

1. Legal Ad

Documents: [4-20-16 LEGAL AD.PDF](#)

2. Agenda

Documents: [4-20-16 AGENDA.DOCX](#)

3. 62 India Street

Documents: [HP MEMO - 62 INDIA STREET.PDF](#)

4. 98 Carroll Street

Documents: [HP MEMO - 98 CARROLL STREET.PDF](#)

5. 121 Center Street

Documents: [HP MEMO - 121 CENTER STREET.PDF](#)

6. 136 Commercial Street

Documents: [HP MEMO - 136 COMMERCIAL STREET.PDF](#)

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

On **Wednesday, April 20, 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 New Construction; 62 INDIA STREET; India/Newbury Residences LLC., Applicant.

Break for Dinner; Meeting Resumes at 7:00

2. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior and Site Alterations; 98 CARROLL STREET; Patric Santerre, Applicant.

3. WORKSHOP

- i. Preliminary Review of Proposed Comprehensive Renovation/Building Addition; 121 CENTER STREET; Valerie Levy, Applicant.
- ii. Preliminary Review of Proposed Exterior Alterations and Building Addition; 136 COMMERCIAL STREET; Scott Lindsay, Applicant.

4. CONSENT AGENDA

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

HISTORIC PRESERVATION BOARD AGENDA

April 20, 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 APRIL 6, 2016:

- i. Certificate of Appropriateness for Exterior Alterations and Deck Addition;
6 City Center (Rear Elevation); Drew Swenson, Applicant. *The Board voted 5-0 (Benson and Turk absent) to approve the application subject to conditions.*

4. WORKSHOP

- i. Preliminary Review of Proposed New Construction; 62 INDIA STREET; India/Newbury Residences LLC., Applicant.

Break for Dinner; Meeting Resumes at 7:00

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior and Site Alterations; 98 CARROLL STREET; Patric Santerre, Applicant.

6. WORKSHOP

- i. Preliminary Review of Proposed Comprehensive Renovation/Building Addition;
121 CENTER STREET; Valerie Levy, Applicant.
- ii. Preliminary Review of Proposed Exterior Alterations and Building Addition;
136 COMMERCIAL STREET; Scott Lindsay, Applicant.

7. 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
62 INDIA STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: April 14, 2016

RE: April 20, 2016 **Workshop (2nd)** – Preliminary Review of Proposed New Construction

Address: 62 India (southwest corner of India and Newbury Street)

Applicant: India/Newbury Residences LLC.

Architect: Mark Mueller, Mark Mueller Architects

Introduction

Following a preliminary workshop on February 24th, architects Mark Mueller and Matt Provencal, representing India/Newbury LLC, are returning for a second workshop to present revised plans and elevations for mixed-use development at 62 India Street. As Board members will recall, the development parcel, located within the newly-designated India Street Historic District, is an aggregated lot located at the southwest corner of India and Newbury. The development site includes the open parking lot at the corner itself as well the portion of an abutting lot to the south that is currently occupied by Port City Glass. The building will occupy most of the India Street frontage between Newbury and Middle Streets, except for the small parcel at the corner of Middle and India. The ground floor of the four-story, 49,901 square foot building will accommodate three retail spaces. Twenty-nine residential condominium units are proposed for the upper floors.

The design proposal has evolved considerably since the February workshop, reflecting input from members of the Board and public as well as subsequent discussions with staff. (Enclosed for reference purposes are excerpts from the original proposal reviewed in February—see ATTACHMENT 1.) Note also that the latest submission includes plans and elevations not available at the first workshop, including the south and east elevations, a roof plan and key wall sections. Information regarding the proposed material palette, window manufacturer, etc. is provided on the elevation drawings.

Although not included with the enclosed submission, staff understands that the architects will be bringing to the meeting several perspective views of the proposed development showing the new building within its context. Perspective views will include a view from upper India looking towards the corner of India/Newbury; a view from the former Newbury Street

synagogue looking southeast; and a view from Micucci's across the street. Staff also understands that site profiles will be provided that illustrate the relative visibility of the projecting stair/elevator towers on the roof.

Relationship of Historic Preservation Review and India Street Form-Based Code

As the Board will recall, the project is not only subject to review under the new construction standards of the historic preservation ordinance, but must also comply (as all projects do) with the underlying zoning. In this case, the underlying zoning is the India Street Form-Based Code (IS-FBC), which establishes the dimensional requirements (and allowances) for the development. Although the Form-Based Code also includes its own design guidelines, projects located within the historic district are reviewed under the historic preservation ordinance's design review standards. The only exception to this rule relates to the review of building height. When the Council approved the India Street Historic District, it also approved an amendment to the historic preservation ordinance as regards the regulation of height in this particular district. The provision stipulates that the Historic Preservation Board not impose conditions more restrictive than the underlying height allowances provided by the Form-Based Code.

In this location, the Form-Based Code allows a building height of 50' along India Street, transitioning to a 45' height limit on Newbury Street 30' back from India. Given the applicant's desire to maintain consistent floor plates across the entire structure and the Planning Board's opposition to approving a waiver of the 45' height limit on Newbury, the applicant has elected to make the entire building 45' tall. (Parapets and rooftop appurtenances are not included in the building height calculation.) Board members will recall from the first workshop that this reduction in height had the potential to affect the architects' ability to meet the FBC's other height-related requirement: a minimum ground floor height of 12'. That concern appears to have been satisfactorily resolved. It is staff's understanding that the development as currently proposed meets all applicable dimensional standards of the IS-FBC.

February 24 Workshop – Summary of Board Comments

Given the fairly conceptual level of the drawings provided at the first workshop (see ATTACHMENT 1 for excerpts of the 2/24 submission), Board members' comments focused primarily on the proposed structure's general massing, composition of the India Street and Newbury Street facades, type and proportions of windows, material palette, etc. As required by the ordinance, Board members evaluated these characteristics against the proposed development's surrounding context. Mr. Mueller was asked to describe his analysis of the surrounding context and how the proposed design solution related to key visual characteristics of the context.

During discussion, several Board members expressed reservations about the proposed design's relationship to and compatibility with the surrounding India and Newbury Street contexts. Given the size of the building footprint--which is considerably larger than any of the surrounding buildings--and the height of the building in relation to its immediate abutments, Board members stressed the importance of identifying other strong shared visual characteristics exhibited by other buildings in the neighborhood. In order for the building to successfully relate to its context, at least some of these characteristics would need to be incorporated or referenced in the proposed design solution. In the view of the Board, the design was not yet

sufficiently contextual. In making this observation, Board members also stressed that a contextual response did not mean the building need be traditional. The ordinance allows and encourages contemporary design solutions that play off of the surrounding context's building vocabulary.

Specific questions or concerns focused on the building's proposed fenestration, specifically the proportions and grouping of the windows. Board members noted that most buildings in this neighborhood feature individual punched window openings, and that the windows are clearly vertical in proportion.

Discussion also focused on the series of projecting "bays" featured on the India Street façade, which Mr. Mueller characterized as a reference to the bay windows found throughout the neighborhood. For several Board members, the relationship of the proposed projections to bay windows was not clear. Questions were raised about the cladding on the projections and whether or not the face material should return onto the side elevations of the bays. The planar relationship of the balcony railings to the face of the bays was also not clear from the drawings.

The relationship of the India Street façade to the Newbury Street façade was also discussed. Some Board members noted that the two elevations did not sufficiently relate to each other and that it would be important, at least at the India/Newbury corner for the India Street façade treatment to extend around the corner.

Board members also raised questions about the number of individual roof projections and the likely visual impact of these projections. Without a roof plan, however, it was difficult to assess the distance of the proposed rooftop elements from the edges of the building. It was also noted that if the parapet wall were lowered to be in better proportion with the reduced building height, the rooftop appurtenances would likely become even more visible.

The proposed material palette was also discussed briefly, but material choices—especially for the recessed portions of the facades—were still under consideration.

Revised Proposal

As noted in the introduction, the enclosed submission reflects design modifications made in response to concerns expressed by the Board at the initial workshop as well as staff comments on subsequent interim drawings. The latest submission also includes elevations for the south and east sides of the building which were not provided at the first workshop, as well as key wall sections.

Following are some of the key design or material revisions reflected in the new submission:

- The upper façade is proposed to be brick with 10" horizontal cementitious siding on the recessed wall planes. At the base of the building, a granite entablature has been introduced to separate the ground floor from the upper façade. Granite piers separate the storefront bays and granite sills define the storefront bases. Metal canopies project over the entrance and storefront bays.
- Fenestration has been revised to feature a combination of closely-spaced, but separated, individual window openings as well as mulled pairs of windows. All upper floor

windows are now vertical in proportion. Window openings features soldier course brick lintels and roll-lock sills.

Note that the elevations show the fourth floor windows as 2/2's. The second and third floor windows are shown as 1/1's. On the two secondary elevations all the windows are shown as 1/1's. At the time of this writing, staff is unable to reach Mr. Mueller to confirm whether the windows are drawn as proposed.

- The India Street and Newbury Street façade compositions now more closely relate to each other. At the corner of India and Newbury, the treatment wraps the corner to read as a more defined block of the building.
- The overall building height is now 45' throughout (except for the parapet and rooftop appurtenances). The height of the parapet has been reduced in height from 6' to 3'4".
- As the wall sections on Sheets A-3.1 and A-3.3 show, the balconies railings are set back slightly from the face of the projecting bays. The railings themselves have been changed from cable railings to standard aluminum railings with vertical balusters and posts.
- The number of rooftop access structures has been reduced from 7 to 4 and the roof profile of the structures has been changed from sloped to a flat. A rooftop plan is provided showing the location of the structures as well as rooftop mechanicals. No wall vents are shown on the plans; the location of vents should be shown on the final submission.

With respect to the need for roof access, note that all units feature their own balcony. In addition to the balconies, a raised courtyard patio, available to all residents, is provided off the south elevation—see Sheet A-2.2

Applicable Review Standards

Sec. 14-652.5 Standards for review of construction

The following is excerpted from the Historic Resources Design Manual's chapter on new construction:

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 with 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
Width
Proportion of principal facades
Roof shapes
Scale of the structure

Composition of Principal Facades

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

Relationship to the street

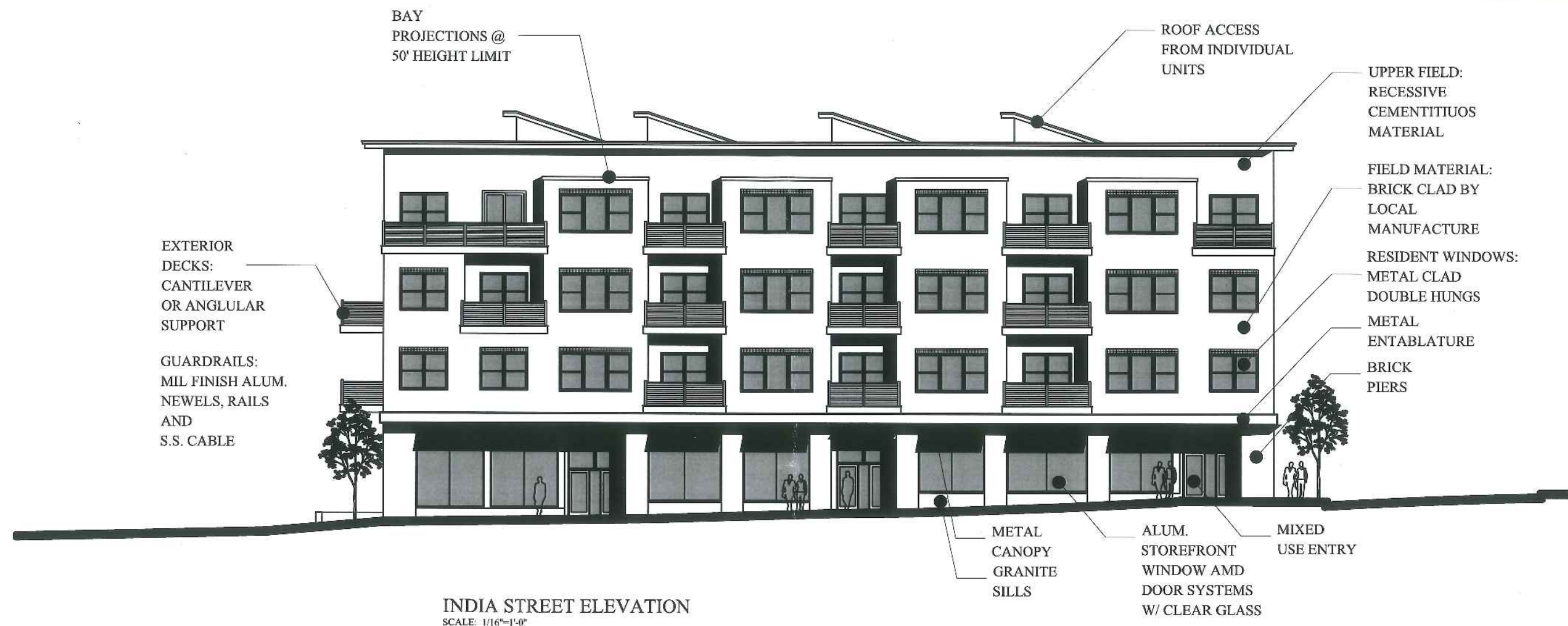
Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

Attachments:

1. Excerpts from applicant's February 16, 2016 submission
2. April 20, 2016 submission

EXCERPTS FROM
2/24 SUBMISSION

ATT. 1-a



PROPOSED

HP-2.0

FEBRUARY 16, 2016

62 INDIA STREET



MARK
MUELLER
ARCHITECTS

HISTORIC PRESERVATION



PROPOSED

HP-2.1

FEBRUARY 16, 2016

62 INDIA STREET

HISTORIC PRESERVATION

1-c



PROPOSED



MARK
MUELLER
ARCHITECTS

HISTORIC PRESERVATION

HP-2.2

FEBRUARY 16, 2016

62 INDIA STREET

62

INDIA STREET

FOR:
INDIA/ NEWBURY RESIDENCES, LLC.
35 FAY STREET SUITE 107B
BOSTON, MA 02118

OWNER REPRESENTATIVE:
ALI MALONE

LANDSCAPE ARCHITECTURE:
SEBEAGO TECHNICS
75 JOHN ROBERTS ROAD
SUITE #1A
SOUTH PORTLAND, ME 04106

STRUCTURAL ENGINEER:
STRUCTURAL INTEGRITY CONSULTING ENGINEERS
77 OAK STREET
PORTLAND, ME 04101

A MIXED USE PROJECT BASED ON
THE NEW INDIA STREET FORM
BASED DESIGN GUIDELINES

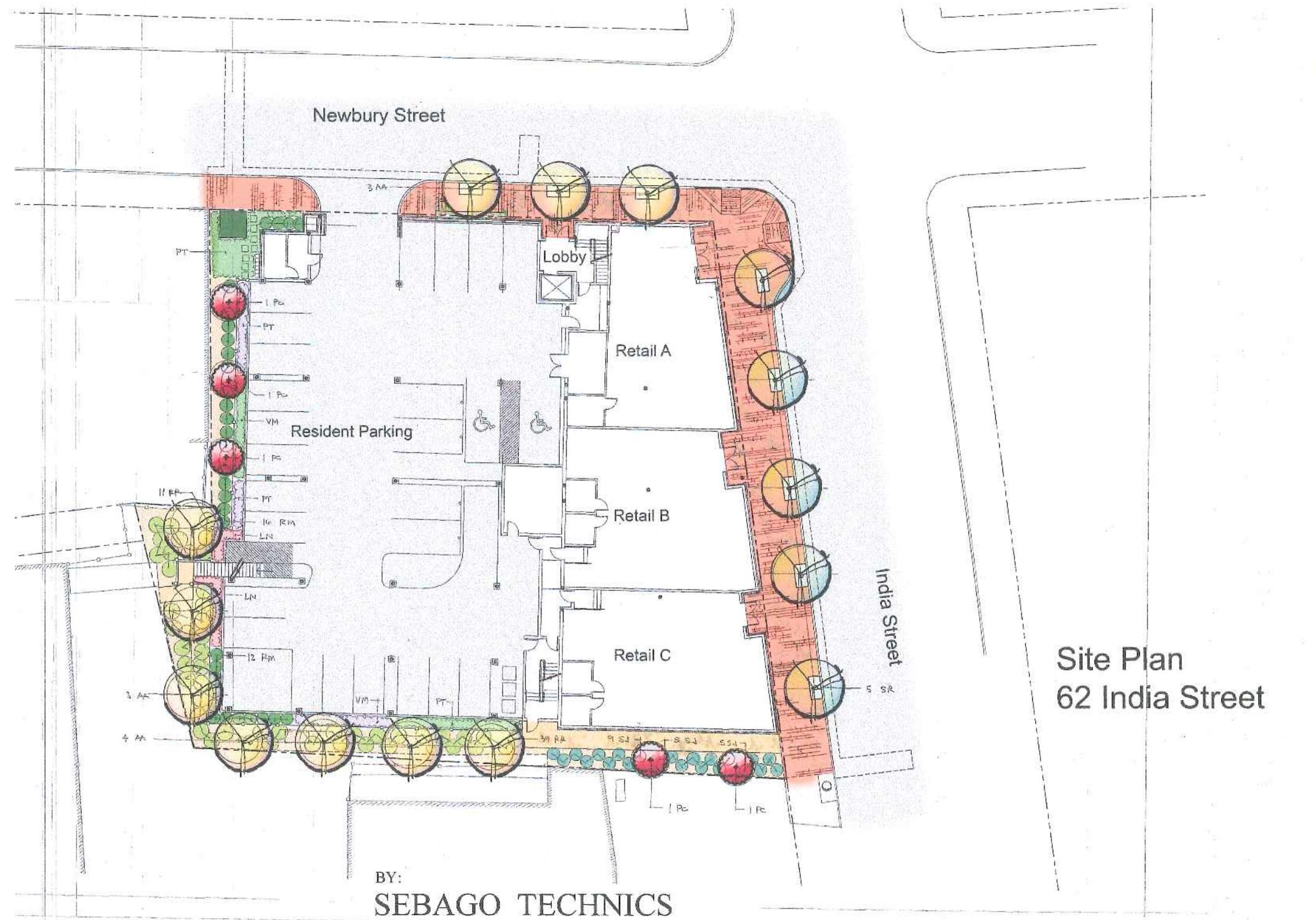


MARK
MUELLER
ARCHITECTS

PORTLAND HISTORIC PRESERVATION

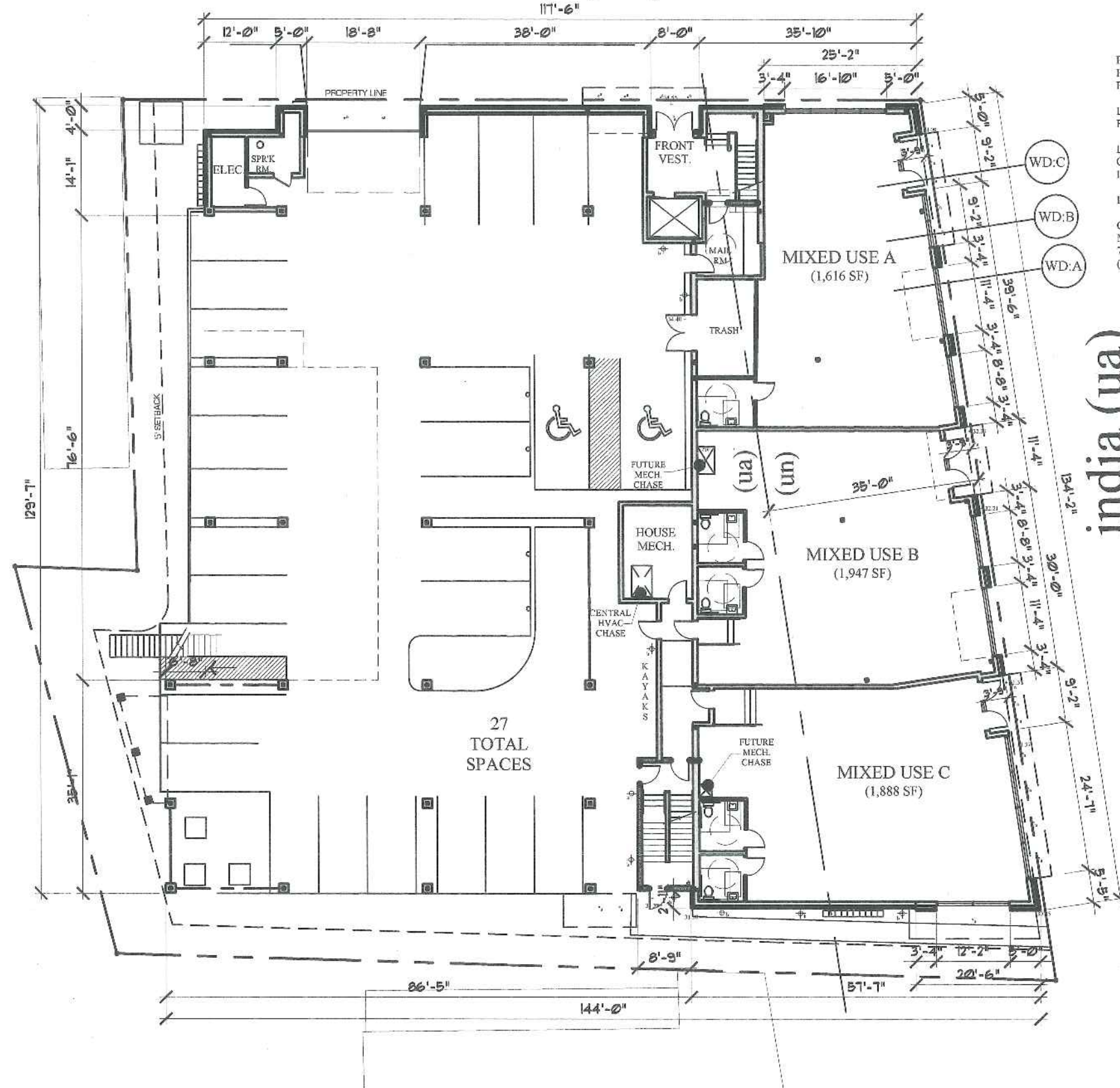
WORKSHOP

DATE: APRIL 20, 2016



Site Plan
62 India Street

newbury (un)



PERCENTAGE OF FENESTRATION PROVIDED: (UA)

LINEAR FEET OF FENESTRATION: 132.06'

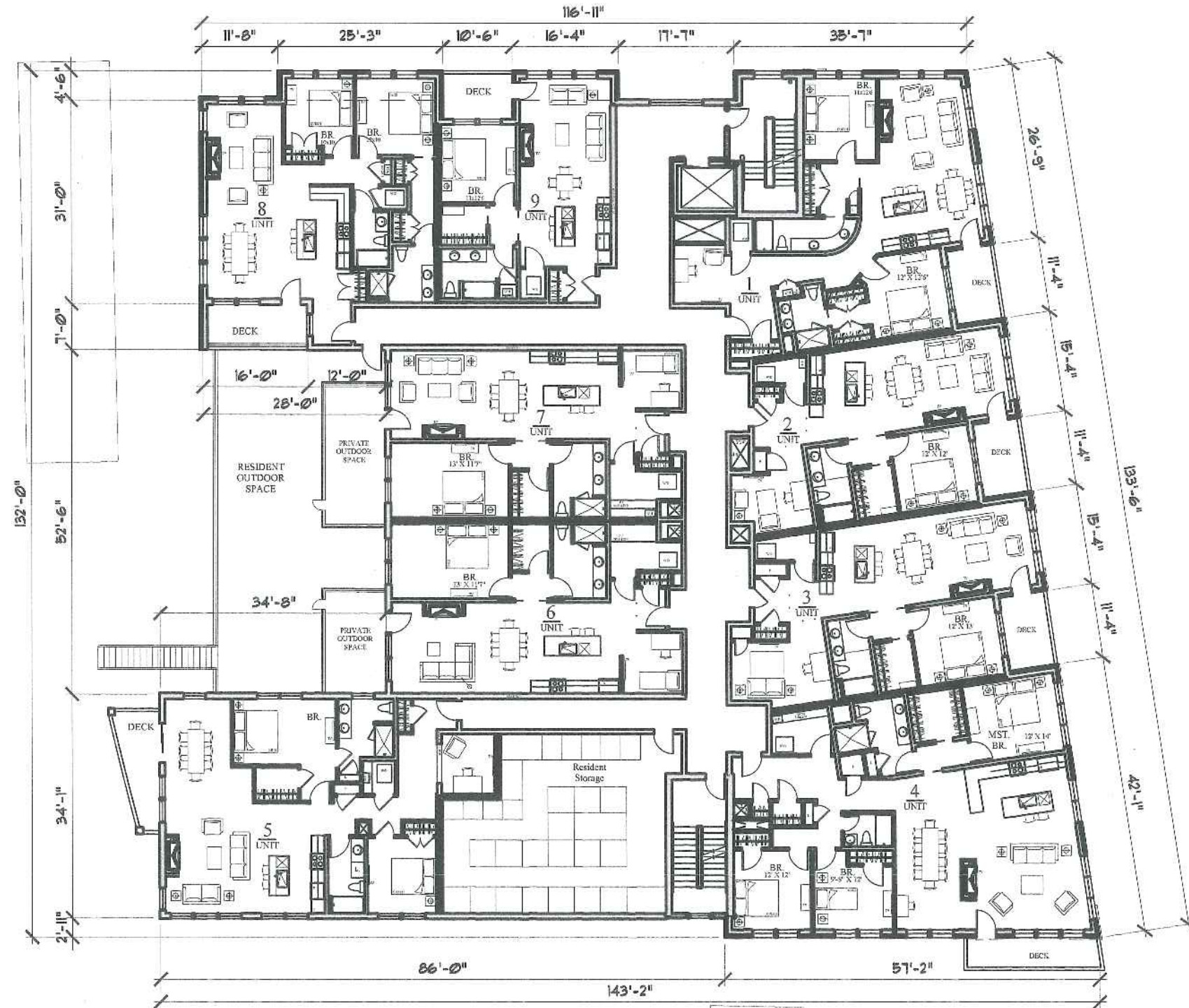
LENGTH OF WALL ON INDIA STREET: 134.16'

$103.06 / 134.16 = 77\%$

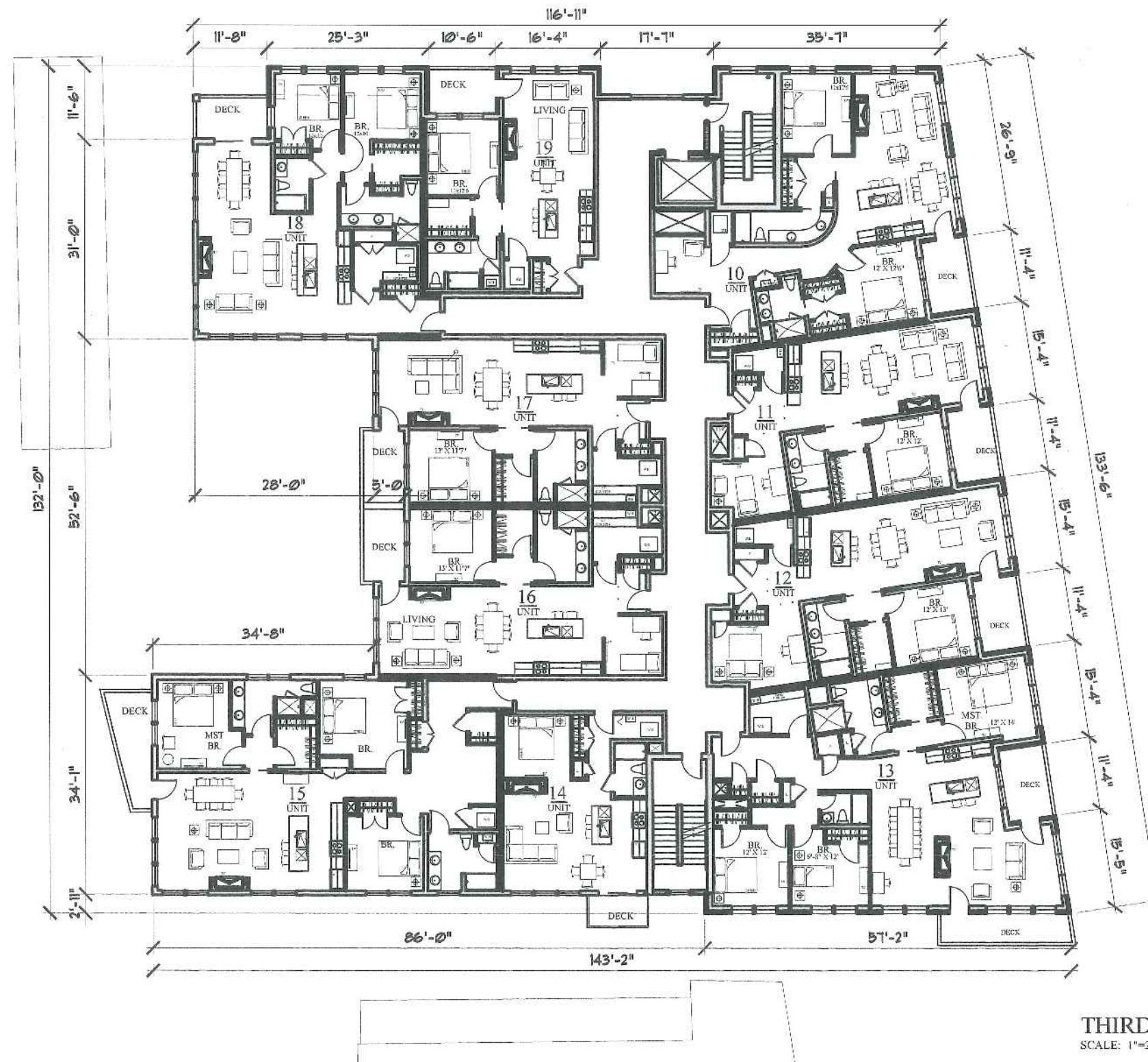
GLASS VLT @ MIXED USE: 77% (ENTIRE PANE)

india (ua)

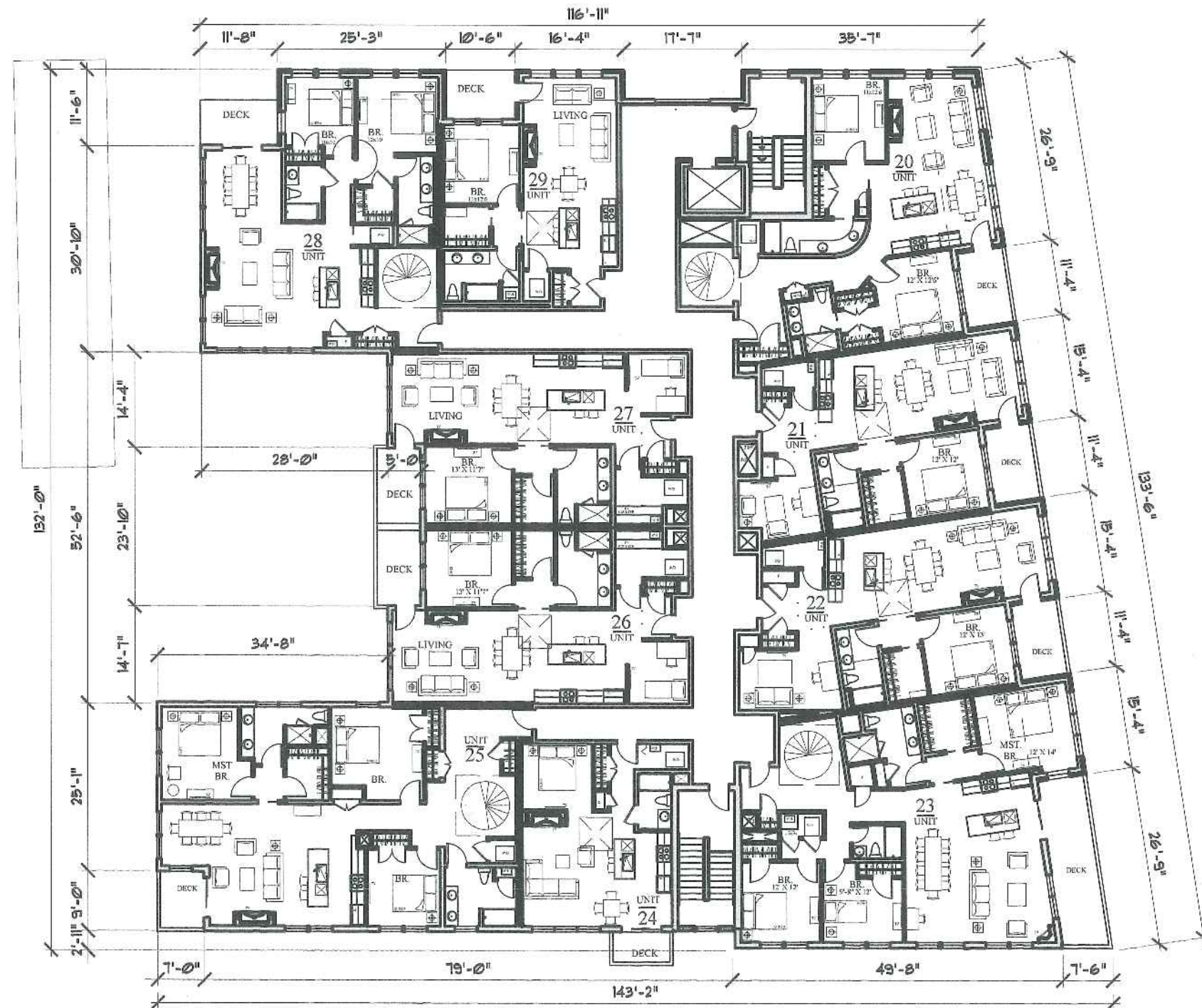
LOWER LEVEL PLAN
SCALE: 1"=20'-0"



SECOND LEVEL PLAN
SCALE: 1"=20'-0"



THIRD LEVEL PLAN
SCALE: 1"=20'-0"



FOURTH LEVEL PLAN
SCALE: 1"=20'-0"

UNIT TABULATION:

COMMERCIAL:

UNIT A	1,616 sq ft
UNIT B	1,947 sq ft
UNIT C	1,888 sq ft

RESIDENTIAL:

SECOND FLOOR:

UNIT 1	2 BR	1,387 sq ft
UNIT 2	1 BR	1,002 sq ft
UNIT 3	1 BR	1,351 sq ft
UNIT 4	3 BR	1,703 sq ft
UNIT 5	2 BR	1,196 sq ft
UNIT 6	2 BR	1,415 sq ft
UNIT 7	1 BR	1,197 sq ft
UNIT 8	2 BR	1,160 sq ft
UNIT 9	1 BR	785 sq ft

THIRD FLOOR:

UNIT 10	2 BR	1,387 sq ft
UNIT 11	1 BR	1,002 sq ft
UNIT 12	1 BR	1,351 sq ft
UNIT 13	3 BR	1,648 sq ft
UNIT 14	LOFT	676 sq ft
UNIT 15	3 BR	1,797 sq ft
UNIT 16	1 BR	1,197 sq ft
UNIT 17	2 BR	1,414 sq ft
UNIT 18	2 BR	1,173 sq ft
UNIT 19	1 BR	785 sq ft

FOURTH FLOOR:

UNIT 20	2 BR	1,387 sq ft
UNIT 21	1 BR	1,002 sq ft
UNIT 22	1 BR	1,360 sq ft
UNIT 23	3 BR	1,507 sq ft
UNIT 24	LOFT	676 sq ft
UNIT 25	3 BR	1,797 sq ft
UNIT 26	1 BR	1,138 sq ft
UNIT 27	1 BR	1,121 sq ft
UNIT 28	2 BR	1,382 sq ft
UNIT 29	1 BR	846 sq ft

AREA CALCULATION:

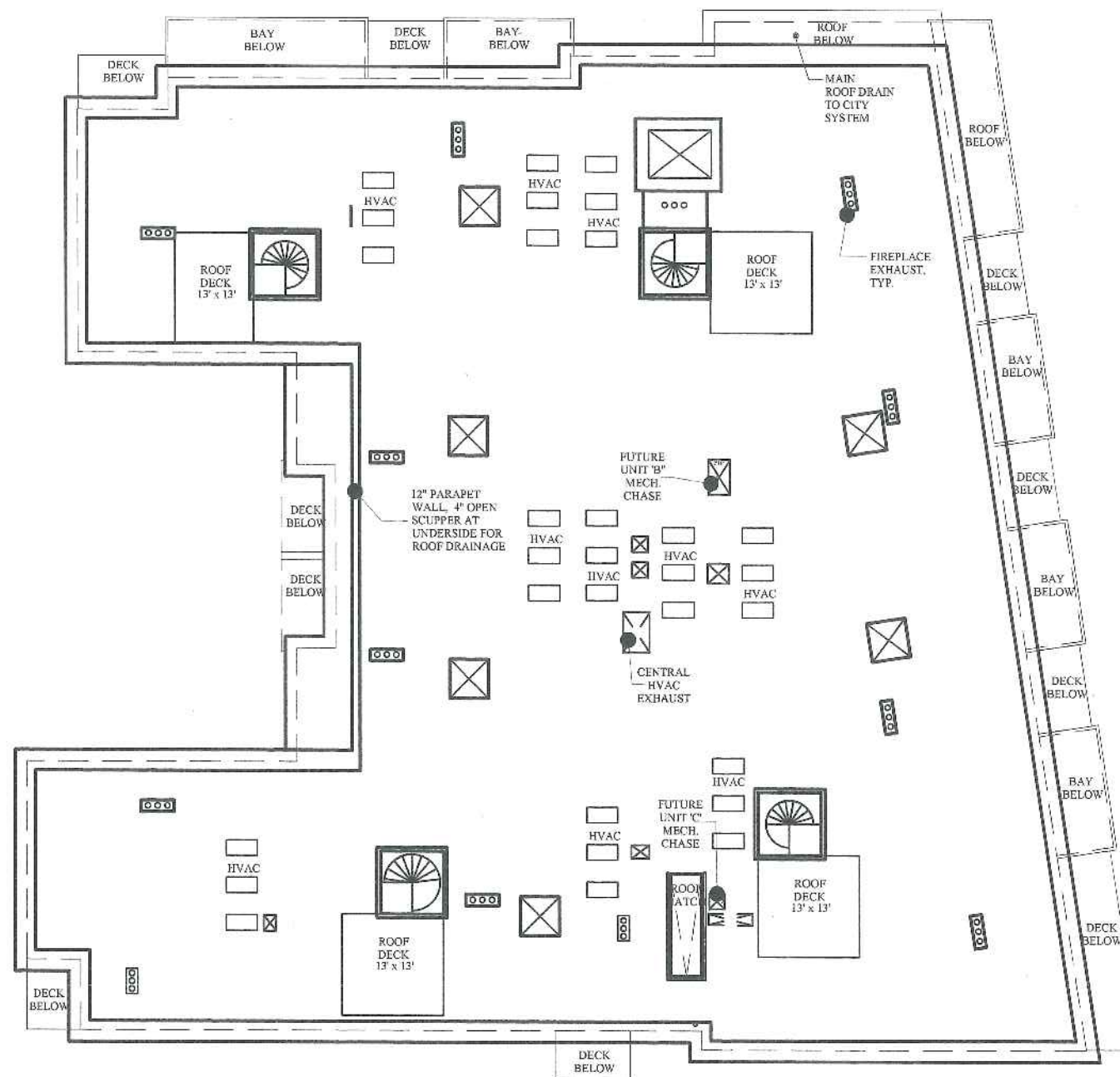
COMMERCIAL	6,648 sqft
RESIDENTIAL	43,253 sqft
TOTAL NET	49,901 sqft

INCLUDES CIRCULATION

PARKING	9,899 sq ft
DECKS	4,381 sq ft

INCLUDES ROOF DECKS

LIVING AREAS:	
SECOND FLOOR	14,529 sq ft
THIRD FLOOR	14,454 sq ft
FOURTH FLOOR	14,270 sq ft



ROOF LEVEL PLAN

SCALE: 1/32"=1'-0"



MARK
MUELLER
ARCHITECTS

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

APRIL 20, 2016

62 INDIA STREET



A BRICK VENEER
'OLD PORT' BLEND, MEDIUM RANGE BY
MORIN BRICK IN AUBURN MAINE

B 10" CEMENTITIOUS SIDING

C GRANITE ENTABLATURE:
THICKNESS: 2 1/2"
SURFACE: ROCK FACE
COLOR: DEER ISLE

D GRANITE PIERS:
THICKNESS: 4"
SURFACE: ROCK FACE
COLOR: DEER ISLE

E GRANITE SILL:
THICKNESS: 4"
SURFACE: HONED
COLOR: DEER ISLE

F MIXED USE FACADE FENESTRATION: WINDOWS
MATERIAL: ALUMINUM
FRAMES: 2" X 4 1/2"
COLOR: CHARCOAL
GLASS: CLEAR, 77% VLT, CENTER SET GLASS

G MIXED USE FACADE FENESTRATION: DOORS
SIMILAR TO WINDOWS
DOORS: STYLE AND RAIL TYPE
GLASS: TRANSOMS AND FLANKING GLASS PANEL

H RESIDENTIAL WINDOWS:
MANUFACTURE: PELLA
SERIES: 450 PRO-LINE
STYLE: DOUBLE HUNG W/ SDL
MOULDINGS: METAL
BRICK VENEER~ 1 1/2" BRICKMOLD
SIDING: ~3 1/2" BRICKMOLD
SILLS: 2"
GLASS: LOW 'E' 77% VLT, CENTER GLASS

I METAL CANOPY:
MATERIAL: STEEL PANEL
FINISH: PAINTED KYNAR
THICKNESS: 22 GAUGE
EXTENTS: WRAP ALL EXPOSED SIDES

J EXTERIOR DECKS:
GUARDRAILS: ALUM. NEWEL POSTS
AND BALUSTERS
LIGHTING: LOW WALL MOUNT
5 WATT LED FIXTURE, TYP. ALL DECKS

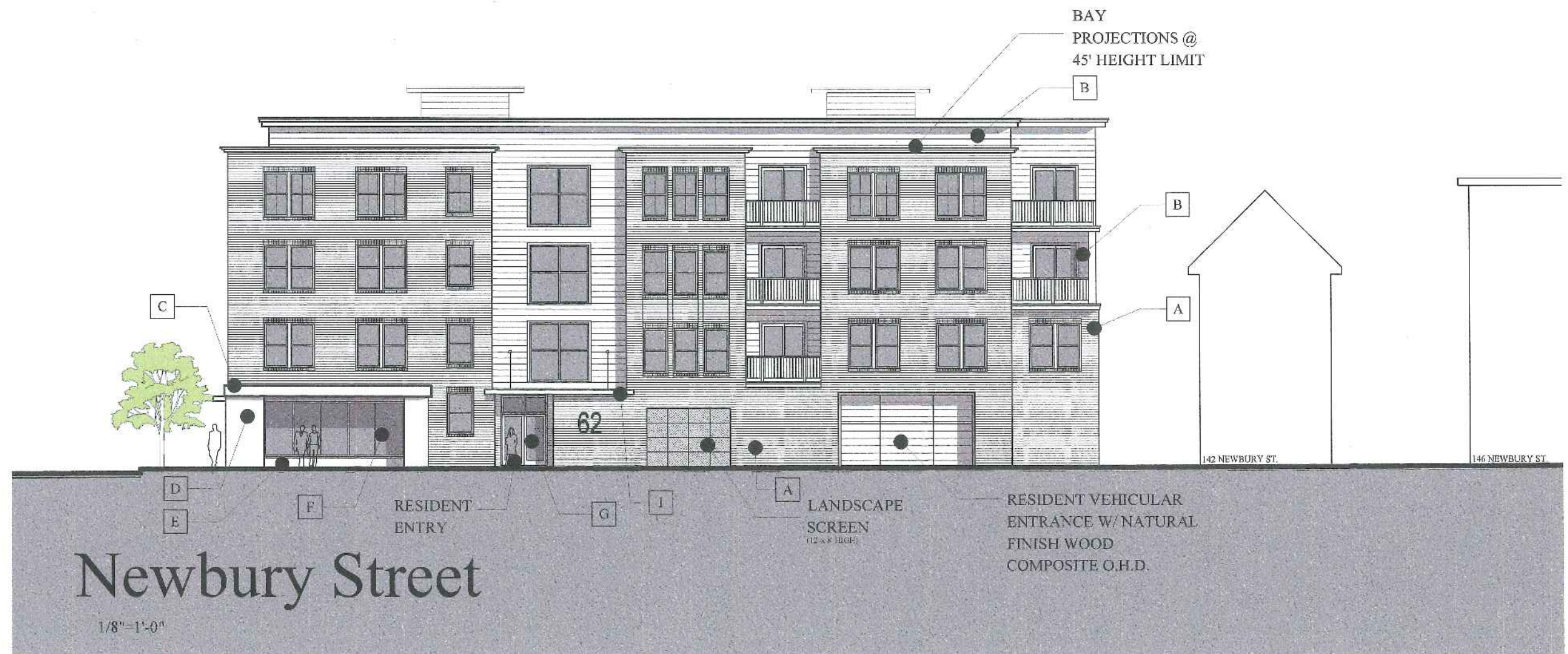


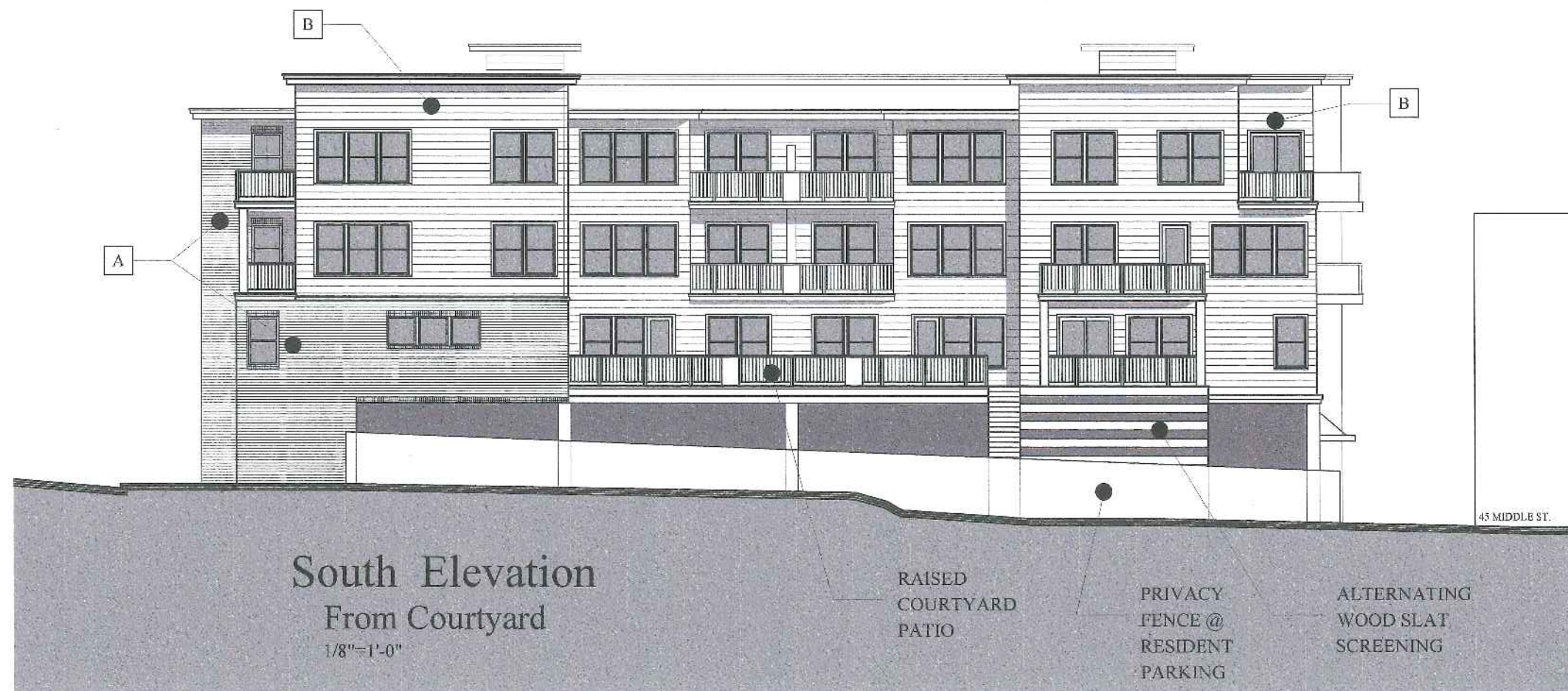
MARK
MUELLER
ARCHITECTS

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

APRIL 20, 2016

A-2.0
62 INDIA STREET





UNIT TABULATION:

COMMERCIAL:

UNIT A	1,616 sq ft
UNIT B	1,947 sq ft
UNIT C	1,888 sq ft

RESIDENTIAL:

SECOND FLOOR:

UNIT 1	2 BR	1,387 sq ft
UNIT 2	1 BR	1,002 sq ft
UNIT 3	1 BR	1,351 sq ft
UNIT 4	3 BR	1,703 sq ft
UNIT 5	2 BR	1,196 sq ft
UNIT 6	2 BR	1,415 sq ft
UNIT 7	1 BR	1,197 sq ft
UNIT 8	2 BR	1,160 sq ft
UNIT 9	1 BR	785 sq ft

THIRD FLOOR:

UNIT 10	2 BR	1,387 sq ft
UNIT 11	1 BR	1,002 sq ft
UNIT 12	1 BR	1,351 sq ft
UNIT 13	3 BR	1,648 sq ft
UNIT 14	LOFT	676 sq ft
UNIT 15	3 BR	1,797 sq ft
UNIT 16	1 BR	1,197 sq ft
UNIT 17	2 BR	1,414 sq ft
UNIT 18	2 BR	1,173 sq ft
UNIT 19	1 BR	785 sq ft

FOURTH FLOOR:

UNIT 20	2 BR	1,387 sq ft
UNIT 21	1 BR	1,002 sq ft
UNIT 22	1 BR	1,360 sq ft
UNIT 23	3 BR	1,507 sq ft
UNIT 24	LOFT	676 sq ft
UNIT 25	3 BR	1,797 sq ft
UNIT 26	1 BR	1,138 sq ft
UNIT 27	1 BR	1,121 sq ft
UNIT 28	2 BR	1,382 sq ft
UNIT 29	1 BR	846 sq ft



AREA CALCULATION:

COMMERCIAL	6,648 sqft
RESIDENTIAL	43,253 sqft
TOTAL NET	49,901 sqft

INCLUDES CIRCULATION

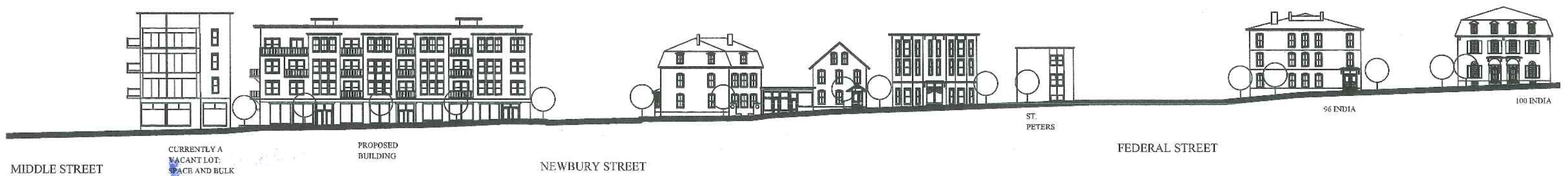
PARKING	9,899 sq ft
DECKS	4,381 sq ft

INCLUDES ROOF DECKS

LIVING AREAS:

SECOND FLOOR	14,529 sq ft
THIRD FLOOR	14,454 sq ft
FOURTH FLOOR	14,270 sq ft





MIDDLE STREET

CURRENTLY A
VACANT LOT:
SPACE AND BULK
ALLOWANCE
OF NEW INDIA
STREET ZONING

PROPOSED
BUILDING

NEWBURY STREET

ST.
PETERS

FEDERAL STREET

96 INDIA

100 INDIA



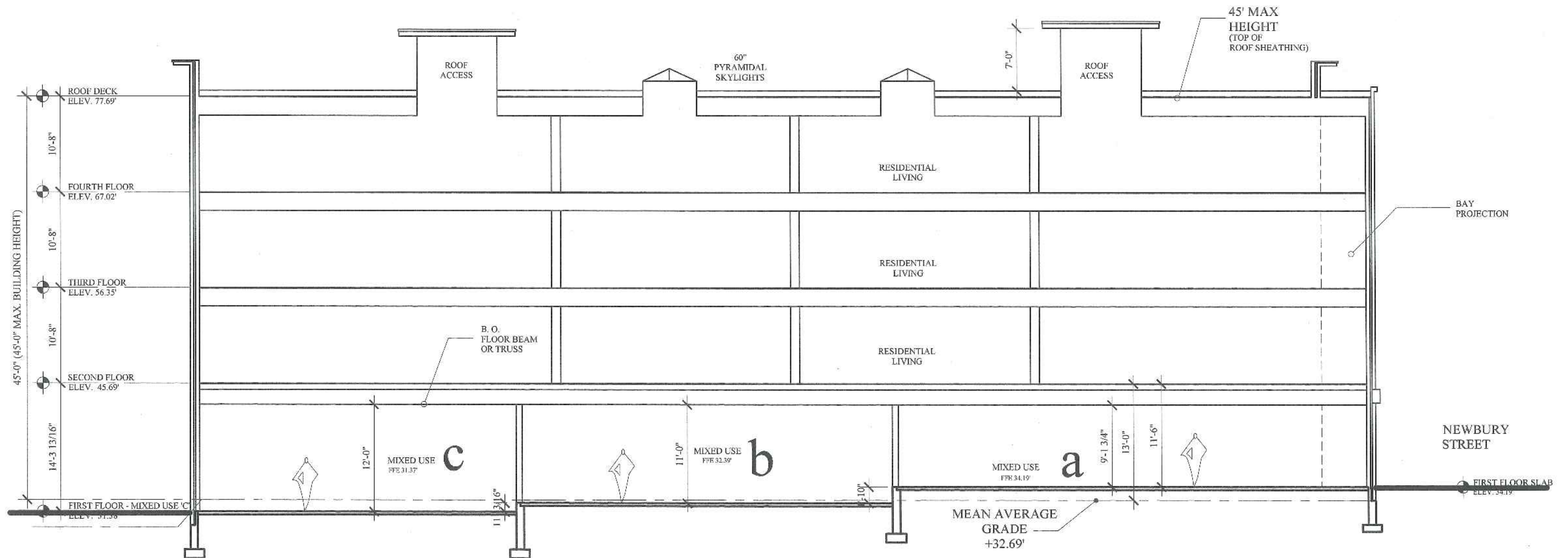
MARK
MUELLER
ARCHITECTS

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

A-2.4

APRIL 20, 2016

62 INDIA STREET



BUILDING SECTION
SCALE: 3/32"=1'-0"



MARK
MUELLER
ARCHITECTS

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

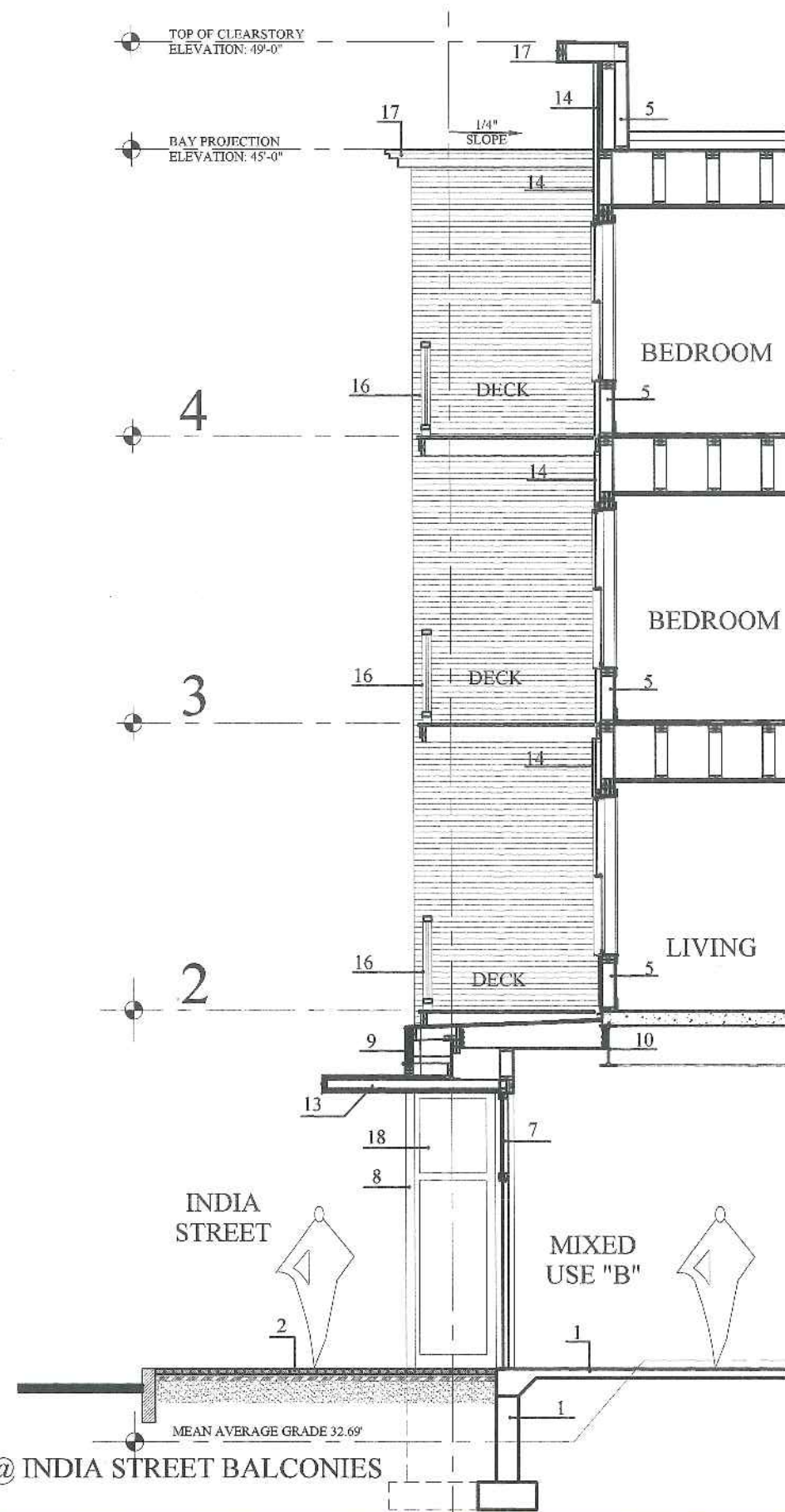
A-3.0

APRIL 20, 2016

62 INDIA STREET

SECTION KEY

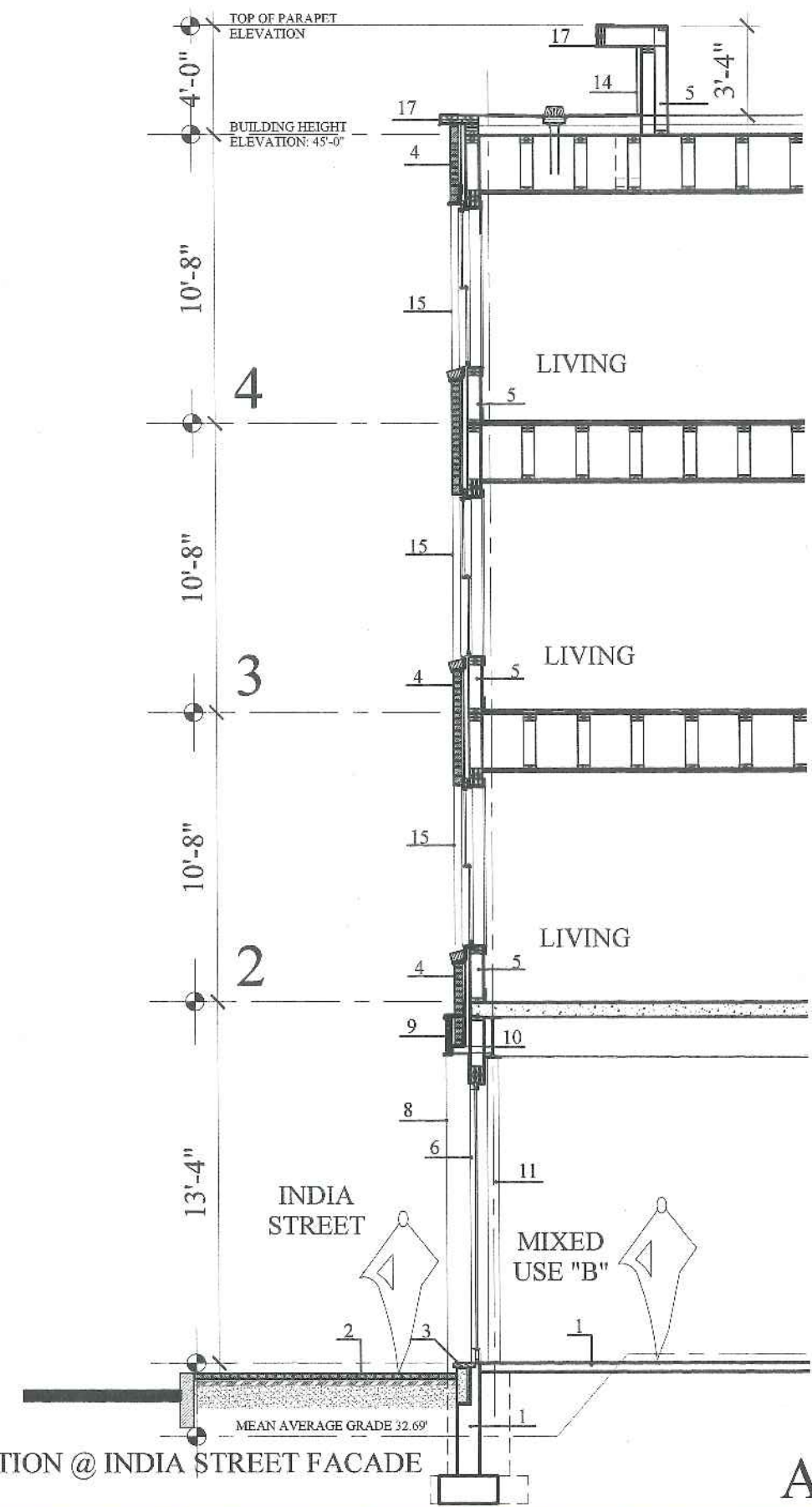
1. NEW FOUNDATION & FLOOR SLAB
2. BRICK PAVING
3. GRANITE BASE
4. BRICK VENEER
5. WOOD STUD WALL
6. ALUMINUM WINDOWS
7. ALUMINUM GLASS DOORS
8. PILASTER BEYOND
9. GRANITE ENTABLATURE
10. STEEL BEAM
11. STEEL COLUMN BEYOND
12. WOOD TRUSSES
13. METAL WRAP CANOPY
14. SIDING
15. DOUBLE HUNG WINDOWS
16. ALUMINUM DECK RAIL SYSTEM
17. METAL CORNICE
18. METAL PANEL



WS:1

WALL SECTION @ INDIA STREET FACADE

SCALE: N.T.S.



A-3.1

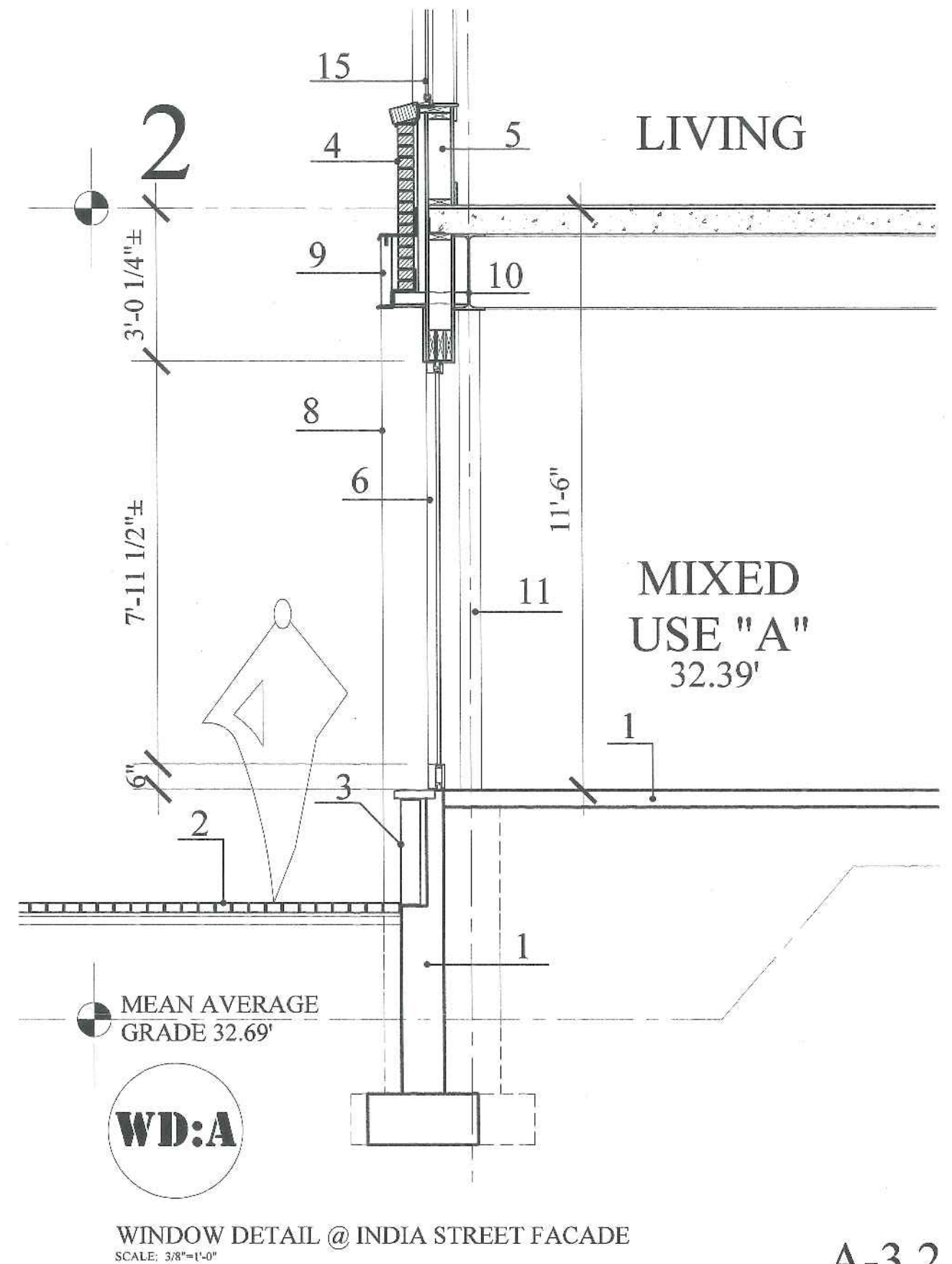
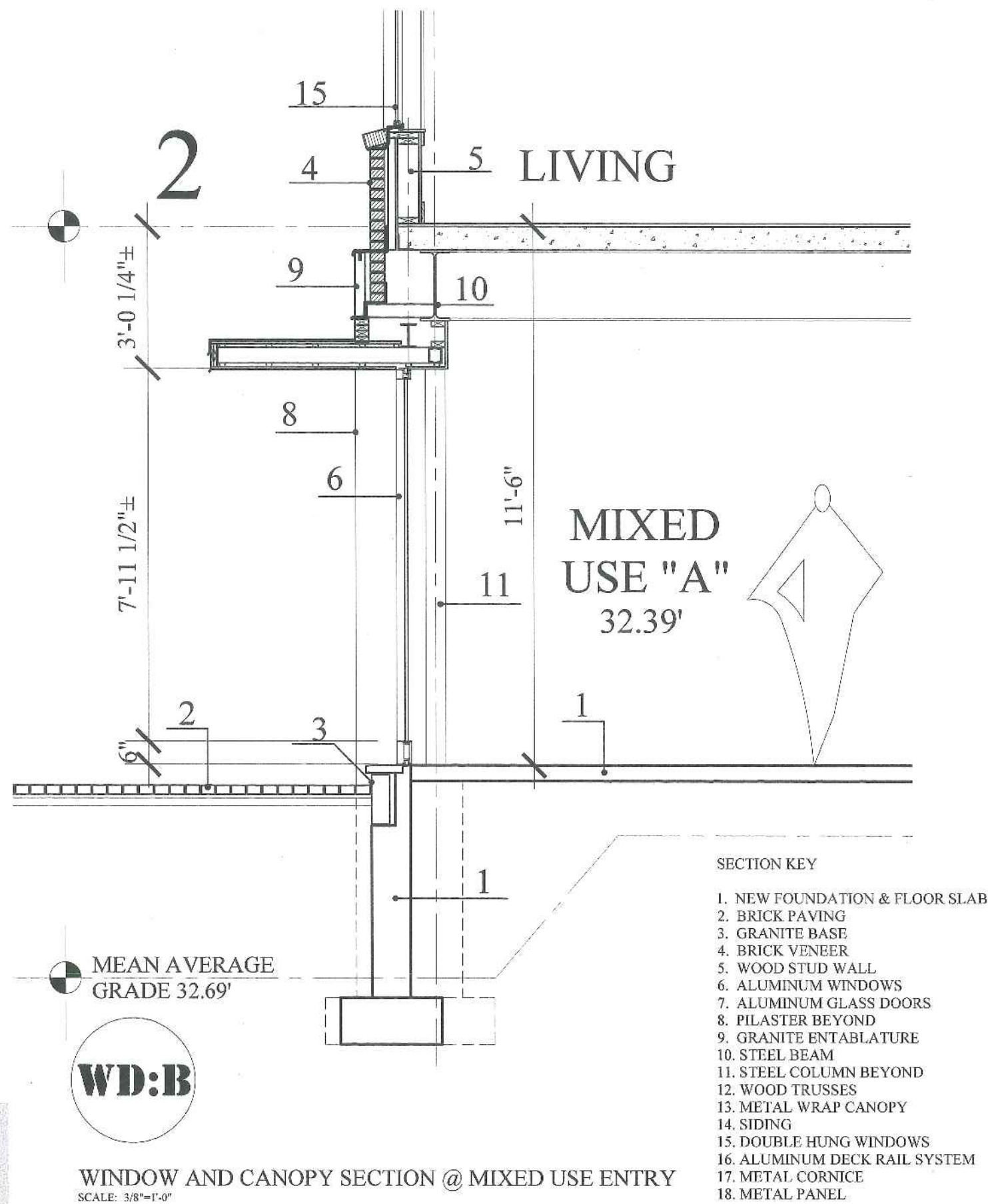
APRIL 20, 2016

62 INDIA STREET

INDIA STREET NEIGHBORHOOD

HISTORIC PRESERVATION WORKSHOP

MARK
MUELLER
ARCHITECTS



A-3.2

APRIL 20, 2016

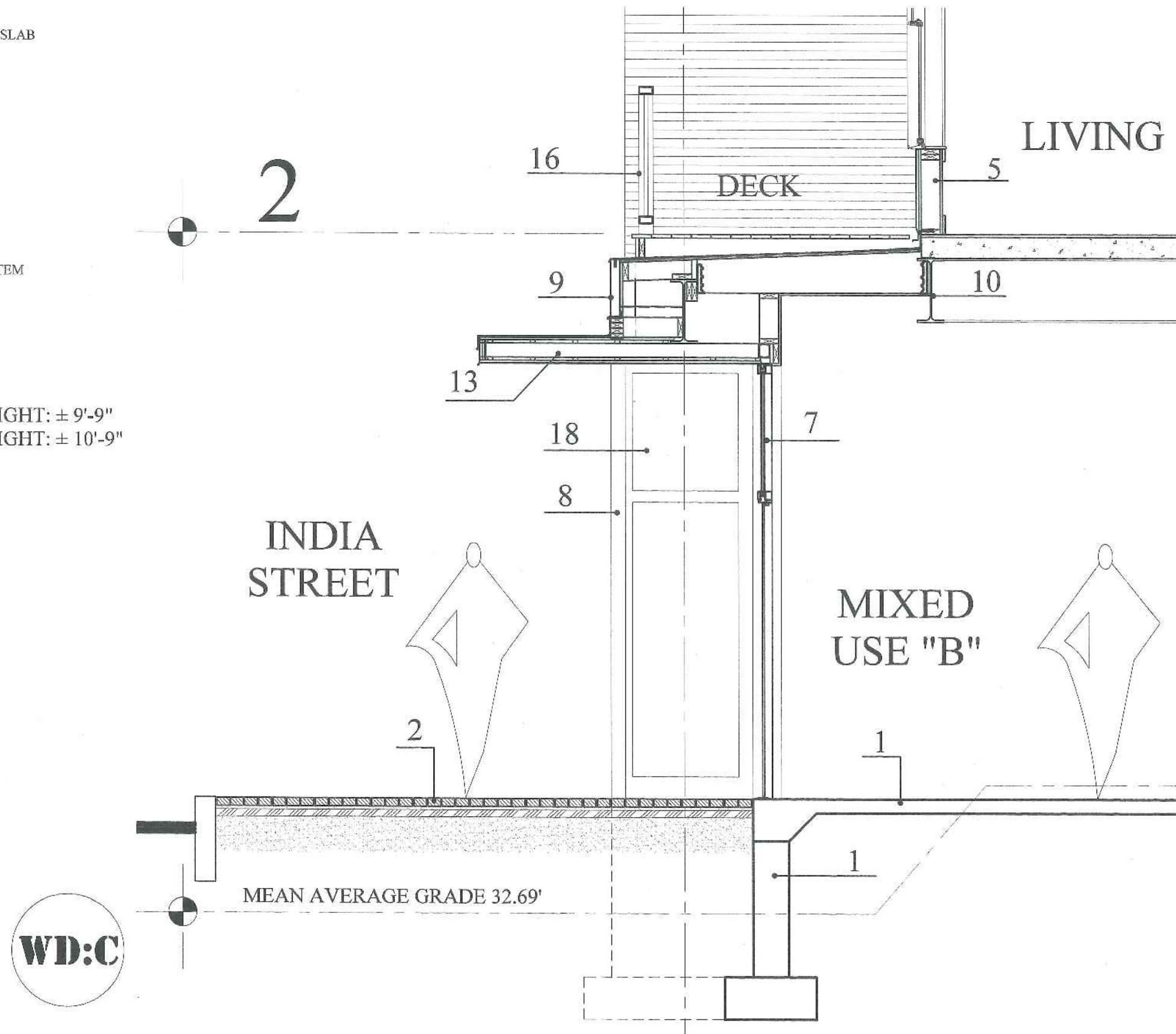
62 INDIA STREET

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

SECTION KEY

1. NEW FOUNDATION & FLOOR SLAB
2. BRICK PAVING
3. GRANITE BASE
4. BRICK VENEER
5. WOOD STUD WALL
6. ALUMINUM WINDOWS
7. ALUMINUM GLASS DOORS
8. PLASTER BEYOND
9. GRANITE ENTABLATURE
10. STEEL BEAM
11. STEEL COLUMN BEYOND
12. WOOD TRUSSES
13. METAL WRAP CANOPY
14. SIDING
15. DOUBLE HUNG WINDOWS
16. ALUMINUM DECK RAIL SYSTEM
17. METAL CORNICE
18. METAL PANEL

UNIT 'B' WINDOW HEIGHT: $\pm 9'-9"$
UNIT 'C' WINDOW HEIGHT: $\pm 10'-9"$



WD:C

ENTRY CANOPY AND DOOR SECTION @ MIXED USE ENTRY
SCALE: 3/8"=1'-0"



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

**PUBLIC HEARING
98 CARROLL STREET**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: April 14, 2016
RE: April 20, 2016 **Public Hearing**

Application For: Certificate of Appropriateness for Exterior and Site Alterations
Subject Property: 98 Carroll Street
Applicant: Derek Leck
Architect: Patric Santerre, Arcadia Designworks
Contractor: Monaghan Woodworks

Introduction

On behalf of property owner Derek Leck, architect Patric Santerre has applied for a Certificate of Appropriateness for exterior alterations at 98 Carroll Street. The property is a brick single family residence designed in the Colonial Revival style by George Burnham and Leander Higgins, and constructed in 1915. Mr. Santerre proposes to add or restore rooftop balustrades to several projecting elements, replace shutters on the second floor to match original shutters, replace the garage door, install new gas lights, remove 20th Century exterior storm windows, and install a new metal fence at the southwest corner of the lot.

Mr. Leck's home occupies a prominent location at the corner of Carroll Street and Western Promenade. The east end of the property, with a garage and rear entry porch, fronts on an alley as well, making for high visibility on three sides of the house plus a good view of the rear from the Promenade. Mr. Santerre's submission includes a summary of the proposed improvements in the cover letter, site photos, product information, and renderings depicting the future appearance. The level of detail supplied by the applicants and the scope of work that includes mostly decorative details (some of which have practical and utilitarian purposes,) rather than major alterations, made staff comfortable with bringing the application straight to a public hearing with the Board without an initial workshop.

Subject Property, Context

The subject property is one of several stately homes designed by Burnham and Higgins on Carroll Street. Like a number of the homes on Carroll Street and the Western Prom, the property has an open yard with grass sloping gently toward the sidewalks. The symmetrical main façade faces north on to Carroll Street with a central front entrance emphasized by a small, columned roof with classical elements and a metal balustrade. Broad stairs lead from the sidewalk to an open brick porch with a concrete balustrade. Atop the front façade, one central dormer with more classical detailing includes a wood balustrade at the base of the window that the architect proposes to use as a model for ones he has drawn for other roofs. Instead of wood, black iron balustrades were used over the entrance porch and beneath the two large first-floor windows on the front.

At the west end, an enclosed sunroom was originally an open porch with (according to the 1990 property description in the Historic Resources Inventory,) an original, paneled balustrade atop the roof. A polygonal bay room off the rear façade also apparently had a paneled balustrade originally – at least the remnants show panels between the remaining posts.

At the east end an attached garage faces the alley, with an adjacent covered porch for the secondary entrance. There does not seem to be any evidence there was a roof top balustrade on the side porch. The existing garage door is a modern, paneled overhead door.

Some original, paneled shutters remain on the first floor and at the central windows above the entrance, while replacement louvered shutters currently predominate on the second floor. The original wood windows are currently covered by white framed, metal storm windows. Existing exterior lighting at the front entrance is in or on the ceiling of hood, and two lantern-style sconces flank the side door.

Proposed Scope of Exterior Work

Mr. Santerre's well documented submission and cover letter outline the proposed alterations quite thoroughly.

Staff Comments

Staff is confident the Board will always be generally supportive of proposals to accurately and sensitively restore original features to historic homes. When such restorations are based on solid evidence about the original appearance of missing architectural features and the essential historic character of the property persists, there can be little doubt about the appropriate course. When repairs, replacements or new elements depend somewhat on conjecture to match the character and period of the subject property, two of the Standards for Review of Alterations to Historic Buildings come to mind:

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

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

Bearing these cautionary standards in mind, it is still perhaps not unreasonable for Mr. Santerre to pattern the proposed balustrades after the small balustrade at the base of the front dormer. There is some evidence that the balustrades on the west sun porch and the rear bay formerly had "balustrades" or parapets that included panels rather than open balusters; the Board may wish to discuss if this is an appropriate substitution, with a character that is consistent with the house's restrained yet abundant use of classical details. Staff notes that on the front, where a lighter, less opaque balustrade was needed below the three sets of large windows, iron railings were used – but this is not to suggest iron should be used on the other roofs in question.

The east entry porch may not have featured a balustrade originally, so the Board must judge the inclusion of one at this location, where it serves as a screen – solid panels are needed behind the balusters to hide two proposed air conditioning condensers. In all three cases, the ornamental balustrades serve to cap the building extensions, adding a formal top that perhaps surrenders a little bit of the house's simple restraint. In staff's opinion the addition of the balustrade is most welcome on the west sunroom, perhaps because of the size of the porch below. That said, the balustrades do not seem out of place in any of the proposed locations.

Two of the other proposals deserve mention: the gas lanterns, particularly the post lights; and the fencing. Staff suggests the Board may want to discuss the scale and style of the lanterns, as well as the choice of fuel. The front post lanterns may seem a bit incongruous in both of the proposed locations, and perhaps a quieter, more low-key solution would be low, ground-mounted lights that would increase safety without adding a feature that is potentially distracting from the design of the façade.

In the consideration of the proposed fencing, staff is reminded of the context, in which many of the yards (but not all) are open. The property has two very exposed, public faces, and one can understand the desire to enclose some yard. (It is not known whether pets or children provide some motivation for the fencing.) Staff notes approvingly that the example of fence shown in the supplied image is quite open, and the existing, more solid wood fencing is located at the back corner toward the alley and garage, some distance from the Promenade. As long as the fencing is of a quality and design that are a good fit for the context, it is likely deserving of consideration. Several properties along Carroll Street and the Western Promenade have either original or added hedges or iron fences, including the one recently added at 199 Western Promenade.

Finally, staff is comfortable with the proposals for the garage doors, the new shutters to match the original pattern, and the restoration of the windows including the replacement of exterior storm windows with interior storms.

Applicable Review Standards

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

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the April 20, 2016 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations 98 Carroll Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments:

1. Architect's summary of scope of work
2. Communication from the applicant
3. Architect's photos, renderings, and sketches of existing conditions and proposed alterations, including product information
4. Google images
5. 1924 tax photos of property and garage

April 6, 2016

Deborah G. Andrews
Historic Preservation Program Manager
Office of Building Inspections
Portland City Hall
389 Congress Street, 3rd Floor
Portland, Maine 04101

ATTACHMENT 1

RE: Request for Certificate of Appropriateness for Restoration and Improvements
to 98 Carroll Street Residence

Dear Deborah,

On behalf of our client Mr. Derek Leck, owner of the two story house and garage at 98 Carroll Street, we submit for your review and the boards approval documents describing Mr. Leck's goal to both restore the house to it's original 1915 appearance and make a few select improvements to his property. Architectural features are as follows,

1. Restore the balustered railing on Sunroom and Library Bay to match the balustered railing on the upper dormer at the main north elevation. Install a new balustered railing above the east entry porch roof to match the other two low roofs, and conceal a condenser unit for a new central air-conditioning system.
2. Replace all the second level slatted wood shutters with wood panel shutters matching the existing first level window shutters and center window shutters on the second level above the main entrance.
3. Replace the current garage door with a wood door with glass lites that match the original garage door shown in a 1924 photo.
4. Install gated black metal side yard fence either similar the neighbor's at 199 Western Promenade or of a black metal fence appropriate to the neighborhood. Install shrubs behind the fence.
5. Install new gas lights on the main entrance patio piers or on both sides of the granite steps, and above the garage door to create safer, illuminated access.
6. Remove existing exterior storm windows, repair and repaint, and install interior storm windows

The enclosed application photographs, drawings, material specifications and equipment suppliers are provided to illustrate how Mr. Leck is making a concerted effort to restore his house to it's original grandeur while requesting a few improvements that are in character with the era of the house while providing greater security and safer entry.

Thank you for your assistance and consideration in this matter.

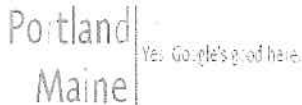
Respectfully,



Patric Santerre
Licensed Maine Architect
ARCADIA designworks

199 Prospect Street, Suite A
Portland, Maine 04103
Tel: 207.347.5252

WWW.ARCADIADesignWORKS.COM



Robert Wiener <rw>

Re: 98 Carroll Street review by Historic

1 message

Derek Leck <derek_leck@yahoo.com>

Thu, Apr 14, 2016 at 1:48 PM

To: Robert Wiener <rwienier@portlandmaine.gov>

Cc: Patric Santerre <patric@arcadiadesignworks.com>, Deb Andrews <dga@portlandmaine.gov>

Thank you, for your comments, Robert.

I had a couple of thoughts on this exchange that I want to relay:

1) On the balusters for the over-roof railings: I propose these follow design detail that exists on the house (specifically on the third floor dormer on the front and in the concrete work around the front porch). Proportions for the new balusters would not deviate materially from these. I estimate the height of these at 18" plus railings and space below for clearance over the roof, sleeper pads to mount them on, etc.

2) The railings for the balustered areas would need to be substantial and likely require some sort of engineering-type evaluation. I have a damaged gutter on the south side of the house where snow and ice have fallen from the upper roof and broken this off (Repair estimate: \$17,000.) I fully expect snow and ice damage is likely on the new railings as it probably destroyed what was there as late as 2008. Ensuring this is constructed correctly is a significant issue for me and I don't want to relegate it to a sketch, nor do I expect this to be easy to design. At the same time, preparing this proposal has been expensive and time consuming.

3) The location of gas lights on posts are my second choice - I originally wanted them located on short posts above the concrete pillars at the top of the front exterior steps (at about eye level). I moved them to the current post locations on feedback from Deb Andrews to not put them on the concrete pillars.

4) As to the light source (gas), I trust that this is no more of a problem than LED bulbs would be. I believe the electric lights in 1915 might have been very low wattage Edison bulbs and not materially different from gas lighting in terms of color or intensity. Adding gas is an aesthetic decision that nearly everyone I have reviewed the idea with has enthusiastically endorsed and is extremely important to me in this overall proposal.

5) The current lighting for the front door (which the gas lights would replace) is a canister light recessed into the overhang that juts out from the second floor over the front door. This canister light was added by prior owners so they could open an outward swinging screen door that I would like to remove (see point #8). Like the gas light, everyone who looks at the canister light thinks it is hideous and completely out of character with the house. There was almost certainly a hanging light over the front door but a gas light will not fit height wise in this location.

The front door lighting is necessary not only for stair safety, but also for burglar protection: I do not want the house to appear empty and unattended. There is other gas lighting in front of a house on Spring street.

6) The front screen door currently hides bronze detailing in the iron grate on the front door that would be visible if the screen door was removed. I am having this bronze detailing restored and the iron work refinished with a high-gloss black paint.

7) The storm windows on the front of the house are white and are mounted over cream-colored trim. In my opinion, the color mismatch looks very poor and the storm window's glass hides the detailing of the original window frames.

8) The enabler to removing both the front screen door and the storm windows is central air conditioning. (The house is a typical "brick oven" and the current cooling alternative is open the windows and screen doors and let the air flow through the house). Not only do the screens look bad, it also introduces excessive humidity into the house and is a security concern as screen doors and windows are easy to break through.

4/14/2016

City of Portland Mail - Re: 98 Carroll Street review by Historic

9) I do not believe I will be able to place the air conditioning condensers in any location other than on the roof over the side door. The reason is the house has streets on three sides and the back yard is also visible from the Western Prom. I doubt Historic would approve of condensers in the back yard, so the least offensive approach is on this side roof, behind a balustered railing.

10) As to the fencing, I would like to point out there is a house two doors to the north (on the Western Prom) that has added a similar fence some time about 2-3 years ago. I believe this has set a precedent as it is physically only 200 feet away.

Lastly, I will be out of state when this review occurs so feel free to contact me with any questions in advance of the meeting. I could call in, so let me know if that is acceptable.

Kind regards, Derek Leck
cell: 917-834-0045

ATTACHMENT 3



Documentation
in
Support
of a
Request
for a
Certificate
of
Appropriateness



Aerial View

98 Carroll Street - Northwest View

Building was designed by architects George Burnham and E. Leander Higgins in 1915 and placed in the National Register on February 1984 and locally on July 1990.

Owner:

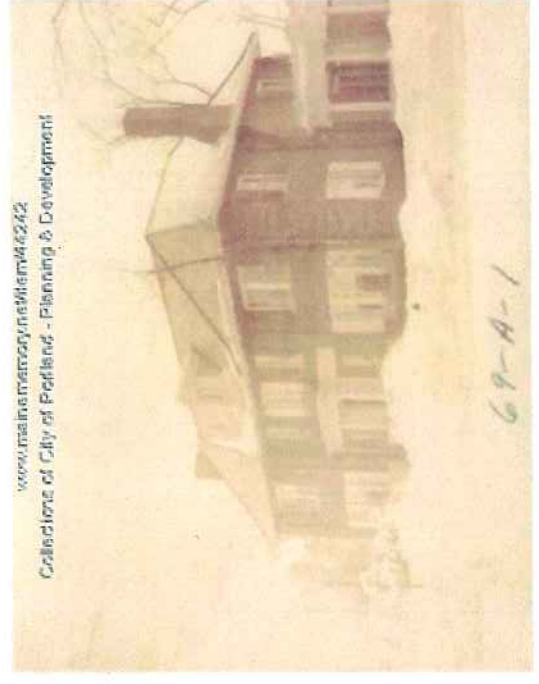
Mr. Derek Leck
98 Carroll Street
Portland, Maine 04102

Owners Representative:

ARCADIA
designworks

Patric Santerre
Maine Licensed Architect
199 Prospect Street, Suite A
Portland, Maine 04103
(207) 347-5252
www.arcadiadesignworks.com

www.maine-memory.com/Item44242
Collection of City of Portland - Planning & Development



N

98 Carroll Street
Portland, Maine
Site Plan - Scale: 1" = 20'

SHT02

 Balustered Railing
Roof Locations

 New Fence

• Gas Lamp

Deed Book: 8655
Page: 7
County: Cumberland

Passageway

New
Balustered &
Panel Railing

Gas Lamp

11'0"

75'±

7'-6"

AC Condenser
Unit

garage

sidewalk

Option
Two
Gas
Lamps

landing

2 Story Brick
House

Option
One
Gas
Lamps

Existing
Fence

Restored
Balustered
Railing

4'

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

4'

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

7'-6"

49'

15'0"

15'0"

Restored
Balustered
Railing

75'±

18'-6"

11'

sidewalk

Apparent R/W

25'

New
Fence
& Shrubs

SHT03

Carroll Street
(bituminous)

3' 0" / 5"
Mon.

Utility Pole

hydrant

3' 0" / 5"
Mon.

Western Promenade
(bituminous)

SHT04



East View - Side Entry & Garage

Image depicts:

- (a) balustered railing on entry porch roof concealing air-conditioning condenser unit.
- (b) replica garage door.
- (c) new gas light on garage.



Existing East Elevation

Existing balustered rail at
dormer and patio rail
design replicated on roofs
of East Entry, Sunroom &
Library Bay.

Upper window shutters
made to match lower
level shutter (sample
window shown)



North View - Front Entrance

Image depicts:
Option One - gas lamp on post located on existing patio
balustered railing piers, and replaced second level shutters.

**Existing North
Elevation**



Image depicts:
Option Two - gas
lamps on posts
located on both
sides of granite
steps.



Rear & Side Yard View

Image depicts:
 (a) replaced balustered railings on sunroom and library bay roofs.
 (b) restored window shutters on second level windows.
 (c) proposed black metal yard fence.



Existing Southwest Elevation



Balustered Railing, Shutters & Fence
 98 Carroll Street, Portland, ME
 March 2016
Sheet 04



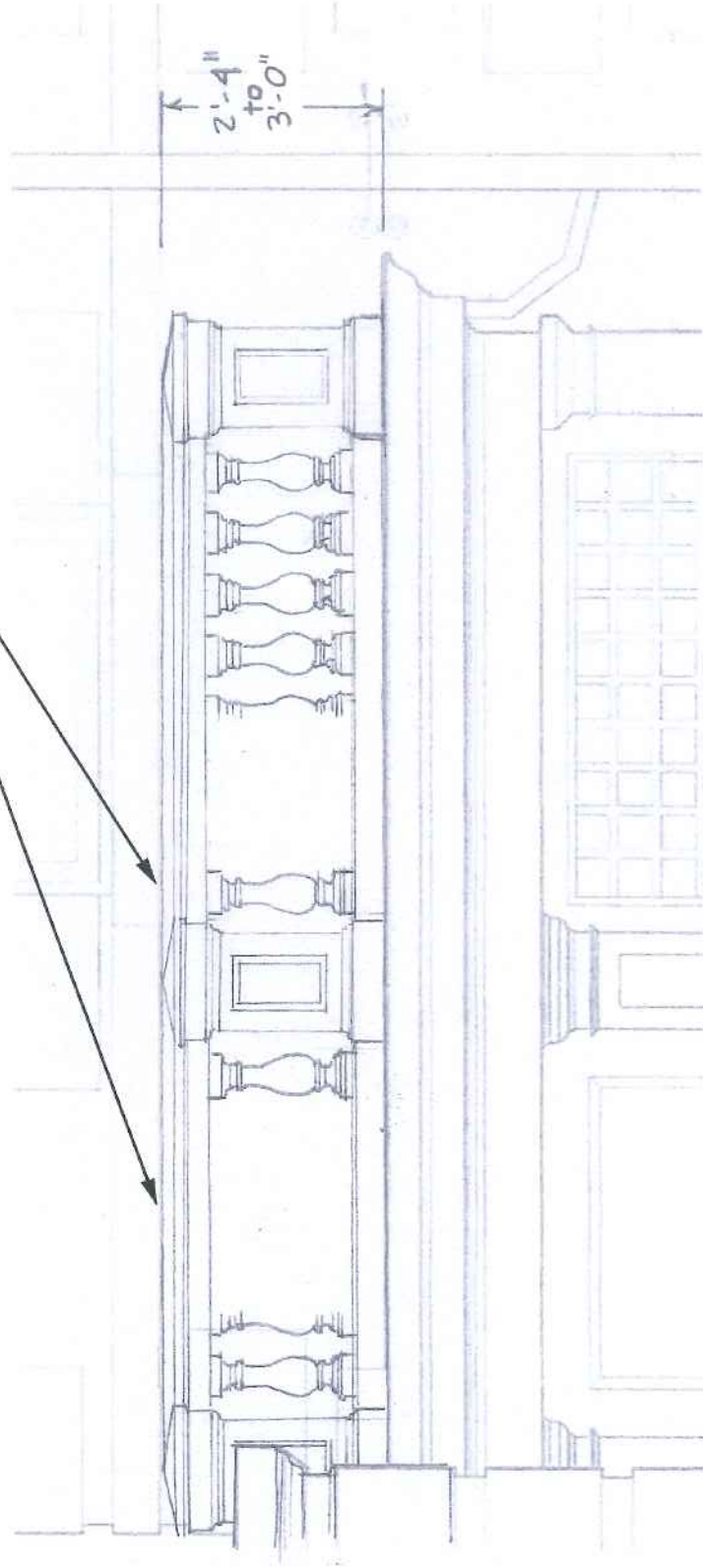
Railing with Open Balusters



Railing with Back Panel Behind Balusters

Material Specs:
 Turned Mahogany Balusters
 P.T. Post Framing
 Stainless Steel Anchors
 Mahogany Post Cladding
 Hardwood Molding & Trim
 Painted Finish

Rooftop Location of Two
 Central Air Conditioning
 Condenser Units.
 Approximate 3'-0" Height.





Proposed Side Yard Fence

See site plan for location and extent of fencing.

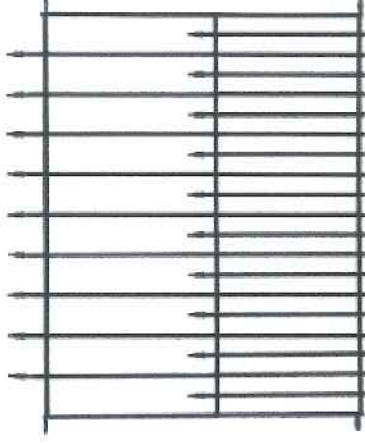


Existing Neighbor Fence

Fence Distributor:
Lowes Home Improvement

Material Specs:

No Dig Steel Fence
Panels connect using 56-in Grand Empire fence post (item #254102)
Grand Empire steel fence right (item # 254100) Grand Empire steel fence left transitional panel (item # 386390)
Grand Empire steel fence gate (item # 254101)
Low maintenance, rust resistant black powder coated finish
Double coated to help prevent chipping and rust
Durable welded steel construction



City Approved Installers:
Hanover Ironworks
Richard Duka, owner

Standfast Works Forge
Tim Greene, owner

The Ball & Chain Forge

Side Yard Fence
98 Carroll Street, Portland, ME

March 2016

Sheet 06

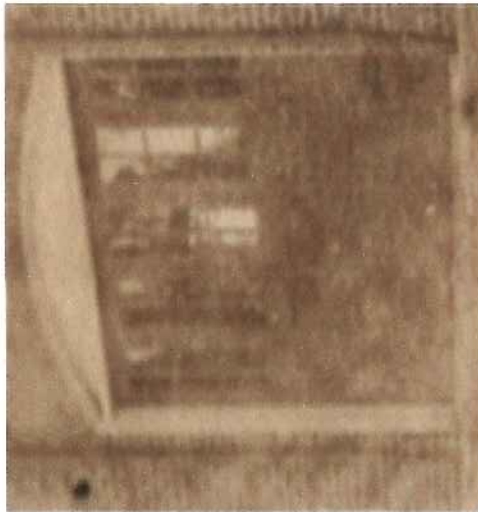
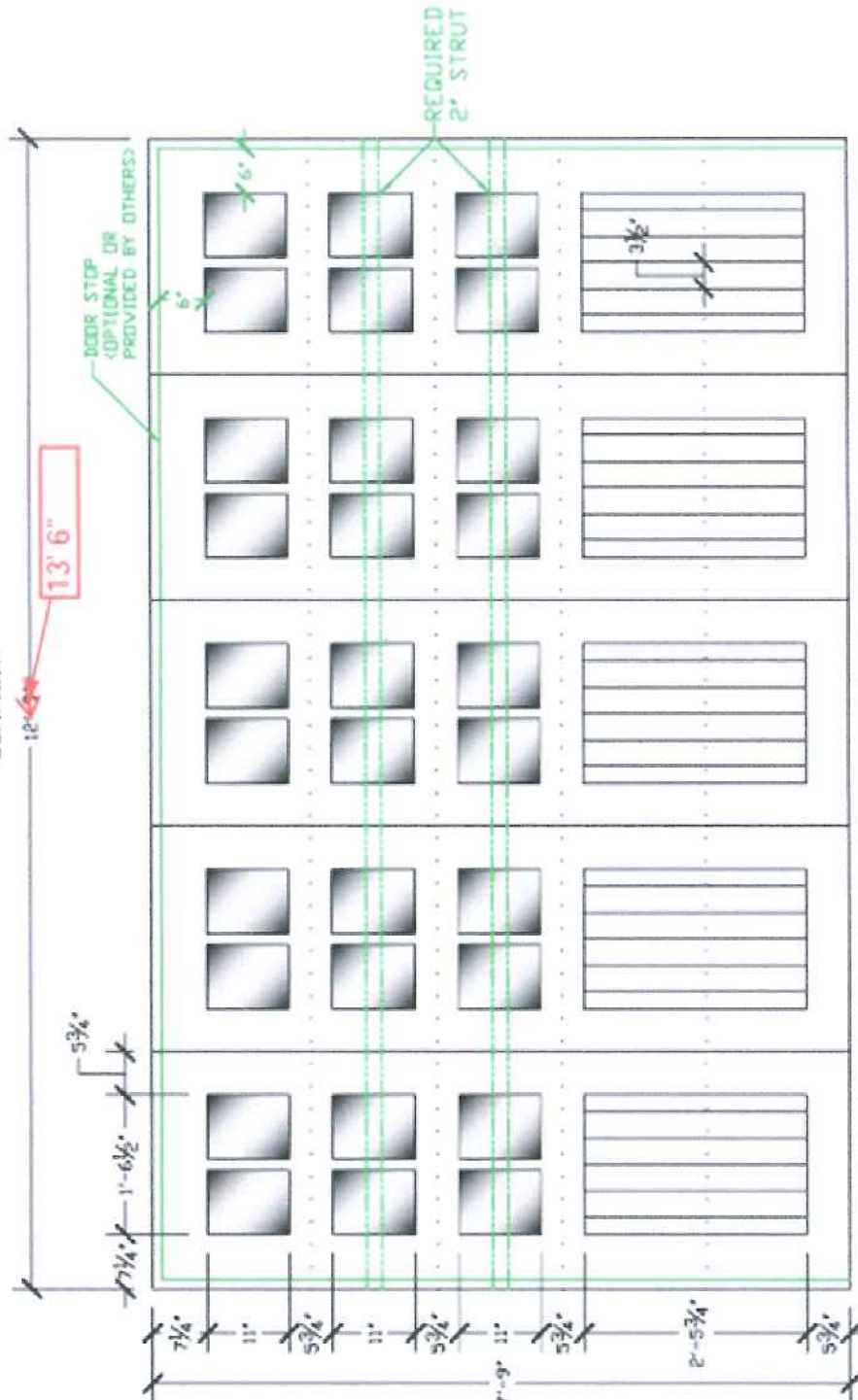


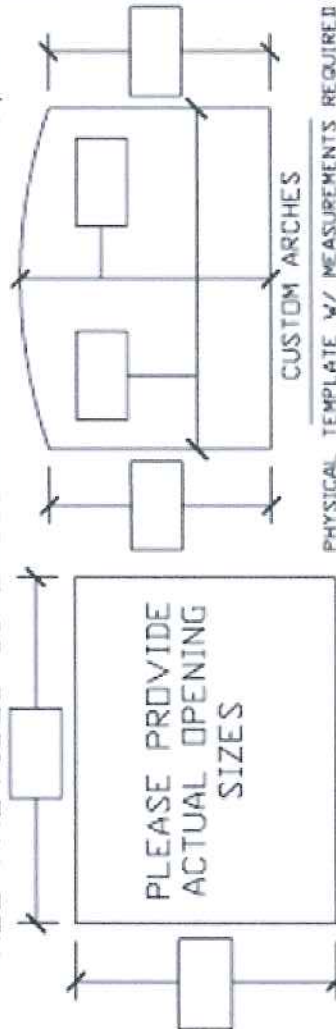
Image of Original Garage Door

New Door Material Specs:
 Door frame and panel mahogany
 Glass glazing
 Bronze hardware
 Painted finish

Fabricator:
 Carriage House Door Company
 1571 East Main St/Hwy 70
 Old Fort, NC 28762

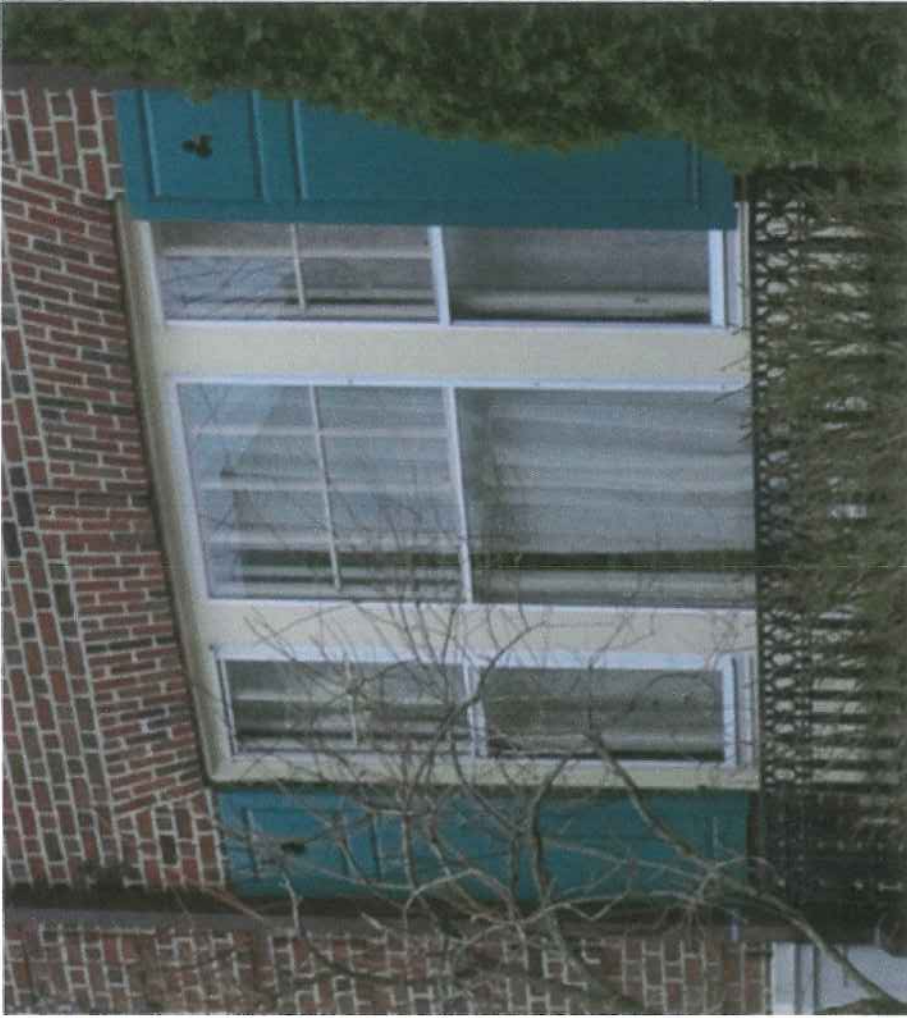


*ALL PROVIDED DIMENSIONS ARE NOMINAL $\pm \frac{1}{4}"$



PLEASE CHOOSE EDGE DETAIL		JOB NAME:		SECTION TO SCALE		NORMAL TRIM DIMENSIONS $\pm \frac{1}{4}"$
☐ TYPIC EDGE	☐	DOOR GRADE	STAIN	PAINT	BUY	1X8 7'
☐ EDGE EDGE	☐	PROPOSAL #		DOOR SIZE (W X H)		1X6 5'
☐ EDGE EDGE	☐	29976		12'9"X7'9"		1X4 3'
☐ EDGE EDGE	☐	SIGN HERE FOR APPROVAL		DATE		NORMAL V-GROOVE DIMENSIONS $\pm \frac{1}{4}"$
☐ CAMBIA EDGE	☐					2"X4 3'
						2"X6 5'

Garage Door
 98 Carroll Street, Portland, ME
 March 2016
 Sheet 07

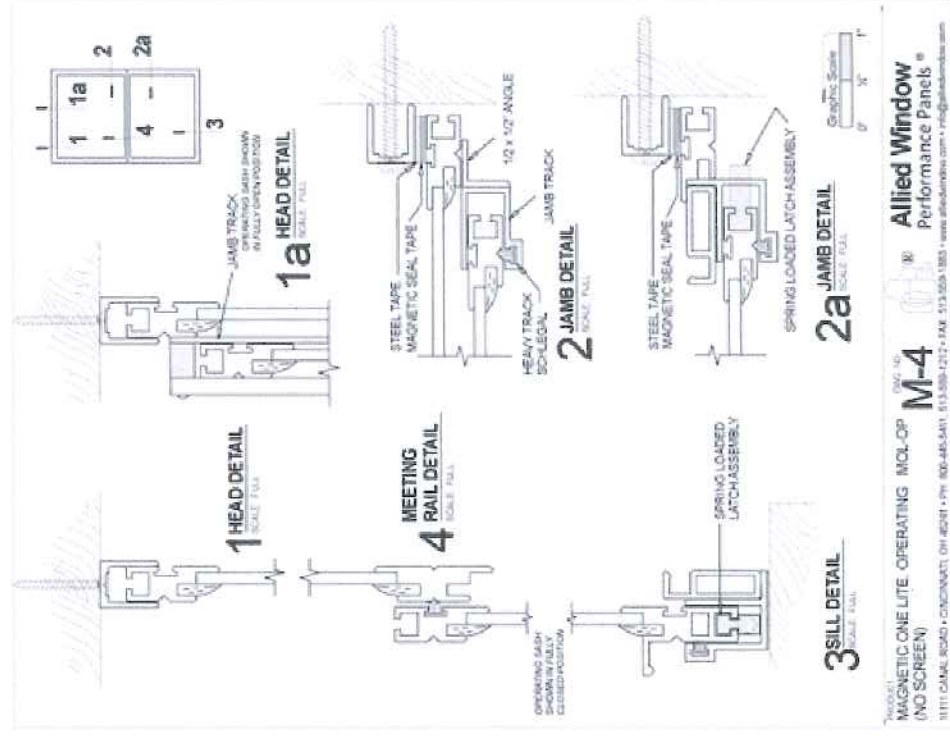


Typical Existing Exterior Storm Window

Existing metal & glass storm windows (white elements) to be removed and original wood windows patched and painted.
Interior storm window to be installed on all windows.

Interior Storm Window Manufacturer:
Allied Window Inc.
11111 Canal Road
Cincinnati, OH 45241
info@alliedwindow.com

Material Specs:
Aluminum frame
Baked on polyester polyurethane enamel paint finish
Annealed glass glazing



Storm Windows
98 Carroll Street, Portland, ME
March 2016
Sheet 09



Google earth

feet

200

ATTACHMENT
4



Google earth

feet

20

meters

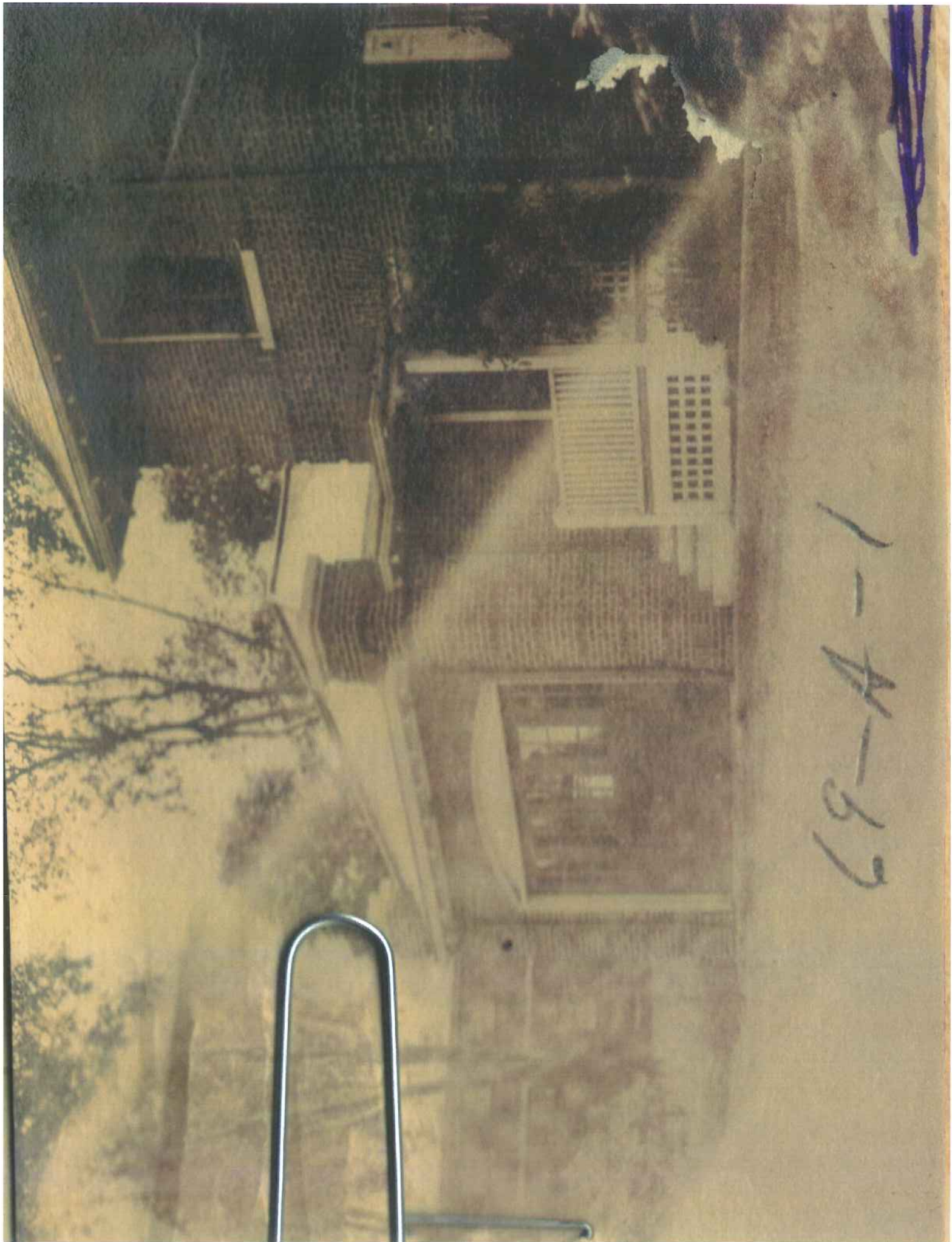
7

ATTACHMENT 5

69-A-1



1-A-69



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

**WORKSHOP
121 CENTER STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: April 13, 2016

RE: April 20, 2016 **Workshop (4th)** – Preliminary Review of Proposal for Comprehensive Exterior Renovation and Building Addition

Address: 121 Center Street

Applicant: Valerie Levy

Architect: Jocelyn Boothe, WBRC Architects

Introduction

On February 24th, the Board held a third workshop on a proposal for the comprehensive renovation and expansion of the Asylum building at 121 Center Street. Board members will recall that the proposal presented in February represented a fairly significant departure from the applicant's original design proposal reviewed in December and January. The new proposal was developed in response to the applicant's decision to increase the seating capacity of the performing arts venue and make other programmatic changes within the interior. Although the re-design retained elements of the previous proposal, the massing and overall design concept was fundamentally different. As such, the Board was encouraged to review the revised design concept essentially as a new application.

Based on feedback received at the February 24th meeting, project architect Jocelyn Boothe has made a number of design and material modifications and is requesting a follow-up workshop with the Board. With input from Wednesday's workshop, Ms. Boothe hopes to proceed to a public hearing and final approval.

As with previous submissions, Ms. Boothe has provided a written narrative that describes the basis for the overall design expression, contributing architectural details and material choices. For reference purposes, the latest submission includes an image of the development as presented on February 24th together with the most current proposal—see **page 3** of the submission.

Summary of Board Comments at 2/24 Workshop

At the February workshop, Ms. Boothe acknowledged that the new design was still fairly conceptual at that point and that the design team and applicant were looking for early feedback before proceeding with design development. As with the previous proposal, the Board was instructed to evaluate the new proposal's general compatibility with its surrounding context according to the compatibility factors identified in the *Historic Resource's Design Manual's* chapter on new construction—i.e. scale and form, composition of principal facades, rhythm of solids to voids, etc. As well, the Board was asked to determine whether the new proposal's overall design concept was visually coherent and cohesive.

From Board comments, it appeared that Board members were supportive of the new proposal's general massing and overall design direction. Given the eclectic nature of the Congress Street Historic District and the mixed character of the proposed project's immediate context, a strikingly unique design expression was acceptable in this instance. That said, Board members identified a number of concerns about the proposal as presented. The most fundamental concern was that the new design lacked visual cohesiveness and featured too many disparate architectural details and exterior materials which resulted in overly complicated and visually busy elevations. They encouraged that the design solution, including proposed material palette, be simplified and unified in order to achieve a stronger, more distilled architectural expression.

The other major concern had to do with the large glass "box" that dominated the Free Street façade. Board members noted that in order for the architectural expression of this single "box" or "lens" to read as intended, interior conditions behind the glass needed to be consistent. In reality, the space behind the glass accommodated a variety of functions which—especially at night—would read as disparate areas. They encouraged the project architect to reconsider this significant element of the design to ensure that it would read as intended.

Revised Design Proposal

Please see Ms. Boothe's description of the new design included with this submission. On page 3, the new design is also shown compared to the design reviewed in January. Note that the massing is essentially unchanged from the February 24th proposal, but the treatment of the large glass box on the Free Street façade has been modified in response to Board comments. The number and patterning of exterior materials has been reduced, entry surrounds have been modified, windows have been introduced on the Center Street upper façade and the sign concept has been revised. The enclosed submission also illustrates the proposed program of exterior lighting for the building. As was the case with the February 24th proposal, large-scale signage figures prominently on both the Free Street and Center Street elevations.

Please review Ms. Boothe's written narrative for an explanation of the rationale behind the latest proposal.

Staff Comments

As noted in previous staff memos, the Free/Center Street context of this noncontributing structure is decidedly mixed, making the issue of compatibility with the surrounding context

perhaps a less critical consideration than might be the case in a more homogeneous setting. In fact, the Congress Street Historic District is distinct from other Portland historic districts in its architectural eclecticism. That said, the historic preservation ordinance instructs the applicant to consider the surrounding context of any given development and identify any salient shared characteristics of that context that might be exhibited in the proposed development. In this case, certainly the proposed height of the renovated building will be more compatible with its context than the current noncontributing structure. The building's relationship to the street is also consistent with its context. A question for the Board is whether there are any other unifying characteristics of the context—particularly the Free Street context—that might be incorporated or referenced in the new building elevations.

Following are several questions for the Board's consideration:

- In the previous proposal, the large glazed volume was bracketed by red brick fields on both Center and Free—see page 3. In the new proposal, the ground floor red brick façade on Center Street is retained, but the masonry on the Free Street façade has been changed to a light colored masonry. This light colored masonry-- made up of large-scale units installed in a vertical orientation—is used at the base of the Free Street elevation and extends up the tower element on the east end of this elevation. While the use of two visually distinct masonry planes is certainly consistent with the abstract nature of the overall design direction (see page 4 of submission), the Board might wish to consider the extent to which the shift to white or light masonry on the Free Street façade serves to further distinguish the building from its Free Street context. The perspective view from lower Free Street looking west clearly illustrates the effect of this color/material palette departure. A question for consideration might be whether a masonry type that more closely resembles at least the color or tonal range of traditional red brick might serve to better integrate the building with its lower Free Street context. The size of the masonry units and the vertical orientation of the installation need not necessarily change with this modification.
- Given the narrow, vertical orientation of most of the windows, the square windows on the Center Street upper façade stand out in contrast. Should the proportions of these windows be revised?
- The Board should ask for additional information regarding the proposed exterior lighting program. For example, the lighting specification sheet included in the packet calls for “exterior *color changing* LED strips”. The Board should confirm whether the color of the light will be consistent or changing. Also, the project architect should be asked to elaborate on the intended character and brightness of the lighting.
- Regarding the art wall being proposed for the Lancaster Street alley, some of the illustrations show the art being confined to former masonry openings. The illustration on the lighting specification sheet suggests that the entire wall might be reserved for graffiti. The intent should be clarified.

- As proposed, signage is large-scale and is treated as a key feature on the upper facades of both the Center Street and Free Street elevations. In terms of illumination, it is difficult to tell from the plans whether the individual letters of the two signs are proposed to be internally lit or halo-lit. While it could be argued that the scale of the letters is generally proportional to the building itself, the Board is encouraged to consider the precedent such a signage solution sets within the Congress Street Historic District. The ordinance's sign standards and guidelines (see applicable guidelines below) do not encourage upper floor signage, based on the intent that signs not dominate the visual character of the district or compete with the buildings themselves. Another consideration in assessing the proposed signage is the fairly narrow width of Free Street. As the recently-installed Civic Center sign on Free Street illustrates, the impact of large scale signage on a street of this nature within the downtown is greater than would be the case on a wider street like Congress. The Board might wish to consider whether an alternative signage solution should be explored.

Applicable Review Standards

Sec. 14-651.5 Standards for review of alterations to or redesign of noncontributing structures.

- (a) In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alteration shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.
- (b) In considering an application for a certificate of appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction shall apply.

Sec. 14-652.5 Standards for review of construction

The following is excerpted from the Historic Resources Design Manual's chapter on new construction:

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 with 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
Width
Proportion of principal facades
Roof shapes
Scale of the structure

Composition of Principal Facades

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

Relationship to the street

Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

Sec. 14-652.5 Standards for Review of Signage.

In considering an application for a certificate of appropriateness involving the installation or modification of sign(s), including awning(s) which incorporate signage, the historic preservation board and planning board shall apply the following standard:

Signs shall be compatible with the subject building and its surrounding context as detailed in the signage design guidelines included in the Historic Resources Design Manual. If there is a conflict between this standard and the requirements of Division 22 (signs) of the Land Use Code, the stricter shall apply.

Excerpts from Signage Guidelines in Historic Resources Design Manual:

A. General Design Concerns

- i. Signage on all buildings, historic and contemporary, should be carefully considered, taking into account the scale, character and design of the subject building and its surrounding context.

- iv. In a downtown setting, the design of signage should be oriented and sized to reflect the nature of movement around the building, with an emphasis primarily on the pedestrian and slow-moving traffic.

B. Size

- i. The size of signs and individual letters should be at an appropriate scale for pedestrians and slow-moving traffic. Except in unique circumstances, projecting signs should not exceed 16 square feet, on the first floor level.

C. Placement and Location

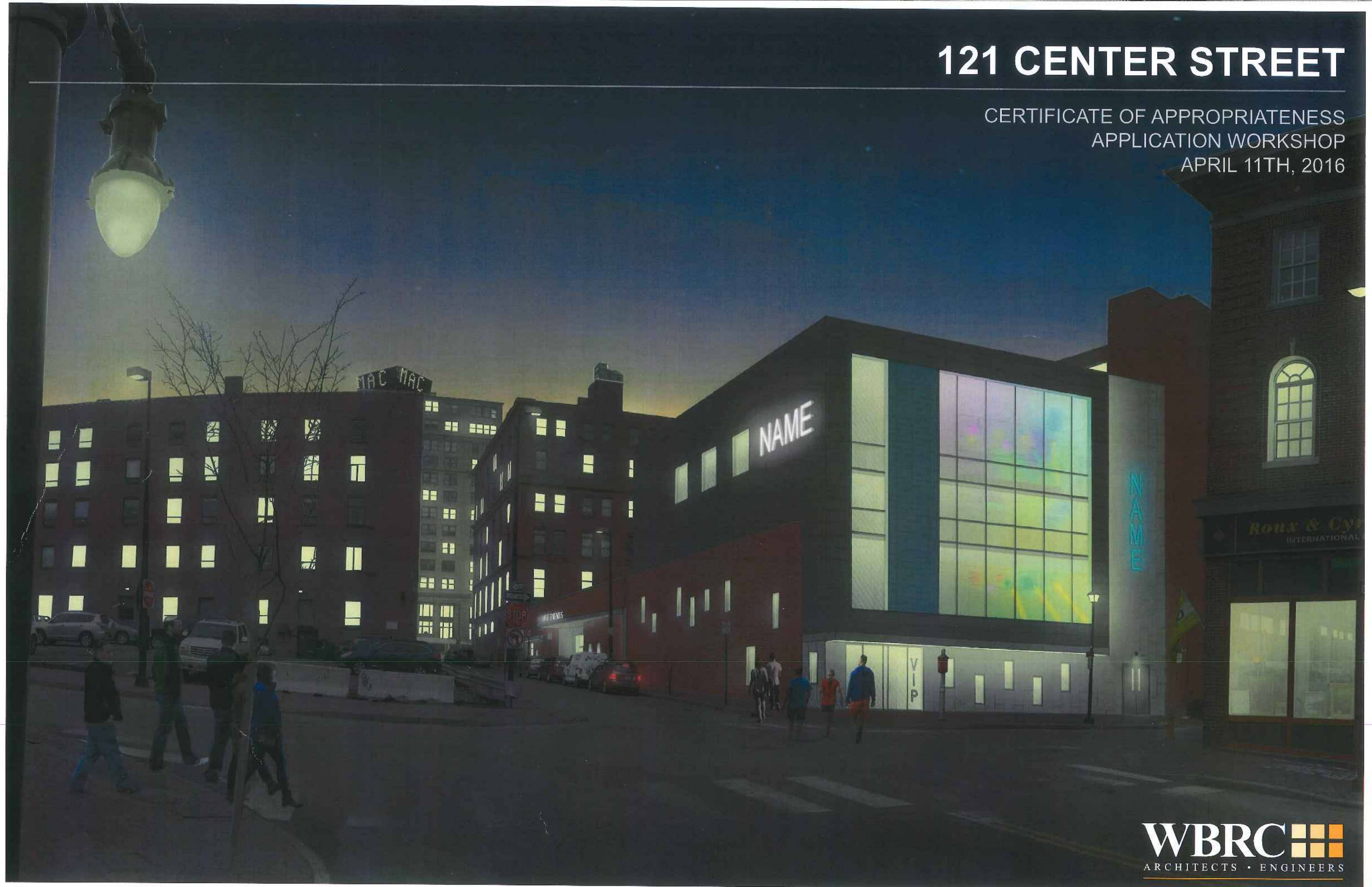
- v. Generally, the placement of signage should occur below the sill of the second story windows. Placement elsewhere on a building may be considered under the following circumstances: a) where the design of the base portion of the building establishes some higher point as an appropriate location; b) where unusual site characteristics exist; or c) where the proposed signage exhibits exceptional design merit and is integrated into the design vocabulary of the subject building.

Attachments:

- 1. April 11, 2016 submission

121 CENTER STREET

CERTIFICATE OF APPROPRIATENESS
APPLICATION WORKSHOP
APRIL 11TH, 2016



At the previous Historic Board workshop session (February 24th) we reviewed with the board a series of program changes which necessitated the expansion of the building along with a major exterior design change in direction. This program change is a result of a balcony space being added, resulting in the taller building volume extending to Center Street. After a productive workshop session, the board deemed the massing of the building and overall design strategy was appropriate for the district, but that the design needed to be simplified. There were also some concerns raised regarding the window strategy on Free Street and the different types of light which would emanate from the stair tower vs. the performance space.

The Architect and Owners have worked with the feedback given and submit to the board this revised design for consideration. The new design builds off the previous form, but simplifies the quantity of materials, material palette and lighting strategy to provide a clean and cohesive approach. A branding consultant has been brought on board who will be helping with the project name and logo/signage. What is shown in the design packet is a place holder based on our initial conversations to convey approximate size and location only.

The new design approach is based on grounding the building in strong, existing masonry elements, especially the existing brick wall along Center Street, and contrasting the historic masonry nature with a more modern form highlighting the event space. While a portion of this brick wall will need to be removed during construction, the intent is to replace this wall in as close to its existing location as possible. In order to comply with the existing property lines, the wall will be moved back 4". An additional light colored masonry base will wrap around the corner to Free Street and culminate in a vertical tower element acting as an end cap to the design and a tie to the surrounding buildings. This new masonry portion consists of 24" wide x 48" tall limestone panels in a vertical running bond pattern. The variable height punched openings along the Center Street wall and the Free Street wall as discussed in previous Historic Board meetings will all remain as designed. The punched windows on Free Street will also be a 24" x 48" tall and will fit within the module of the masonry panels. The same light colored masonry will be used at the main entry, tying together the two facades.

Sitting on top of this masonry base, we have proposed a simple, more modern form, which will act as a 'lens' to the event venue and a connection between the pedestrian district and the performance space. This frame will be clad in a dark metal panel with a simple pattern to act as a contrast to the movement in the masonry below. A new building sign/logo will be located on the metal panel along Center Street, as well as the stone 'tower' along Free Street. The Free Street end of the form will be comprised of a curtain wall system featuring acoustical glazing. The curtainwall is divided into two portions, one for the event space and one for the stair tower, with a solid colored metal accent panel between. Colorful mullion extensions will be provided on the curtainwall to act as an accent piece. The main entry door on Center Street will again have the colorful mullion extensions, tying together the two facades.

Three new canopies are also proposed, one over each door. The canopies will be a simple metal panel design, and all three will have a wedge shape which protrudes over the door and tapers back to the building. Additionally, each canopy will have a recessed LED strip light shining down along the edge. At the VIP and Main entry, this LED strip will also wrap vertically up the edge of the metal box and down the 4" brick recess respectively, again connecting the two facades.

As a whole, we believe that this simplified and unified design will positively add to the neighborhood. We appreciate your time and look forward to your feedback.

PROJECT UPDATE

121 Center Street - Event Space Renovation

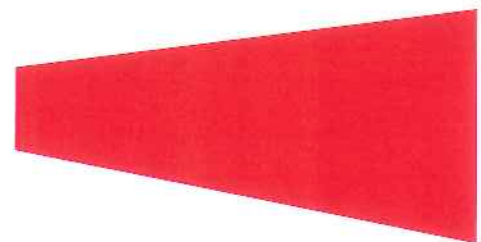
April 11th, 2016



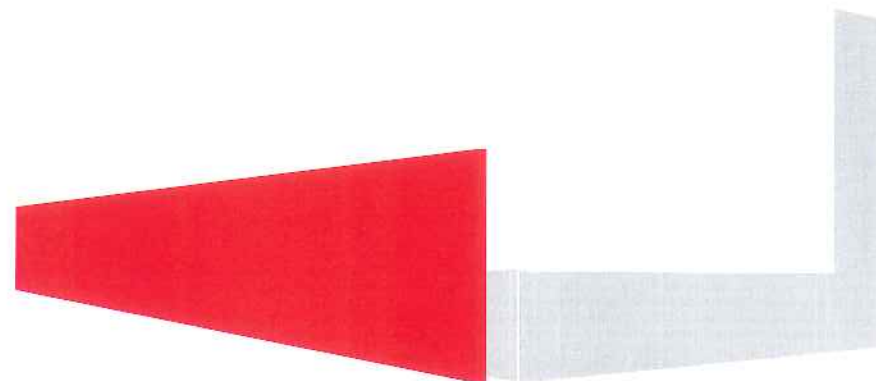
CURRENT EXTERIOR DESIGN



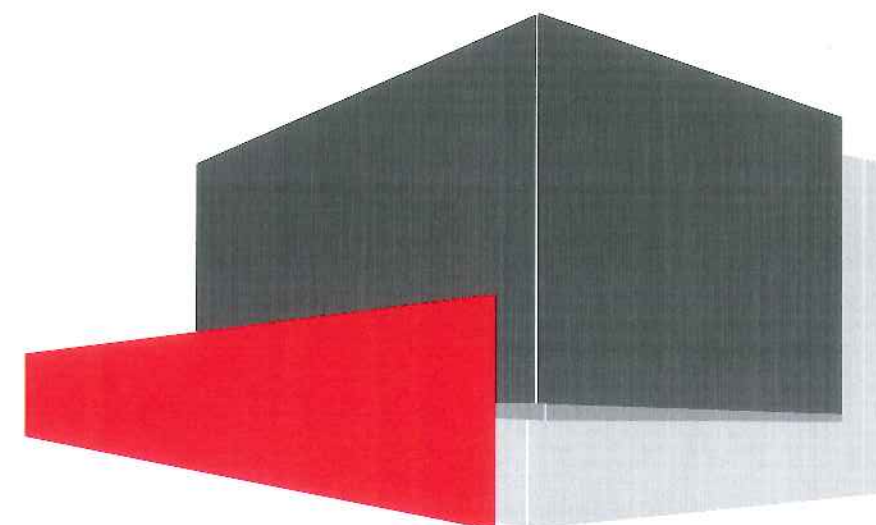
PREVIOUS EXTERIOR DESIGN



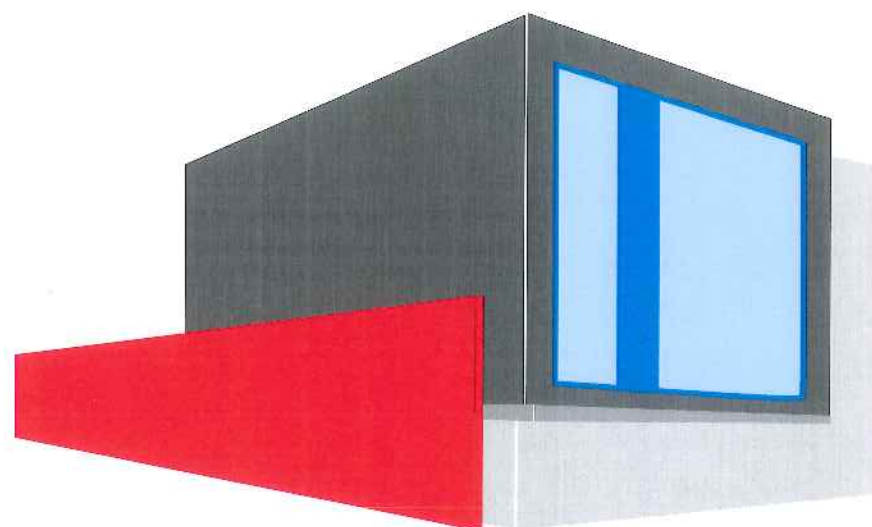
1 Strong Existing Masonry Base



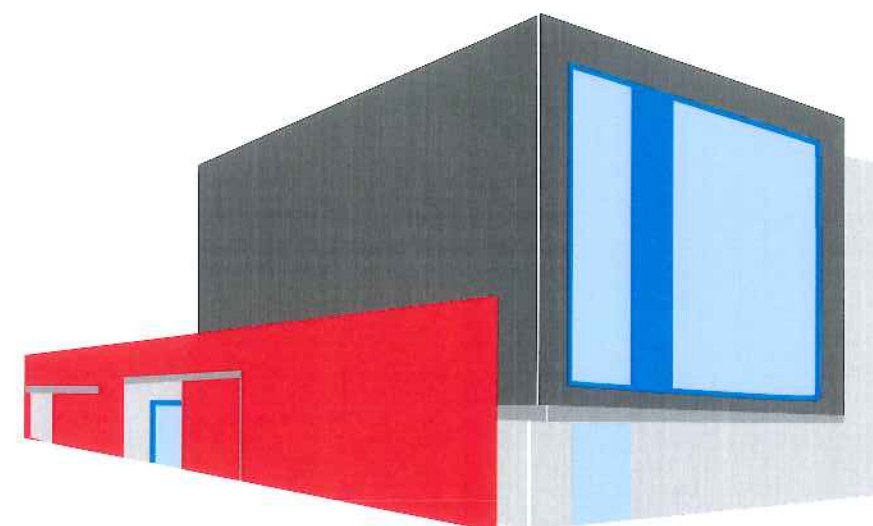
2 New Masonry Connection to Site and Adjacent Structure



3 Exterior Expression of Event Space Program



4 Lens to Event Space Program

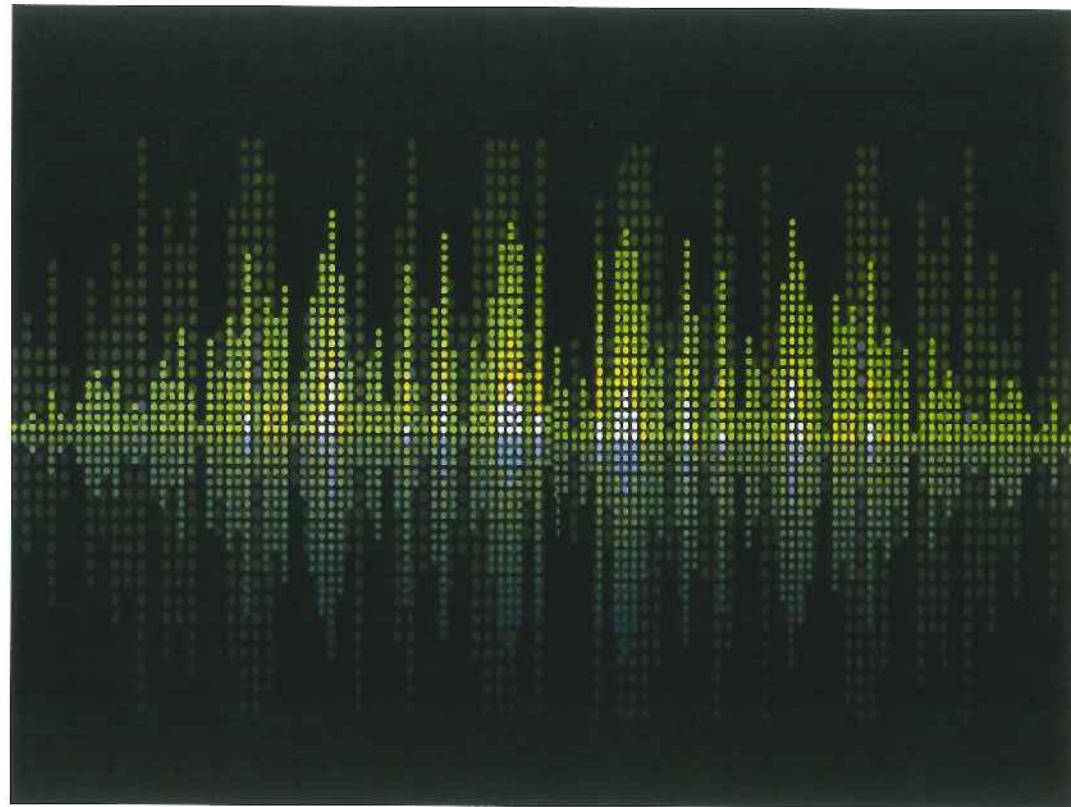


5 Uniform Expression of Public Entries

DESIGN CONCEPT

121 Center Street - Event Space Renovation

April 11th, 2016



MUSICAL FREQUENCY AND MOTION

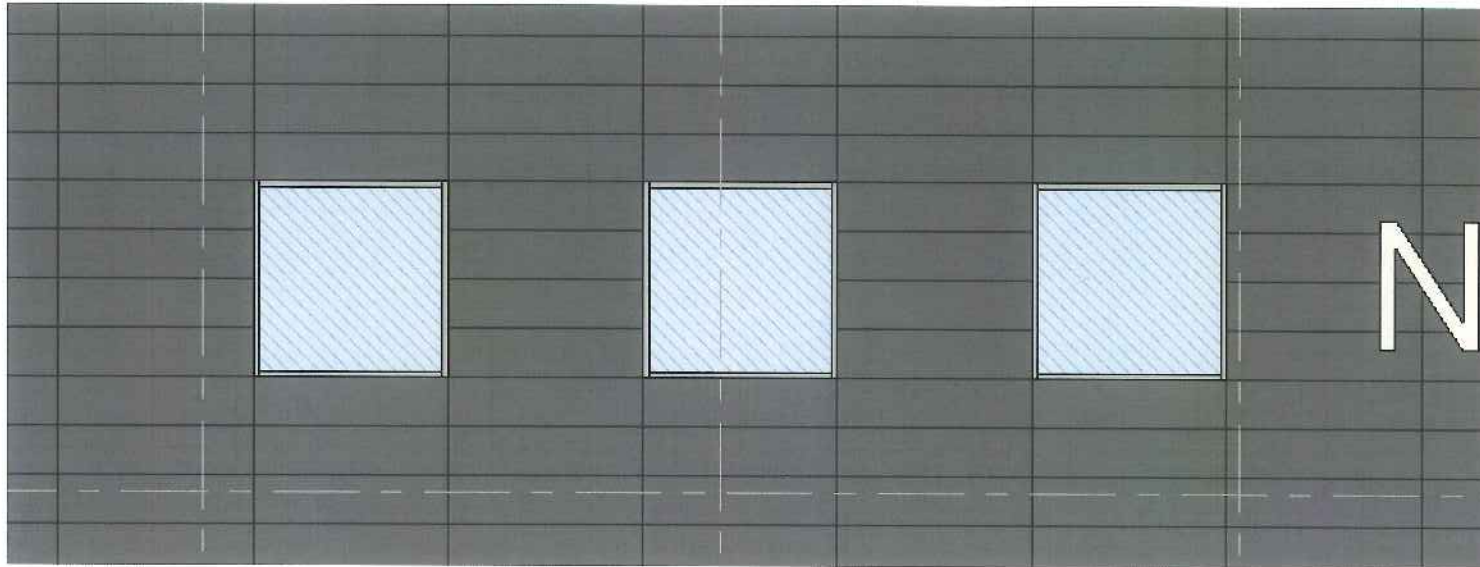


ARCHITECTURAL RHYTHM

DESIGN CONCEPTS

Frequency graphic by Kennet Holivia

Column Image from <http://marlenmartinez.pbworks.com/w/page/87665365/Rhythm>

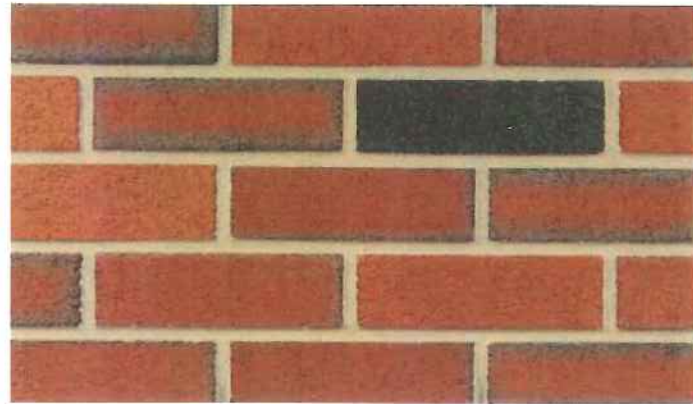


DESIGN CONCEPT ELEMENTS - MOVEMENT AND PATTERNS

121 Center Street - Event Space Renovation

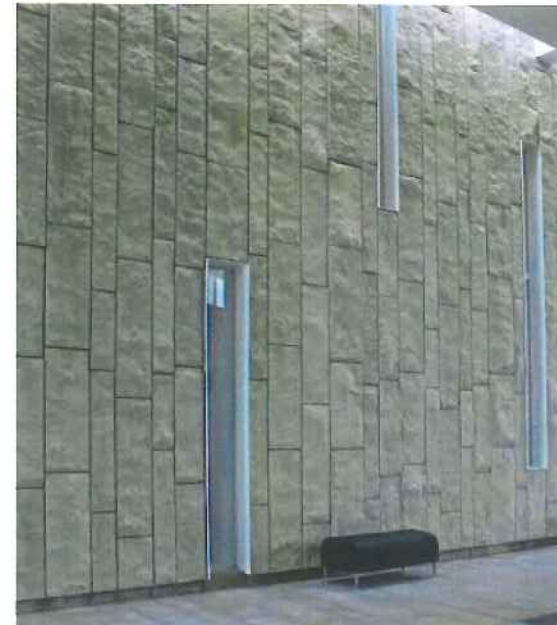
April 11th, 2016

TYPICAL BRICK



Bedford Matt 12" Norman Brick
To Match Existing

MASONRY



24" x 48" Arriscraft Adair Limestone
Anchored Dimensional Stone
Vertical Running Bond Installation

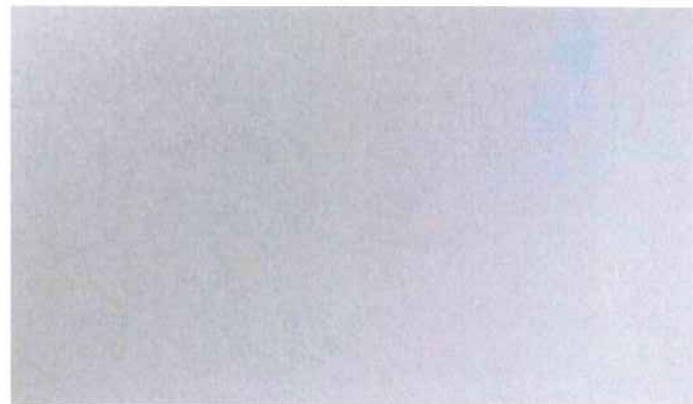


FENCES



Classic Bronze Color
Emergency Egress, Locked Entry

CANOPIES



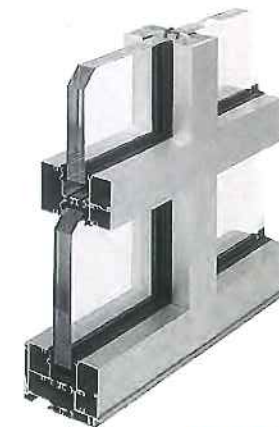
Color ATAS 28 Silversmith

METAL PANEL



Basis of Design:
Dri-Design Wall Panel System
18" x 72" stacked

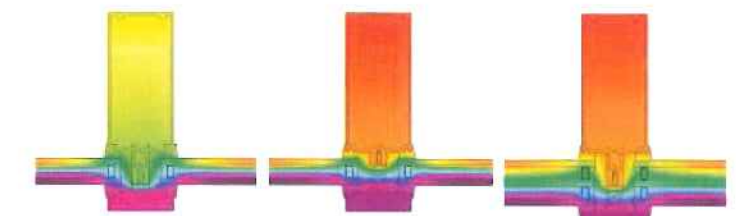
STOREFRONT



Basis of Design:
Kawneer Trifab VersaGlaze
451/451T Framing System
2" sightline, 4 1/2" depth
Color ATAS 01 Classic Bronze



CURTAINWALL



1600 Wall System[®]1
1" Insulating Glass

1600UT System[™]1
1" Insulating Glass

1600UT System[™]1
1-3/4" Insulating Glass



Basis of Design:
Kawneer 1600 UT Framing System
2 1/2" sightline, 6" depth
1 3/4" Acoustic Glass
Color ATAS 01 Classic Bronze

EXTERIOR MATERIALS

LIT DISPLAY BOXES



1 @ Sports Bar Entry
2 @ Main Entry

INTERNALLY LIT SIGNAGE



2 Building Signs
1 Canopy Sign

EXTERIOR COLOR CHANGING LED STRIP



EMERGENCY WALL PACKS



WALL WASHER DOWN LIGHT



@ Lancaster Lane Art Wall

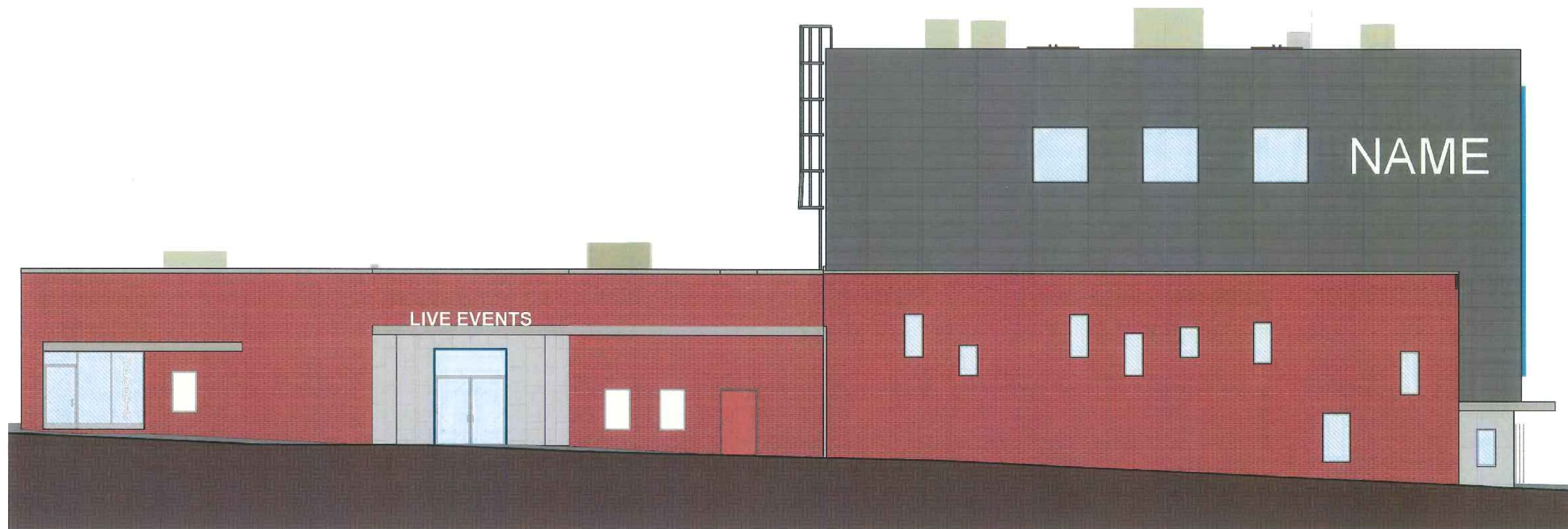


LIGHTING ELEMENTS

121 Center Street - Event Space Renovation
April 11th, 2016



LIGHTING LOCATION



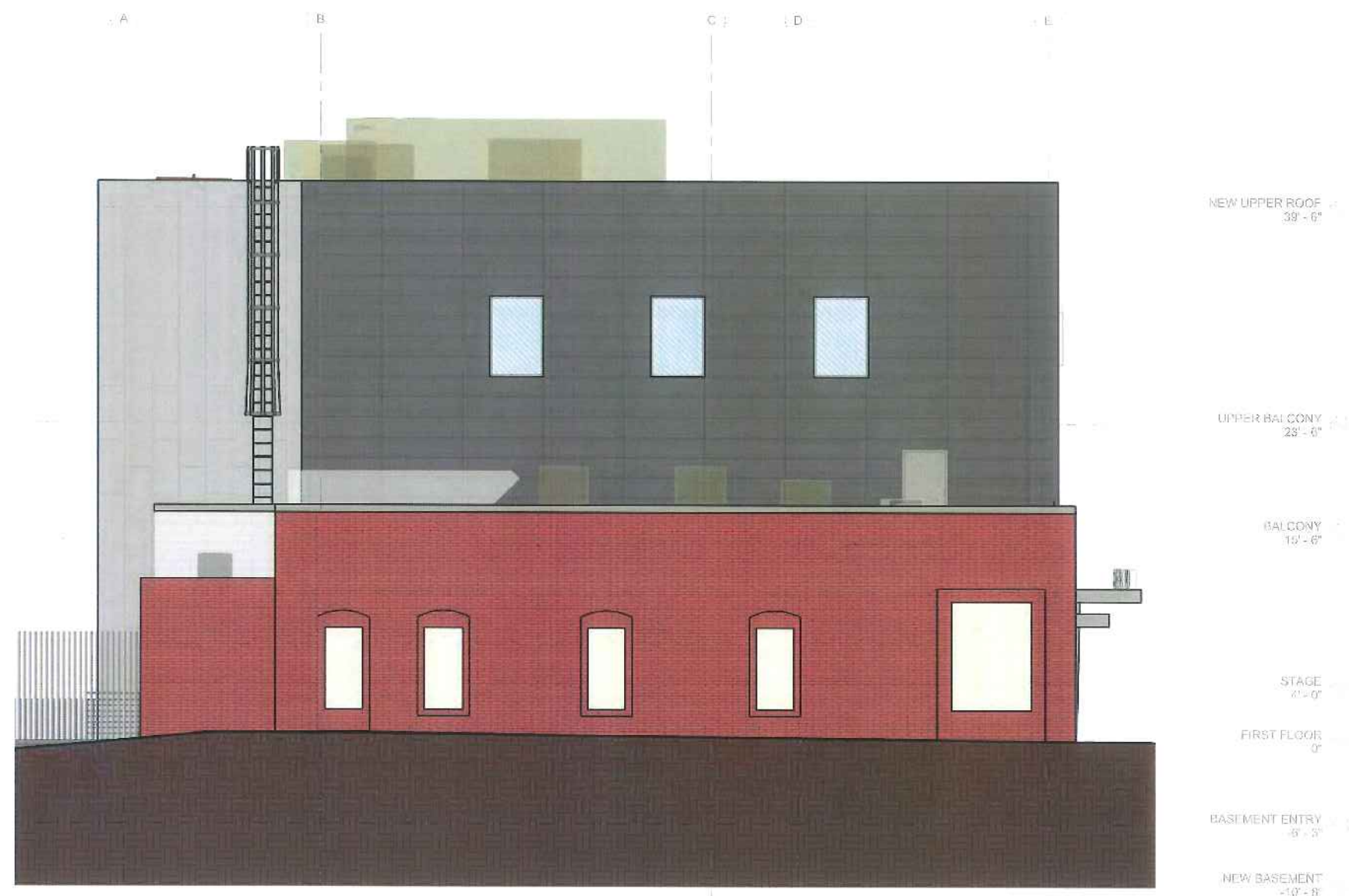
CENTER STREET ELEVATION

121 Center Street - Event Space Renovation

April 11th, 2016



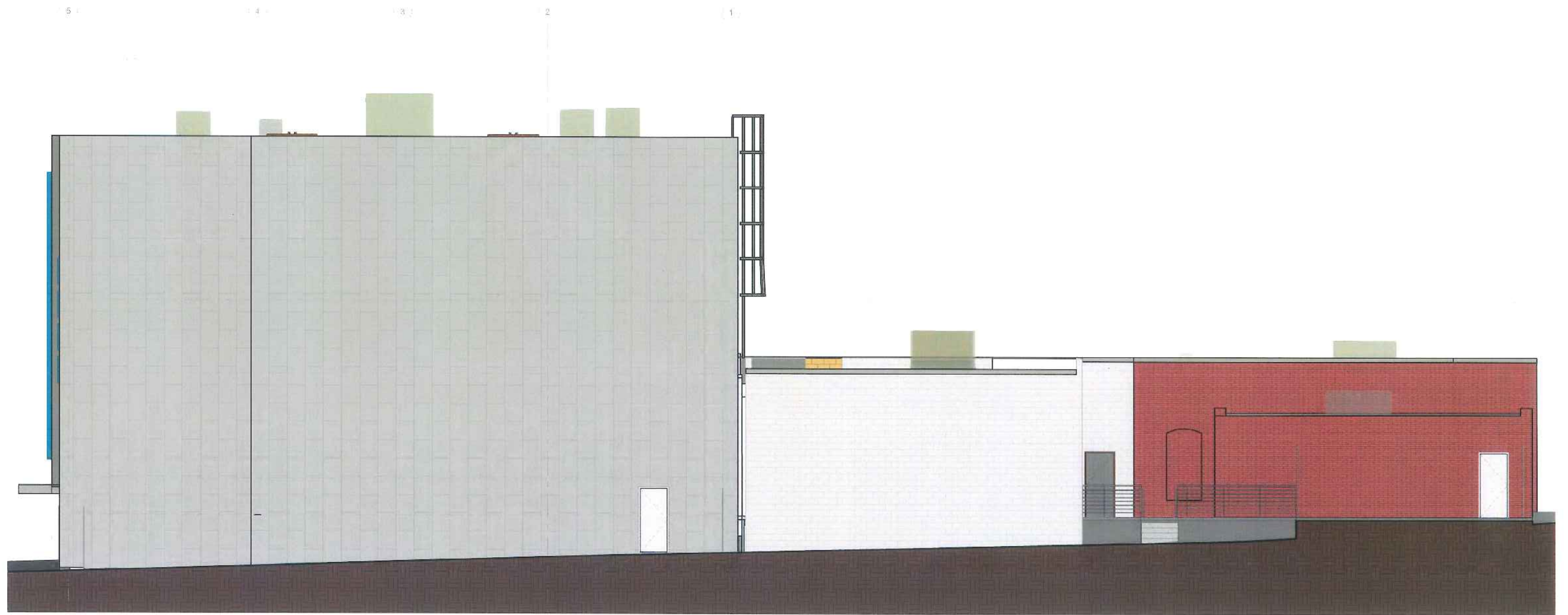
FREE STREET ELEVATION



LANCASTER LANE ELEVATION

121 Center Street - Event Space Renovation

April 11th, 2016



PARKING ALLEY ELEVATION



EXISTING VIEW FROM CENTER STREET

121 Center Street - Event Space Renovation

April 11th, 2016



PROPOSED DAY VIEW FROM CENTER STREET



PROPOSED NIGHT VIEW FROM CENTER STREET

121 Center Street - Event Space Renovation

April 11th, 2016



EXISTING VIEW FROM CIVIC CENTER



PROPOSED DAY VIEW FROM CIVIC CENTER

121 Center Street - Event Space Renovation

April 11th, 2016

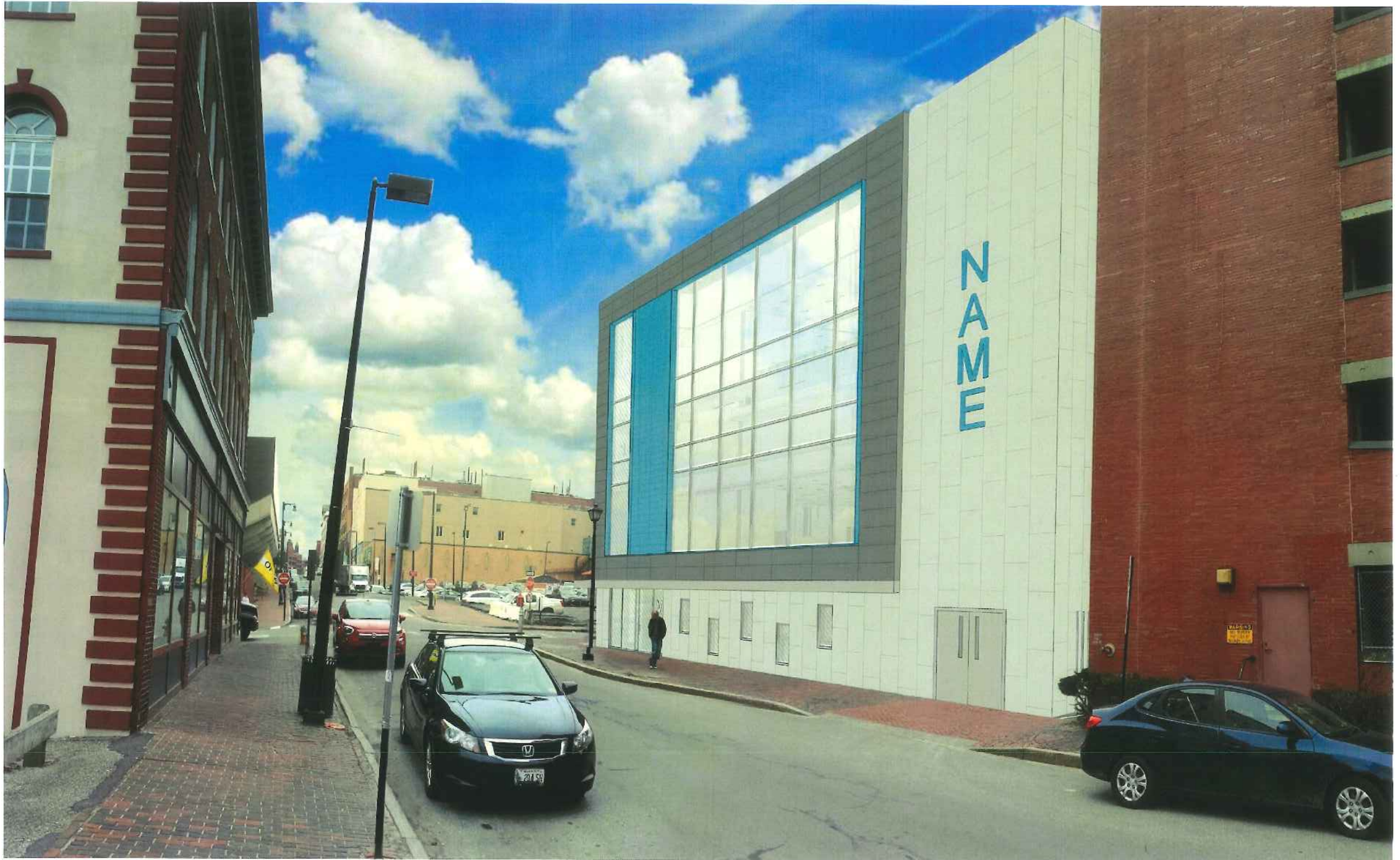


PROPOSED NIGHT VIEW FROM CIVIC CENTER



EXISTING VIEW FROM FREE STREET

121 Center Street - Event Space Renovation
April 11th, 2016

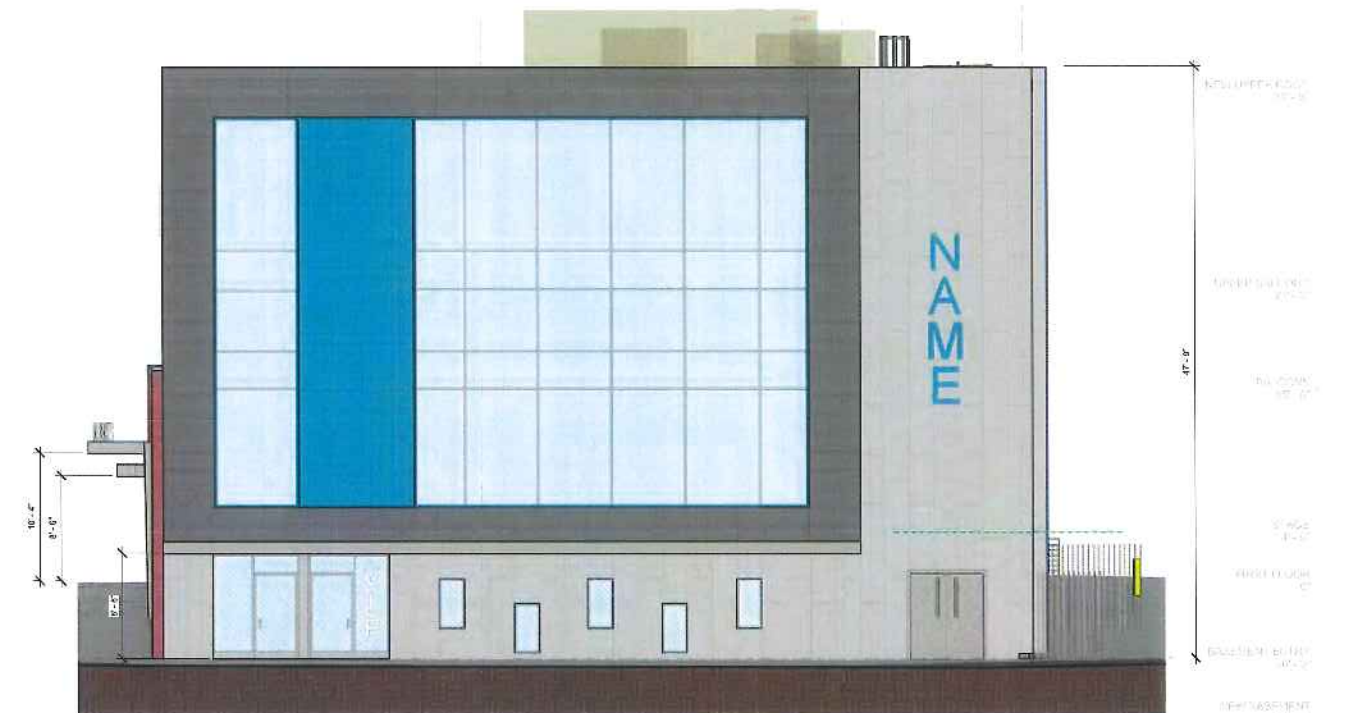


PROPOSED DAY VIEW FROM FREE STREET

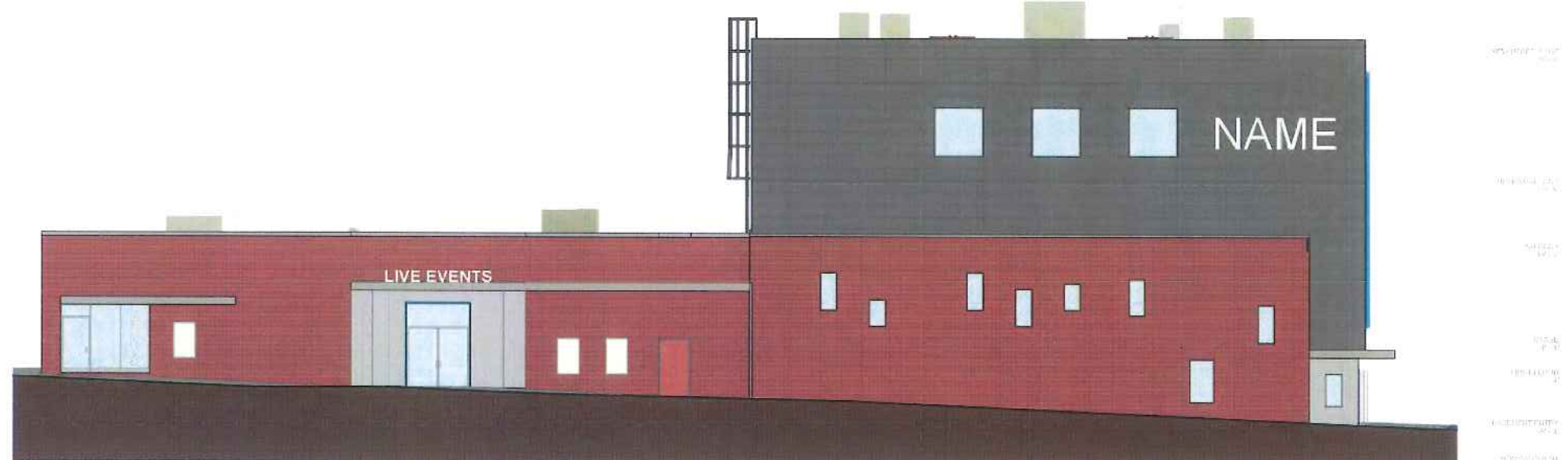


PROPOSED NIGHT VIEW FROM FREE STREET

121 Center Street - Event Space Renovation
April 11th, 2016



NEIGHBORHOOD CONTEXT



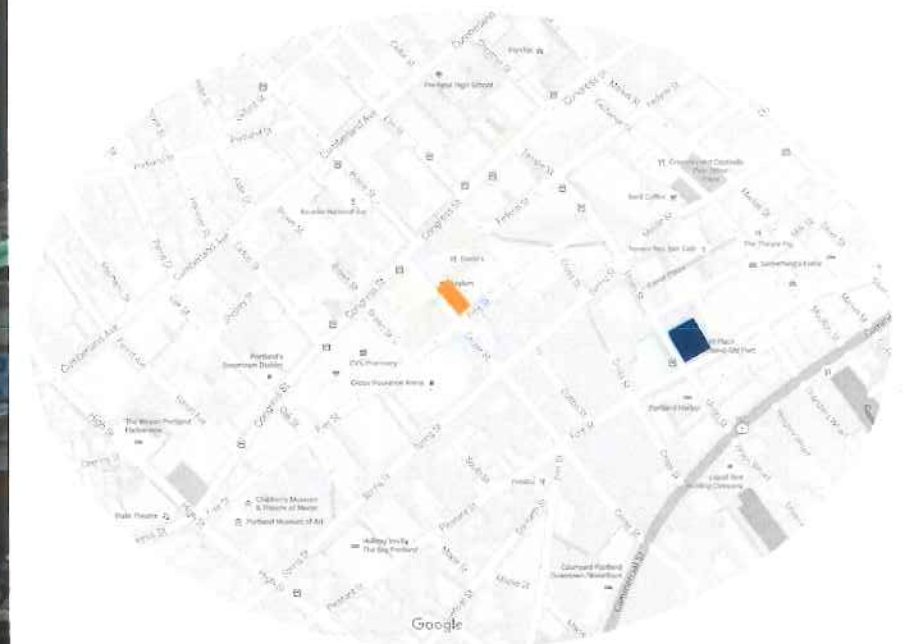
121 Center Street - Event Space Renovation
April 11th, 2016





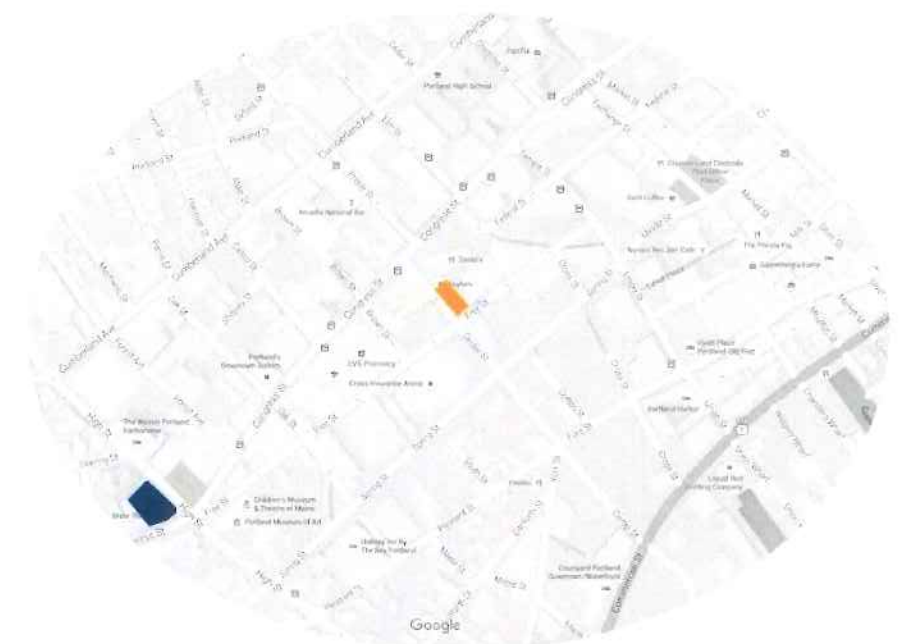
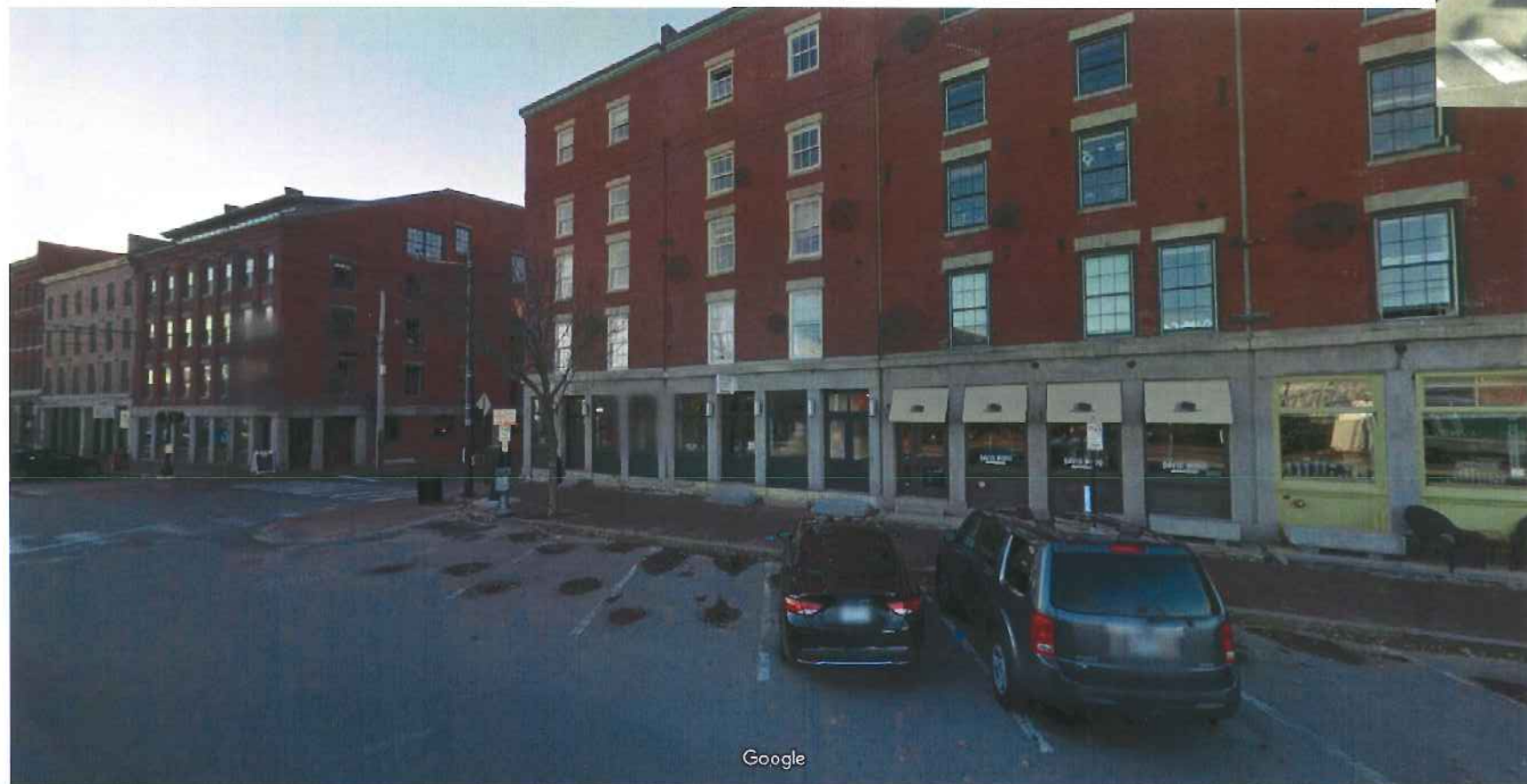
121 Center Street - Event Space Renovation
April 11th, 2016





121 Center Street - Event Space Renovation
April 11th, 2016





121 Center Street - Event Space Renovation
April 11th, 2016

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

**WORKSHOP
136 COMMERCIAL STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Historic Preservation Compliance Coordinator

DATE: April 14, 2016

RE: April 20, 2016 **Workshop** – Preliminary Review of Proposed Exterior Alterations

Address: 136 Commercial Street – Carroll Block

Applicant / Contractor: Scott Lindsay, Carroll Block LLC

Architect: Glenn Harmon, Oak Point Associates

Introduction

Architect Glenn Harmon, representing Scott Lindsay of Carroll Block LLC, has requested a third workshop to present revised plans for a second phase of rooftop alterations to 136 Commercial Street. Mr. Harmon will also present plans for replacement of the ground floor storefront, and the addition of a new window on the west wall of the building, around the corner from the storefront.

Board members will recall that at the public hearing on February 3, 2016, they approved Phase One of the alterations project – the shed dormer facing Commercial Street. The hearing followed a preliminary workshop presentation to the Board on January 13, 2016, at which subsequent phases were also mentioned briefly. A second workshop on March 2, 2016 focused on Phase Two - alternatives for adding to and / or renovating the several-decades-old addition on the rear roof.

Having been given hope by zoning and planning officials that conversion to residential use on the upper floors will likely be possible, Mr. Lindsay would like to clarify with the HP Board what alterations to the rear roof would be acceptable. Mr. Harmon will present revised Option One (a scaled back version that still proposes a 6th floor loft level, but steps it back from the lower floors,) and revised Option Two, which has a mass similar to the existing structure, but extends the fifth floor toward the harbor to create more useable space. The architect's narrative, plans, elevations, a section, and photographic renderings describe and illustrate the

proposals. In both cases, as before, a new curtain wall with siding and windows, and new railings on the remaining decks are proposed to update the existing rooftop structure.

While the review process and zoning determination for the upper floors proceed, Mr. Lindsay would also like to focus on the proposed renovation of the storefront. Mr. Harmon has submitted storefront elevations, plans and sections, as well as product information on the proposed aluminum storefront system. Staff is adding photos of the existing storefront and a detail snipped from the 1924 tax photo.

The new double-hung window proposed for the first floor of the west wall ("Long Wharf elevation") is described by the architect as a possible prototype for future window replacements in the building. Mr. Harmon supplied an elevation to show the location and appearance, and a cut sheet with a section drawing of the window. Staff has supplied additional photos to illustrate existing conditions and windows.

Subject Structure

The Carroll Block was built in 1863, a few years after the Thomas Block. Although the property now stands alone with Dimillo's parking lot to the west, the 1924 tax photo shows a connected, smaller building where the parking lot now exists. Ground floor storefronts at the building are framed by a double band of granite at the top and massive pilasters, and filled in with modern windows and doors. On the second, third, and fourth floors of the front facade, six bays of six-over-six double-hung windows have corbeled granite sills and lintels. Unique among Commercial Street roof types, this building has a saltbox roof; the rear slope has stepped rooftop additions constructed in 1982. A mechanicals tower, just visible at a sufficient distance, surmounts these rear roof additions. Also in 1982, the rear wall of the building was completely replaced with a new brick wall and larger, modern windows. The front roof is still roofed with slate, while the rear roof slopes are asphalt. The rear of the property is most visible from the wharves to the south, but the open Long Wharf parking lot belonging to Dimillo's offers good visibility of the western rear roof from Commercial Street, looking from west to east.

Feedback from March 2 Meeting

At the March 2, 2016 workshop the Board was unanimously opposed to Option One, which added a sixth floor loft area. While the proposal engulfed and simplified the existing rooftop clutter (cooling tower, stair enclosure, and elevator overrun,) the additional mass and height - a half story higher than the ridge of the original building - was judged to be too much for the building.

The Board was somewhat more open to some variation on Option Two, though at least one member thinks the present form of the rooftop addition should not grow at all. Most Board members would prefer to see the form retain its step at the rear between the fourth and fifth floors and gain no height, so the possibilities for adding mass are limited. With some ambivalence, at least two members expressed a degree of openness to considering modest expansion of the fifth floor. Finally, recladding the existing addition, with new windows and railings added appeared to be improvements Board members would gladly consider, though the quantity of glass proposed would likely require more discussion.

Proposed Scope of Work

Rooftop:

Please refer to the written description Mr. Harmon has provided of the two alternatives, the renderings, and the drawings. In both schemes large new windows and spandrel panels would create a new curtain wall, and the middle section of the fifth floor would expand to the back of the existing addition, while smaller decks would remain at the two rear corners. Horizontal cable rail systems are proposed to replace existing pipe rails.

New Option One would create a larger mass by adding a sixth floor – but the sixth floor loft is now smaller than the one proposed at the March 2 workshop. The new loft would still engulf the stair tower and most of the cooling tower, but it would be narrower and shorter, repeating a stepped pattern that exists between the fourth and fifth floors. As before the flat roof in this case would be higher than the ridge of the original structure, whereas the existing addition roof is a half story lower than the ridge. Like Option One, Option Two also appears to increase the mass of the existing rear rooftop addition by eliminating the step at the middle of the back wall. Decks would remain atop the fourth floor roof at both rear corners, and cable rail systems would somewhat lighten the deck railings.

Proposed Storefronts:

It is difficult to distinguish details from the 1924 tax photo of the building, but the proposed improvements to the storefronts appear to create a configuration that is closer to the old layout. Proposed plans show new aluminum inswing doors for the stores on either side, opening directly toward the stairs and street, and the lobby entrance near the middle would be brought forward, closer to the sidewalk. Sections show the transom windows all in the same plane, close to the front of the massive granite piers, and overall, a more regular and vertical pattern for the storefront fenestration.

Proposed Double-hung Window:

The proposed first floor window would complete the pattern of two vertical rows of windows near the front of the west wall, and would be an improvement over the existing vent pipes for gas heating systems. (No details have been provided as to the new location of these pipes.) Mr. Harmon proposes to duplicate the stone lintel and sill in the new window opening. The window proposed is an Andersen E-Series aluminum-clad window (formerly by Eagle Windows.)

Staff Comments

The comments made by the Board at the March 2nd workshop cast doubt on the likelihood that any sixth floor loft addition would receive approval. Despite the incorporation of existing rooftop clutter and the resulting simplification of the profile at the top of the structure, the increased mass and height are problematic. The current proposed loft in revised Option One incorporates a step by having a smaller footprint - which improves the design - but the perspectives provided show a persistent danger that the addition will create an awkward distraction from the original roofline.

Revised Option Two does not appear to add significantly to the apparent mass of the addition from some vantage points, but it may be more obvious from some Commercial Street locations, and certainly from the wharves. In terms of appearance, the existing addition will always be a distinctly different feature from the original Carroll Block. To paraphrase staff comments from the last workshop memo, the Board must judge how distinct and distracting the altered addition can be, before adversely impacting the appearance of the building – particularly its distinctive roof form.

Although no attempt is being made to duplicate exactly the appearance of the storefront in 1924, the proposed alterations would be an enhancement to the street presence and order of the Carroll Block. The Board may wish to discuss details such as:

- The plane of the transoms, relative to the doors, and to the storefront windows
- The benefit of all the doors facing the street, with elimination of landings
- The use of aluminum storefront components, and possible color choices

In regards to the additional double-hung window proposed for the first floor of the west wall, staff is supportive. It will be important to closely match the appearance of the nearby windows, and the proposed matching stone lintel and sill are important. The Board may wish to discuss the choice of the aluminum clad E-Series window, taking into account the fact that most or all of the other windows in the building were replaced with wood windows by Brosco in the 1980's. If this is to be a pattern for all future window replacements, the specifications are worth scrutiny. No indication is given of when other window replacements might occur in the building.

Applicable Review Standards

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

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

Attachments:

1. Architect's revised description of rooftop alterations
2. Revised plans, elevations and sections for rooftop options
3. Photo renderings of rooftop options
4. Storefront elevations, plans, and sections
5. Product information for storefront system
6. Staff photos of existing storefront
7. Detail of 1924 tax photo showing storefront
8. West elevation drawing showing proposed first floor window
9. Product information on E-Series window
10. Staff photos of existing conditions and windows.

30 March 2016

Request for Workshop Proposed rooftop alterations Phase 2 revised

Carroll Block, 136 Commercial Street C/B/L: 30-H-4-7

Applicant/Contractor/Billing Address: Scott Lindsay Associates, PO Box 7626, Portland 207-329-7281

Owner: Carroll Block LLC, PO Box 7626, Portland

Architect: Glenn Harmon, Oak Point Associates, 231 Main Street, Biddeford 283-0193

Description

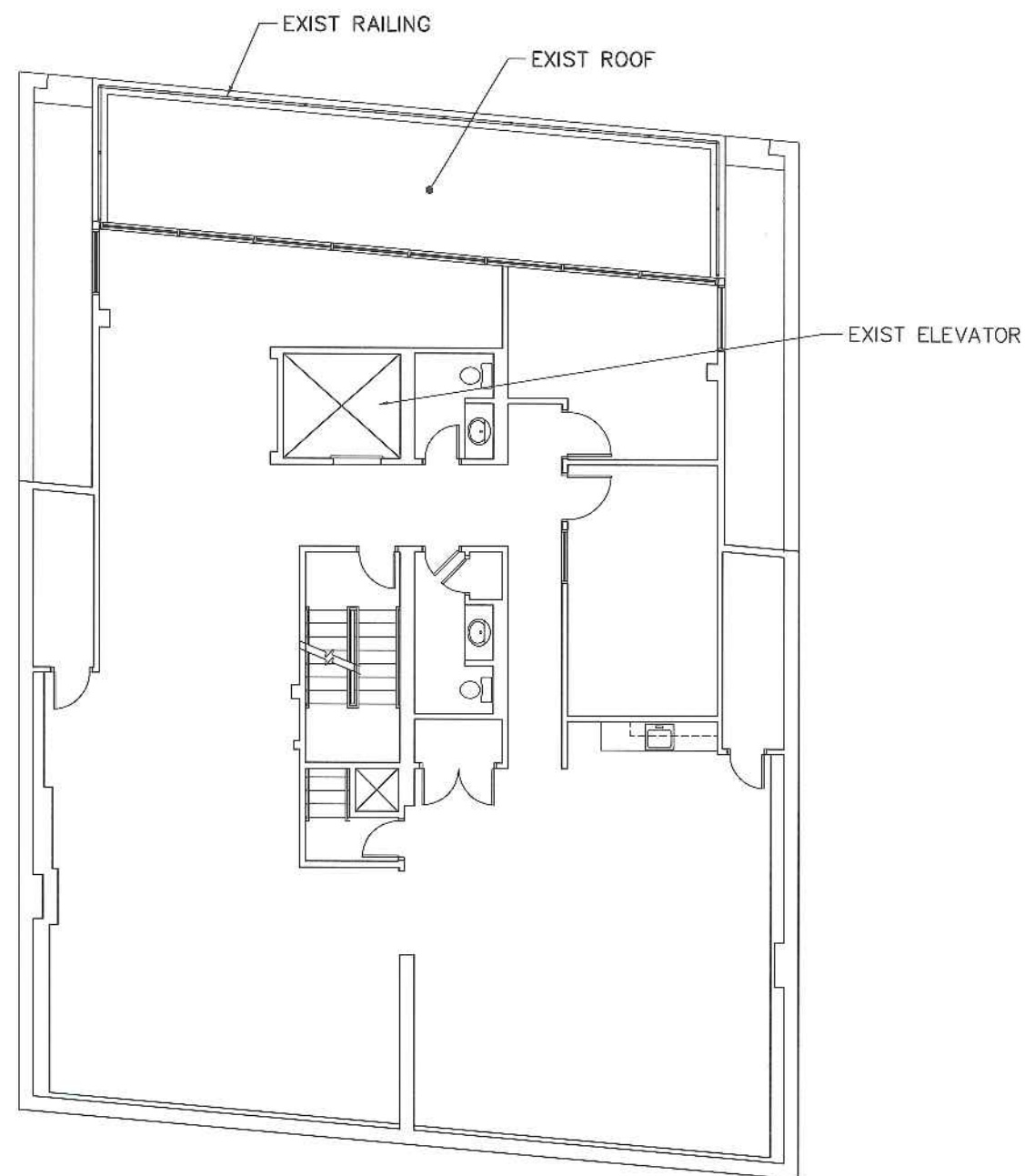
In an effort to determine the feasibility of pursuing a zoning change to allow residential use, the owner, Scott Lindsay, is considering options for the top floor harbor side of 136 Commercial Street. The original proposal for this phase was to modify the existing rear stepped dormer, which was added in 1982. One option was to add a loft level in order to hide the existing stair enclosure, elevator overrun, and cooling tower. A second option was to expand a portion of the 5th floor out to the line of the existing 4th floor to create usable space at the interior behind the elevator shaft. That expansion was to be stepped back at both the east and west facades so that the existing 1982 massing is unchanged when viewed from Commercial Street (it will be different when viewed from the harbor). In either option, we were anticipating curtainwall construction with spandrel infill panels (Reynobond-type product), and re-cladding the existing panels at the 4th floor to match.

Following a workshop and input from the Board, the new Revised Option One requests a scaled back addition at the roof to accommodate a loft level. The existing flat roof of the 1982 addition is set back 30" from either gable end wall, which sweeps from the ridge down to the 4th floor. This plane will be maintained, and the proposed loft addition will now be set back 4'-0" +/- from the existing dormer edge. The existing roof elevation is half a story below the ridge, meaning a loft level roof would be located half a story above the ridge, rather than a full story. The existing addition below will still remain as is in terms of massing, but we propose to re-clad the exterior with new curtainwall and spandrel panels to match the proposed loft exterior. New horizontal cable rails will be installed at the existing perimeter to replace the metal pipe rail system, and the casement windows will be converted to patio doors to facilitate access to the roof deck. This scheme still allows the rooftop clutter (cooling tower, stair enclosure, elevator overrun) to be screened from view while giving enough space for two modest bedrooms surrounding the mechanical equipment.

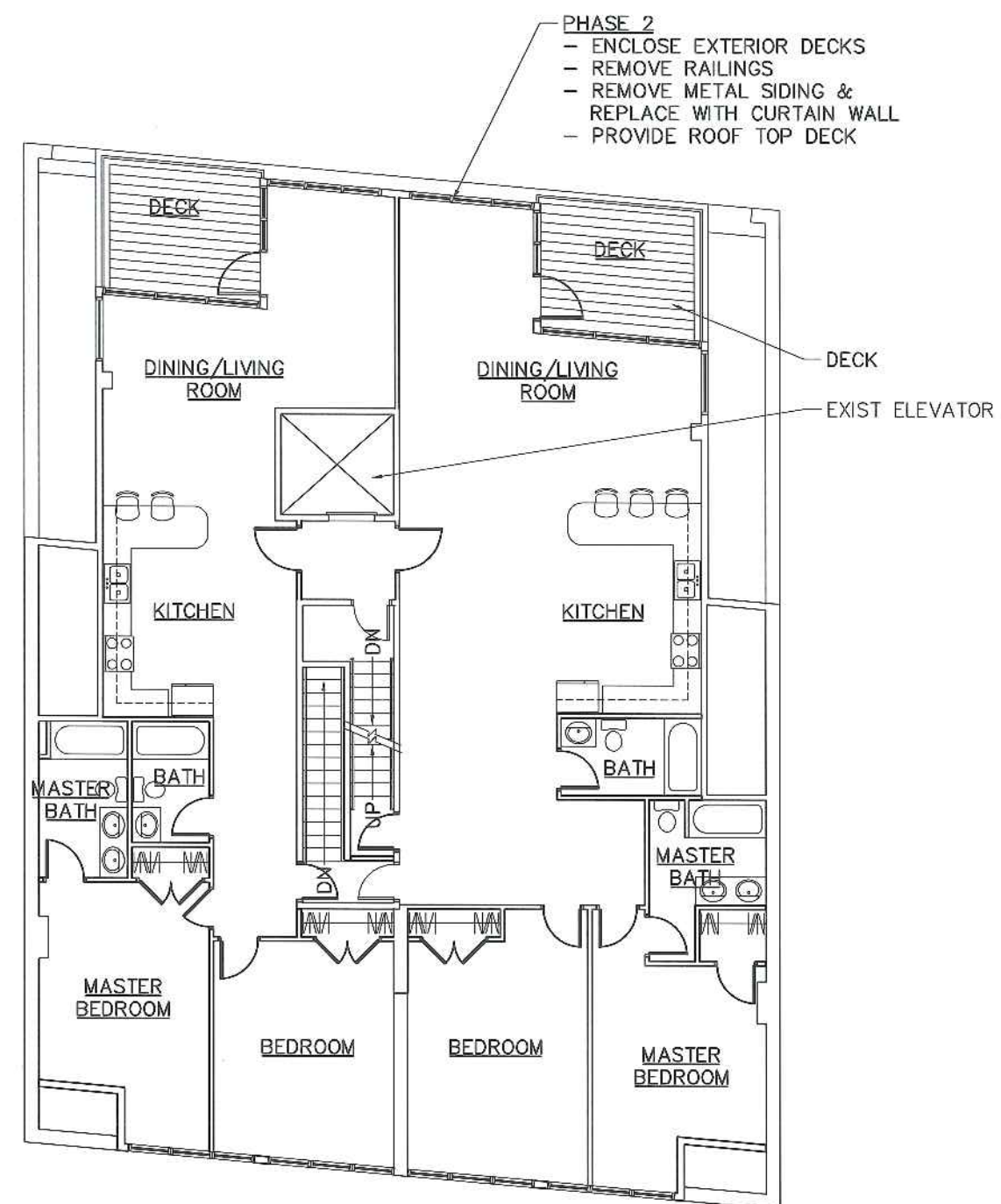
Revised Option Two requests an expansion at the center bay of the 5th floor out to just behind the plane of the existing 4th floor dormer parapet line, which has a raised center parapet (keystone effect). This is to create usable space behind the elevator shaft. The corners will remain set back to maintain the overall massing as seen from Commercial Street, as well as allow for roof decks from the 5th floor space. This expansion is proposed as a large bay, as the roof line will be below the existing dormer to allow the

current mass to read through unchanged. As in Option One, we propose to re-clad the exterior with new curtainwall and spandrel panels and new horizontal cable rails will be installed at the existing perimeter to replace the metal pipe rail system. The existing casement windows will be converted to patio doors to facilitate access to either roof deck. With this scheme the existing rooftop clutter will remain visible as it is currently, but the 1982 façade will be cleaned up and simplified to a great degree as a result of the new windows and re-cladding investment. The overall massing, with the wedding cake steps, remains unchanged.

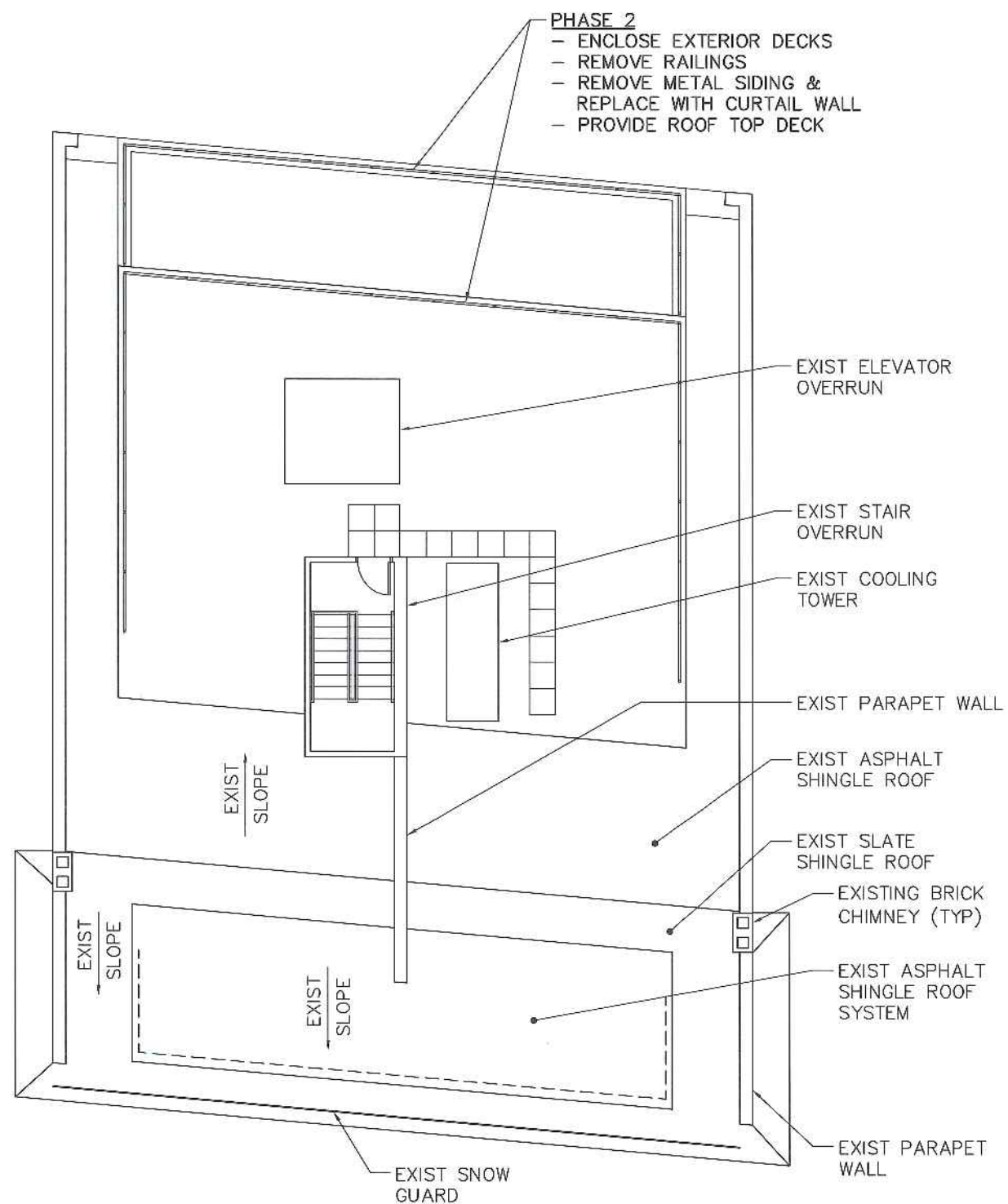
New Option Three (not illustrated) would simply be a combination of the two (5th floor bay and rooftop loft), for maximum build-out.



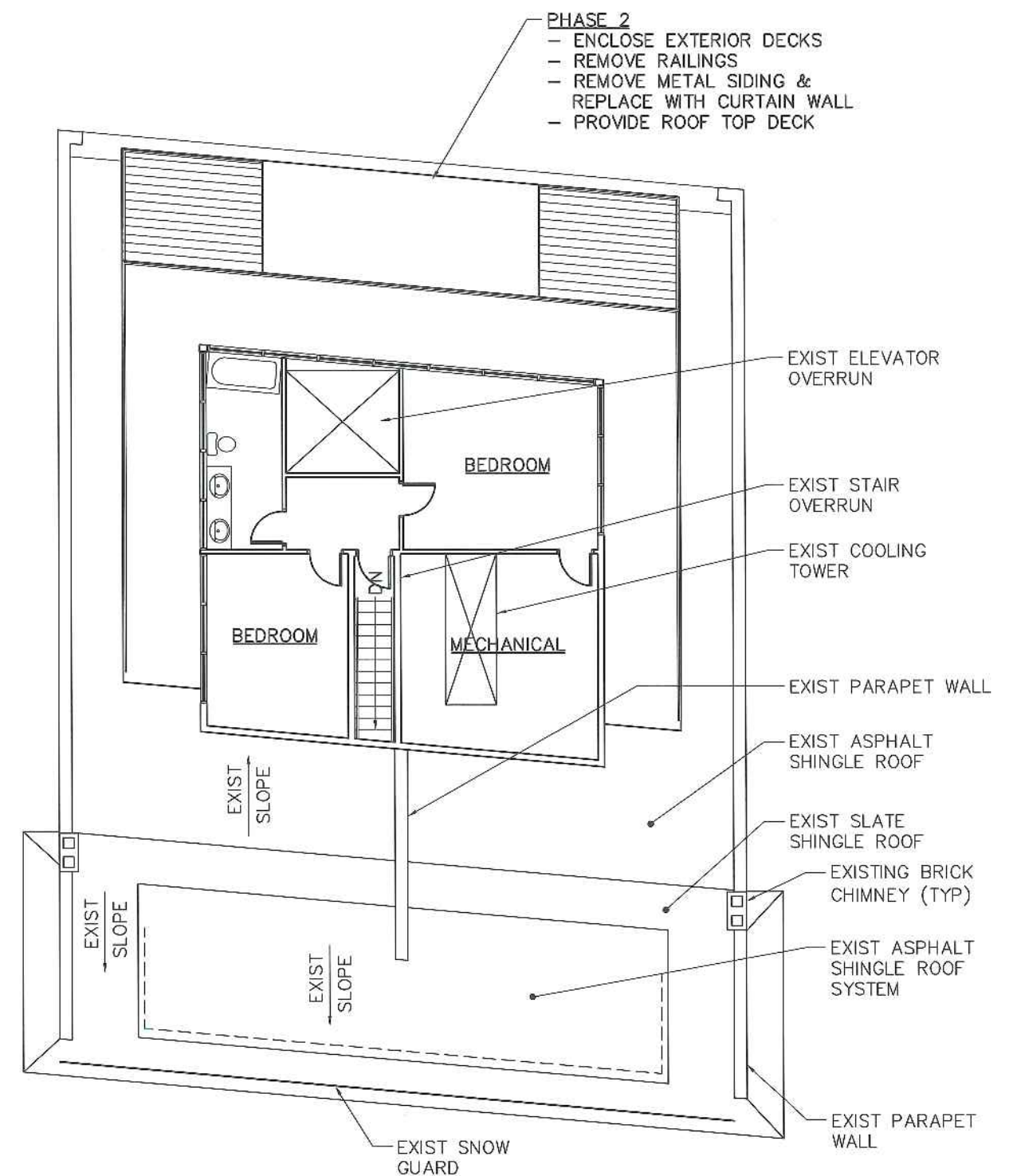
EXISTING 5TH FLOOR PLAN



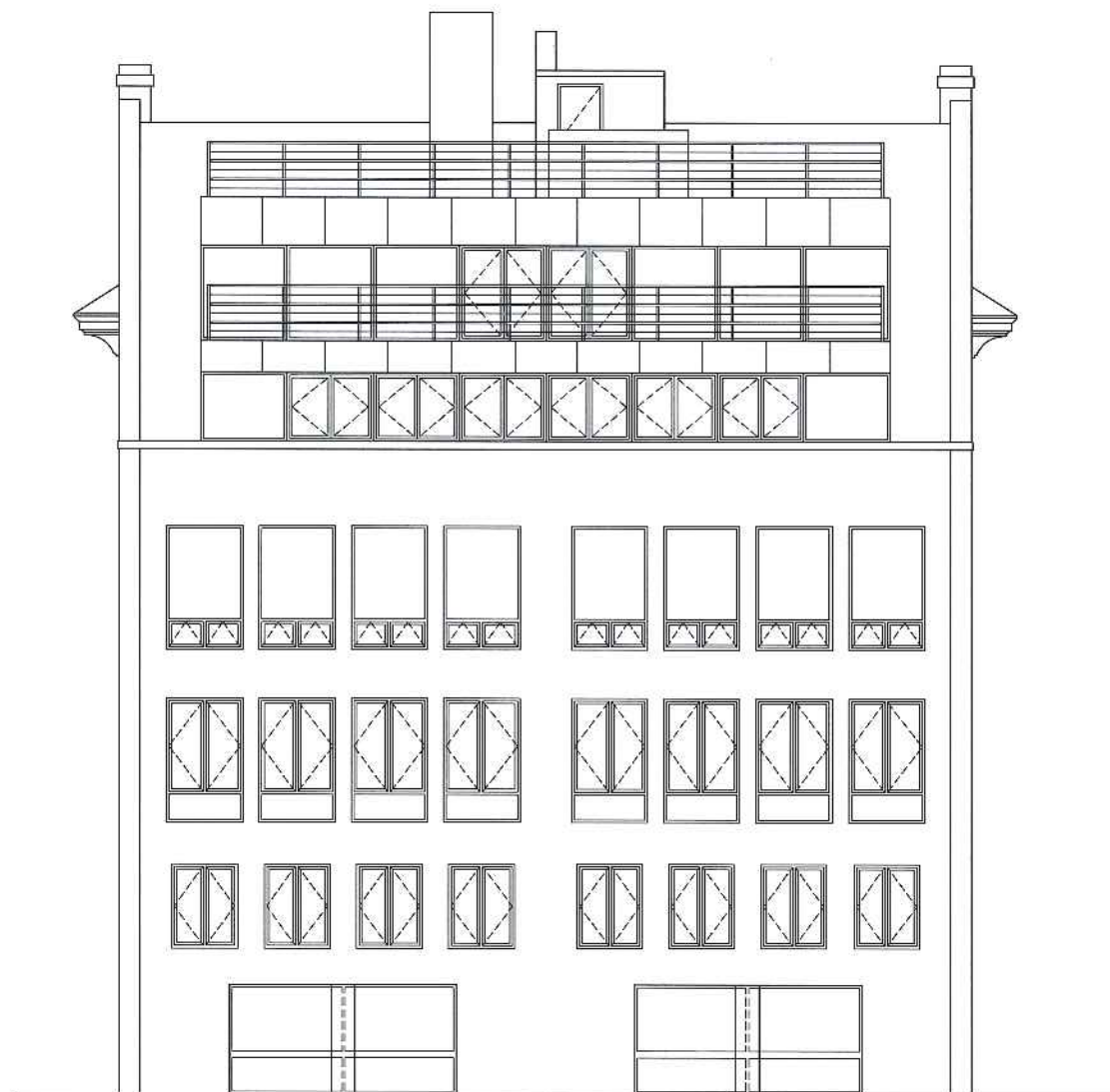
PROPOSED 5TH FLOOR PLAN



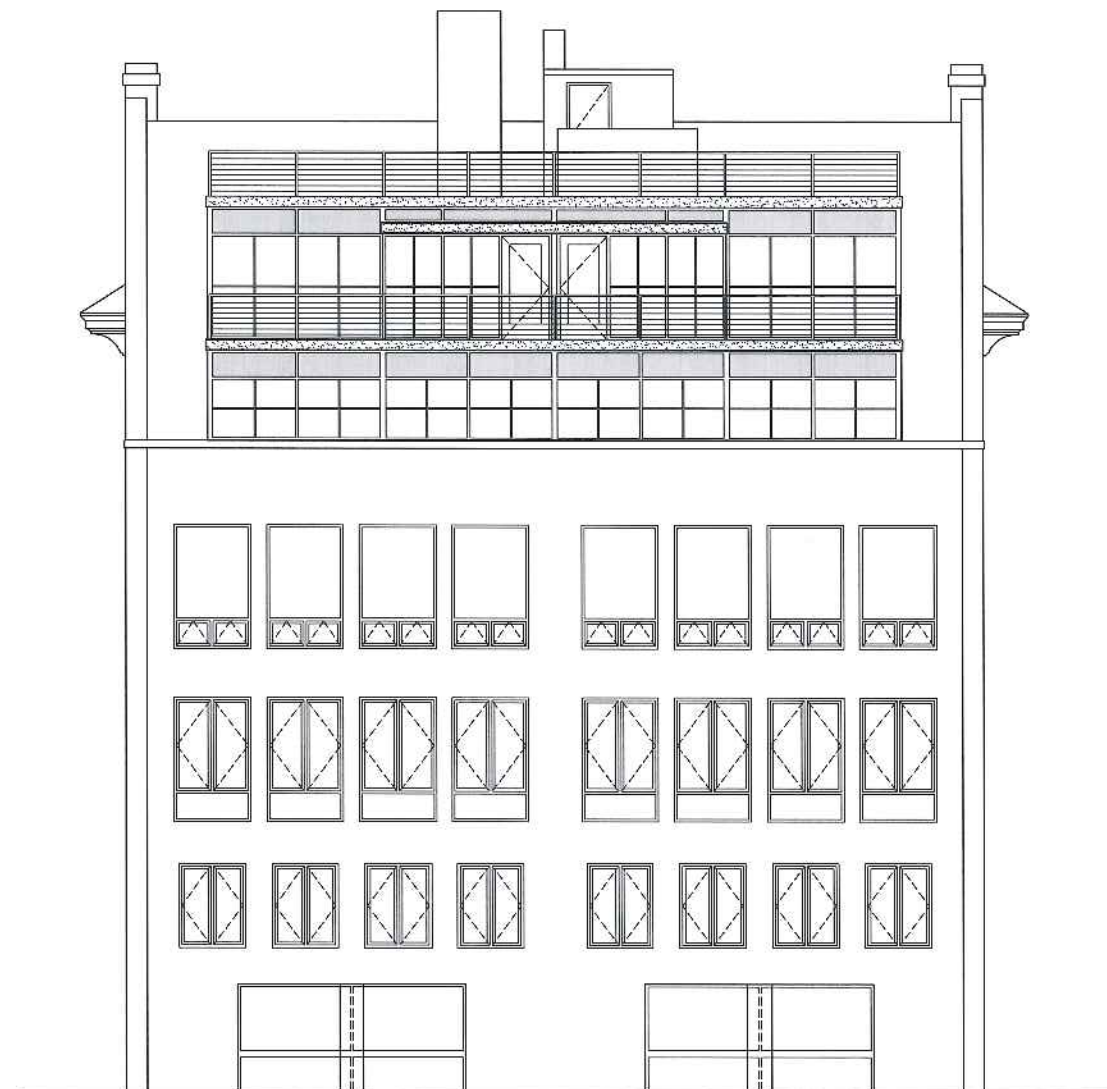
EXISTING ROOF PLAN



PROPOSED ROOF PLAN - REVISED OPTION ONE



EXISTING HARBOR VIEW ELEVATION



PROPOSED HARBOR VIEW ELEVATION (OPTION 3) REVISED OPTION ?

ROOF FLOOR
ELEV=152'-0"

5TH FLOOR
ELEV=143'-0"

4TH FLOOR
ELEV=134'-0"

3RD FLOOR
ELEV=123'-7"

2ND FLOOR
ELEV=112'-5"

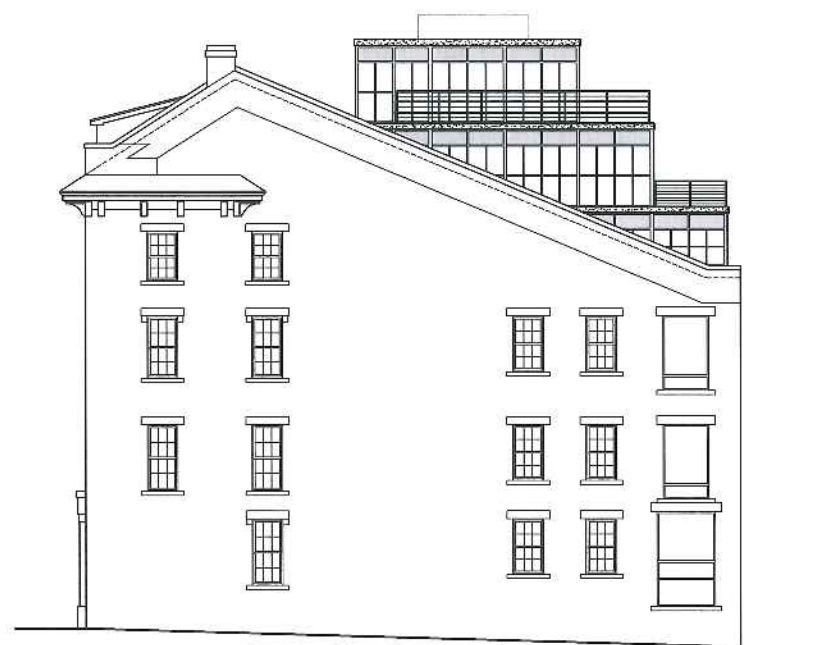
LOFT
ELEV=103'-5 1/2"

1ST FLOOR
ELEV=100'-0"

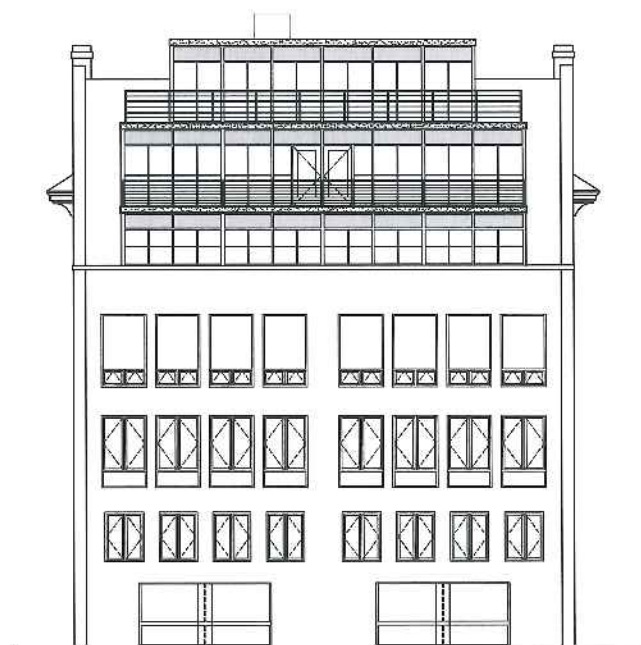
GROUND FLOOR
ELEV=95'-8"

BASEMENT
ELEV=92'-2 1/2"

◆ ROOF FLOOR
ELEV=152'-0"
 ◆ 5TH FLOOR
ELEV=143'-0"
 ◆ 4TH FLOOR
ELEV=134'-0"
 ◆ 3RD FLOOR
ELEV=123'-7"
 ◆ 2ND FLOOR
ELEV=112'-5"
 ◆ LOFT
ELEV=103'-5 1/2"
 ◆ 1ST FLOOR
ELEV=100'-0"
 ◆ GROUND FLOOR
ELEV=95'-8"
 ◆ BASEMENT
ELEV=92'-2 1/2"



PROPOSED LONG WHARF ELEVATION (OPTION 4)



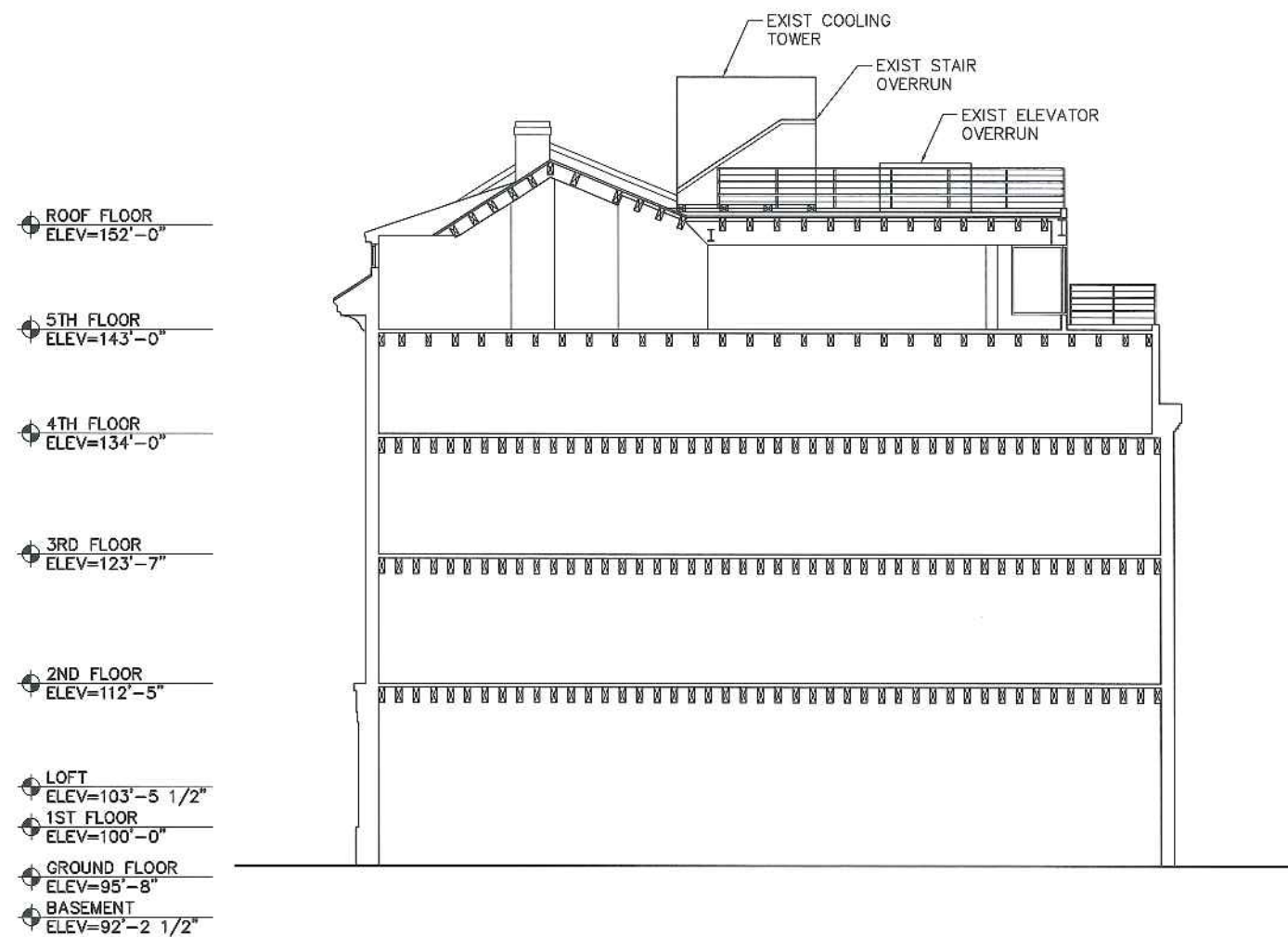
PROPOSED HARBOR VIEW ELEVATION (OPTION 4)



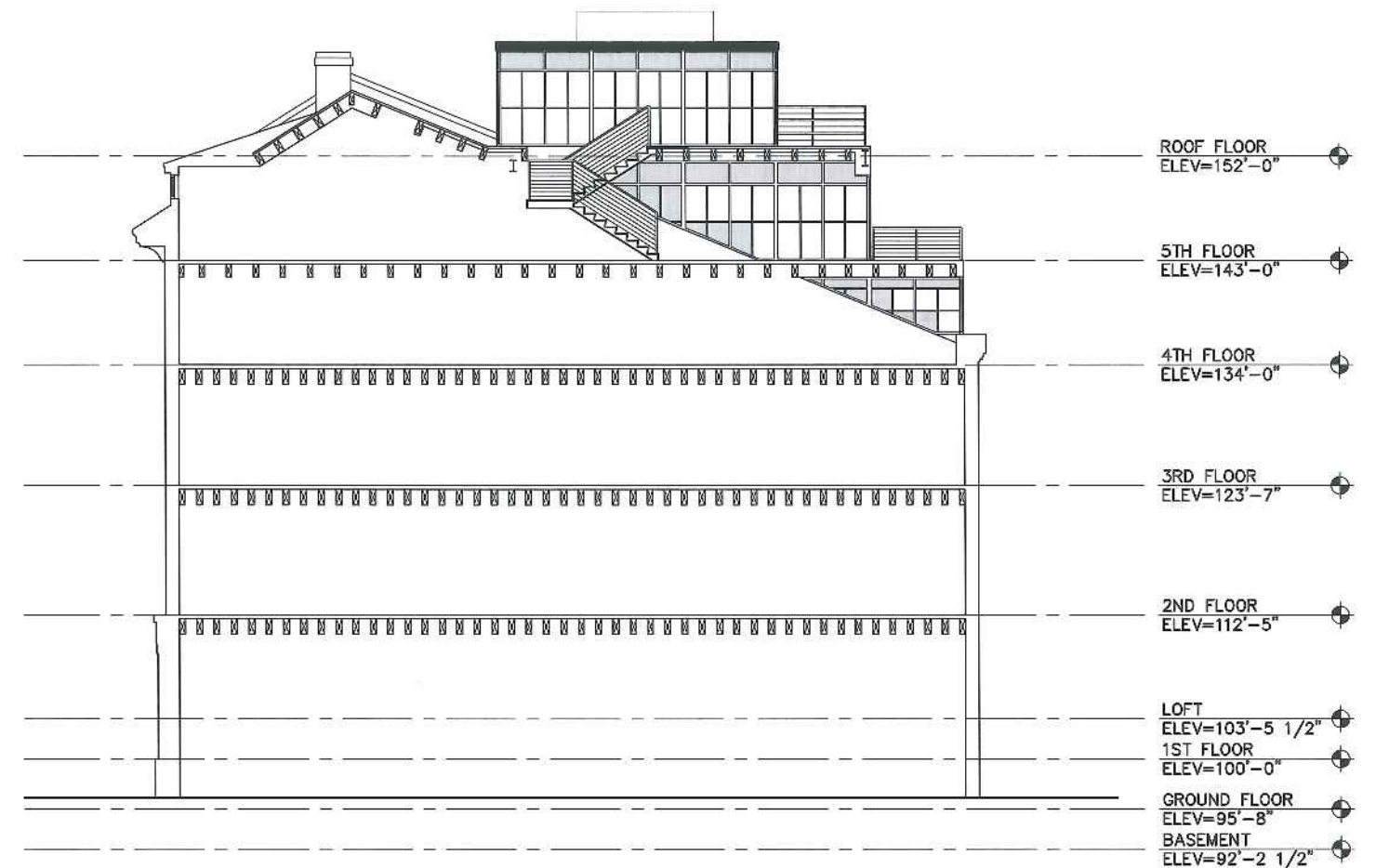
PROPOSED PORTLAND PIER ELEVATION (OPTION 4)

◆ ROOF FLOOR
ELEV=152'-0"
 ◆ 5TH FLOOR
ELEV=143'-0"
 ◆ 4TH FLOOR
ELEV=134'-0"
 ◆ 3RD FLOOR
ELEV=123'-7"
 ◆ 2ND FLOOR
ELEV=112'-5"
 ◆ LOFT
ELEV=103'-5 1/2"
 ◆ 1ST FLOOR
ELEV=100'-0"
 ◆ GROUND FLOOR
ELEV=95'-8"
 ◆ BASEMENT
ELEV=92'-2 1/2"

REVISED OPTION ONE



EXISTING BUILDING SECTION



PROPOSED BUILDING SECTION (OPTION A) *REVISED OPTION ONE*



EXISTING PORTLAND PIER PERSPECTIVE



PROPOSED PORTLAND PIER PERSPECTIVE

Carroll Block - Portland, Maine

Perspectives

April 20, 2016



ARCHITECTURE ■ ENGINEERING ■ PLANNING



EXISTING PORTLAND PIER PERSPECTIVE



PROPOSED PORTLAND PIER PERSPECTIVE

Carroll Block - Portland, Maine

Perspectives

April 20, 2016



ARCHITECTURE ■ ENGINEERING ■ PLANNING



EXISTING COMMERCIAL STREET PERSPECTIVE



PROPOSED COMMERCIAL STREET PERSPECTIVE

Carroll Block - Portland, Maine

Perspectives

April 20, 2016



ARCHITECTURE ■ ENGINEERING ■ PLANNING



EXISTING COMMERCIAL STREET PERSPECTIVE



PROPOSED COMMERCIAL STREET PERSPECTIVE

Carroll Block - Portland, Maine

Perspectives

April 20, 2016



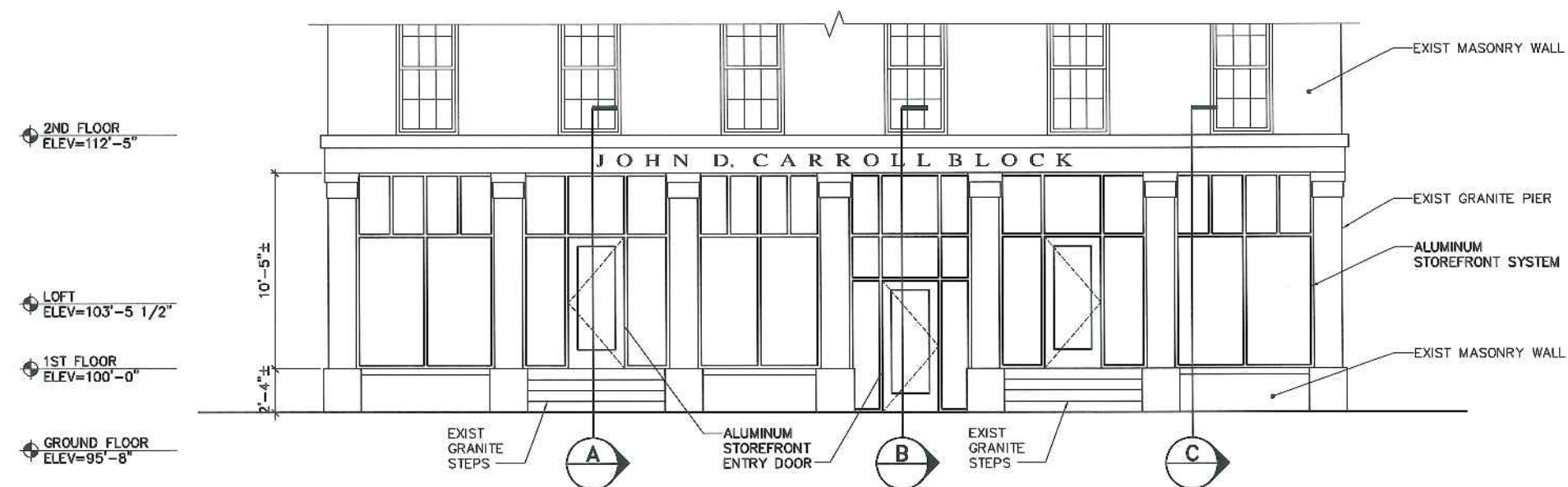
ARCHITECTURE ■ ENGINEERING ■ PLANNING



EXISTING ELEVATION

NOTE

NO CHANGES PROPOSED TO EXISTING SIGNAGE OR LIGHTING.



PROPOSED ELEVATION

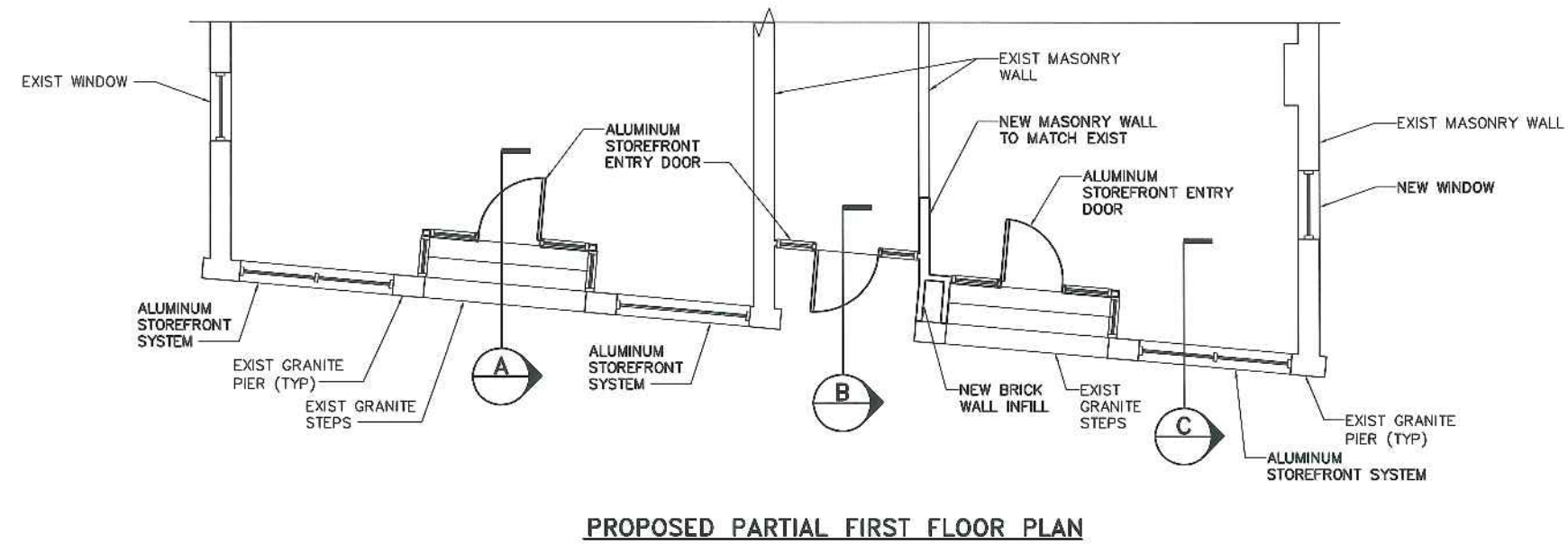
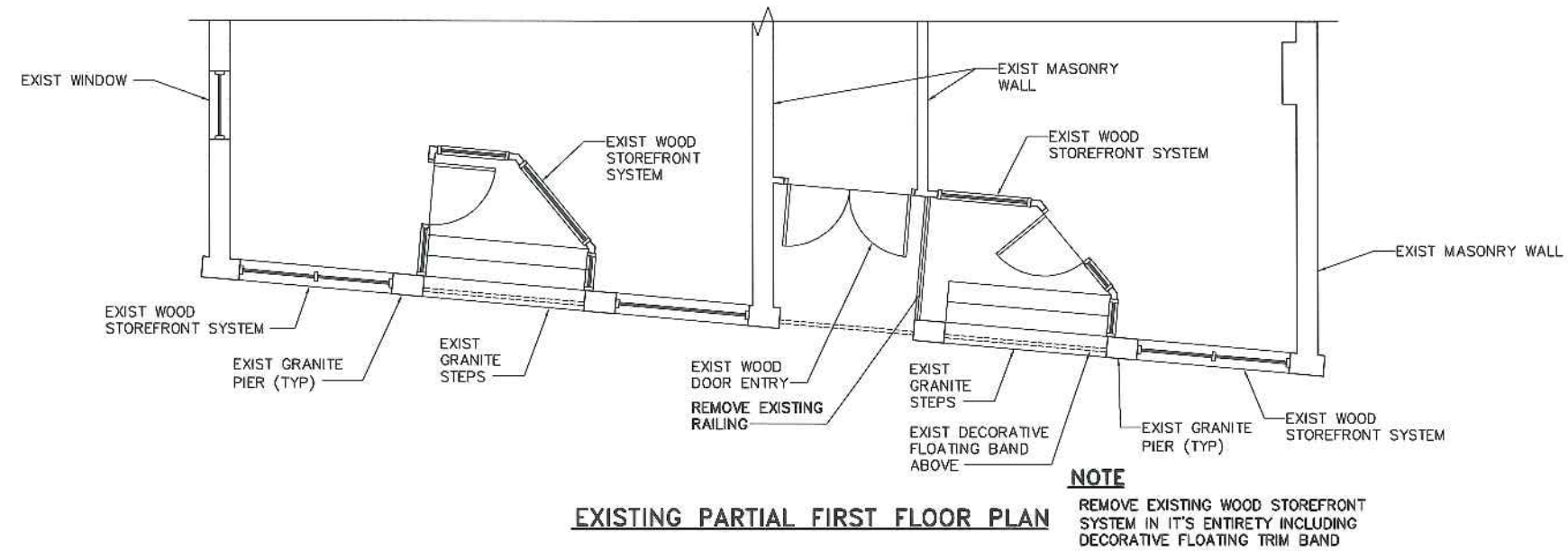
Carroll Block - Portland, Maine
Elevations - Phase 3

April 20, 2016

OAK POINT
ASSOCIATES



ARCHITECTURE ■ ENGINEERING ■ PLANNING

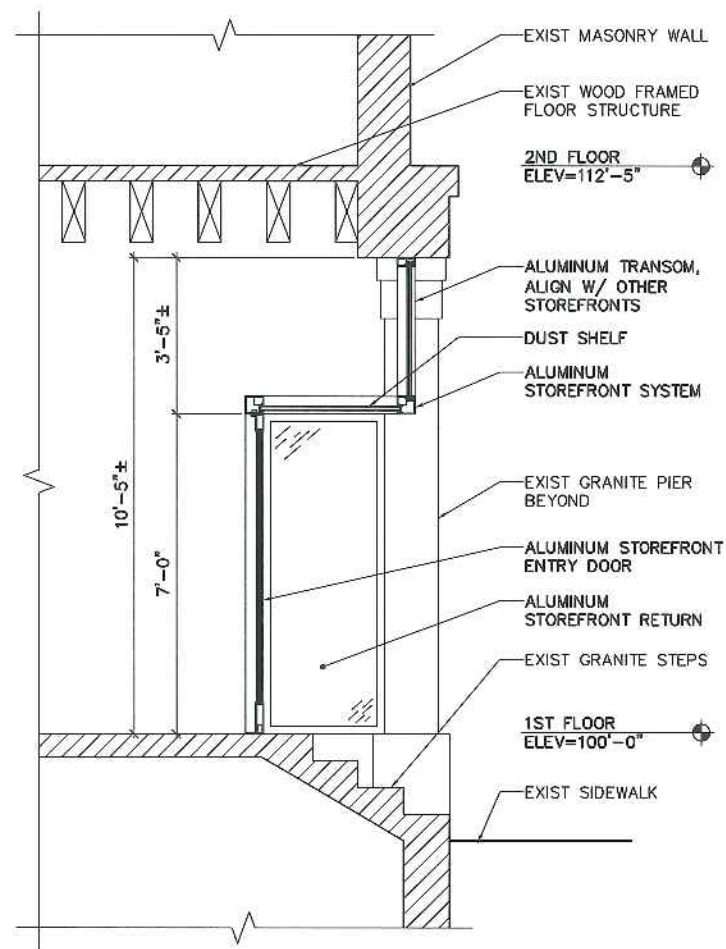


Carroll Block - Portland, Maine
Partial Floor Plans - Phase 3

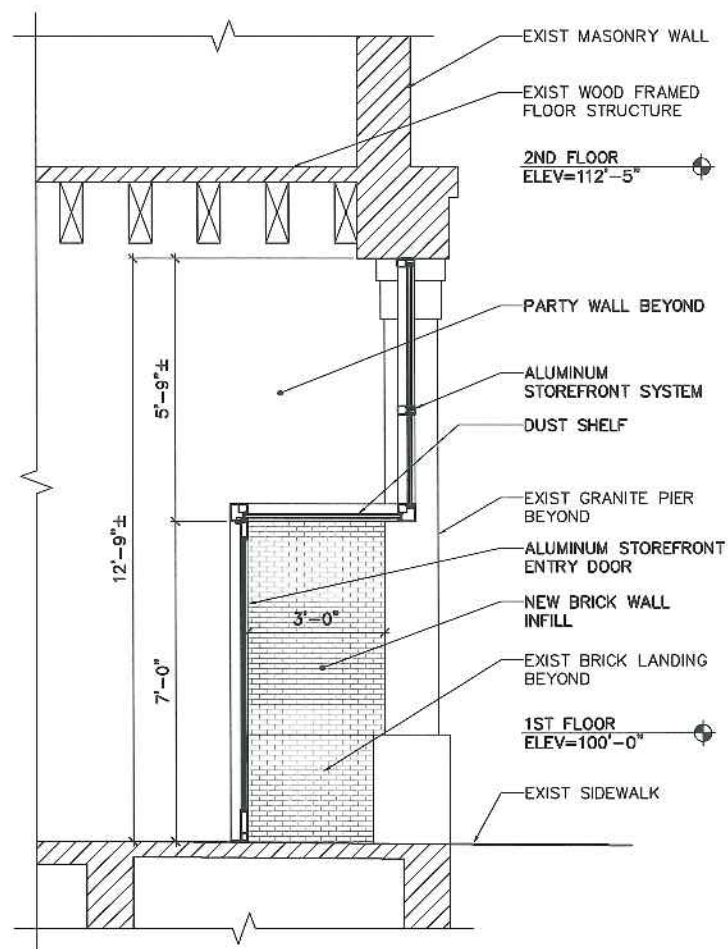
April 20, 2016



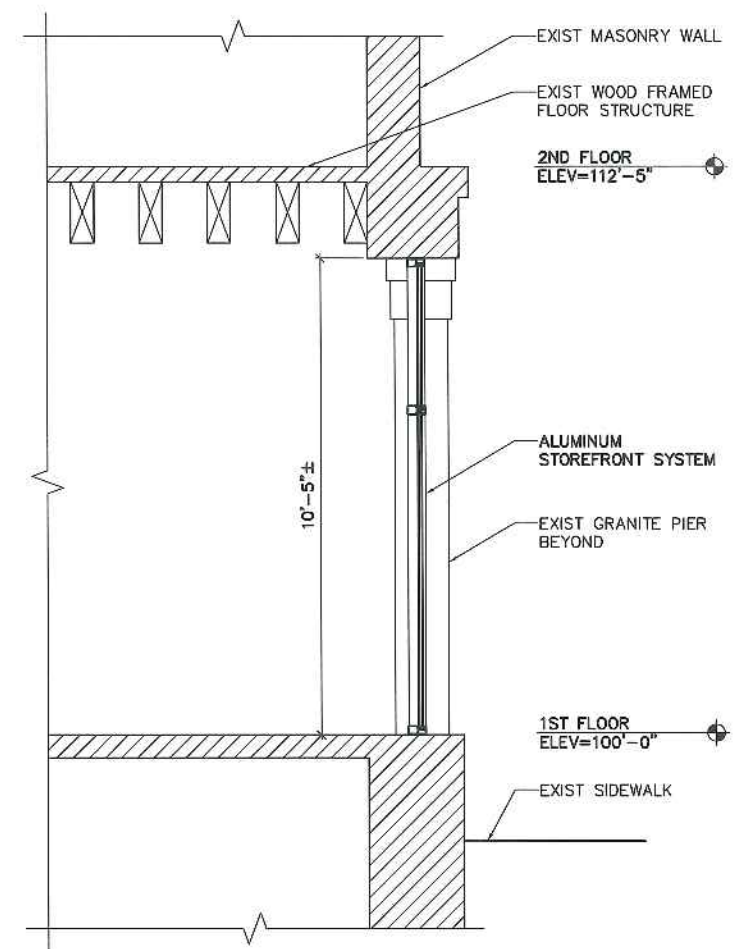
ARCHITECTURE ■ ENGINEERING ■ PLANNING



A WALL SECTION



B WALL SECTION



C WALL SECTION

NOTE

ALUMINUM STOREFRONT SYSTEM BASIS OF DESIGN: KAWNEER, ENCORE SERIES, 1-3/4"x4-1/2" ALUMINUM W/ 1" INSULATED GLAZING.

Carroll Block - Portland, Maine

Wall Sections - Phase 3

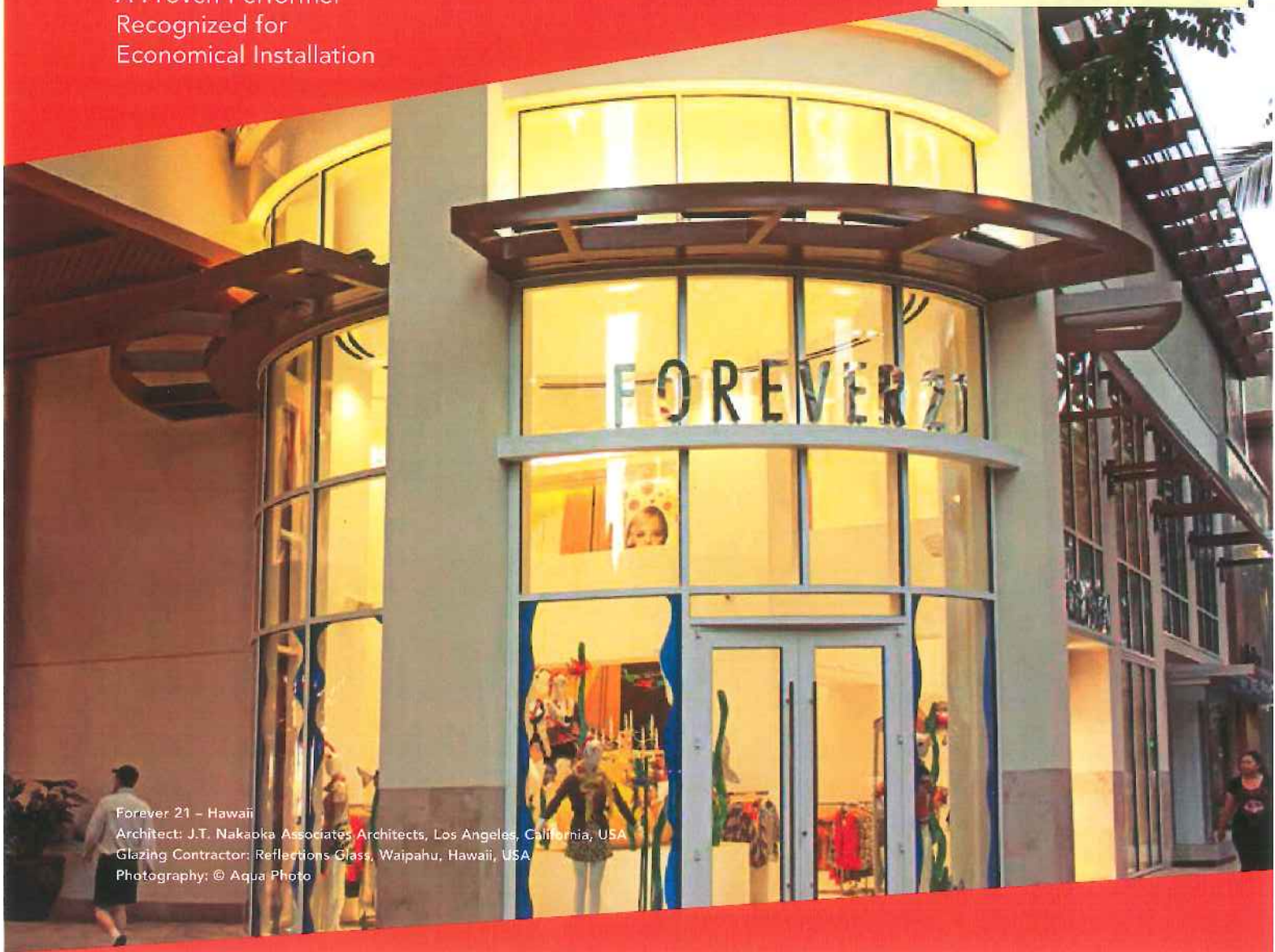
April 20, 2016



ARCHITECTURE ■ ENGINEERING ■ PLANNING

EnCORE™ Thermal Framing System

A Proven Performer
Recognized for
Economical Installation



Forever 21 – Hawaii
Architect: J.T. Nakapka Associates Architects, Los Angeles, California, USA
Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA
Photography: © Aqua Photo

Taking center stage in Kawneer's lineup, the EnCORE™ Thermal Framing System is a two-piece, face-and-gutter system that offers thermal economy, a Structural Silicone Glazing (SSG) option and numerous design choices. Engineered for easy installation and lower costs, features include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1-3/4" (44.5 mm) minimal sightline. EnCORE™ Thermal Framing readily adapts to remodel projects and new construction, whether traditional or modern architecture.

Economy

EnCORE™ Thermal Framing System's QuickSeal™ dry-glazed self-sealing framing system is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Thermal Framing also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with EnCORE™ Thermal Framing.

Performance

A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a "w" block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, EnCORE™ Thermal Framing has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

EnCORE™ Thermal Framing also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project's center of glass (COG) U-factor.

Aesthetics

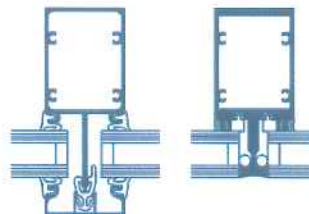
For additional freedom of expression, EnCORE™ Thermal Framing offers front or center glazing options. A Structural Silicone Glazing (SSG) option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.



Forever 21 – Hawaii

Architect: J.T. Nakaoka Associates Architects, Los Angeles, California, USA
Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA



Another key feature of EnCORE™ Thermal Framing's separate components is that they are easily adapted to curved applications. The framing is available in three fabrication methods: screw spline, shear block or Type B, which is a combination of both.

For the Finishing Touch

Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

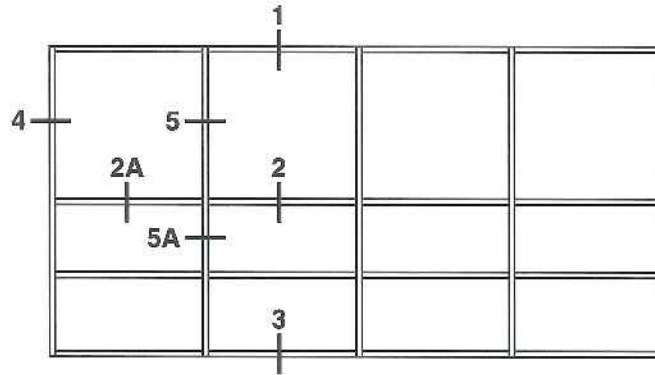
kawneer.com
kawneergreen.com
770 . 449 . 5555

 **KAWNEER**
AN ALCOA COMPANY

© Kawneer Company, Inc. 2013. UT40 IN U.S.A. Form No. 13-2185-1
EnCORE™, QuickSeal™, Trifab™, VersaGlaze™, GLASServ™ and Permanodic™ are trademarks of Kawneer Company, Inc. and Alcoa Inc.

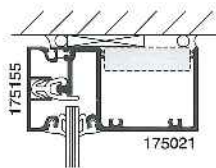
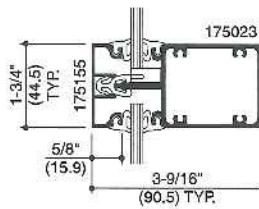
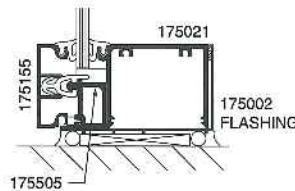
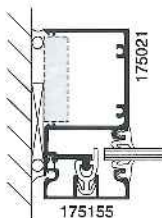
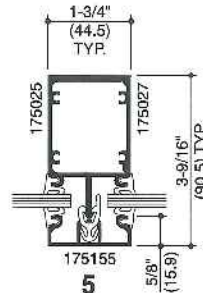


SCALE 3" = 1'-0"

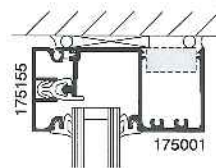
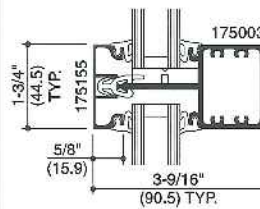
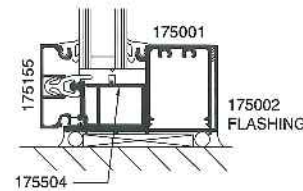
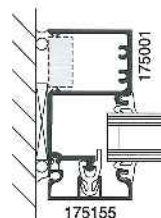
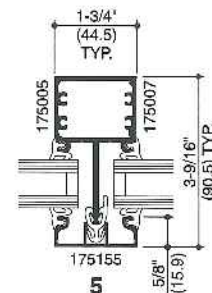
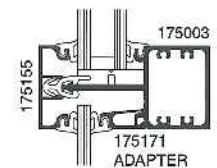
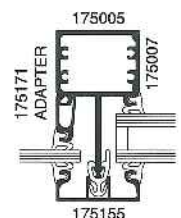


ELEVATION IS NUMBER KEYED TO DETAILS

1/4" INFILL

1
HEAD2
HORIZONTAL3
SILL4
JAMB5
MULLION

1" INFILL

1
HEAD2
HORIZONTAL3
SILL4
JAMB5
SPLIT
MULLION2A
HORIZONTAL
W/ 1/4" ADAPTER5A
SPLIT MULLION
W/ 1/4" ADAPTER

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© Kawneer Company, Inc., 2014



ATTACHMENT 6

D.

CARROLL

BLOCK

136



CAPTAIN SAM'S
Homemade Ice Cream!

KAPLAN & GRANT

flyte

BRISCELLI 3000

EASE
100 SF RETAIL
777-772-2422
MALONI
COMMERCIAL REAL ESTATE

B L O C K

L

FOR LEASE
2,800 SF RETAIL
207-772-2422
MALONE
COMMERCIAL BROKERS

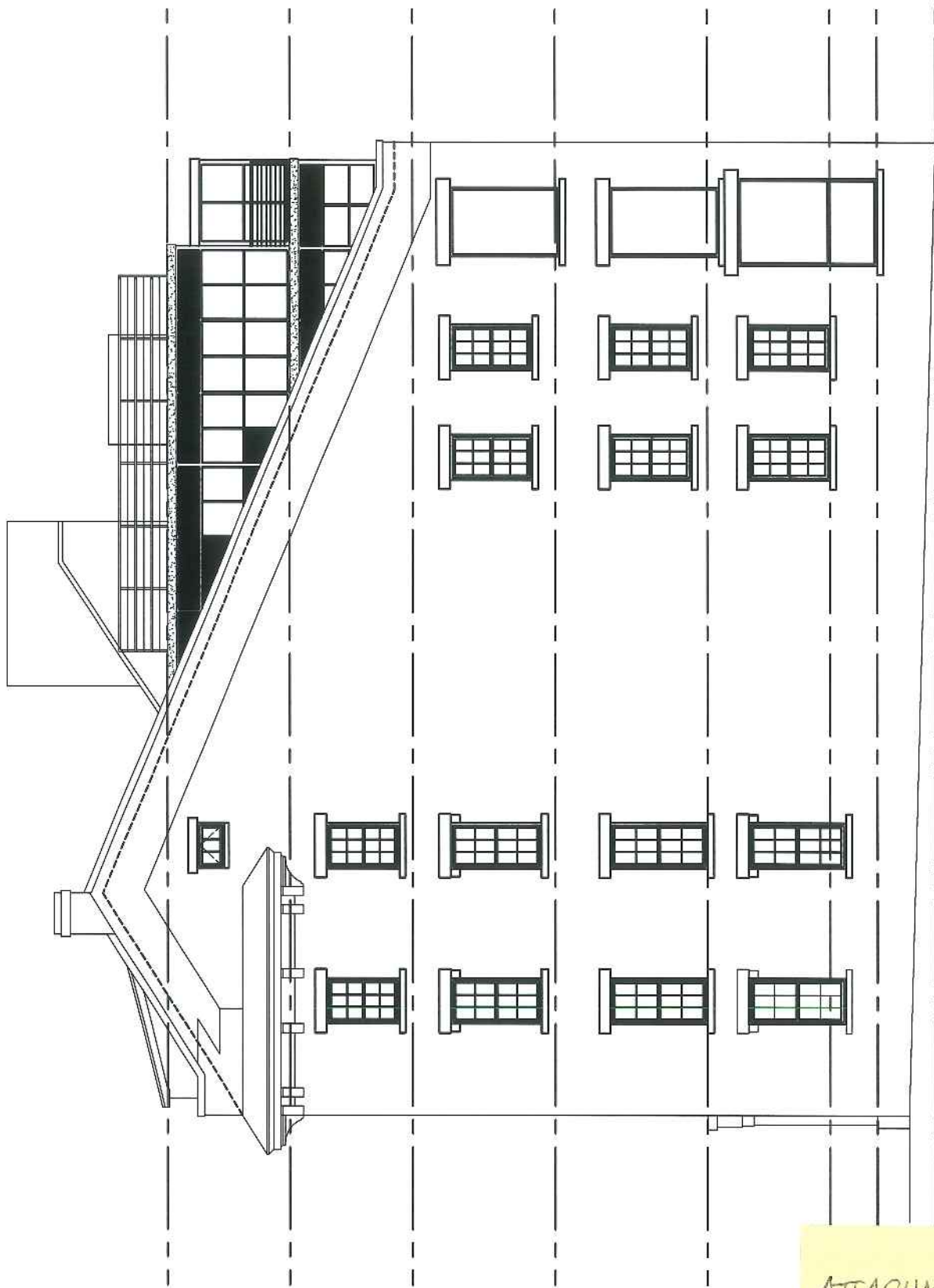
FOR LEASE
2,800 SF RETAIL
207-772-2422
MALONE
COMMERCIAL BROKERS

PLANS & GRANT
fyte
2012 POWER



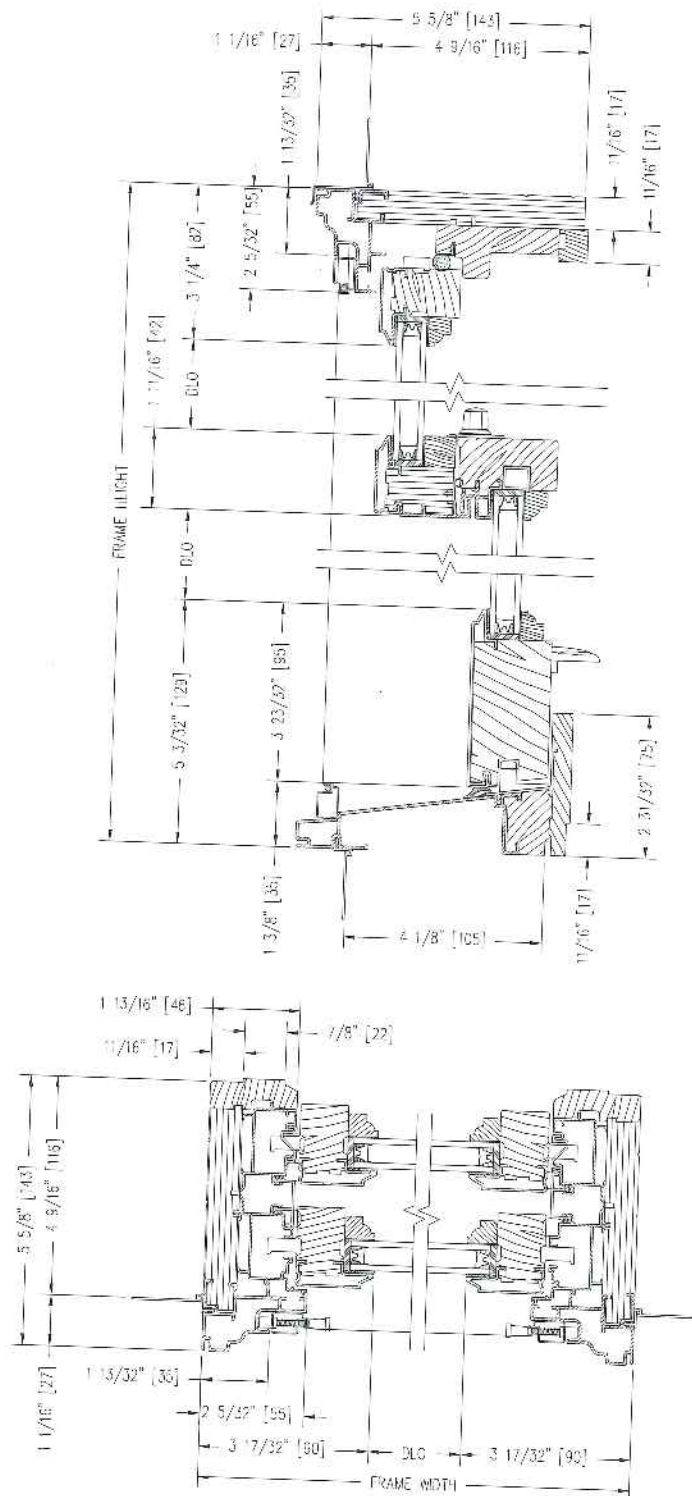
138

ATTACHMENT 7



ATTACHMENT 8

DOUBLE HUNG



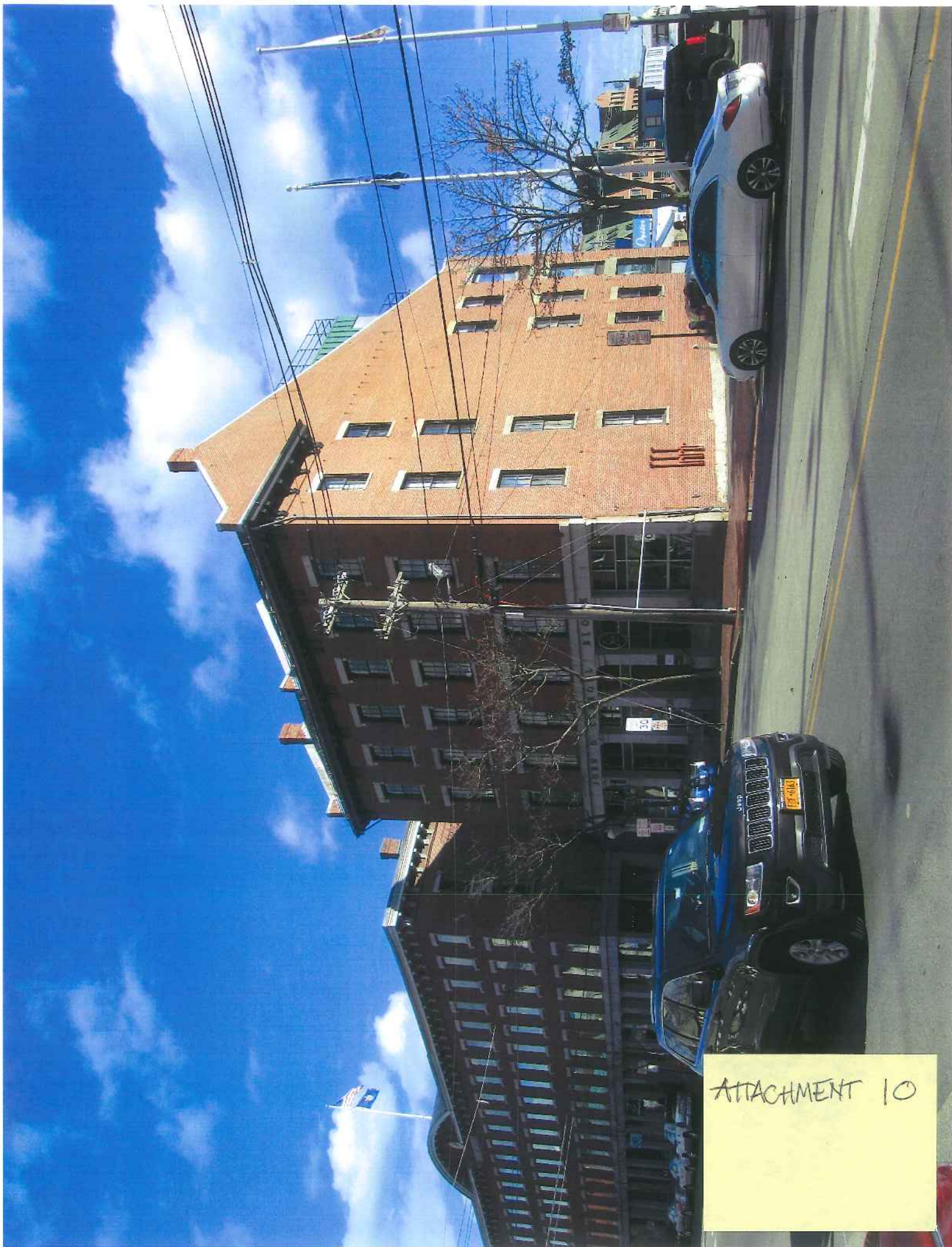
ATTACHMENT 9

Notes:

Dynamically configure section details to your specific needs by going to EagleWindow.com, select Wintelligence.
Eagle Window & Door reserves the right to change the specifications without notice.

DRAWING # AD3008
SCALE: 3"-1'-0"
REVISION: 2/4/18

Eagle
Windows & Doors
an Andersen Company



ATTACHMENT 10



