

1. Legal Ad

Documents: [3-16-16 LEGAL AD.PDF](#)

2. Agenda

Documents: [3-16-16 AGENDA.PDF](#)

3. 360 Spring Street - Waynflete School

Documents: [HP MEMO - WAYNFLETE SCHOOL.PDF](#)

4. 22 Free Street

Documents: [HP MEMO - 22 FREE STREET.PDF](#)

5. 11 Orchard Street

Documents: [HP MEMO - 11 ORCHARD STREET.PDF](#)

5.I. Public Comment

Documents: [PUBLIC COMMENT \(11 ORCHARD STREET\).PDF](#)

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

On **Wednesday, March 16, 2016** at **5:00** p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will meet in Room 209, City Hall, to review the following items. (Public comments will be taken at this meeting):

1. WORKSHOP

- i. Preliminary Review of Proposed Demolition and New Construction; WAYNFLETE CAMPUS, VICINITY OF 360 SPRING STREET; Waynflete School, Applicant.

Break for Dinner; Meeting Resumes at 7:00

2. PUBLIC HEARING

- ii. Certificate of Appropriateness for Rear Deck Addition; 22 FREE STREET; Tod Dana, Applicant.
- iii. After-the-Fact Review of Amendments to Previously-Approved Plans; 11 ORCHARD STREET; Elise Ansel, Applicant.

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

March 16, 2016, 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 March 2, 2016:

- i. Recommendation to Expand Western Boundary of India Street Historic District to include 88, 96, and 100 FEDERAL STREET; Expansion Requested by M&D Federal LLC, owner of 96 and 100 Federal.

The Board voted 6-0 (Sheridan absent) to recommend to the Planning Board and City Council expansion of the India Street Historic District to include 88, 96 and 100 Federal Street.

4. WORKSHOP

- i. Preliminary Review of Proposed Demolition and New Construction; WAYNFLETE CAMPUS, VICINITY OF 360 SPRING STREET; Waynflete School, Applicant.

Break for Dinner; Meeting Resumes at 7:00

5. PUBLIC HEARING

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6. 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>

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

**WORKSHOP
WAYNFLETE SCHOOL – GYM AND LOWER SCHOOL**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 10, 2015

RE: March 16, 2015 2ND WORKSHOP – Preliminary Review of Proposed
Demolition and Replacement of Existing Gym and Lower
School Buildings

Address: Waynflete School, 360 Spring Street
(gym faces Fletcher Street; lower school wing faces Danforth)

Applicant: Waynflete School
Represented by Anne Hagstrom

Project Architect: Scott Simons and Austin Smith
Scott Simons Architects

Introduction

Architects Scott Simons and Austin Smith, representing Waynflete School, have requested a second workshop to present updated plans for the replacement of the school's existing gym and construction of a new Lower School complex, which involves the removal of a portion of the existing Lower School building complex. The proposed project was first introduced to the Board in early November. Since that time, the design team has continued to refine the plans and specifications based on early feedback from the Board and in response to additional input from Waynflete faculty and staff regarding programmatic and space planning needs of the school.

The project architects are looking to return to the Board for a second and hopefully final workshop before proceeding to a public hearing. As the Historic Preservation Board was generally supportive of the proposed design direction for the new gym and Lower School at the first review session, the current submission is largely consistent with that presented in November in terms of building placement, footprint, height and orientation as well general design direction. The design modifications included in the latest submission can be characterized as refinements to the original proposals, such as changes to the material palette on the exterior of the new gym.

For reference purposes, staff has enclosed as ATTACHMENT 3 excerpts from the applicant's November 4, 2015 submission as well as the staff report for that meeting that describes the context of the two proposals and provides direction for assessing the two replacement structures against that context.

11/4/15 Workshop – Summary of Board Comments and Questions

As noted above, the Board expressed general support for the design direction proposed for the new gym and Lower School additions. Although the Lower School breaks with the development pattern of the surrounding context, Board members expressed the view that it was sufficiently removed from the street edge as to make this relationship less sensitive than it might otherwise be. Board members also expressed the view that the redesign of the gym, though it projected further towards Fletcher Street was a significant improvement over the current structure in terms of design compatibility and visual recessiveness. Many of the Board's questions, concerns and requests focused on specific aspects of the two proposals. Following are specific comments/questions raised at the meeting:

- Board members asked to see a sample of the cement board proposed for the Lower School exterior and inquired about examples/photos of other installations. Board members also requested more information as to the visual effect of the installation—e.g. will each panel appear distinct; will the fasteners be exposed or concealed?
- Given the expansion of the gym footprint toward the abutting residence to the north, Board members inquired about plans for screening.
- Board members expressed concerns about the proposed existing arrangement for the gym, particularly along Fletcher Street. As one Board member noted, the stairwells compromise the background effect of the gym and the design would be improved by have a very simple street edge.
- Some members questioned the proposed angles of the Lower School building wings, but it appeared most members could support the proposed orientation. One member questioned whether the angle of the new wings, particularly as viewed from Spring Street, will be so close to orthogonal that it appears like a "miss".
- Questions were raised about how the new Lower School addition will intersect with the historic Founders Hall building. More details were requested.
- Regarding the massing of the Lower School, one Board member asked whether there was a way to offset the gables of the two "wings" to break up the apparent width of the addition.
- Regarding the gym, Board members expressed a desire to break up the continuous horizontal fenestration by separating or creating subdivisions in the windows.

Latest Design Revisions, Additional Information

The project architects have provided a summary of the design revisions made since the last workshop—see ATTACHMENT 1.

Note that in addition to the two new buildings discussed at the first review session, the project will also include roof replacement and window replacement at Founder's Hall as well as the installation of new steps at the playground side of Founders Hall. Details and specifications for these aspects of the project had not been received as of the writing of this report, but should be available at Wednesday's workshop.

In response to a request from Board members at the November workshop, the project architects have provided additional perspective views of the proposed replacement buildings. In particular, the submission now includes a view of the new Lower School building from Spring Street.

Applicable Review Standards

The historic preservation ordinance's **Standards for New Construction** shall apply in the review of the two new construction proposals. The intent and application of the new construction standards are described in detail in the Portland's Historic Resources Design Manual.

The introduction to the Design Manual's chapter on new construction is excerpted below:

The challenge is to design a building which is both distinct from and compatible with the buildings that surround it. The purpose of the following standards is to provide guidance in identifying the visual qualities of a given site's context, and to assess whether or not a proposed design is likely to compliment that context.

The central idea behind good design in an historic context is a simple one. The scale, mass, orientation and articulation of an infill building should be compatible with that of the buildings that surround it. Compatibility refers to the recognition of patterns and characteristics which exist in a given setting, and responsiveness in a new design which respects these established patterns and characteristics. Although similarity of design is one way of achieving compatibility in an historic context, a creative and distinctly contemporary design response is both permitted and encouraged within the parameters of the new building's context.

There are a number of building characteristics which can be used to gauge visual compatibility of new construction in an existing context. A new building need not follow the pattern set by its neighbors in each and every category. But it should relate to a number of the easily discernable traits. These characteristics are:

Scale and Form:

Height – The height of the proposed building shall be visually compatible with surrounding structures when viewed from any street or open space.

Width – The width of a building shall be visually compatible with structures and open spaces to which the building is visually related.

Proportion of principal facades – The relationship of the width to the height of the front elevation shall be visually compatible with structures to which the building is visually related.

Roof shapes – The roof shape of a structure, including rooftop additions, shall be visually compatible with the structures to which it is visually related.

Scale of the structure

Composition of Principal Facades

Proportion of openings – The relationship of the width to height of windows and doors and the location of windows and doors within the façade shall be visually compatible with structures, public ways and places to which the building is visually related.

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections – The rhythm of entrances and other façade projections or recesses shall be visually compatible with the structures, public ways, and places to which it is visually related.

Relationship of materials, texture and color – The relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

Signs, canopies and awnings

Relationship to the street

Walls of continuity – Facades and site structures such as masonry walls, fences, and landscape masses shall when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.

Rhythm of spacing and structures on streets – The Relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.

Directional expression of principal elevations – A building shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical, horizontal, or nondirectional character.

Attachments

1. Letter from project architect itemizing changes to original plans
2. Applicant submission
3. November 4, 2015 staff report and excerpts from original submission



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Summary of Changes

March 16, 2016

Summary of Changes from November 4, 2015 to March 16, 2016 to the Historic Preservation Board submission for:
 Waynflete Lower School and Gymnasium

Gymnasium

1. Exterior egress stairs moved from Fletcher Street façade to the north and south elevations. Egress stair access for the street will be limited by decorative metal grillwork. Roof canopies added at staircases. Southern staircase positioned to open to interior of the campus.
2. Windows on Fletcher Street elevation changed from aluminum curtainwall to aluminum clad wood window units. Window proportions changed to integrate with structural bays.
3. Planting at the north boundary and at Fletcher Street defined further. Working with adjacent neighbor to the north, the species, locations, and sizes of planting have been refined.
4. Transformer location determined.
5. At the South elevation, canopy changed to extend the full length of the building. Steel support columns eliminated. Canopy will be cantilevered and supported by suspension rods.
6. Pathway connecting Fletcher Street and the upper playground altered to accommodate the new egress stair position.

Lower School

1. Pattern of fiber cement panels coursing changed on west, south, and east elevations.
2. At north and south elevations, curtainwall glazing eliminated. Aluminum clad wood windows to be used instead. Window patterns changed to reflect the use of window units.
3. South elevation of third floor changed to thermally treated wood.
4. Exterior staircase between Lower School and the Arts Center changed. Central staircase eliminated and changed to a staircase on either side of the terraced gardens.

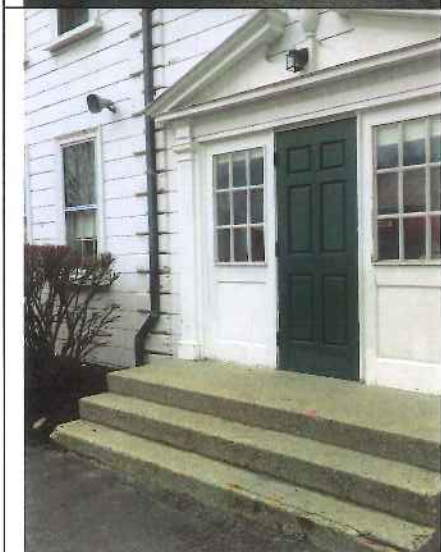
Founders Hall

1. Renovations to Founders Hall to be included within the scope of work for the Lower School. Existing rooflines to remain. All existing openings on east, north, and west elevations to remain. Exterior modifications to include the following

	A. Roofing replacement. Existing asphalt roof shingles to be removed and replaced.
	B. Exterior painting, patching and repairs to trim and wood quoins.
	C. Window replacement. Single glazed 6/6 double hung windows with aluminum storm windows to be removed. Aluminum clad wood replacement windows to be used with replacement jamb liners replicating the existing daylight opening as closely as possible. Exterior trim and casing to be replicated. Window divisions to be rendered in simulated divided lights. Replacement windows to be Marvin or equal.



D. Exterior door replacement. Existing hollow metal doors to be removed and replaced with wood panel doors.



E. On west elevation abutting upper playground, grading to be altered.
Planting border to be added edge of playground and west face of Founders.
New Concrete steps added to each existing opening on the west elevation.



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Replacement Windows

March 16, 2016



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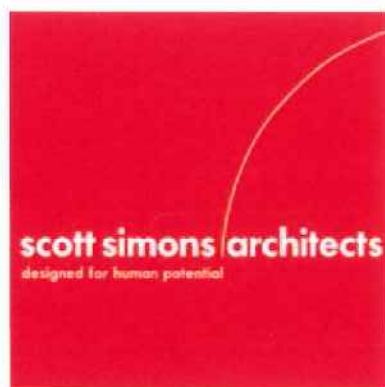
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(SDLS)



Simulated Divided
Lite (SDL)

Simulated Divided Lite

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michael boucher landscape architecture

Waynflete

02 March 2016

Historic Preservation Program

WAYNFLETE LOWER SCHOOL

The Waynflete Lower School currently occupies space on the lower and upper levels of Founders Hall and Hewes Wing. Founders Hall, originally a stable on the Horace Dudley estate, was purchased by the school and converted to classrooms in 1912. Hewes Wing was built in 1960. Since being converted to classroom space Founders and Hewes Wing have undergone many upgrades and renovations to respond to the changing needs of the school. Due to the design and age of the buildings, the Lower School classroom spaces are tight and cluttered creating a less than ideal environment for teaching and learning. Classrooms are not located in the best way for cross age connections and there's no one point of handicapped access or gathering space for families. While the existing Lower School has served its purpose housing one of Maine's premiere institutions of learning over the past 100 years, it is apparent that designing and building a new Lower School facility tailored to the school's specific needs will best serve Waynflete's current and future program needs.

SSA has been working closely with the Lower School Design Committee and the Lower School faculty developing the most recent design concepts since February of 2015. The process began by synthesizing information provided by Waynflete with relation to floor space requirements and enrollment numbers. SSA subsequently used this information to identify Waynflete's ideal Lower School classroom sizes for E/C, K/1, 2/3, and 4/5 and utilized this to form the foundation for early design strategies. As the schematic design process continued SSA further tailored the design to not only optimize classroom space requirements but also integrate daylighting and environmental certification strategies to maximize comfort within the learning environment and prioritize sustainability. The proposed design represents a forward-looking approach to design for education and is consistent with Waynflete's "Mission" and "Core Beliefs".

SITE

The Lower School is bordered by the Waynflete Campus on the north, south and east and by a private residence to the west facing Fletcher Street. To the north, the existing Lower School playground borders the new Lower School. The new building design acts to preserve as much open space as possible while emphasizing the connection between the new lower school and playground by providing unobstructed views both in to and out of the building's lobby. In many ways, this visual connection echoes Waynflete's mission to provide an emphasis on play alongside of the rigorous expectations of their academic programs. To the west the new Lower School borders an existing private residence. Between the residence and the new Lower School there currently exists a small "natural" playground and a hill that is used for sledding in the winter months and connects the lower ball field to the playground to the north of the new Lower School. SSA was tasked with carefully considering the impact of the new building on these areas and the new design works to preserve these functions while maintaining ample sightlines for faculty to oversee activities in the playground, "natural" playground and lower field simultaneously. The southern border of the new building borders the existing play field. Waynflete once again emphasized the importance of its on campus spaces by directing SSA to minimize the impact the new Lower School would have on the open green space. SSA carefully conducted several on site studies that allowed members of the faculty and design committee to see first hand what the impact on these spaces would be. Ultimately the current design was chosen for its minimal impact

and for the strong connection it makes between the interior and exterior of the building. To the east the new Lower School abuts the existing Sills Hall. The siting of the new school recognizes the inherent complexities of construction directly against an existing adjacent structure and has provided space to accommodate this based on input from the project's structural consultant.

Overall the site strategy aims to take full advantage of the southern exposure for daylighting by careful arrangement of the building form. In addition the project takes full advantage of the existing grade change to mitigate environmental impacts.

BUILDING DESCRIPTION

The overall form of the new Lower School is intended to have a residential scale providing a sense of comfort for the Lower School students. The familiar gabled roof forms act to define the various programmatic spaces and provide dramatic vaulted interiors in several of the classrooms. The window openings on all exposed facades provide a sense of playfulness and help to break down the scale of some of the larger walls. When entering occupants are greeted by a lobby space that has a direct connection to the outdoor environment and is open to the lower level. The connection to the lower level is made via an open amphitheater space that looks out across a shared classroom space and down through expansive openings that allow for direct views of the lower field. The amphitheater is designed to host Lower School gatherings and provide a common space for casual socializing and additional break out space throughout the school day. At the field level the building houses the arts space to the west and the after school space to the east. Each of these spaces has a continuous connecting deck that affords occupants the ability to open directly to the play field when weather conditions allow.

On the main level are the EC and K/1 spaces. These classroom spaces connect directly with the main entrance lobby providing direct access to the classroom spaces for the youngest students. Each classroom features varied views to the exterior and windows that respond to the scale of the students. Some windows are located directly at floor level and allow for unobstructed views to the natural environment outside, others provide seating areas for quiet study and reflection and others provide views to the treetops and sky beyond. In the EC classroom space the design addresses the need to have some direct access to exterior space by providing a small deck that opens directly into the classroom space. The EC and K/1 classrooms are connected by a shared classroom space for collaborative learning. This space bridges over the amphitheater below and provides direct views to the play field on the exterior and lobby/amphitheater on the interior. In addition to the lobby space, the main level houses the administrative desk that has direct access and sightlines to the main entrance providing a secure point of entry. The main level also houses the Director of the Lower School's office and connects to the existing Founder's Hall, which will be renovated and provide further support programs. The elevator connecting all levels is centrally located in the lobby for ease of accessibility.

After moving up the sky lit lobby to the top level occupants encounter shared classroom spaces and a central solarium space that opens directly onto a roof deck that provides areas for outdoor learning and planting. On the west end of the building above the K/1 classroom space is the 2/3 classroom which is equipped with its own egress stair opening directly to the outside at the lower level for safety. The east end of the upper level opens directly to the existing upper level of Founder's Hall housing the 4/5 classroom spaces.

MATERIALS

The exterior of the new building is clad in white cementitious paneling on the main level and second levels. The material is intended to provide minimal clean lines further emphasizing the familiar gable forms that shape the classroom spaces. The white color was chosen to help connect the new Lower School to the other adjacent white buildings. On the lower level the exterior cladding material is brick veneer to contrast the white gabled forms above. The brick veneer allows the building to successfully transition to the ground plane and play field on the south and west elevations. At the play field the building above is supported by a series of load bearing columns that actively engage students through their playful form in better understanding how the forces of the building are transferred to the ground plane from above. The lower level deck and ceiling are wood clad to provide warmth and another opportunity to ground the building to the field by using natural materials. The central amphitheater space, shared classroom space on the main level and solarium on the upper level serve as a connector between the gabled forms and are characterized primarily by their openness. The windows are all aluminum clad wood for durability.

Though the layout of each classroom space will be designed to specifically address the needs of the grade levels that it serves, all spaces will be characterized by their clean geometries and use of natural finish materials. These materials will be specifically chosen to provide comfort, environmental sustainability and optimized air quality all in line with the environmental certification goals the project will achieve. The ceilings in the classroom spaces will be clad in wood slats with specific acoustical qualities. All millwork will have natural finishes and interior partitions will be painted drywall. Classroom spaces will be carpet tile while the lobby area will be resilient porcelain flooring. The amphitheater will be clad in wood for warmth of material and the lower level will be polished concrete slab.

SUSTAINABILITY

The Lower School is designed to achieve Passive House (PHIUS) certification. The building envelope is designed to have maximum insulative qualities minimizing the need for heating and cooling. All mechanical equipment is high efficiency/high performance, as outlined in the mechanical narrative. Lighting is energy efficient LED type. Plumbing fixtures are selected for durability, performance, and water efficiency.

SUMMARY

With the construction of the new Lower School Waynflete will have a building that better serves the needs of the school today and into the future. The new Lower School will be a high-performance, sustainable building that provides spaces custom designed for Waynflete's unique teaching needs and goals aligning with their commitment "to help students adopt healthy values and acquire new skills in an ever-changing world".

WAYNFLETE GYMNASIUM

Waynflete's existing Gymnasium, originally designed and constructed in the middle of the 1970s, serves as the school's primary indoor athletic space. Over the past four decades the athletic program has grown, increasing the need for expanded on campus practice space, expanded varsity playing space and expanded seating capacity for varsity athletic contests. Due to the increasing demands put on the existing building many of the building's major mechanical system along with the gym floor and existing Kalwall are in need of replacement. The amount associated with these repairs has been identified in the range of approximately \$580,000. Concisely stated, the existing facility does not meet Waynflete's current needs.

Scott Simons Architects has been working with Waynflete and the Gymnasium Design Committee since May of 2015 on the current design concept for the expanded Gymnasium. Beginning with a thorough analysis of the site and adjacent spaces and programs that would potentially be impacted by expanding the footprint of the new Gymnasium, Scott Simons Architects developed a concept for the new space. The reimagined Gymnasium increases the building's capacity allowing it to more comfortably host varsity athletic events. The expanded court space creates two junior varsity practice courts which can be simultaneously used. Additionally the design incorporates office space for athletic and physical education staff specifically tailored to their program's needs. Working closely with the Gymnasium Design Committee and various design consultants, SSA has continued to develop the site plan and design for the building that will expand the gym from its current 9,340 SF to 13,614 SF to better accommodate Waynflete's program. The proposed design will accommodate these needs within the very tight urban campus addressing the concerns of neighboring residents and with a design that is mindful of the importance of environmental sustainability.

SITE

The Gymnasium site is bordered by private residences on the south and north, Fletcher Street on the West and the existing Lower School playground on the east. Because of limiting setback requirements the footprint of the new building is limited with regard to increases in size on north, south and west sides. The current design is mindful of these front yard and side yard setbacks while optimizing the amount of usable space inside of the building. The design accomplishes this by utilizing exterior stairs for egress in two locations and locating several programmatic elements below grade with no footprint extending above. The exterior stair on the southwest side of the Gym allows for direct delivery access from Fletcher Street through a large double door opening making hosting large events in the new Gymnasium as convenient and efficient as possible. Although not a setback imposed by zoning, SSA worked closely with Waynflete's Lower School staff to minimize the impact on the existing adjacent playground to the east by holding the footprint as close to the existing Gym's footprint as possible without making spatial compromises to the new Gym's program.

The entrance from Fletcher Street is currently heavily used during Lower School drop off and dismissal times. The design for the new Gymnasium takes this into consideration by maintaining the same line of direct access from Fletcher Street. In addition, the new design also provides generous covered waiting space on the south side to shelter students and parents from inclement weather during drop off and dismissal times. The new building has two entrances, both on the east (campus) side. The entrance

on the northeast is intended to serve the athletic functions of the space in a location very similar to the existing Gym entrance. Its adjacency to the parking loop makes this an ideal location for pick up and drop off and serves the needs of larger functions by allowing for the most direct access to the Gym's entrance from on street parking on adjacent Spring Street. The entrance on the southeast is intended to provide more direct access to the adjacent Lower School minimizing outdoor travel for younger students in the cold winter months.

BUILDING DESCRIPTION

The new Gymnasium is designed to play host to athletic contests and provide a space that can accommodate larger campus wide events and functions as well. The new Gym's floor level is further sunken into the ground (approximately 6') allowing occupants to enter directly on the mezzanine level a full floor level above the gym floor below. During basketball games and other athletic and non athletic functions bleachers will extended from below the mezzanine to allow for direct access from the mezzanine to the gym floor level. Along the mezzanine at the upper level are two stairs that allow for access to the lower level at times when the bleachers are retracted. At the same upper level are the Athletic and Assistant Athletic Director's offices. Located near the main entrance to the building, these offices have direct sight lines helping to create a secure point of entry. The mezzanine level also contains four individual unisex toilet rooms with shared sinks and a centrally located elevator to provide handicap accessible access to the lower level.

In addition to the gym floor, the lower level houses both the home and visiting locker rooms that each contain two bathroom stalls, shared sinks and a shower. These are located below the mezzanine level and have direct individual access to the gym floor on the north and south sides of the court. Two physical education offices are located on the south side of the gym to provide direct physical and visual access to the gym floor. The lower level also contains several spaces dedicated to storage of athletic equipment and several spaces for mechanical and electrical equipment TBD.

On the exterior the building is designed to respond to the scale of the residential neighborhood in which it is sited. To accomplish this the building elevation was designed to address the scale on the Fletcher Street (west) side by stepping down to a scale that bears relation to other residences on the street. The west facade also incorporates a number of openings to further scale down its scale adjacent to the street and prevent it from having a wall-like feel similar to the existing Gymnasium's west facade. On the east elevation facing the playground the building is once again scaled down to a single story to allow for maximum light and air to enter the outdoor space and respect the current feeling of openness. On the large south facing facade the design incorporates an awning that both scales down the elevation and provides cover for students and parents at drop off and dismissal. Planting material will be utilized to create buffers between adjacent neighboring properties and at the Fletcher Street facade to once more help scale down the building and allow it to blend successfully within the context of the West End neighborhood. The interior of the building is designed with multipurpose functions in mind. The design strategy is to minimize the amount of exposed steel and employ the most cost effective structural system and utilize these cost savings on wood cladding and materials generally not associated with the typical gymnasium. The ceiling HVAC and structural are almost entirely concealed by a series of hanging wood panels that create a shell below the ceiling that serve to better tailor the scale of the space while dressing up the Gym and make it a more appealing space for functions that lie outside athletics (i.e. baccalaureate, all school events, etc.). The wood ceiling panels would not simply act as an aesthetic element but also as an acoustic element making the space more comfortable for all occupants and events.

MATERIALS

The exteriors of the new building are clad with brick to better help the building blend in with both the historic context of the neighborhood and other buildings on campus. The windows are all aluminum clad for durability. Roof overhangs are designed to shade and shelter the entrances and walkway from Fletcher Street and provide covered outdoor spaces. The undersides of the new roofs will be clad with wood, providing warmth and texture to these surfaces. The interior walls will be painted drywall with some use of natural wood paneling to provide a warm feel and needed durability for athletic practices and events. Flooring on the mezzanine will be porcelain. The remainder of the space is covered by the gym floor and additional porcelain flooring for durability. Ceilings will be a combination of wood paneling, acoustic ceiling tile, or painted drywall.

SUSTAINABILITY

The Gymnasium is targeted to achieve LEED Platinum (Version 4 certification). All mechanical equipment is high efficiency/high performance, as outlined in the mechanical narrative. Lighting is energy efficient fluorescent and/or LED lamps. Plumbing fixtures are selected for durability, performance, and water efficiency. A large photovoltaic array will be installed on the roof to offset electricity costs as well.

SUMMARY

With this Gym Waynflete will be able to better accommodate the existing and future needs for the athletic program now and into the future. The new, expanded building, will be a high-performance, sustainable building that serves the needs of the school and enhances the context of the neighborhood and campus. It can play host to athletic and non-athletic functions making it a valuable asset in what is a very compact urban campus with limited room for expansion. The new building provides the entire Waynflete community a space consistent with its mission "devoted to the healthy development of the whole person: mind, body and spirit."

1. SCALE and FORM:

The Lower School building is scaled to the young children that will be using the building. The form of the Lower School addition is intended to create home-like interior spaces for the classrooms. The roofs are gabled, and scaled to the size of the classrooms below them (18' and 24' wide). The smaller roofs reduce what would otherwise have been a long blocky building into four smaller gable roofed sections. On the entrance side (north) there is a large window that connects the interior lobby with the Lower School playground area for greater visibility and security. On the south, east, and west sides there are small windows scaled to the children, providing a variety of experiences, including window seats, loft windows, and "walk-in" windows in each classroom (see interior rendering). In the center of the addition there is an amphitheater that connects the main floor to the lower level, providing views and direct access to the lower playground right through the center of the building. On the lower level, the walls are set back from the edge of the building, providing covered outdoor space along the edge of the lower playground, as well as sun shading for the larger windows.

The new gymnasium is scaled to the recreational, athletic, and large group gathering activities that will happen inside it. These activities are the same types of activities that have been held in the existing gymnasium space for the past 40 years. The main roof form is scaled in height, width, and length as required for high school basketball. The lower volumes that step down to the playground on the east, and Fletcher Street on the west create buffers and reduce the impact of the larger central space.

2. HEIGHT: the height shall be visually compatible with surrounding structures when viewed from any street or open space.

The Lower School addition's height is compatible with the surrounding structures. Its average height is less than 35'. At its highest point it is lower than the height of Founders Hall, which it is connected to. It is also lower than the Arts Center Theater, which is to the east of it on the Danforth Street side of campus. The classroom wings are two and three stories tall from the Danforth Street side and similar in height to 11 Fletcher Street, which is a 2-1/2 story residence to the west of the proposed lower school building. The lobby on the north side of the Lower School addition is two stories high and lower than the Founders building that it is connected to.

The new gymnasium is approximately 21'-8" high at the north wall and approximately 25'-8" high at the south wall. It is shorter than the existing gymnasium. The average height of the gymnasium space above grade is 23'-8"; the average height of the west extension above grade is 15'-8"; the height of the east extension above grade is 13'-8". All elements of the gymnasium are lower than the adjacent buildings on campus, as well as the nearby houses in the neighborhood (on Fletcher and Danforth Streets).

3. WIDTH: the width of a building shall be visually compatible with structures and open spaces to which the building is visually related.

The width of the Lower School addition is compatible with the structures it is visually related to. The addition was designed as two smaller wings, connected in the center by an atrium/shared classroom space. This layout reduced the width of the building by 1/2, making it more compatible with and similar to the residential buildings nearby. In addition, each wing is divided into two gable roofed sections, one 24' wide, the other 18' wide, further reducing the visual width of the building. The new gymnasium building's width is primarily determined by the geometry of the playing surface inside (the 84' x 50' basketball court + overruns), similar to the gymnasium that is being removed. The form of the building has been stepped in and down on the east and west sides to reduce the mass of the main gymnasium space. These steps in the width of the building form reduce the impact of the building's width on the playground space to the east, and the Fletcher Street neighborhood to the west.

4. PROPORTION of PRINCIPAL FACADES: the relationship of the width to the height of the front elevation shall be visually compatible with structures to which the building is visually related.

The principal facades on the Lower School addition are proportionally related to Founders Hall in that they are the same height (the floors align), they are of similar width, and they have gabled roofs. They are partially visible from Danforth Street, where they adjoin the flat brick wall of Sills and the next building to the east, the Arts Center Theater, which also has a brick base with a white exterior material above it, the same as the Lower School addition. The principal facades are only slightly visible from Spring Street, looking down either side of Thomas House building (administration). See computer generated images in submission package.

Due to the very nature of its use and purpose, the proportion of the principal Gymnasium facades do not relate to the residential buildings on Fletcher and Orchard Streets. They do, however, improve the relationship of the gymnasium facades to the neighborhood to the west, as explained in #7 below. See computer generated images in submission package.

5. ROOF SHAPES: the roof shape of a structure, including rooftop additions, shall be visually compatible with the structures to which it is visually related.

The roof shapes of the Lower School addition are visually compatible with other roofs in the center of the Waynflete campus. They are attached to the gabled and flat roof forms of Founders and the flat roof form of Sills. While they are not directly adjacent to any structures in the surrounding neighborhood, they are designed to reference the gabled residential roofs commonly found there.

The gymnasium has a flat roof, a function of the structure required to efficiently span the 59' wide x 102' long space over the game court. The gymnasium roof is stepped along its east and west edges, as mentioned in #3 above, to reduce the impact of the larger volume space in the center. This strategy is similar to the one we used on the Arts Center to reduce the impact of the theater's size on the overall building composition.

6. COMPOSITION of PRINCIPAL FACADES: this visual composition (that is, the organization of its parts) of a façade of a new façade should be similar to that of surrounding facades.

The north façade of the Lower School addition is the principal (entrance) façade of the building. The lower portion of this façade is designed with a transparent, glass wall to visually connect the lobby space to the playground from the inside and provide good visibility into the lobby from the outside and security from the inside. The upper portion is designed with white, horizontal panels to compliment the shiplap siding on Founders. The south facades of the Lower School addition are secondary to the school, but important parts of the addition's composition. They are designed with an articulated base of red brick, similar to the adjacent Arts Center theater building. The upper two floors of the classrooms overhang the brick base, creating covered entrances, porch-like spaces, and sun shading for the lower level glass. They are clad in white, horizontal panels, the same as the upper part of the north facades.

The principal facades of the gymnasium are on the east and west sides of the building. The east façade is one story tall (13'-8") and is distinguished by the open, glass entrances on either end. Simple, modern roof overhangs define the entrance areas, not unlike the entrance to the Arts Center. The west façade is one story tall (average height 15'-8") and is distinguished by its row of high windows with a red brick base that provides views into the space from Fletcher Street, and provide light in the evenings to enliven the streetscape.

7. **RHYTHM and PROPORTION of OPENINGS:** the relationship of the width to the height of windows and doors and the location of windows and doors within the façade shall be visually compatible with structures, public ways, and places to which the building is visually related.

The Lower School is in the center of the Waynflete campus and is primarily visible from places within the campus. The rhythm and proportion of window and door openings is generated by the interior student spaces, which provide for window seats, "walk-in" windows, operable windows, and high windows to balance the light within the interior space (see interior rendering). The size and proportion of the windows is purposefully playful and irregular, in response to the educational program and age of the children inside the buildings.

The rhythm and proportion of the Gymnasium openings is more structured and regular, due to the nature of the building, which is derived from the long-span structure spanning the court space inside. The glass corners at the entrances on the east side run floor to ceiling to provide good visibility, security, and clarity for the entrances. The clerestory windows along the west, Fletcher Street side are designed to bring daylight into the interior space and provide relief to the long brick wall on the outside. They will also provide a more residential quality to the building at night, in contrast to the luminous kalwall panels in the existing gymnasium, by adding light and "presence" along the street in the evenings.

8. **RHYTHM of ENTRANCE PORCHES and OTHER PROJECTIONS:** the rhythm of entrances and other façade projections or recesses shall be visually compatible with the structures, public ways, and places to which it is visually related.

On both buildings the entrances are on the interior of the campus. They relate to the other buildings on the interior of the Lower School portion of the campus. The entrances are open and transparent, providing visibility and security to the students using them.

9. **RELATIONSHIP of MATERIALS, TEXTURES, and COLOR:** the relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

The Lower School addition, which will be clad with white panels and red brick, is visually compatible with the predominant materials used in this area of the campus, white painted wood and red brick. However the new addition is differentiated from the older Founders Hall in a number of ways. First, Founders Hall is a wood frame building with painted wood siding. The new Lower School addition it is a steel frame building, clad with white fiber cement panels and red brick base. Second, the addition is designed to be of its time and place, responding to its time the same way Founders did in its time. It will be built with high quality materials, and like the Arts Center will be well detailed in a way that will give the addition a sense of permanence and quality that is in character with the buildings in the neighborhood. The Gymnasium will be built with red brick along the western portions of the building, and white brick along the lower, eastern portion where it faces the interior of the campus.

10. **RELATIONSHIP to THE STREET:** walls of continuity/placement on the site: facades and site structures, such as masonry walls, fences, and landscape masses shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.

The Lower School addition is on the interior of the campus and does not visually relate to the street. The new Gymnasium has a much stronger relationship to the street compared to the existing gymnasium building. The west wall along Fletcher Street is stepped in at the corner to reduce its length. It is also stepped down to reduce its height, and it has windows that will provide more life and visual interest than the current kalwall enclosure.

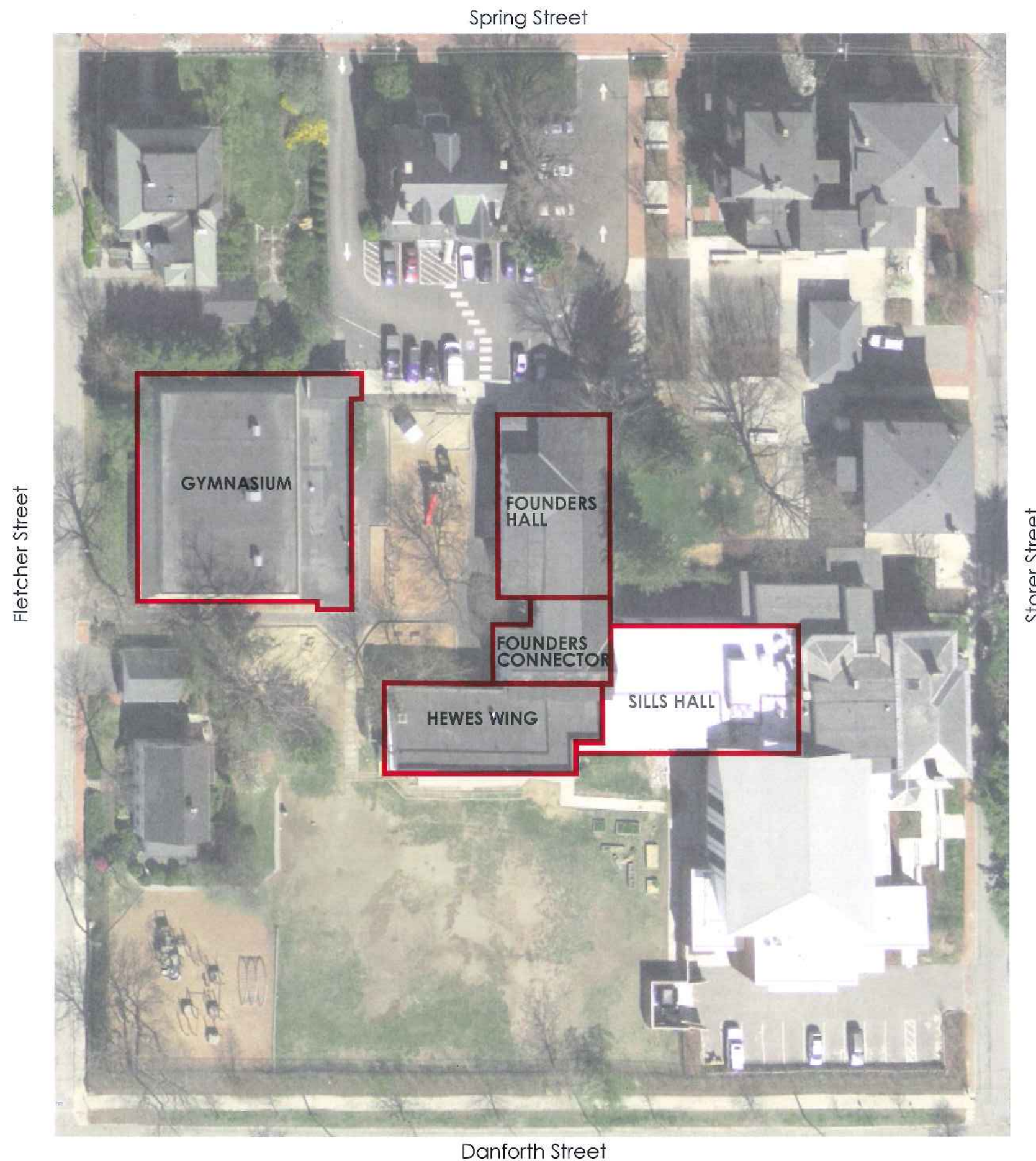
11. **RHYTHM of SPACING and STRUCTURES on STREET:** the relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related.

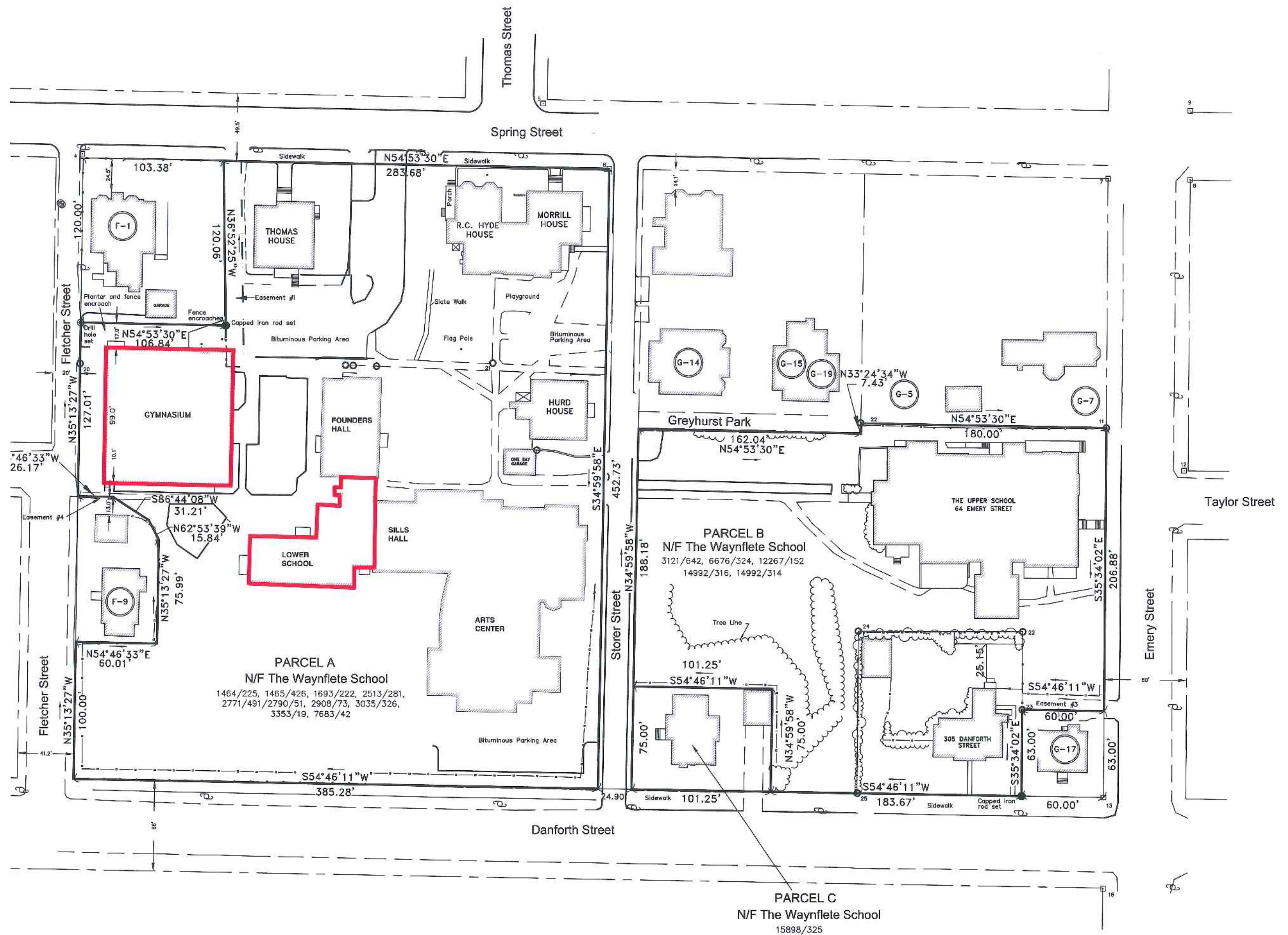
The Lower School addition is in the center of the Waynflete campus, approximately 100' from Fletcher Street. It relates to the buildings on the interior of the campus that it is attached to, Founders and Sills. In the same way the Arts Center is related to the Daveis building on Storer Street, the new Lower School addition is designed to contrast with the older buildings by providing a simple, open, and modern entrance enclosing the south end of the playground.

The new gymnasium replaces the existing kalwall topped gymnasium built in the early 70's. It is related to the adjacent structures by having a stepped form along its western edge and windows along the top of this section. It will have a red brick exterior on the western portion facing Fletcher Street, and a white brick exterior on the eastern portion that faces Founders Hall.

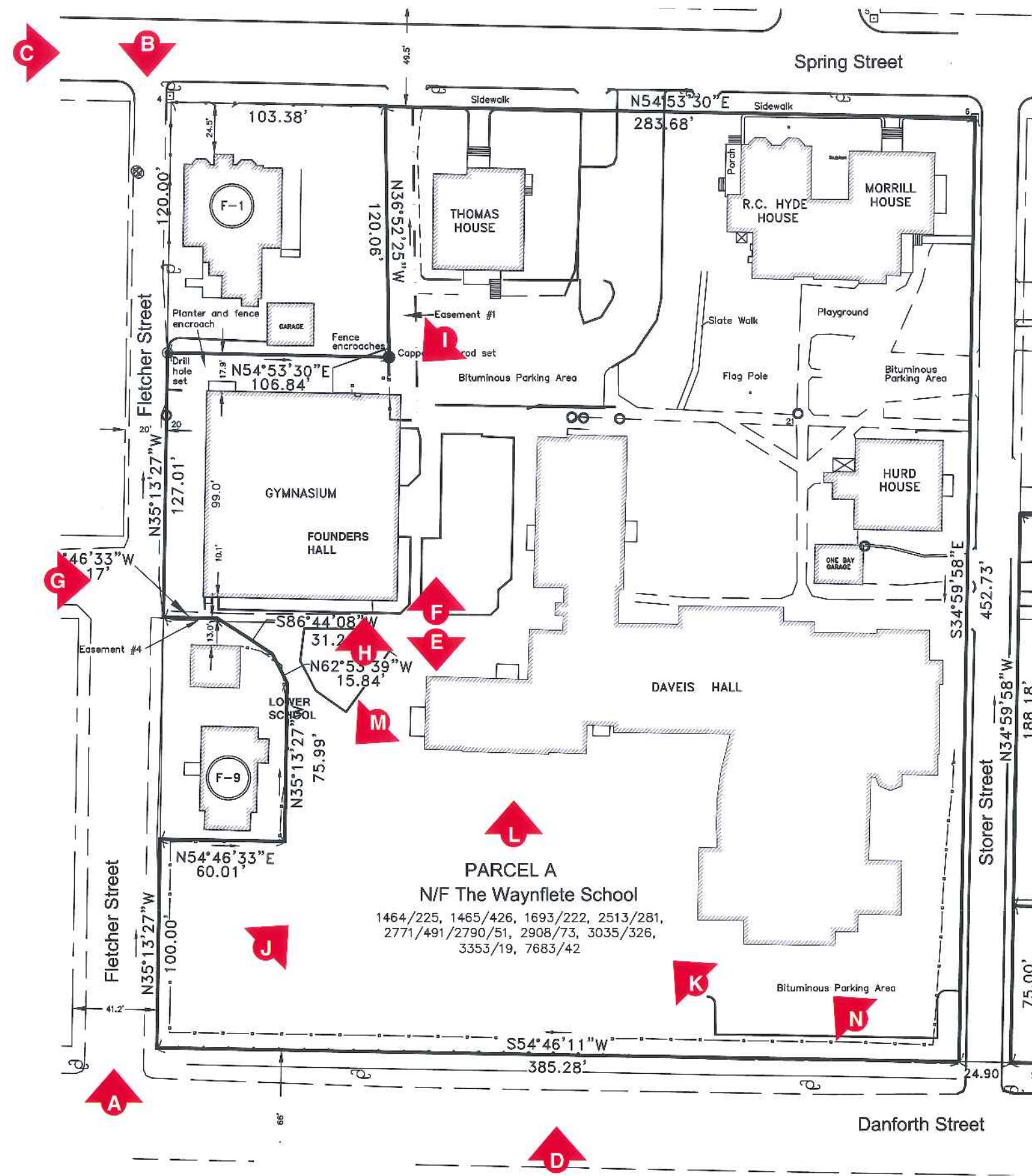
12. **DIRECTIONAL EXPRESSION of FRONT ELEVATION:** a building shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical, horizontal, or non-directional character.

The front elevations of the Lower School addition and the new Gymnasium both face towards the interior of the Waynflete campus. They are not visually related to buildings outside the campus. The front elevations of the addition and gymnasium are being designed to work closely together, and to be compatible with Founders Hall, which forms the third side of the lower school playground space.











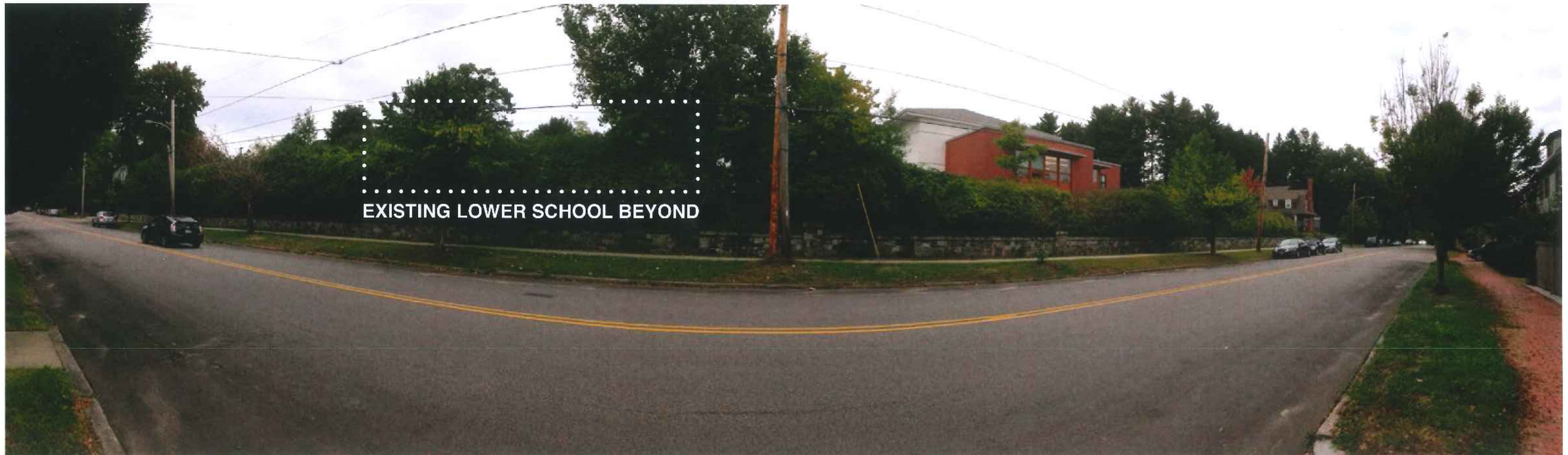
A - Fletcher Street - Northwest



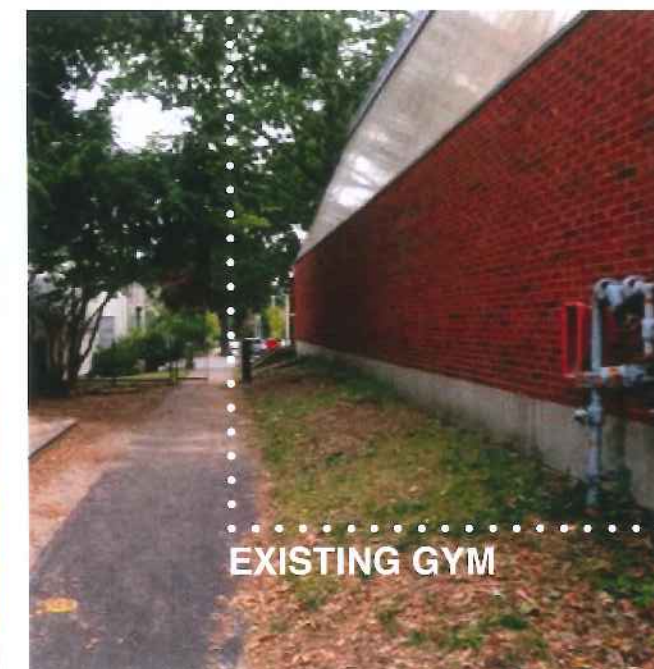
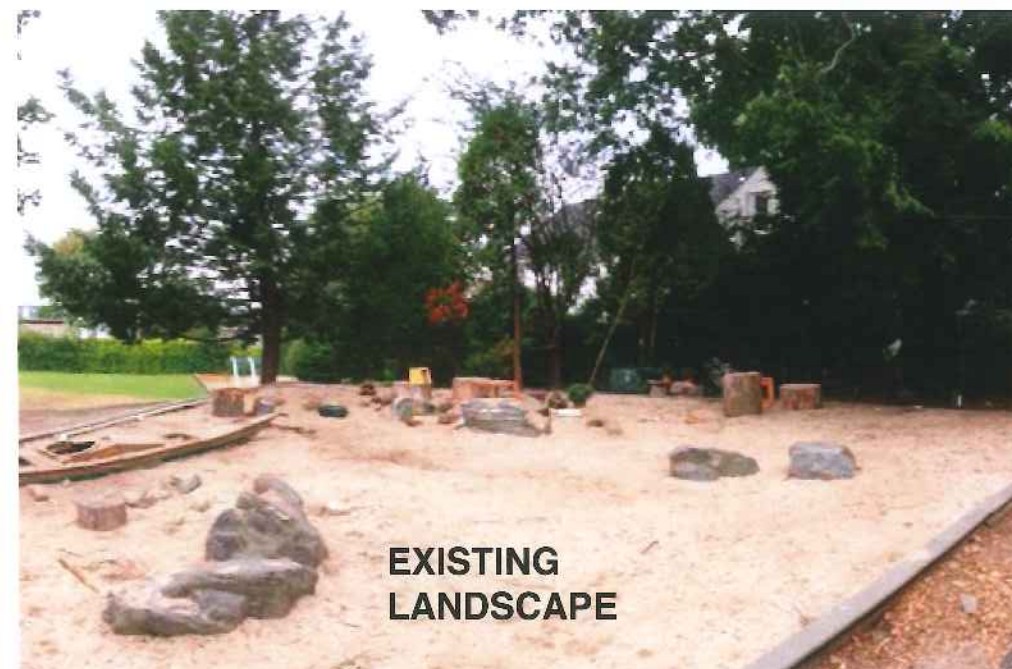
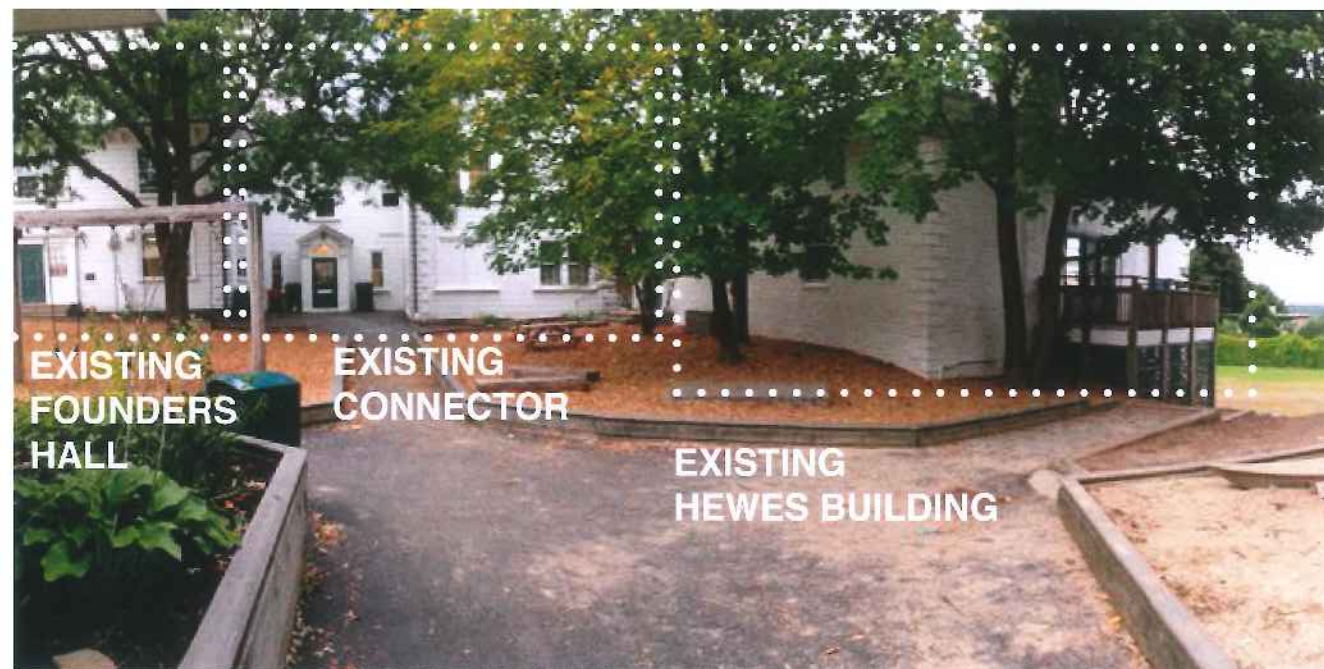
B - Fletcher Street - Southeast



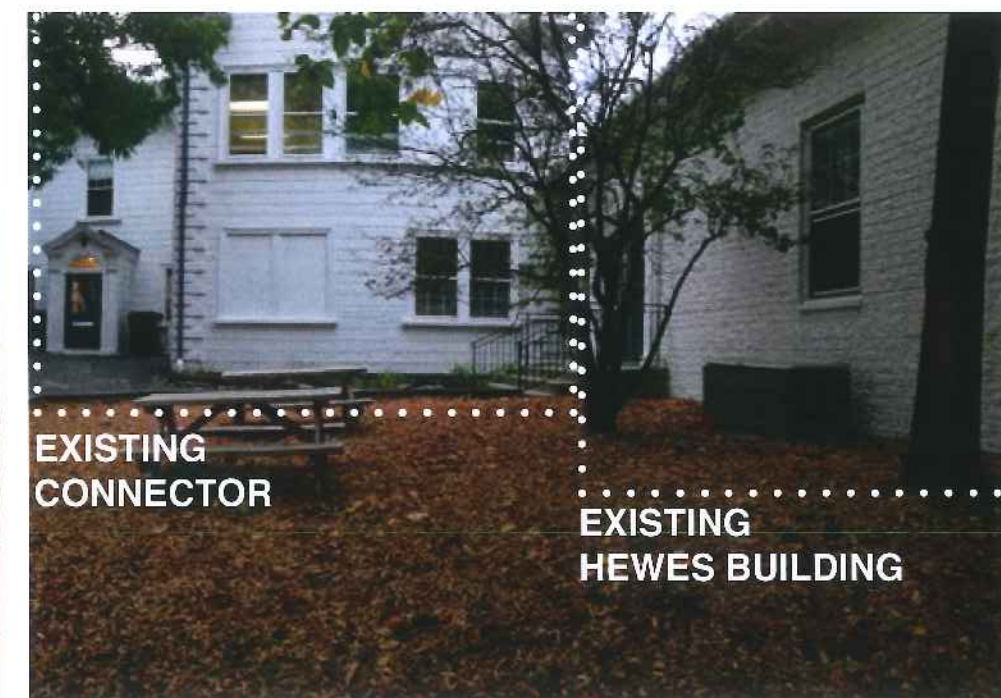
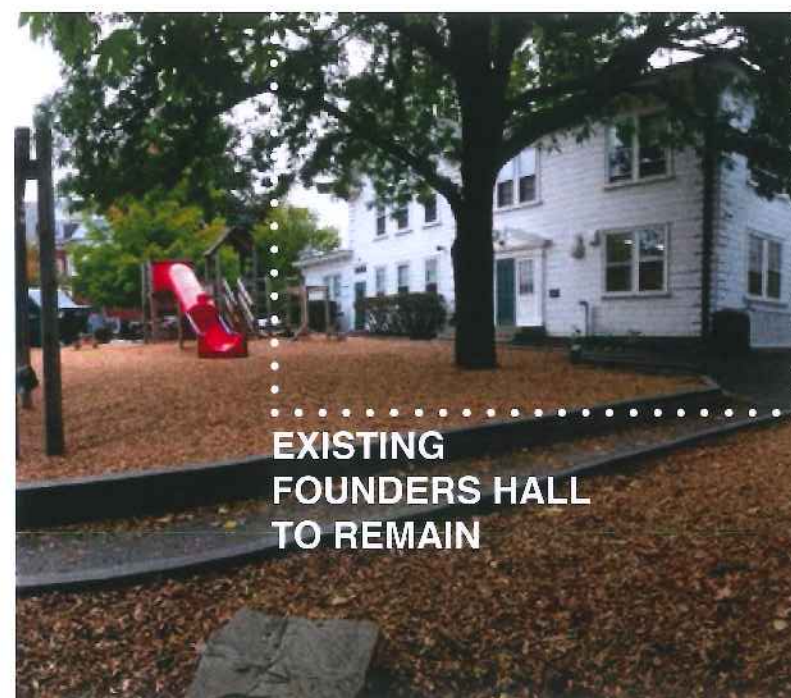
C - Spring Street - Northeast



D - Danforth Street (Panoramic) - Northwest



E - Existing Buildings & Landscape (Panoramic)- From Campus



F - Existing Buildings & Landscape (Panoramic) - From Campus



G - Existing Gym (Panoramic) - Fletcher Street



H - Existing Gym



I - Existing Gym



J - Existing Lower School (Panoramic)



K - Existing Lower School (Panoramic)



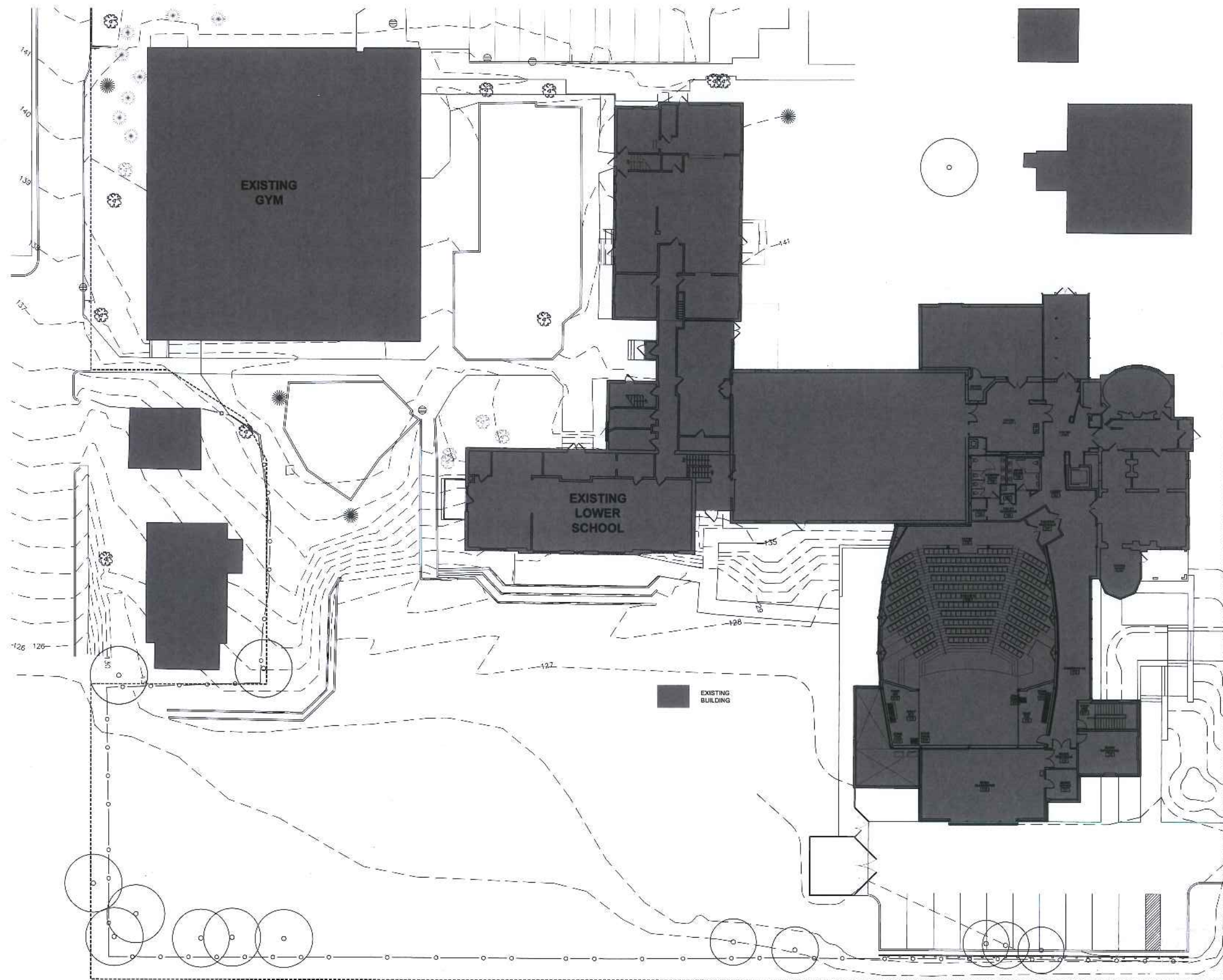
L - Existing Lower School

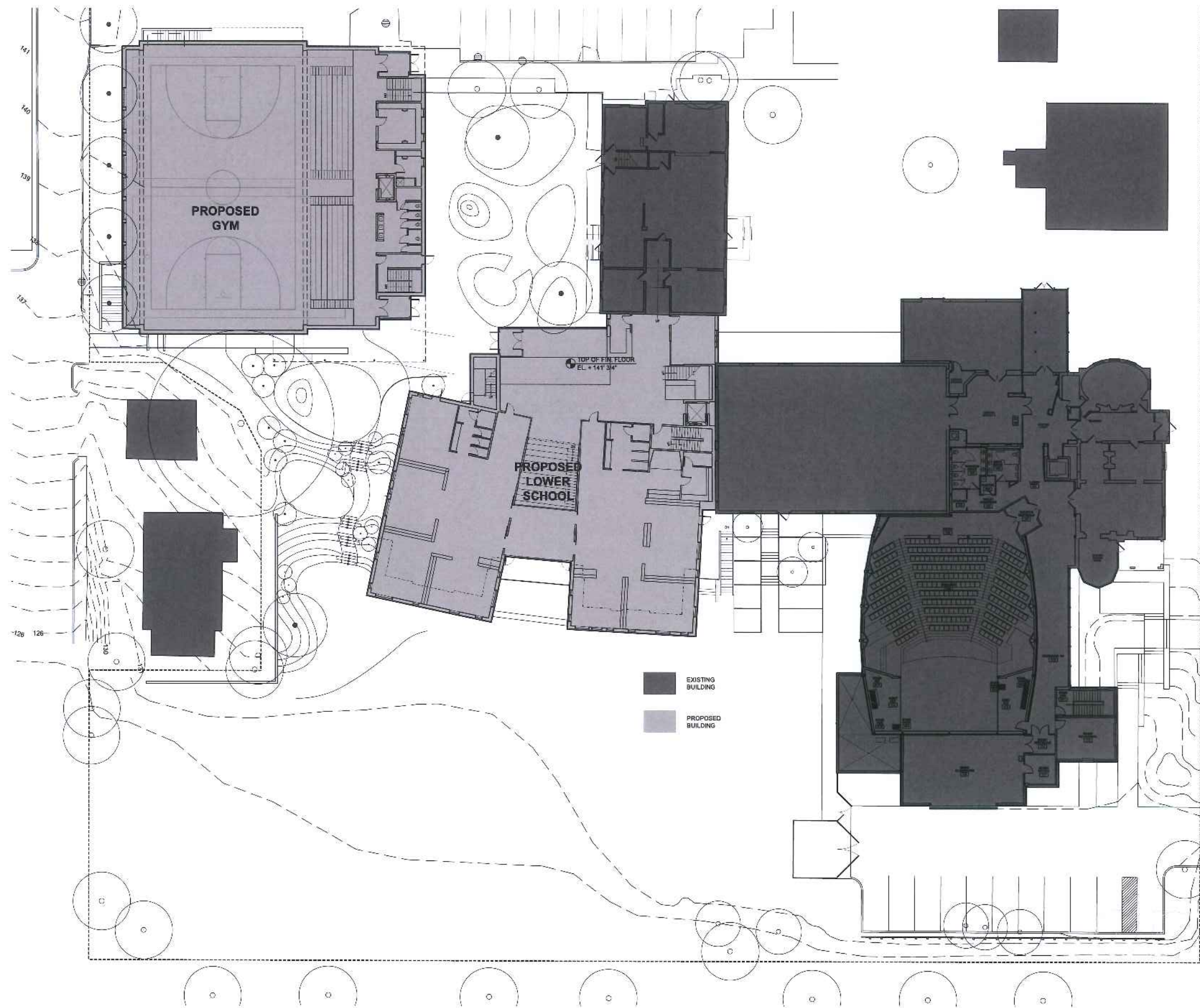


M - Existing Landscape



N - Existing Lower School



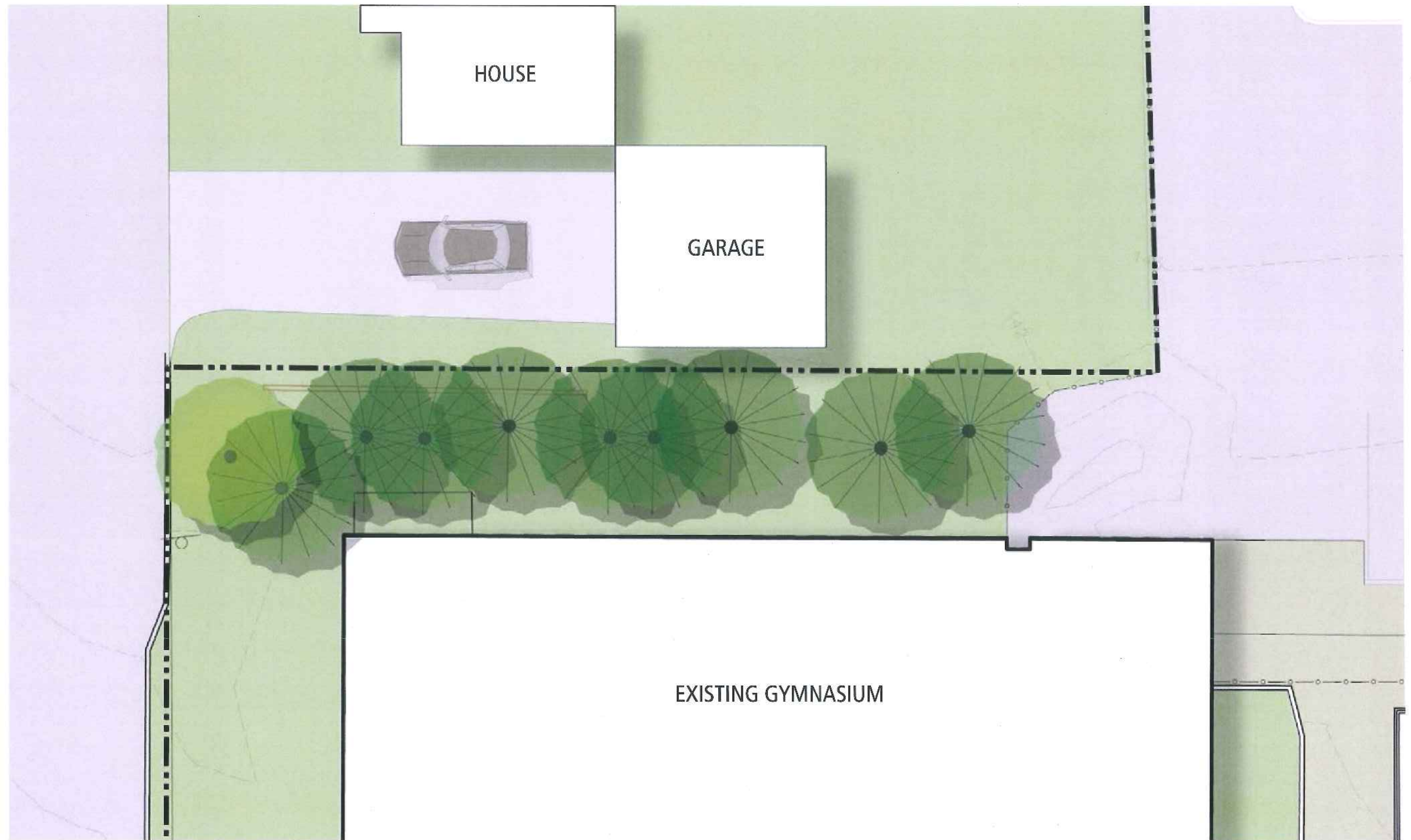


- EXISTING LANDSCAPE ELEMENTS**
- A EXISTING PLAYGROUND
 - B EXISTING PATH
 - C EXISTING RETAINING WALL TO BE REMOVED
 - D EXISTING PLAYGROUND TO REMAIN
 - ✕ EXISTING TREES TO BE REMOVED
 - ◯ EXISTING TREES TO REMAIN

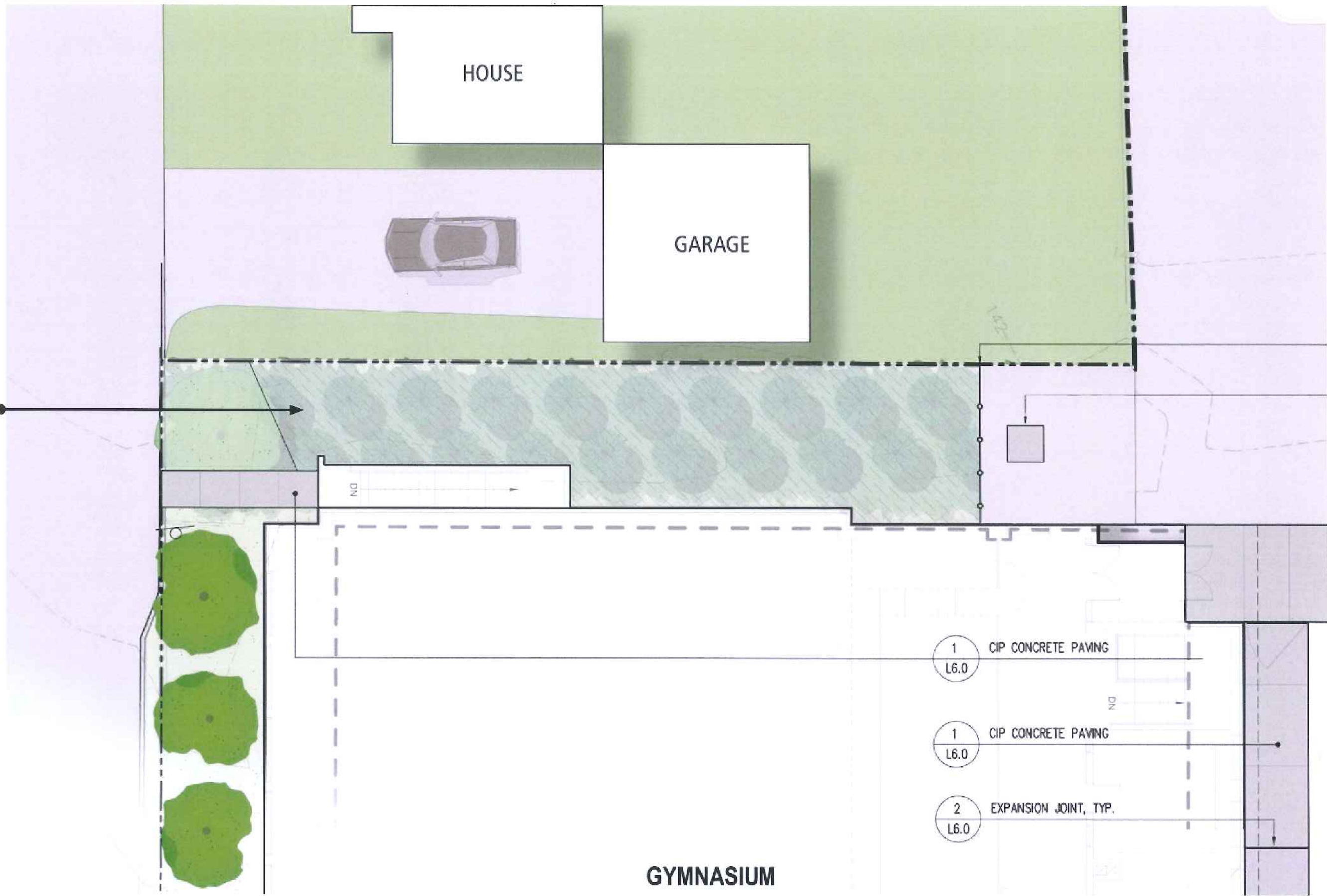


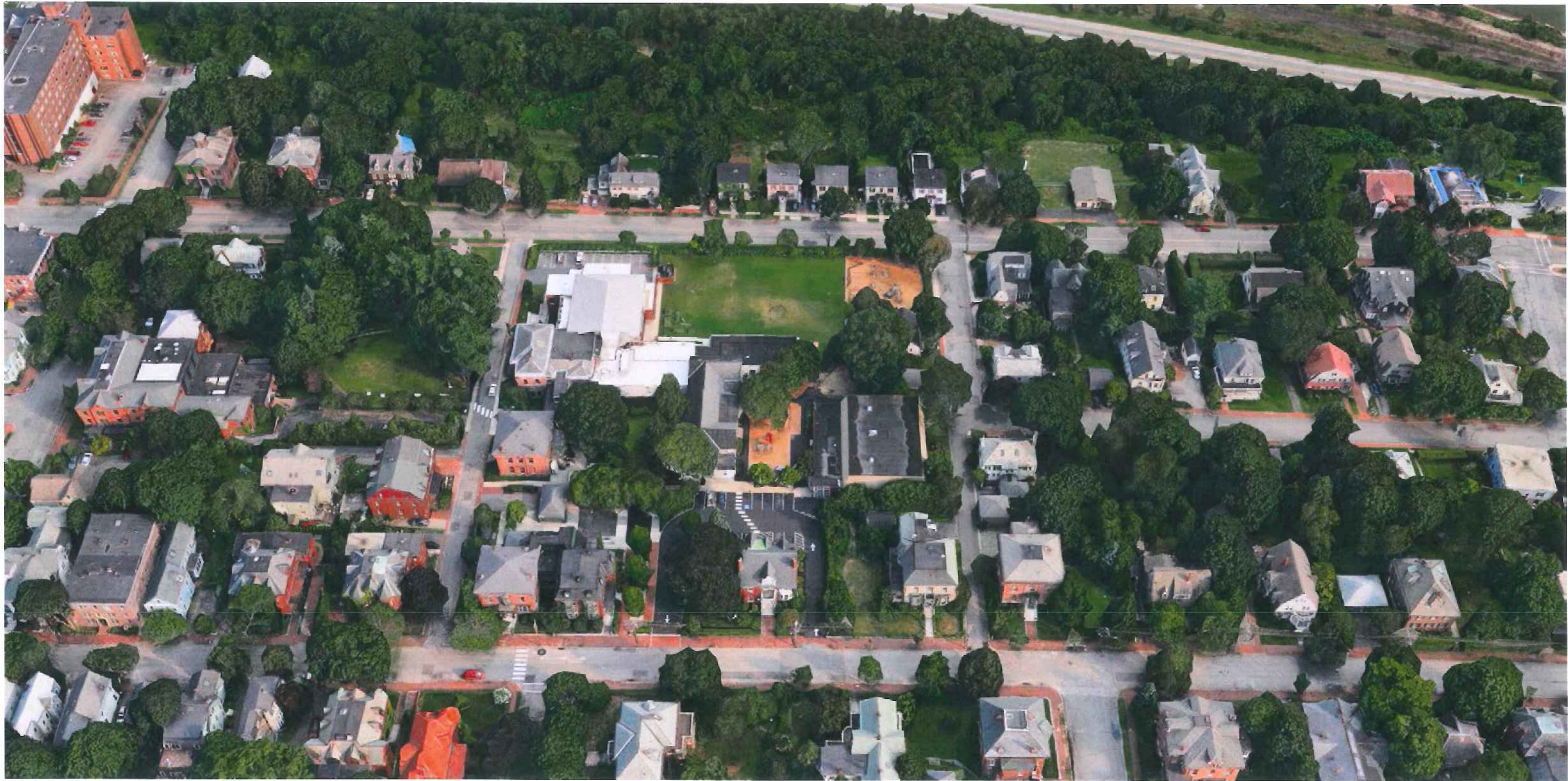
- PROPOSED LANDSCAPE ELEMENTS**
- A BUFFER PLANTINGS TBD
 - B FENCE + GATE(S) TBD
 - C PROPOSED PLAYGROUND
 - D RELOCATED PATH (SHIFTED TOWARDS GYM)
 - E PROPOSED STEPS
 - F PROPOSED RETAINING WALL
 - G EXISTING PLAYGROUND TO REMAIN
 - H PROPOSED ORCHARD + COMMUNITY GARDEN





NOTE: PLANTING TBD WITH
ADJACENT NEIGHBORS





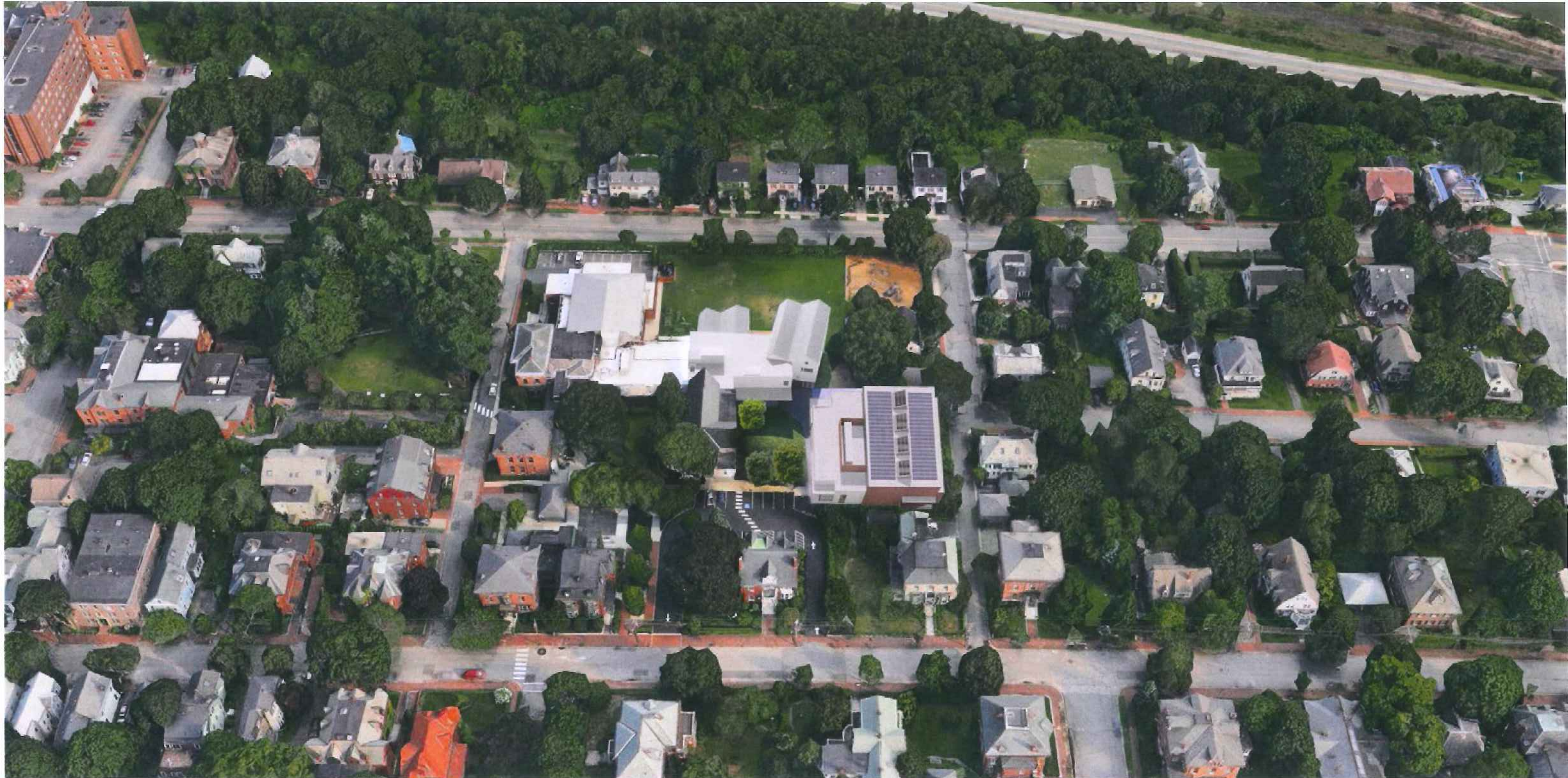
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Waynflete

Existing North-Western Aerial

Waynflete Lower School
Portland, Maine
02 March 2016









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Waynflete

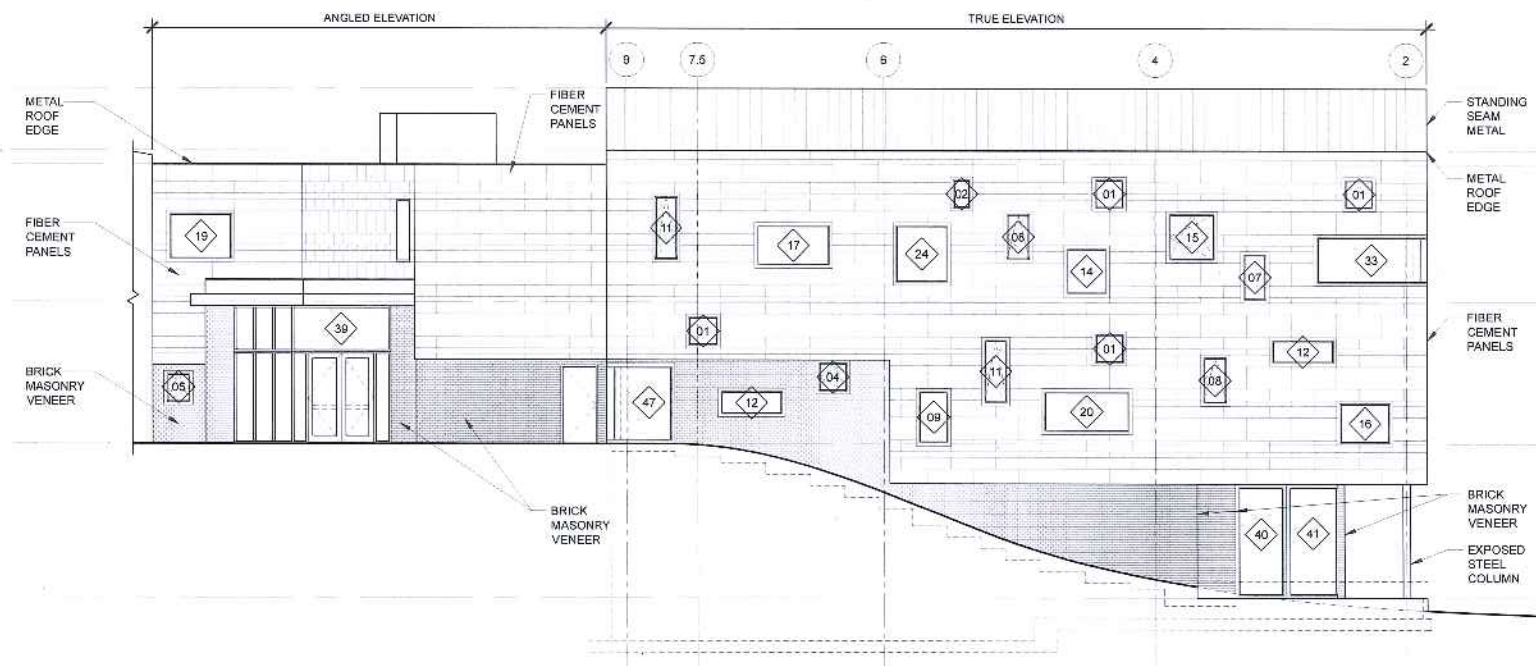
Lower School

Waynflete Lower School
Portland, Maine
02 March 2016

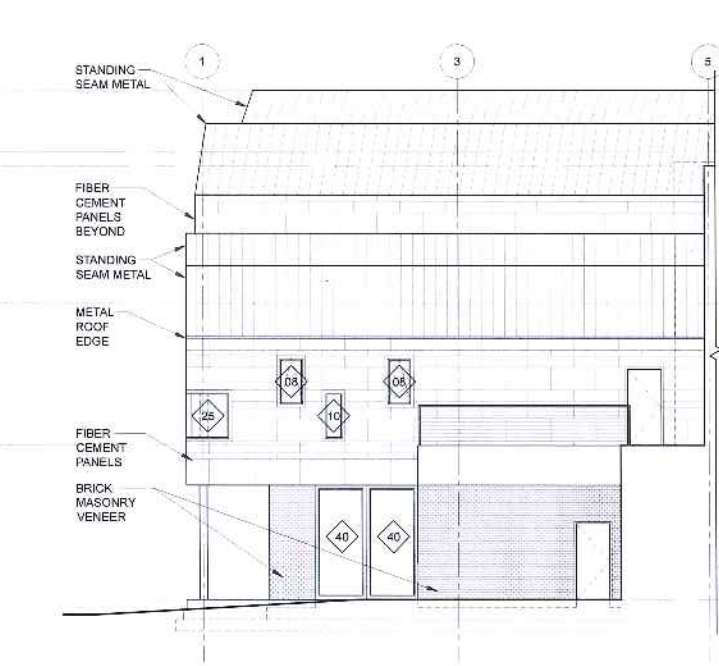






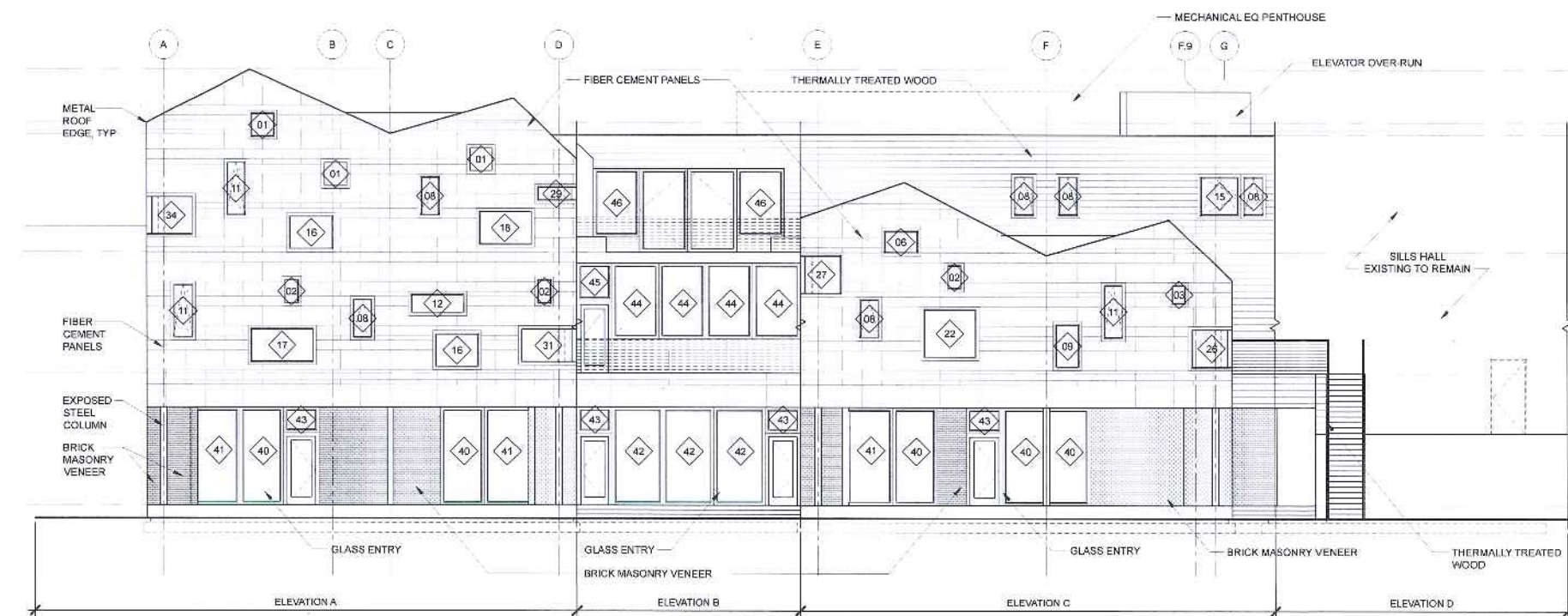


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



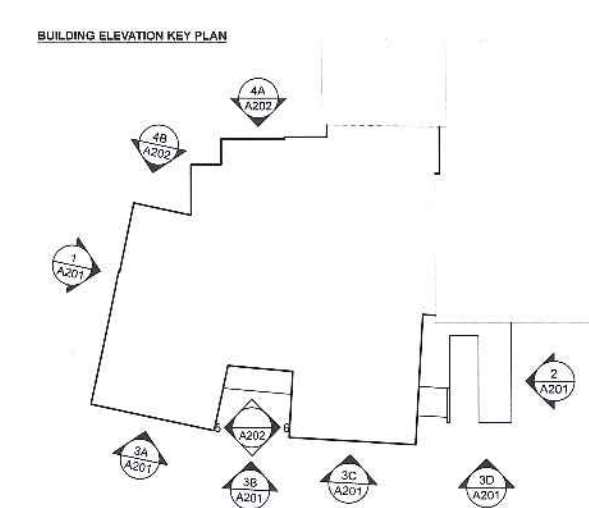
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

- TOP OF ROOF
EL. + 172' - 8 1/4"
- ROOF EDGE
EL. + 167' - 3 1/4"
- TOP OF FIN. FLOOR
EL. + 154' - 1/2"
- TOP OF FIN. FLOOR
EL. + 141' - 7 3/4"
- TOP OF FIN. FLOOR
EL. + 128' - 2"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" NOTE: DRAWN ORTHOGONAL TO SHEET

- TOP OF ROOF
EL. + 172' - 8 1/4"
- ROOF EDGE
EL. + 167' - 3 1/4"
- TOP OF FIN. FLOOR
EL. + 154' - 1/2"
- TOP OF FIN. FLOOR
EL. + 141' - 7 3/4"
- TOP OF FIN. FLOOR
EL. + 128' - 2"



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**WAYNFLETE LOWER SCHOOL
ADDITION & RENOVATIONS**

WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102

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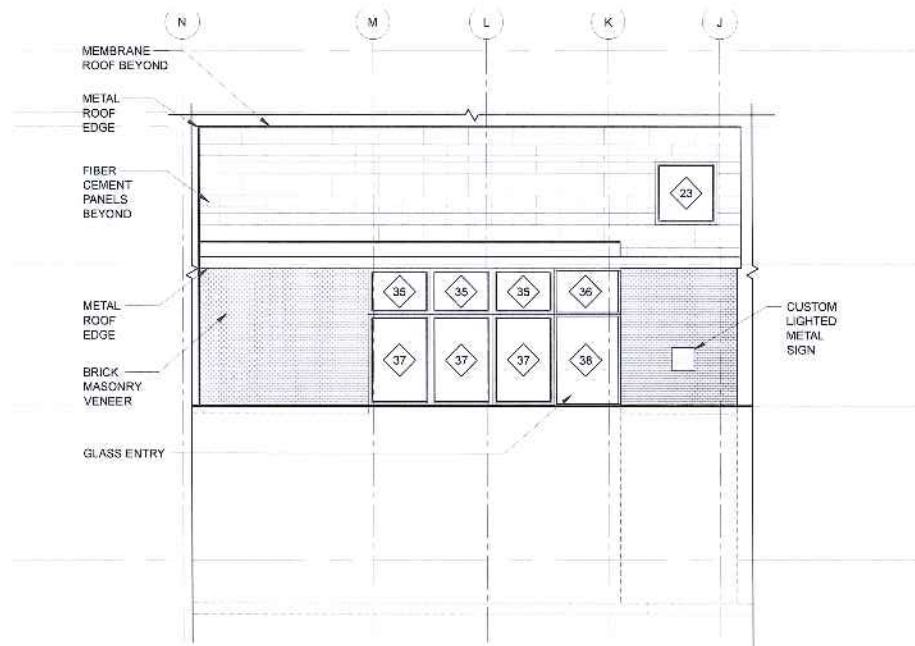
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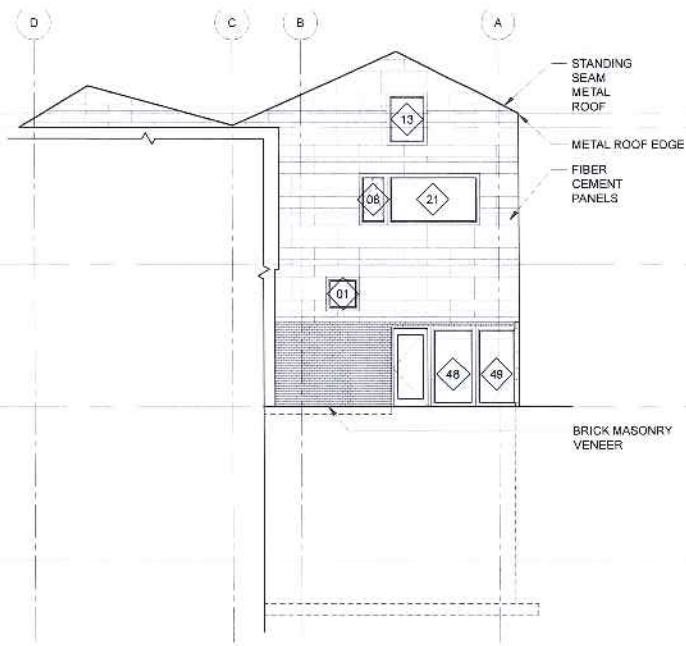
DATE OF ISSUE: 15 FEBRUARY 2013
PROJECT NUMBER: 2013-01
STATUS: PLANNING BOARD SUBMITTAL

EXTERIOR ELEVATIONS

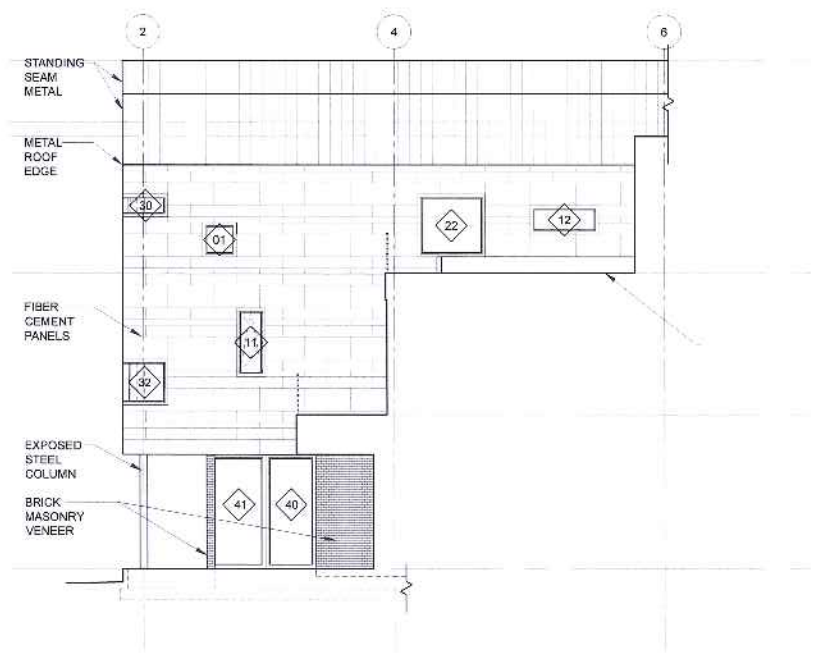
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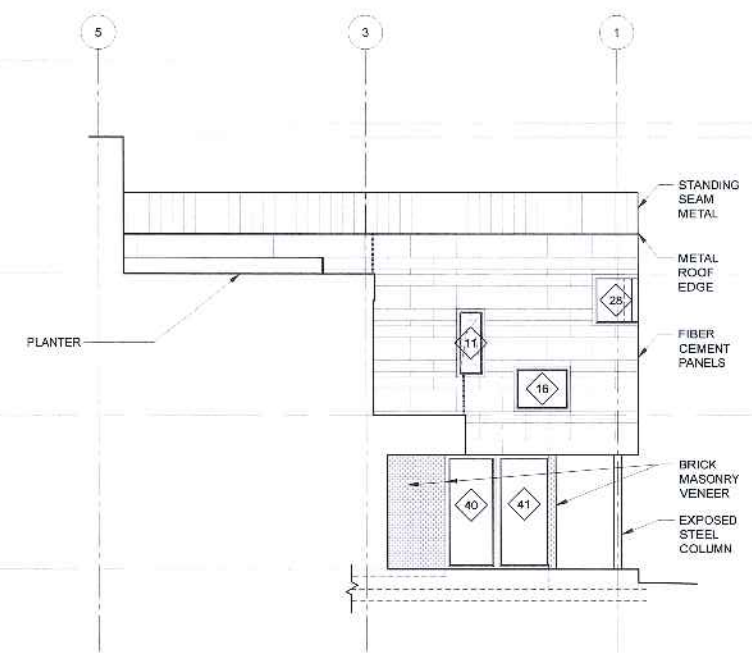
4A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



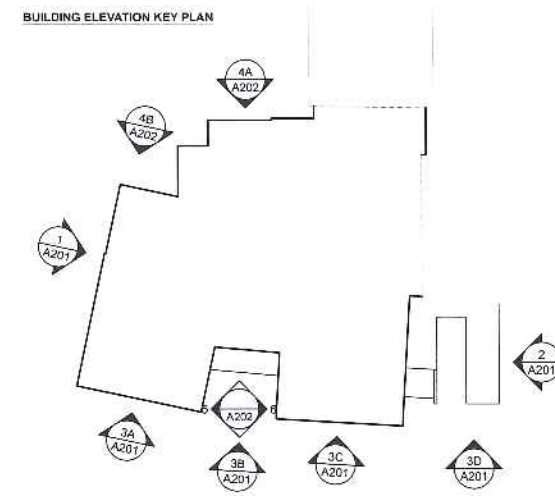
5 INSET EAST ELEVATION
SCALE: 1/8" = 1'-0"



6 INSET WEST ELEVATION
SCALE: 1/8" = 1'-0"

- TOP OF ROOF
EL. + 172' - 8 1/4"
- ROOF EDGE
EL. + 167' - 3 1/4"
- TOP OF FIN. FLOOR
EL. + 154' - 1/2"
- TOP OF FIN. FLOOR
EL. + 141' - 7 3/4"
- TOP OF FIN. FLOOR
EL. + 128' - 2"

- TOP OF ROOF
EL. + 172' - 8 1/4"
- ROOF EDGE
EL. + 167' - 3 1/4"
- TOP OF FIN. FLOOR
EL. + 154' - 1/2"
- TOP OF FIN. FLOOR
EL. + 141' - 7 3/4"
- TOP OF FIN. FLOOR
EL. + 128' - 2"



PROJECT NAME
WAYNFLETE LOWER SCHOOL
ADDITION & RENOVATIONS

WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102

SEAL

NOT FOR CONSTRUCTION

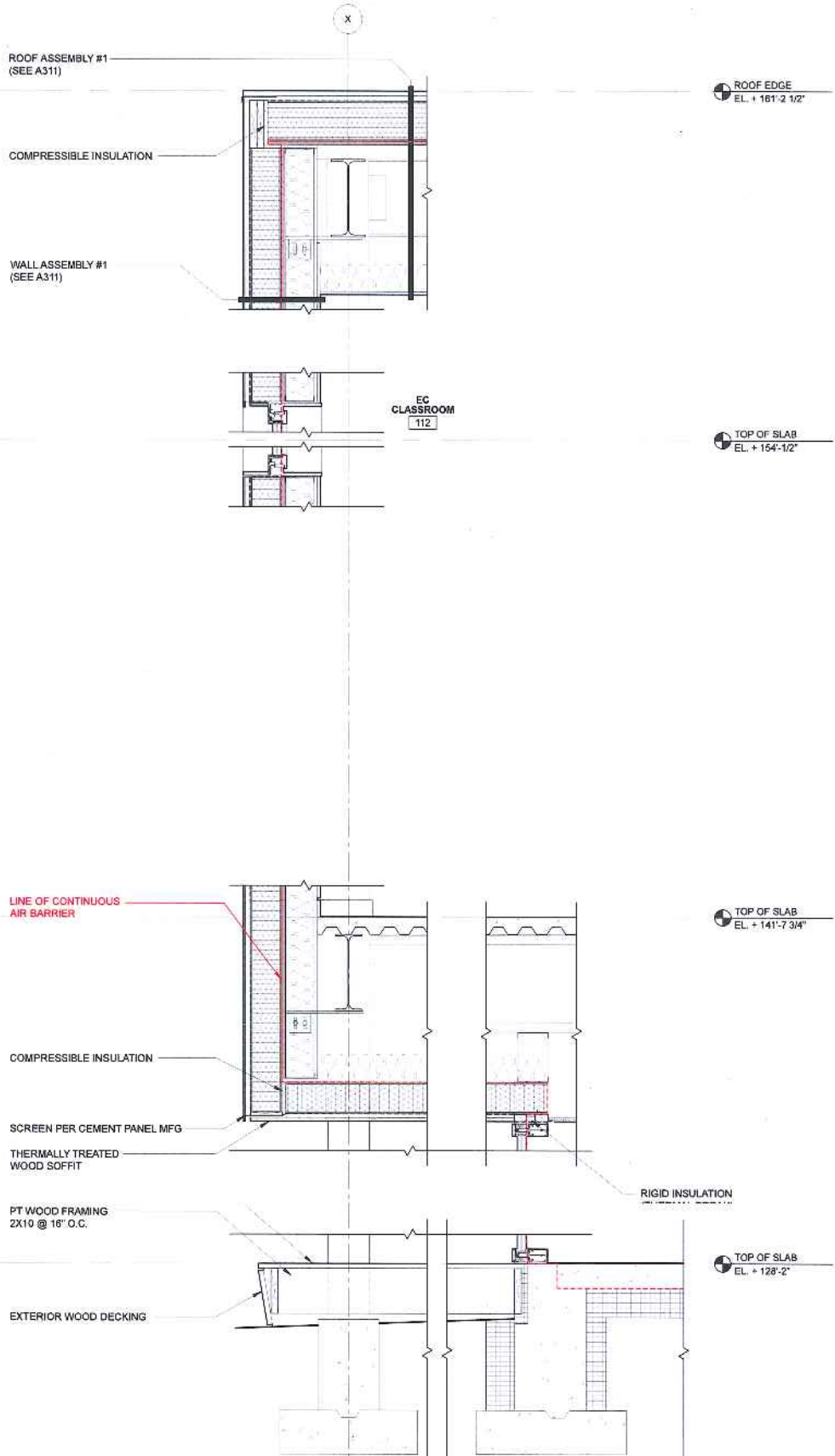
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REVISION:

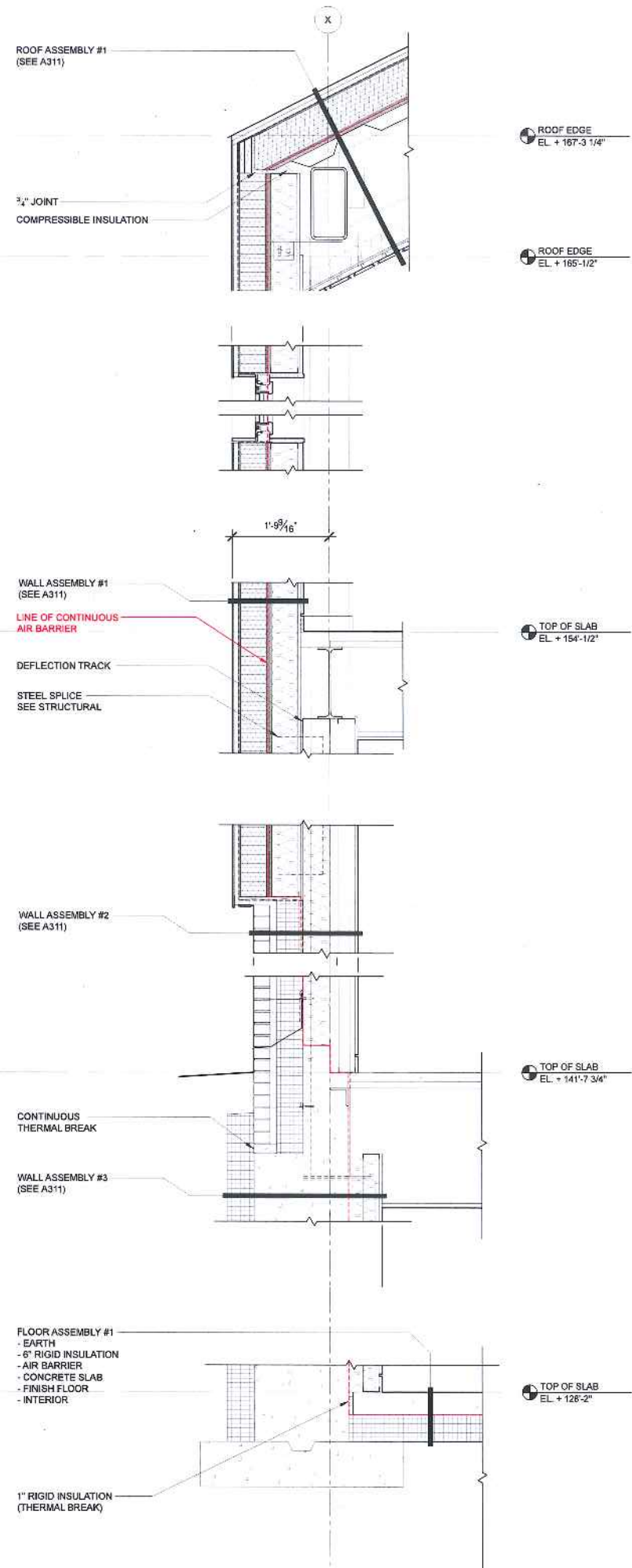
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DATE OF ISSUE: 16 FEBRUARY 2013
PROJECT NUMBER: 2013-01
STATUS: PLANNING BOARD SUBMITTAL

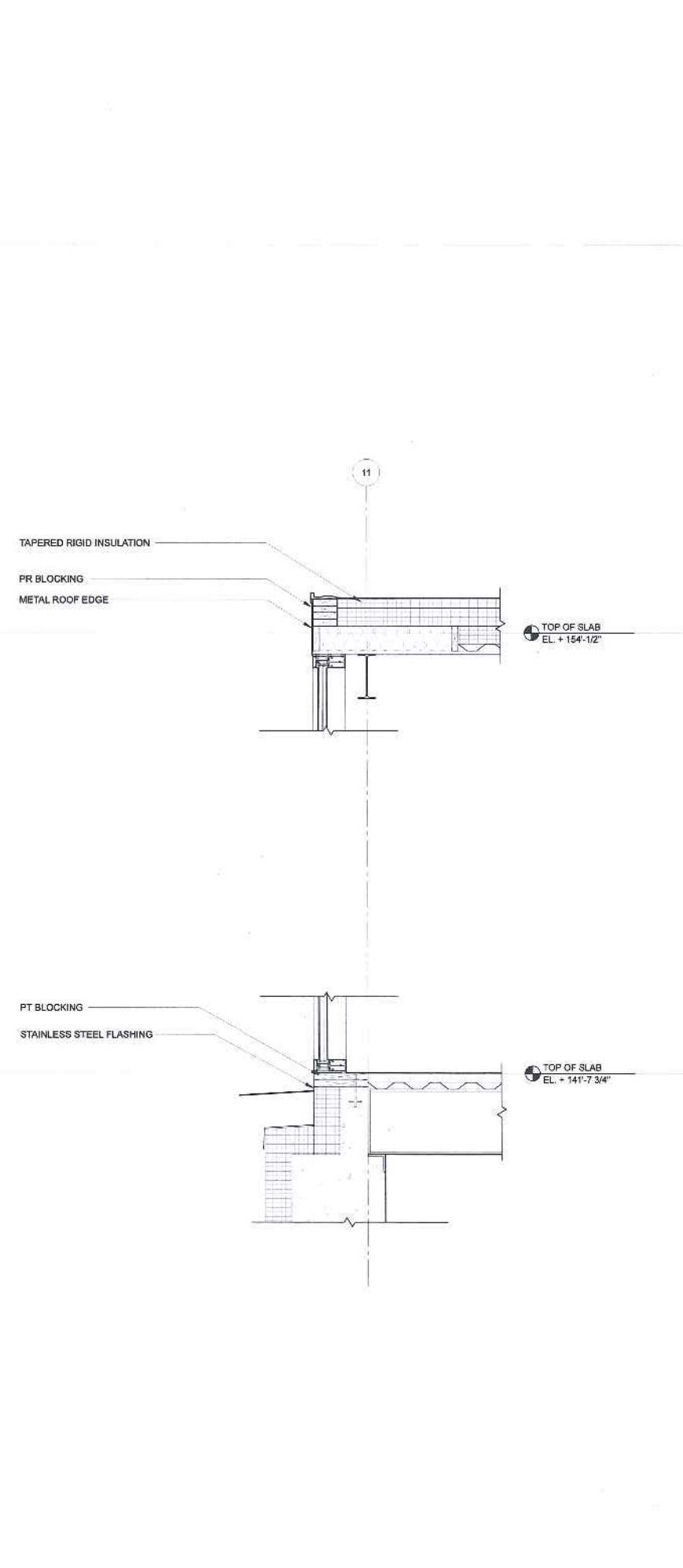
WALL ASSEMBLY #1 (R - 45+)	WALL ASSEMBLY #2 (R - 45+)	WALL ASSEMBLY #3 (R - 40+)	ROOF ASSEMBLY #1 (R - 62)
- EXTERIOR - THROUGH-BODY FIBER CEMENT RAIN SCREEN - METAL STRAPPING PER RAIN SCREEN MFG - WEATHER BARRIER - 6" SIP (R-38) - FLUID APPLIED AIR BARRIER - 3/4" EXTERIOR SHEATHING - 6" METAL FRAMING (R-38) - CELLULOSE INSULATION - 3/4" INTERIOR SHEATHING - 5/8" PAINTED GWB - INTERIOR	- EXTERIOR - VENER BRICK MASONRY - 1 1/2" NOMINAL AIRSPACE - 6" RIGID INSULATION (R-42) - FOUNDATION STEM WALL - AIR BARRIER - 8 1/2" METAL FRAMING - CELLULOSE INSULATION - 5/8" PAINTED GWB - INTERIOR	- EARTH - 6" RIGID INSULATION - CONCRETE FOUNDATION WALL - AIR BARRIER - 3 1/2" METAL FRAMING - CELLULOSE INSULATION - 5/8" PAINTED GWB - INTERIOR	- EXTERIOR - STANDING SEAM METAL PANEL - (STRAPPING?) TBD - WEATHER BARRIER - 8 1/2" SIP (R-50) - AIR BARRIER - SHEATHING - METAL DECK - MINERAL FIBER INSULATION - ACOUSTIC INSULATION - SUSPENDED PRE-FINISHED WOOD CEILING - INTERIOR



1 WALL SECTION, TYPICAL
SCALE: 3/4" = 1'-0"



2 WALL SECTION, TYPICAL
SCALE: 3/4" = 1'-0"



3 WALL SECTION, TYPICAL
SCALE: 3/4" = 1'-0"



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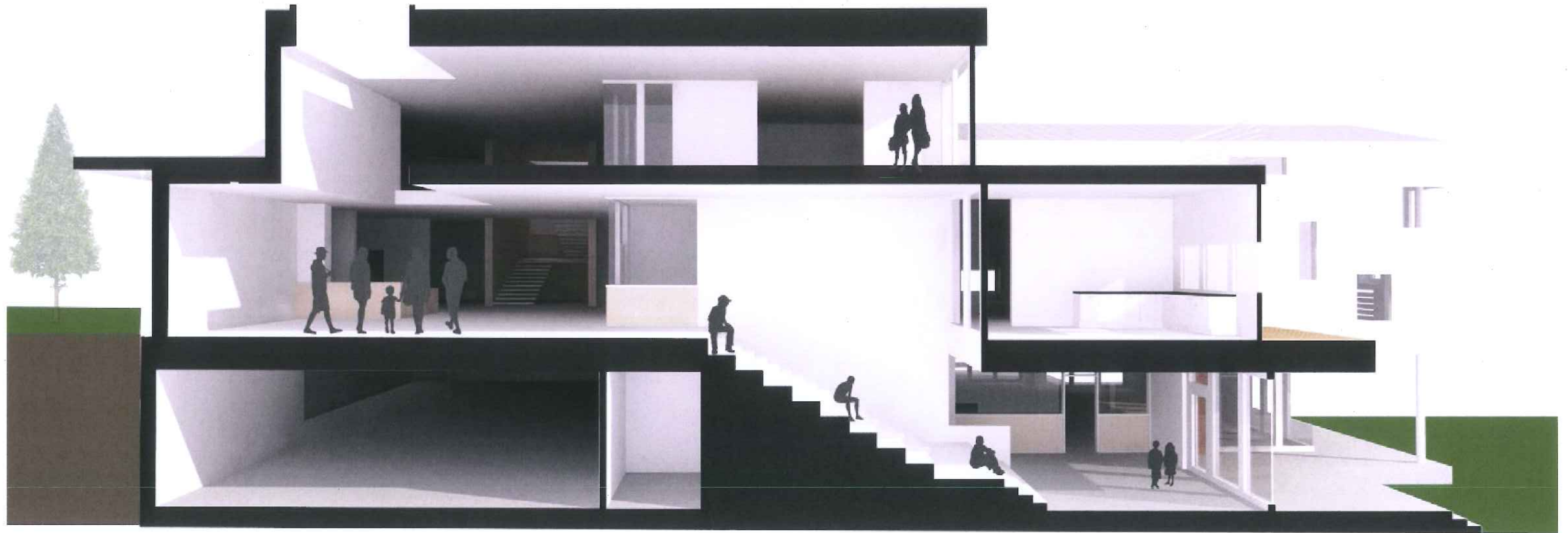
Waynflete

Classroom Interior Rendering

Waynflete Lower School

Portland, Maine

02 March 2016









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Waynflete

Founders Hall

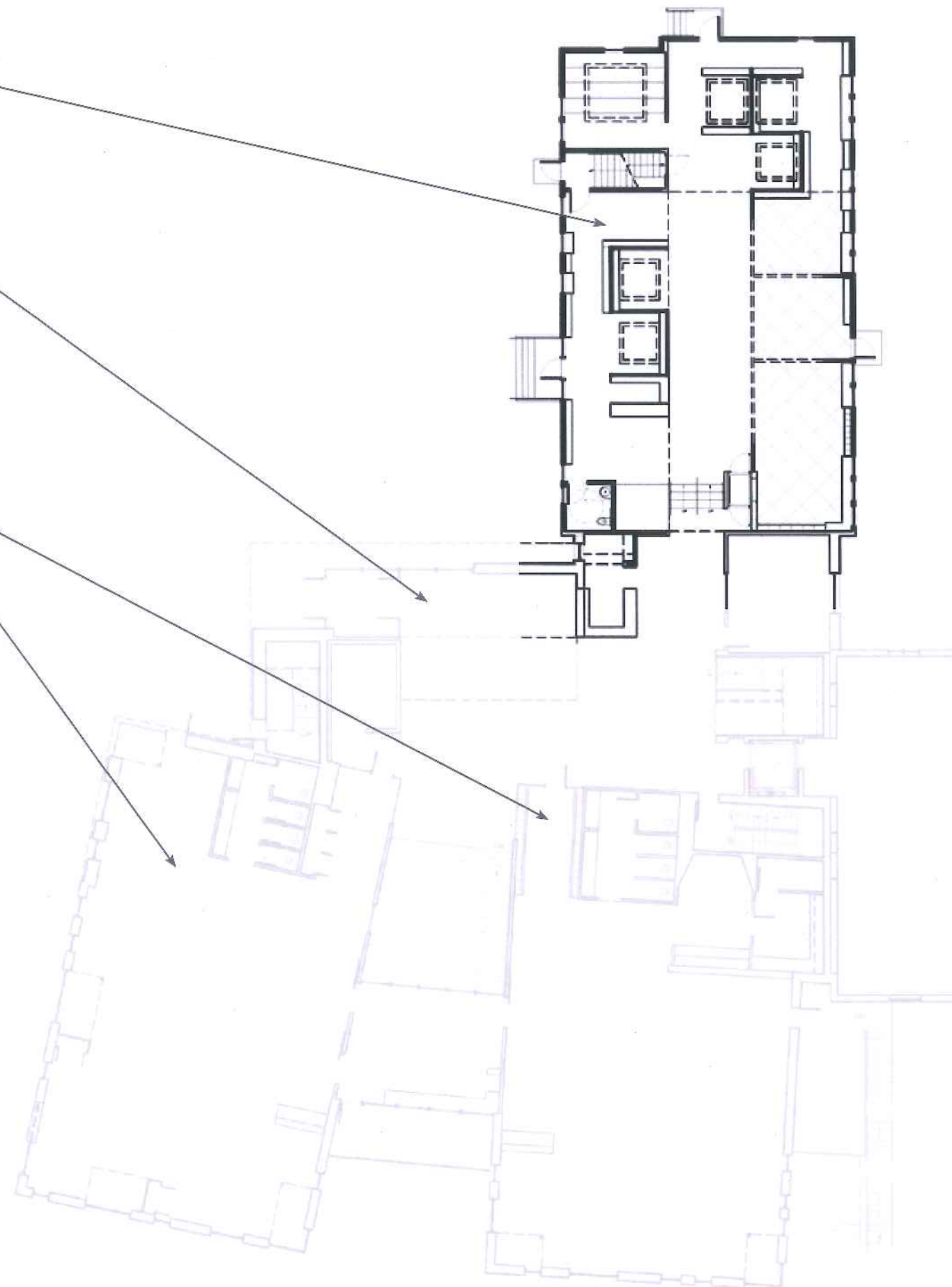
Waynflete Lower School
 Portland, Maine
 02 March 2016

FOUNDERS LOWER LEVEL

LOBBY SPACE

E/C

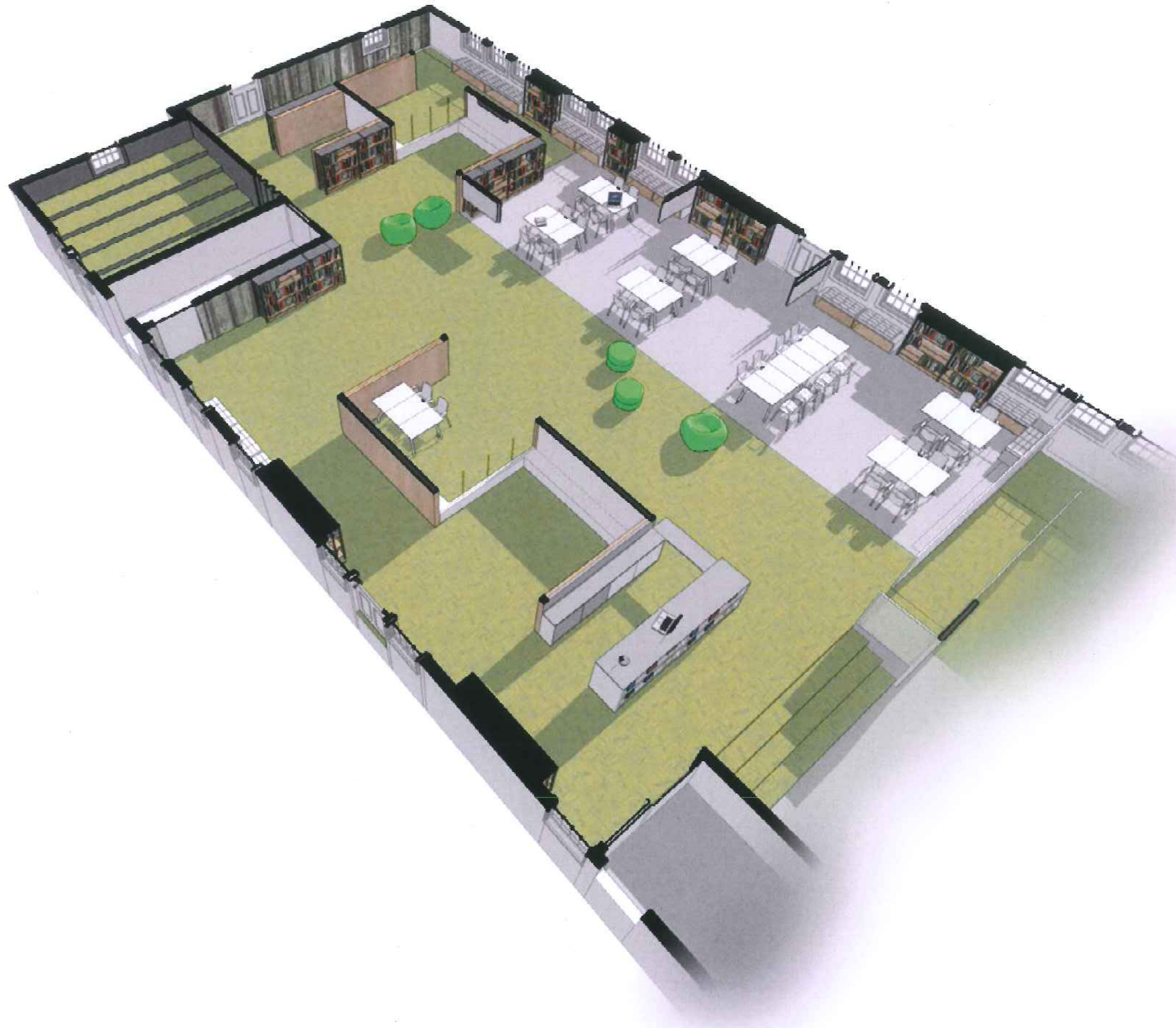
K/1



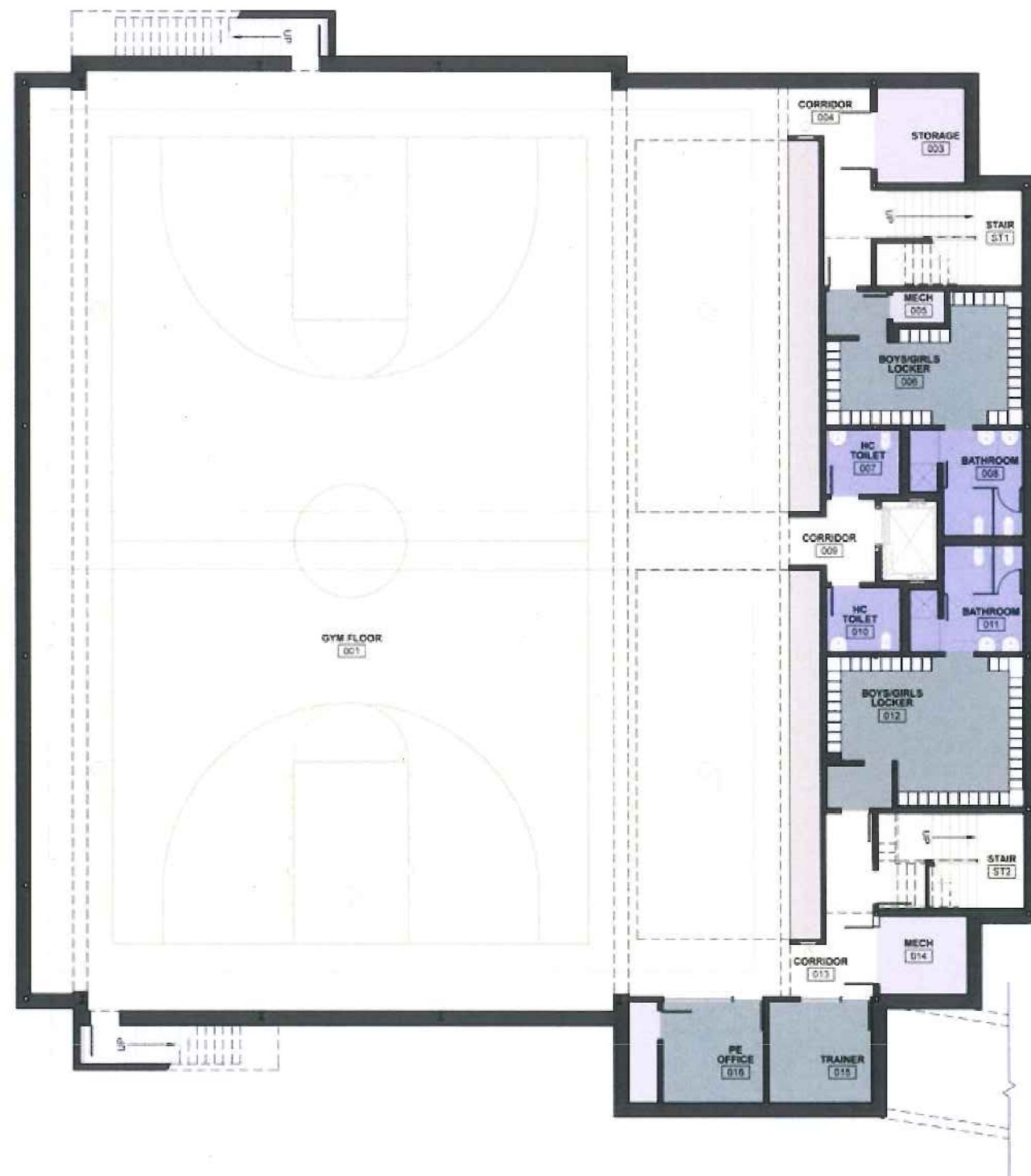




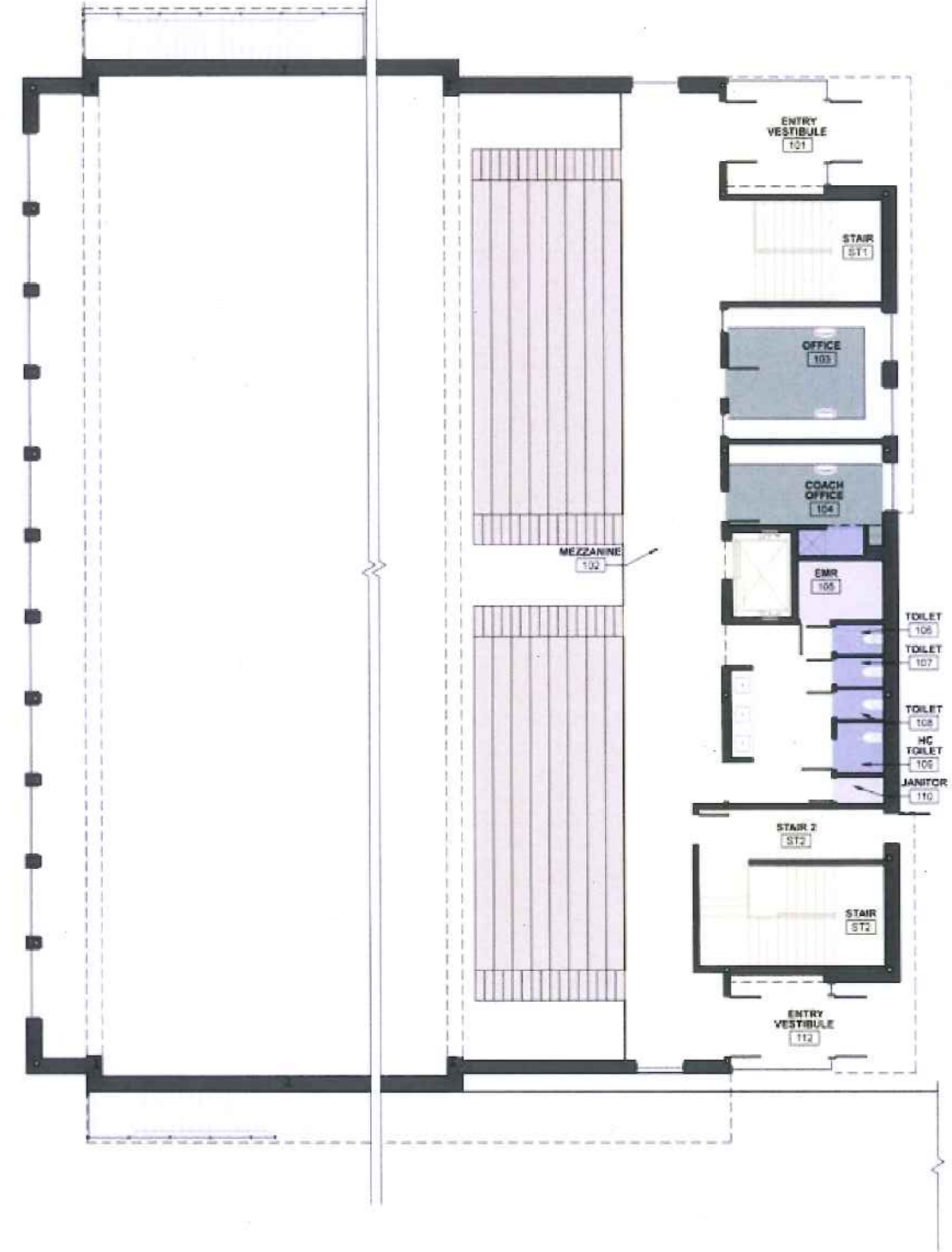




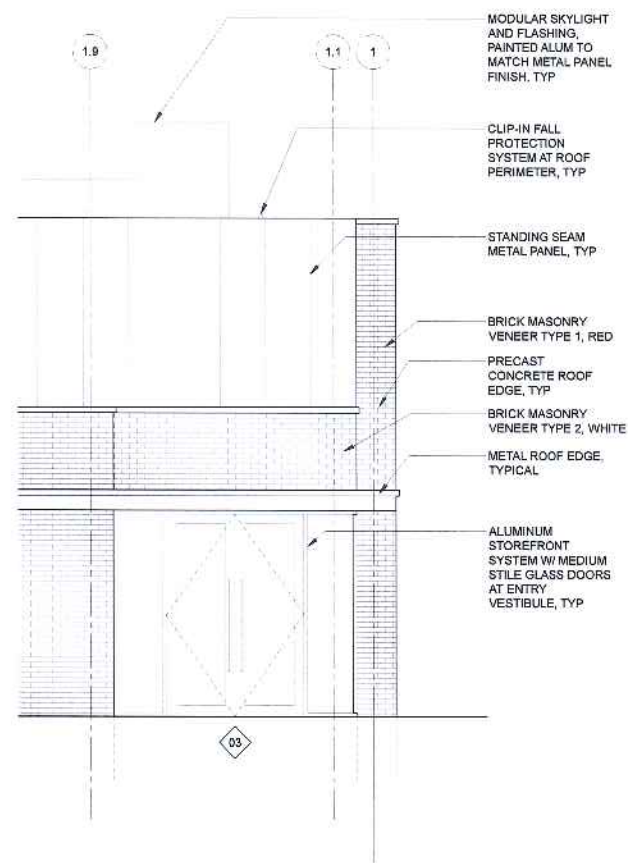




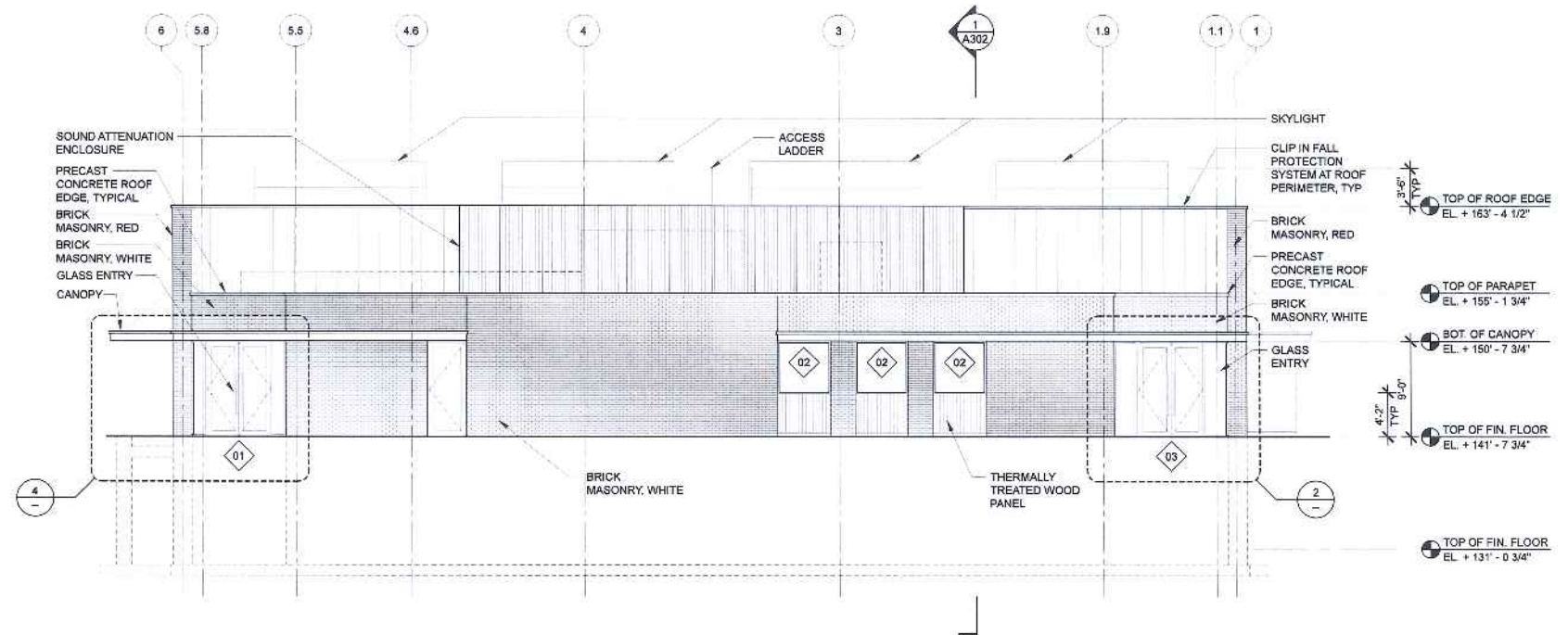
1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



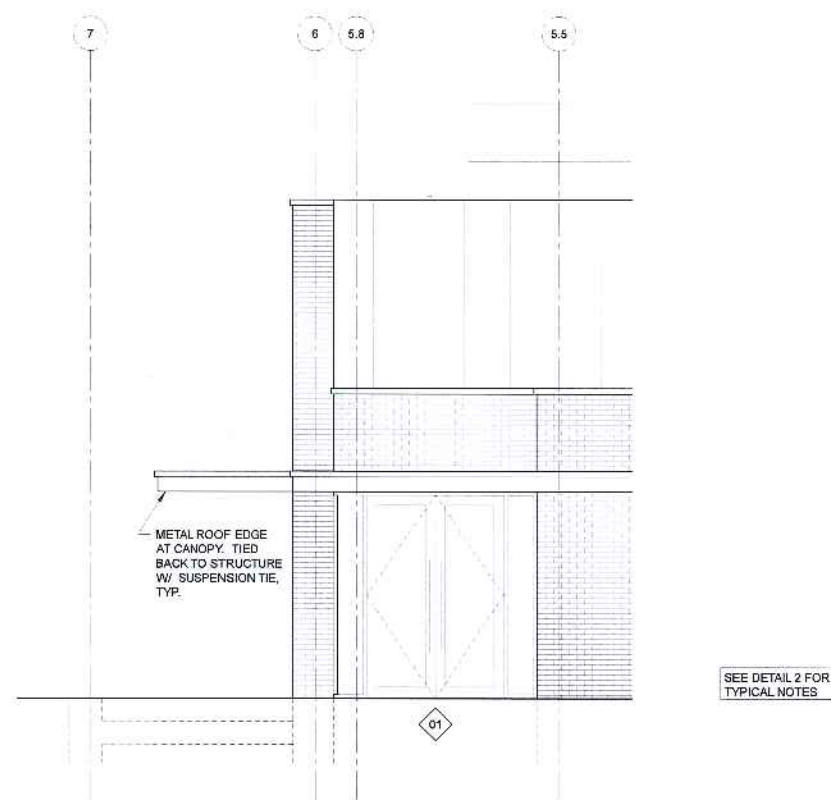
2 MEZZANINE LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



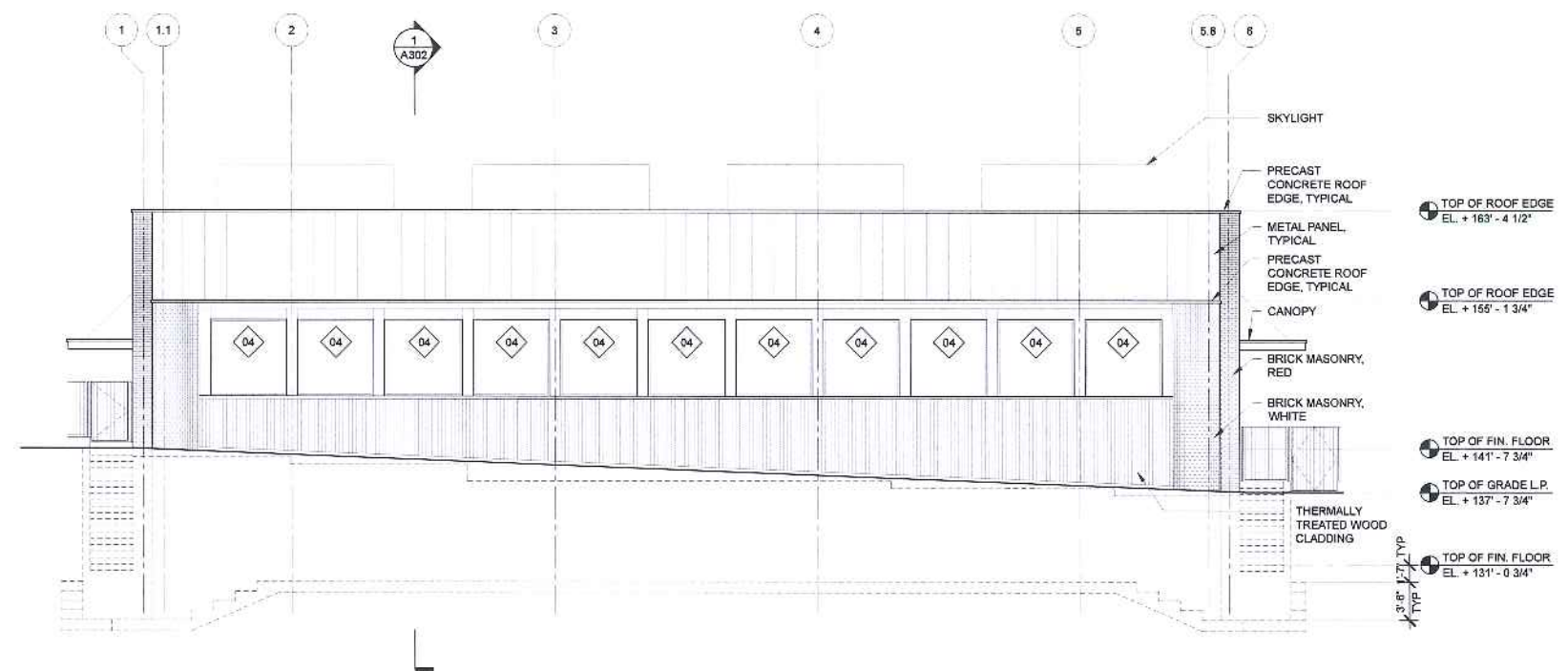
2 ENLARGED ELEVATION - NORTH EAST VESTIBULE
SCALE: 1/4" = 1'-0"



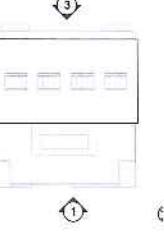
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 ENLARGED ELEVATION - SOUTH EAST VESTIBULE
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROJECT NAME
WAYNFLETE GYM
NEW CONSTRUCTION
WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102

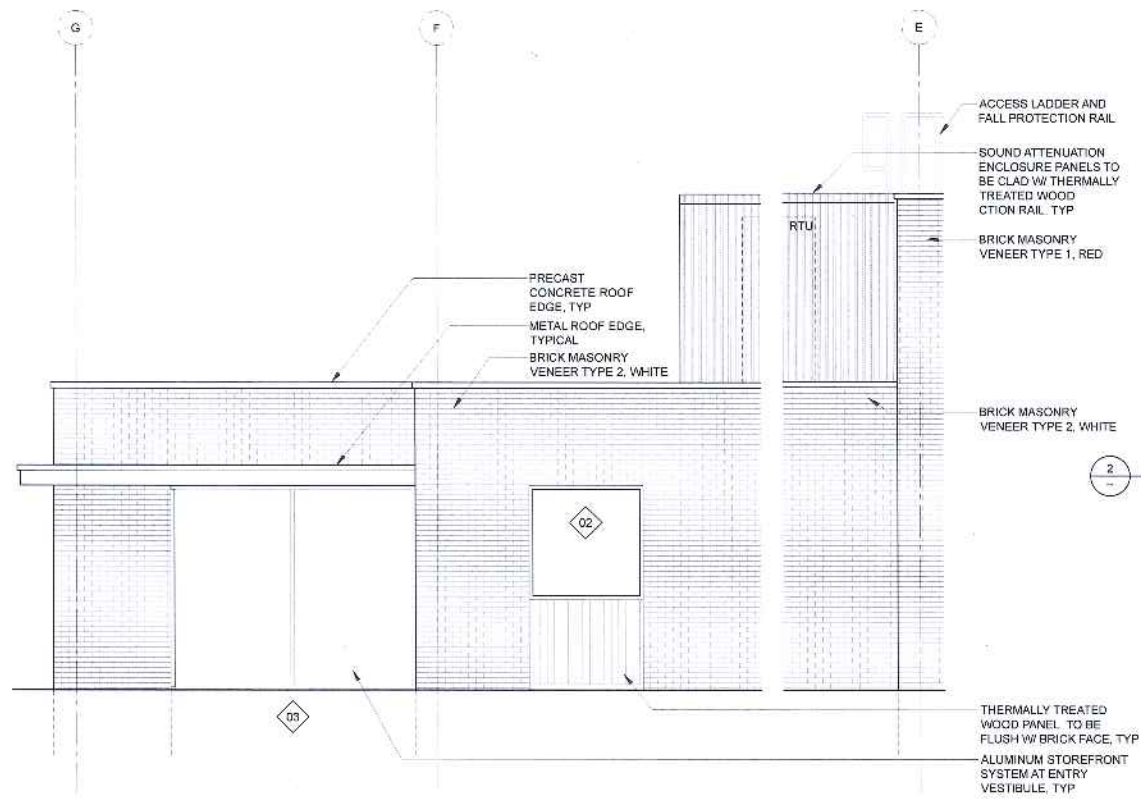
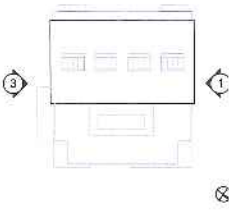
SEAL:
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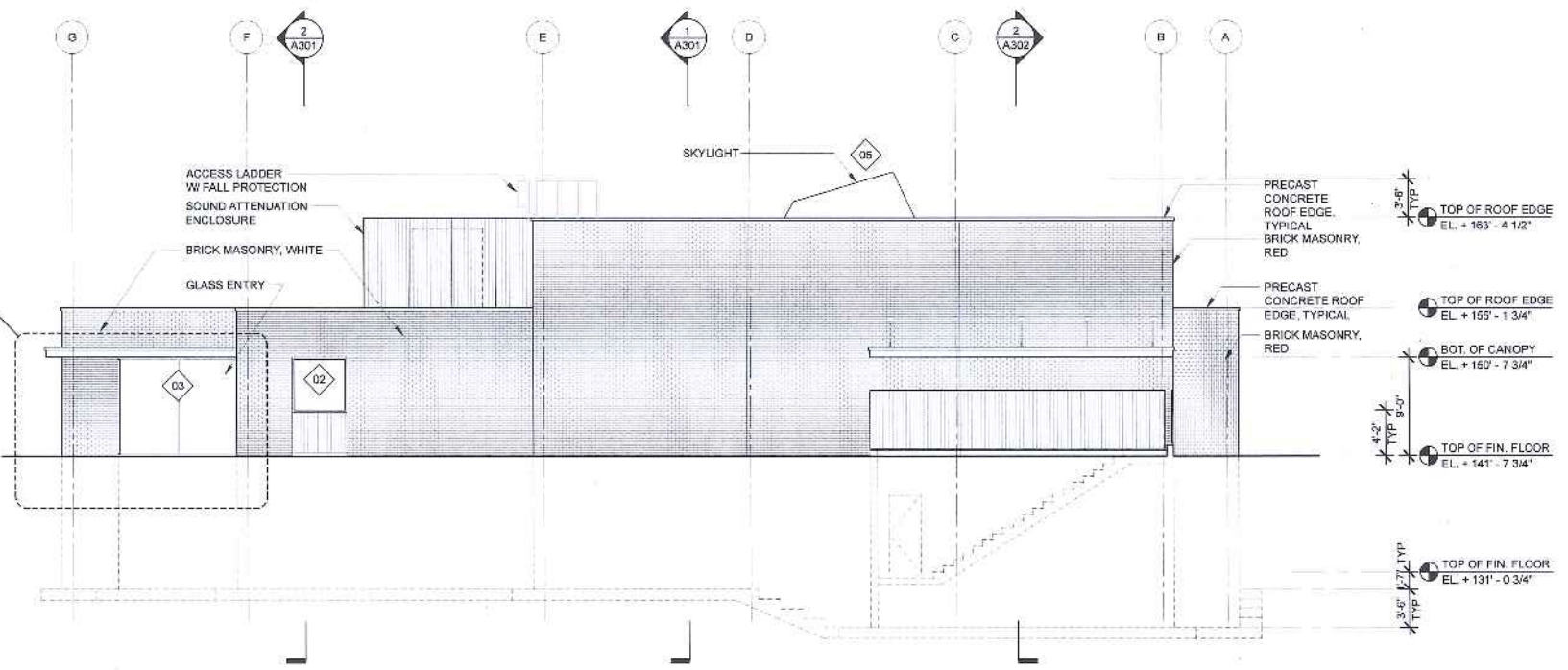
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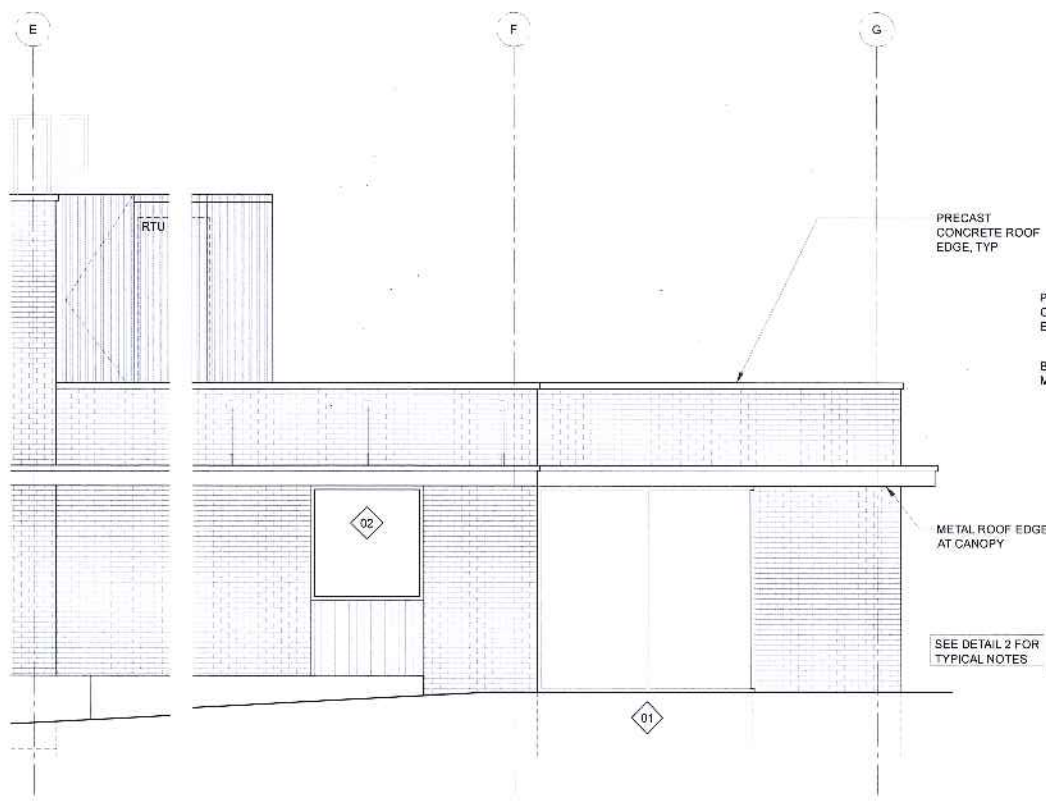
DATE OF ISSUE: 20 NOVEMBER
PROJECT NUMBER: 201
STATUS: 100% DESIGN DEVELOPMENT



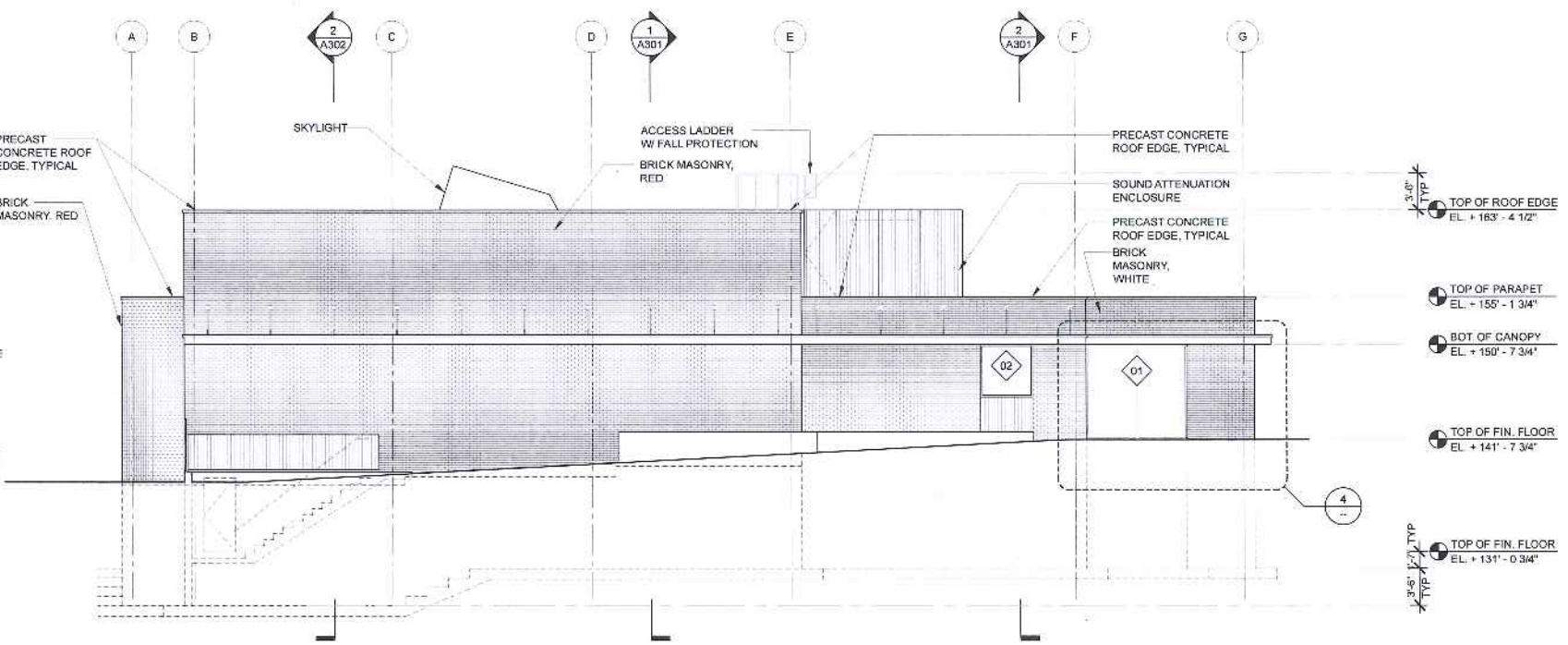
2 ENLARGED ELEVATION - NORTH VESTIBULE
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 ENLARGED ELEVATION - SOUTH VESTIBULE
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROJECT NAME
WAYNFLETE GYM

NEW CONSTRUCTION

WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102

SCALE

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DATE OF ISSUE 16 FEBRUARY

PROJECT NUMBER 2014-

STATUS: PLANNING BOARD SUBMIT

ELEVATIONS

A202



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME
WAYNFLETE GYM
NEW CONSTRUCTION
WAYNFLETE SCHOOL
380 SPRING STREET
PORTLAND, MAINE 04102

SEAL:

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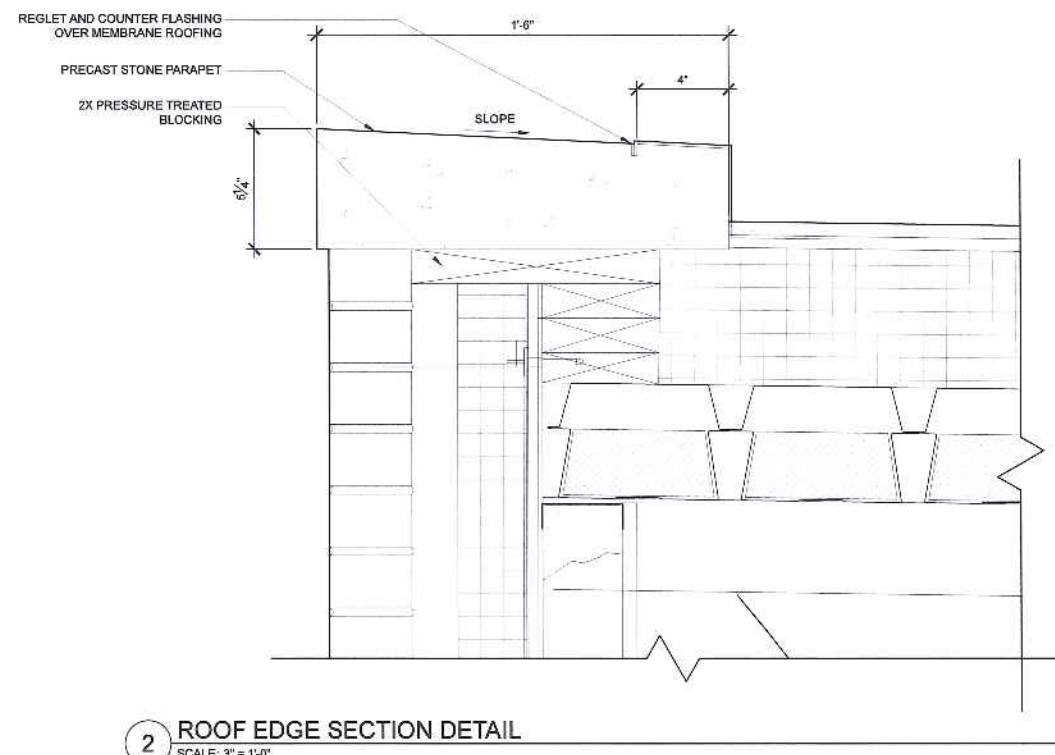
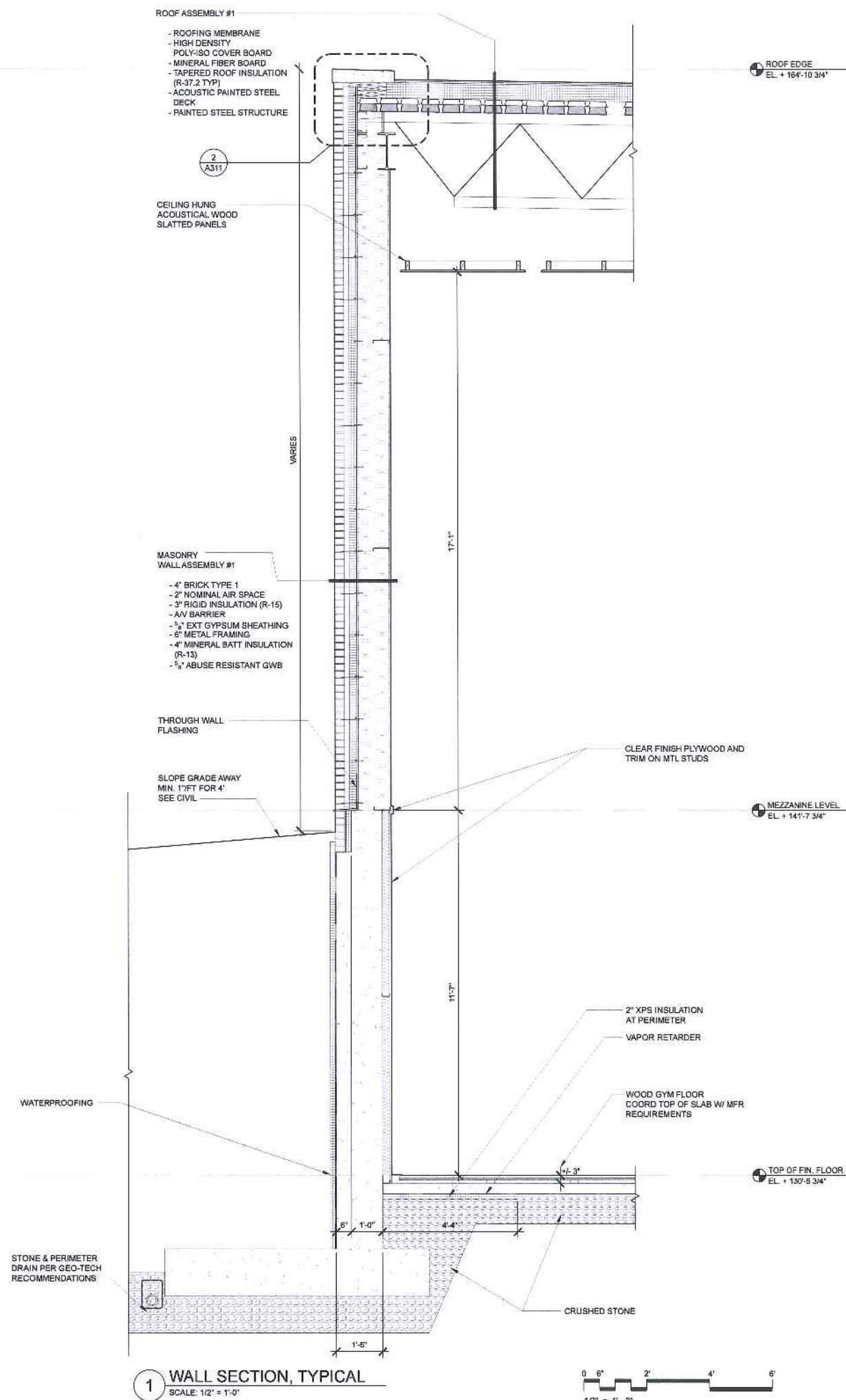
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DATE OF ISSUE: 20 NOVEMBER
PROJECT NUMBER: 2014
STATUS: 100% DESIGN DEVELOPMENT

WALL SECTIONS

A311





scott simons architects

designed for human potential

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Waynflete

Gym Interior Rendering

Waynflete Lower School

Portland, Maine

02 March 2016



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Waynflete

Gym Interior Rendering

Waynflete Lower School
 Portland, Maine
 02 March 2016



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Waynflete

Gym Interior Rendering

Waynflete Lower School

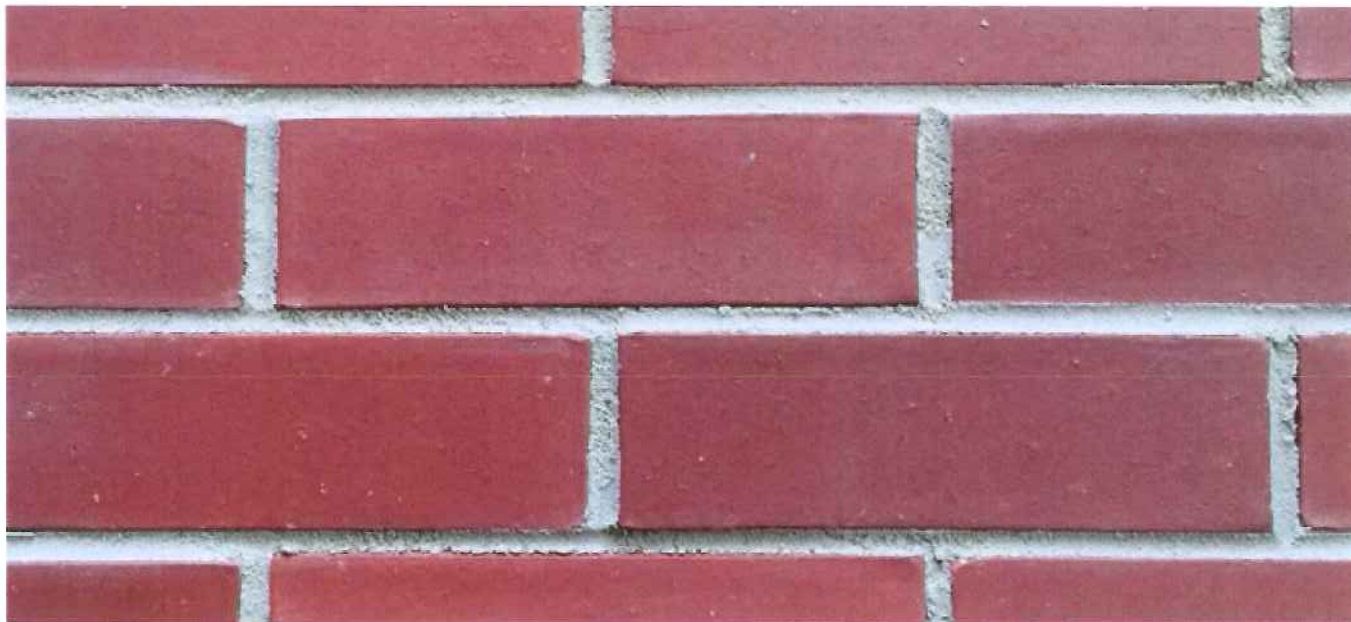
Portland, Maine

02 March 2016





Fiber Cement Board:
Cembrit Cembonit in 901 Pearl



Masonry:
Morin Academy Smooth Red Unpainted & Painted White



Openings:
Unilux Triple Glazed DesignLine



Thermally Treated Wood Siding:
Cambia Ash, Shiplap

Note: See attached manufacturer product information.



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Waynflete

Fletcher & Danforth St. Perspective - Existing

Waynflete Lower School

Portland, Maine

02 March 2016



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Waynflete

Fletcher & Danforth St. Perspective - Proposed

Waynflete Lower School
 Portland, Maine
 02 March 2016





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Waynflete

Danforth St. Perspective - Proposed

Waynflete Lower School

Portland, Maine

02 March 2016









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Waynflete

Upper Fletcher St. Perspective - Proposed

Waynflete Lower School

Portland, Maine

02 March 2016





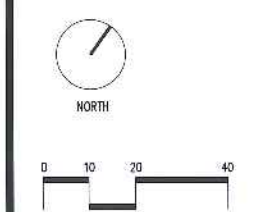
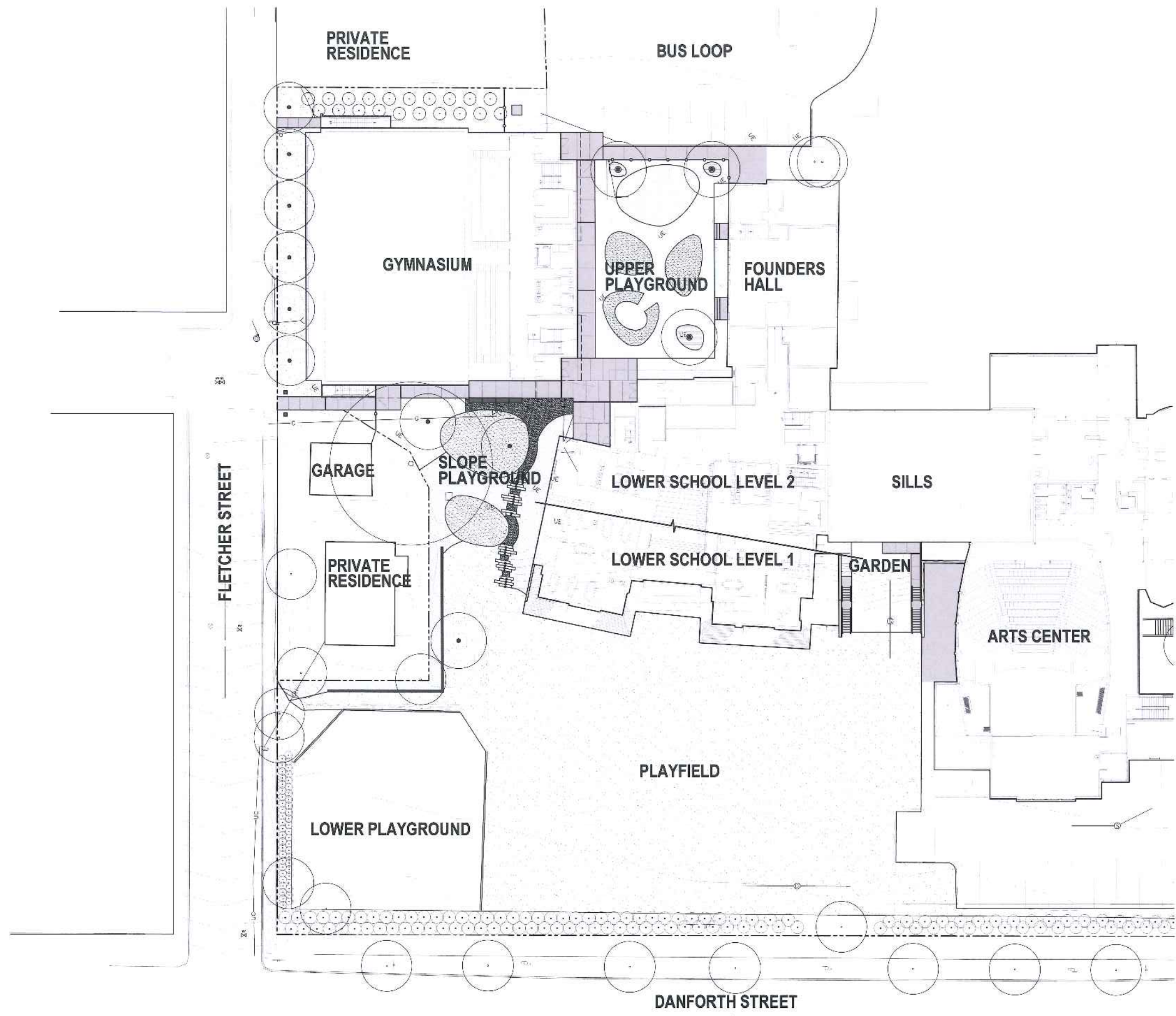
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Waynflete

Orchard St. Perspective - Proposed

Waynflete Lower School
Portland, Maine
02 March 2016



**WAYNFLETE
GYM + LOWER SCHOOL**

NEW CONSTRUCTION

WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102

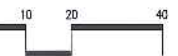
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15 FEBRUARY
2013
PLANNING BOARD SUBMIT

SITE PLAN



WAYNFLETE
GYM + LOWER SCHOOL

NEW CONSTRUCTION

WAYNFLETE SCHOOL
309 SPRING STREET
PORTLAND, MAINE 04102

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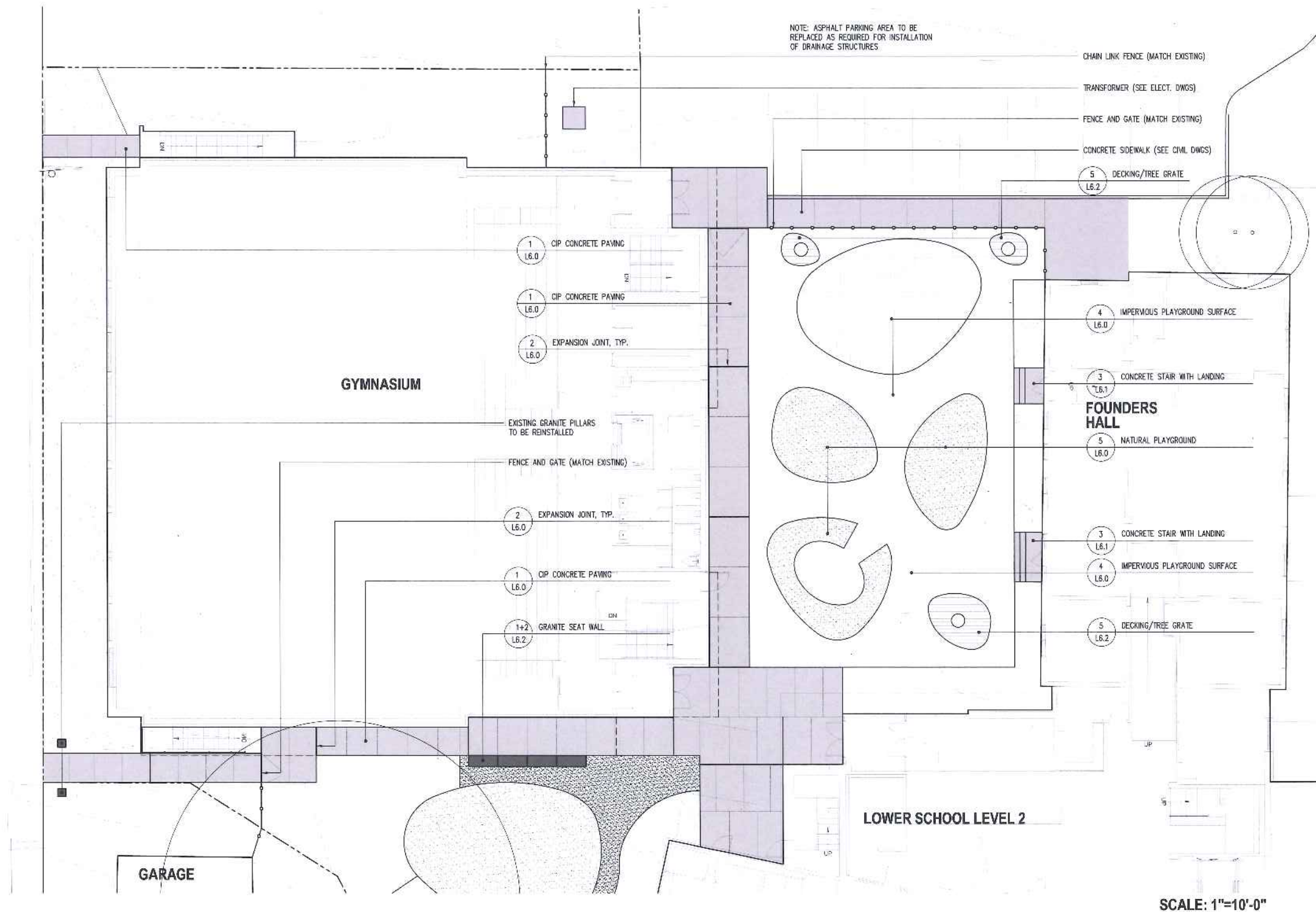
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16 FEBRU

PLANNING BOARD SUBM

MATERIALS AND
LAYOUT PLAN

L-2.0





WAYNFLETE
GYM + LOWER SCHOOL

NEW CONSTRUCTION

WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102

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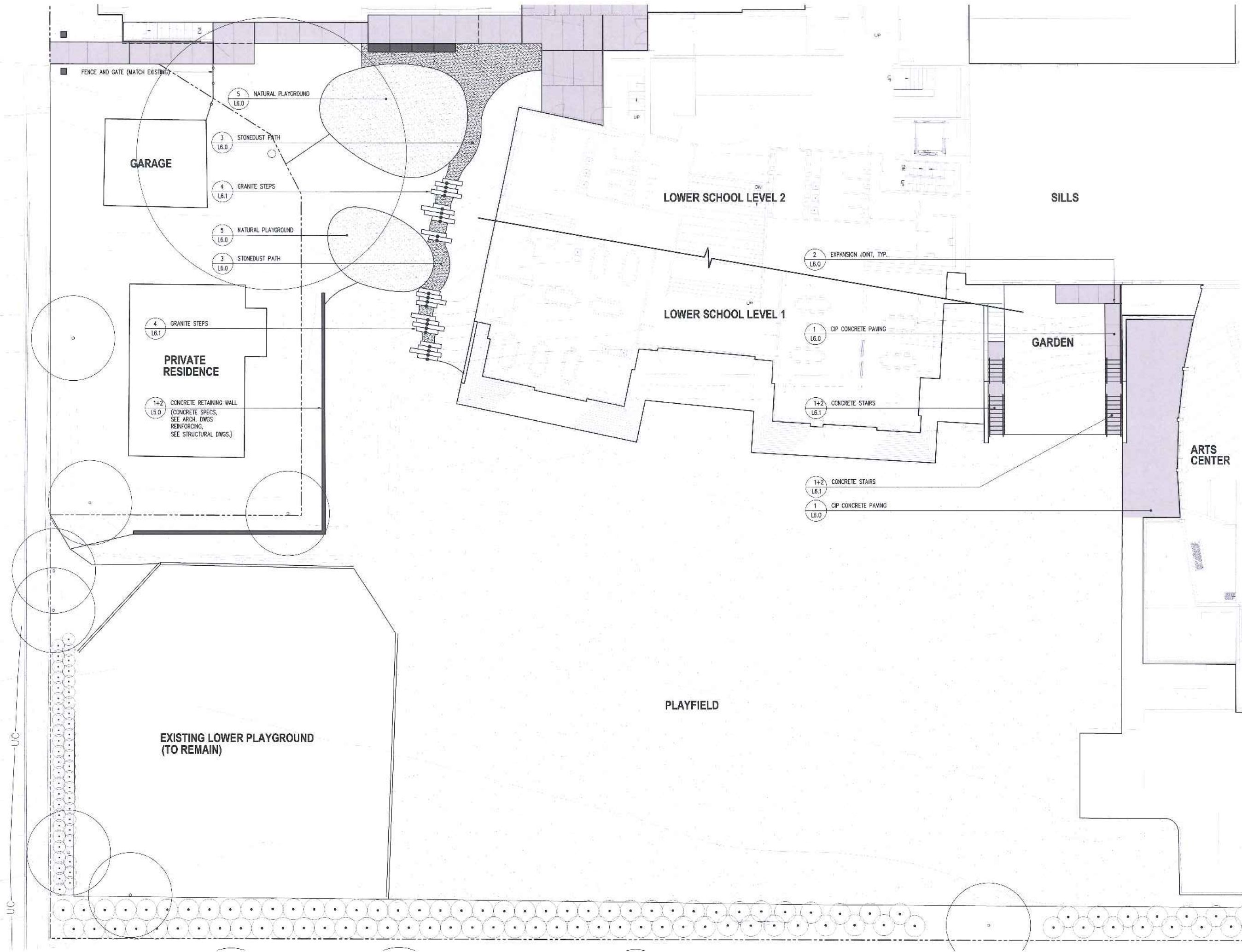
16 FEBRUAR

2013

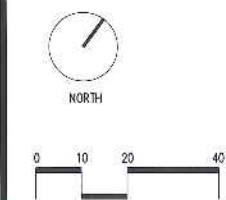
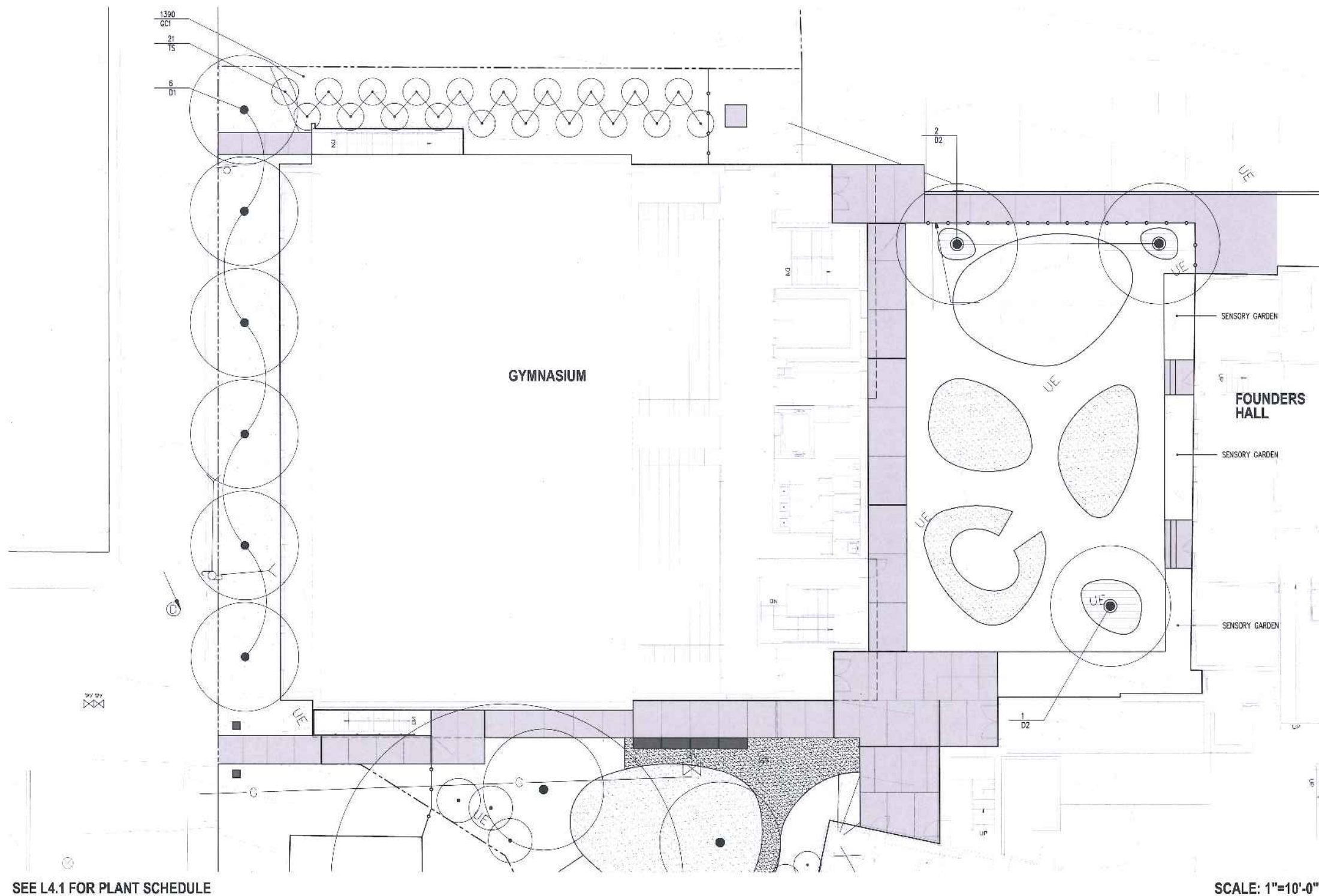
PLANNING BOARD SUBMIT

LAYOUT +
MATERIALS PLAN

L-2.1



SCALE: 1/4"=10'-0"



WAYNFLETE GYM + LOWER SCHOOL

NEW CONSTRUCTION

WAYNFLETE SCHOOL
300 SPRING STREET
PORTLAND, MAINE 04102

NOT FOR
CONSTRUCTION

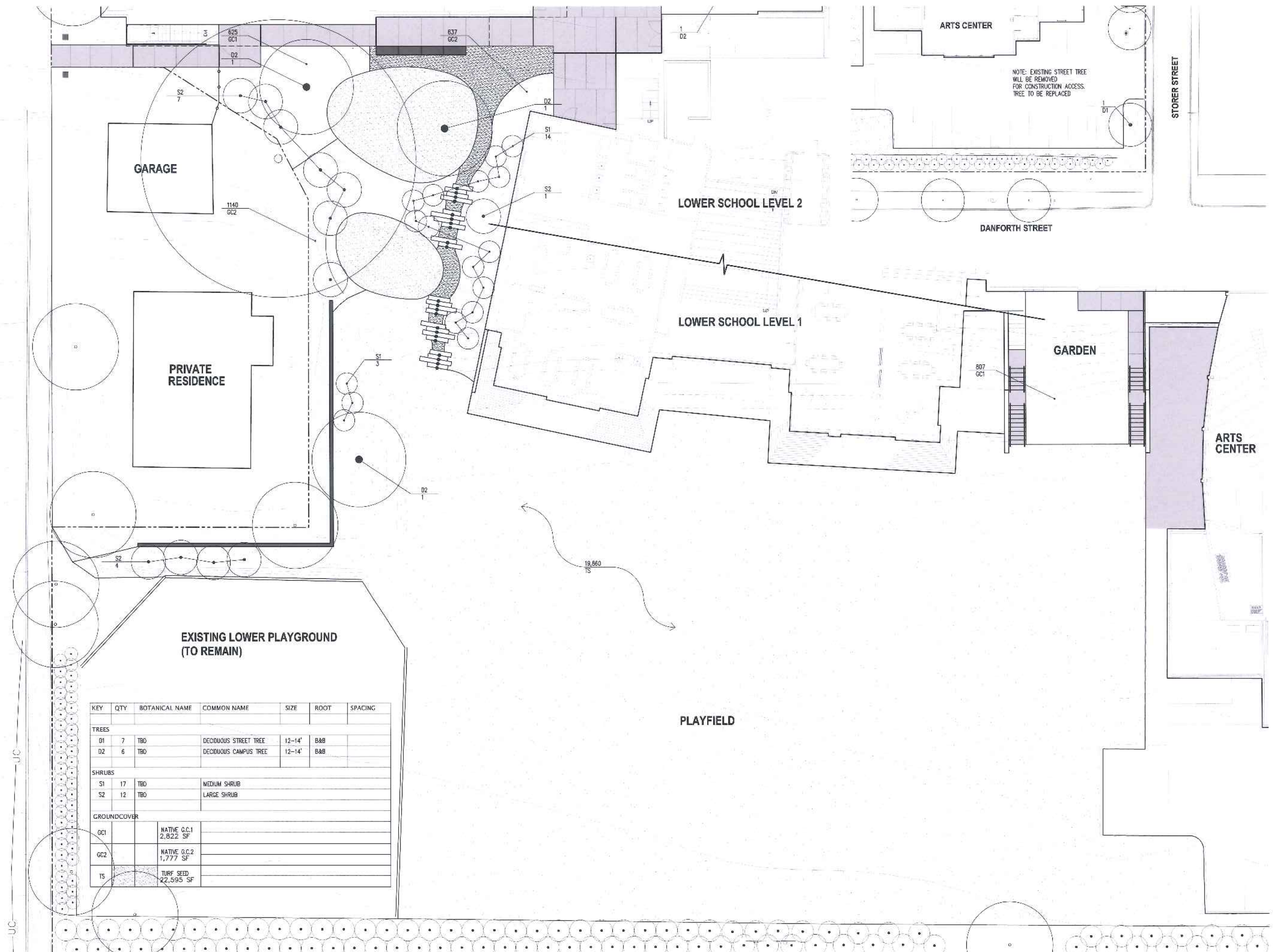
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BY JANUARY
2014-01
PLANNING BOARD SUBMISSION

PLANTING PLAN

L-4.0



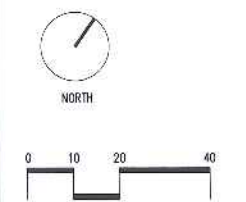
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
TREES						
D1	7	TBD	DECIDUOUS STREET TREE	12-14'	B&B	
D2	6	TBD	DECIDUOUS CAMPUS TREE	12-14'	B&B	
SHRUBS						
S1	17	TBD	MEDIUM SHRUB			
S2	12	TBD	LARGE SHRUB			
GROUND COVER						
GC1		NATIVE G.C.1	2,822 SF			
GC2		NATIVE G.C.2	1,777 SF			
TS		TURF SEED	22,595 SF			



75 York Street
Portland, Maine 04101
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207.772.4656

mbla inc
michael boucher landscape architect

457 US Route 1 Suite 2
Freeport, ME 04032
T 207.865.1080
F 207.865.1455
www.boucherlandscape.com
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**WAYNFLETE
GYM + LOWER SCHOOL**

NEW CONSTRUCTION
WAYNFLETE SCHOOL
380 SPRING STREET
PORTLAND, MAINE 04102

**NOT FOR
CONSTRUCTION**

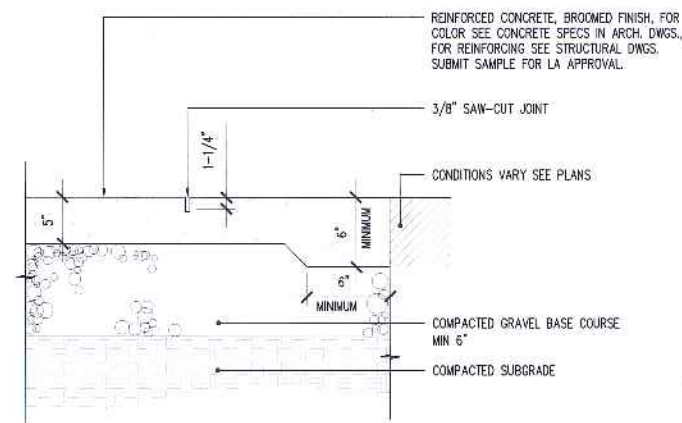
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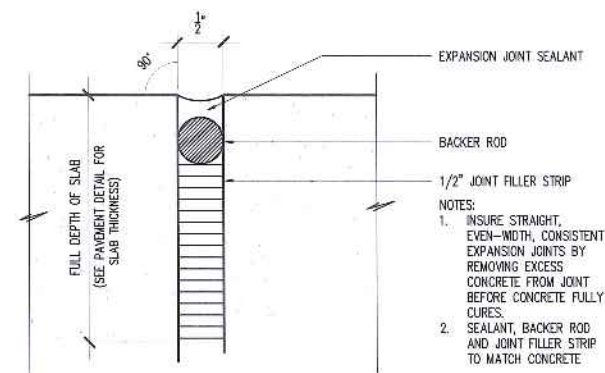
16 FEBRUARY
2013
PLANNING BOARD SURVEY

PLANTING PLAN

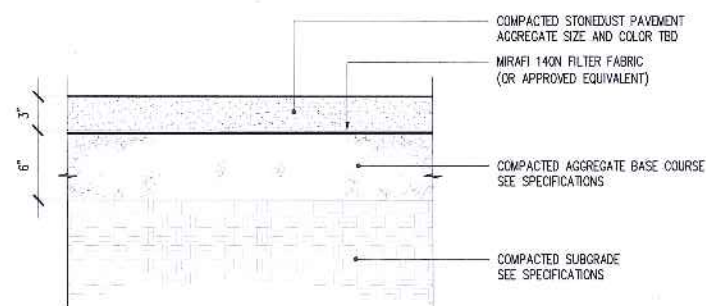
L-4.1



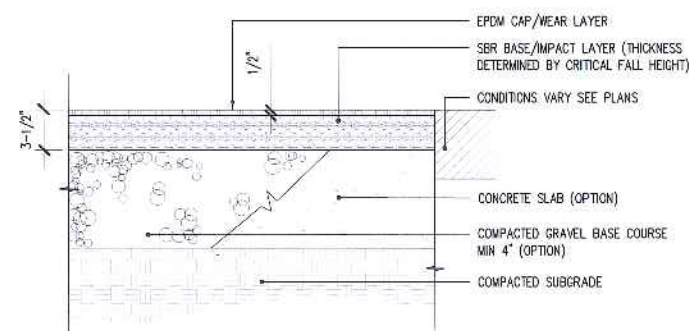
1 C.I.P. CONCRETE PAVING
1-1/2"=1'-0"



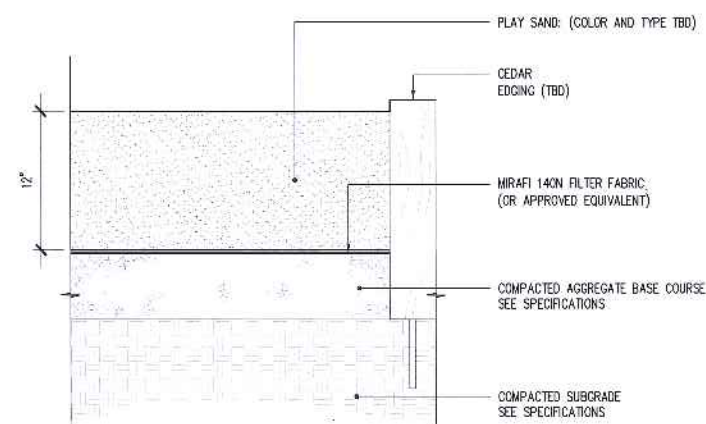
2 EXPANSION JOINT
1"=0" = 1'-0"



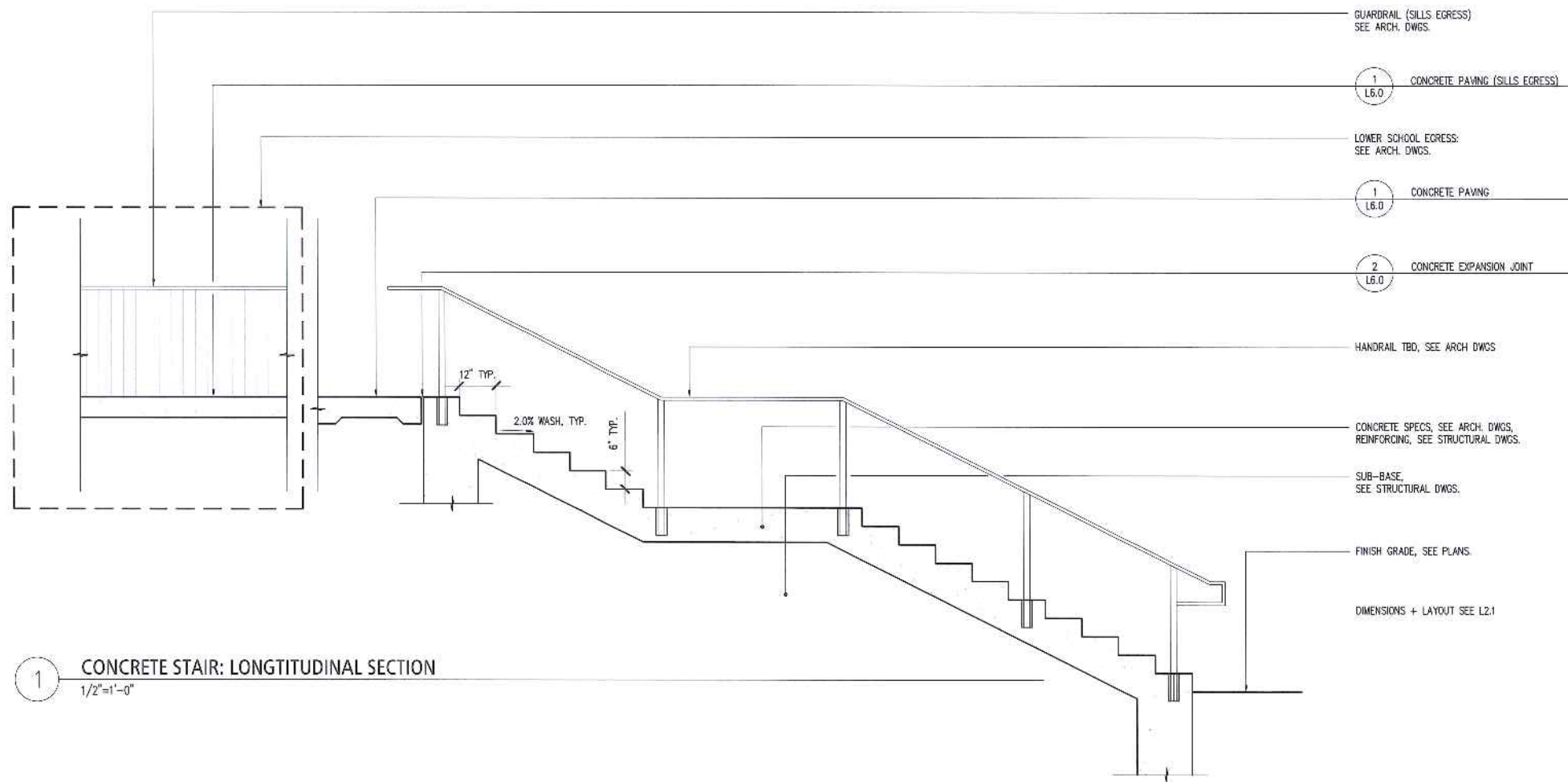
3 STONE DUST PATH
1-1/2"=1'-0"



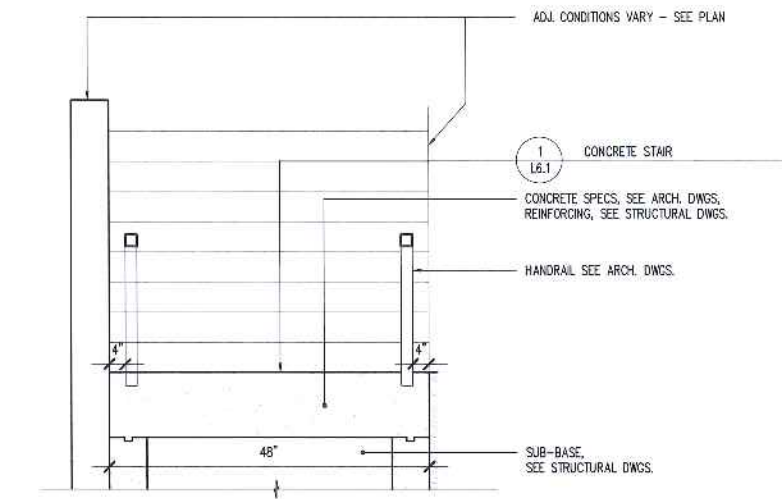
4 IMPERVIOUS PLAYGROUND SURFACE: (POURED IN PLACE RUBBER OPTION)
1-1/2"=1'-0"



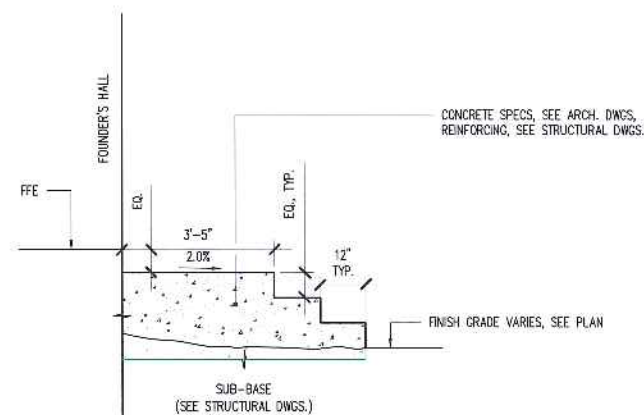
5 NATURAL PLAYGROUND
1-1/2"=1'-0"



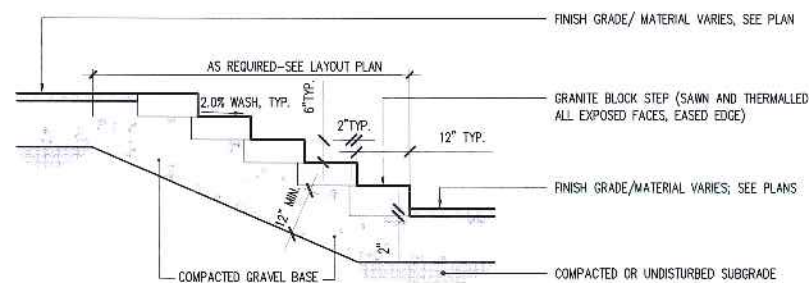
1 CONCRETE STAIR: LONGITUDINAL SECTION
1/2"=1'-0"



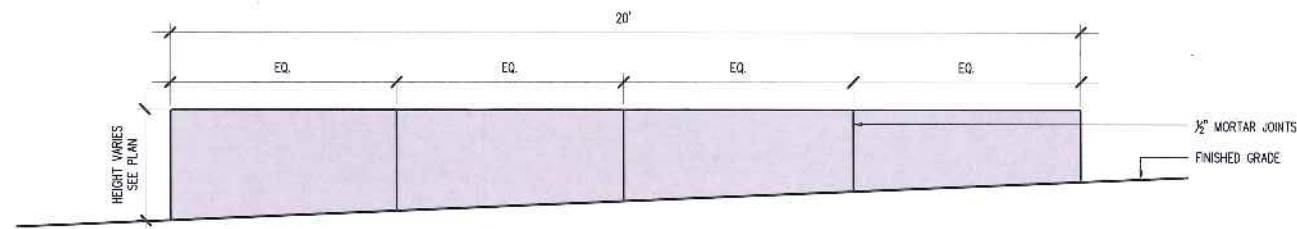
2 CONCRETE STAIR: LATERAL SECTION
1/2"=1'-0"



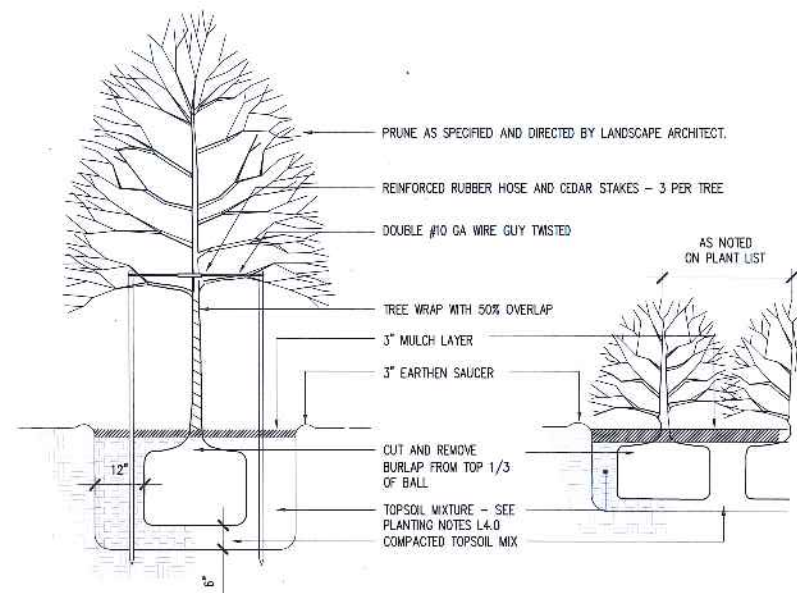
3 CONCRETE STAIR: LATERAL SECTION
1/2"=1'-0"



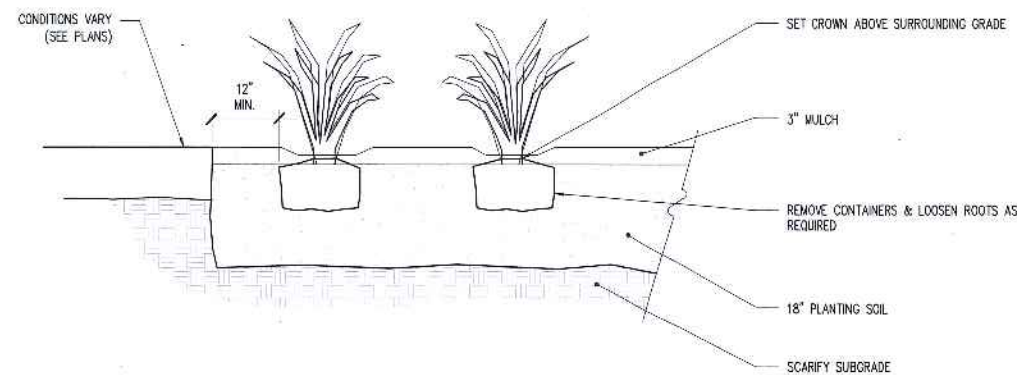
4 GRANITE STEPS-DRYLAI
1/2"=1'-0"



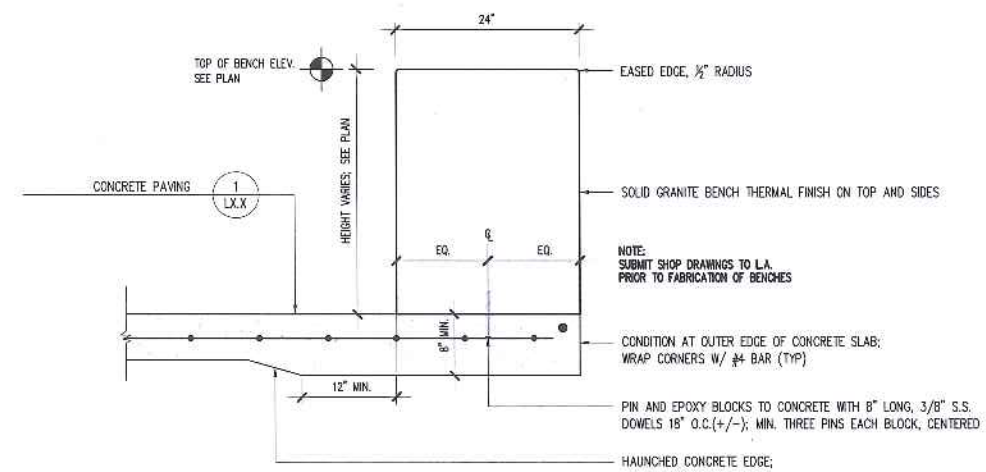
1 GRANITE SEAT WALL: SE ELEVATION
1/2"=1'-0"



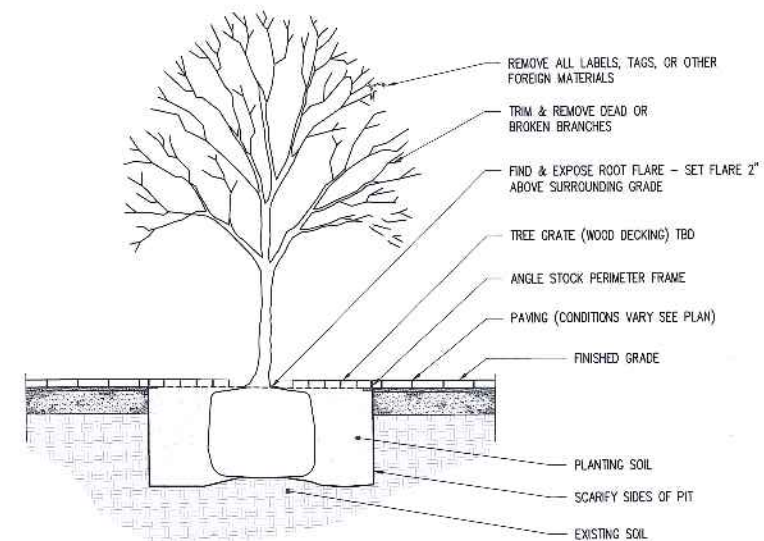
3 TREE + SHRUB PLANTING DETAIL
NTS



4 GROUNDCOVER PLANTING DETAIL
NTS



2 GRANITE SEAT WALL: SECTION
1"=1'-0"



- NOTES:
1. TREE TO BE SET PLUMB.
 2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
 3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

5 TREE PIT WITH WOODEN TREE GRATE DETAIL
NTS

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

ATT 3.
EXCERPTS
FROM 11/4/15
STAFF REPORT

WORKSHOP
WAYNFLETE SCHOOL – GYM AND LOWER SCHOOL

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: October 29, 2015
RE: November 4, 2015 WORKSHOP – Preliminary Review of Proposed Demolition
and Replacement of Existing Gym and Lower School Buildings

Address: Waynflete School, 360 Spring Street
(gym faces Fletcher Street; lower school wing faces Danforth)

Applicant: Waynflete School
Represented by Anne Hagstrom

Project Architect: Scott Simons and Austin Smith
Scott Simons Architects

Introduction

Architects Scott Simons and Austin Smith, representing Waynflete School, have requested a preliminary workshop to present plans for the replacement of the school's existing gym and the construction of a new Lower School complex, which involves the removal of a portion of the existing Lower School building complex. Waynflete's gym is located at the western edge of the campus and faces Fletcher Street. The lower school is currently housed in Founders Hall and the Hewes Wing. Founders Hall is located within the interior of the Waynflete campus, only portions of which are visible from the street. The Hewes Wing faces Danforth Street and is located on a rise above the school's ballfield bordering Danforth. The Hewes Wing, as well as a connector that currently links Founders Hall to the Hewes Wing, are proposed to be removed.

In addition to submitted plans and elevations, the project architects have provided a detailed written narrative describing the physical constraints and institutional needs that prompted the two replacement projects as well as their design goal and objectives for the new structures. Building descriptions are provided as well. The submission also includes photos of current conditions and computer-generated images of the proposed buildings in their respective contexts.

Existing Structures Proposed for Removal and Replacement

Waynflete's existing gym, which faces Fletcher Street, was built in the mid 1970's and is classified as a noncontributing structure within the West End Historic District. As viewed from Fletcher Street, the building is an incongruous presence along the otherwise residential street not only (or not necessarily) because of its uncharacteristic long frontage. Contributing to its incompatibility is the fact that its massing is unarticulated and its translucent Kalwall "roof" form is taller than the building wall itself, creating non-traditional building proportions.

The existing structures affected by the proposed construction of a new Lower School complex are the Hewes Wing and the building connector that links Founders Hall and the Hewes Wing. Founders Hall itself will remain; only its interior will be affected by the project. Hewes Wing was constructed in 1960. Its long side faces Danforth Street; although set well back from Danforth, it is clearly visible from the street, especially during the winter months. Its Danforth Street façade is symmetrical with a slightly projecting center bay and symmetrical window pattern. The incorporation of quoins at building corners and a bracketed cornice were attempts to integrate the new wing with Founders Hall. The connector to Founders Hall that is proposed to be demolished also was designed to incorporate architectural details of historic Founders Hall; its construction date is unknown but was likely built later than the Founders Hall itself.

Context of Proposed Replacement Structures

As noted above, the gym is located within close proximity of abutting residential streets—Fletcher Street as well as Orchard Street, which terminates directly in front of the gym. As such, the issue of design compatibility is particularly relevant for this project. As the required length of a gym necessitates a building considerably longer than what is typical for this neighborhood, obviously the new building will be hard-pressed to achieve compatibility in terms of general form and footprint. However, there is an opportunity to ensure that the replacement building achieves greater compatibility through other design and material characteristics.

The site of the new Lower School complex is located a considerable distance from Danforth Street. While the residential historic structures on Danforth, Storer and Fletcher Street make up the project's larger surrounding context, its immediate context is mostly comprised of other Waynflete structures. In fact, the Waynflete buildings immediately abutting the proposed structure are all of recent construction. (The only historic residential structure within close proximity of the new Lower School complex is the gable-roofed residence facing Fletcher Street that immediately abuts the ballfield.)

The presence of a retaining wall and vegetated screen along Danforth Street filters the view of the current Hewes Wing, but given its elevated position on a knoll above the ballfield it is nevertheless visible from various points along Danforth, especially in the winter. The replacement structure will be visible as well, especially the upper portion of the structure.

Description of Proposed Replacement Buildings

Included in the submission prepared by the project architect are written buildings descriptions, including proposed material palette. Also included in the narrative is a description of the

programmatic, sustainability and design objectives that informed the proposed design solutions. Given that this information is provided in the applicant's submission, there is no need to repeat the information here.

Staff Comments, Questions for Consideration

In reading the project architects' written narratives for each of the two proposed projects, it is clear that compatibility with the immediate abutting historic residential context was given significant consideration in the case of the replacement gym. One of the aims of the new design is to achieve greater compatibility through building articulation, proportions, material choices, etc.

In the case of the new Lower School complex, the narrative clearly describes the effort to address through the building design solution several clearly identified goals of the school: accommodating programmatic and spatial needs; achieving improved accessibility throughout the complex; creating an environment that is comfortable and conducive to learning for young children; achieving optimal energy efficiency; reflecting the school's commitment to environmental sustainability, etc. What is less clear is the extent to which the larger neighborhood context was considered in the design process.

In reviewing the compatibility factors the Board is charged with considering in the review of new construction proposals (see below), it is clear that the proposed building solution departs from a number of key building characteristics that are shared by many of the historic residential structures that define Waynflete School's surrounding context. These include orientation to the street; fairly simple, traditional and often single, all-encompassing roof forms; formal massing; regularity of fenestration; finely detailed facades; traditional building materials, etc. The proposed design is striking for its departure from many of these characteristics in its massing and roof forms, its irregular fenestration, material palette and overall informal, playful architectural expression.

In reviewing this proposal, the Board should consider a threshold question: what is the appropriate context against which the proposed building should be measured in terms of achieving compatibility? Given the fact that the Lower School complex is located a considerable distance from an abutting residential street within the West End Historic District, how responsive must the design be to some of the more identifiable architectural characteristics found in the district? Is the immediate context established by Waynflete's newer buildings at the corner of Storer and Danforth the more relevant context for consideration? If so, is the proposed design solution reasonably compatible with its campus context?

The Board will also need to determine how visible and/or prominent the proposed development will be from various vantage points and at various times of year. Depending on how much of the new building will be visible from Danforth, the Board might wish to focus on this area of the building for greater scrutiny. If the Board finds that the proposed design solution is not sufficiently contextual with respect to its larger surrounding neighborhood context, are there design modifications that would help in integrating the building with its context?

Applicable Review Standards

The historic preservation ordinance's **Standards for New Construction** shall apply in the review of the two new construction proposals. The intent and application of the new construction standards are described in detail in the Portland's Historic Resources Design Manual.

The introduction to the Design Manual's chapter on new construction is excerpted below:

The challenge is to design a building which is both distinct from and compatible with the buildings that surround it. The purpose of the following standards is to provide guidance in identifying the visual qualities of a given site's context, and to assess whether or not a proposed design is likely to compliment that context.

The central idea behind good design in an historic context is a simple one. The scale, mass, orientation and articulation of an infill building should be compatible with that of the buildings that surround it. Compatibility refers to the recognition of patterns and characteristics which exist in a given setting, and responsiveness in a new design which respects these established patterns and characteristics. Although similarity of design is one way of achieving compatibility in an historic context, a creative and distinctly contemporary design response is both permitted and encouraged within the parameters of the new building's context.

There are a number of building characteristics which can be used to gauge visual compatibility of new construction in an existing context. A new building need not follow the pattern set by its neighbors in each and every category. But it should relate to a number of the easily discernable traits. These characteristics are:

Scale and Form:

Height – The height of the proposed building shall be visually compatible with surrounding structures when viewed from any street or open space.

Width – The width of a building shall be visually compatible with structures and open spaces to which the building is visually related.

Proportion of principal facades – The relationship of the width to the height of the front elevation shall be visually compatible with structures to which the building is visually related.

Roof shapes – The roof shape of a structure, including rooftop additions, shall be visually compatible with the structures to which it is visually related.

Scale of the structure

Composition of Principal Facades

Proportion of openings – The relationship of the width to height of windows and doors and the location of windows and doors within the façade shall be visually compatible with structures, public ways and places to which the building is visually related.

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections – The rhythm of entrances and other façade projections or recesses shall be visually compatible with the structures, public ways, and places to which it is visually related.

Relationship of materials, texture and color – The relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

Signs, canopies and awnings

Relationship to the street

Walls of continuity – Facades and site structures such as masonry walls, fences, and landscape masses shall when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.

Rhythm of spacing and structures on streets – The Relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.

Directional expression of principal elevations – A building shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical, horizontal, or nondirectional character.

Attachments

1. Applicant submission



View from Fletcher Street



View to Fletcher Street from playground



Entry view from Fletcher Street



View from lower playfield

scott simons architects

designed for human potential

75 York Street, Portland, ME 04101
207.772.4656 www.SimonsArchitects.com

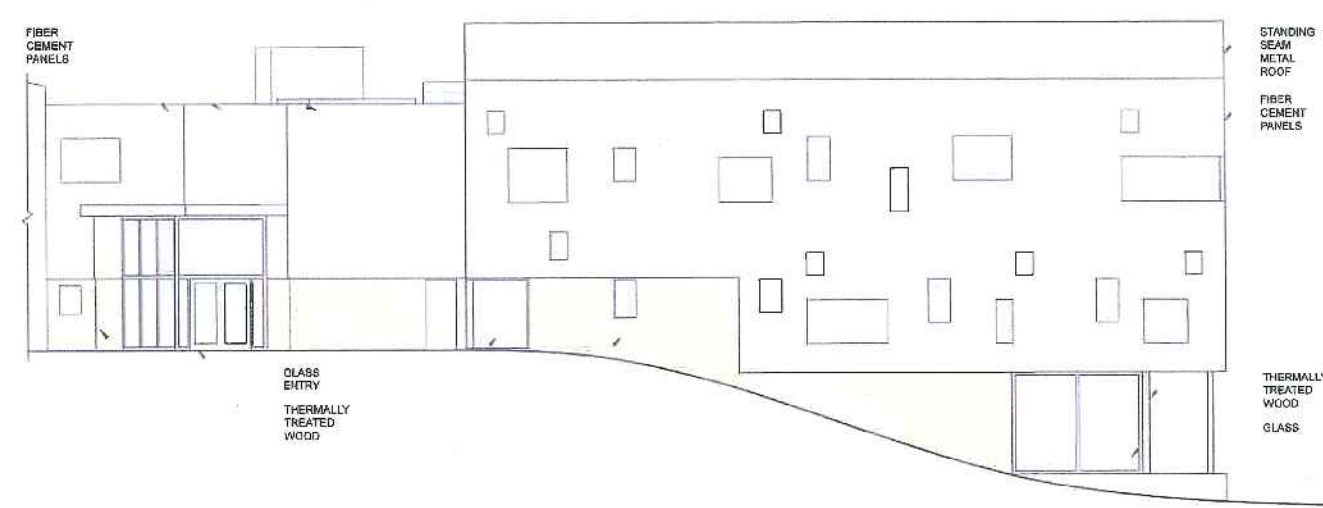
Waynflete

Site Design Rendering

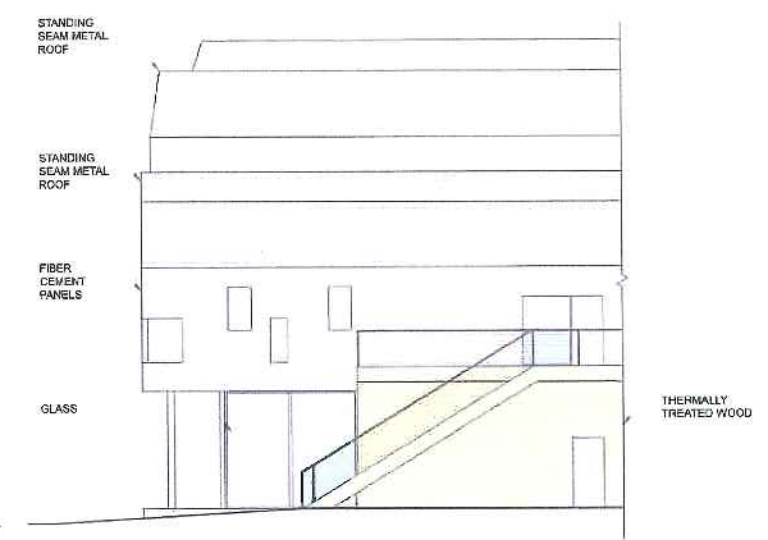
Waynflete Lower School

Portland, Maine

07 October 2015



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

- TOP OF ROOF
EL. + 172' - 6 1/4"
- ROOF EDGE
EL. + 167' - 3 1/4"
- TOP OF FIN. FLOOR
EL. + 154' - 1/2"
- TOP OF FIN. FLOOR
EL. + 141' - 7 3/4"
- TOP OF FIN. FLOOR
EL. + 128' - 2"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- TOP OF ROOF
EL. + 172' - 6 1/4"
- ROOF EDGE
EL. + 167' - 3 1/4"
- TOP OF FIN. FLOOR
EL. + 154' - 1/2"
- TOP OF FIN. FLOOR
EL. + 141' - 7 3/4"
- TOP OF FIN. FLOOR
EL. + 128' - 2"



Internal view from playground

scott simons architects

designed for human potential
75 York Street, Portland, ME 04101
207.772.4656 www.SimonsArchitects.com

Waynflete

Site Design Rendering

Waynflete Lower School
Portland, Maine
07 October 2015

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

**PUBLIC HEARING
22 FREE STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 9, 2016

RE: March 16, 2016 **Public Hearing**

Application For: Certificate of Appropriateness for Rear Deck Construction and
Fenestration Alterations

Subject Property: 22 Free Street

Applicant: Tod Dana, tenant

Property Owner: J.B. Brown & Sons

Architect: Harry Hepburn, Briburn Architecture

Introduction

Tod Dana, owner of El Rayo Taqueria, is requesting approval for construction of a rear deck behind the restaurant's new location at 22 Free Street. The application also calls for modifications to four window openings on the rear elevation of the building and installation of an exhaust hood on the roof.

The ground floor commercial space, which was formerly occupied by Papier Gourmet, is located at the western end of several contiguous historic commercial blocks owned by J.B. Brown & Sons at the lower end of Free Street. Immediately west of the subject structure is a large open parking lot. Given the width of the parking lot, the proposed rear deck addition will be visible when approaching from the west on Free Street. Both the deck and the window modifications will be visible from Spring Street Arterial, at least for the foreseeable future.

Proposed Scope of Exterior Work

The proposal calls for constructing a deck behind the existing structure at 22 Free Street. Given the configuration of the rear of the block (see aerial view), the proposed deck will be bound on two sides by abutting brick walls. Given the sharp change in grade from the Free Street sidewalk toward Spring Street, the deck will be elevated a full story from ground level.

The proposed deck will extend 26'6" back from the rear elevation of the building. The deck will measure 25' wide and will be held back from the western elevation of the building. (Though not shown on the plans, according to the project architect the deck will be held off approximately 2 inches from the leading edge of the building.) The elevated deck is supported by 4" steel posts and surrounded by a 42" steel cable railing system with wood top rail. A set of open steel stairs will provide access from ground level; the stairs are located adjacent to the rear wall of the building. Space for parking is shown underneath the deck.

Plans call for modifications to the four rear windows immediately abutting the new deck. One of the windows is to be converted to a door and the sills of the other three windows are to be lowered. A consistent "transom" is shown across the four openings. One of these transoms will accommodate an air intake louver. Specifications are provided for the aluminum frame door; added transom windows will match existing aluminum windows.

The enclosed plans indicate that an existing wall mounted light on the rear elevation is to remain. No additional lighting is shown on the plans.

Plans also call for a commercial exhaust hood to be mounted on the flat roof. As shown on the enclosed plans, the hood will be set back from the Free Street and west elevations a considerable distance, helping to reduce its visual prominence. (The height of the hood is not provided on the plans.)

Staff Comments

As the enclosed photographs of existing conditions illustrate, the rear elevation of the subject building and that of the abutting block have been changed over time in conjunction with previous renovation projects. The result is a rather random appearance, as viewed from Spring Street Arterial. As such, the context is not as sensitive to change as might be the case in another instance.

In staff's view, the proposed alterations and deck addition are generally compatible with the subject structure and its context and have been designed to be architecturally cohesive. The Board might wish to inquire about a couple of details, however. Although the drawings indicate that the deck will be self-supporting, the Board should confirm whether the deck will be physically attached to the abutting brick walls in any way. Also, the Board should confirm whether any additional lighting is proposed for the deck, as this should be addressed at this time.

Applicable Review Standards

The following ordinance review standards apply in the review of this project:

- (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.*

Motion for Consideration

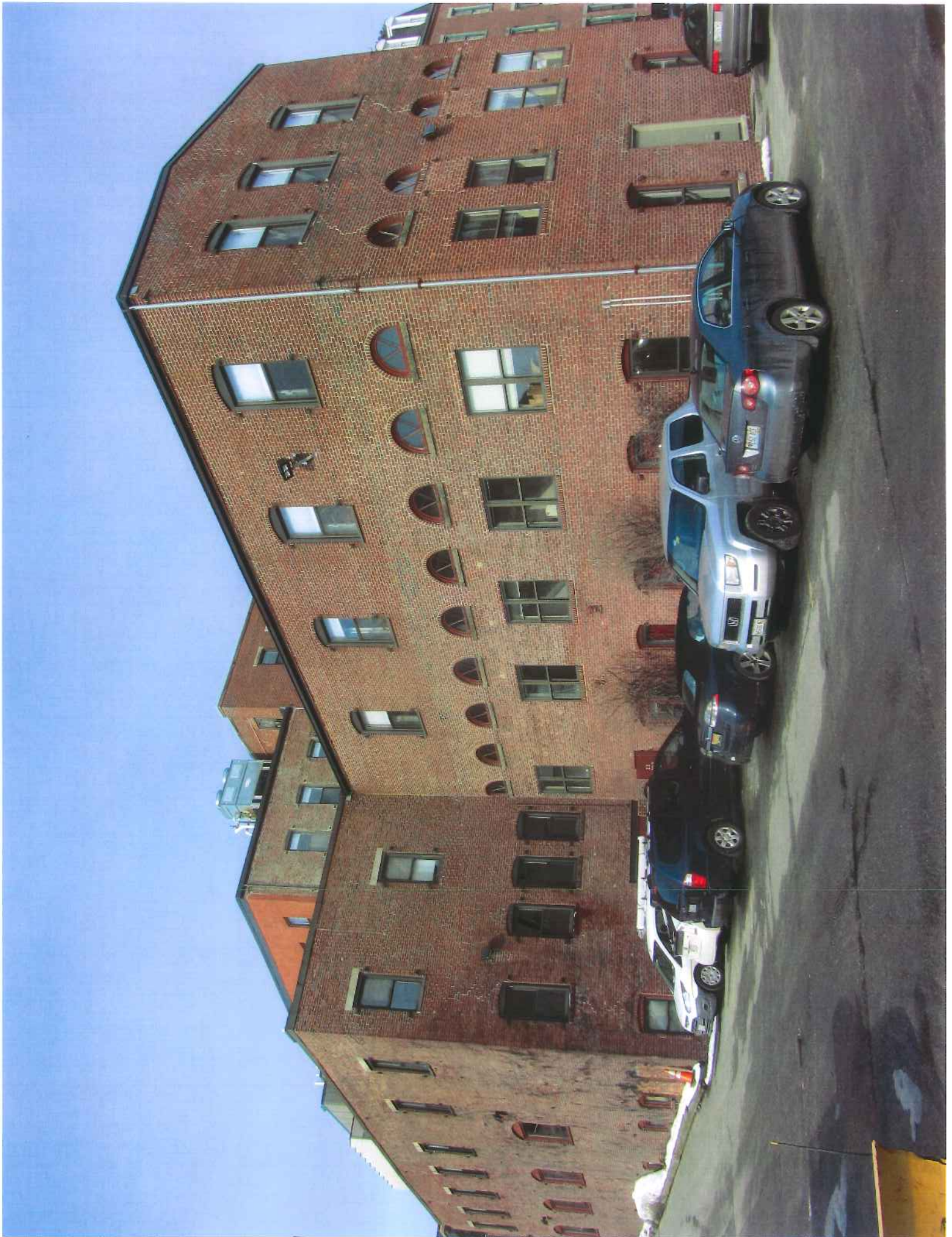
On the basis of plans and specifications submitted by the applicant for the March 16, 2016 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations and deck addition at 22 Free Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments:

1. Aerial View and photos of existing conditions
2. Application, plans and specifications







Date: 3/3/16

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:

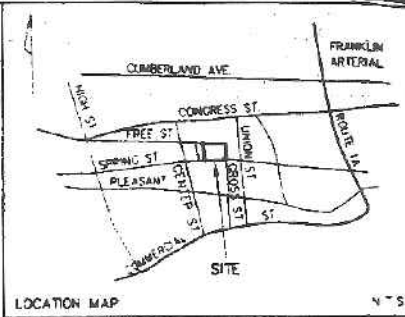
PROJECT ADDRESS:

22 FREE STREET

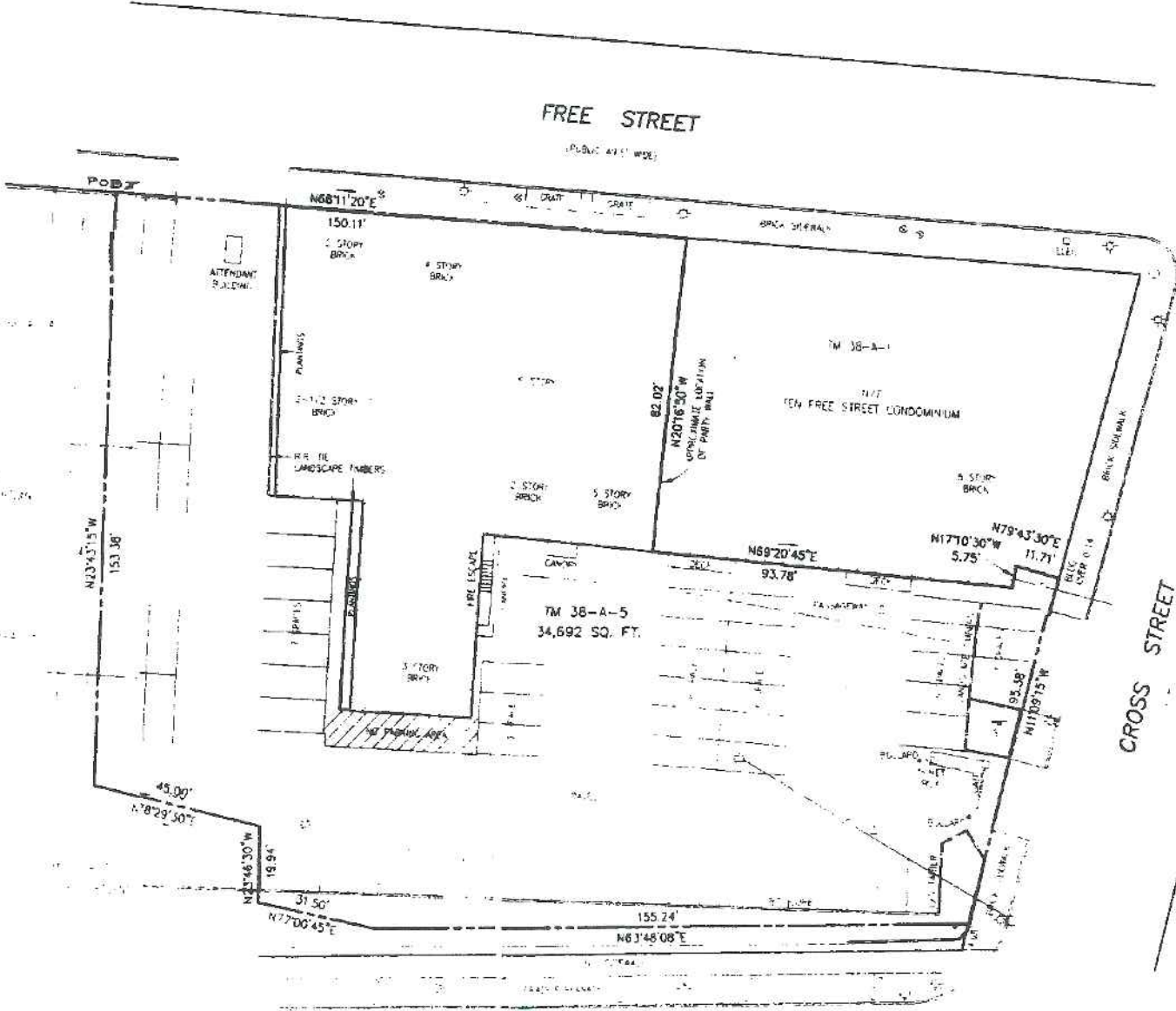
CHART/BLOCK/LOT: 038/A/005 (for staff use only)

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.

• CONSTRUCT A 23'x26' STEEL DECK OFF BACK OF THE BUILDING WHICH WILL BE ACCESSED THROUGH GROUND FLOOR RETAIL SPACE. CURRENTLY, THERE ARE 4 WINDOWS AT THE BACK OF BUILDING WHERE THE DECK WOULD BE ADDED. WE PROPOSE TO MAKE ONE OF THESE ~~DOORS~~ WINDOWS A DOOR (COMMERCIAL GRADE "THERML-BLOCK" TUBELITE DOOR - 3'0"/7'0" W/ FIXED TRANSOM WINDOW ABOVE). WE FURTHER PROPOSE TO LOWER THE SILLS ON THE OTHER 3 WINDOWS AND ADD A FIXED SINGLE WINDOW TO EXISTING DOUBLE-HUNG CONFIGURATION. BOTH DOOR + ADDITIONAL WINDOWS WILL MATCH THE EXISTING BRONZE-COLORED ALUMINUM CLAD WINDOWS IN THE BUILDING.



- LEGEND:
- WATER VALVE
 - HYDRANT
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - FENCE
 - CURB
 - TELEPHONE
 - TITLE EXCEPTION #
 - TAX MAP-BLOCK-LOT #



CERTIFICATION

THE SURVEY AND DESIGN HEREON WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED LAND SURVEYOR IN THE STATE OF MAINE. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE BEEN AWARE OF THE FACTS AND CIRCUMSTANCES SURROUNDING THE SAME. I HAVE BEEN ADVISED BY THE CLIENT THAT THE INFORMATION PROVIDED TO ME WAS TRUE AND CORRECT. I HAVE BEEN ADVISED BY THE CLIENT THAT THE INFORMATION PROVIDED TO ME WAS TRUE AND CORRECT. I HAVE BEEN ADVISED BY THE CLIENT THAT THE INFORMATION PROVIDED TO ME WAS TRUE AND CORRECT.



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.

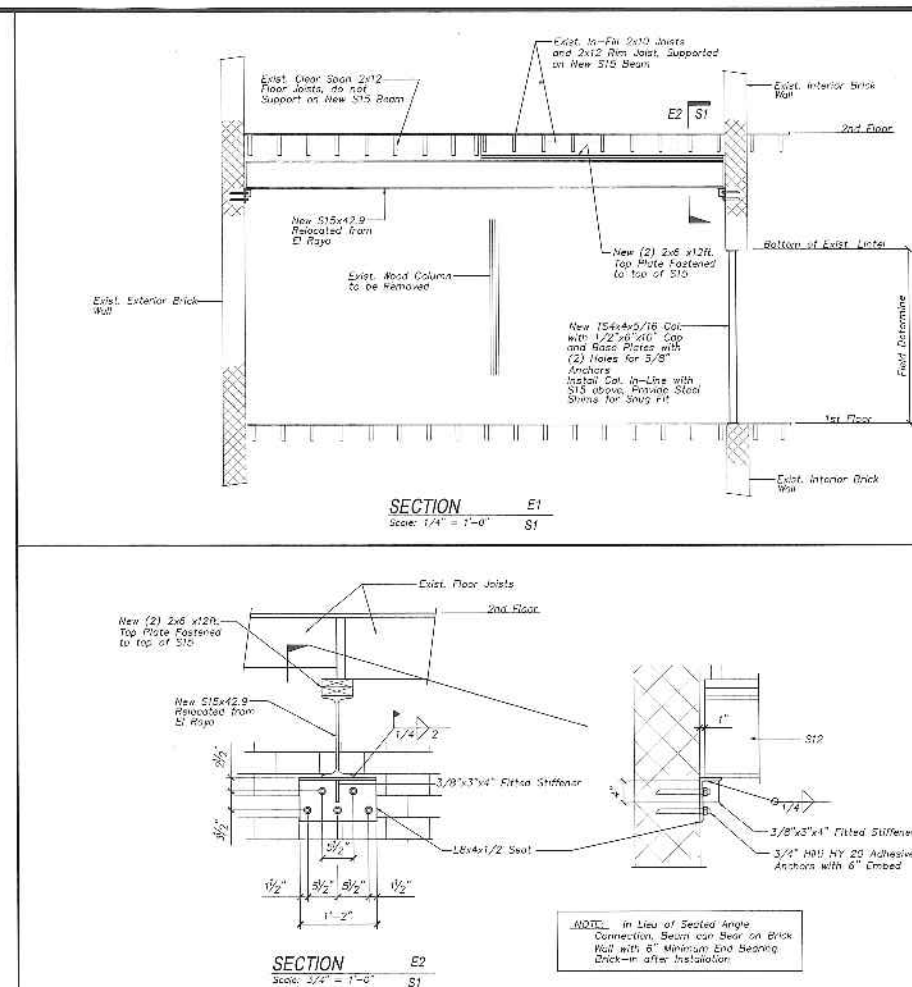
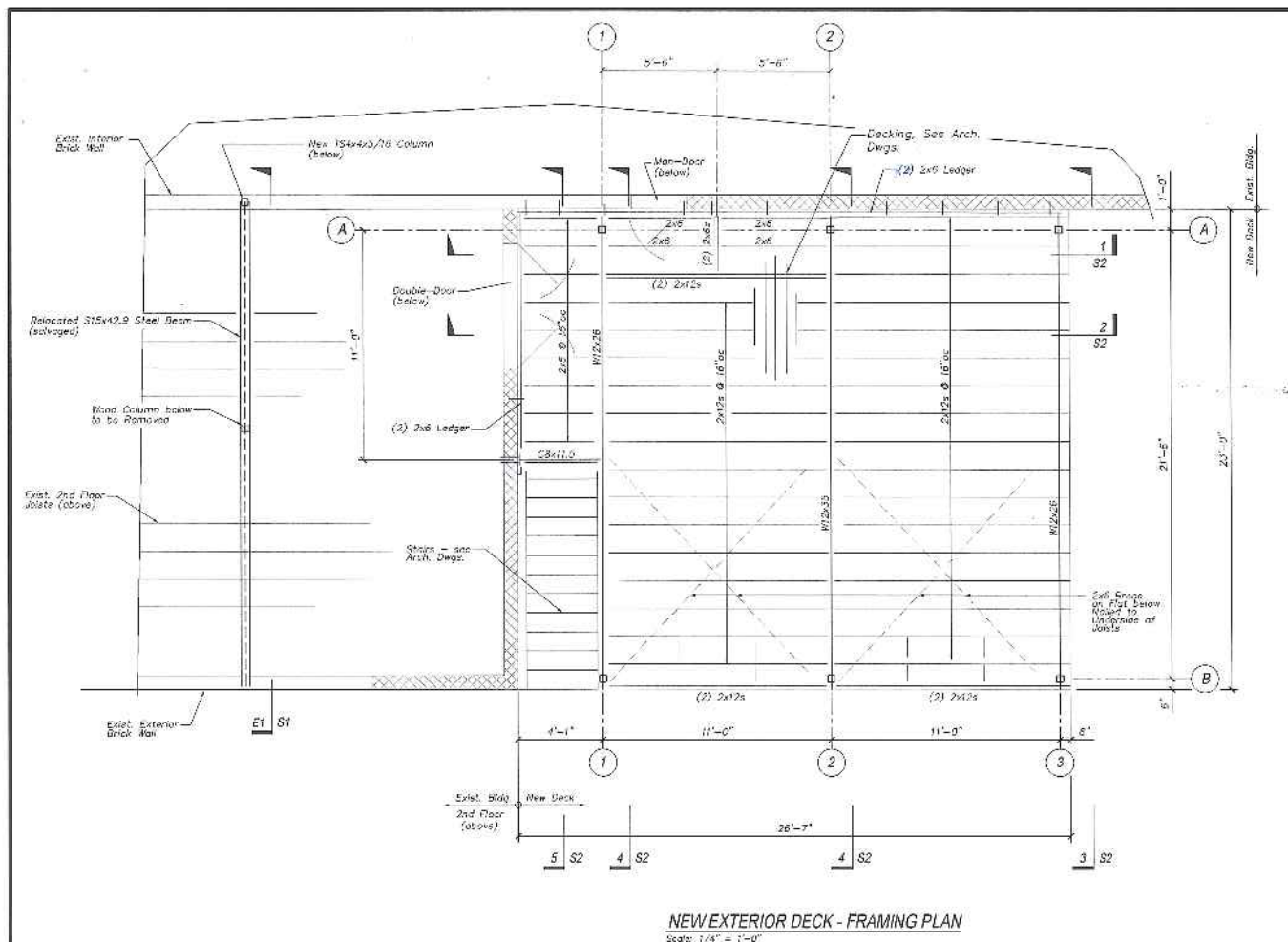
3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.



LAND TITLE SURVEY
ON
CROSS ST., FREE ST. & SPRING ST. ARTERIAL
PORTLAND, MAINE
MADE FOR
FREE STREET ASSOCIATES, LLC
PORTLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0484
PROFESSIONAL LAND SURVEYORS

Drawn By: JWH	Date: APRIL 20, 1999	Job No.: 981027
Trace By: JWH	Scale: 1" = 20'	Drawn By: JWH
Check By: JWS		
Book No.: 853		



STRUCTURAL DESIGN CRITERIA:

1. BUILDING CODE: 2008 EDITION OF THE INTERNATIONAL BUILDING CODE
2. EXTERIOR DECK LIVE LOAD = 100 PSF
3. SECOND FLOOR LIVE LOAD = 50 PSF + 20 PSF PARTITION ALLOWANCE
4. SNOW LOAD:
DECK SNOW LOAD = 42 PSF + DRIFT

GENERAL NOTES:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS, ARCHITECTURAL AND SITE DRAWINGS.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD.
3. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

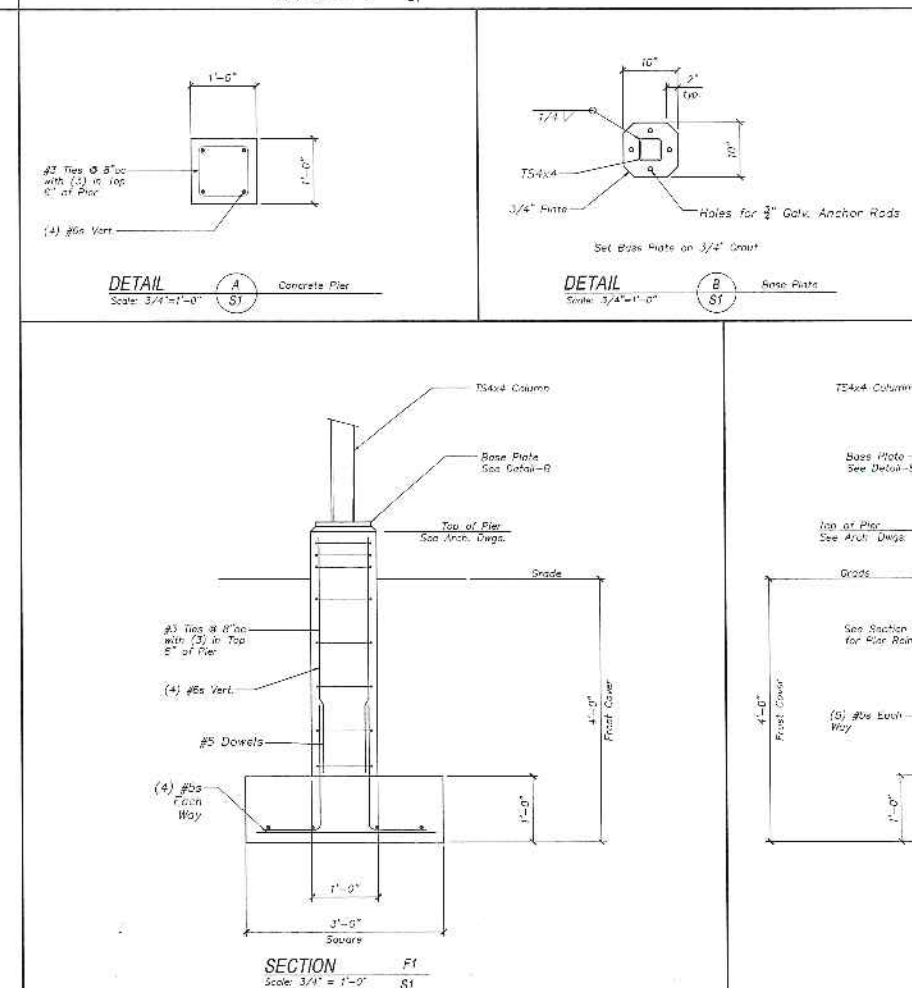
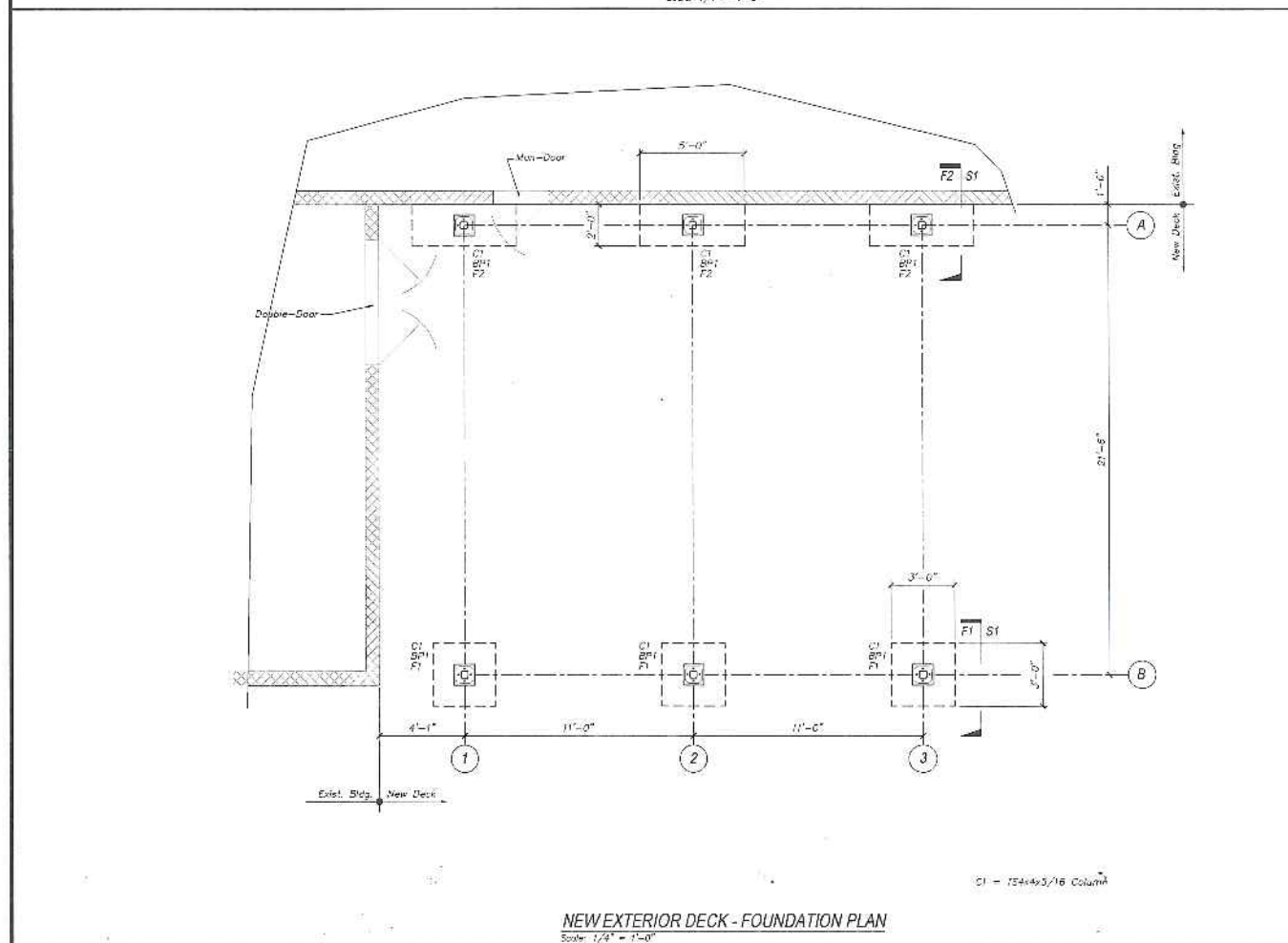
WOOD FRAMING NOTES:

1. STRUCTURAL NUMBER: M_2 1 SOUTHERN YELLOW PINE, PRESSURE TREATED
 $F_b = 850 \text{ PSI}$ $F_v = 70 \text{ PSI}$
 $E = 1,600,000 \text{ PSI}$

2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD
 CONSTRUCTION BY THE NATIONAL FOREST
 PRODUCTS ASSOCIATION.

3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE
 OF THE INTERNATIONAL BUILDING CODE 2000 EDITION,
 UNLESS SHOWN OTHERWISE ON THE DRAWINGS

STRUCTURAL STEEL NOTES - GENERAL:



SECTION	F2
Scale: 3/4" = 1'-0"	S1

SEI
Shelley Engineering, Inc.
Structural Consultants
P.O. Box 1030
Gray, Maine 04039
Phone (207) 657-8031
www.ShelleyEngineering.com

EL RAYO, Free Street

Issue	Date
Review	1/15/16
Review	2/10/16

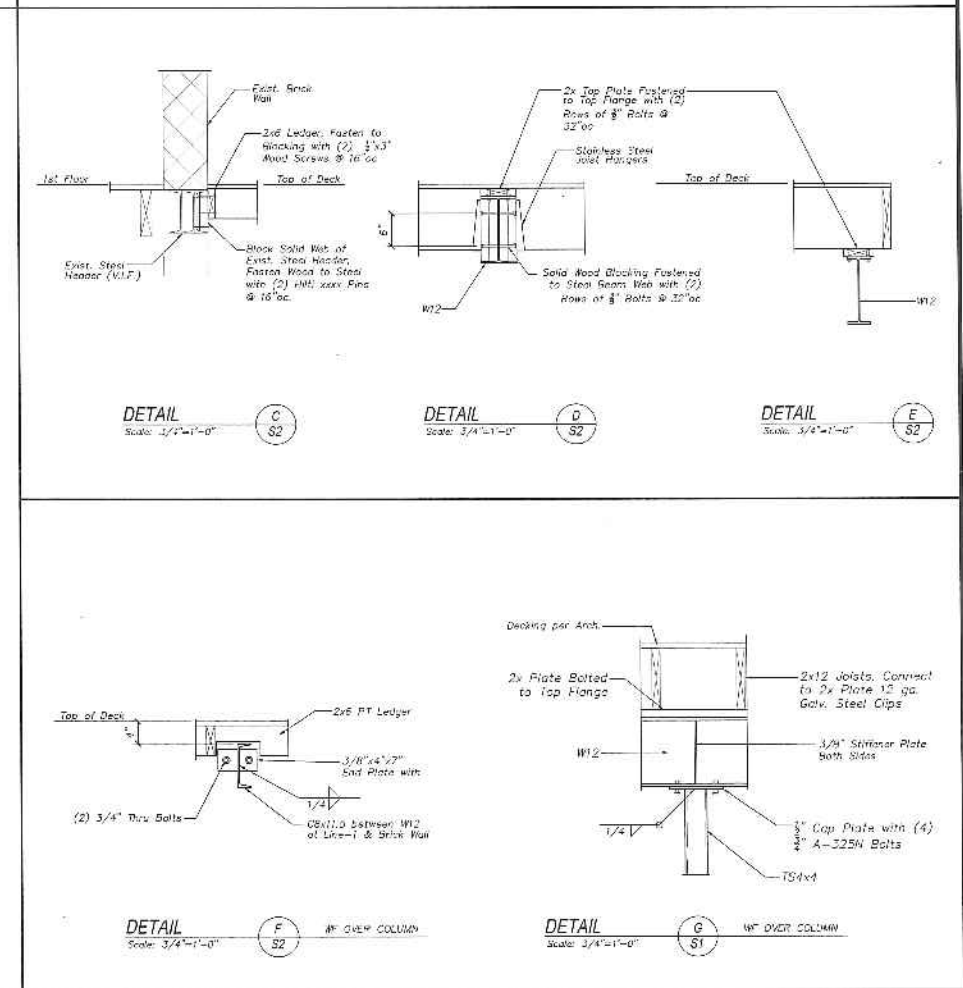
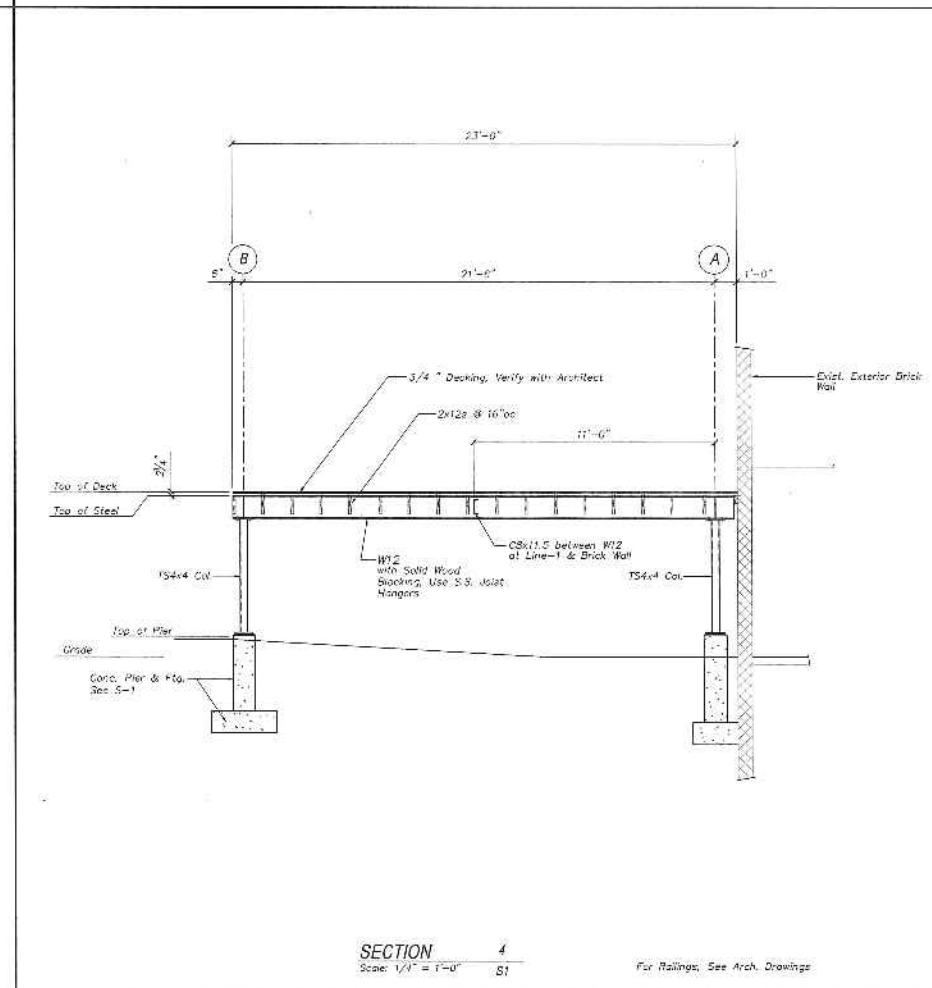
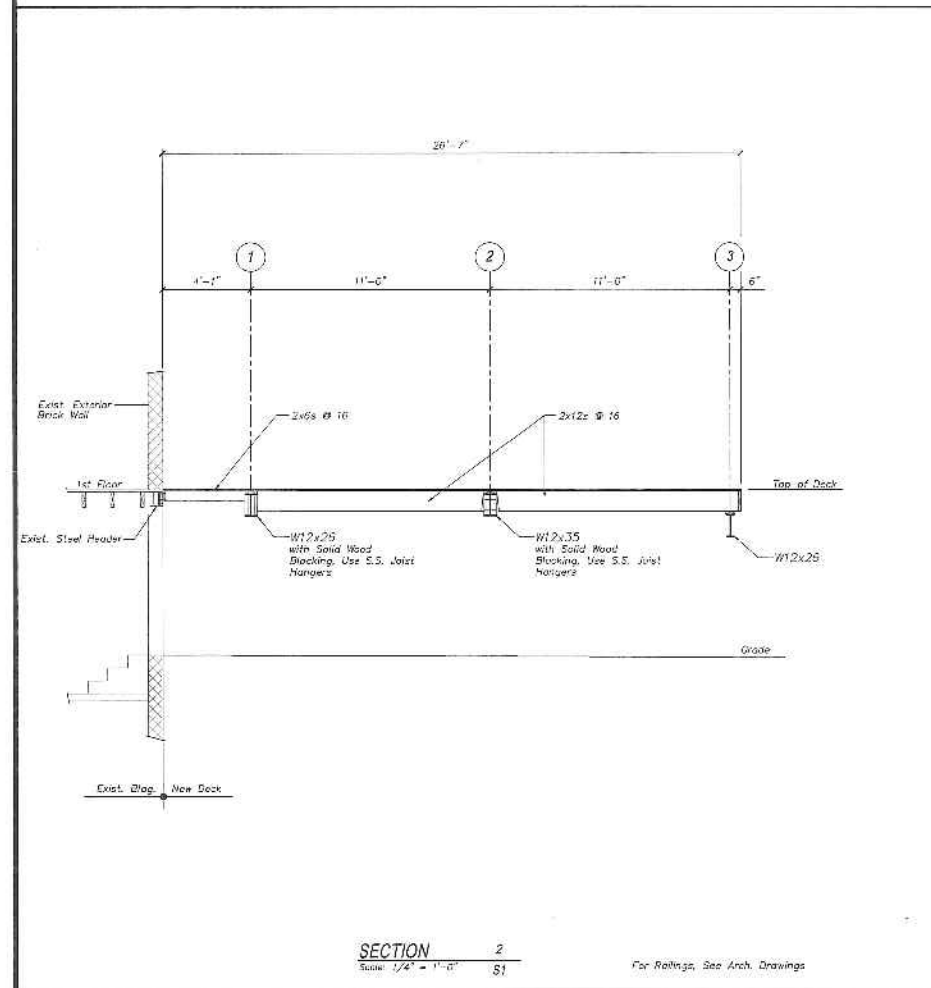
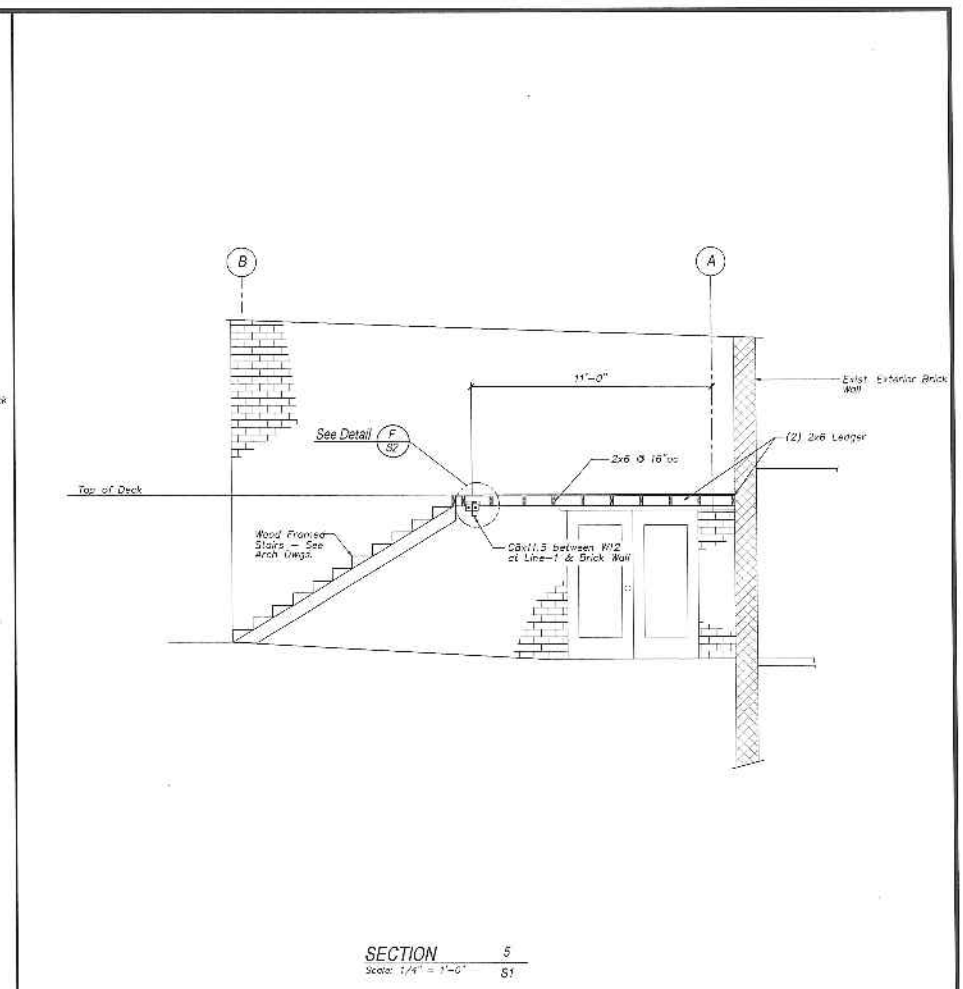
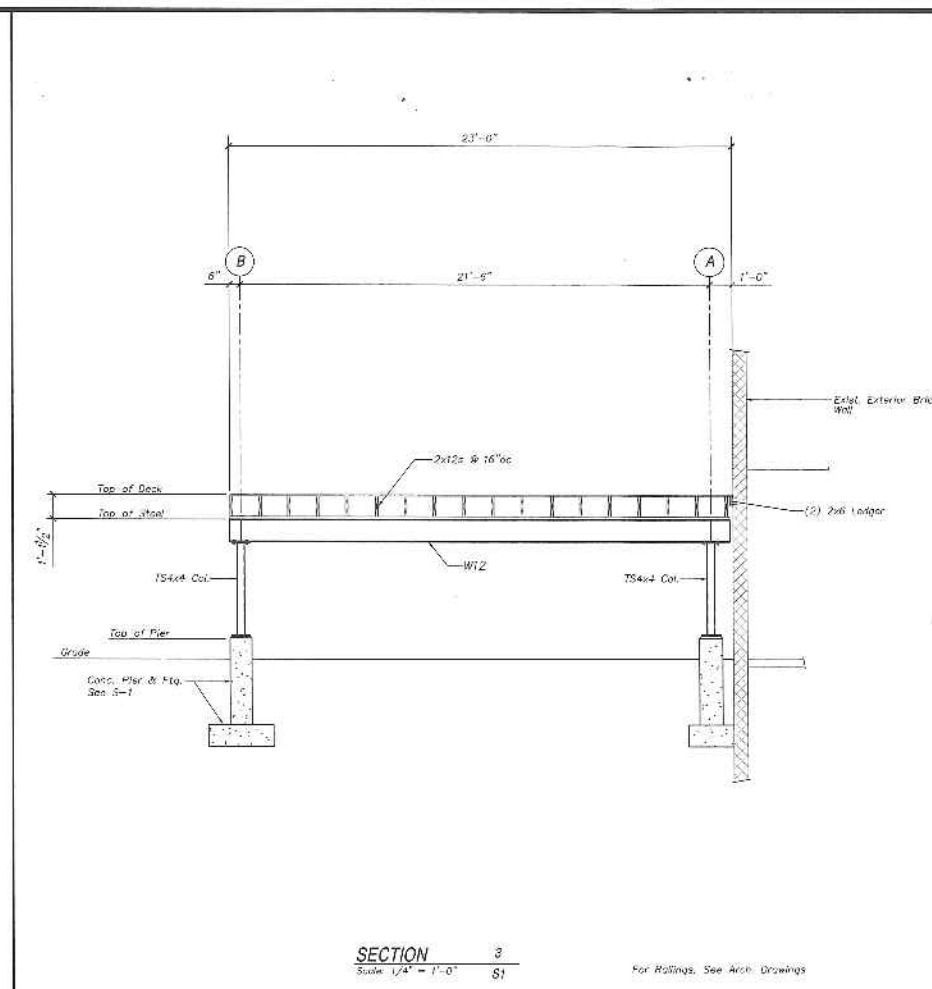
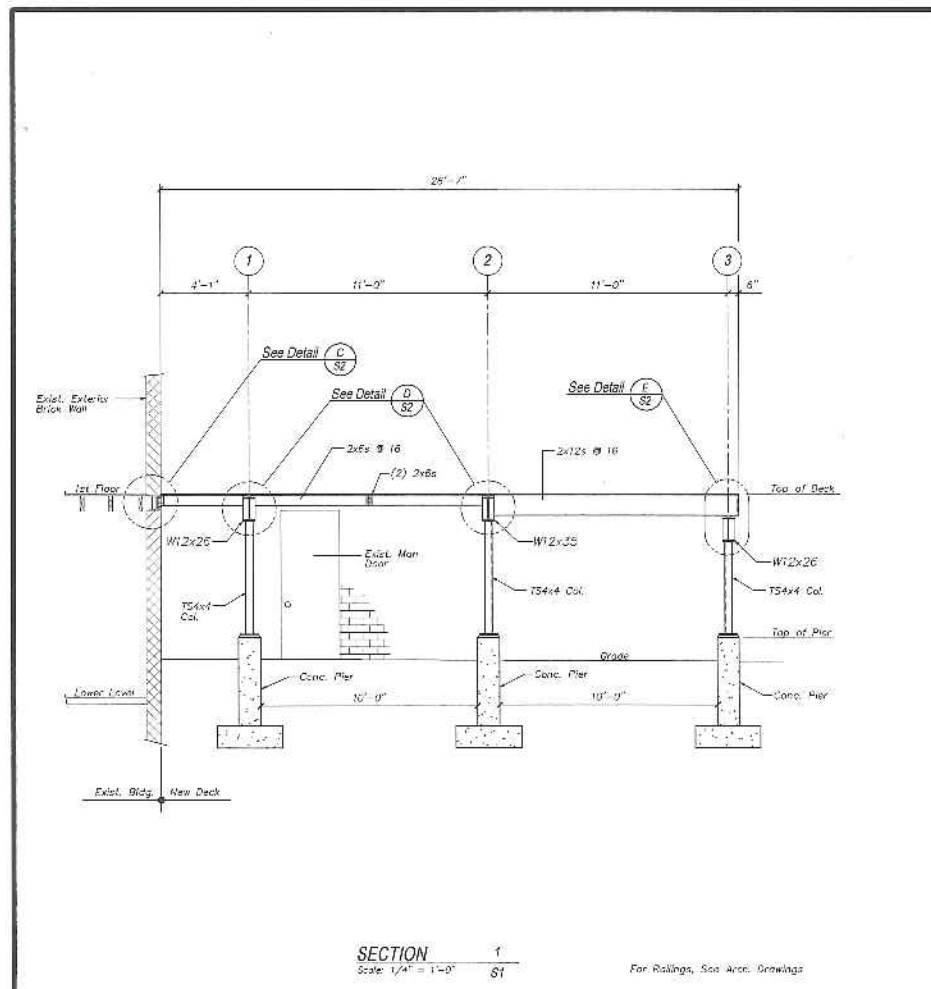
1997

SHEET TITLE:

Structural

51 of 2

SEI Job # 2016-011



SEI

Shelley Engineering, Inc.

Structural Consultants

P.O. Box 1030

Gay, Maine 04039

Phone (207) 857-8031

www.ShelleyEngineering.com

ME

Portland

EL RAYO, Free Street

Issue	Date
Review	1/16/16
Review	2/10/16

STATE OF MAINE

TIMOTHY G. SHELLEY

No. 5352

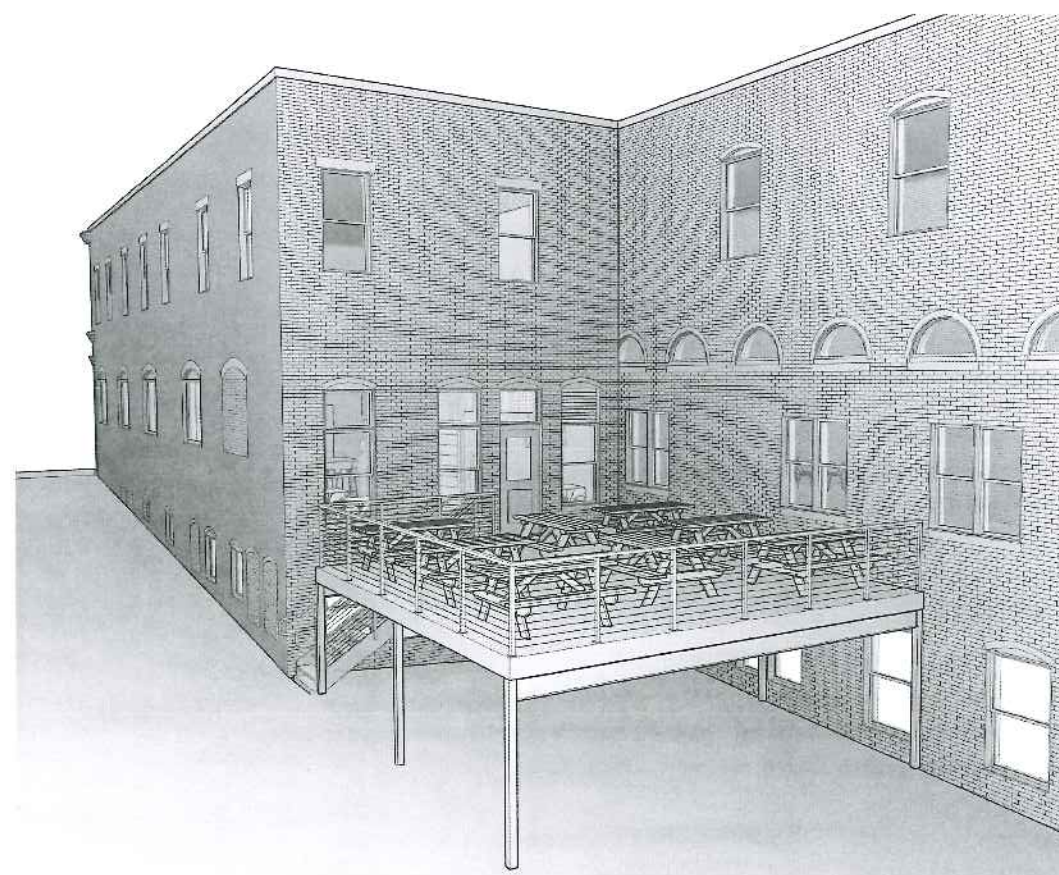
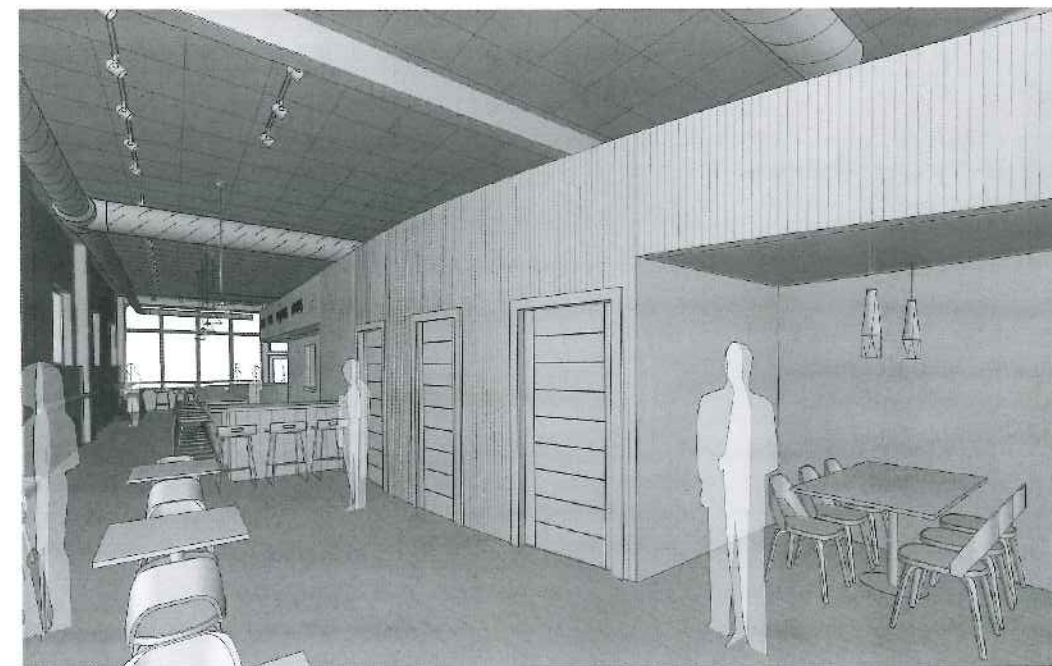
Professional Engineer

SHEET TITLE:

Structural

S2 of 2

SEI Job # 2016-011



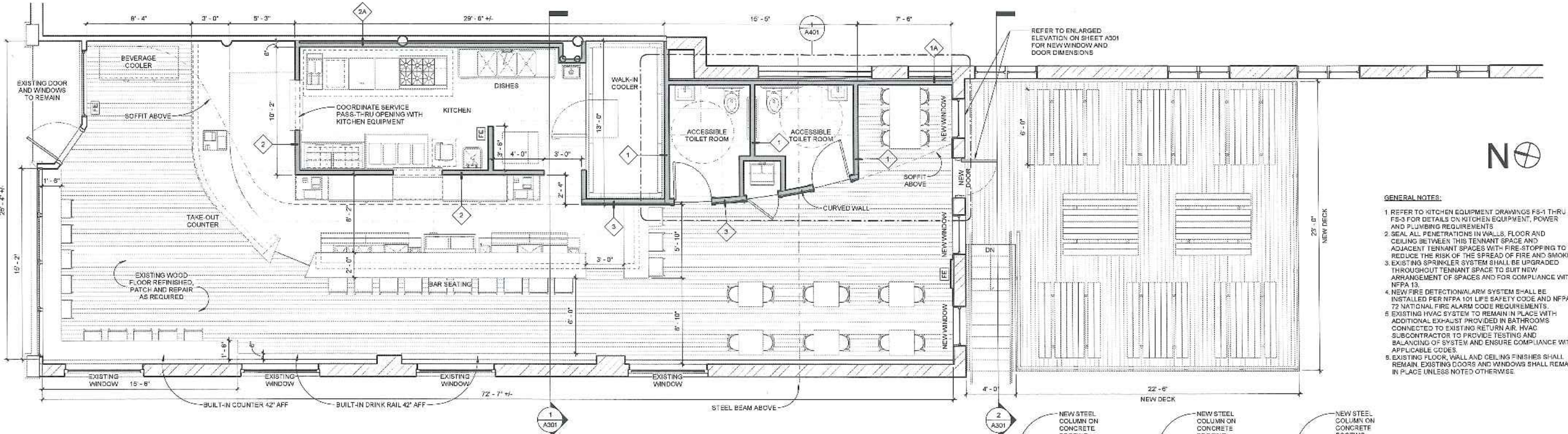
A00-

CONSULTANTS:

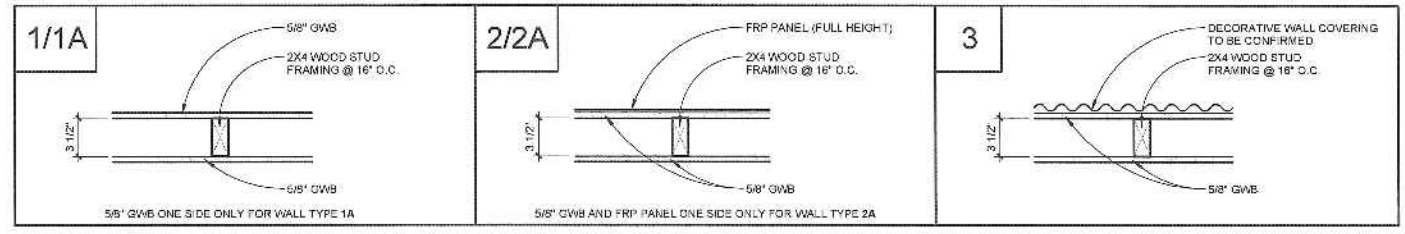
REVISIONS:

ISSUED:	01/15/18
PROJECT No:	1523
DRAWN BY:	RIP
CHECKED BY:	RIP
SHEET TITLE:	
FLOOR PLANS & REFLECTED CEILING PLAN	

A101

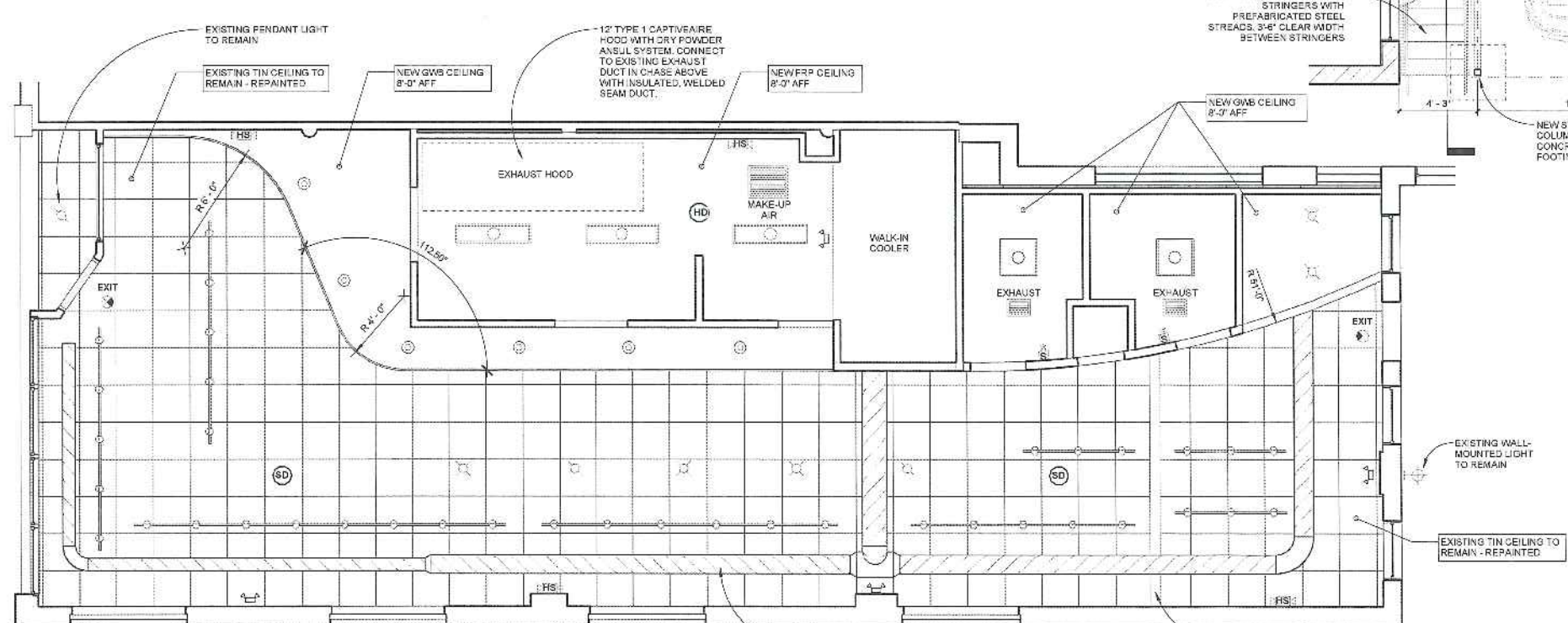


① MAIN FLOOR PLAN
1/4" = 1'-0"

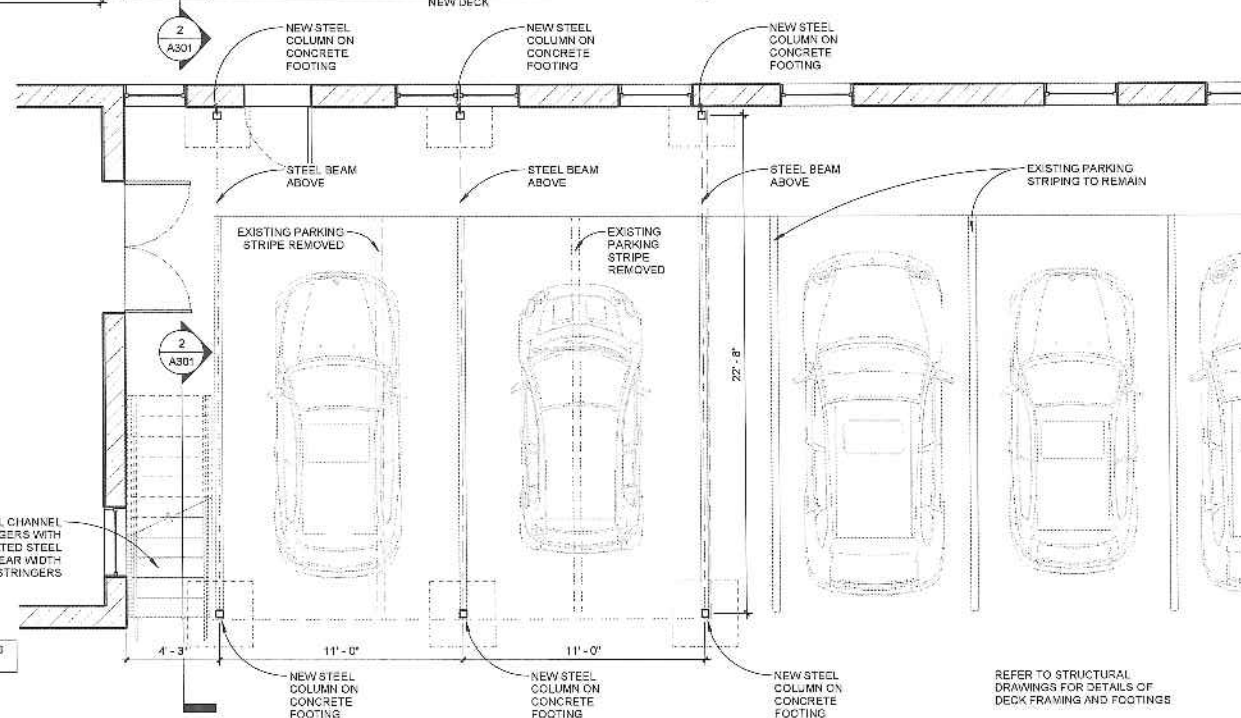


NOTE: PROVIDE MOISTURE RESISTANT GWS AND ACOUSTICAL BATT INSULATION AT ALL BATHROOM WALLS

○ WALL TYPES
1 1/2" = 1'-0"



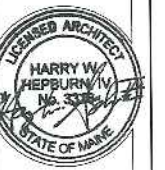
③ REFLECTED CEILING PLAN
1/4" = 1'-0"



② LOWER LEVEL PLAN
 $1/4" = 1'-0"$

LIGHTING SYMBOL LEGEND			
	SURFACE MOUNTED LIGHT FIXTURE		4' SQUARE MOUNTED FLUORESCENT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE		UNDER CABINET LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE		PENDANT LIGHT FIXTURE
	EXHAUST FAN/LIGHT		WALL MOUNTED STRIP LIGHT
	GARAGE DOOR OPENER		CEILING FAN/LIGHT
	TRACK LIGHT SYSTEM		COMBINATION HORN/STROBE NOTIFICATION DEVICE
EXIT 	ILLUMINATED EXIT SIGN		STROBE ONLY NOTIFICATION DEVICE
	EMERGENCY LIGHT PACK		SMOKE / HEAT DETECTOR

LIGHT FIXTURES TO BE SELECTED BY OWNER.



EL RAYO - FREE STREET
PORTLAND, MAINE
RENOVATION

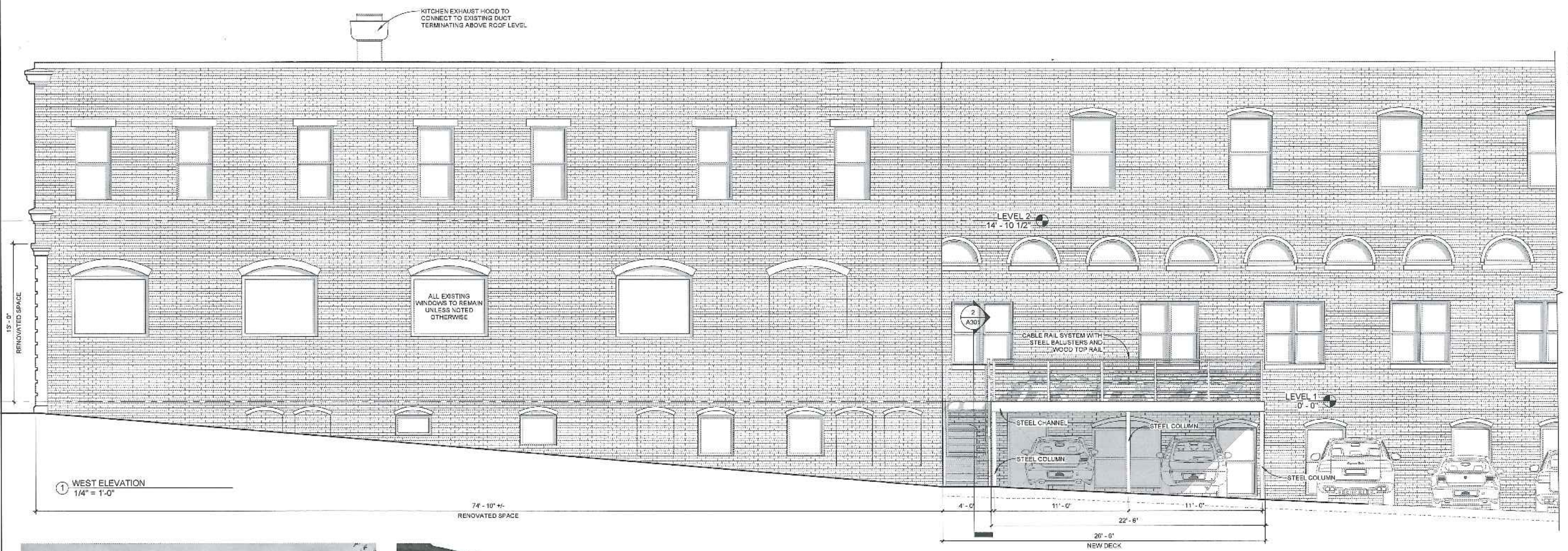
H. W. HEPBURN
architect for life
100 State St., Portland, ME 04101
Tel: 207.633.1111 Fax: 207.633.1112

CONSULTANTS:

REVISIONS:

ISSUED: 01/15/16
PROJECT No: 1523
DRAWN BY: RFP
CHECKED BY: RFP
SHEET TITLE:
EXTERIOR ELEVATIONS

A201



WEST & SOUTH ELEVATION - FROM PARKING LOT



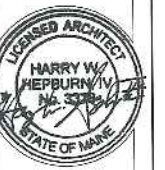
NORTH ELEVATION - FROM FREE STREET



WEST ELEVATION - FROM PARKING LOT



3 SOUTH ELEVATION
1/4" = 1'-0"



EL RAYO - FREE STREET
PORTLAND, MAINE
RENOVATION

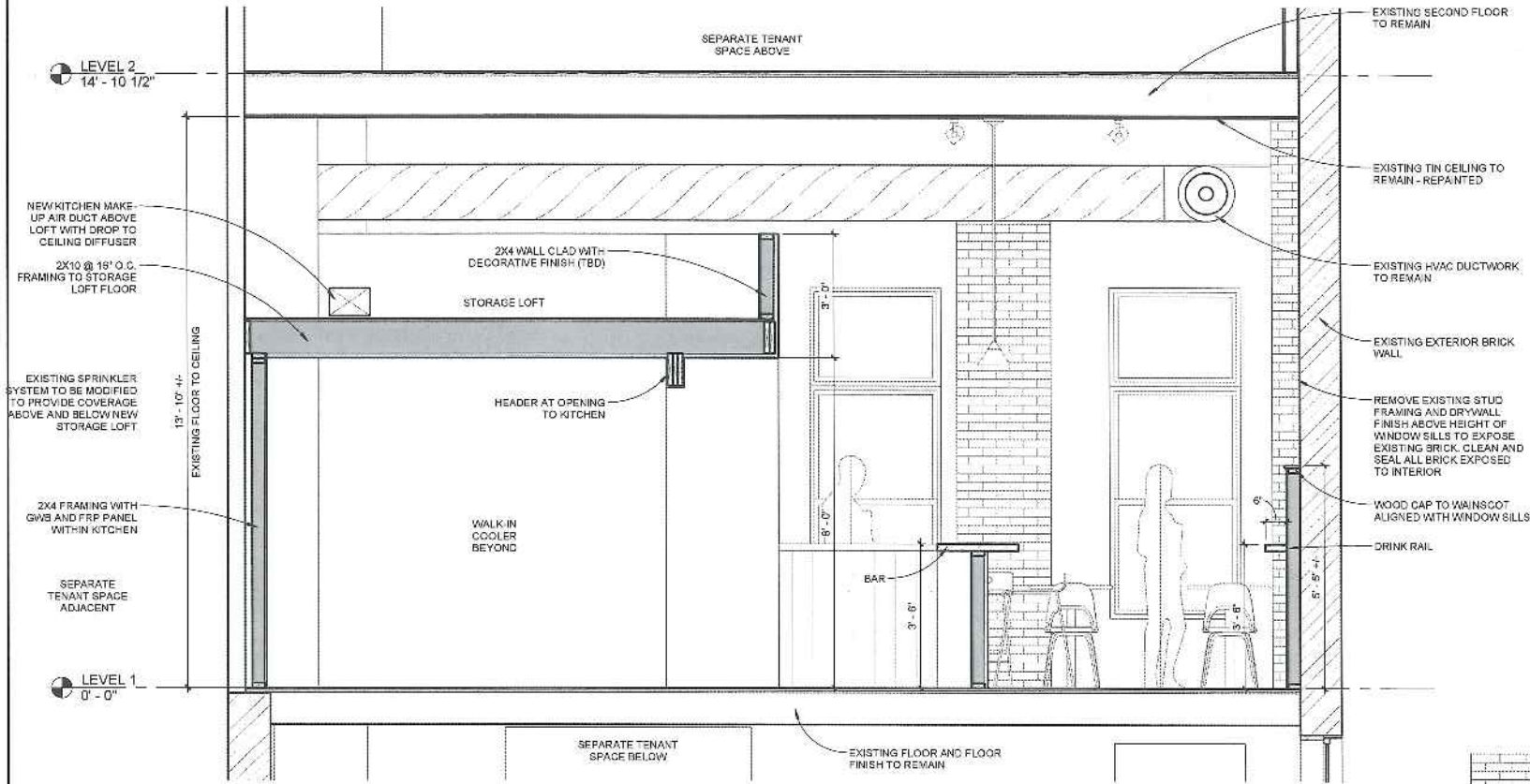
HARRY W. HEPBURN IV
architect for life
1000 1/2 Ave. B, Portland, ME 04101
Tel: 207.633.1234

CONSULTANTS:

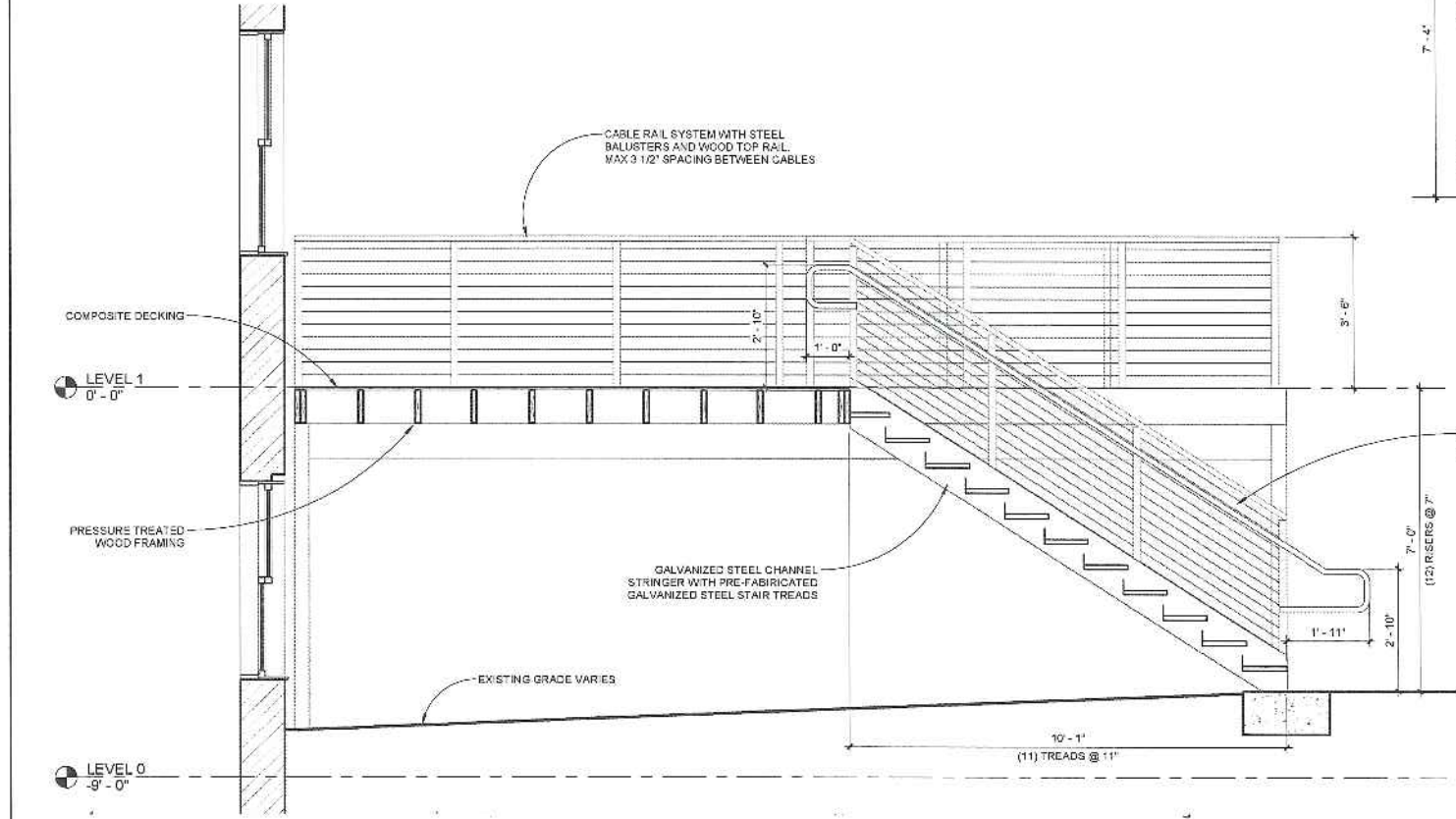
REVISIONS:

ISSUED: 01/15/14
PROJECT No: 1523
DRAWN BY: RJP
CHECKED BY: RJP
SHEET TITLE:
BUILDING SECTIONS &
ELEVATION
DETAIL

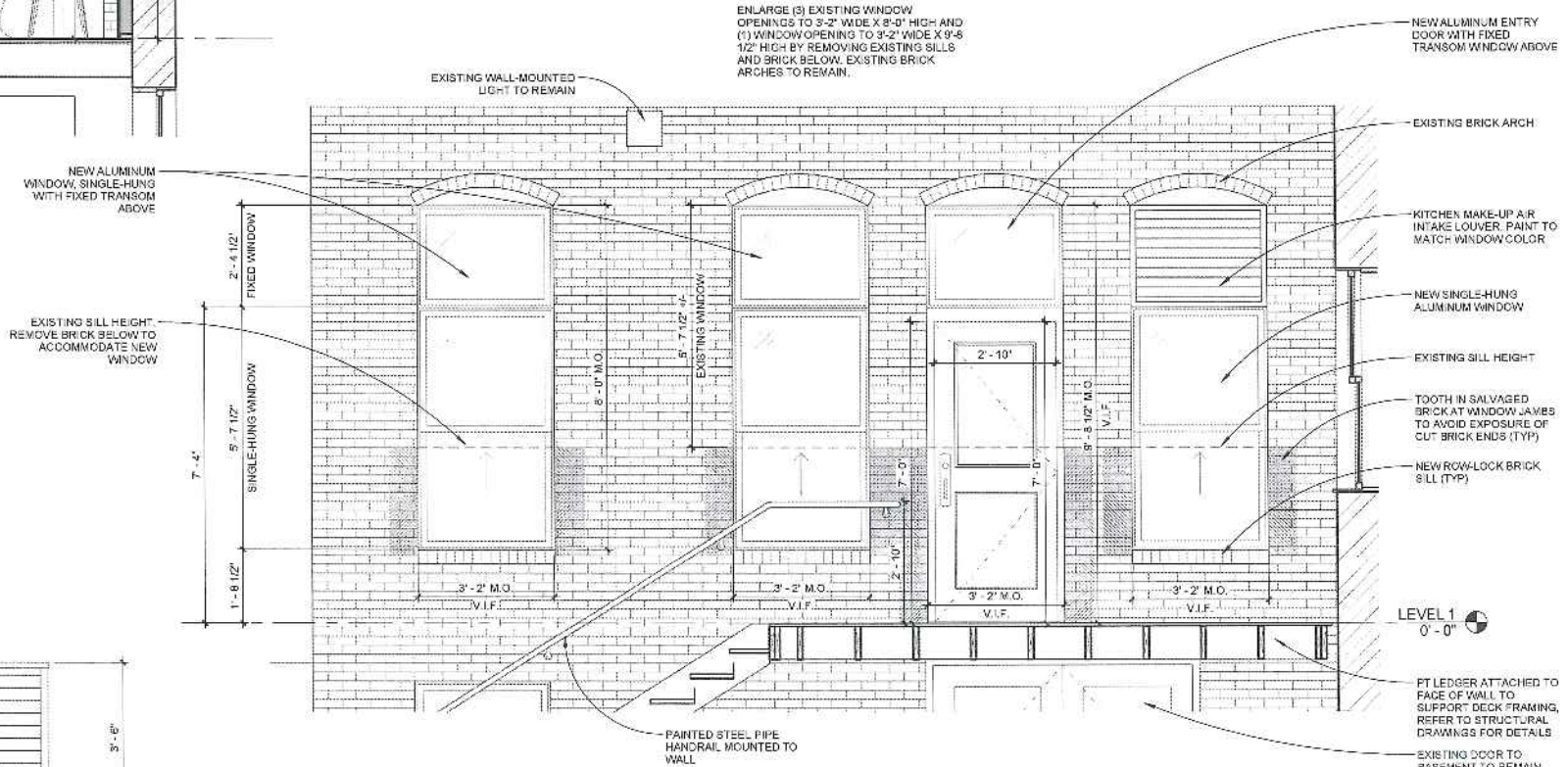
A301



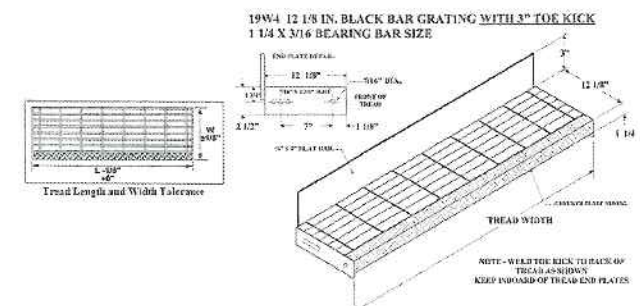
1. BUILDING SECTION
1/2" = 1'-0"



2. STAIR/DECK SECTION
1/2" = 1'-0"



3. ENLARGED SOUTH ELEVATION
1/2" = 1'-0"



4. PREFABRICATED STAIR TREAD DETAIL
1/2" = 1'-0"



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- Narrow Stile
- Medium Stile
- Wide Stile
- Monumental Stile
- Therml=Block Thermal Doors
- ForceFront Storm Monumental 2"
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- ForceFront Blast Wide Stile
- Custom
- Glass Stops

- Door Hardware

- Storefront Framing:

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- 14000 I/O Multiplane
- 14000 Series
- 14650 Series
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- Therml=Block TU24650
- ForceFront Storm E44000
- ForceFront Storm E/T34000
- ForceFront Blast E/T34000

Therml=Block Entrances

[Therml=Block](#) | [Entrances](#) – [Therml=Block](#) | [Storefront](#) – [TU24000](#) | [TU24650](#) | [Curtainwall](#)
 – [400TU](#) | [300ES](#)



- Misc. Extrusions

- Curtainwall Window:

- 200 Series
- Therml=Block 300ES Series
- 400 Series
- 400SS (Screw Spline)
- 400IG (Inset Glaze)
- Therml=Block 400TU
- ForceFront Storm 2 1/2"
- ForceFront Blast 2 1/2"

- 3700 Series Windows:

- Conventional
- Concealed
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- Tubular Sun Shades
- aLuminate™ Light Shelves

- Thermal Framing Products:

- Therml=Block

- Impact-Resistant Products:

- ForceFront Storm

- Blast-Resistant Products:

- ForceFront Blast

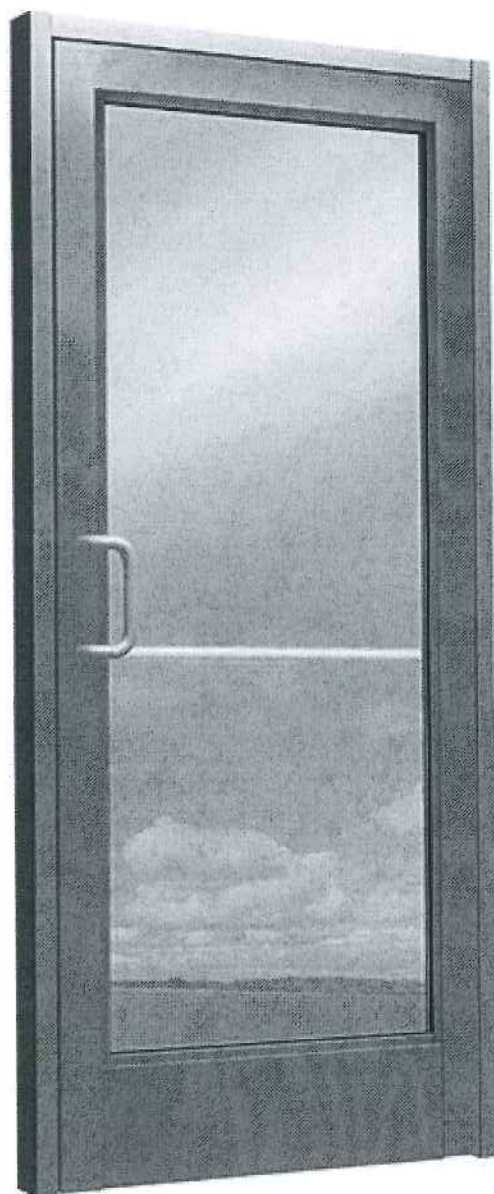
- Finishes

- Technical Data Index

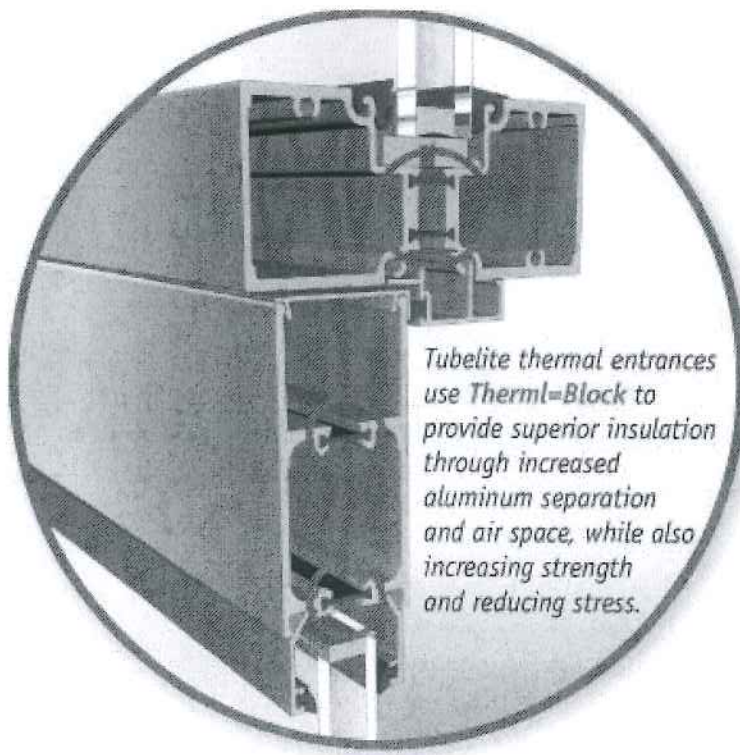
- Product Updates

- Literature

- Advertisements



Therml=Block®
THERMAL ENTRANCES
A break from high energy costs!



Tubelite ThermI=Block Entrances are designed using the same durable components as our Standard Entrances for outstanding craftsmanship and strength, with the additional benefit of maximum insulating properties. The Medium Stile Door has a face dimension of 4" and is designed for typical commercial use with a greater variety of hardware options. Bottom rail height is 10" for accessibility requirements. Snap-in glass stops provide for 1" glazing thicknesses.

ThermI=Block Entrances are furnished with mortised butt hinges, offset pivots or continuous hinges as specified. Standard deadbolt locks, and concealed vertical rod or rim panic exit devices also may be selected. Standard pull handles have been designed for ADA access and have matching push bars.

The Tubelite ThermI=Block

Entrances frame has snap-in door stops to conceal frame anchors and provide an excellent weatherseal. Open-back vertical door jambs allow easy, fast assembly with the screw-spline head member. Snap-in

vertical frame closures easily accommodate addition of sidelites and incorporation with thermal storefront framing.



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

**PUBLIC HEARING
11 ORCHARD STREET**

TO: Chair Benson and Members of the Historic Preservation Board

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

DATE: March 9, 2016

RE: March 16, 2016 **Public Hearing** – Review of after-the-fact
amendments to approved new construction

Address: 11 Orchard Street

Applicant: Elise Ansell

Architect: Mark Mueller, Mark Mueller Architects

Landscape Architect: Pat Carroll, Carroll Associates

Contractor: Monahan Associates

Introduction

On behalf of owner Elise Ansell, architect Mark Mueller will be presenting amended plans for the guest house and studio building that is currently under construction atop a pre-existing garage at 11 Orchard Street. The applicant is seeking after-the-fact approval for amendments to previously approved plans.

The Historic Preservation Board approved plans for a new residential structure at 11 Orchard at a public hearing on January 7, 2015. Construction began early in 2015, and the building is now framed and closed-in.

In late January, 2016 an abutting neighbor contacted historic preservation, zoning, and code enforcement staff with questions about what he perceived to be discrepancies between the approved plans and the structure as it was being constructed. Questions focused primarily on the as-built elevation of the house, which the neighbor believed to be higher than shown on approved plans, and the projected impact of the raised elevation on site features and grading, as well as on the secondary entrance and walkway on the left (west) side of the house. (Board

members will recall that the final approved treatment for this entrance was intended to de-emphasize this entrance and make clear that the "front" entrance was located on the opposite side of the house.) It was also called to staff's attention that most of the pre-existing garage on site--the presence of which had dictated the siting of the residence and limited possible design solutions--had been removed in great part at the start of the project. From what staff has been able to gather, once construction began, the builder apparently was unable to save as much of the garage as originally intended, and added more height to the foundation walls than anticipated in the approved plans.

After discussions with HP staff, Inspections Department officials requested that the applicant and architect submit revised plans to amend the permit approval, but no measures were taken to stop construction. (Since then the next door neighbor has renewed his earlier request for issuance of a Stop Work Order for the west side of the project.) Mr. Mueller has prepared permit amendment plans, dated February 18, 2016, that show the as-built elevations and also include some relatively minor changes to windows and siding.

As the project was originally reviewed and approved by the Board, it is staff's position that the amended plans should be reviewed at the Board level as well. Staff does not intend to suggest that aspects of the plans that are being constructed *as approved* should be re-examined, but rather the *changes* to the approved plans should be reviewed for their impact on the project's consistency with applicable review standards and compatibility with its context.

It should be noted that the house as constructed still complies with height and setback requirements as established by zoning. However, as the Board is aware, in the West End Historic District the historic preservation ordinance's review standard regarding height supersedes the otherwise applicable height allowance established by zoning. The Historic Preservation Board is empowered to make its own judgements regarding the compatibility of a proposed building's overall height with its surrounding context. The assessment of height compatibility also applies to the height of a new building's finished floor level in relation to that of buildings in close proximity to the new building. A raised floor plate will also likely have an effect on the previously-approved plans for site improvements. Site features may need to be adjusted in light of an elevated building.

For the purposes of reviewing the proposed amendment, staff is including Mr. Mueller's three amended drawings – elevations, sections, and site plan, as well as relevant drawings from the January 2015 public hearing submission. For more background, the staff memo for the 1/7/15 meeting is included. Also included in the packet are written comments from neighbors, including a detailed request from the abutting owner at 21 Orchard Street.

Amended Plans

Mr. Mueller's amended drawings include highlighted bubbles to mark the plan changes – most notably:

- The elevation of the finished first floor (and all other parts of the house) has been increased by 15" (1.25') to 142.35'

- The height of the ridge above finished first floor is unchanged, and the actual average roof elevation is 169.76'
- In response to the higher floor height, site grading will be higher in places
- In keeping with higher grades, the top of the retaining wall in the left (west) side yard is proposed to be at 142.5' – just over one foot higher than on the approved site plan
- It appears possible that the slope toward the west property line (in left side yard) is proposed to be slightly steeper than originally projected
- In the stairway from the driveway into the left side yard and secondary entrance, two steps (one in the upper section, and one in the lowest section of stairs) will be added
- At the main entrance off the right (east) side yard, two additional steps are proposed from the patio outside the door to the walk, which results in no significant changes to the grading of the east side yard or the main entrance stairs

In addition to amendments related to elevations, site work and grading, several changes to the building itself are proposed:

- The horizontal wood siding approved for the lower level of the front elevation (at the face of the garage and adjoining basement level) is being changed from 1x12 lapped horizontal boards to 1x10 horizontally installed shiplap boards with recessed shadow lines at each course. (Note that the Board had previously approved painted wood horizontal siding here; the intention was to cover the old brick face of the garage.)
- On the right (east elevation) large sliding patio doors have been replaced with mulled casements similar to other windows on this level
- Also on the right side, six skylights have been eliminated from the roof
- On the rear (north) roof the number of skylights is being reduced from six to two

Staff Comments

In considering the requested amendment to the previously-approved plans, the Board will need to evaluate the various ramifications of the higher than expected finished floor elevation. Because the site (and main floor of the house) is already elevated above the street, and above the property immediately to the west (21 Orchard Street,) the Board must examine whether the new height can be absorbed by the proposed site changes without adversely affecting the relationship of the house with the site and its surroundings. Questions for consideration include:

- Are there alternate approaches to the site treatment that might effectively make the higher appearance have as little consequence as possible for the site? Due to the siting

of the house, this question is most important in the relationships with the street and the neighboring property on the west side.

- Would it be preferable to absorb the added height close to the house, outside the west secondary entrance, and in so doing return quickly to the intended grading as originally approved, or would this approach call more attention to the elevation of the house in relation to the site?

With the architect, landscape architect and contractor likely to attend the hearing on March 16, there will perhaps be an opportunity to reach an acceptable solution. As always, the Board is strongly encouraged to visit the site in advance of the March 16 meeting.

Regarding the proposed changes to the house itself, staff is of the opinion that the modifications do not materially affect the design as originally approved.

- The proposed change to the siding on the lower walls should not greatly alter the appearance.
- The window and skylight changes on the east will simplify the elevation and enhance cohesion of this face.
- The changes to the skylights in the north roof will not be visible from Orchard Street, and solidify the roof plane.

Applicable Review Standards

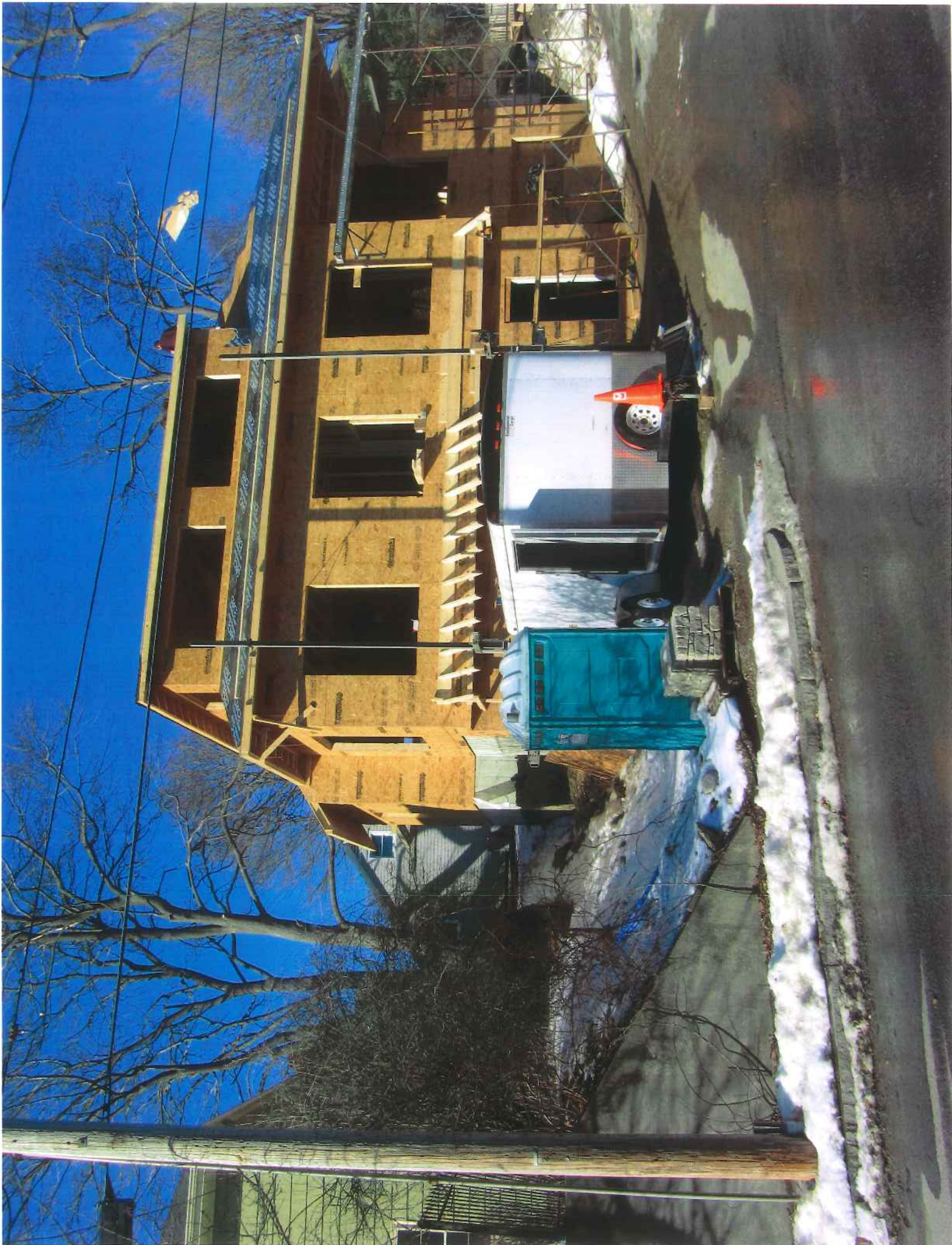
Note that although an existing garage is part of the project, at the public hearing on 1/7/15 the Board was advised by staff to review this project as new construction. Thus, members were urged to review the chapter on new construction from the Historic Resources Design Manual. Because this review is specifically concerned with the impact of the proposed amendments on the totality of the approved project, staff is not reproducing the new construction standards.

Motion for Consideration

On the basis of amended plans and specifications submitted by the applicant for the 3-16-16 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed amendments to the previously-approved plans for new construction at 11 Orchard Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....).

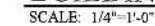
Attachments:

1. Architect's amended elevations, sections and site plan
2. Enlarged amended site plan (for better readability)
3. Selected pages of plans approved by HP Board 1/7/15
4. Staff memo prepared for 1/7/15 public hearing
5. Communications from neighboring owners









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

A-3.1



**MARK
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A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.8057
Email: rm@muellerarchitects.com

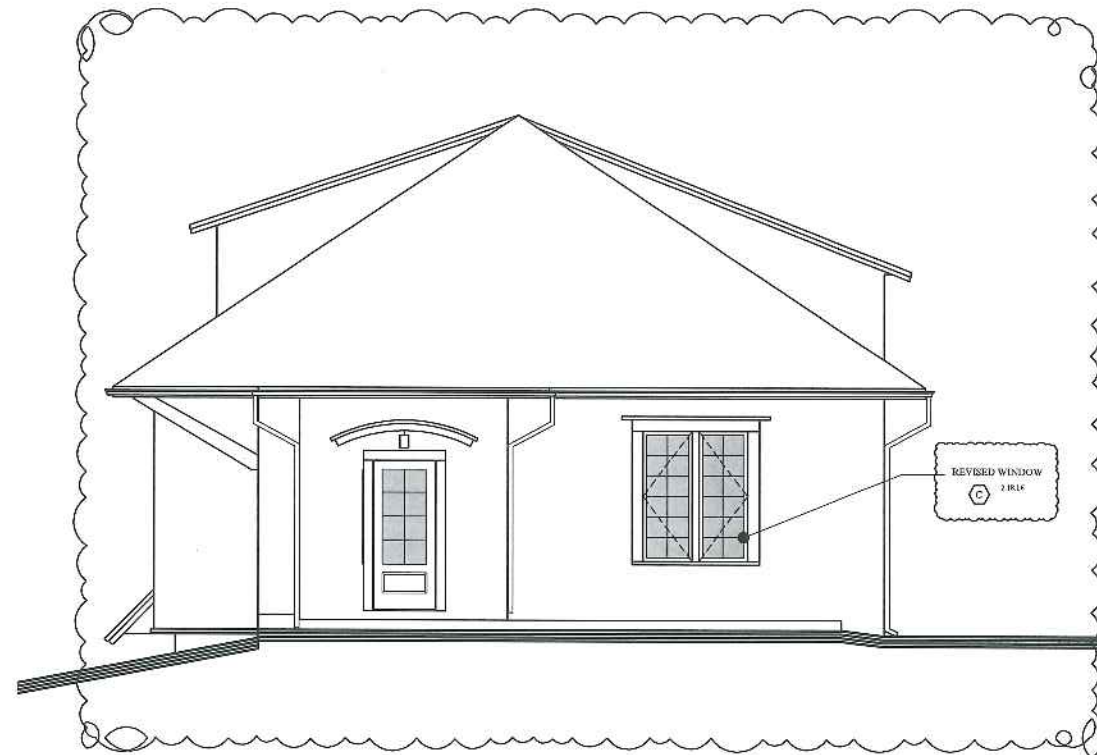
© 2014/2015
MUELLER ARCHITECTS

ANSEL RESIDENCE
11 ORCHARD STREET
PORTLAND, MAINE 04102

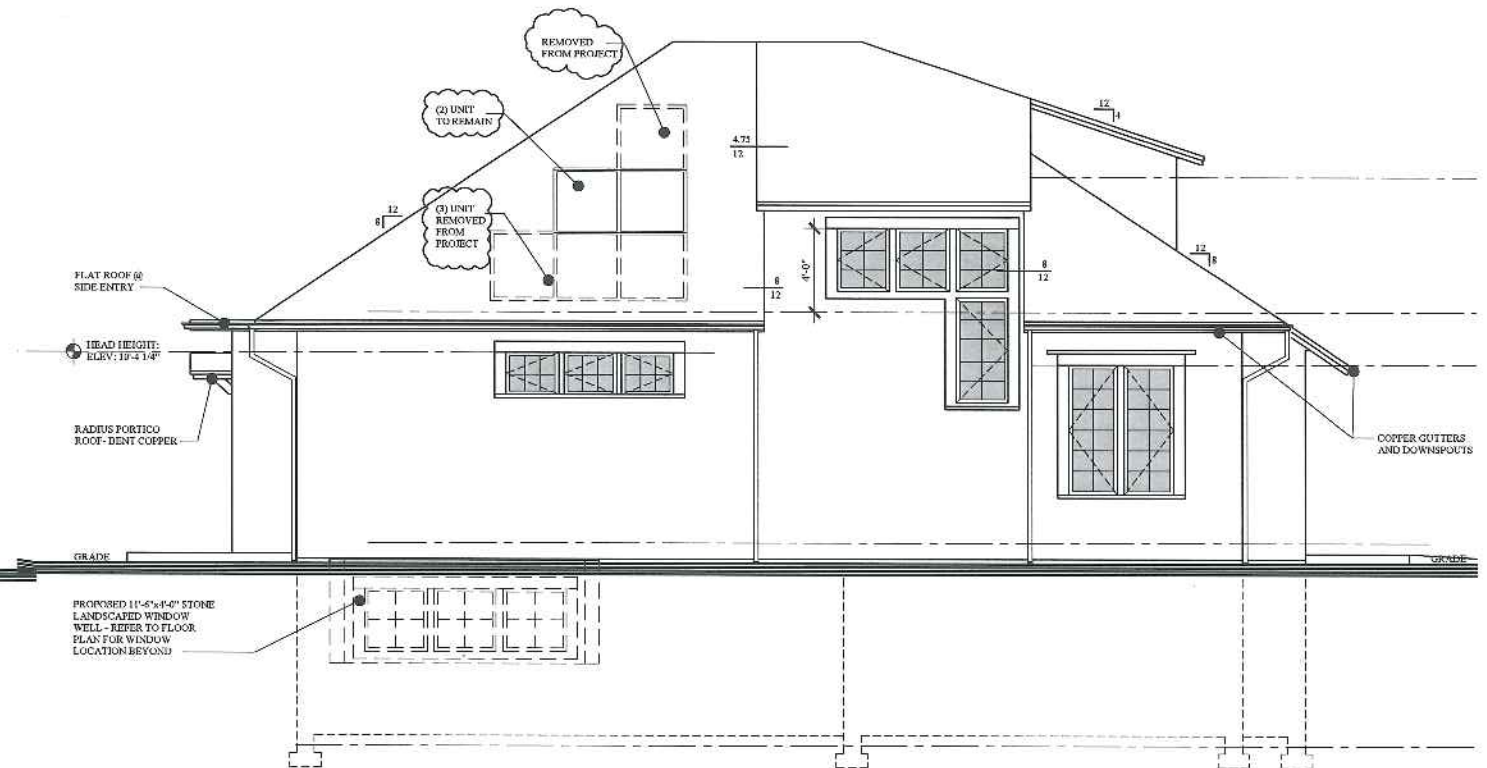
ELEVATIONS

PROJECT: ANSEL RESIDENCE
DRAWN BY: M.M./J.M.
CHECKED BY: M.M.

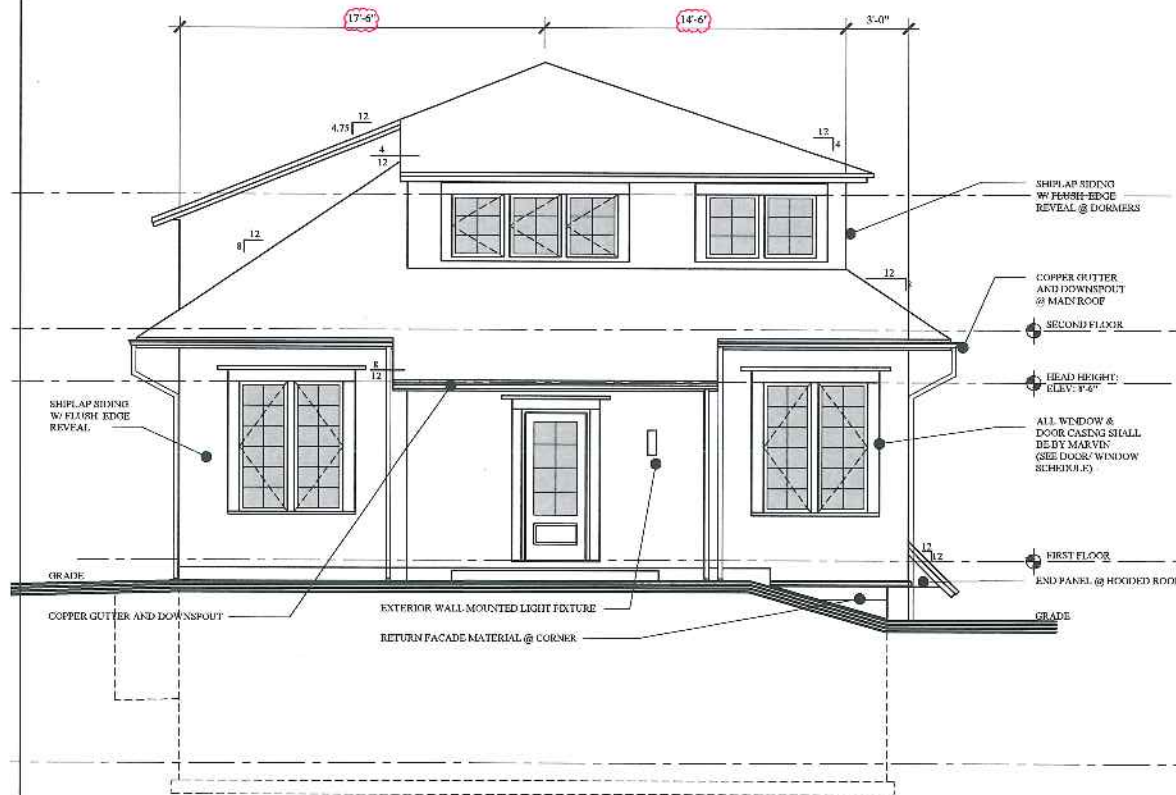
A-2.1



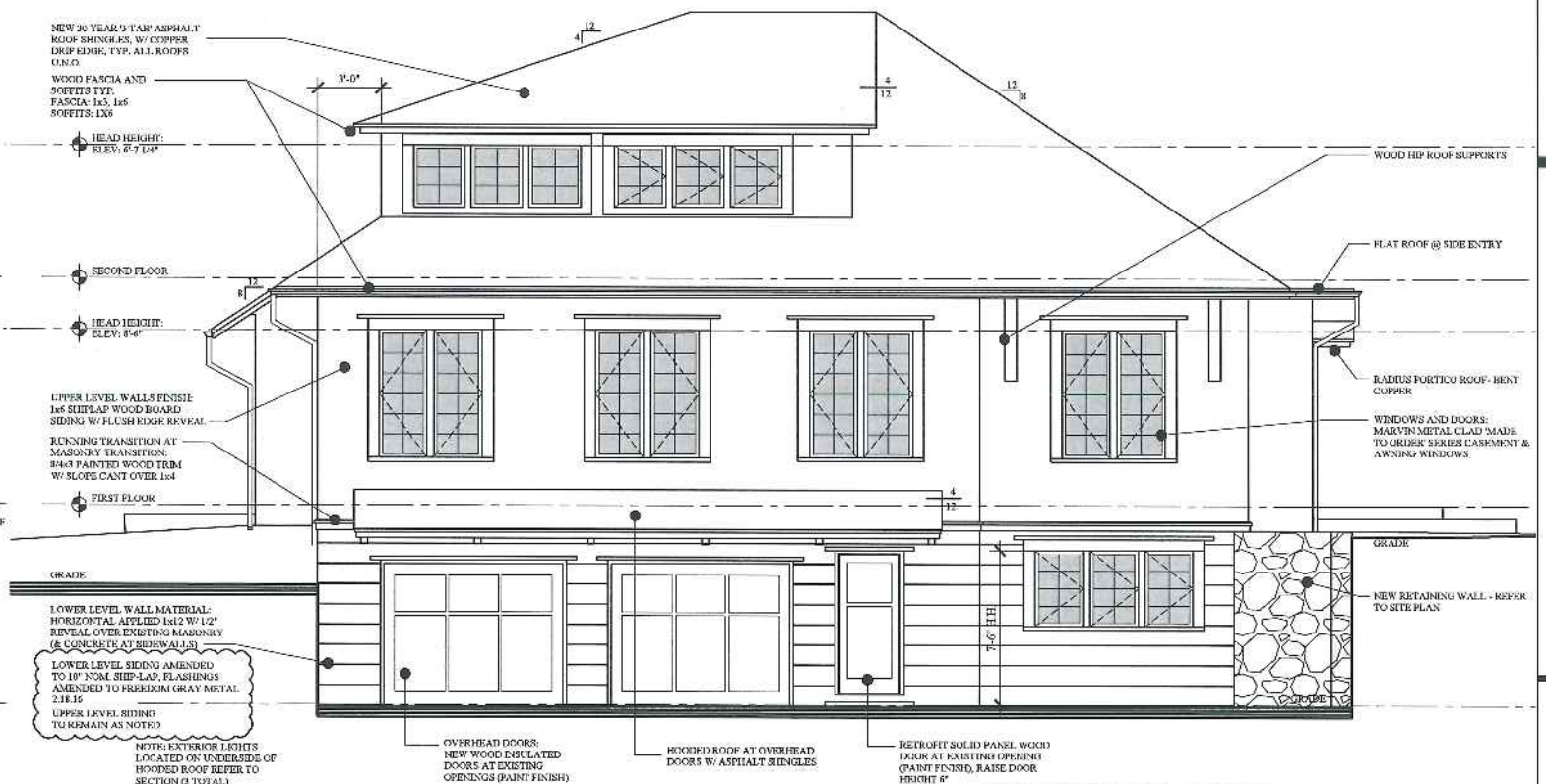
EAST ELEVATION
SCALE: 1/4"=1'-0"



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

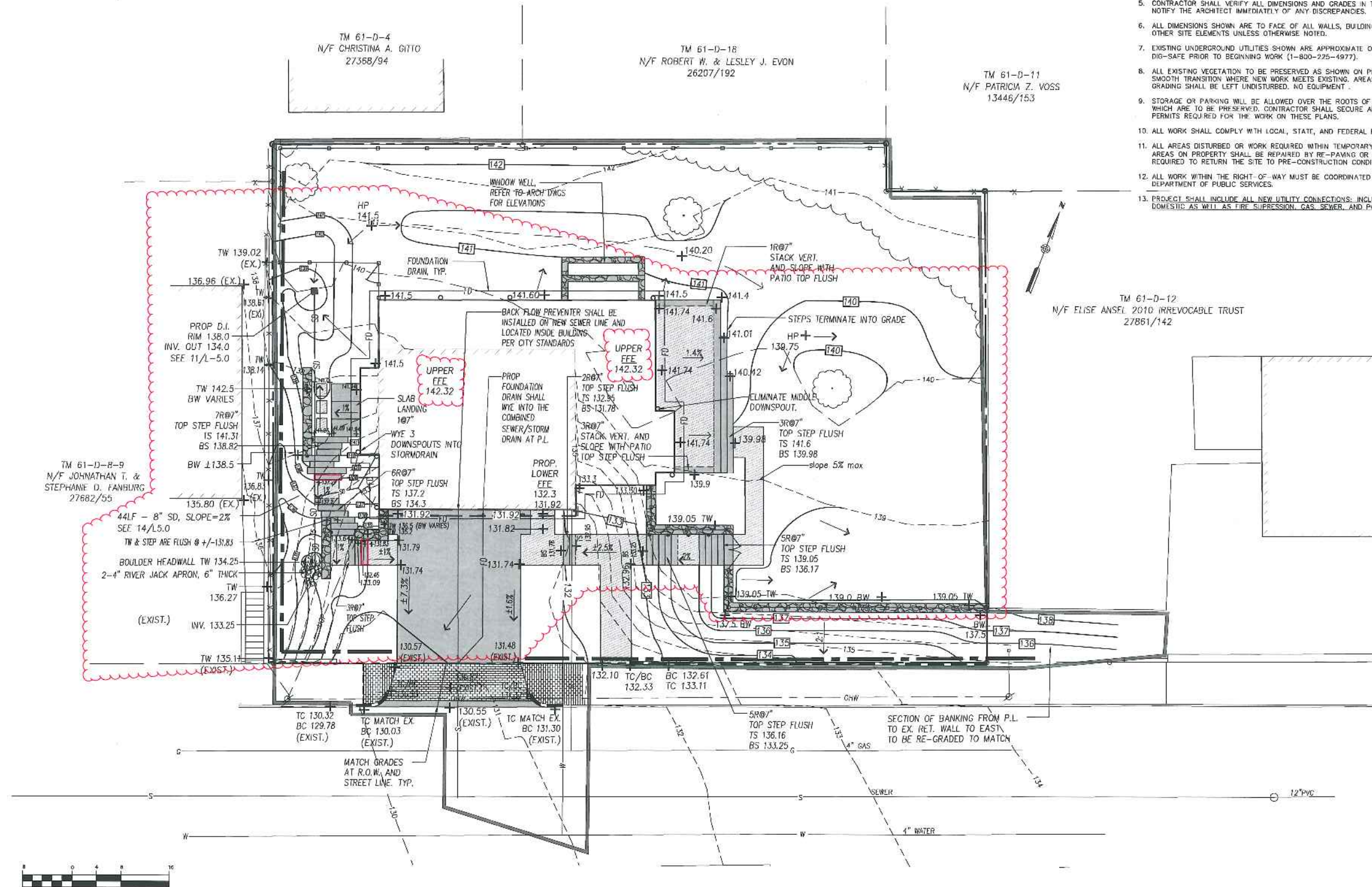


WEST ELEVATION
SCALE: 1/4"=1'-0"



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

PERMIT AMENDMENT: FEBRUARY 18, 2016



GENERAL NOTES:

- EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE 04105. DATED MAY 16, 2011 WITH A REVISION DATE OF JUNE 4, 2015. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.
- ELEVATIONS BASED ON CITY DATUM, CITY BENCHMARK, CITY POINT T104-12-3, 3'0" S MONUMENT NORTHEAST CORNER OF VAUGHN AND DANFORTH ELEVATION 104.22 NGVD 1929. PROVIDED BY CITY OF PORTLAND PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.
- BASIS OF BEARINGS: MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE NAD 1983. CITY POINTS USED: T124-23-1186 N:296563.844 E:2925339.104 T104-12-3 N:296639.336 E:2924898.682
- SITE SOILS ARE HINCKLEY GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES ACCORDING TO THE WEB SOIL SURVEY FOR CUMBERLAND COUNTY BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
- ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT.
- STORAGE OR PARKING WILL BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
- ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
- PROJECT SHALL INCLUDE ALL NEW UTILITY CONNECTIONS, INCLUDING WATER FOR DOMESTIC AS WELL AS FIRE SUPPRESSION, GAS, SEWER, AND POWER.

11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects
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Consultants:
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207-774-0424
ARCHITECT:
Mark Mueller Architects
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Portland, ME 04101
207-774-9337

Drawing Set:

Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW
2-20-15	BUILDING PERMIT / PRICING
6-11-15	CITY REVIEW COMMENTS
2-8-16	GRADING ADJUSTMENTS DUE TO ACTUAL FFE

Drawing Set:

PERMITTING

Drawn:

MP

Checked:

PC

Approved:

PC

Drawing Title:

GRADING
AND DRAINAGE
PLAN

Job Number:

File:

Date: 11-5-2013 Scale: 1"=8'

Drawing Number:

L4.001

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ATTACHMENT 2

TM 61-D-
N/F ELISE ANSEL 2010 IR
27861/14

TM 61-D-8-9
N/F JOHNATHAN T. &
STEPHANIE D. FANBURG
27682/55

44LF - 8" SD, SLOPE=2%
SEE 14/L5.0

TW & STEP ARE FLUSH @ ± 131.83

BOULDER HEADWALL TW 134.25-

2-4" RIVER JACK APRON, 6" THICK-

TW-
136.27

(EXIST.)

INV. 133.25

TW 135.11
(EXIST.)

TC 130.32
BC 129.78
(EXIST.)

TC MATCH EX.
BC 130.03
(EXIST.)

MATCH GRADES -
AT R.O.W. AND
STREET LINE. TYP.

130.55
(EXIST.)

TC MATCH EX.
BC 131.30
(EXIST.)

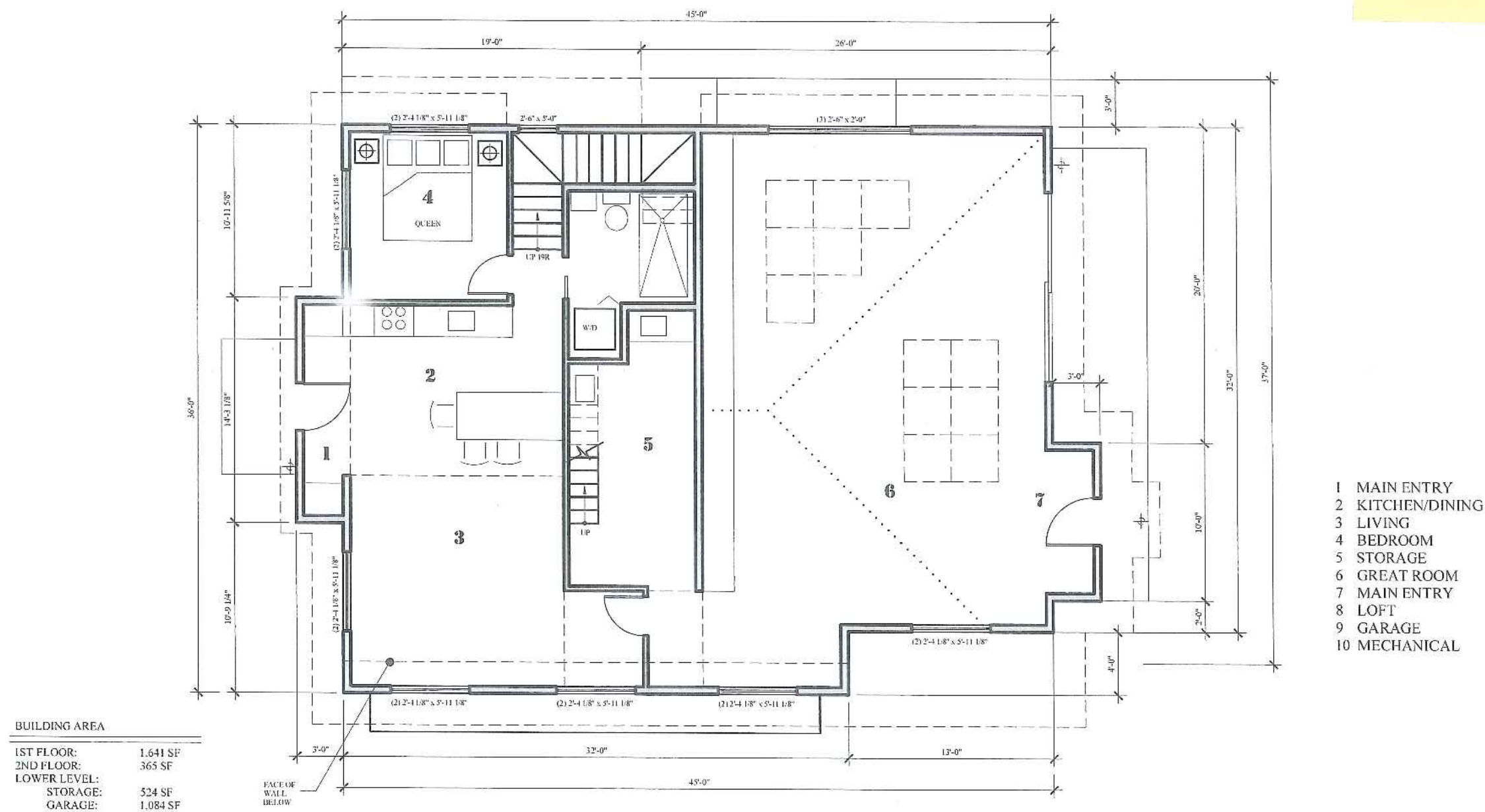
5R@7"
TOP STEP FLUSH
TS 136.16
BS 133.25

SECTION OF BANKING FROM P.L.
TO EX. RET. WALL TO EAST
TO BE RE-GRADED TO MATCH

SEWER

4" WATER

ATTACHMENT 3



MAIN LEVEL PLAN
SCALE: 1/8"=1'-0"

PROPOSED

HP-1.0

JANUARY 7, 2014

11 ORCHARD STREET

HISTORIC PRESERVATION BOARD



MARK
MUELLER
ARCHITECTS



ORCHARD STREET
NEIGHBORHOOD STUDY



ORCHARD STREET ELEVATION
SCALE: 1/8"=1'-0"

HP-2.0

JANUARY 7, 2014

11 ORCHARD STREET



MARK
MUELLER
ARCHITECTS

HISTORIC PRESERVATION BOARD

PROPOSED



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED

HP-2.1

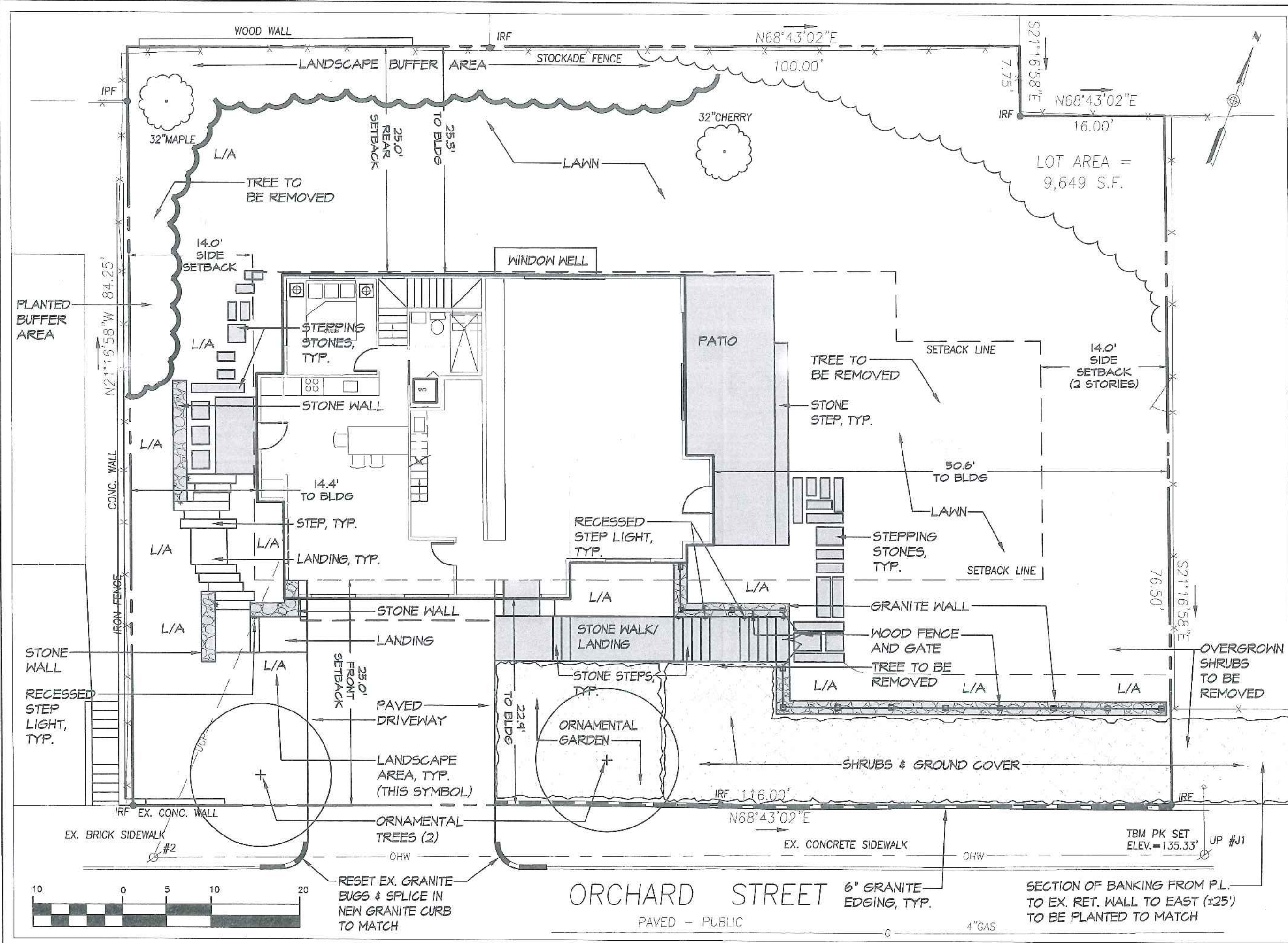


MARK
MUELLER
ARCHITECTS

HISTORIC PRESERVATION BOARD

JANUARY 7, 2014

11 ORCHARD STREET



11
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Drawing Set:	
Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW
Drawing Set:	
HISTORIC PRESERVATION	

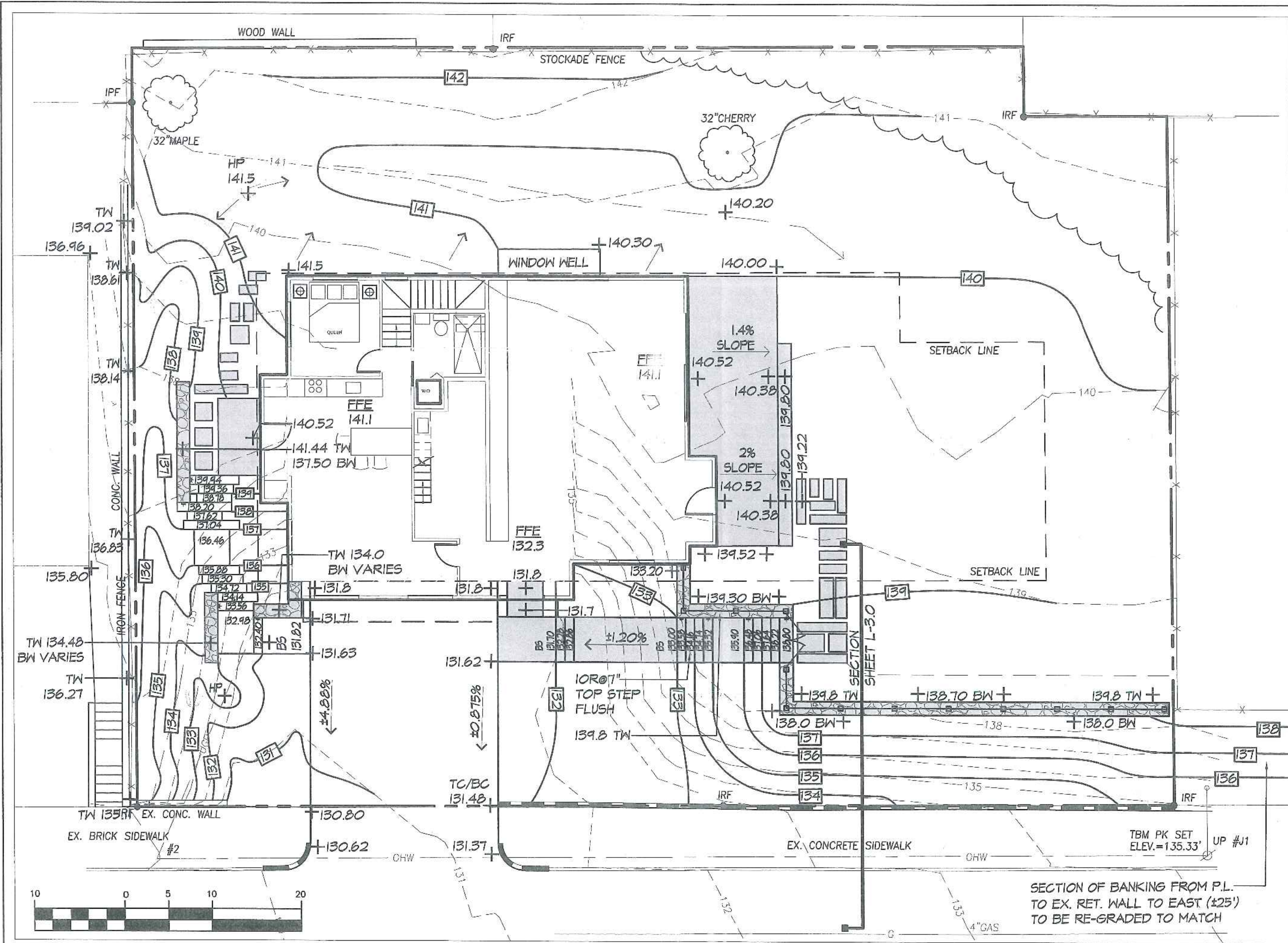
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Checked:	PC
Approved:	PC

Drawing Title:
SITE PLAN

Job Number:
File:
Date: 11-5-2013 Scale: 1"=10'
Drawing Number:

L-1.0

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Drawing Set:	
Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW

Drawing Set:
HISTORIC PRESERVATION

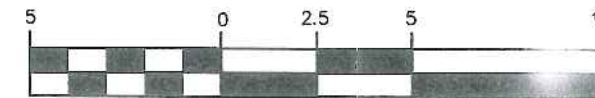
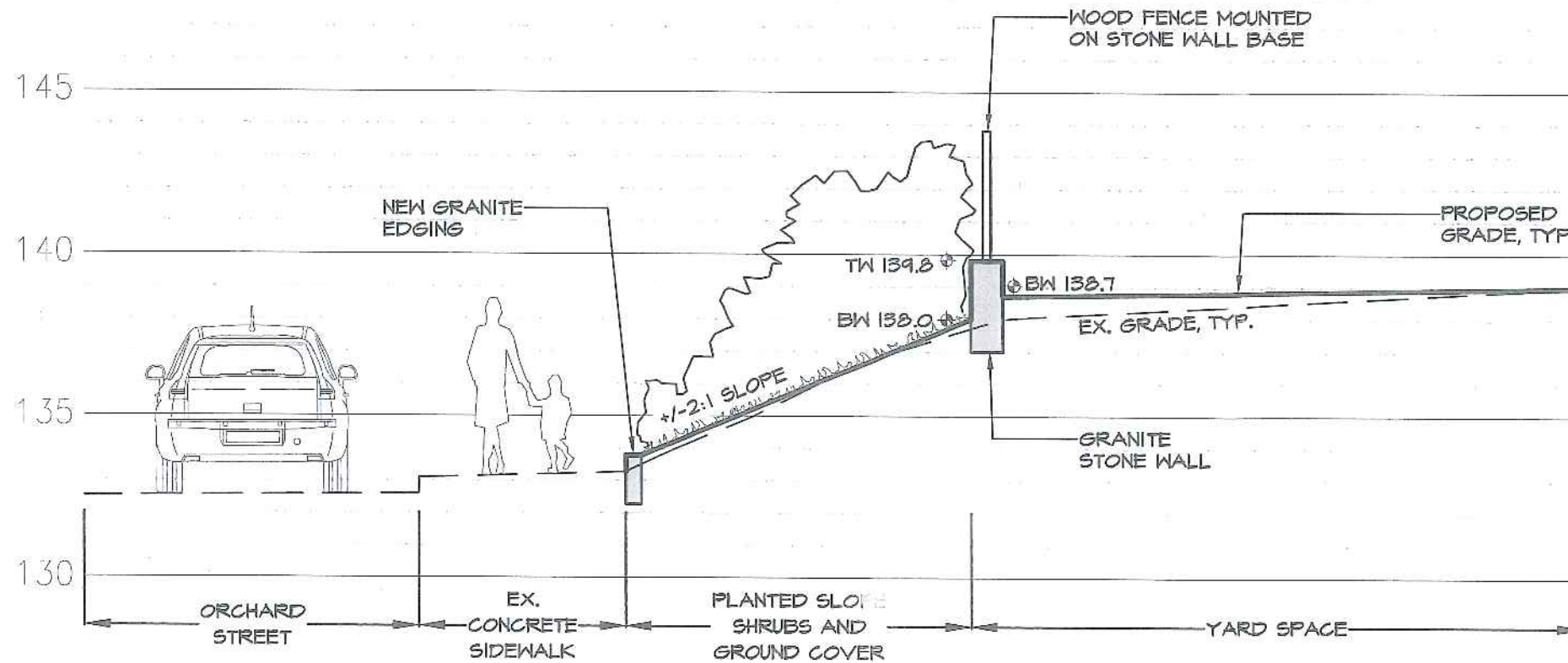
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MP
Checked:
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Approved:
PC

Drawing Title:
GRADING
PLAN

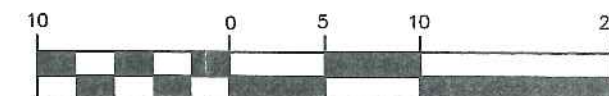
Job Number:
File:
Date: 11-5-2013
Drawing Number:

Scale: 1"=10'
L-2.0

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1 CROSS SECTION



2 ELEVATION

11
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207.774-9687

Drawing Set:

Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW

Drawing Set:

HISTORIC PRESERVATION

Drawn:

MP

Checked:

PC

Approved:

PC

Drawing Title:

SECTION
&
ELEVATION

Job Number:

File:

Date: 11-5-2013 Scale: AS SHOWN

Drawing Number:

L-3.0

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HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
11 ORCHARD STREET

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: December 30, 2014

RE: January 7, 2015 Public Hearing

Application For: Certificate of Appropriateness for New Residence incorporating Existing Garage

Address: 11 Orchard Street

Applicant: Elise Ansel

Architect: Mark Mueller, Mark Mueller Architects

Landscape Architect: Pat Carroll, Carroll Associates

Introduction

Following a November 19th preliminary workshop, applicant Elise Ansel and project consultants Mark Mueller and Pat Carroll are returning to the Board for final review and approval of their proposal for a new residential structure at 11 Orchard Street. The new building incorporates an existing two-car garage on the site. The proposal also calls for a comprehensive program of site improvements associated with the new residence.

Board members will recall that Ms. Ansell owns the house next door at 5 Orchard Street and purchased the adjoining lot to provide additional land area for her residence and an opportunity to build a guest house/art studio. The current proposal follows two previous design proposals for this site, both of which were brought forward by the current applicant. In preliminary reviews, Board members identified a number of concerns regarding each of the design schemes in terms of their compatibility with the surrounding context. The latest scheme reflects the observations, concerns and suggestions made during the previous two reviews. At the November 19th workshop on the new proposal, Board members responded favorably to the general form, scale and massing of the new design. At the same time, they identified a number of design issues (summarized below) that warranted further consideration.

Enclosed is a revised proposal prepared by architect Mark Mueller and landscape architect Pat Carroll. The revised scheme attempts to respond to feedback from the Board at the November

workshop. The applicant is hopeful that the plans now satisfy the outstanding issues identified at the workshop and are sufficiently detailed to request a public hearing and final approval.

Staff has also enclosed excerpts from the November 19 submission for reference purposes.

Summary of November 19 Workshop

At the November workshop Board members expressed the view that Mr. Mueller's new proposal is successful in meeting the threshold compatibility factors of form, scale and massing. Following the development pattern established by other residences on Orchard Street, the new building proposal features a building form of fairly simple, formal massing; a hipped roof which encompasses the entire structure; individual punched window openings (as opposed to large banks of windows); and a main entrance that is elevated above the street. They also expressed the view that the garage element--a challenging design constraint--had been sufficiently de-emphasized in the new scheme.

Board members identified other aspects of the proposal that appeared unresolved. The key question raised by the Board was the location of the main entrance on the west elevation of the building. The placement of the main entrance on this side of the building, on the narrow side of the lot and close to the abutting residence, was found to be awkward. Board members felt that the logical location for the main entrance was on the east elevation and that the overall building design would be improved by such a shift. Board members noted that an entry could still be located off the west elevation, but this entrance would need to read as more casual and secondary to the main entrance.

With the suggested relocation of the main entrance, the proposed site improvements, particularly the walkways to the elevated entries, would need to be re-thought. Board members suggested that the hierarchy of entrances should be made clear by the treatment of the access stairs themselves. The steps leading to the secondary entrance on the west side of the house, if still desired, should read as secondary and less formal.

Latest Design Revisions

The revised proposal includes the following major design revisions:

- The main entrance has been relocated to the east elevation. At the new main entrance, the wall plane projects beyond the adjoining façade to emphasize the entrance. A radial metal hood is located over the single door. The entrance threshold extends toward the north, becoming a patio which is accessed by large double doors of the studio space.
- On the eastern roof plane, the skylight assembly has been revised to feature a simpler composition of four ganged skylights.
- On the west elevation, an entrance has been retained, but is now a single door with simple surround.
- Proposed site improvements have been revised to reflect the relocation of the main entrance. The configuration of the walks and landings leading to the main entrance are more formal and regular, whereas the walkway to the secondary entrance on the west elevation consists of irregularly-placed stone steps. The plan still calls for sections of

stone wall on both sides of the property and wood fencing atop the stone wall on the eastern portion of the property.

Staff Comments

One aspect of the proposed development that is not fully illustrated in the applicant's submission is the transition between the subject lot and the abutting lot to the east, which is also owned by the applicant. Staff has asked that the proposed treatment for the street edge of the property be shown together with the existing or proposed conditions of the abutting property. Computer-generated images would be helpful here.

The Board will also need to determine whether the level of detail provided in the submission is adequate for final approval. While several key details are provided and notes on the plan indicate window choices, etc., no detail has been provided for the hood over the main entrance or the brackets supporting the overhanging roof on the front façade. Glass specifications will also need to be confirmed. Regarding the proposed site improvements, the plans do not indicate the height of the stone walls or wood fence, for example. Staff will contact the project consultants to request these details in advance of Wednesday's meeting.

Applicable Review Standards

While the proposal calls for adding onto an existing garage, given the scope and nature of the project, it is most appropriately reviewed as new construction. Accordingly, the Board is encouraged to review the chapter on new construction from the Historic Resources Design Manual. (This was sent to Board members prior to the November 19 workshop.)

Just as the building itself should be reviewed for compatibility with the surrounding context, so too should the site improvements relate to their immediate and general context. Board members should consider the material palette and the design of proposed site features.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 1-7-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed new construction and site alterations at 11 Orchard Street ~~meet~~ (fail to meet) the historic preservation ordinance's review Standards for Review of Construction (subject to the following conditions.....)

Attachments:

1. Final Revised Proposal
2. Photos of project site and surrounding development
3. Excerpts from 11/19/14 submission

3/8/16

To: Members of The Historic Preservation Board
RE: 11 Orchard Street

At an upcoming meeting of the Historic Preservation Board, revised building plans for 11 Orchard Street will be reviewed.

1. **I requested that a review occur because the home being built is not consistent with the plans that received a permit.**
 - a. The foundation was built higher than the previously submitted elevation plans.
 - b. The current and previously submitted pictorials of the home depict the side entry being built at a grade similar to the surrounding soil. This is not true, unless the grade of the soil is raised 3-5 feet higher than the original grade. The grade on elevation plans that have contour lines demonstrate a greater difference in height than the grade depicted on the elevation plans of the home.
2. **I am requesting that the Historic Preservation Board NOT allow an entry to be built into the left side of the home.**
 - a. The Board was against having this home built so close to the neighboring property at 21 Orchard Street because this is not typical of home spacing in this historic neighborhood. Allegedly, the owner planned to use the previous garage as the home's foundation, yet has since removed the entire garage (including 3 walls, the roof, and the floor). Little of one wall was used and added cement was placed on top of it.
 - b. The Board instructed the owner to build a walk way on the left side of the home that was discreet within the environment in recognition of the limited spacing between this home and the neighboring home at 21 Orchard Street. If the building remains at its present height, a discreet walkway is not possible, as it will require raising the natural grade of the land 3-5' higher than the original grade. The pictorials poorly represent the fact that the grade will need significant increase so as to given an appearance that the home is even closer to the adjacent home.
 - c. The left edge of the home directly abuts the property set back line of 14' from the neighboring property line. Building an entry landing at grade in the set back is less of an issue, but with the current height of the left door, there will actually be a significant building structure that is placed almost completely within the set back. This added entry and landing is not necessary and defeats the purpose of a set back.
 - d. The home has two other entries that can be used, one on the front of the home and one on the right side of the home. Code only requires one entry for a single family home.
 - e. Removal of an entry on the left side of the home would satisfy previous concerns of the Historic Preservation Board with regard to spacing between homes, discreet landscaping between the properties, and the concerns of this abutting neighbor.

- f. The Board has been led to believe that the front door to the home is intended to be on the right side of the home. This author questions the validity of that intent. Removal of the proposed left sided entry will also make the right entry more likely.
- 3. **I have requested that no further construction be done on the left side of the home while this issue is being addressed.**
 - a. This request was placed in February when the height of the home was identified. I was told by the code enforcement officer that he would talk with the builder.
 - b. I notified the owner of the home that I was requesting that the Historic Preservation Board not allow for an entry to be placed on the left side of the home. Since then, the door has been placed and siding has been started despite the owner and builder not having a valid permit to place the door at this elevation and the awareness of my concerns.

Sincerely,

Jonathan Fanburg
21 Orchard Street
207-809-9177

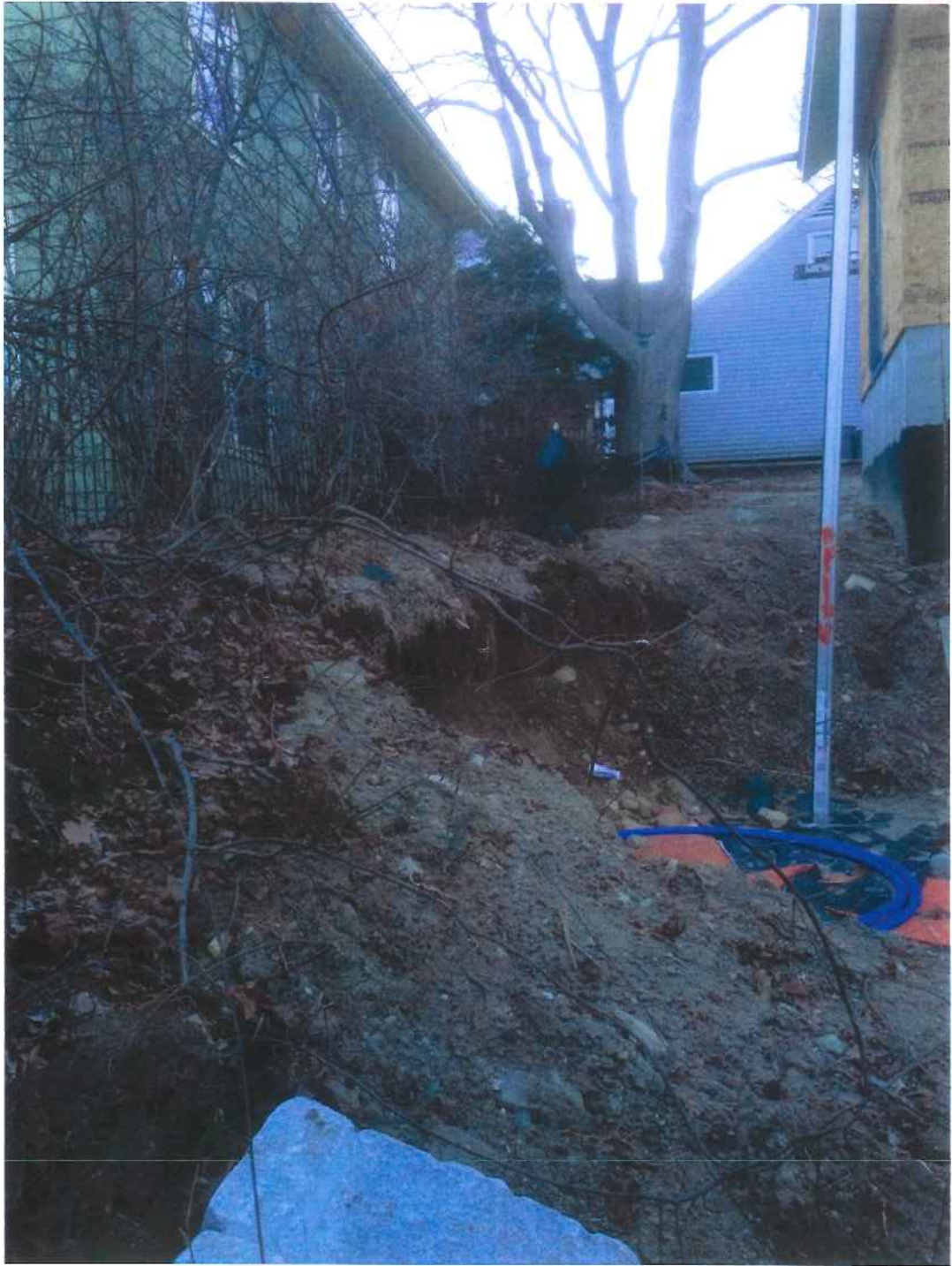
I have provided pictures of the present building of the left side of the home from the street and from the back. You will note the high vertical change in gradient required for any proposed entry on the left side of the home.



Image showing distance between two homes and elevation difference.
Region between fence and edge of 11 Orchard Street is the 14' set back from the property line.
Any entryway landing would be built into this space.







Orchard House

1 message

Bill Bennett <wbennet1@maine.rr.com>

Sun, Mar 6, 2016 at 5:35 PM

To: dga@portlandmaine.gov

Cc: wbennett@neasc.org

To: Historic Planning Board

We would like to ask for a review of apparent changes in plans for the new house being built on Orchard street. The house elevation has been considerably raised (at least three feet) from the approved plan. This will have a dramatic effect on the appearance of the entrances visible from the street. Our house looks out on the side entrance that abuts the Fanburg property. We would request that the historic committee, in light of the raised elevation, address the possibility of moving this side entrance to the back of the house. As you know from the planning meetings, the side entrance has been a concern of the neighbors. At the very least- given the visibility of the entrances - a review of the revised architectural plans to accommodate the higher elevation would seem to be in order.

Thank you,

Jean and Bill Bennett

20 Orchard Street

WARD I. GRAFFAM
ATTORNEY AT LAW
29 ORCHARD STREET
PORTLAND, MAINE 04102

TEL. 772-6872

Ms Deb Andrews
City of Portland
Historic Preservation Manager
389 Congress Street
Portland, ME 04101

March 11, 2016

Re: New Construction at 11 Orchard Street

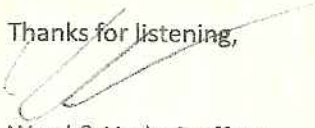
Dear Ms Andrews,

We live at 29 Orchard Street and have for the last 41 years. We have watched, with interest, the new house being constructed at 11 Orchard Street. I have not reviewed the plans approved by the City for that structure but it certainly appears to be entirely too close to the existing Fanburg property next door to us.

Our understanding is that the home was constructed higher than the permit specified and, as a result, the proposed base for the entry way next to the Fanburg's house (the left side) would need to be built within the 14' setback requirement. That additional construction will make the houses appear even closer together and totally alter the visual appearance thereby making those two houses – with the steps and landing – appear even closer together thereby altering the appearance of our street in a negative way.

Please compare the distances and sight lines of the other homes on our street and you will recognize that the construction of that side entry way will negatively impact our property values and transform what could have been a nice addition to Orchard Street into a visual negative.

Thanks for listening,


Ward & Linda Graffam