

1. Legal Ad

Documents: [5-18-16 LEGAL AD.PDF](#)

2. Agenda

Documents: [5-18-16 AGENDA.DOCX](#)

3. Communication Memos

Documents: [COMMUNICATIONS.PDF](#)

4. 749 Congress Street

Documents: [HP MEMO - 749 CONGRESS STREET.PDF](#)

5. 62 India Street

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

6. 142 Federal Street

Documents: [HP MEMO - 142 FEDERAL STREET.PDF](#)

7. 107 Pine Street

Documents: [HP MEMO - 107 PINE STREET.PDF](#)

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

On **Wednesday, May 18, 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 Exterior Rehabilitation and New Construction; 749 CONGRESS STREET; 747 Congress LLC., Applicant.

Break for Dinner; Meeting Resumes at 6:30

2. PUBLIC HEARING

- i. Certificate of Appropriateness for New Construction; 62 INDIA (Corner of India and Newbury); India/Newbury Residences LLC., Applicant.
- ii. Certificate of Appropriateness for Comprehensive Program of Window Replacement; CUMBERLAND COUNTY COURTHOUSE (142 FEDERAL/205 NEWBURY); County of Cumberland, Applicant.

3. WORKSHOP

- i. Preliminary Review of Proposed Garage Replacement, Rear Building Addition; 107 PINE STREET; John and Nancy Butman, Applicant.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

HISTORIC PRESERVATION BOARD AGENDA

May 18, 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 MAY 4, 2016:**

- i. Certificate of Appropriateness for Comprehensive Exterior Renovation/Building Addition; 121 Center Street; Valerie Levy, Applicant. *The Board voted 5-2 (Benson, Turk absent) to approve the application subject to conditions.*
- ii. Certificate of Appropriateness for Exterior and Site Alterations; 100 Vaughan Street; Sam and Alexandra May, Applicant. *The Board voted 5-2 (Benson, Turk absent) to approve the application subject to conditions.*

4. WORKSHOP

- i. Preliminary Review of Proposed Exterior Rehabilitation and New Construction; 749 Congress Street; 747 Congress LLC., Applicant.

Break for Dinner; Meeting Resumes at 6:30 p.m.

5. PUBLIC HEARING

- i. Certificate of Appropriateness for New Construction; 62 India Street (Corner of India and Newbury); India/Newbury Residences LLC., Applicant.
- ii. Certificate of Appropriateness for Comprehensive Program of Window Replacement; Cumberland County Courthouse (142 Federal/205 Newbury Streets); County of Cumberland, Applicant.

6. WORKSHOP

- i. Preliminary Review of Proposed Garage Replacement, Rear Building Addition; 107 Pine Street; John and Nancy Butman, Applicant.

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

**Please join
Friends of the Eastern Promenade
for
Unveiling of the Interpretive Panels at Fort Allen Park**

**"First Friday" - June 3, 2016
3:00 – 5:30pm**

3:00 – 3:30 Press Conference & Remarks from:

Mayor Strimling
City Manager, Jon Jennings
Pat Weigel, Norway Savings Bank
Nancy Montgomery & Jack Vreeland, Montgomery Designs
Representatives of Friends of the Eastern Promenade

3:30 – 5:30

Donor Reception and Celebration

**Hosted by
Edmund Gardner, III & Stephen DiMuccio
84 Eastern Promenade
*directly across the street***

Light Hors D'oeuvres & Saxophone by Dave Debree

Please RSVP by May 27th

diane@easternpromenade.org or 207-831-4888



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

PAUL R. LEPAGE
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

2 May 2016

Scott Benson, Chair
Historic Preservation Board
389 Congress Street
Portland, Maine 04101

Re: Schlotterbeck and Foss Building, 117 Preble Street
Tax map number 33, lot E001

Dear Mr. Benson:

At a meeting of the Maine Historic Preservation Commission held on April 22, 2016 the

Schlotterbeck and Foss Building

in Portland, Maine was approved for nomination to the National Register of Historic Places.

The nomination will be sent to the Chief of Registration in Washington, D. C. for consideration. You will be notified of the final decision when it is received.

Sincerely,

Kirk F. Mohney
Director

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

**WORKSHOP
749 CONGRESS STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: May 12, 2016

RE: May 18, 2016 **Workshop** – Preliminary Review of Proposed Rehabilitation of Existing Structure and Proposed New Construction

Address: 749 Congress Street
Front portion of property occupied by former Hay & Peabody Funeral Home

Applicant: Denovo, LLC

Architect: David Lloyd, Archetype Architects

Introduction

Architect David Lloyd, representing applicant Denovo LLC., has requested a preliminary workshop to introduce plans for the rehabilitation of the former Hay & Peabody funeral home at 749 Congress Street and the addition of seven new townhouses on the rear portion of the property. The subject property of 30,928 square feet extends deep into the interior of the block and includes a former carriage house at the rear of the site. (The carriage was previously converted into two residential units.) The property also includes a narrow wooded section that extends to Mellen Street. The balance of the property is used for surface parking. Note that the surface parking area extends to the abutting property at 757 Congress. The property is located within the Congress Street Historic District and immediately abuts the Deering Street Historic District at the rear.



Aerial View of Subject Property

The proposal calls for converting the historic structure facing Congress Street into a 16-room hotel and a full-service restaurant. Seven residential townhouses are proposed behind the historic structure along the eastern property line. Parking is proposed to be provided underneath each unit.

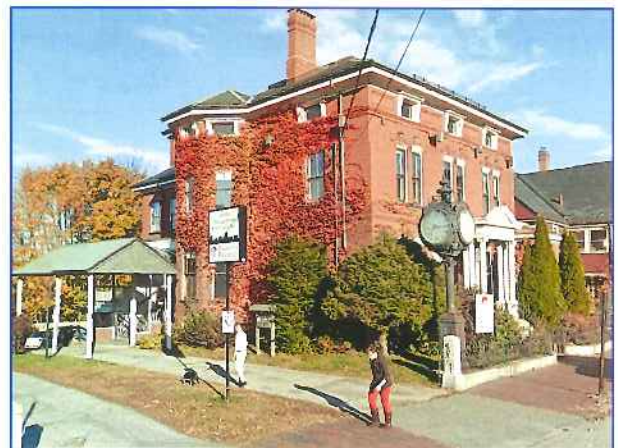
Enclosed for the Board's review are existing and proposed site plan, elevations for both the existing structure and proposed new construction, perspective views and axonometric views. A project description or narrative was not included with the submission.

Existing Structure

The existing former residential structure at 749 Congress, known historically as the Mellen E. Bolster House, was built in 1881 and designed by Francis Fassett and John Calvin Stevens. Designed in the Italianate style (which was a more conservative style choice for the 1880's) compa, the building has the symmetrical composition and architectural detailing common to other homes built in this popular style during the 1860's and 1870's in the newly developing neighborhoods of the western section of the city. The building today is one of a series of substantial, architecturally notable brick residential structures that line the north side of Congress Street west of Longfellow Square.

The two and a half story brick building remains relatively unaltered and has been well maintained. Building alterations include a one-story brick addition on the east side of the house facing Congress Street and a series of wall-mounted light fixtures beneath the attic stringcourse. Although the current porte cochere located off the west side of the building is of relatively recent construction, the 1924 tax photo confirms that there was a porte cochere in this location at that time. (The tax record also indicates that the building was already occupied by Hay & Peabody Funeral Home in 1924.)

The property also retains original site features, including its granite retaining wall and posts and its ornamental iron fence. The massive cast iron clock is not original to the property, but has been a fixture in this location for many years, becoming a landmark site feature within the Congress Street Historic District.



In 2007, the Historic Preservation Board approved a program of alterations to the building, mostly at the rear and rear roofline to provide improved egress as part of the building's proposed conversion to office use by a new owner. The project never moved forward.

At the rear of the property are two carriage houses, one of which is now owned by the applicant. According to historical information, it appears that both were originally part of the westerly abuttor's property at 757 Congress. The carriage house owned by the applicant was built c. 1920 and is Colonial Revival in style. The two handsome carriage houses remain to record a time when the homes on Congress Street were occupied by successful Portland merchants and professionals who were financially able to maintain their own horses and owned carriages.



Applicant's carriage house on right.

Surrounding Context

As noted above, the subject property straddles the Congress Street and Deering Street Historic Districts. Indeed, this section of Congress Street, characterized by large late 19th century single family residences, is generally consistent with the character of the Deering Street Historic District, having been developed at the same time and functioning as an integral part of that neighborhood. Many of these buildings were designed by Portland's leading architects of the late 19th century for prominent citizens of the day.

Immediately west of 749 Congress are three brick formerly single family mansions of the same scale and material palette. Although designed in the Queen Anne style, rather than Italianate, the buildings share many characteristics and constitute an architecturally significant grouping of late Victorian residential structures that distinguish the western flank of Congress Street. To the east of 749 Congress are other large-scale former residences, some wood-frame and others brick. Although some of the buildings have been altered to accommodate commercial uses, most retain their architectural integrity. Turning the corner onto Mellen Street, this pattern of development continues with more large-scale, late 19th century Italianate and Queen Anne brick residences.

Although the buildings within the proposed development's context vary somewhat in architectural style, they share many basic qualities and characteristics, including their general scale, orientation to the street, high-style architecture, rich and well-executed ornamentation, a high quality material palette (mostly brick), tall vertical windows, etc. Hipped and gabled roof forms predominate, often with projecting gabled dormers.



Proposed Alterations to Existing Structure

In conjunction with the planned conversion of the existing historic structure to hotel and restaurant use, the applicant proposes the following exterior alterations:

- construct a second-floor clapboard addition above an existing connected rear garage
- install new stairs and railings leading from the side entrance of the main building to the rooftop of the new addition
- replace existing railings at rear deck
- remove the existing handicap lift under the porte cochere
- add an elevator penthouse on the roof of a rear ell. (Ell's roof is lower than main roof.)
- add new window openings to the rear elevation of existing building addition at the northeast rear corner and on east side elevation of existing one-story addition facing Congress
- add a new exhaust hood duct at inside rear corner of main building and ell
- introduce new door opening on rear elevation of ell and infill existing opening on east elevation of ell
- remove building mounted light fixtures below stringcourse

Note: In addition to existing and proposed elevations, Mr. Lloyd has provided an axonometric view of the rear of the building that highlights the proposed changes. Reviewing this image first will prove helpful in identifying the changes.

Proposed New Construction

The proposal calls for the construction of seven connected townhouses near the eastern property line of the parcel. Although positioned behind the historic Bolster House, given the angled nature of the lot and the fairly large open space between 749 Congress and its westerly abuttor, the townhouses will be within clear view of Congress Street. The rear of the townhouses will be visible from Mellen Street.

The proposed townhouses are four stories with a flat roof. Given the sloping grade, the roof steps down from one unit to another. The top floor of each unit is set back from the front façade to reduce the apparent height, create a "roof-like element" and provide space for a deck at the top floor level. Tall sliding glass doors provide access to the deck and tall vertical panels separate each of the contiguous decks. The ground floor of each unit accommodates a parking garage and the main building entrance. The second floor elevation features a large, single window/door opening with access to a projecting balcony. The third floor features more traditional punched window openings.

The townhouse unit closest to Congress Street is set back from the front plane of the other townhouses. All the other townhouses share a continuous façade; the individual units are differentiated by alternating brick and clapboard siding and alternating window/trim treatments at the second and third floor levels (The exterior treatment is consistent at the ground floor and top floor levels.)

The rear elevation of the townhouses, visible from Mellen Street, features a clapboard exterior. Above the third floor level, metal tile is shown. Juliet balconies are shown at the second and third floor levels with large sliding glass doors.

The proposed site plan and View 2 of the computer-generated photographs show a concrete pad with electrical transformer located immediately behind an existing stone retaining wall along Mellen Street. (This is on the narrow portion of the applicant's property that extends to Mellen.) The computer-generated image shows the transformer surrounded by a metal fence. The sewer line and gas line are proposed to run through this area as well. The land is currently wooded and provides a vegetated buffer between adjacent Mellen Street houses.

Preliminary Staff Comments, Questions:

Although the project architect has provided numerous views of both the proposed alterations to the Bolster House and the proposed new development, Board members are encouraged to visit the property, walk the abutting streets and assess the relative visibility of the proposed building alterations and new construction. A site visit will also be instructive in assessing the likely compatibility of the new development with its surrounding context.

Exterior Alterations to Historic Structure

- Based on the material provided, staff is fairly comfortable that most of the proposed alterations to the historic structure will have limited visibility from the street. Viewed from the side entrance or the rear, the 2nd floor addition and new railing system will certainly add complexity to an already complex condition, but from the street this might not be readily apparent.
- In the context of the overall project, perhaps there is an opportunity to improve or make a bit more compatible the treatment of the canopy/porte cochere structure. The support posts, in particular, seem fairly spindly in the context of such a substantial residence.

Proposed Townhouse Construction

- Given the prominence and architectural significance of the buildings along this portion of Congress Street and the fact that there is no apparent precedent for buildings constructed within the interior of a block (other than carriage houses), it would seem appropriate that any new development be fairly recessive in character so as not to compete with the existing streetscape. To that end, is the proposed architectural solution for the new townhouses appropriately recessive?
- In staff's view, the townhouse closest to Congress Street, while set back from the front plane of the other townhouses, appears to crowd the existing historic structure. This may be the result in part from a foreshortening effect, but it is important that the

existing historic building be given sufficient space around it so that it clearly dominate the view. While Staff understands that there is not sufficient room to push the entire row back towards the rear of the lot, perhaps the applicant should consider eliminating this unit.

- Is it necessary or appropriate to alternate the exterior cladding material at the 2nd and 3rd floor levels, especially where the buildings share a continuous front façade? Do the alternating materials draw undue attention to the townhouses from Congress Street? Numerous existing rowhouses—Park Row and Neal Street rowhouses, for example—feature a consistent exterior material palette.
- The front facades of the townhouses feature decks or balconies at both the second and fourth floor levels. Given the fact that these types of amenities are typically located at the back of buildings, should at least one of these elements be eliminated from the front façade?
- Are the main building entrances given sufficient prominence?
- The third floor level features traditional punched window openings, consistent with the prevailing development pattern in the area. At the second and fourth floor levels, however, the window/door openings are proportionally very large. At the second floor, for example, the entire width of the façade is taken up by a single door/window opening. In staff's view, a more traditional window-to-wall ratio with individual punched opening--particularly at the 2nd floor level--would help to integrate the new building with its context.
- Staff questions the proposal to locate the electrical transformer for the project immediately behind the Mellen Street sidewalk. At the edge of the sidewalk is a mortared stone retaining wall with granite cap. Behind the wall is a wooded area that provides a landscaped buffer between the two abutting residential structures. The introduction of a large transformer with concrete pad just behind the stone wall would represent an incongruous element within this historic streetscape. The introduction of metal fencing surrounding—see photo-- would also seem arbitrarily placed.
- Related to this issue, staff understands that all new utility lines to service the project—electrical, gas and sewer—are proposed to run through this wooded area off Mellen Street that separates two historic homes. Staff understands that the individual lines will need to be spaced at least 5 feet apart, requiring a significant amount of clearance. Clearance will not only eliminate much of the landscaped buffer between houses, but also the buffer to the new development behind. Consideration should be given to locating at least some of these lines elsewhere. Staff understands that an alternative proposal is under consideration.

Applicable Review Standards

Exterior Alterations to Existing Historic Structure:

- (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.*

- (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.*

New 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

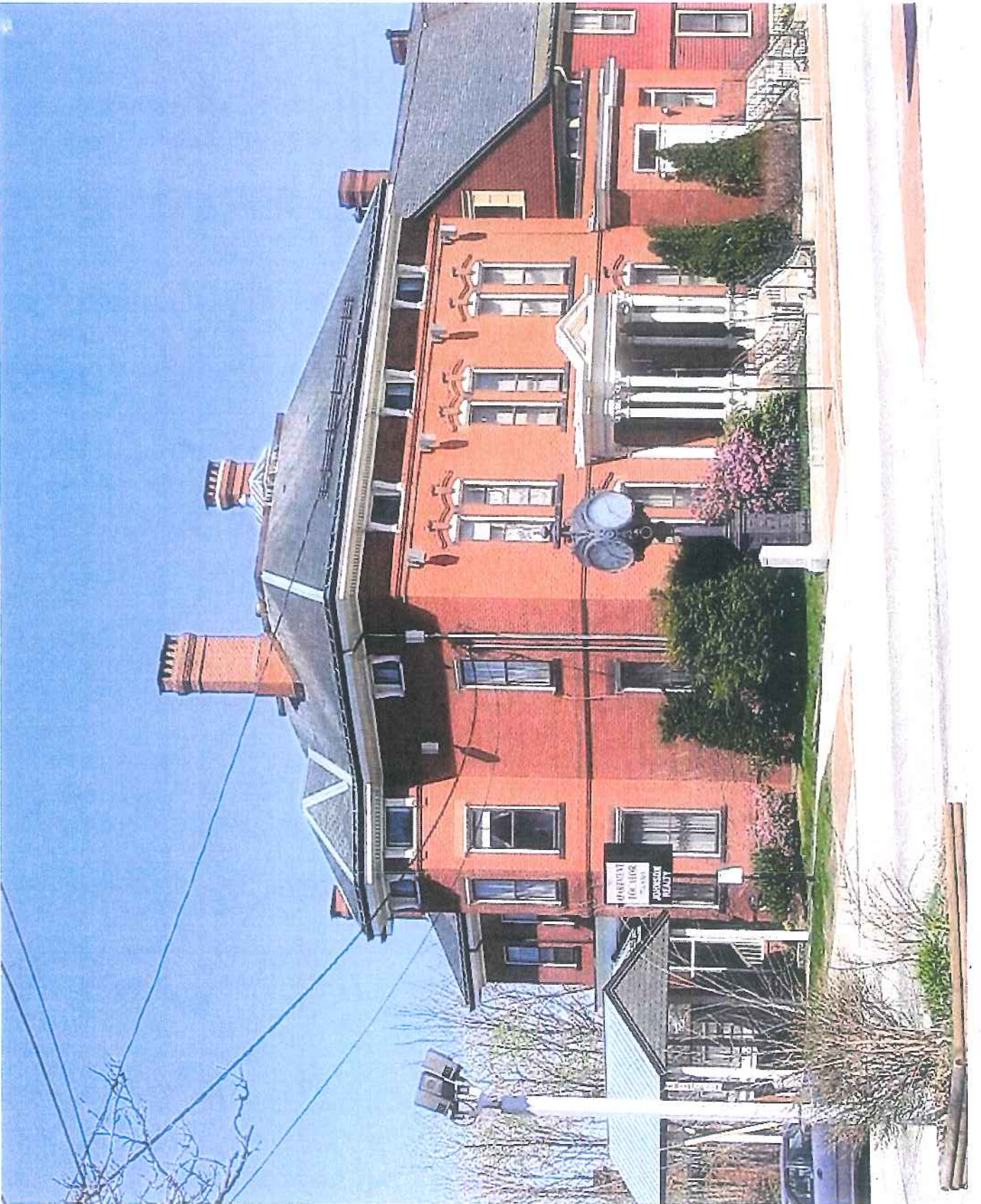
- Proportion of openings
- Rhythm of solids to voids in facades
- Rhythm of entrance porch and other projections
- Relationship of materials, texture and color
- Signs, canopies and awnings

Relationship to the street

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

Attachments:

1. Applicant's submission, including existing and proposed site plan, elevations, perspective views and axonometric views



1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND, TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

- SURVEY GENERAL NOTES
AND PLAN REFERENCES

1. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE REFERENCED TO THE MAINE STATE COORDINATE SYSTEM, WEST ZONE NAD83/USHARN, DERIVED FROM CITY OF PORTLAND INFORMATION. BASE POINT USED: T110-65-1527 N 298581640 E 2235314380. AZIMUTH POINT T124-26-1251 N 2984746162 E 22352301931.
3. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM. BENCHMARK IS THE STREET MONUMENT AT THE NORTHEASTERLY CORNER OF SHERMAN AND MELLON STREETS AS PROVIDED BY THE CITY OF PORTLAND. ELEVATION: 51.30'.
4. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON LOCATION OF VISIBLE DIGSAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
5. PROPERTY LIES WITHIN ZONE X BASED ON FIRM COMMUNITY 230091 PANEL 02013 B, DATED JULY 1, 1986. IT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
6. THERE ARE DISCREPANCIES BETWEEN THE LANGUAGE CONTAINED IN THE DEED DESCRIPTIONS FOR EASEMENTS 3 AND 4 AND THE EXHIBIT A DIAGRAM ATTACHED TO THE DEEDS. CORRECTIVE DEEDS FOR THESE EASEMENTS ARE RECOMMENDED PRIOR TO THE CONVEYANCE OF EITHER PARCEL. AS PARCELS A AND B ARE CURRENTLY OWNED BY THE SAME ENTITY, THE EASEMENTS MAY BE CONSIDERED NULL AND VOID.

- 1) STANDARD SECONDARY SURVEY, PLAN OF PROPERTY MADE FOR SGI MAINE FURNISH SERVICES, INC. BY R.P. TITCOMBE ASSOCIATES, INC. DATED FEBRUARY 5, 1987 AND REVISED THROUGH AUGUST 17, 2001.
- 2) ALTA/ACSM LAND TITLE SURVEY MADE FOR JFH PROPERTIES, INC. BY NORTHEAST CIVIL SOLUTIONS DATED SEPTEMBER 13, 2006.
- 3) CONDOMINIUM PL. MADE FOR W. MCELLEN STREET CONDOMINIUMS BY BACK BAY PLANNING, INC. LAND SURVEYING DATED JANUARY 21, 2006 RECORDED IN BOOK 208, PAGE 361.
- 4) LAND TITLE SURVEY MADE FOR PEOPLES HERITAGE BANK BY STEVENS MORTON ROSE AND THOMPSON DATED OCTOBER 19, 1992 RECORDED IN PLAN BOOK 193, PAGE 3.
- 5) CONDOMINIUM CONVERSION MADE FOR OTIS C. AND A. MAUGREEN THOMPSON BY NORTHEAST CIVIL SOLUTIONS DATED NOVEMBER 22, 2004 RECORDED IN PLAN BOOK 204, PAGE 286.

1. SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY.
2. ANY SNOW THAT CAN NOT BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOW STOP.
3. SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A HAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 673 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.
4. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBS, LIGHTING, FENCING ETC. RESULTING FROM THEIR ACTIVITIES.
5. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
6. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

1. PARCELS A AND B ARE SUBJECT TO AN OVERHEAD UTILITY EASEMENT CONVEYED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY BY JOHN A. MCINTOSH, JR. IN BOOK 32644, PAGE 10.
2. PARCEL B BENEFITS FROM AN EASEMENT OVER PARCEL A CONVEYED TO JOHN A. MCINTOSH, JR. BY JFH PROPERTIES, INC. IN BOOK 16333, PAGE 93.
3. PARCEL A IS SUBJECT TO AN EASEMENT CONVEYED TO SCI MAINE FUNERAL SERVICES, INC. BY JOHN A. MCINTOSH, JR. IN BOOK 11651, PAGE 182.
4. PARCEL A IS SUBJECT TO AN EASEMENT CONVEYED TO MCINTOSH REALTY, LLC BY THE JOHN A. MCINTOSH TRUST IN BOOK 32193, PAGE 183.
5. PARCEL B BENEFITS FROM AN EASEMENT CONVEYED TO MCINTOSH REALTY LLC BY THE JOHN A. MCINTOSH TRUST IN BOOK 32193, PAGE 118.

1. WAIVE THE PARKING SPACE SIZES: 8'-5"x18'-0", 8'-6"x18'-0" AND 8'-3"x18' SPACES.
2. WAIVE STREET TREE REQUIREMENTS AND WILL PAY A FEE IN LIEU OF PLANTING STREET TREES.

B2b - COMMUNITY BUSINESS ZONE
R6 - RESIDENTIAL ZONE

PERMITTED USES: MULTI-FAMILY DWELLING,
RESTAURANTS, HOTELS & MOTELS LESS
THAN 150 ROOMS

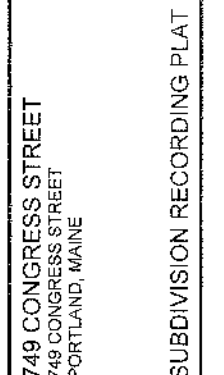
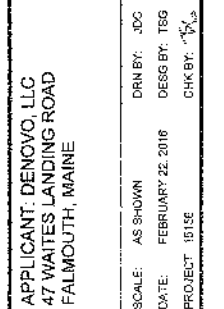
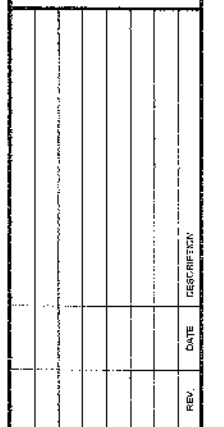
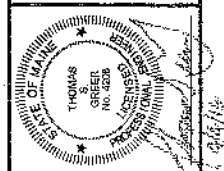
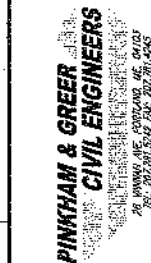
OFF STREET PARKING	11 SPACES
BIKE RACKS	EXTERIOR: 4 INTERIOR: GARAGE

EXISTING IMPERVIOUS	21542 SQ. FT.
PROPOSED IMPERVIOUS	22292 SQ. FT.
NET IMPERVIOUS	+750 SQ. FT.

[illegible]

16 HOTEL ROOMS	4
35 SEAT RESTAURANT	5
3 RESIDENTIAL UNITS	<u>2</u>
TOTAL REQUIRED	12
PROVIDED	18

1. OWNER: MARTIN B. PASSA & ALYSSA J. PASSA TRUSTEES, 5 COTTONWOOD LANE, FALMOUTH, MAINE 04105. DEEDS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 2829/21, PG. 268, DATE 11/5/02.
2. DEVELOPER: DENOVO, LLC, 41 WAITES LANDING ROAD, FALMOUTH, MAINE 04105.
3. ENGINEER: FINIKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
4. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
5. TOPOGRAPHIC AND BOUNDARY: TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE, 04103.
6. UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED HICKLEY (H1B). THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
7. TAX MAP REFERENCE: MAP 41 / BLOCK A / LOT 20, 20, 20, 32.
8. TOTAL PARCEL = 2.71 acres
9. UTILS TO BE SERVICED BY PUBLIC WATER FROM CONGRESS STREET AND PUBLIC SEWER, AND GAS FROM MELLEN STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
10. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM A NEW POLE ON THE SUBJECT PARCEL ADJACENT TO MELLEN STREET. THESE SERVICES ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
11. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
12. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
13. PROPOSED PARKING SPACES: 11-OUTDOOR T-INDOOR.
14. THE SUBJECT PARCEL SHOWN AS 748 CONGRESS STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
15. FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230251 02014 B, EFFECTIVE DATE JULY 1, 1996. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
16. NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
17. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.



C1.1

MAP: LOT 47 : A : 20, 30, 28, 3

CITY OF PORTLAND
SITE PLAN AND SUBDIVISION NOTES

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPICAL RAMP AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
- SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

GENERAL NOTES

- OWNER: MARTIN B. DASSA & ALYSSA J. DASSA TRUSTEES, 3 COTTONWOOD LANE, FALMOUTH, MAINE 04103. DEEDS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 28307, PG. 208, DATE 1/19/06.
- DEVELOPER: DENOVO, LLC, 41 WHITE'S LANDING ROAD, FALMOUTH, MAINE 04103.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANKHAY AVENUE, PORTLAND, MAINE 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
- TOPOGRAPHIC AND BOUNDARY: TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE 04103.
- UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED HINCKLEY (H1B) THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
- TAX MAP REFERENCE: MAP 41 / BLOCK A / LOT 20, 28, 30, 32.
- TOTAL PARCEL = 0.11 acres
- UNITS TO BE SERVICED BY PUBLIC WATER FROM CONGRESS STREET AND PUBLIC SEWER, AND GAS FROM MELLEN STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM A NEW POLE ON THE SUBJECT PARCEL ADJACENT TO MELLEN STREET. THESE SERVICES ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- PROPOSED PARKING SPACES: 11-OUTDOOR, 1-INDOOR.
- THE SUBJECT PARCEL SHOWN AS 749 CONGRESS STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 2500B1 2014 B, EFFECTIVE DATE JULY 11, 1996. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- NEW PROPERTY FENCE TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

ZONE INFORMATION

B20 - COMMUNITY BUSINESS ZONE
R6 - RESIDENTIAL ZONE

PERMITTED USES: MULTI-FAMILY DWELLING, RESTAURANTS, HOTELS & MOTELS LESS THAN 150 ROOMS

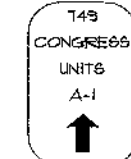
PARKING INFORMATION

OFF STREET PARKING 11 SPACES
BIKE RACKS
EXTERIOR: 4
INTERIOR: GARAGE

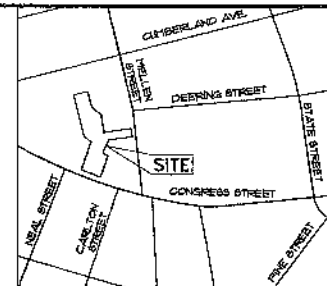
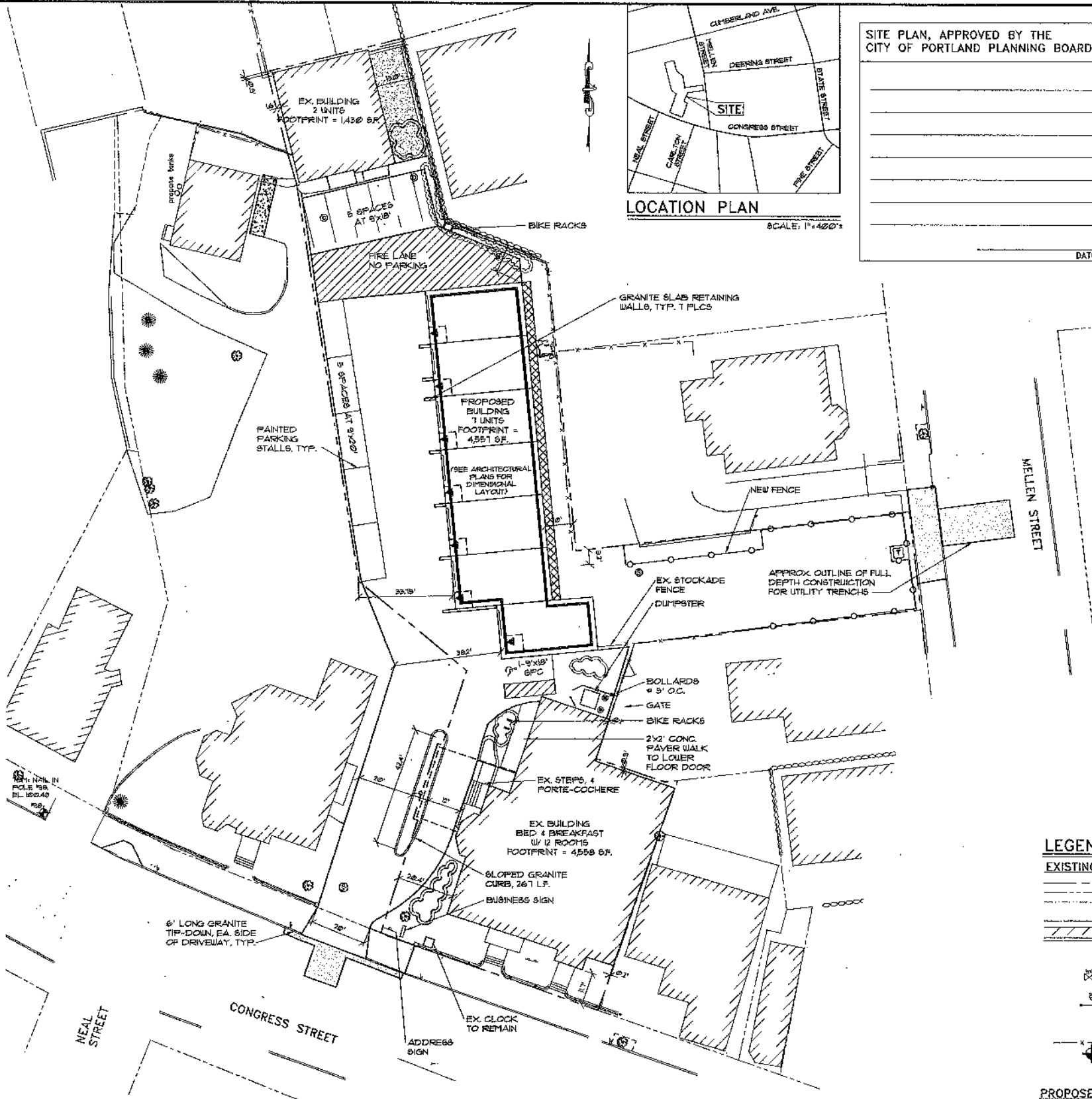
PROJECT DRAWINGS

- C11 COVER SHEET
- C12 SUBDIVISION RECORDING PLAT
- C13 SITE PLAN
- C14 EXISTING CONDITIONS AND DEMOLITION PLAN
- C15 GRADING AND UTILITIES PLAN
- C16 EROSION CONTROL PLAN, NOTES AND DETAILS
- C17 LANDSCAPE PLAN, NOTES AND DETAILS
- C18 SITE DETAILS
- C19 SITE DETAILS

PLAN OF EXISTING CONDITIONS SURVEY



ADDRESS SIGN
DETAIL



LOCATION PLAN
SCALE: 1" = 400'

SITE PLAN, APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

DATE

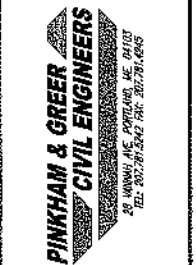
LEGEND

EXISTING

- PROPERTY LINE
- ABUTTER'S PROPERTY EASEMENT
- EDGE OF PAVEMENT
- BUILDING CURB
- CATCH BASIN
- SEWER MANHOLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- POLE MOUNTED TRANSFORMER
- UTILITY POLE W/ GUY WIRE
- LIGHT POLE
- AREA LIGHT ON POLE
- SIGN
- FENCE
- BENCHMARK

PROPOSED

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- BUILDING
- BUILDING ENTRY/EGRESS
- BUILDING OVERHEAD DOOR
- CATCH BASIN
- UTILITY POLE
- STOCKADE FENCE
- BOLLARD
- FULL DEPTH BITUMINOUS PMT
- BRICK PAVEMENT
- CONCRETE PAVEMENT
- SIGN



APPLICANT: DENOVO, LLC
47 WHITE'S LANDING ROAD
FALMOUTH, MAINE

749 CONGRESS STREET
749 CONGRESS STREET
PORTLAND, MAINE

C1.2

MAPLOT 471A/20, 28, 30, 32

SCALE: AS SHOWN
DATE: FEBRUARY 22, 2018
PROJECT: 18189

DRAWN BY: JDC
DESIGNED BY: TSG
CHECKED BY: JDC

SITE PLAN

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING CURB
- GAS LINE
- SANITARY SEWER
- STORM DRAIN
- OVERHEAD UTILITY
- WATER LINE
- CATCH BASIN
- SEWER MANHOLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- POLE MOUNTED TRANSFORMER
- UTILITY POLE W/ GUY WIRE
- LIGHT POLE
- AREA LIGHT ON POLE
- SIGN
- FENCE
- BENCHMARK

PROPOSED

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- BUILDING ENTRY/EGRESS
- BUILDING OVERHEAD DOOR
- CONTOURS
- GAS LINE
- SANITARY SEWER
- STORM DRAIN
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- WATER LINE
- FOUNDATION DRAIN
- DRIPSTRIP W/ UNDERDRAIN
- SPOT GRADE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- UTILITY POLE
- SURFACE DRAINAGE
- WATER SHUT OFF
- STOCKADE FENCE
- BOLLARD
- FULL DEPTH BITUMINOUS PAVT
- BRICK PAVERS
- CONCRETE PAVERS

EXISTING CONDITIONS

N.T.S.

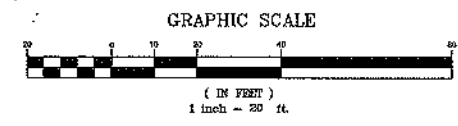
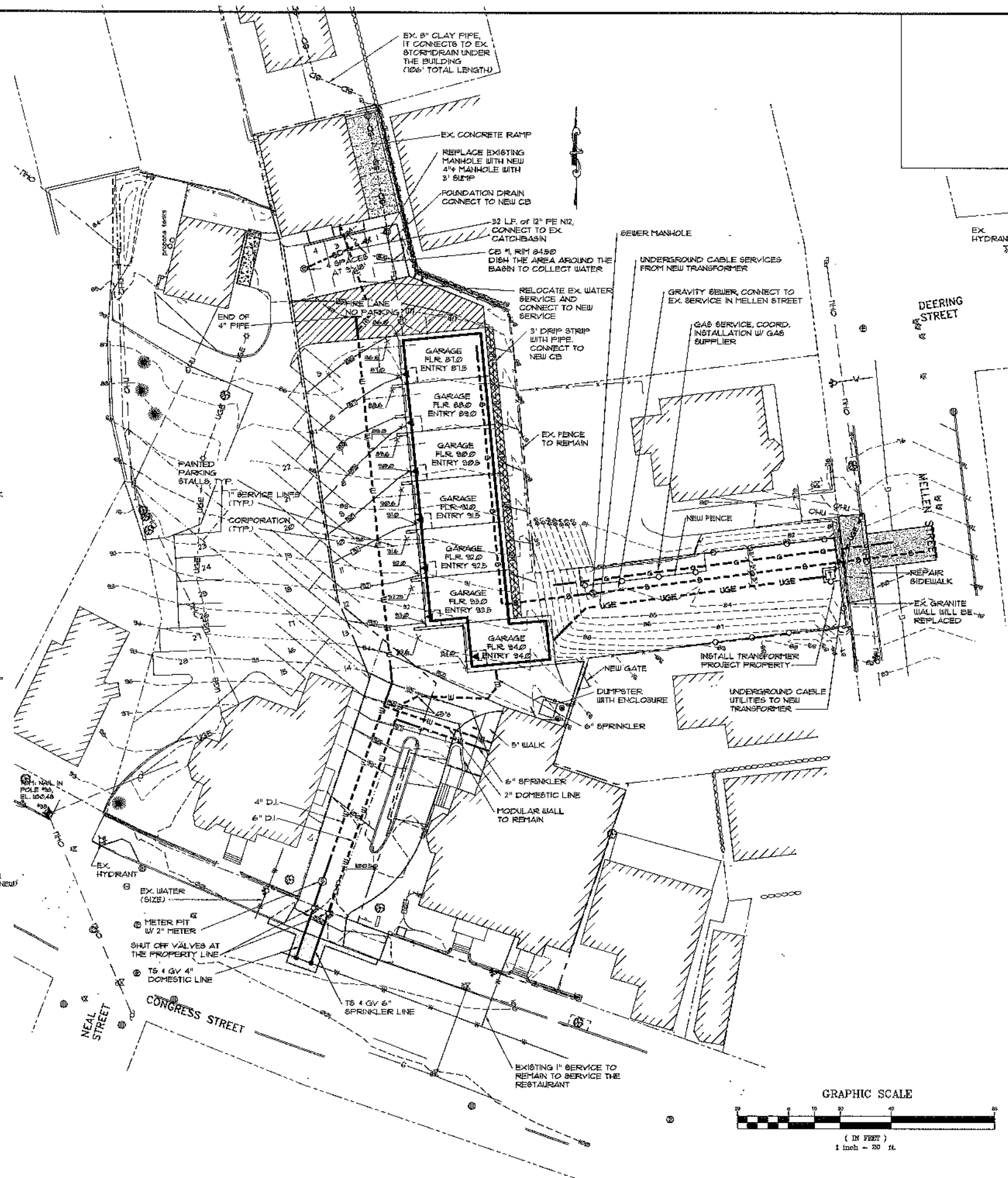
DEVELOPED CONDITIONS

N.T.S.

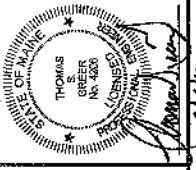
DEVELOPED CONDITIONS

AT TRANSFORMER

N.T.S.



PINKHAM & GREER
CIVIL ENGINEERS



APPLICANT: DENOVO, LLC
47 WAITES LANDING ROAD
FALMOUTH, MAINE

SCALE: AS SHOWN
DATE: FEBRUARY 22, 2016
PROJECT: 1516B

749 CONGRESS STREET
749 CONGRESS STREET
PORTLAND, MAINE

GRADING & UTILITIES PLAN

C1.4

MAPLOT 471A/20, 30, 20, 32

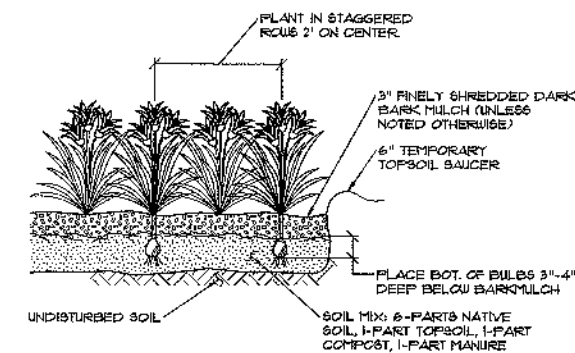
LANDSCAPE NOTES

GENERAL:

1. SAVE EXISTING TREES AS SHOWN. DO NOT CUT OR CLEAR ANY VEGETATION BEYOND THE IMPACT LIMIT LINE.
2. ALL PLANT MATERIALS INSTALLED ARE TO MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
3. ALL PROPOSED PLANT LOCATIONS SHALL BE AS SHOWN ON PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING AND WILL NOTIFY OWNER'S REPRESENTATIVE IN THE EVENT OF CONFLICTS.
4. PLANT LOCATIONS ARE TO BE SCALED FROM THE LANDSCAPE PLAN UNLESS NOTED OTHERWISE.
5. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
6. FINAL QUANTITY FOR EACH PLANT TYPE IS NOTED IN THE PLANT LIST. THIS NUMBER SHALL TAKE PRECEDENCE IN THE CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE LIST AND ON THE PLAN.
7. ANY PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.

MAINTENANCE:

1. LAWNS: SHALL BE WATERED, FERTILIZED AND MOIN ON A REGULAR BASIS ACCORDING TO SEASON AND RAINFALL, TO PRODUCE A STRONG TURF OF 80% MIN. COVERAGE WITHIN THE FIRST YEAR, FREE FROM BIZABLE THIN OR BARE SPOTS. REGRADING AND RESEEDING WILL BE PERFORMED ON BARE SPOTS UNTIL COVERAGE IS COMPLETE.
2. TREES & SHRUBS: THE ESTABLISHMENT PERIOD SHALL BE TWO CALENDAR YEARS FROM THE DATE OF FINAL ACCEPTANCE DURING THE ESTABLISHMENT PERIOD THE OWNER OR OWNER'S CONTRACTOR SHALL WATER, CULTIVATE AND PRUNE AS REQUIRED TO MAINTAIN A HEALTHY GROWING CONDITION.
3. AT THE END OF THE ESTABLISHMENT PERIOD AND UPON SUBSEQUENT ANNUAL INSPECTIONS, PLANTS WHICH HAVE DIED OR FAILED TO THRIVE SHALL BE REPLACED WITH EQUIVALENT SIZE AND SPECIES. AFTER THE CONTRACTOR'S GUARANTEE PERIOD HAS ENDED, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN AND REPLACE PLANTINGS.
4. TREES, SHRUBS AND LAWNS WHICH ARE NOT IRRIGATED WITH AN AUTOMATIC SPRINKLER OR DRIP SYSTEM SHALL BE THOROUGHLY WATERED ON A REGULAR BASIS DURING PERIODS OF BELOW AVERAGE RAINFALL. SOIL SHOULD BE SAMPLED AT A DEPTH OF 12" AND IF DRY, WATER TO DEPTH OF 24".
5. MULCH IS TO BE MAINTAINED AT A DEPTH TO COMPLETELY COVER THE SOIL AND TO PRESERVE MOISTURE AND MINIMIZE WEEDS.
6. TREES, SHRUBS AND LAWNS SHALL BE FERTILIZED ANNUALLY AND TREATED WITH INSECTICIDES AND/OR FUNGICIDES AS REQUIRED FOR CONTINUED HEALTHY GROWTH.
7. SUCKERS, WEEDS, AND DEAD WOOD SHALL BE REMOVED ON A SEASONAL BASIS, AND SHRUBS SHALL BE PRUNED TWICE A YEAR ACCORDING TO THE REQUIREMENTS OF EACH SPECIES (I.E. SOME SPECIES SHOULD NOT BE PRUNED AT ALL). SHRUBS SHALL NOT BE PRUNED INTO INDIVIDUALS BUT ALLOWED TO GROW INTO A MASS.
8. WHERE TREES ARE LOCATED NEAR SIDEWALKS OR PARKING LOTS, THE CANOPY SHALL BE LIMBED UP TO PROMOTE SAFE CLEARANCE TO 8' ABOVE GRADE.
9. LAWN AREAS SHALL BE MOIN AS OFTEN AS NECESSARY TO KEEP LAWNS TO A 2 1/2 - 3" HEIGHT, AND AERATED ON A SEASONAL BASIS.
10. BEDS AND LAWN EDGES SHALL BE REGULARLY TRIMMED AND EDGED.
11. PERENNIAL AND ANNUAL BEDS SHALL BE DESIGNED, PLANTED AND MAINTAINED FOR SEASONAL COLOR AND INTEREST. ANNUALS MAY BE INCORPORATED TO A MAXIMUM LIMIT OF 35% OF THE BED AREA OR MAINTAINED BEDS FROM MAY 15 THROUGH NOVEMBER 15. PERENNIAL BEDS SHALL BE WATERED AS REQUIRED FOR HEALTHY PLANT GROWTH, AND WEEDED AND DEADHEADED ON A MONTHLY BASIS.

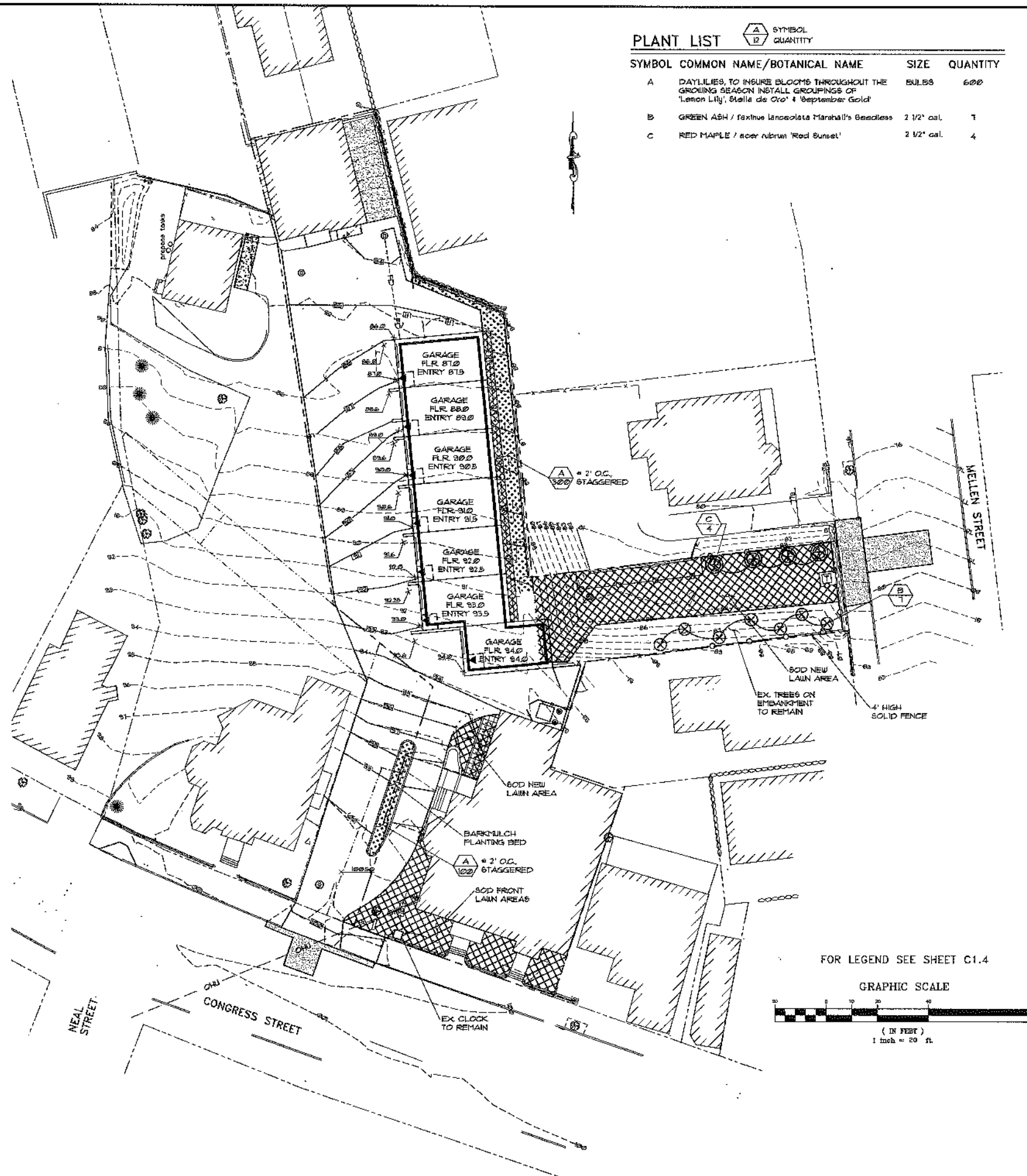


1 DAYLILY PLANTING DETAIL

NOT TO SCALE

PLANT LIST

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY
A	DAYLILIES, TO INSURE BLOOMS THROUGHOUT THE GROWING SEASON INSTALL GROUPINGS OF 'Lemon Lily', 'Stella de Oro' & 'September Gold'	BULBS	600
B	GREEN ASH / <i>Fraxinus lanosolata</i> Marshall's Seedless	2 1/2" cal.	1
C	RED MAPLE / <i>Acer rubrum</i> 'Red Sunset'	2 1/2" cal.	4



PINKHAM & GREER
CIVIL ENGINEERS



APPLICANT: DENOVO, LLC
47 WAITES LANDING ROAD
FALMOUTH, MAINE

SCALE: AS SHOWN
DATE: FEBRUARY 22, 2016
PROJECT: 16108

DRN BY: JOC

DESIGN BY: TSG

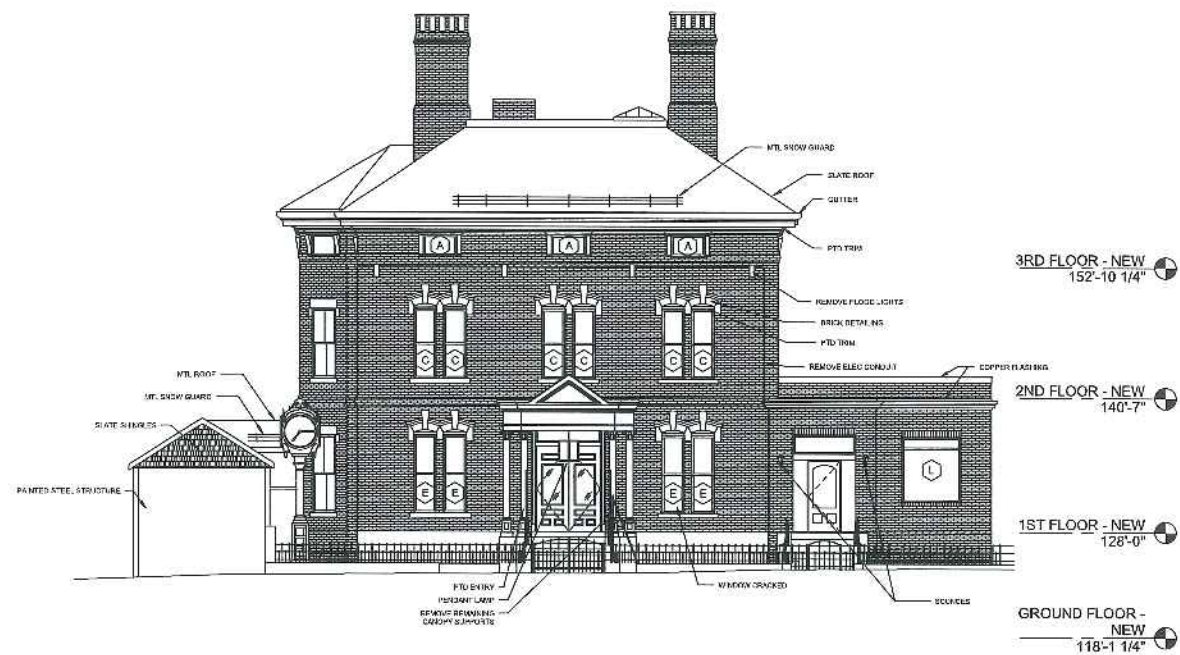
CHK BY: JSG

749 CONGRESS STREET
749 CONGRESS STREET
PORTLAND, MAINE

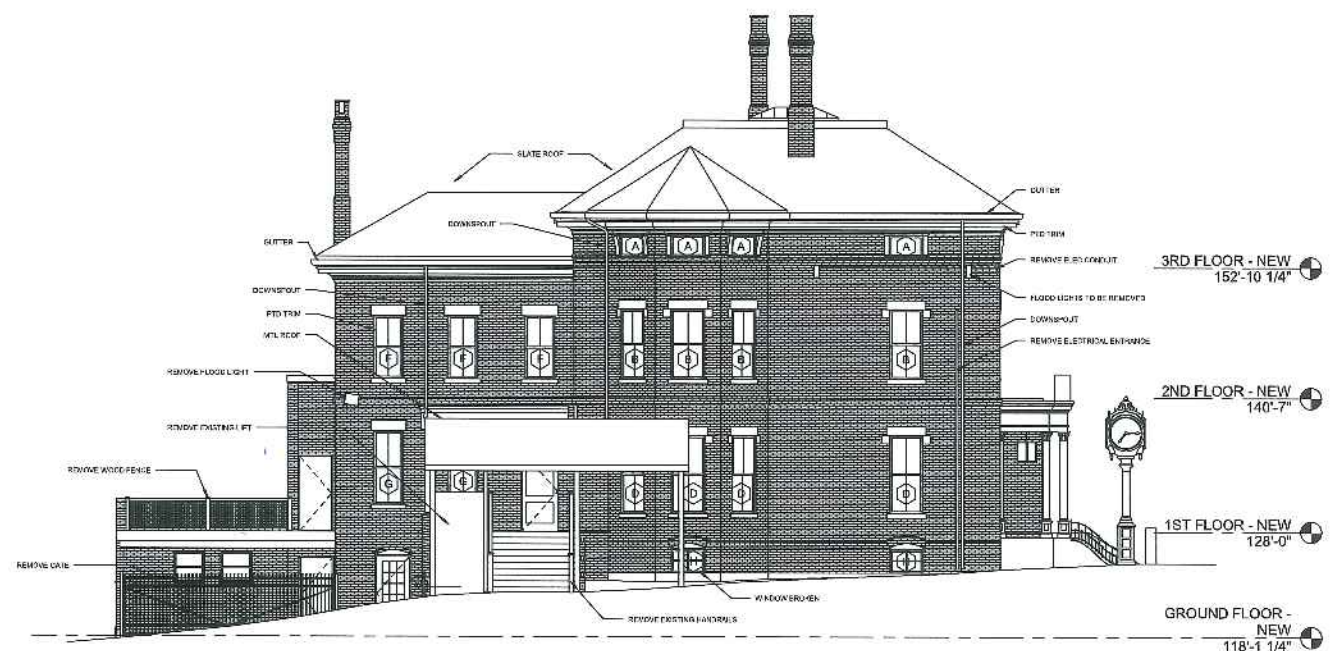
LANDSCAPE PLAN
NOTES AND DETAILS

C1.6

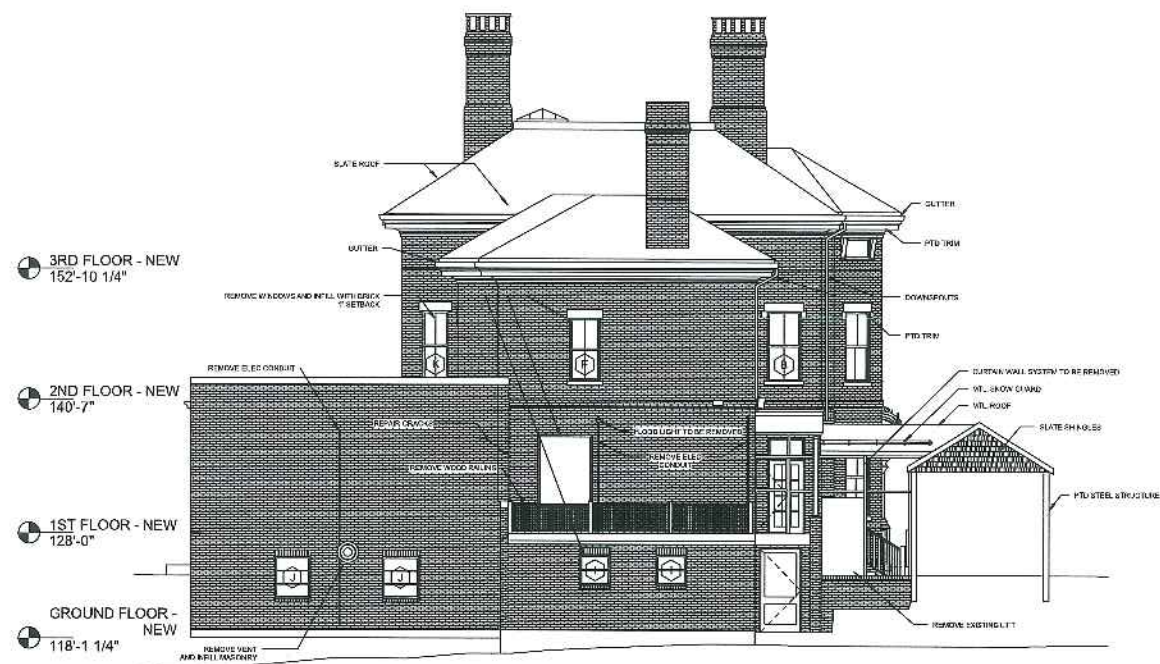
MAP/LOT 471A/25, 35, 36, 37



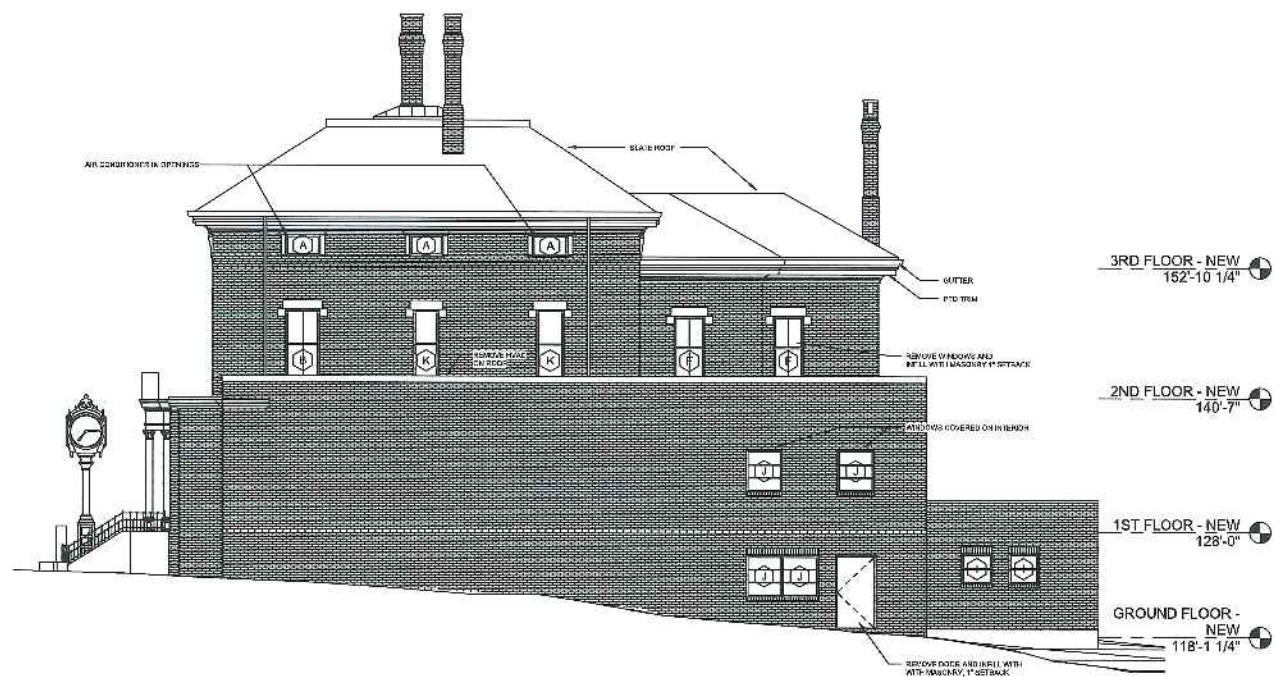
1 | EXISTING FRONT ELEVATION
1/8" = 1'-0"



3 | EXISTING LEFT ELEVATION
1/8" = 1'-0"



2 | EXISTING REAR ELEVATION
1/8" = 1'-0"



4 | EXISTING RIGHT ELEVATION
1/8" = 1'-0"

Prepared For:
**747 CONGRESS
LLC**
Address
City, State

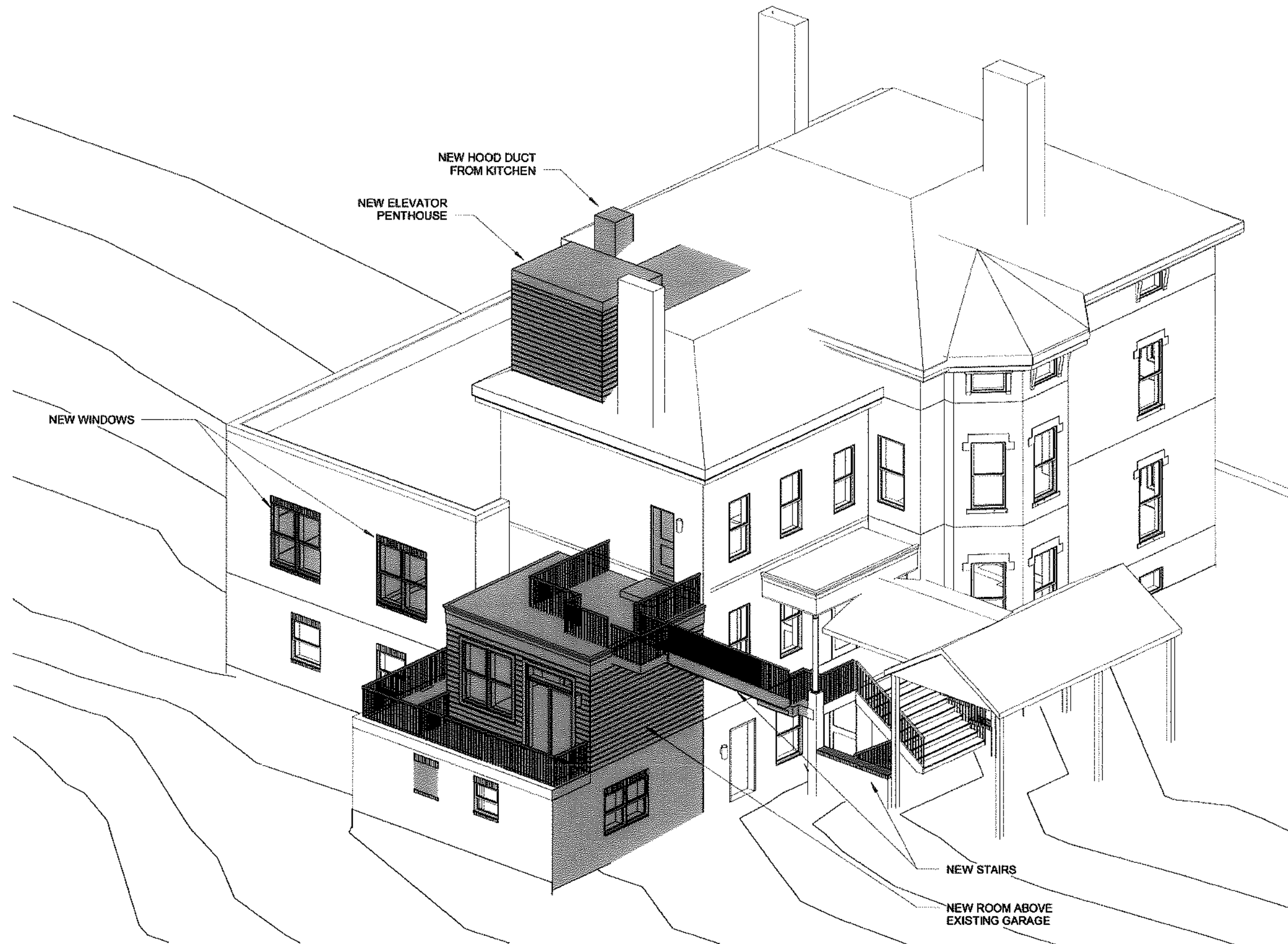
Consultant:
**ARCHETYPE
Architects**
48 Union Wharf Portland, Maine 04101
(207) 775-6022 ARCHETYPE@ARCHETYPEA.COM

Project:
FRANCIS INN
749 CONGRESS ST
PORTLAND, ME 04102

Revisions:
Date: 13 APR 2016
Scale: 1/8" = 1'-0"
**EXISTING BUILDING
ELEVATIONS**

A0.04







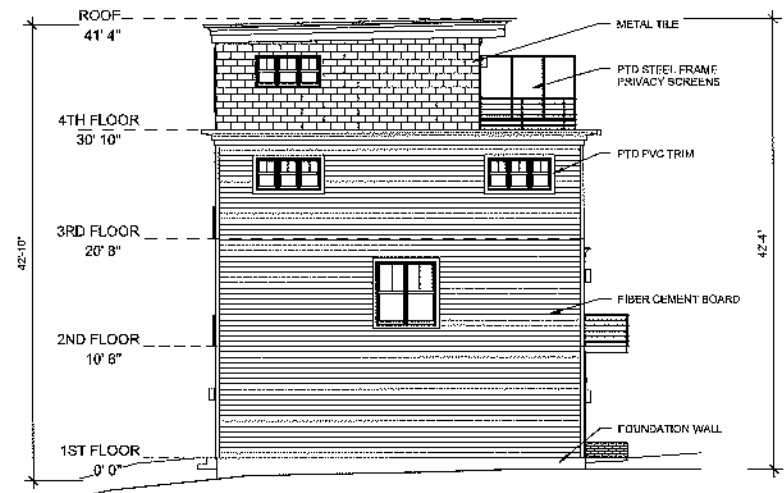
1 | FRONT ELEVATION
1/8" = 1'-0"



3 | REAR ELEVATION
1/8" = 1'-0"



2 | RIGHT ELEVATION
1/8" = 1'-0"



4 | LEFT ELEVATION
1/8" = 1'-0"

MEAN BUILDING HEIGHT - 43'-4 1/4"

Owner

Consultant:

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 725-8822 ARCHETYPE@ARCHETYPE.COM

Project:
BRAMHALL ROW

PORTLAND, MAINE

Revisions:

Scale:
1/8" = 1'-0"

Date:
APR 13, 2016

ELEVATIONS

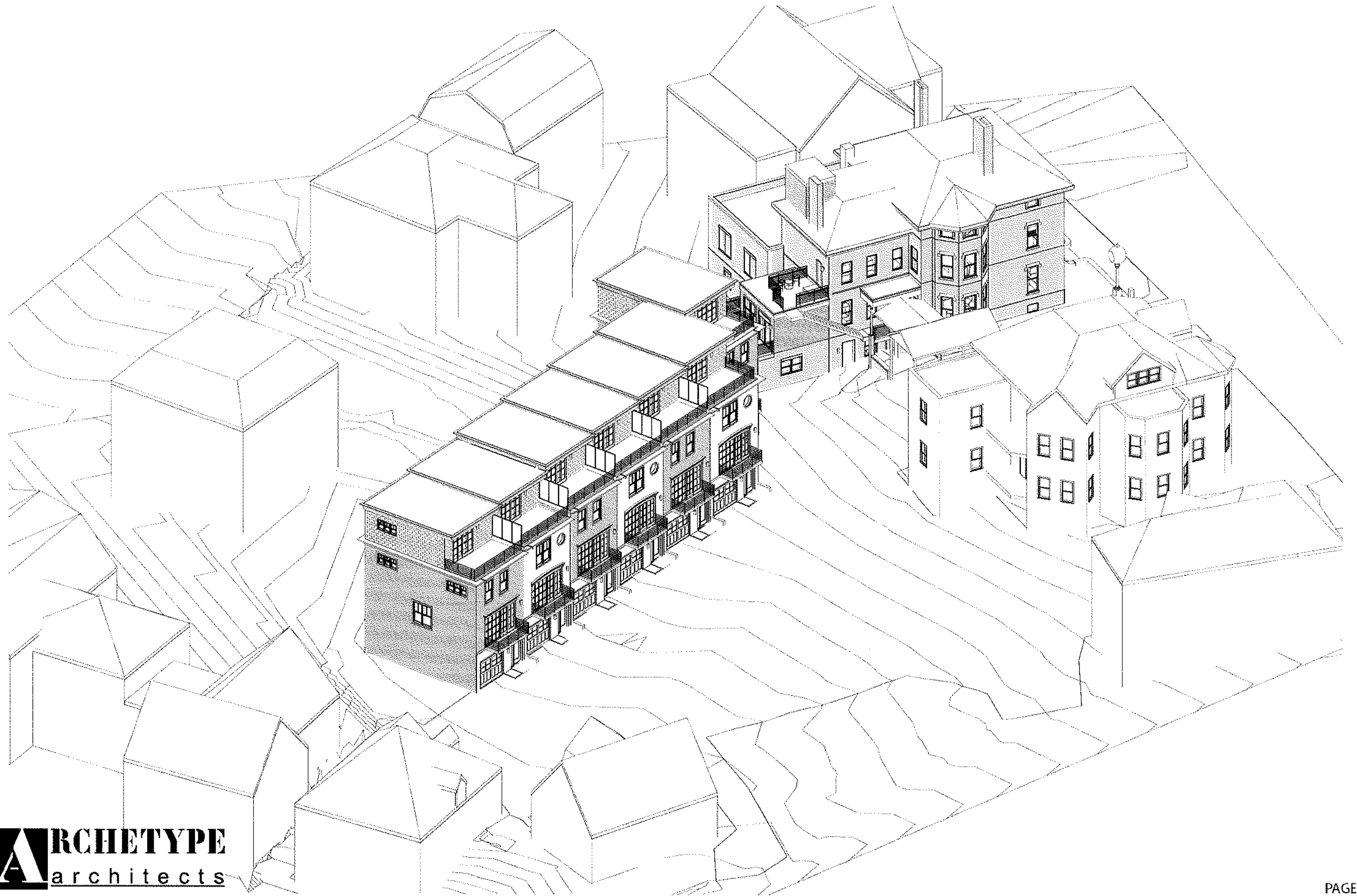
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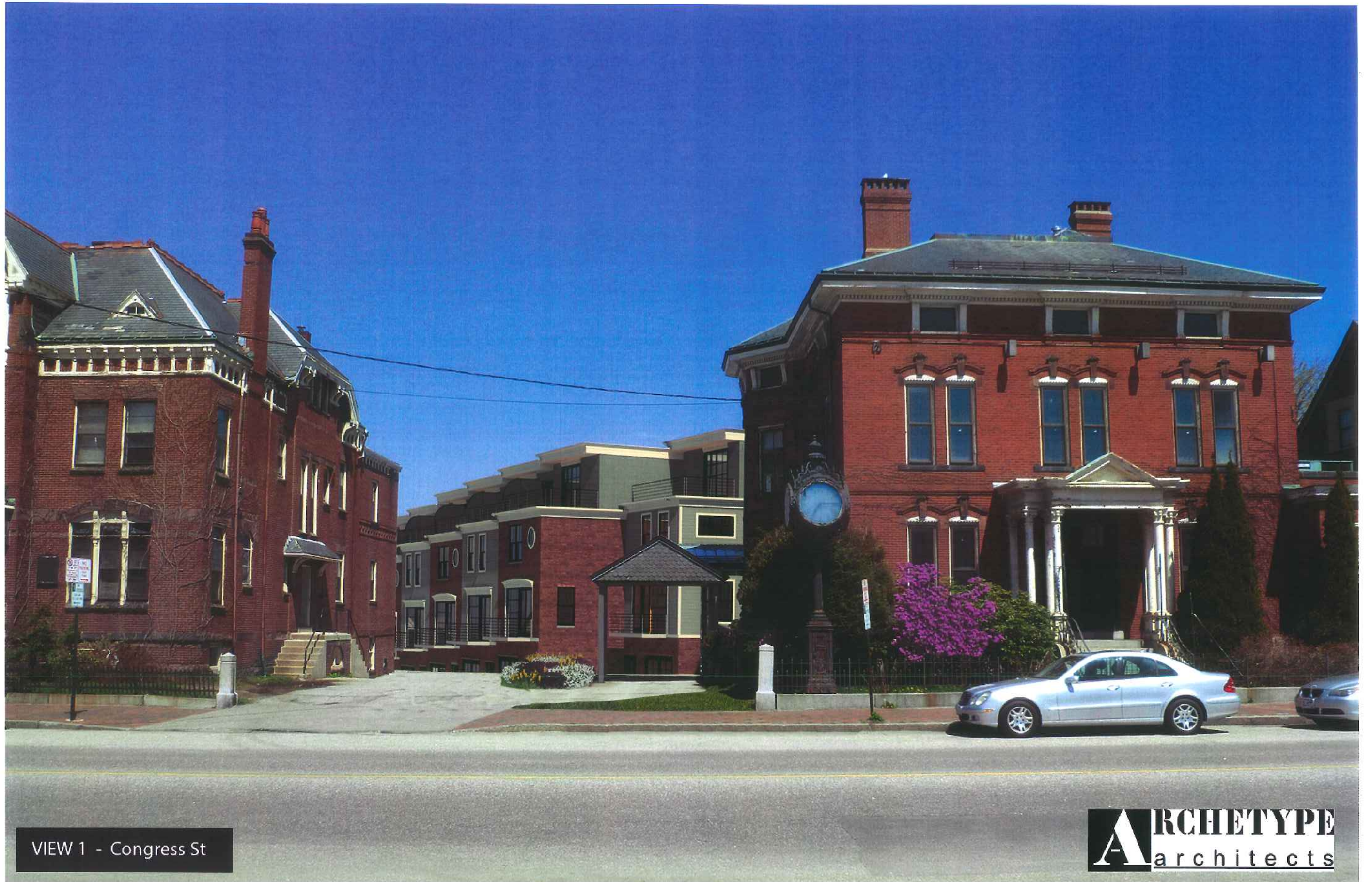




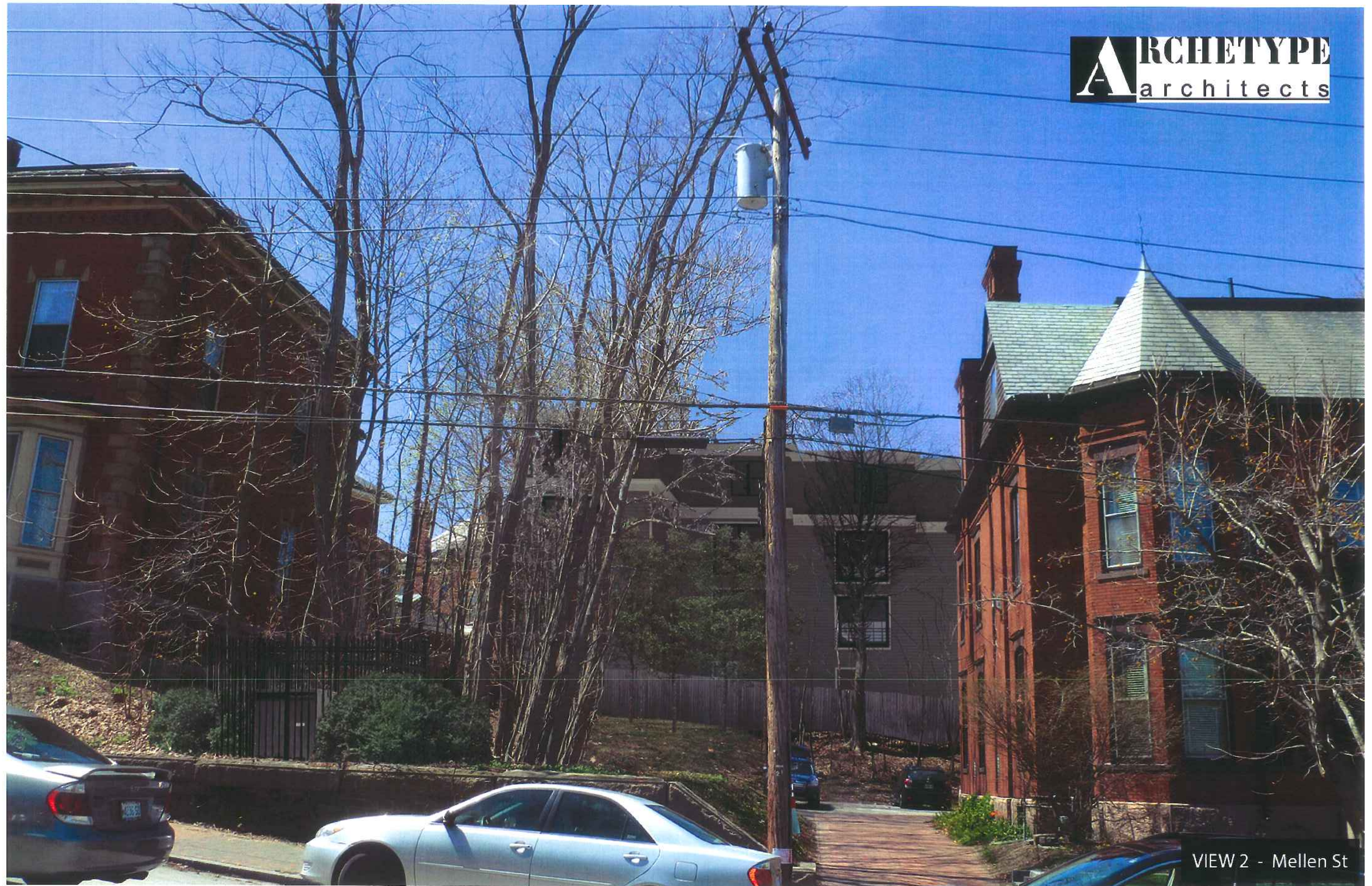


749 Congress St

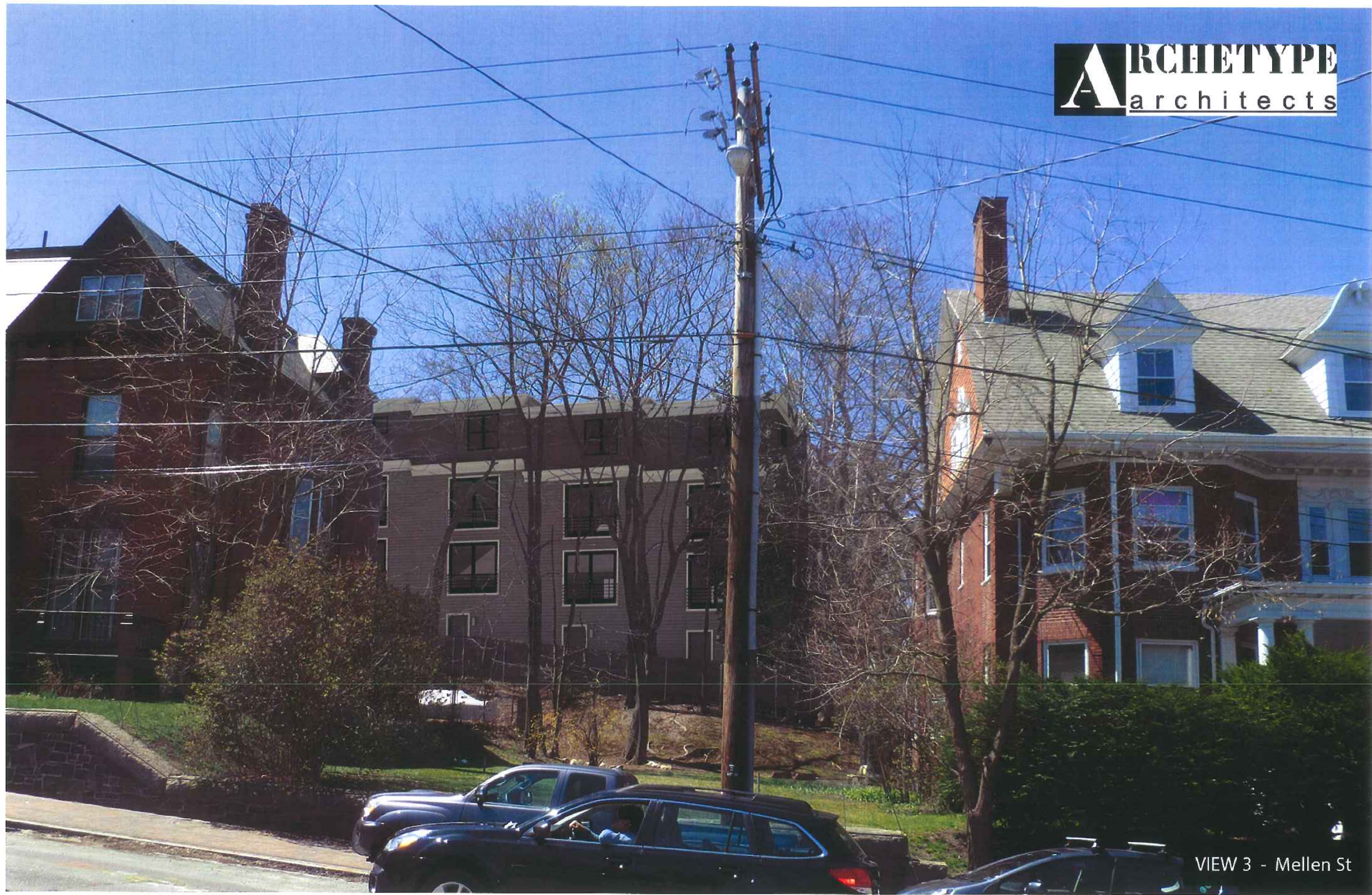




VIEW 1 - Congress St



VIEW 2 - Mellen St



VIEW 3 - Mellen St



VIEW 4 - Cumberland Ave

ARCHETYPE
architects

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

**PUBLIC HEARING
62 INDIA STREET**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: May 12, 2016
RE: May 18, 2016 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for New Construction
Address: 62 India (southwest corner of India and Newbury Street)
Applicant: India/Newbury Residences LLC.
Architect: Mark Mueller and Matt Provencal, Mark Mueller Architects

Introduction

Following two detailed preliminary review sessions, architects Mark Mueller and Matt Provencal, representing India/Newbury LLC, are returning for final review and approval of their proposal for new construction at the southwest corner of India and Newbury Streets. Plans call for a four-story, 49, 900 square foot building with three retail spaces at the ground floor level along India. The balance of the ground floor will accommodate parking. Twenty-nine residential condominium units are proposed for the upper floors. Access to the residential units will be from Newbury Street.

The enclosed submission represents a much more detailed level of design development and includes wall sections, windows details, cornice detail, masonry entablature detail, etc, as well as specifications for the windows, balcony railing and light fixtures. For ease of reference, the project architect has also provided a written summary of the design revisions made since the last workshop (April 20).

The applicant has not provided updated perspective views of the project within its context, presumably because the latest revisions are more subtle in nature. Staff is unsure whether updated views will be shown at Wednesday's public hearing.

Final Revised Proposal

As noted above, the enclosed submission includes a letter from the project architect listing the changes made since the last workshop. Given the summary provided, there is no need to repeat

the information here. Note that most of the final design modifications were made in response to specific comments, concerns and suggestions expressed by the Board at the April 20 workshop. The proposed reduction in the width of the Newbury Street façade was done to comply with the Form-Based Code's dimensional requirements.

Staff Comments

In staff's view, the building design has evolved in a positive direction over the course of the review process to become both more architecturally cohesive and compatible with the proposed structure's surrounding India Street neighborhood context. The latest modifications have succeeded in further strengthening the design solution.

Staff does wish to point out a few details that might warrant further consideration:

- On the India Street and Newbury Street elevations, 1/1 windows are shown at the 2nd and 3rd floor levels. 2/2 windows are shown at the 4th floor level only. Staff questions the decision to limit the use of 2/2 windows to the top floor and recommends that they be used on the lower levels as well. Staff does not have the same concerns for the two secondary elevations, which feature 1/1 windows throughout.
- At the last workshop, Board members recommended that the cementitious siding, shown with a 10" reveal, not be standard clapboard siding, but rather matchboard or tongue-and-groove to provide a more contemporary, distinctive appearance. On detail sheet A-4.2, it appears that the siding is still proposed to be clapboard. The Board might wish to discuss this detail.
- In response to the suggestion from a member of the Board, the revised design features a horizontal break between the third and fourth floor levels. This is achieved by the introduction of a 1" recess between brick courses. The Board should consider whether this 1" recess is sufficient to achieve the desired visual break.

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 5-18-16 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed new construction at 62 India Street **meets (fails to meet)** the historic preservation ordinance's new construction standards **(subject to the following conditions.....)**

Attachments:

1. May 11, 2016 letter summarizing final design revisions
2. May 18, 2016 submission



62 India Street

Date: May 11, 2016

Location: India Street

Portland Maine

Owner: Reger/ Dasco Properties

The following is a list of design amenities revised for the preliminary hearing.

Item:

Plan Revisions

- 1) Reduced façade length on Newbury Street
- 2) Re-designed Mixed Use 'A' entry
- 3) Reduced the dimensions of the corner piers

Elevations

- 1) Revised the piers to masonry
- 2) Revised the mercantile entablature to masonry
- 3) Added horizontal recess brick line work
- 4) Add pier to Mixed Use 'C' entry
- 5) Added single checkrail to the sliding glass doors on India and Newbury Street
- 6) Minimalized the roof overhang dimensions of the upper parapet roof and the roof access stairs
- 7) Residential Garage access door:
 - a. Re-aligned the door position with the architecture above
 - b. Revised the door to metal and painted to match the color of the siding

- 8) Newbury Street building elevation (right hand side)
 - a. Added a brick pier to the deck above
 - b. Created a side door for bicycle access to the garage
- 9) Building facade color: revised the color of the siding to a dark tone
~intent is to offset the stark contrast of the off-white originally shown

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 LOCATED
WITHIN A NEW DESIGNATED
HISTORIC PRESERVATION DISTRICT
AND DESIGNED TO MEET THE NEW
INDIA STREET FORM-BASE DESIGN
GUIDELINES



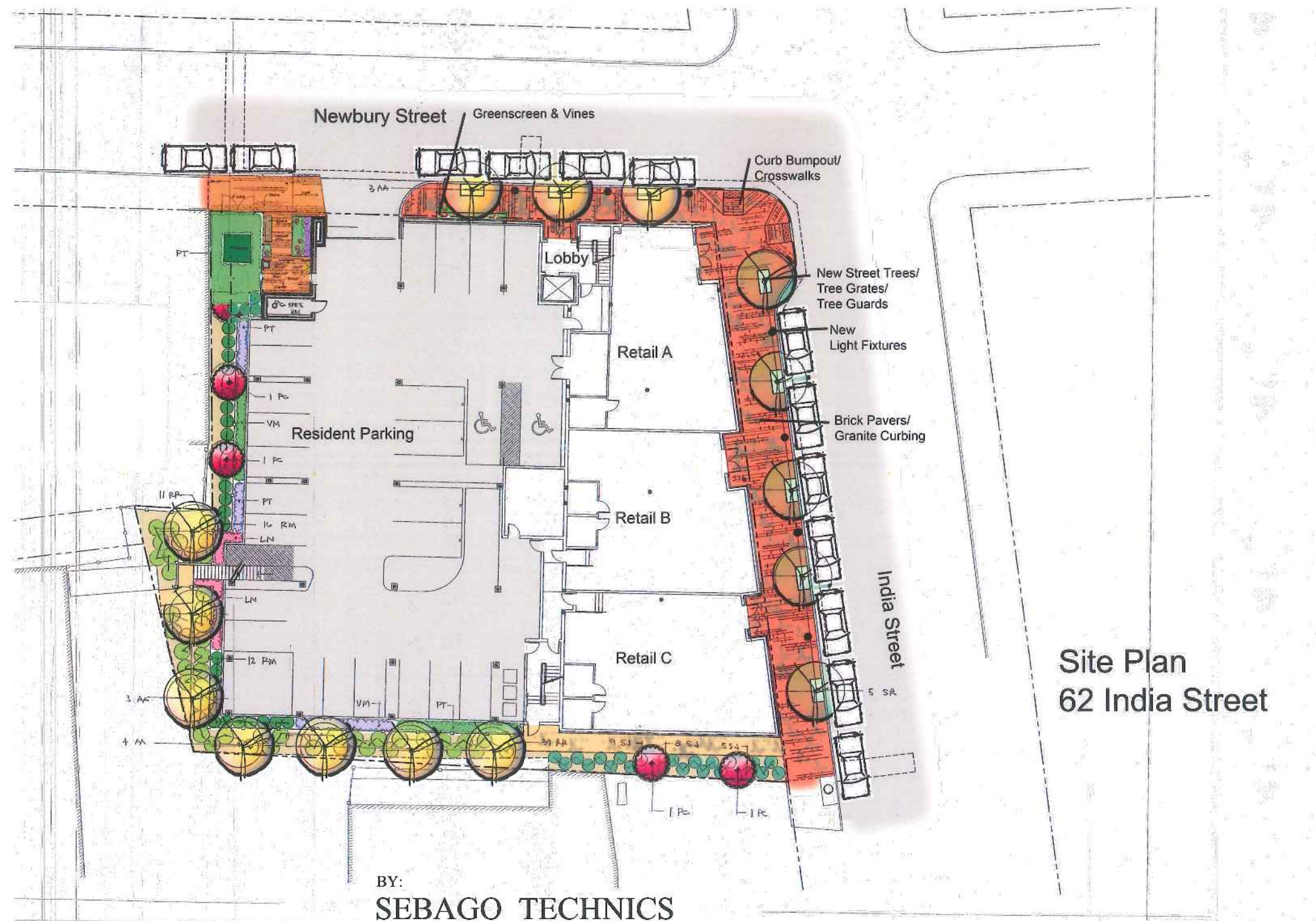
MARK
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ARCHITECTS

PORTLAND HISTORIC PRESERVATION

Att. 2

WORKSHOP
DATE:

MAY 18, 2016



Site Plan
62 India Street



newbury (un)

RESIDENTIAL
ENTRANCE

NEIGHBORING
RESIDENCE

27
TOTAL
SPACES

NEIGHBORING
BUILDING

MIXED USE A
(1,616 SF)

MIXED USE B
(1,947 SF)

MIXED USE C
(1,888 SF)

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:
82%
(CENTER PANE)

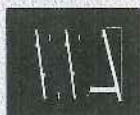
india (ua)

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

A-1.1

MAY 18, 2016

62 INDIA STREET



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INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

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:

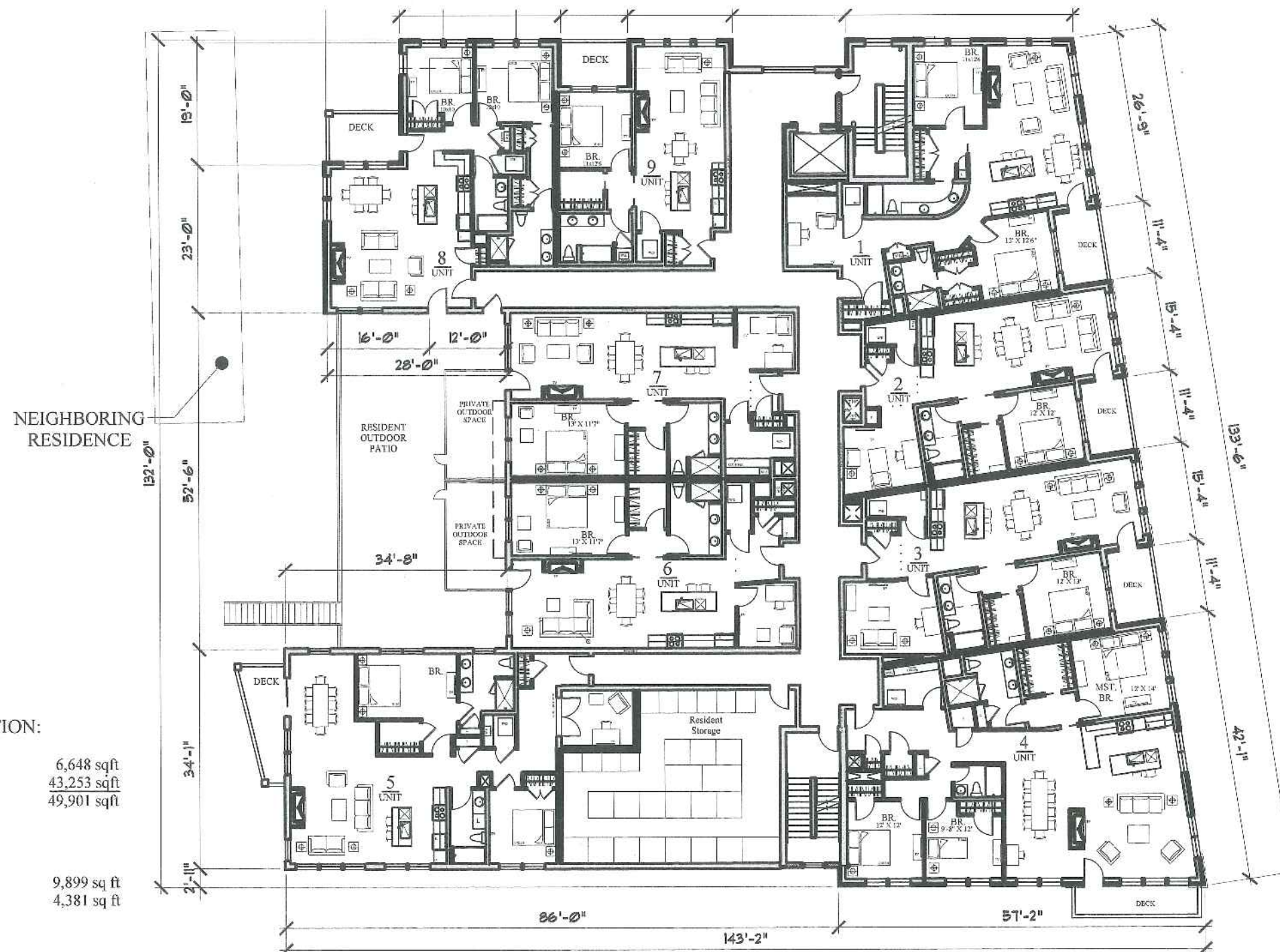
COMMERCIAL	6,648 sqft
RESIDENTIAL	43,253 sqft
TOTAL NET	49,901 sqft

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



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



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INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

A-1.2

MAY 18, 2016

62 INDIA STREET



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

A-1.3

MAY 18, 2016

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

62 INDIA STREET



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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
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AREA CALCULATION:

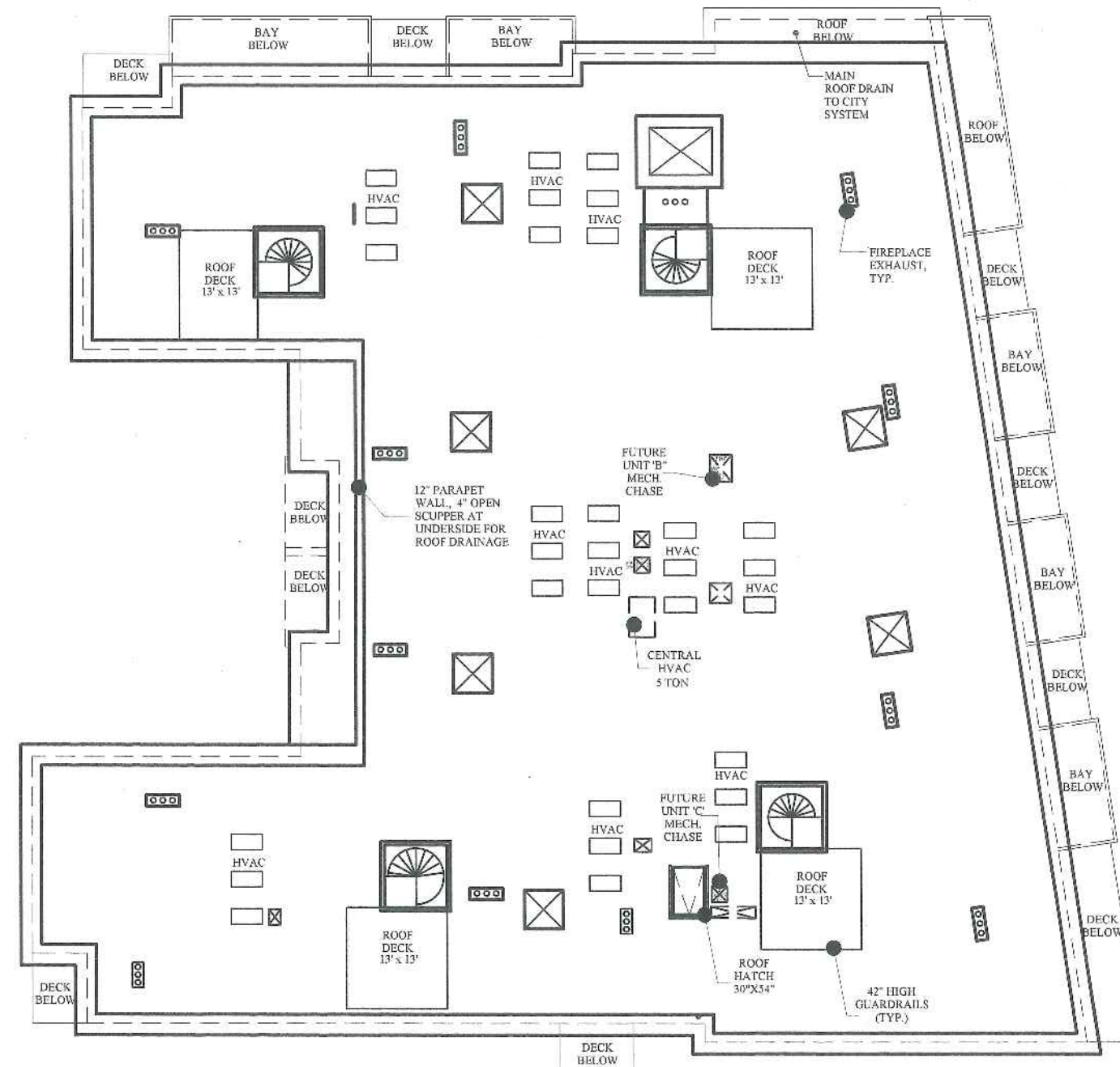
COMMERCIAL	6,648 sqft
RESIDENTIAL	43,253 sqft
TOTAL NET	49,901 sqft

INCLUDES CIRCULATION

PARKING DECKS	9,899 sq ft
	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"



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ARCHITECTS

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

A-1.5

MAY 18, 2016

62 INDIA STREET



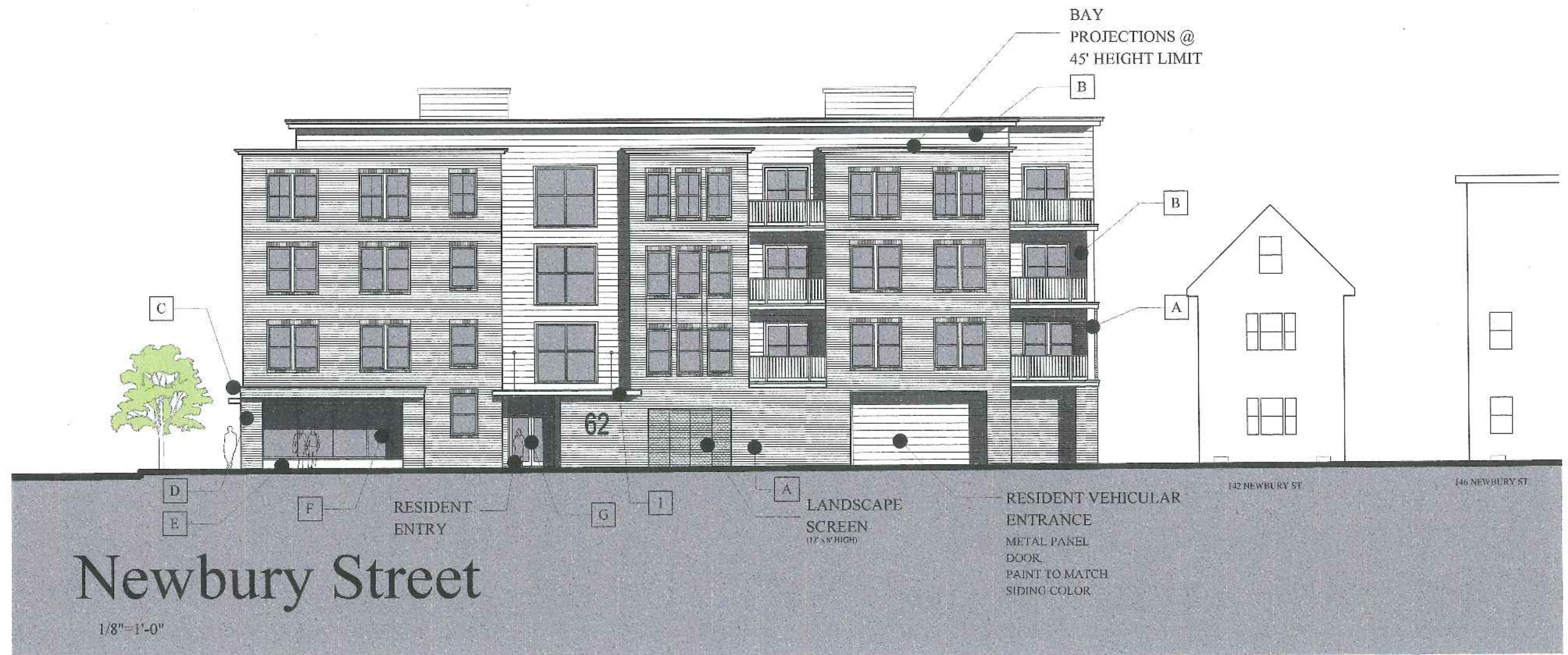
- A** BRICK VENEER
'OLD PORT' BLEND, MEDIUM RANGE FLASH
MORIN BRICK IN AUBURN MAINE
- B** 10" CEMENTITIOUS SIDING
W/ METAL SIDING CORNERS
- C** BRICK ENTABLATURE:
COURSES: (4) CORBEL
: (2) VERTICAL COURSING
- D** MASONRY PIERS:
BRICK: 'OLD PORT' BLEND
TO MATCH THE MAIN BUILDING

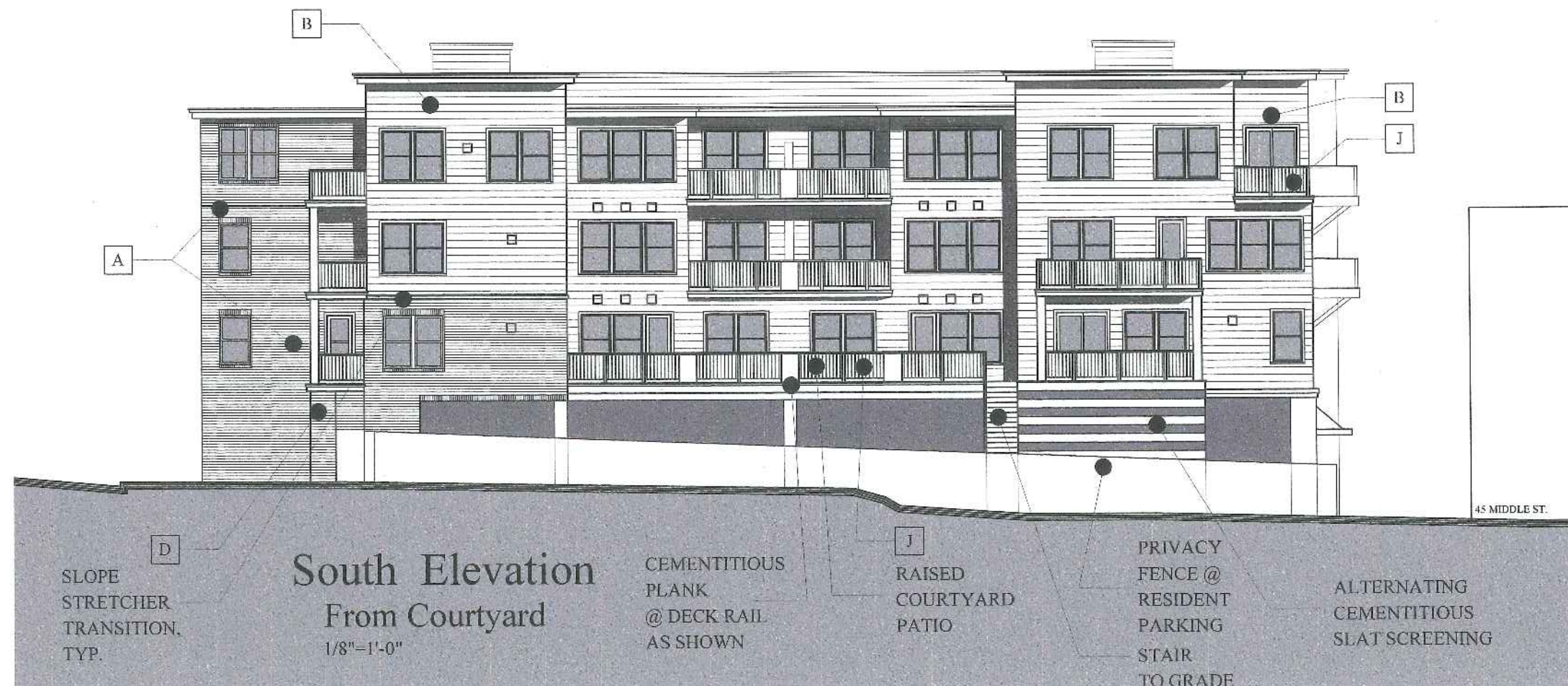
- E** GRANITE SILL:
THICKNESS: 4"
FACE: ROCK FACE
TOP SURFACE: HONED
COLOR: DEER ISLE
- F** MIXED USE FACADE FENESTRATION: WINDOWS
MATERIAL: ALUMINUM
FRAMES: 2 1/2" X 4 1/2"
COLOR: CHARCOAL
GLASS: CLEAR, 82% VLT, CENTER SET GLASS

- G** MIXED USE FACADE FENESTRATION: DOORS
SIMILAR TO WINDOWS
DOORS: STYLE AND RAIL TYPE
GLASS: CLEAR, TRANSOMS AND FLANKING GLASS PANEL
- H** RESIDENTIAL WINDOWS:
MANUFACTURE: PELLA
SERIES: 450 PR0-LINE
STYLE: METAL CLAD DOUBLE HUNG W/ SDL
MOULDINGS: METAL
BRICK VENEER- 1 1/2" BRICKMOLD
SIDING: ~3 1/2" BRICKMOLD
SILLS: 2"
GLASS: LOW 'E' 72% VLT, CENTER GLASS

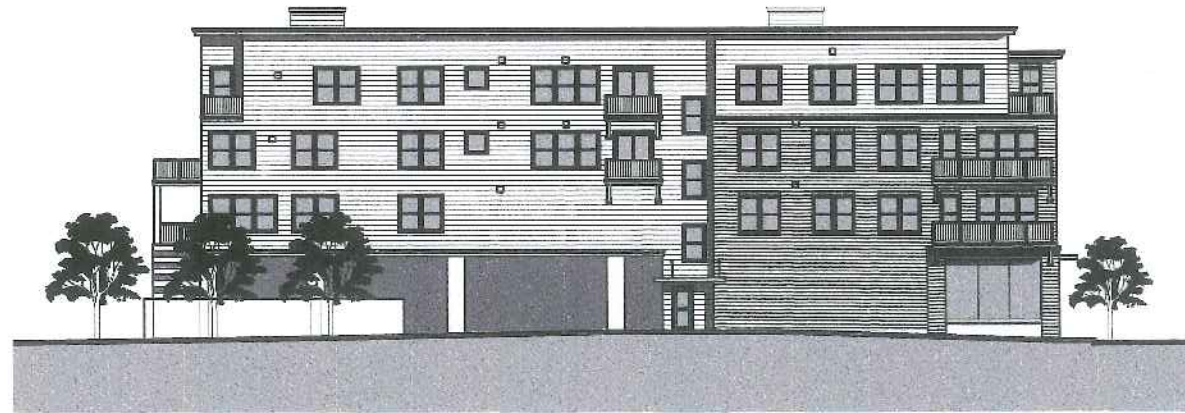
- I** METAL CANOPY:
MATERIAL: ALUMINUM, PRE-WEATHERED GALVALUME
FINISH: PAINTED KYNAR, LOW GLOSS
THICKNESS: 30 MIL.
EXTENTS: (3) SIDES, WOOD FIBER CORE
CEILING SET W/IN METAL FRAME
- J** EXTERIOR DECKS:
GUARDRAILS: ALUM. NEWEL POSTS
AND BALUSTERS
LIGHTING: LOW WALL MOUNT
5 WATT LED FIXTURE, TYP. ALL DECKS
'V' GROOVE VINYL CEILING W/ CLOSURE TRIM (DARK)

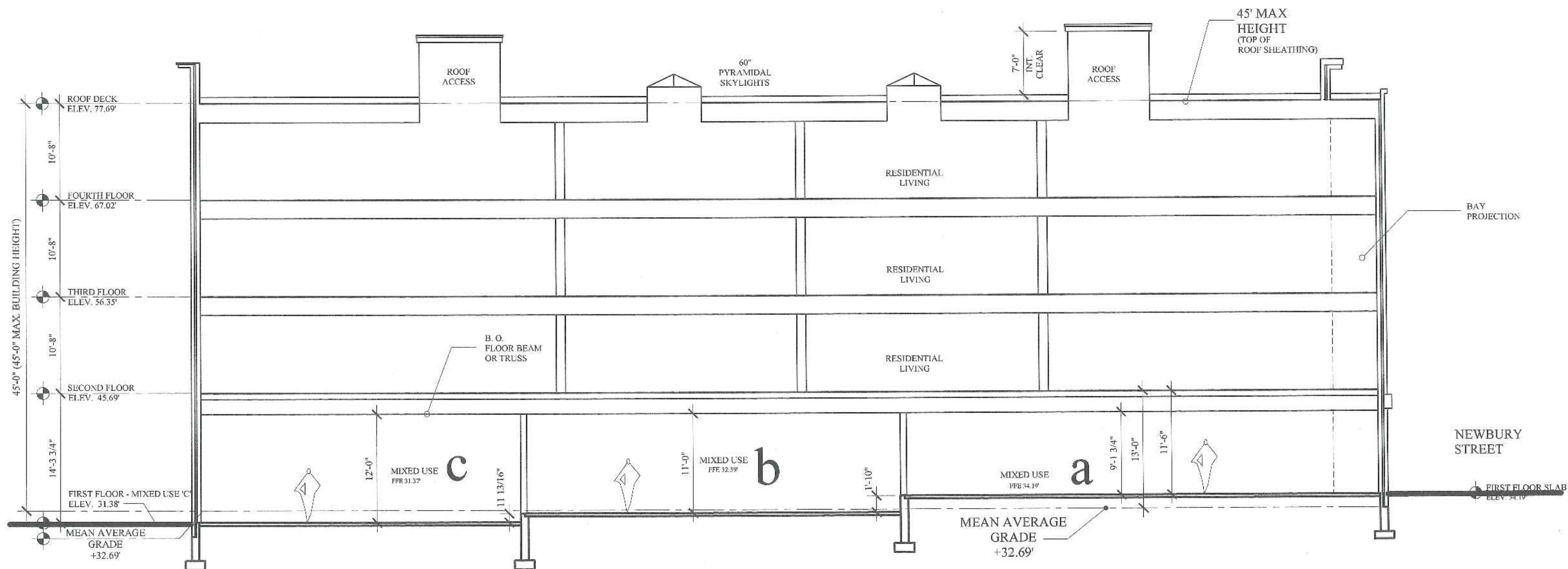












BUILDING SECTION
SCALE: 3/32"=1'-0"



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INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

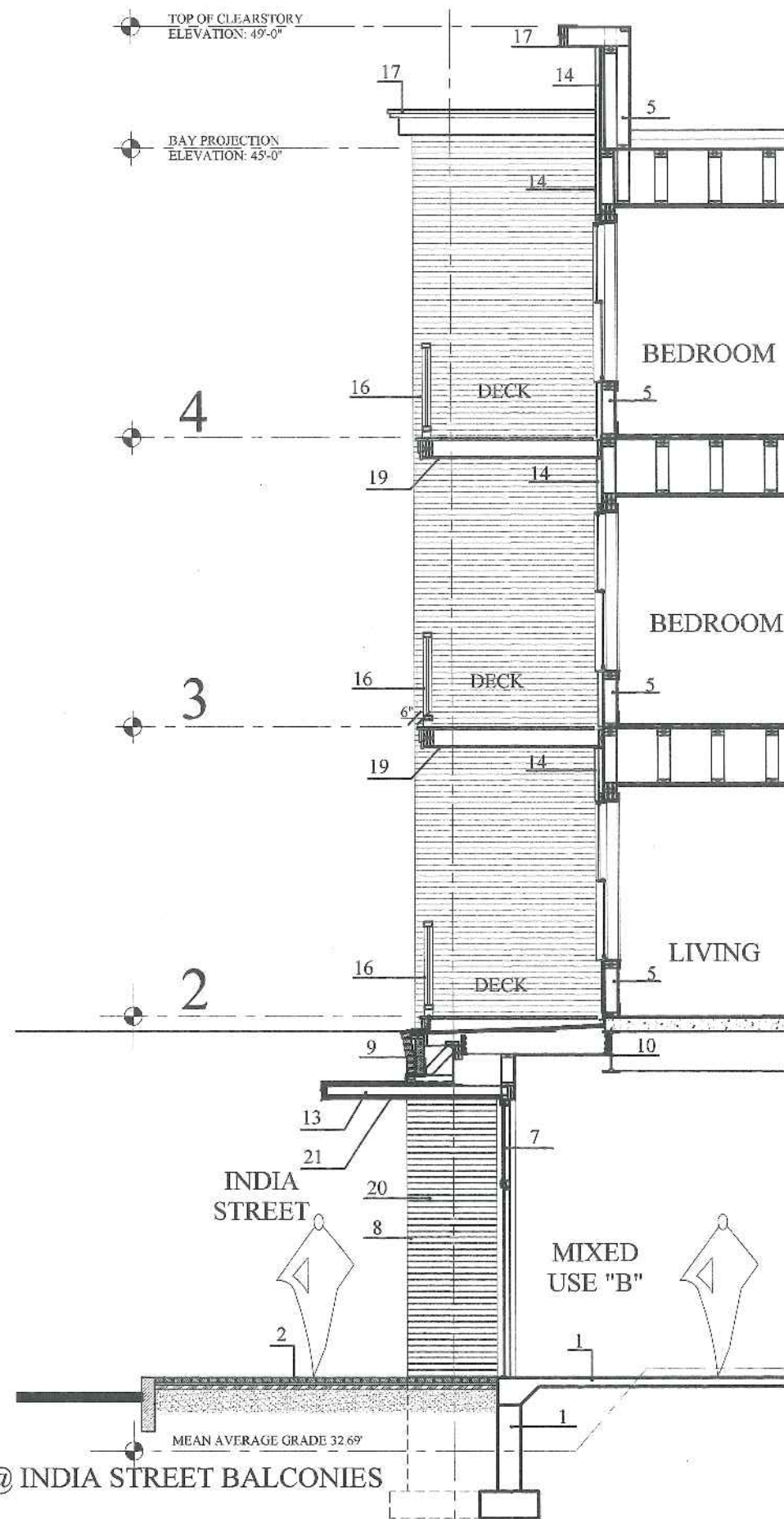
A-3.0

MAY 18, 2016

62 INDIA STREET

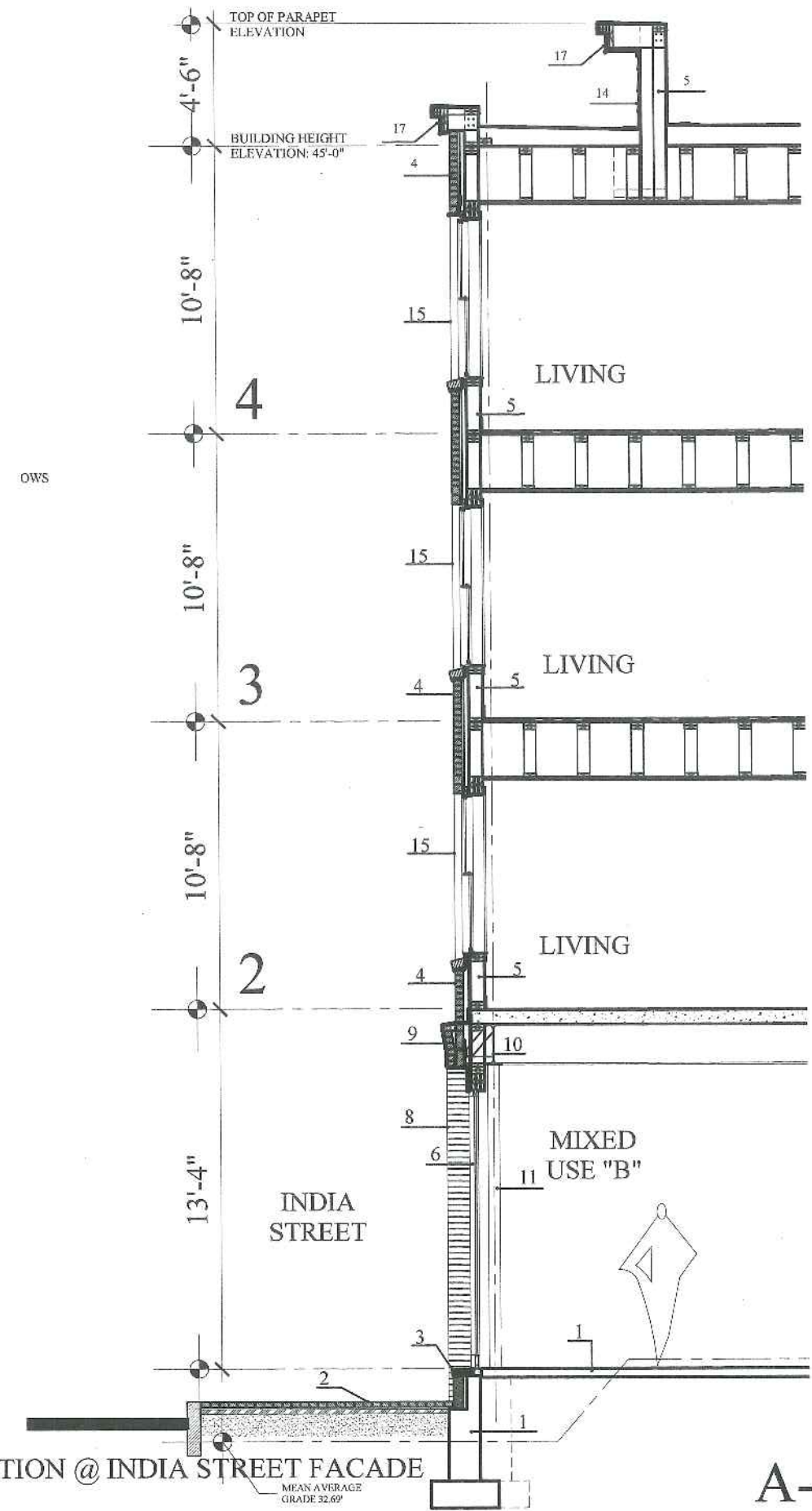
SECTION KEY

1. NEW FOUNDATION & FLOOR SLAB
2. BRICK PAVERS
3. GRANITE BASE
4. BRICK VENEER
5. WOOD STUD WALL
6. ALUMINUM WINDOWS
7. ALUMINUM GLASS DOORS
8. BRICK PILASTER
9. BRICK ENTABLATURE
10. STEEL BEAM
11. STEEL COLUMN BEYOND
12. WOOD TRUSSES
13. METAL CANOPY
14. CEMENTITIOUS SIDING
15. METAL CLAD DOUBLE HUNG WINDOWS
16. ALUMINUM DECK RAIL SYSTEM
17. METAL CORNICE
18. METAL PANEL
19. FINISH CEILING (WATERPROOF)
20. BRICK RETURN
21. WOOD FIBERCORE CEILING



WS:2

WALL SECTION @ INDIA STREET BALCONIES
SCALE: N.T.S.



WS:1

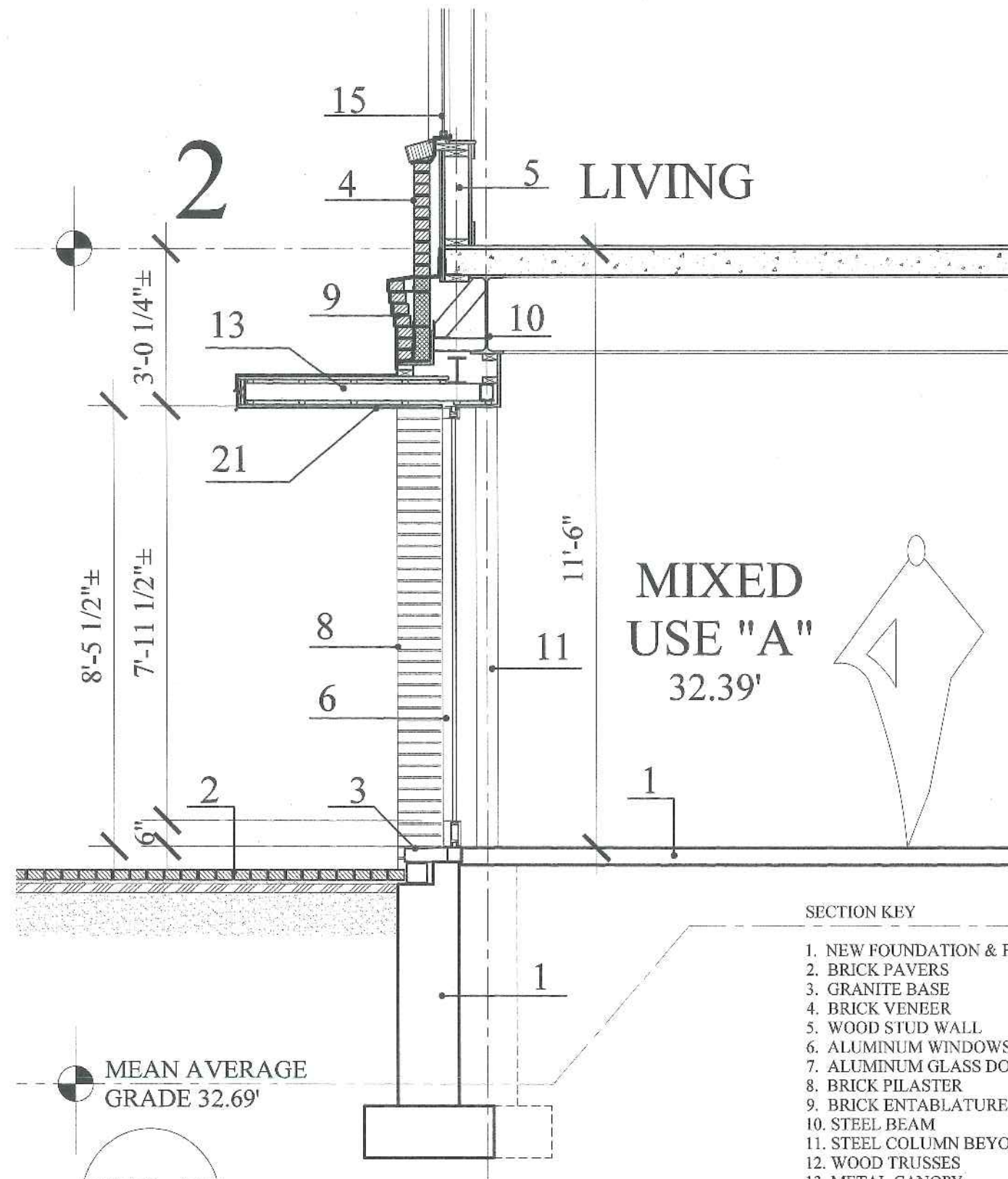
WALL SECTION @ INDIA STREET FACADE
SCALE: N.T.S.

A-3.1

MAY 18, 2016

62 INDIA STREET

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP



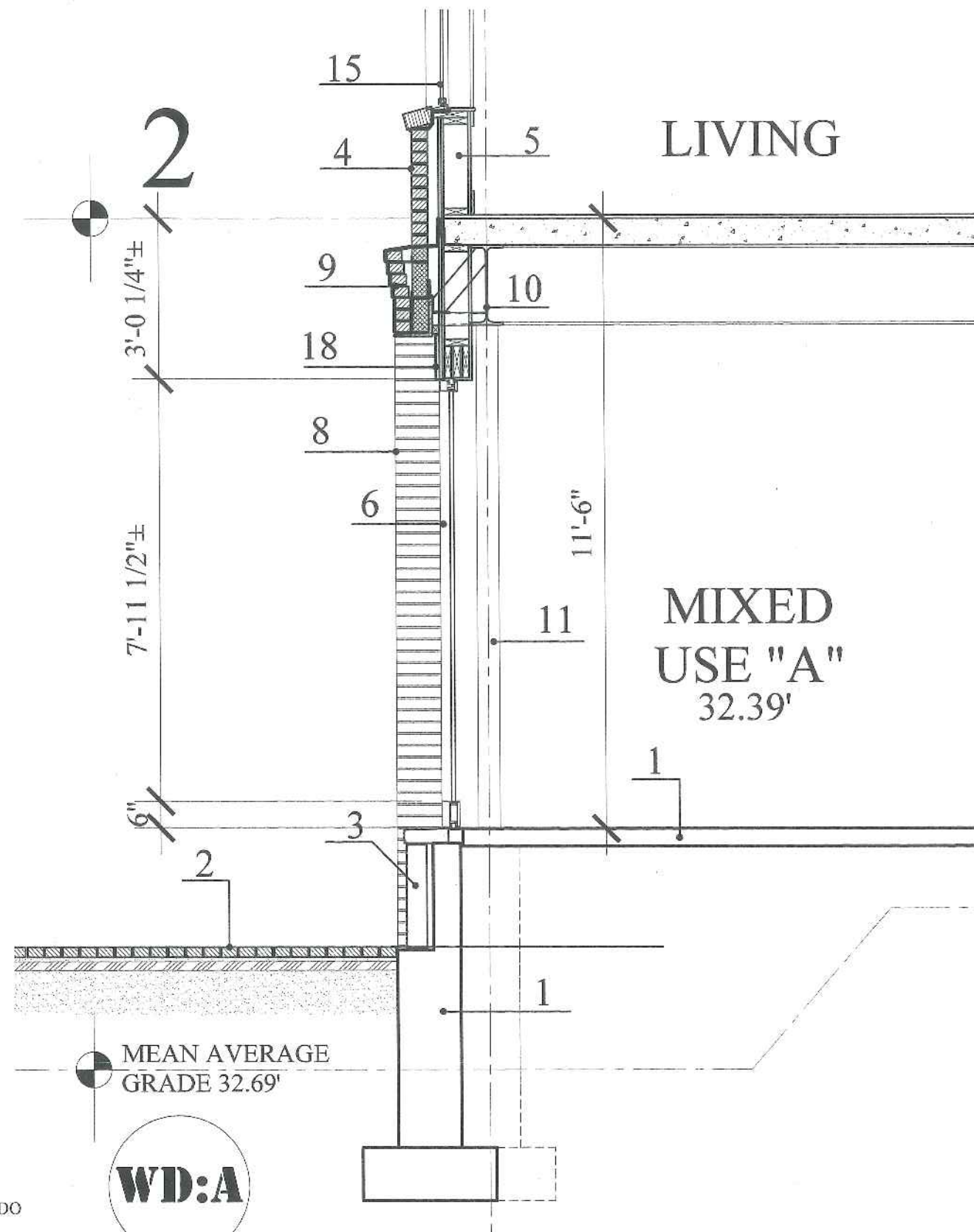
MEAN AVERAGE
GRADE 32.69'

WD:B

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

SECTION KEY

1. NEW FOUNDATION & FLOOR SLAB
2. BRICK PAVERS
3. GRANITE BASE
4. BRICK VENEER
5. WOOD STUD WALL
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7. ALUMINUM GLASS DOORS
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MEAN AVERAGE
GRADE 32.69'

WD:A

WINDOW DETAIL @ INDIA STREET FACADE
SCALE: 3/8"=1'-0"



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INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

A-3.2

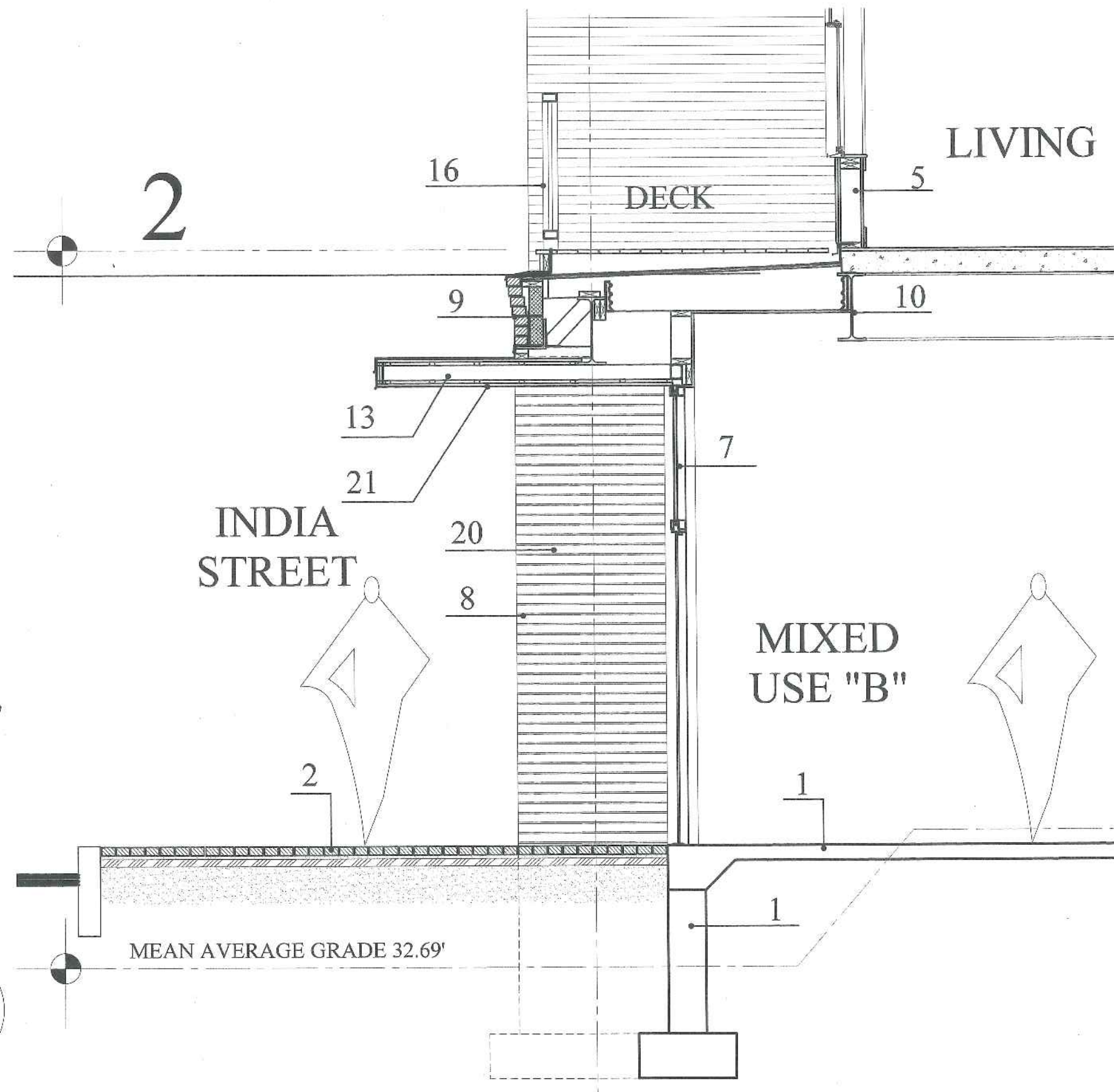
MAY 18, 2016

62 INDIA STREET

SECTION KEY

1. NEW FOUNDATION & FLOOR SLAB
2. BRICK PAVERS
3. GRANITE BASE
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18. METAL PANEL
19. FINISH CEILING (WATERPROOF)
20. BRICK RETURN
21. WOOD FIBERCORE CEILING

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



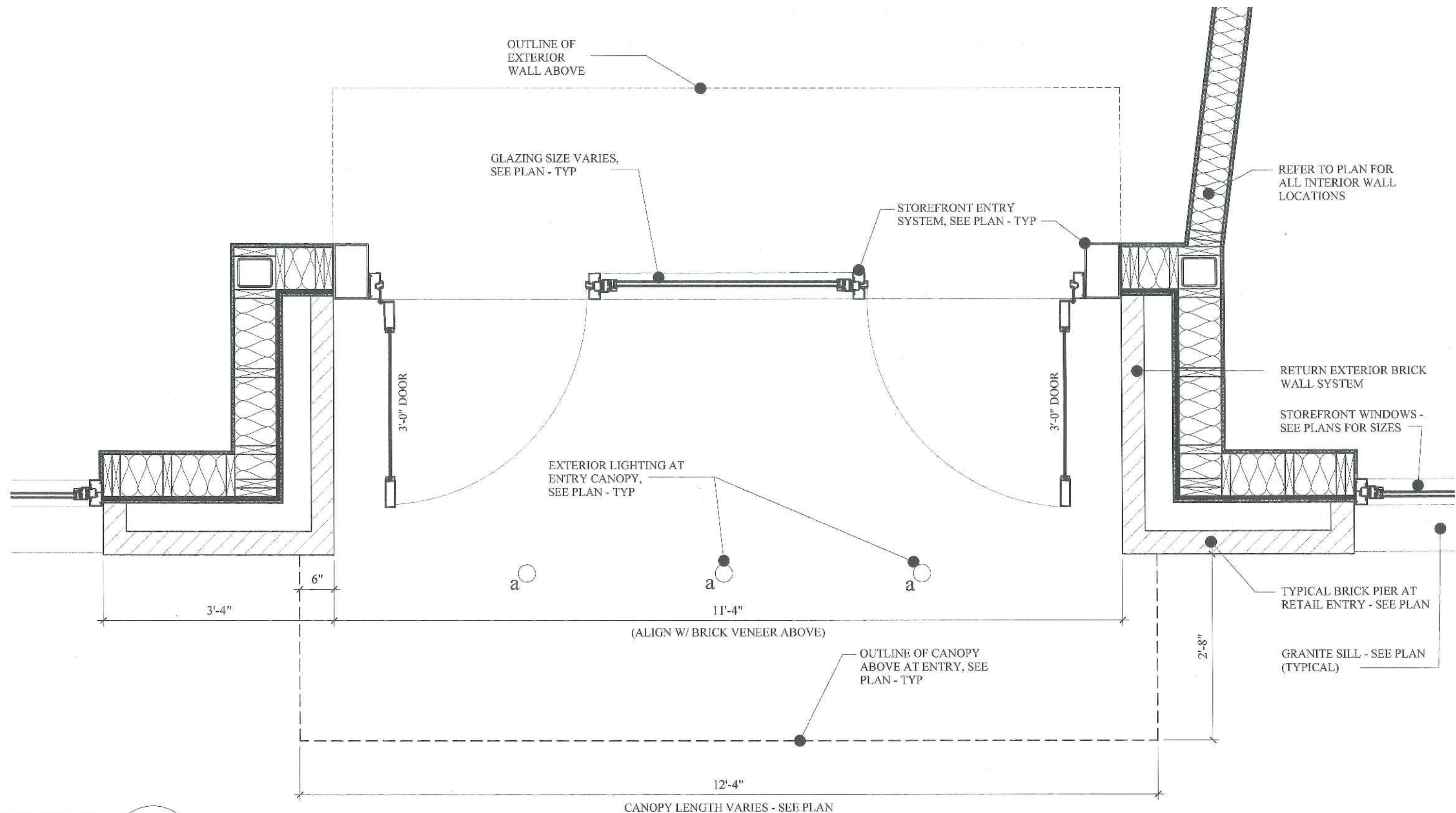
ENTRY CANOPY AND DOOR SECTION @ MIXED USE ENTRY
SCALE: $3/8"=1'-0"$

A-3.3

MAY 18, 2016

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

62 INDIA STREET



P:1

STOREFRONT PLAN DETAIL
SCALE: 3/4" = 1'-0"



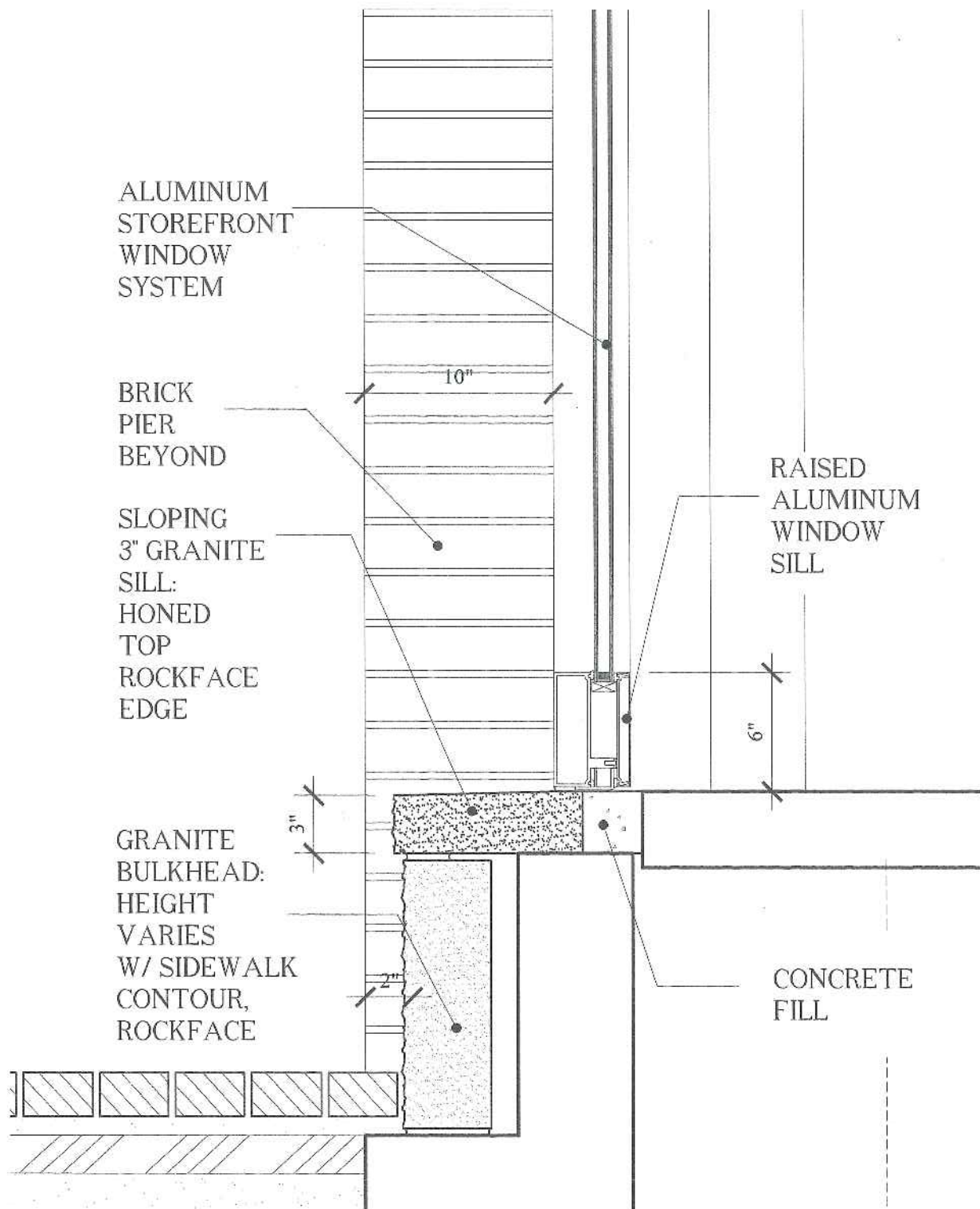
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INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

A-3.4

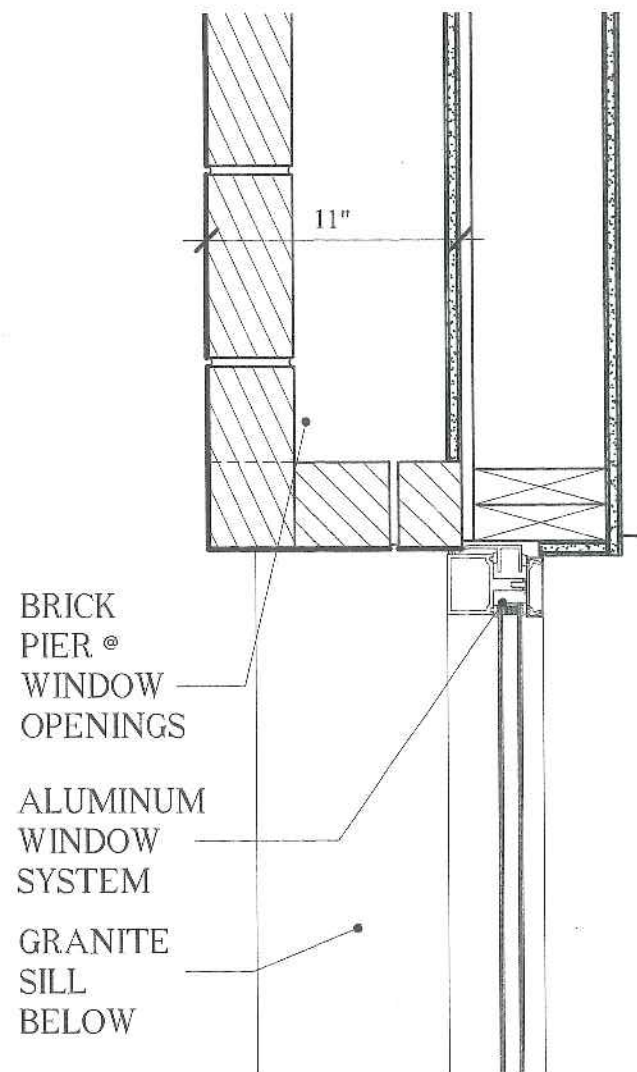
MAY 18, 2016

62 INDIA STREET



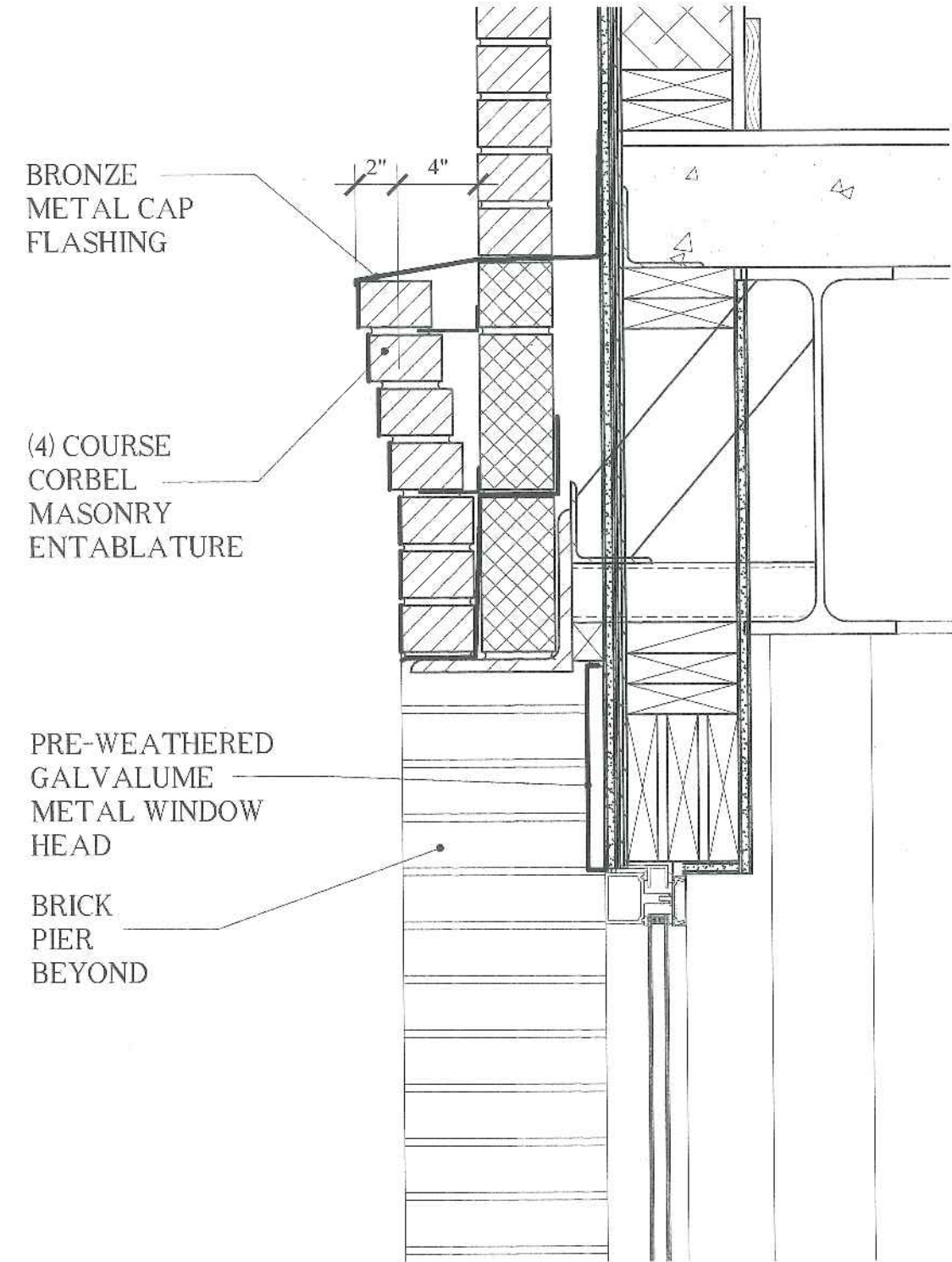
SILL

SCALE: 1 1/2"=1'-0"



BRICK PIER/ JAMB

SCALE: 1 1/2"=1'-0"



HEAD

SCALE: 1 1/2"=1'-0"

MERCANTILE WINDOW DETAILS

A-4.0

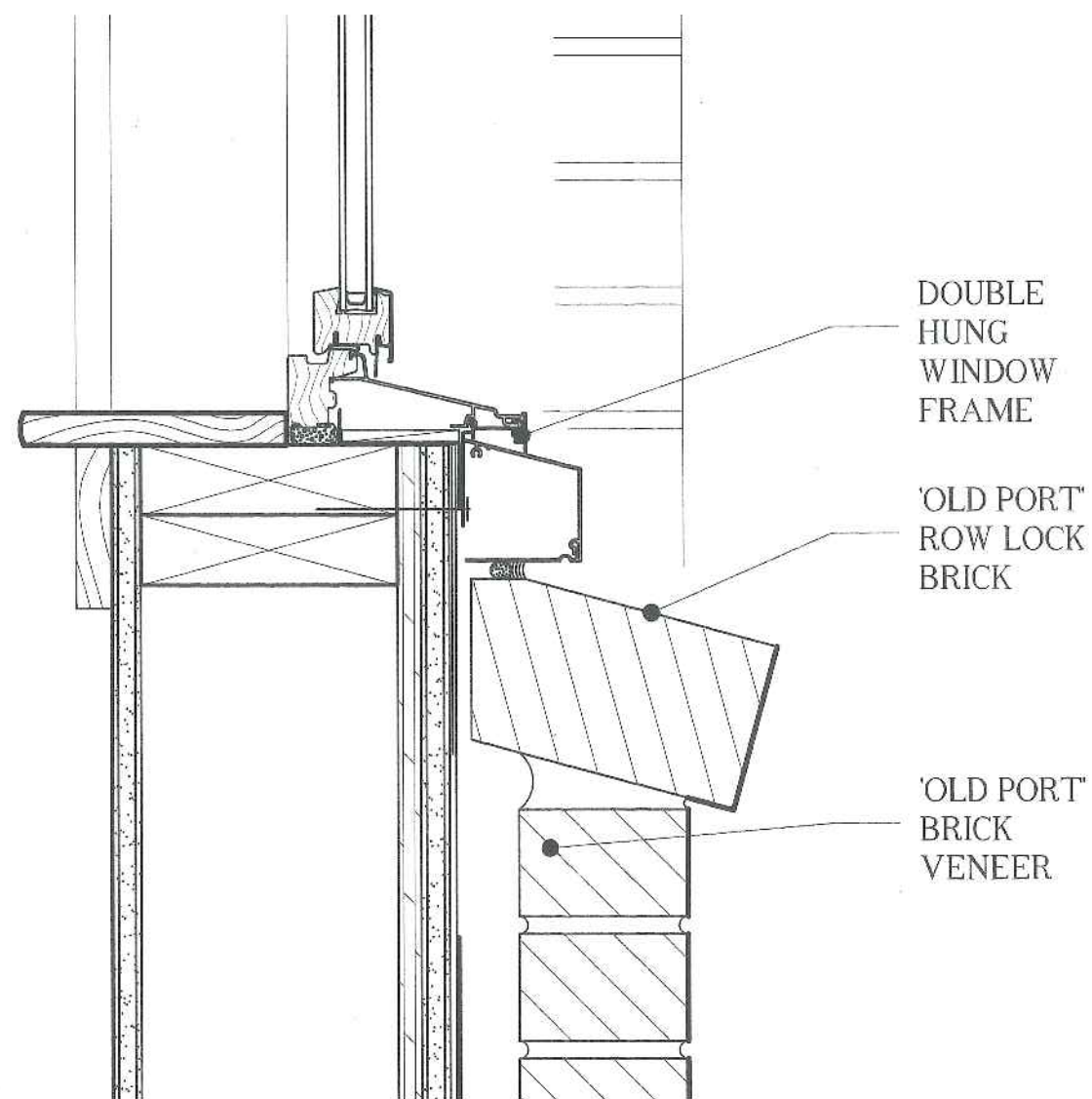
MAY 18, 2016



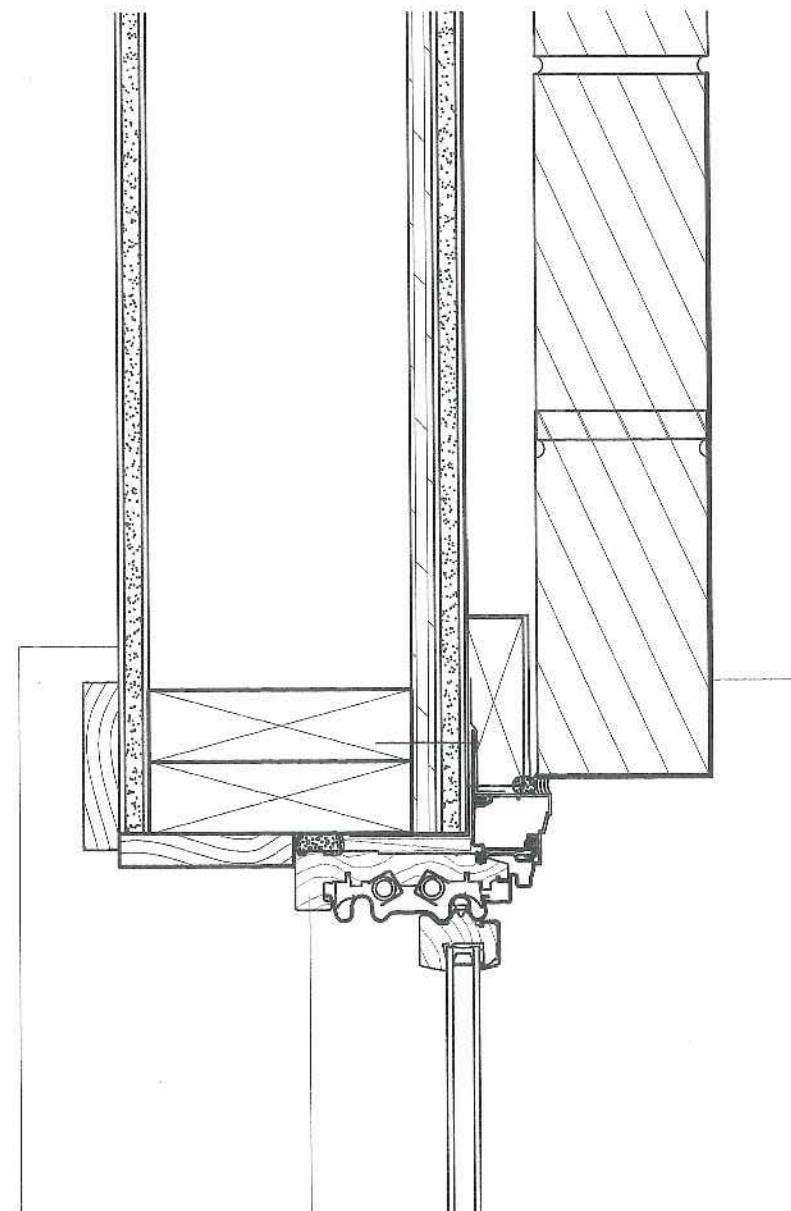
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INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

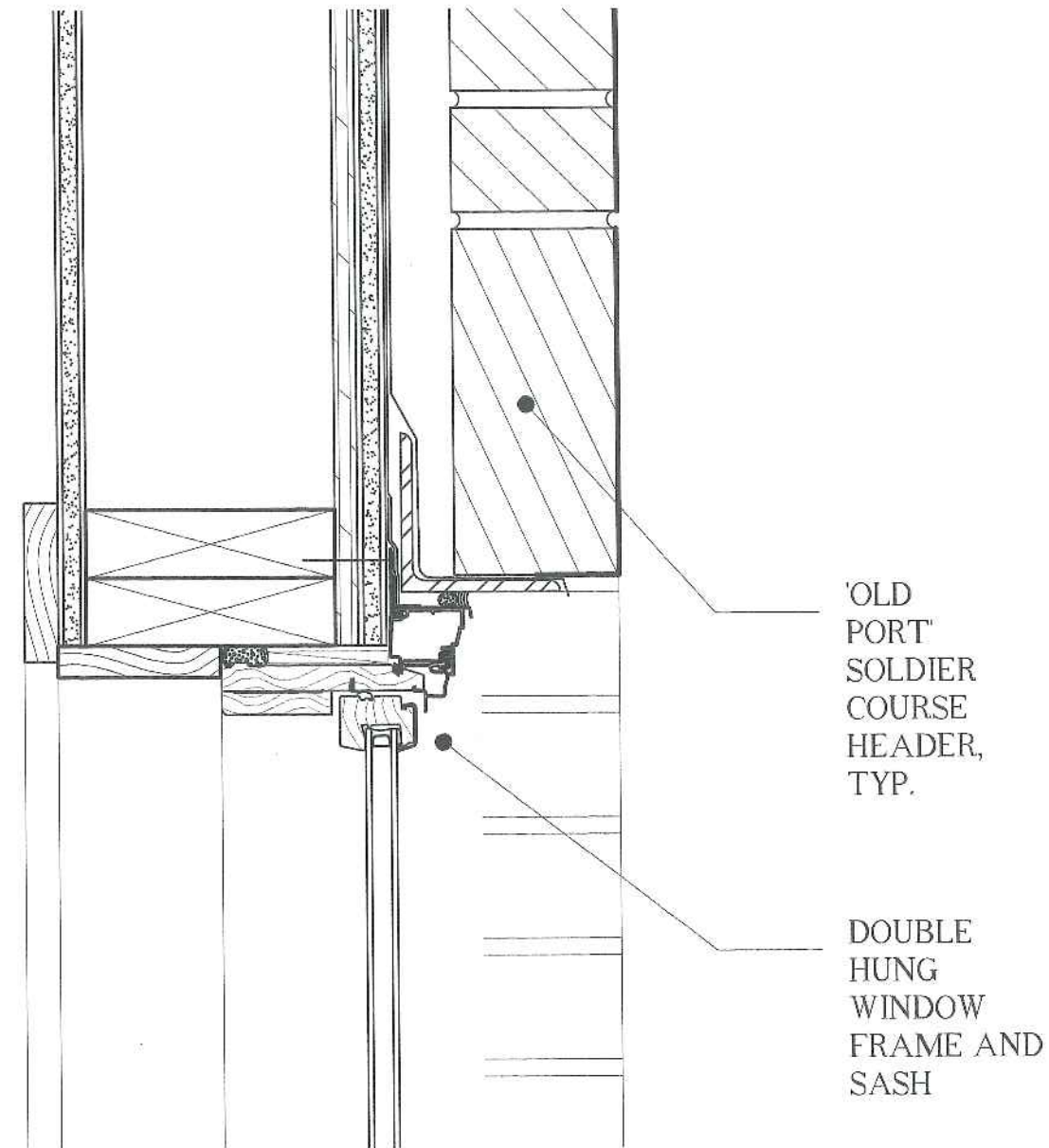
62 INDIA STREET



SILL
SCALE: 3"=1'-0"



JAMB
SCALE: 3"=1'-0"



HEAD
SCALE: 3"=1'-0"

BRICK VENEER WINDOW DETAILS A-4.1

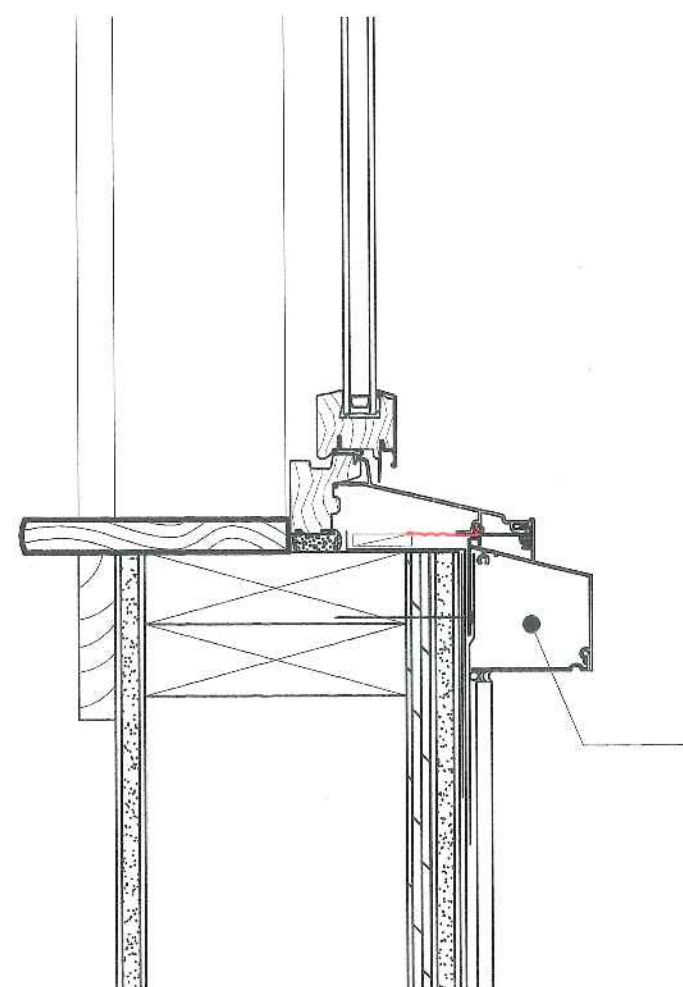
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INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

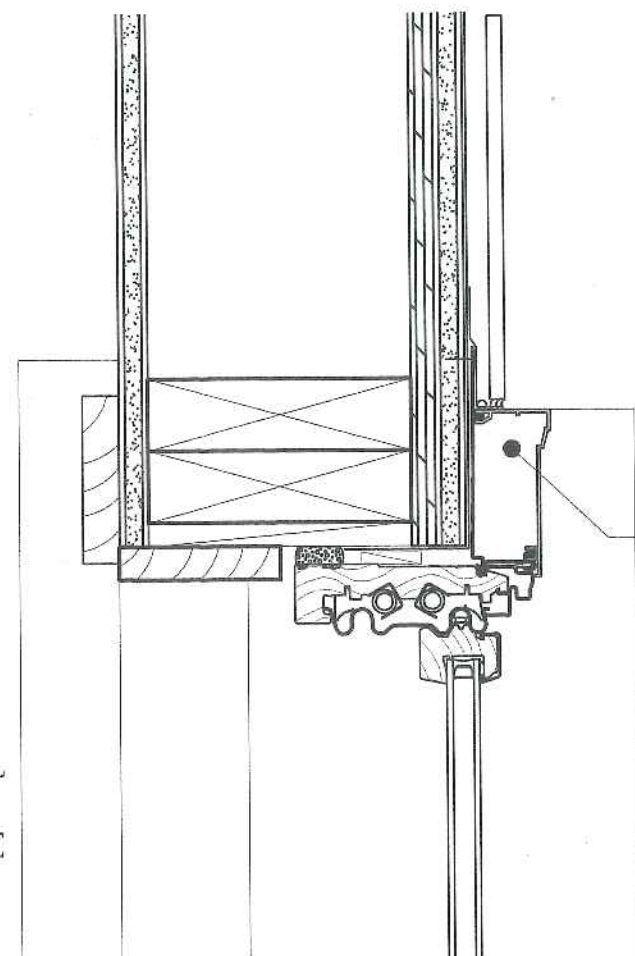
62 INDIA STREET



2" METAL
LONGHORN SILL
BY WINDOW
MANUFACTURE

SILL

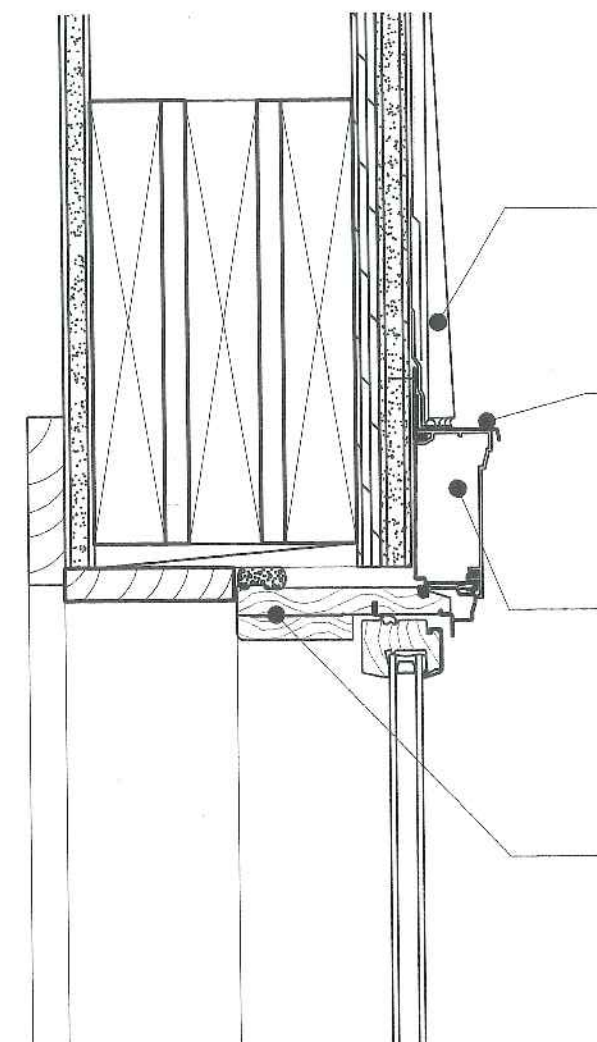
SCALE: 3"=1'-0"



3 1/2" METAL
BRICKMOLD
BY WINDOW
MANUFACTURE

JAMB

SCALE: 3"=1'-0"



10" CEMENTITIOUS
HORIZONTAL
APPLICATION
SIDING

BRONZE METAL
DRIP EDGE

3 1/2" METAL BRICKMOLD
BY WINDOW
MANUFACTURE

DOUBLE
HUNG
WINDOW
FRAME AND
SASH

HEAD

SCALE: 3"=1'-0"

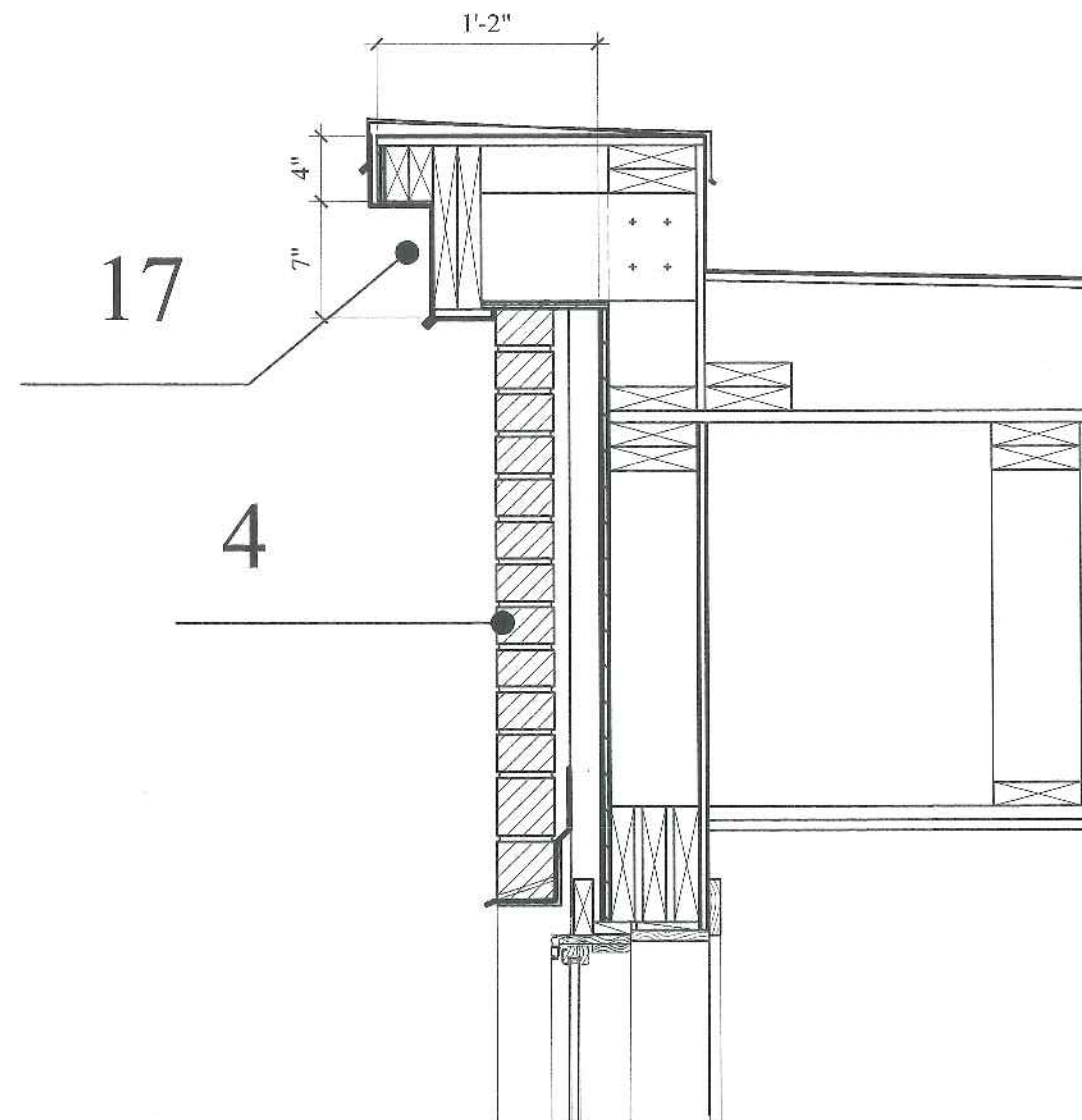
WOOD WALL WINDOW DETAILS

A-4.2

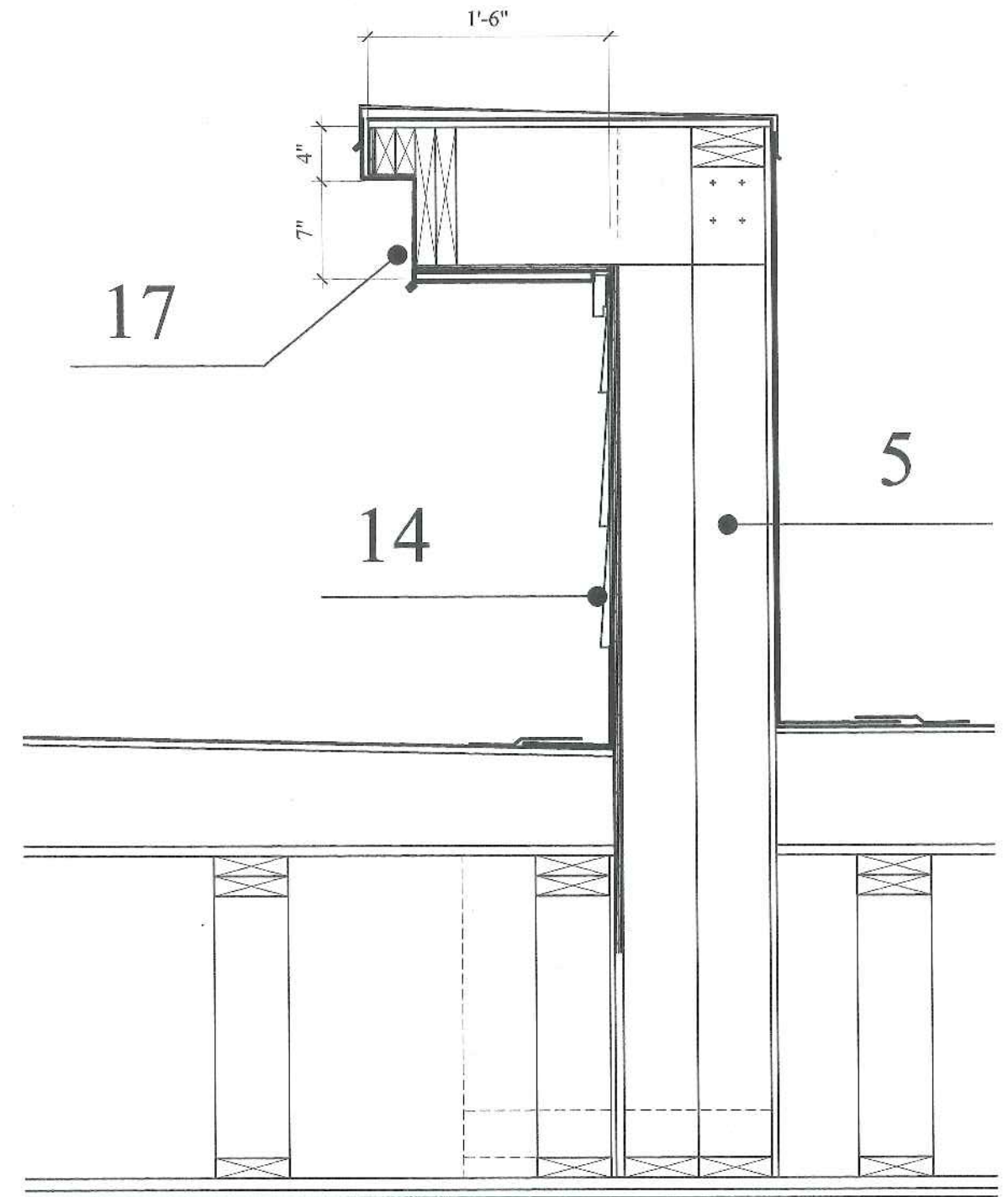
MAY 18, 2016

SECTION KEY

1. NEW FOUNDATION & FLOOR SLAB
2. BRICK PAVERS
3. GRANITE BASE
4. BRICK VENEER
5. WOOD STUD WALL
6. ALUMINUM WINDOWS
7. ALUMINUM GLASS DOORS
8. BRICK PILASTER
9. BRICK ENTABLATURE
10. STEEL BEAM
11. STEEL COLUMN BEYOND
12. WOOD TRUSSES
13. METAL CANOPY
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17. METAL CORNICE
18. METAL PANEL
19. FINISH CEILING (WATERPROOF)
20. BRICK RETURN
21. WOOD FIBERCORE CEILING



FASCIA DETAIL @ INDIA/ NEWBURY STREET LOW ROOFS
SCALE: 3/4" = 1'-0"



PARAPET/ WALL SECTION @ CLERESTORY FACADE
SCALE: 3/4" = 1'-0"

A-4.3

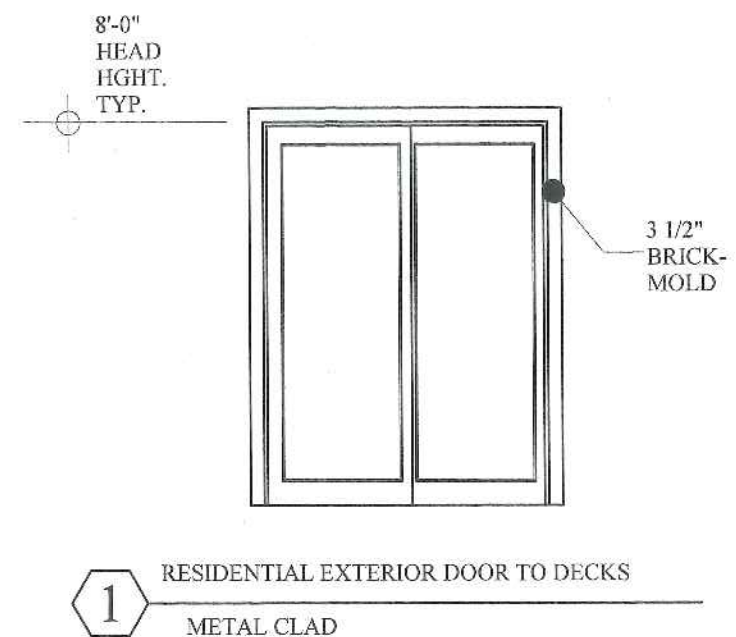
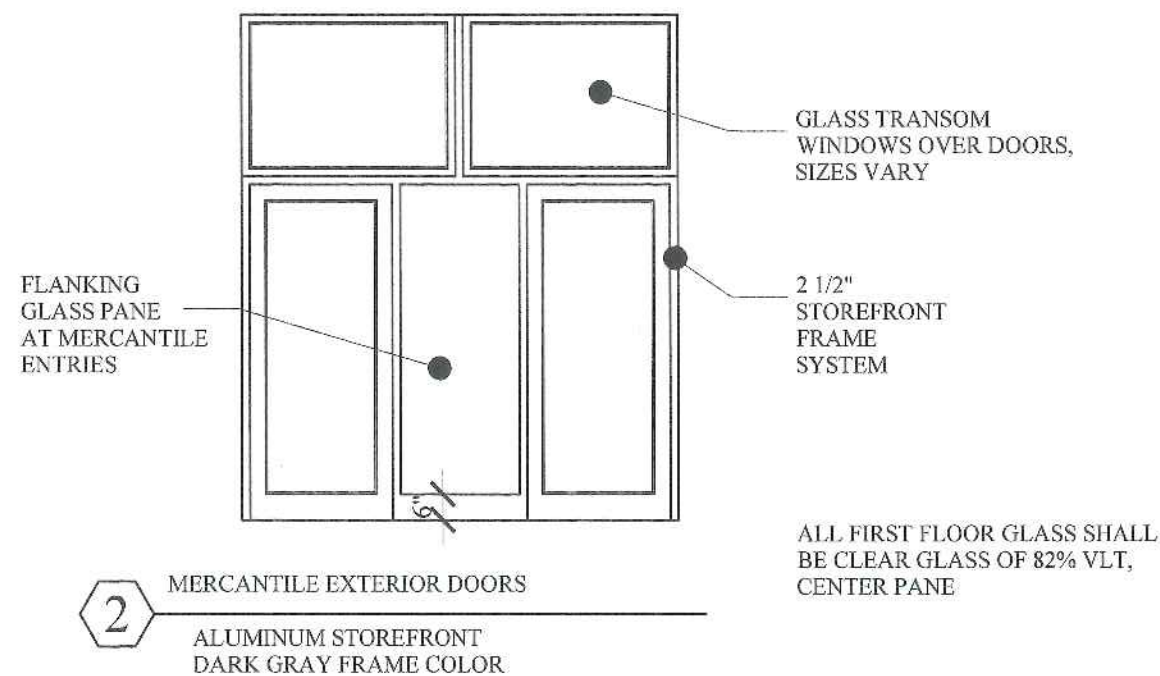
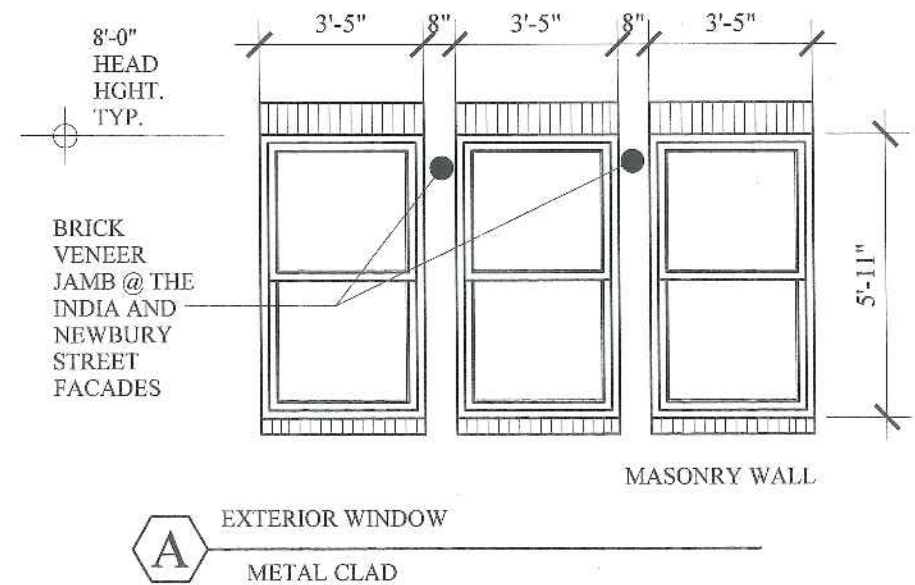
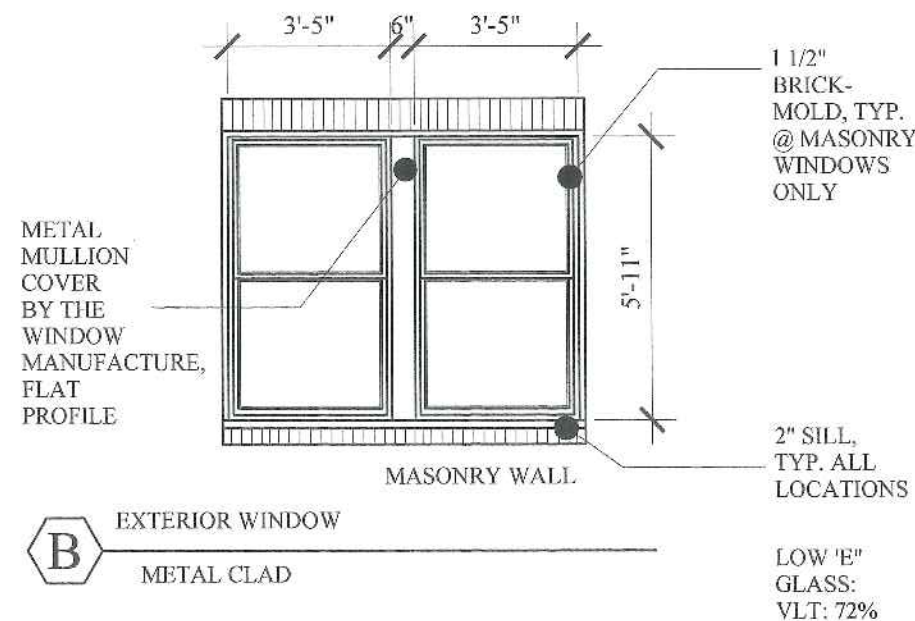
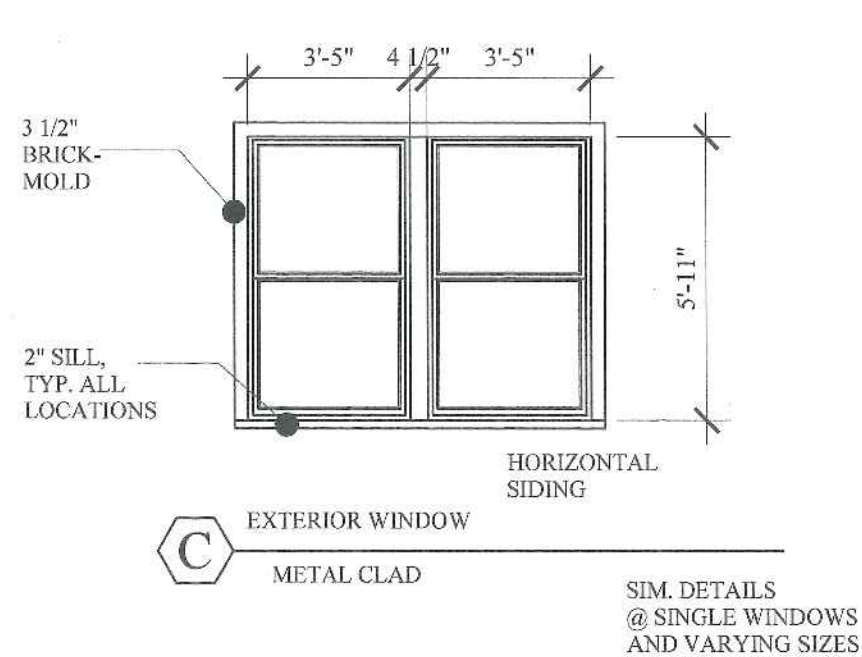
MAY 18, 2016

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

62 INDIA STREET



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MERCANTILE DOOR ELEVATIONS

RESIDENTIAL WINDOW/ DOOR ELEVATIONS

A-4.4

MAY 18, 2016

INDIA STREET NEIGHBORHOOD
HISTORIC PRESERVATION WORKSHOP

62 INDIA STREET

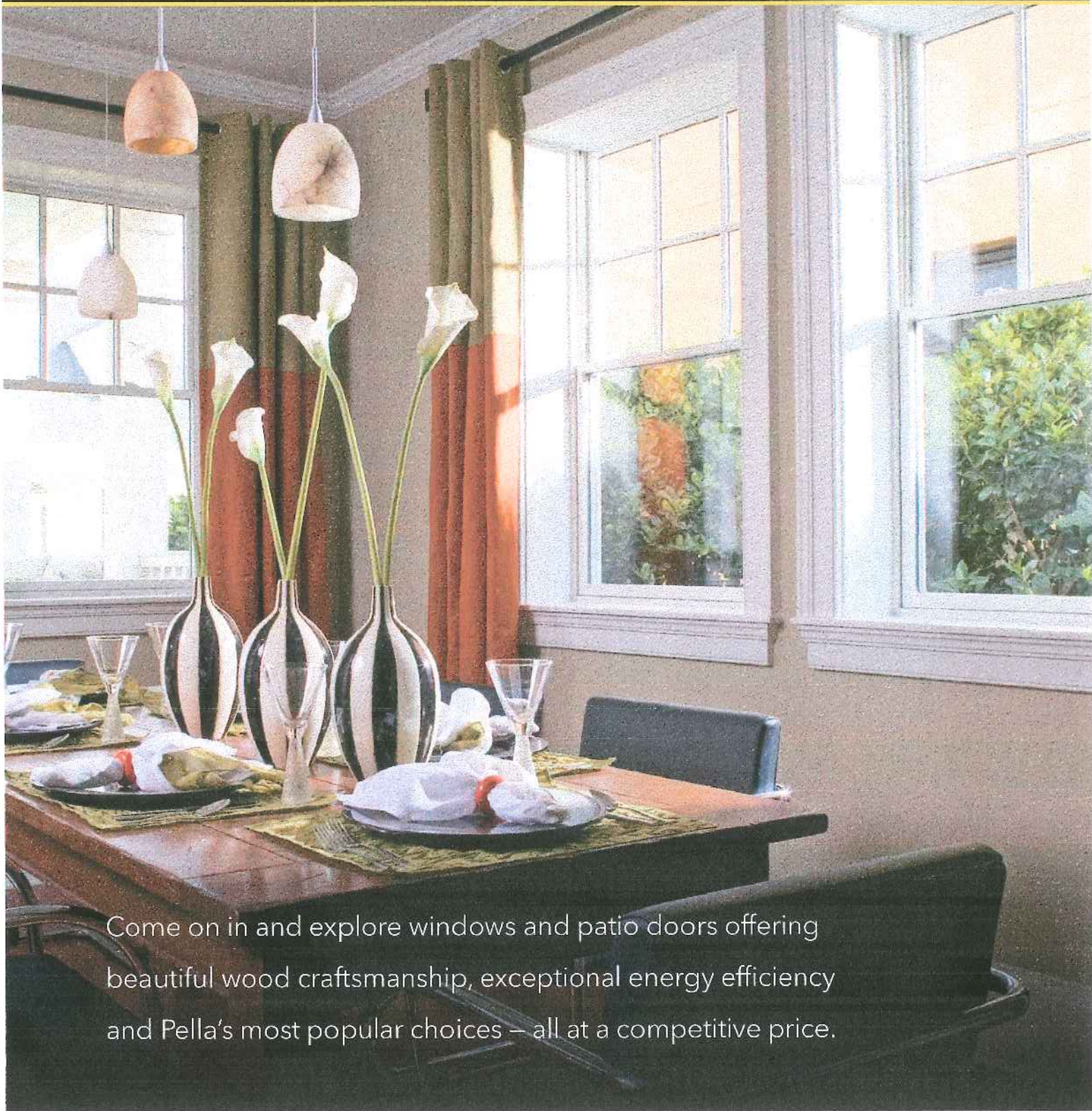


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Pella® 450 Series

Wood Windows and Patio Doors



Come on in and explore windows and patio doors offering beautiful wood craftsmanship, exceptional energy efficiency and Pella's most popular choices – all at a competitive price.



ENDURACLAD® EXTERIOR TRIM - FACTORY APPLIED

Trim Profiles

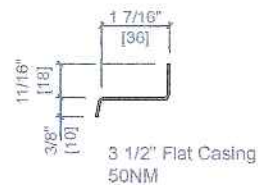
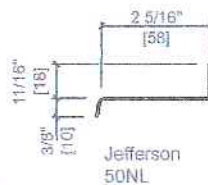
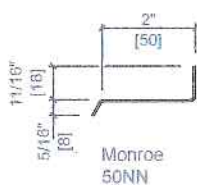
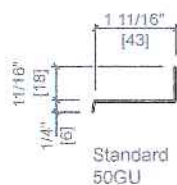
INSTALLATION ACCESSORIES

Factory Installed Guidelines

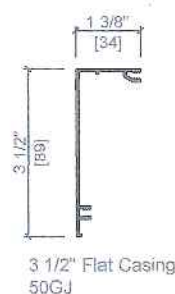
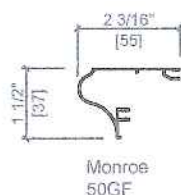
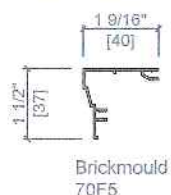
- Maximum size is 138" x 101"
- Trim comes assembled and installed on unit and includes endcaps and fins as necessary.
- Factory Applied Trim is available on all Aluminum Clad products, including curved and angled shapes, with the following exceptions:
 - Architect Series® and Designer Series® four-panel patio doors
 - ProLine® hinged and sliding doors
 - Precision Fit® pocket replacement windows
 - Bay / Bow windows
 - Architect Series® Specialty windows

	1/2" Sill Nose	1" Sill Nose	2" Sill Nose	3-1/2" Flat Casing
SILL NOSE COMPATIBILITY				
1-1/2" Brickmould	●	●	●	
3-1/2" Brickmould	●	●	●	
3-1/2" Flat Casing	●	●	●	●
Jefferson		●	●	
Monroe		●	●	

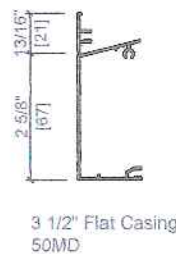
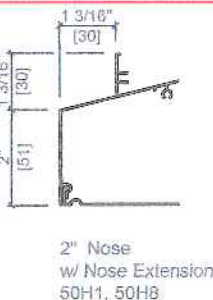
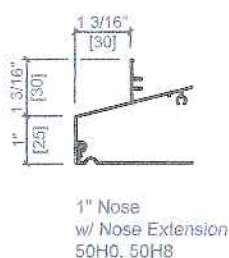
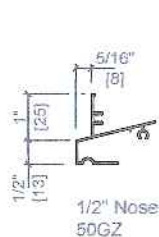
HEAD DRIP CAP



TRIM PROFILES



SILL NOSE



NEW CONSTRUCTION FIN



RENOVATION REPLACEMENT FIN



Scale 3" = 1' 0"

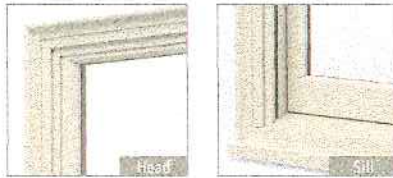
Exterior Window and Door Trim Options

NEW CONSTRUCTION/FULL FRAME REPLACEMENT

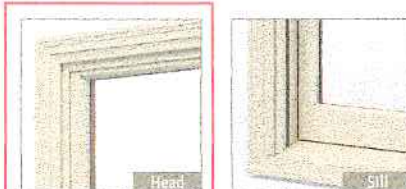
ENDURA CLAD® EXTERIOR TRIM

Factory-applied, low-maintenance aluminum trim.

✓ WOOD CLAD



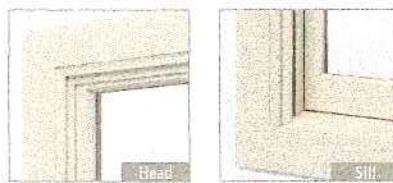
Monroe Trim and 1" Sill Nose



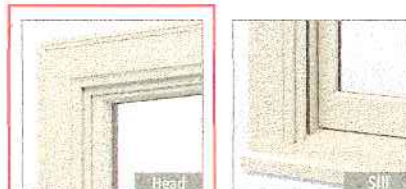
Brickmould Trim and 1/2" Sill Nose



Jefferson Trim and 2" Sill Nose



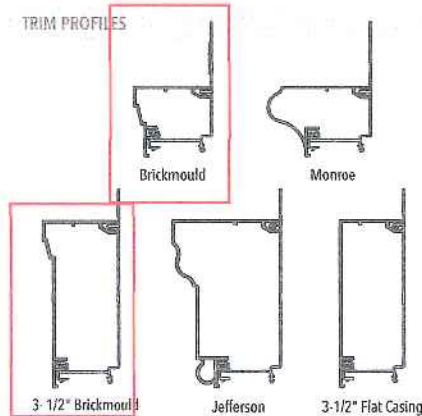
3-1/2" Flat Casing Trim and 3-1/2" Flat Casing Sill



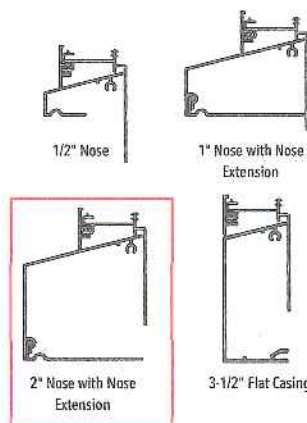
3-1/2" Brickmould Trim and 1" Sill Nose

- Prefinished with Pella's tough EnduraClad finish; matches Pella® products.
- Brickmould or 3-1/2" brickmould, 3-1/2" flat, Jefferson or Monroe profiles.
- Several sill nose options.
- Custom profiles available.
- Designed for aluminum-clad wood windows and doors.

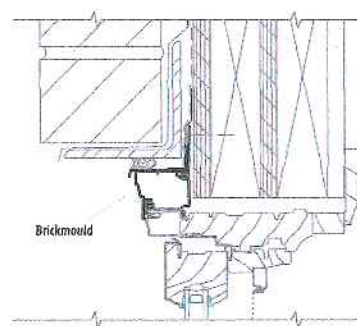
TRIM PROFILES



SILL PROFILES



HEAD DETAIL



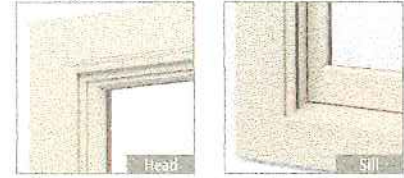
FRAME EXPANDER

Durable, snap-in trim that is adjustable to field conditions.

✓ WOOD CLAD

✓ FIBERGLASS

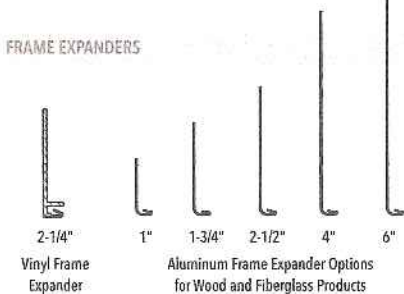
✓ VINYL



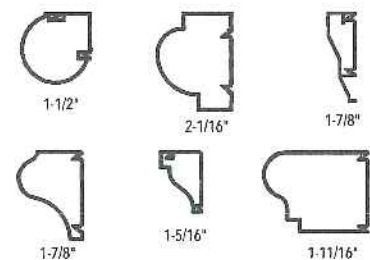
4-1/2" Flat Brickmould and 3-1/2" Flat Casing

- Prefinished; matches Pella products.
- Provides the look of flat trim.
- Aluminum brickmould can be attached to re-create the look of historical wood brickmould.
- No metal brake required.
- Cut-to-length kits, 96" or 144" lengths.
- Available in widths from 1" to 6".
- Receptors are available to provide a finished edge.

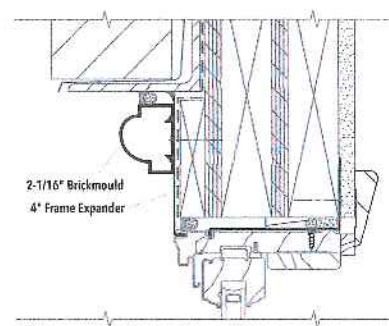
FRAME EXPANDERS



ALUMINUM BRICKMOULD WITH CLIP



HEAD DETAIL





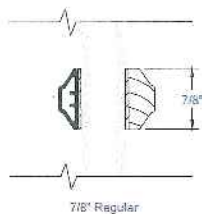
CASEMENT and Double Hung

GRILLE TYPES

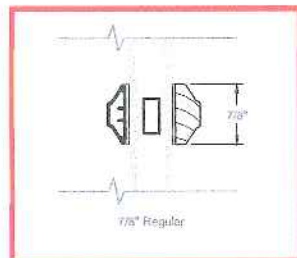


Grille Profiles

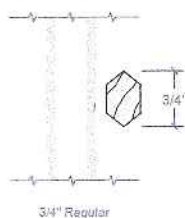
Simulated-Divided-Light Grilles



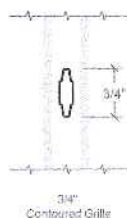
Simulated-Divided-Light Grilles with optional spacer



Roomside Removable Grilles

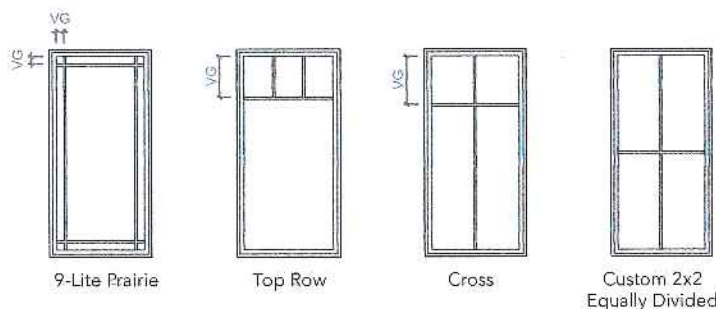


Grilles-Between-the-Glass



Grille Patterns

Grilles-Between-the Glass and Simulated-Divided-Light Grilles



Prairie

- Standard corner lite dimension for Prairie patterns – 2-1/2" VG.

Cross

- Available for units with frame heights $\geq 35"$.
- Standard visible glass to separator bar = 1/4 of total visible glass height.

Top Row

- Standard visible glass to separator bar = 12" for a frame height equal to 35".
- Standard visible glass to separator bar = 12" or 14" for a frame height equal to 41".
- Standard visible glass to separator bar = 12", 14" or 16" for frame heights greater than 41".

For traditional patterns, see size tables.

VG = Visible Glass

(1) Grilles are available in traditional patterns only.

Lite dimensions noted can vary.

For size and pattern availability; contact your local Pella sales representative.

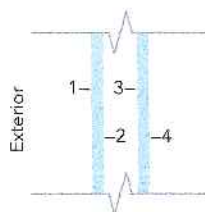
GLAZING

PRODUCT PERFORMANCE

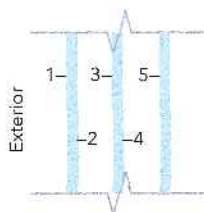
CENTER OF GLASS PERFORMANCE COMPARISON GUIDE

This chart is an overview of the typical glass types that are available from Pella. The types of glass and the glass thickness vary by brand. For complete Glazing Performance data, including Obscure and High Altitude₂ glazing, please go to the appropriate product section of PellaADM.com.

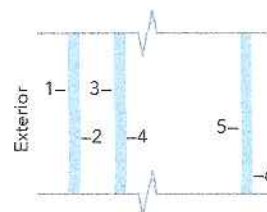
TYPE OF GLAZING	Glass Thickness	U-Factor	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (SC)	Relative Heat Gain	% Visible Light Transmission	Inside Glass Surface Temp (°F)	% Relative Humidity @70°F when condensation appears on room side	% UV Transmission	LBL Damage Function	Low-E Coating on Surfaces #
Triple Pane Glazing, 5/8" Argon filled IG with HGP - Designer Series											
Clear (air filled)	3mm ₁	0.32	0.70	0.80	166	75	52	53	48	0.52	
SunDefense™	3mm ₁	0.19	0.25	0.29	61	59	59	68	4	0.19	2
Advanced	3mm ₁	0.20	0.34	0.39	81	64	59	68	12	0.28	2
AdvancedComfort	3mm ₁	0.16	0.33	0.38	78	63	61	73	12	0.27	2, 4
NaturalSun	3mm ₁	0.20	0.62	0.72	147	73	58	66	24	0.37	3
Bronze Advanced	5mm/3mm	0.21	0.29	0.34	71	41	58	66	6	0.17	3
Gray Advanced	5mm/3mm	0.21	0.27	0.31	65	36	58	66	6	0.17	3
Green Advanced	5mm/3mm	0.21	0.29	0.33	69	50	58	66	5	0.18	3
Dual Pane Insulating Glass, Argon filled 11/16" overall thickness											
Clear (air filled)	3mm ₂	0.48	0.78	0.89	186	82	44	39	58	0.61	
SunDefense™	3mm ₂	0.24	0.27	0.31	66	65	56	61	5	0.21	2
Advanced	3mm ₂	0.25	0.37	0.42	88	70	56	61	14	0.31	2
AdvancedComfort	3mm ₂	0.20	0.36	0.42	86	69	47	44	14	0.31	2, 4
NaturalSun	3mm ₂	0.26	0.68	0.79	161	79	55	59	29	0.42	3 or 2*
Bronze Advanced	5mm/3mm	0.25	0.33	0.38	79	45	56	61	7	0.19	3
Gray Advanced	5mm/3mm	0.25	0.30	0.34	73	39	56	61	7	0.18	3
Green Advanced	5mm/3mm	0.25	0.32	0.37	77	55	56	61	5	0.19	3
Advanced Laminated	3mm/6mm	0.31	0.37	0.42	89	68	53	55	0	0.20	2 or 3**
SunDefense™ Laminated	3mm/6mm	0.31	0.28	0.32	68	63	53	55	0	0.16	2 or 3**
Dual Pane Insulating Glass, Argon filled 1" overall thickness											
Clear (air filled)	6mm	0.49	0.75	0.87	181	82	46	41	54	0.58	
SunDefense™	6mm	0.25	0.27	0.31	65	63	56	61	4	0.20	2
Advanced	6mm	0.25	0.35	0.41	84	68	56	61	13	0.30	2
AdvancedComfort	6mm	0.20	0.35	0.40	82	66	47	44	12	0.29	2, 4
NaturalSun	6mm	0.26	0.64	0.74	150	77	55	59	24	0.38	3 or 2*
Bronze Advanced	6mm	0.25	0.30	0.34	71	40	56	61	6	0.16	3
Gray Advanced	6mm	0.25	0.27	0.31	64	34	56	61	6	0.16	3
Green Advanced	6mm	0.25	0.29	0.33	69	51	56	61	4	0.17	3
Advanced Laminated	5mm/10mm	0.25	0.36	0.41	85	67	56	61	0	0.17	2 or 3**
SunDefense™ Laminated	5mm/10mm	0.24	0.27	0.31	66	62	56	61	0	0.14	2 or 3**
1" Triple Insulating Glass-Vinyl 250 Series											
Advanced Low-E	3 mm	0.16	0.31	0.36	74	55	60	71	4	0.19	2, 5
NaturalSun Low-E	3 mm	0.17	0.56	0.64	131	70	60	71	13	0.29	2, 5
Advanced Low-E	4 mm	0.19	0.31	0.35	73	53	59	68	4	0.19	2, 5
NaturalSun Low-E	4 mm	0.20	0.54	0.62	127	69	59	68	12	0.28	2, 5
1-1/4" Triple Insulating Glass-Vinyl 350 Series											
Advanced Low-E	3 mm ₃	0.13	0.31	0.36	73	55	62	76	4	0.19	2, 5
NaturalSun Low-E	3 mm ₃	0.14	0.56	0.64	131	70	62	76	13	0.29	2



Dual Insulating Glass



Triple Insulating Glass



Designer Series® Triple-Glazing System

1) Performance of Designer products with 2.5mm glass is within 5% of those stated for 3mm glass.

2) Performance of products with 3/4", 13/16" IG or 2.5mm glass is within 10% of those stated for 3mm glass.

(3) 4mm and 5mm glass construction perform similar to 3mm within 10%.



The Trex® Railing Lineup

Compare design options, materials and more.



railing: Transcend in Classic White with Island Mist cocktail rail

Transcend

HIGH-PERFORMANCE COMPOSITE RAILING

Rails:



Crown Top Rail



Universal Top Rail



Universal Bottom Rail

Baluster Options:



1 Square



2 Colonial



3 Round Aluminum



4 Square Aluminum

Post:



Trex Composite Post Sleeve



railing: Reveal in Charcoal Black

Reveal

ALUMINUM RAILING

Rails:



Top Rail



Bottom Rail

Baluster Options:



Round Aluminum



Square Aluminum

Post Options:



1 Trex Composite Post Sleeve



2 Aluminum Post w/ Cap & Skirt



3 Aluminum Crossover Post



railing: Select in Classic White

Select

HIGH-PERFORMANCE COMPOSITE RAILING

Rails:



Top Rail



Bottom Rail

Baluster:



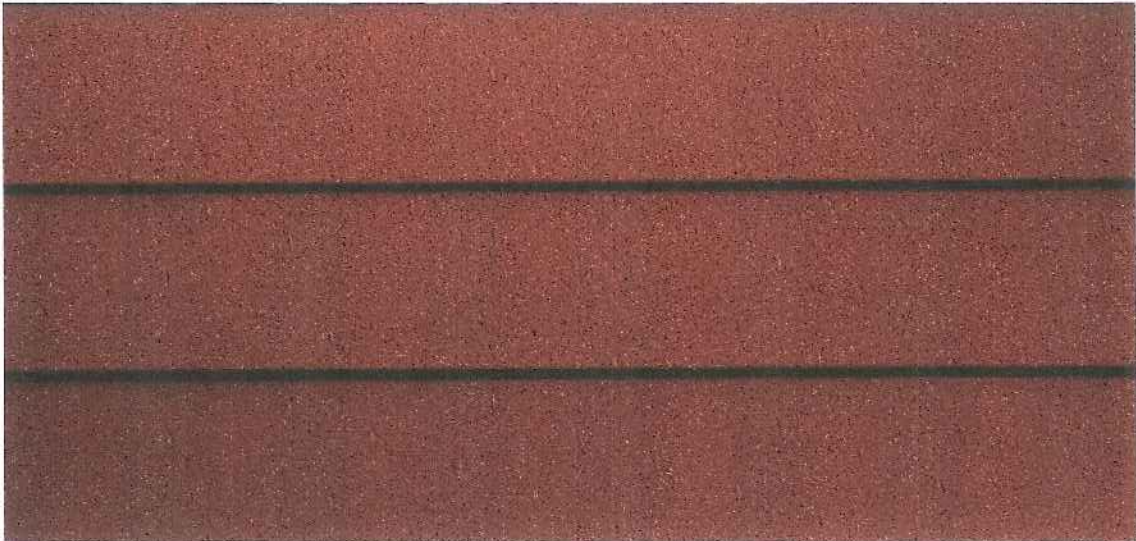
Square

Post:



Trex Composite Post Sleeve

Siding	Trim	Soffit	HardieWrap®	Finishing Touches
● HardiePlank® Lap Siding	HardiePanel® Vertical Siding		HardieShingle® Siding	



SMOOTH

Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



View all HardiePlank Lap Siding Products

'A'



Mini-Micro™ Recessed Downlight

Shown in Satin Aluminum Finish (SAP)

' B '



Mini-Micro
Cylinder™

Shown in Black Wrinkle Finish (BLW)

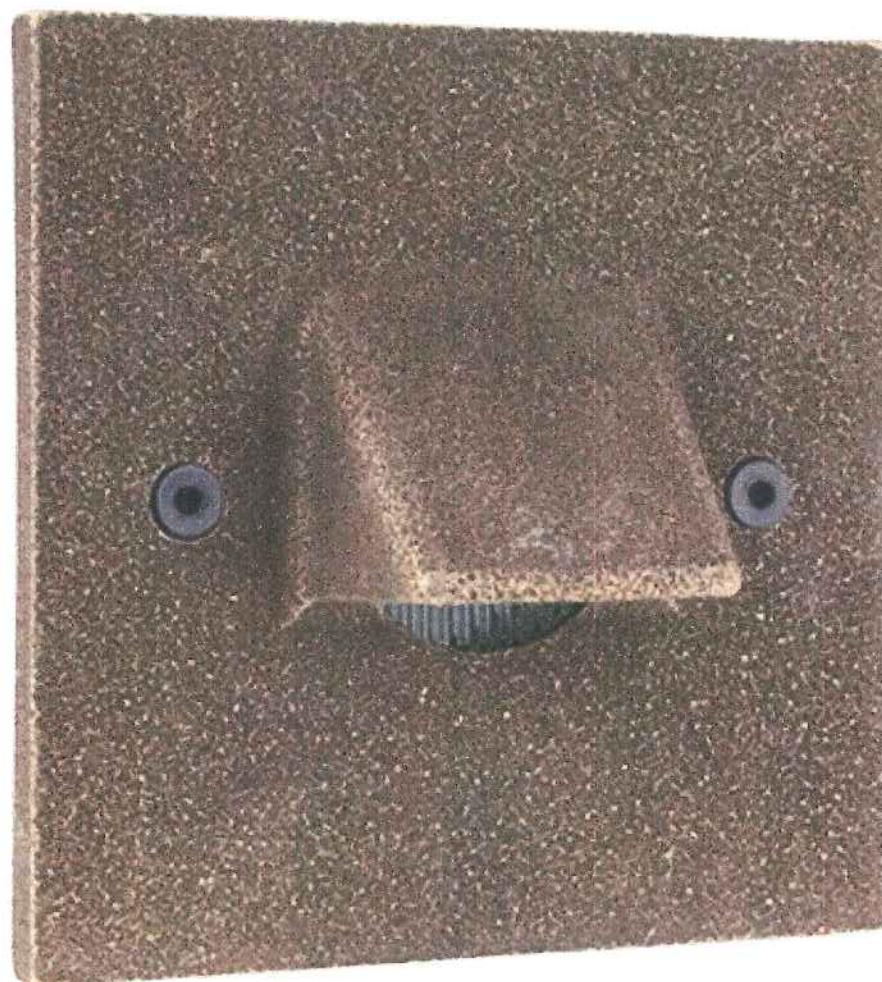


'C'

Mini-Micro Floodlight™

Shown in Verde Finish (VER)

'D'



Square
Step Star™
Shown in Brass Mitique™ (MIT)

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

**PUBLIC HEARING
CUMBERLAND COUNTY COURTHOUSE
142 FEDERAL/205 NEWBURY**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: May 11, 2016 2016
RE: May 18, 2016 **PUBLIC HEARING**

Application For: Certificate of Appropriateness for Comprehensive Window Replacement Program

Address: Cumberland County Courthouse
142 Federal Street/205 Newbury Street

Applicant: County of Cumberland, Maine
represented by Bruce Tarbox

Consultant: Michael Hays, Grant Hays Associates

Introduction

Bruce Tarbox, representing the County of Cumberland, and architect Michael Hays are returning to the Board for final review and approval of their proposal for a comprehensive program of window replacement at the Cumberland County Courthouse. Wednesday's public hearing follows a preliminary workshop held on January 27th. Window details have been revised based on a closer inspection of available early photographs and in response to Board comments at the first review session.

The enclosed final submission includes keyed floorplans, a window schedule, measured drawings of each window type, as well as jamb, head, sill and brickmould details. Note that the final submission also includes computer-generated photographs of the exterior elevations showing the various window types in their respective openings. As Board members might recall, the original submission did not include building elevations showing the proposed windows. This made it difficult for Board members to assess the overall appearance of the proposed new fenestration or to compare the proposal against early photographs of the building. The addition of the computer-modified photographs is very helpful.

Also enclosed for comparison purposes is an excerpt from the original submission—see ATTACHMENT 5.

Background, Existing Conditions

The Cumberland County Courthouse building, located immediately across Federal Street from Lincoln Park, has exposed frontage on Federal, Pearl and Newbury Streets. The existing windows are clear aluminum frame replacement units installed in the 1970's. As part of the 1970's installation, the original brickmoulds were replaced as well. No effort was made at that time to match the configuration of the original window units or the brickmoulds. The proposed project aims to replicate the original fenestration to the greatest extent possible, relying on historic photographs of the building which are fairly limited and not as instructive in terms of the appearance of the windows as one might hope. One original brickmould remains to guide that detail of the installation.

Note that the early photographs of the building are not as instructive in terms of clearly showing the configuration of all of the window types. Given the limitations of the early photographs and the fact that the building features a wide variety of window types and sizes, developing a replacement window program for the building has required some level of interpretation and/or extrapolation.

Window Replacement Proposal, Staff Comments

The application calls for the replacement of virtually every window in the building, which originally featured 22 individual window types or sizes—see Sheet A-6. Traco aluminum-frame full-unit windows with thermal break insulated glass are being specified for the project. As noted above, the design of each window type has been based on historic photographs of the building. Also proposed are custom aluminum brickmoulds, the profile of which is patterned after an original brickmould remaining in one window opening.

Specifications call for Low-E glass and “obscure glass” in some openings. Note also that the project calls for retaining the original sash weight boxes, interior window trim and sills.

Revisions Since 1/27 Workshop

Mr. Hays has provided a letter describing their efforts since the January workshop to confirm the configuration of the various window types in the building and the modifications made to their original proposal. For example, in response to observations from Board members, the design of the large central windows at the courtroom level on the Federal and Newbury Street facades has been revised to more closely resemble what can be discerned from the early photographs. Mr. Hays acknowledges in his letter that some details might warrant further adjustment. He is prepared to discuss potential modifications at the meeting.

Note that the County is requesting one deviation from what was likely the original fenestration treatment. For security and privacy purposes as well as the need for window air conditioning units, the County is requesting approval for double-hung windows at the basement level of the building.

Applicable Review Standards:

The applicable ordinance review standard is as follows:

- (6) *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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 5-18-16 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed window replacement program at the Cumberland County Courthouse **meets (fails to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments

1. May 8 letter from project architect
2. Historic and current photos of building
3. Photo of remaining historic brickmould
4. Muntin and mullion details
5. Excerpts from original submission
6. Plans, specifications and elevations

GRANT HAYS ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN

Att. 1

May 8, 2016

City of Portland
Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, Maine 04101

Attn: Deborah G. Andrews
Re: Cumberland County Courthouse Window Replacement Project

Dear Deb,

Based on our discussions at the Portland Historic Preservation Commission workshop earlier this year, and subsequent research, we offer the following adjustments to the window replacement project at the Cumberland County Courthouse:

1. We have collected 9 different historic photographs of the courthouse, which are attached to this submission. These photos are primarily of the Federal Street Façade and the Pearl Street Façade. We were unable to find any photos of the Newbury Street or Franklin Arterial facades.
2. The photographs depict rather clearly the profile of the second and third floor windows, which appear to be a combination of casement, awning-over-casement, and fixed windows. We surmise the large courtroom windows were primarily fixed with awning sashes at the upper sections, as these were the only rooms that had mechanical ventilation when the building was constructed.
3. The first floor windows were more difficult to determine from the photographs, but we are reasonably sure they were also casement or awning-over-casement profile.
4. The basement windows were the most difficult to research. Based on the Courthouse's need for security, and HVAC in these spaces occupied by the District Attorney's Office, we feel it is important that these windows be double-hung profile with obscure glass. It is very important that passerby's (plaintiffs/defendants) cannot see into these offices, nor see the attorney who might have just tried their case. Casement or awning windows could be forcibly removed from their frames. The double hung windows would allow for secured window AC units until such time the building received an adequate full HVAC system. At that time, the basement windows could then be replaced with a more historic fixed profile, should that be preferred.
5. We have modified the drawings, particularly sheets A6 & A7, which indicated the change of the window configurations from double-hung to casement/awning/fixed profiles. Sheets A8 & A9, which previously showed existing window conditions pictures of the major facades, now show the proposed window configurations overlaid onto the photographs.

There are still a few "gray areas" to discuss with the HPC regarding actual final profiles of grilles, operable versus fixed sash locations, and color. We would propose the replacement windows to have a dark charcoal finish, similar to the Federal Court Building across the street. The existing Federal Street door and adjacent heavily-grated windows appear to have that color also.

In closing, we look forward to discussing these changes in our design approach, and hope to obtain the Commission's approval so we may move forward with finalizing the drawing bid set.

Please do not hesitate to contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael F. Hays". The signature is fluid and cursive, with the first name "Michael" being more legible than the last name "Hays".

Michael F. Hays, Principal
Maine License ARC 1724

Att. 2





Maine Memory Network

Maine's Online Museum

Federal Street, Portland, ca. 1910

[Back to Search Results](#)



Click on the image to zoom. Click and drag your mouse over the image to move it left or right. Use the small navigation window to select the area you wish to zoom on.

Purchase a reproduction of this item on VintageMaineImages.com.

Description

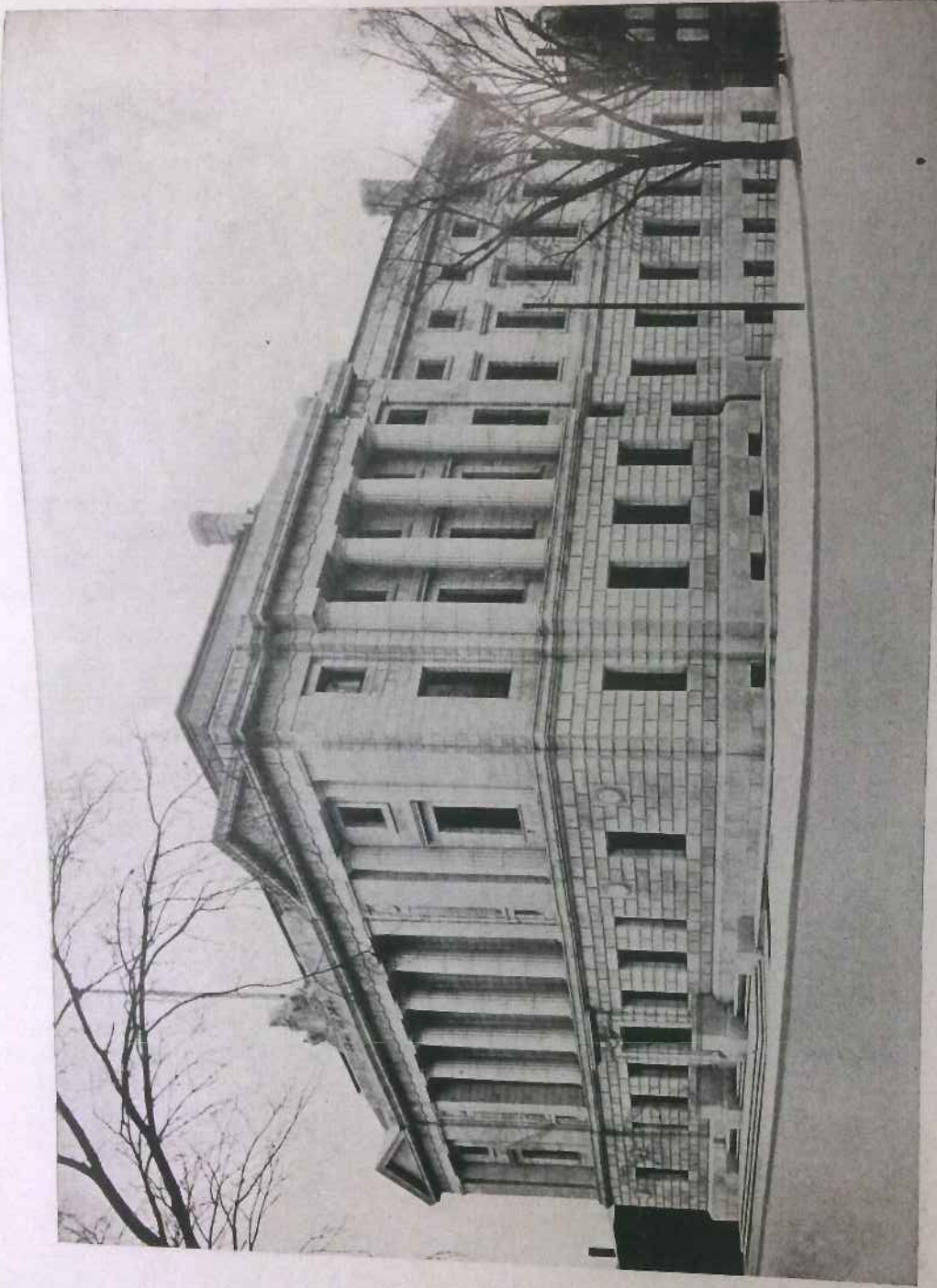
Federal Street in Portland between Market and Pearl streets. The Federal Building is in the foreground. Behind it is the Cumberland County Courthouse. Two Grand Trunk grain elevators are in the background.

[Go back](#)

If you'd like to privately share a comment with MMN staff, please use [this form](#).







CUMBERLAND COUNTY COURT HOUSE—Federal and Pearl Streets

This beautiful structure, of classic design, embodies in every detail the highest type of modern construction and ranks with the best in the country. The exterior walls are built of North Jay granite, and Indiana limestone has been freely used in the interior work. The building contains the Supreme, Superior, Probate and Municipal court rooms with ample quarters for all the official departments of the County and for all County officers. Cost over \$800,000, exclusive of cost of land and condemnation proceedings. George Burnham, architect.

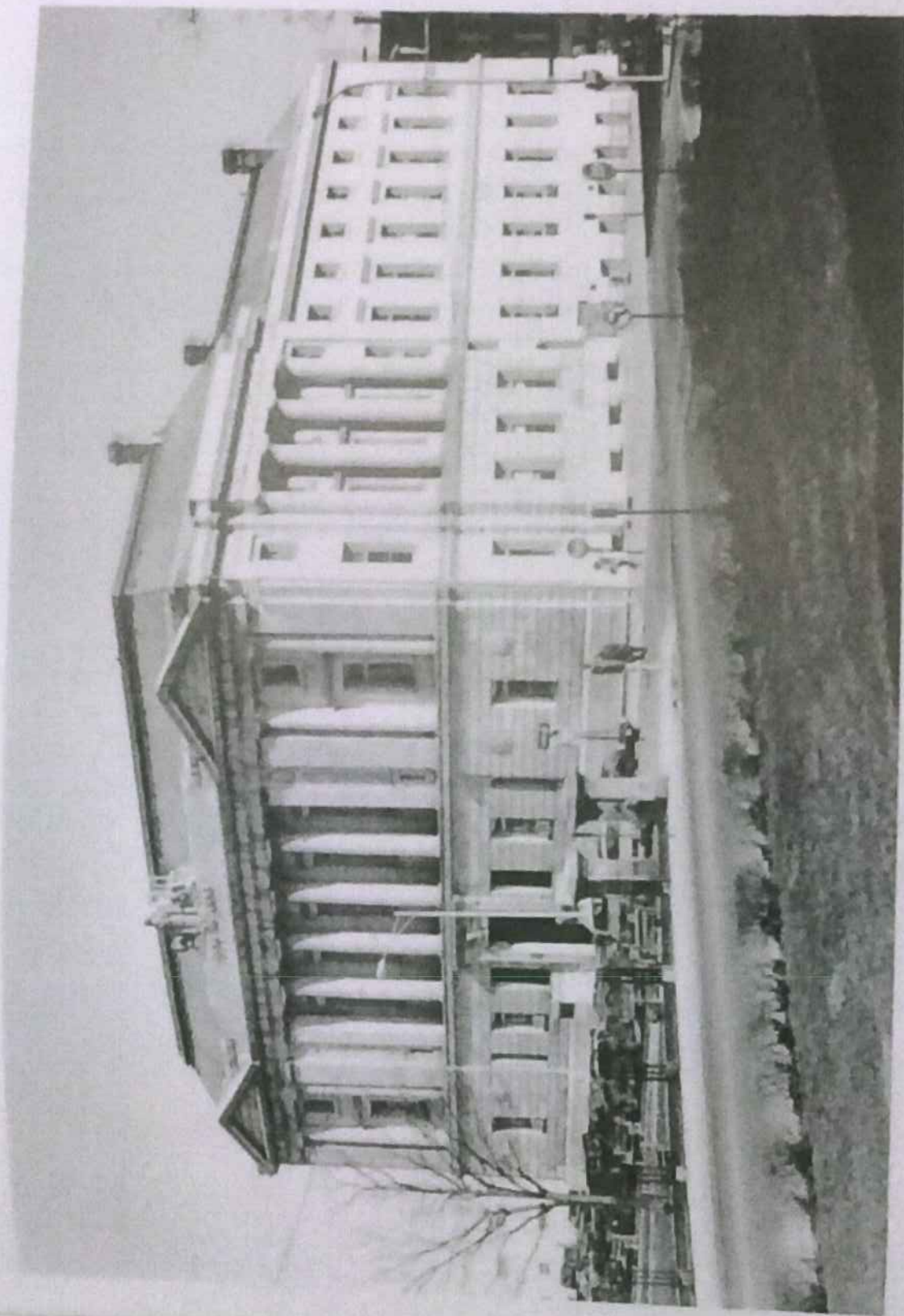
The only building in it
mentary chambers, the
Clerk and Deputy Clerk

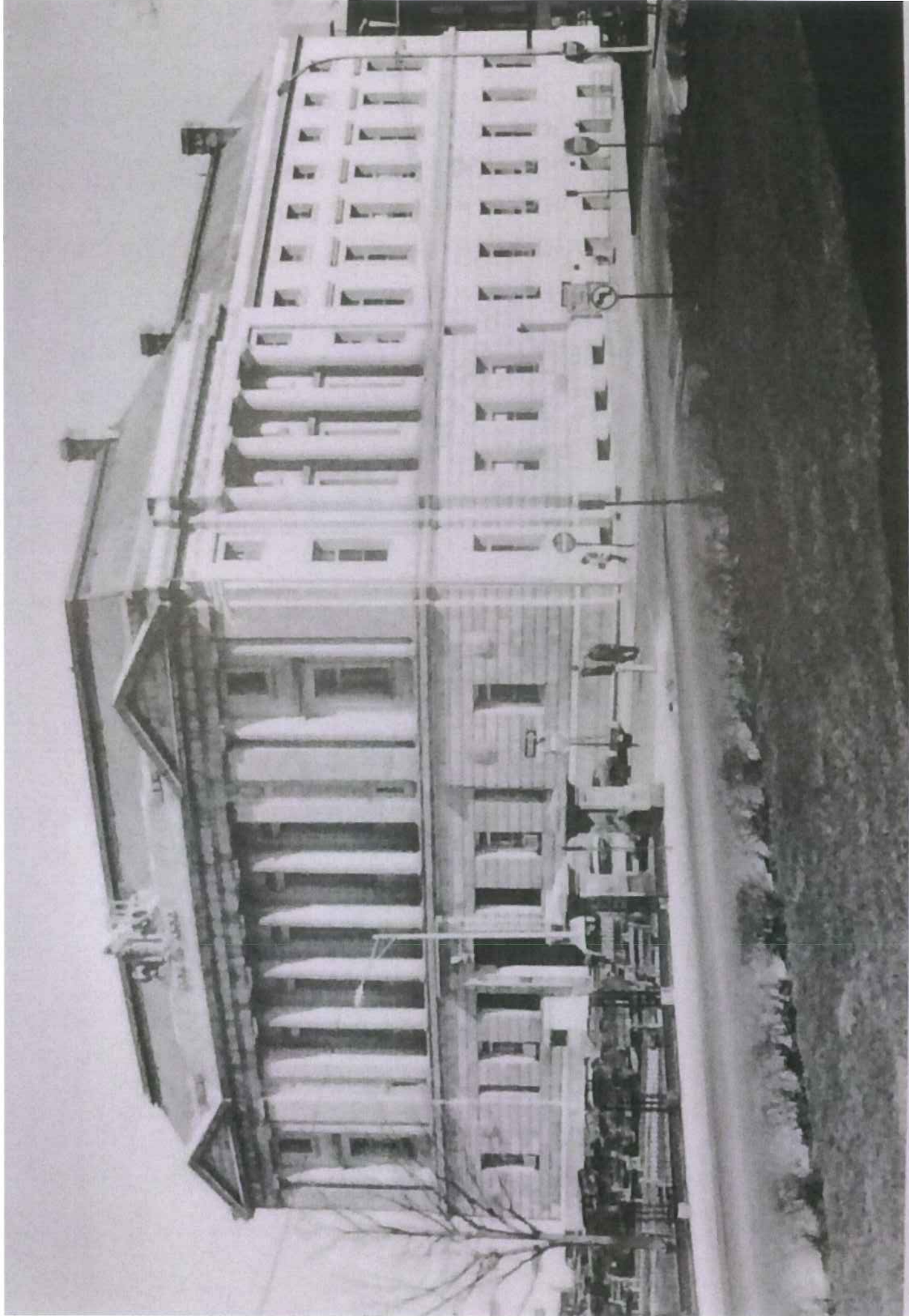




after the Cumberland County Court House (fig. 86) across Pearl Street and also facing on Federal. The Court House was designed by George Burnham, a local architect important for his residential, recreational, civic and commercial buildings.

86. Cumberland County Courthouse*
1906-1910.
George Burnham and Guy Lowell





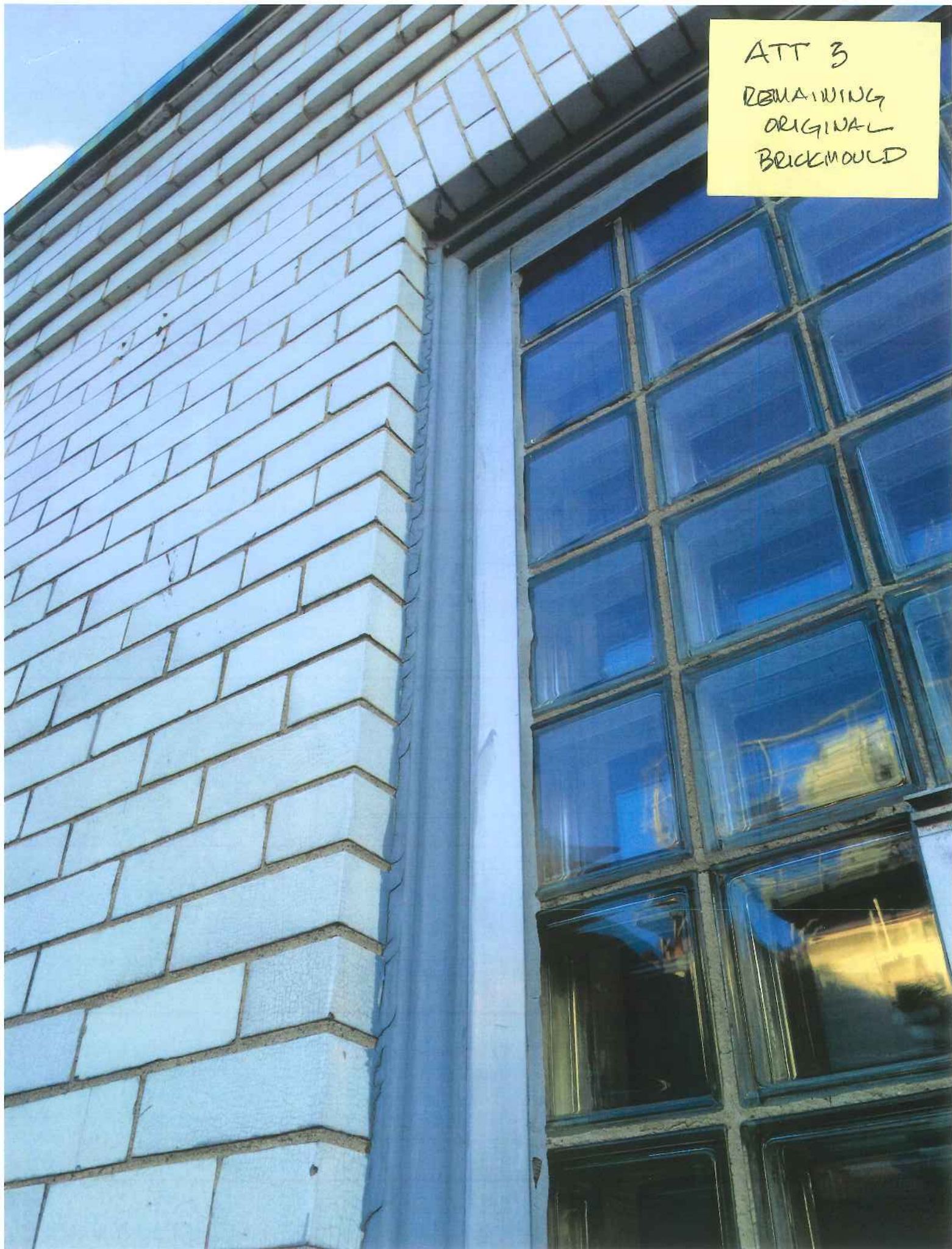






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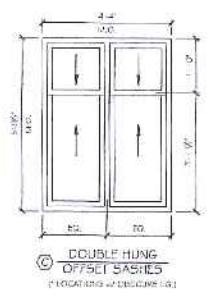
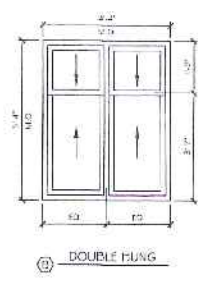
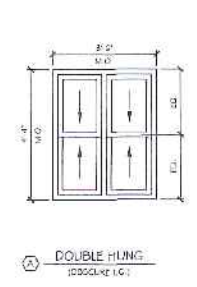
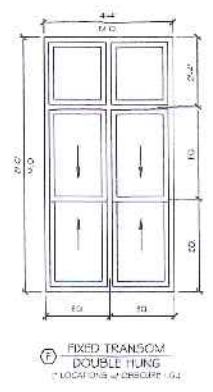
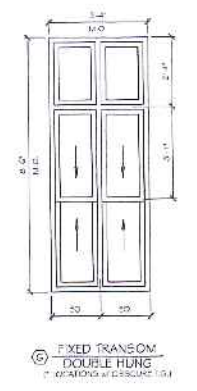
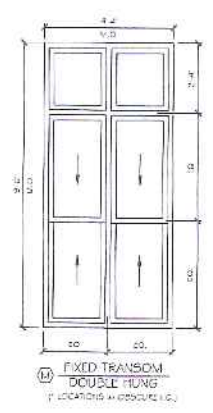
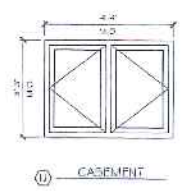
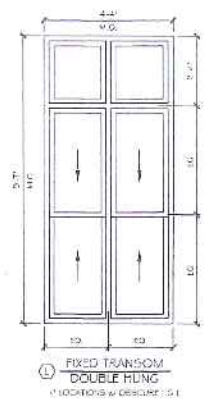
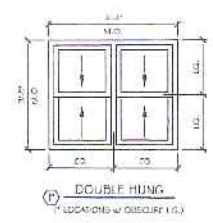
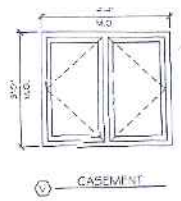
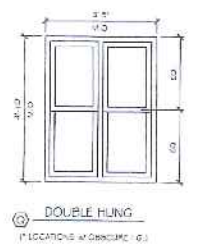
REMAINING
ORIGINAL
BRICKMOULD







ATTACHMENT 4
EXCERPTS FROM
1/27 SUBMISSION



PEARL STREET FACADE

DATE

SCALE

DRAWING NAME

SHEET

DATE

SCALE

DRAWN

JOB NO.

SHEET

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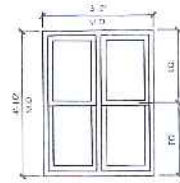
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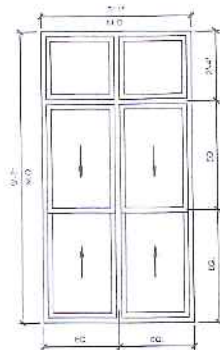
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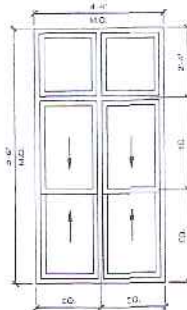
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1" LOCATIONS W/ DOUBLE HUNG



FIXED TRANSOM
DOUBLE HUNG



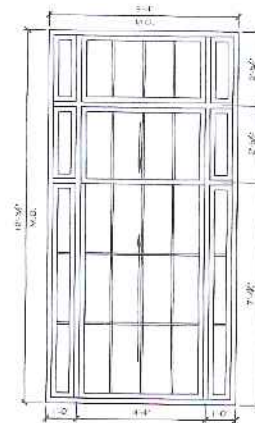
FIXED TRANSOM
DOUBLE HUNG
1" LOCATIONS W/ DOUBLE HUNG



FIXED TRANSOM
DOUBLE HUNG



FEDERAL STREET FACADE



FIXED TRANSOM
DOUBLE HUNG
1" LOCATIONS W/ DOUBLE HUNG



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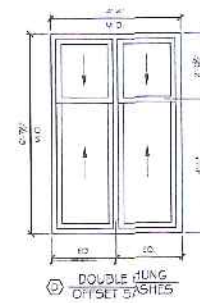
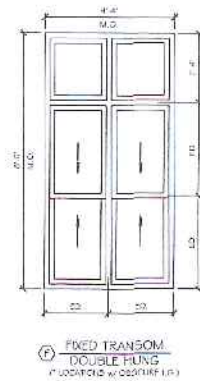
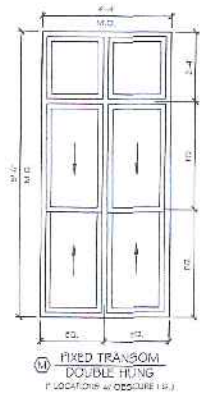
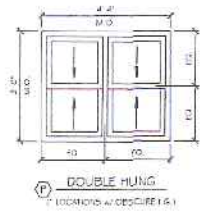
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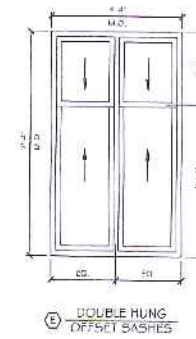
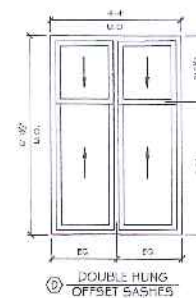
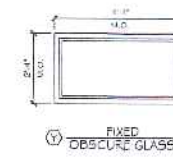
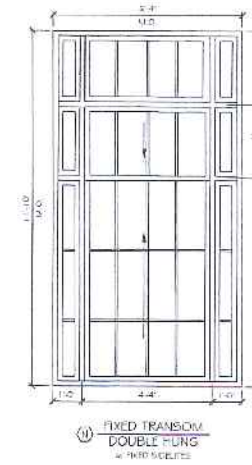
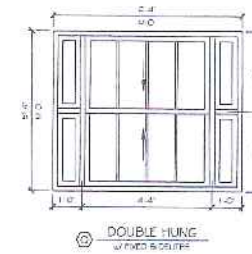
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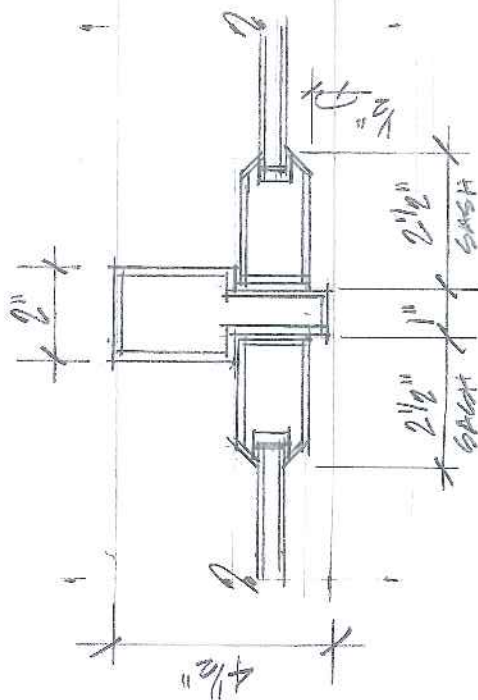
NEWBURY STREET FACADE



CUMBERLAND COUNTY COURTHOUSE WINDOW REPLACEMENT DETAILS

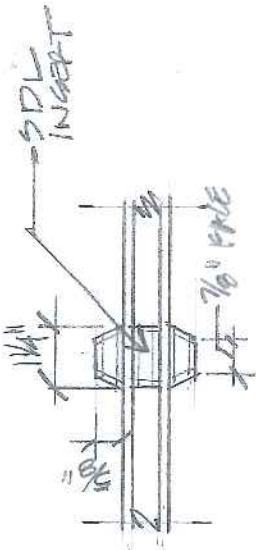
GHA 5.9.16 3" x 11'-0"

(FOR HISTORIC PRESERVATION)
(WORKSHOP REVIEW)



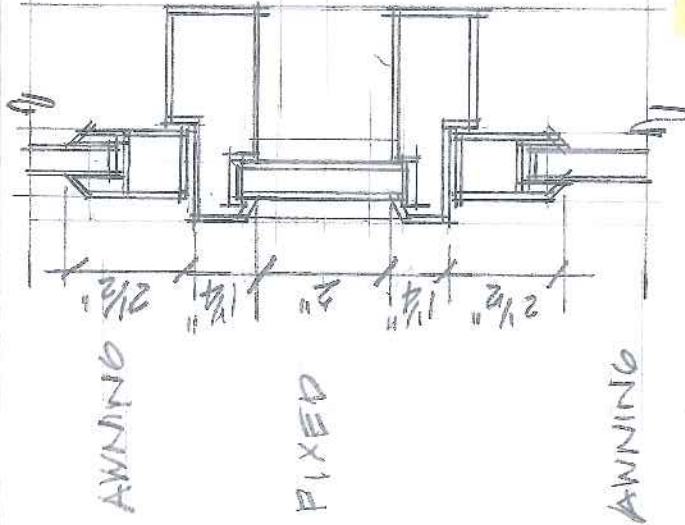
TYPICAL MEETING
RAIL / STILE DETAIL

3" x 11'-0"



GRILLE
SECTION

3" x 11'-0"



MULLION DETAIL
AT
N
WINDOWS

3" x 11'-0"

ATTACHMENT

5

MULTIPLY
MULLION DETAILS



(MISS)

0

2

7

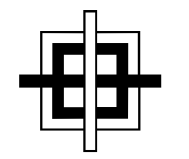
HISTORIC EXTERIOR WINDOWS

CUMBERLAND COUNTY

COURTHOUSE

205 NEWBURY STREET

PORTLAND, MAINE 04101



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PORTLAND, MAINE 04101

205 NEWBURY STREET

SHEET

COVER
SHEET

DATE

28 APR '15

SCALE

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MFH/mgk

JOB NO.

150512

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ABBREVIATIONS

AFF ALUM or AL AWP	ABOVE FINISH FLOOR ALUMINUM ACOUSTICAL WALL PANEL	HC HD WD HDR	HANDICAP HARDWOOD HEADER	S SAT	SOUTH SUSPENDED ACOUSTICAL TILE CEILING
BIT BM BOT BRG BRK	BITUMINOUS BENCH MARK BOTTOM BEARING BRICK	HM HORIZ HT	HOLLOW METAL HORIZONTAL HEIGHT	SC SD SCHED SECT SGS	SHOWER CURTAIN SOAP DISPENSER SCHEDULE SECTION SUSPENDED GYPSUM BOARD CEILING
C CAB CB CC CH	CARPET CABINET CHALK BOARD CENTER TO CENTER CONCRETE FLOOR WITH HARDENER	ID IF IN INSUL INT	INSIDE DIAMETER INSIDE FACE INCHES INSULATION INTERIOR	SHT SIM SND SPEC SQ	SHEET SIMILAR SANITARY NAPKIN DISPOSAL SPECIFICATIONS SQUARE
CJ CL CLG CMU CONC CONT CONST CONTR CT	CONTROL JOINT CENTER LINE CEILING CONCRETE MASONRY UNIT CONCRETE CONTINUOUS CONSTRUCTION CONTRACTOR CERAMIC TILE	JNT or JT KEC KP	JOINT KITCHEN EQUIPMENT CONSULTANT KICK PLATE	STD STL STRUCT STV SV	STANDARD STEEL STRUCTURAL STRAIGHT VINYL BASE SHEET VINYL
DBL DC DIA DIM DNA DR DTL DWG	DOUBLE DOOR CLOSER DIAMETER DIMENSION DOES NOT APPLY DOOR DETAIL DRAWING	L LAB LNTL LOC LS	LAVATORY LABEL (FIRE) LITTLE LOCATION LOCKSET	T TB TH THK TO	TEMPERED (GLASS) TACK BOARD THERMAL (INSULATED) THICKNESS TOP OF
EA EAF EAL ELEV EMHO	EAST EACH EACH FACE EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR ELECTROMAGNETIC FIELD OPEN	M MAS MAX MB MECH MFCR MIN MISC MO MR MRGB	MARBLE MASONRY MAXIMUM MARKER BOARD MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOP OPENING MOISTURE RESISTANT GYPSUM BOARD METAL	VB VCT VERT VWC	VAPOR BARRIER VINYL COMPOSITION TILE VERTICAL VINYL WALL COVERING
EQ EW EWC EXIST OF (E) EXP EXT	EQUAL EACH WAY ELECTRIC WATER COOLER EXISTING EXPANSION EXTERIOR	MTL N NA NIC NO NOM NTS	METAL NORTH NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	W w/ WC WD WF WG WP	WEST WITH WATER CLOSET WOOD WATER FOUNTAIN WIRE GLASS WOOD PANELING
FCS FD FDN FFE FIN FIN FL or FF FIN GR FR FRMG FT FV FWC	FLOOR COATING SYSTEM FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FLOOR ELEVATION FINISH FINISH FLOOR FINISH GRADE FLOOR FIRE RATING FRAMING FEET (FOOT) FIELD VERIFY FABRIC WALL COVERING	OA OC OD OF OPNG OPP	OVERALL ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE	PTD PD PB PL PLY WD PNL PS PT PT & D PTN	PAINT PAINTED FANIC BAR PLATE PLYWOOD PANEL PASSAGE LATCH SET PRESSURE TREATED PAPER TOWEL & WASTE DISPENSER PARTITION
G GA GALV GB GC GWB	GRANITE GAUGE GALVANIZED GRAB BARS GENERAL CONTRACTOR GYPSUM WALL BOARD	RD RF REF REINF REQD RM RO	ROOF DRAIN REFER REFRIGERATOR REINFORCED REQUIRED ROOM ROUGH OPENING		

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES AND PREVAILING EDITIONS OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS FOR WORK.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT. CONTRACTOR SHALL ALLOW A 48 HOUR TIME FRAME FOR RESOLVING DISCREPANCIES ONCE THE ARCHITECT HAS ACKNOWLEDGED THE CONDITION.
3. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.
4. WORK WITH GIVEN DIMENSIONS AND LARGE SCALE DETAILS. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTIVE PROCESS TENDS TO DISTORT THE ACCURACY OF THE GRAPHIC SCALE INDICATED.
5. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A NEAT, SAFE, AND CLEAN MANNER. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE BUILDING. SITE BURNING IS NOT ALLOWED. LEAVE WORK AREA IN A CLEAN, SAFE CONDITION AT THE END OF EACH WORK DAY.
6. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE FACILITY IN COMPLIANCE WITH ALL REGULATIONS.
7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
8. THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY THE PORTLAND HISTORIC COMMISSION. THERE SHALL BE NO DEVIATION FROM THE WORK INDICATED IN THESE DOCUMENTS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.

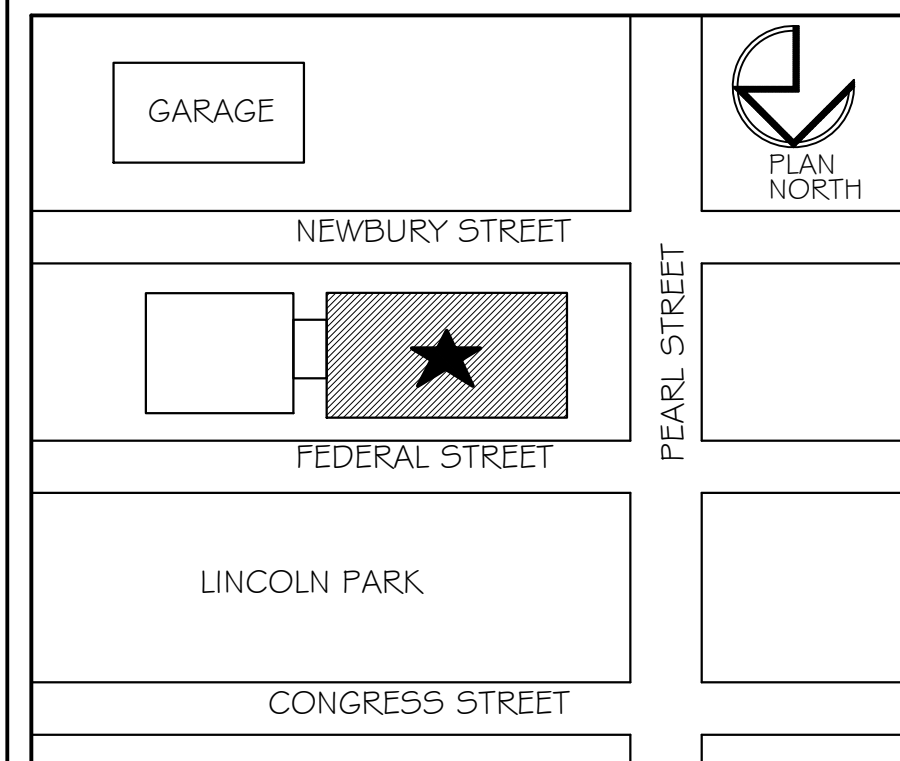
MATERIALS

	CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	GRAVEL
	SOIL
	STUD PARTITION (EXISTING)
	STEEL
	WOOD FRAMING
	WOOD BLOCKING
	PLYWOOD
	GYPSUM BOARD
	SUSPENDED ACOUSTICAL TILE
	BATT INSULATION
	RIGID INSULATION
	FINISH WOOD
	ONE HOUR RATED PARTITION
	TWO HOUR RATED PARTITION
	EXISTING PARTITION (SCREENED)
	NEW PARTITION

SYMBOLS

	ROOM NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	BUILDING SECTION
	WALL SECTION
	DETAIL SECTION
	CASEWORK ELEVATION
	WINDOW TYPES & DETAILS
	EXISTING CONDITIONS PHOTOGRAPHS
	VERTICAL ELEVATION
	PARTITION TYPE
	STRUCTURAL CENTERLINE

LOCATION MAP



DRAWING INDEX

A0	COVER SHEET
A1	EXISTING BASEMENT FLOOR PLAN
A2	EXISTING FIRST FLOOR PLAN
A3	EXISTING SECOND FLOOR PLAN
A4	EXISTING THIRD FLOOR PLAN
A5	EXISTING ATTIC FLOOR PLAN
A6	WINDOW SCHEDULE & TYPES
A7	WINDOW TYPES & DETAILS
A8	EXISTING CONDITIONS PHOTOGRAPHS
A9	EXISTING CONDITIONS PHOTOGRAPHS

PORTLAND HISTORICAL
COMMISSION
PACKAGE



REAL

EVISION

DRAWING NAME

HISTORIC EXTERIOR WINDOWS
CUMBERLAND COUNTY COURTHOUSE
205 NEWBURY STREET
PORTLAND, MAINE 04101

SHEET

BASEMENT
FLOOR
PLAN

28 APR '16

SCALE
1/8"=1'-0"

RAW264 MFH/mqk

OB NO. 150512

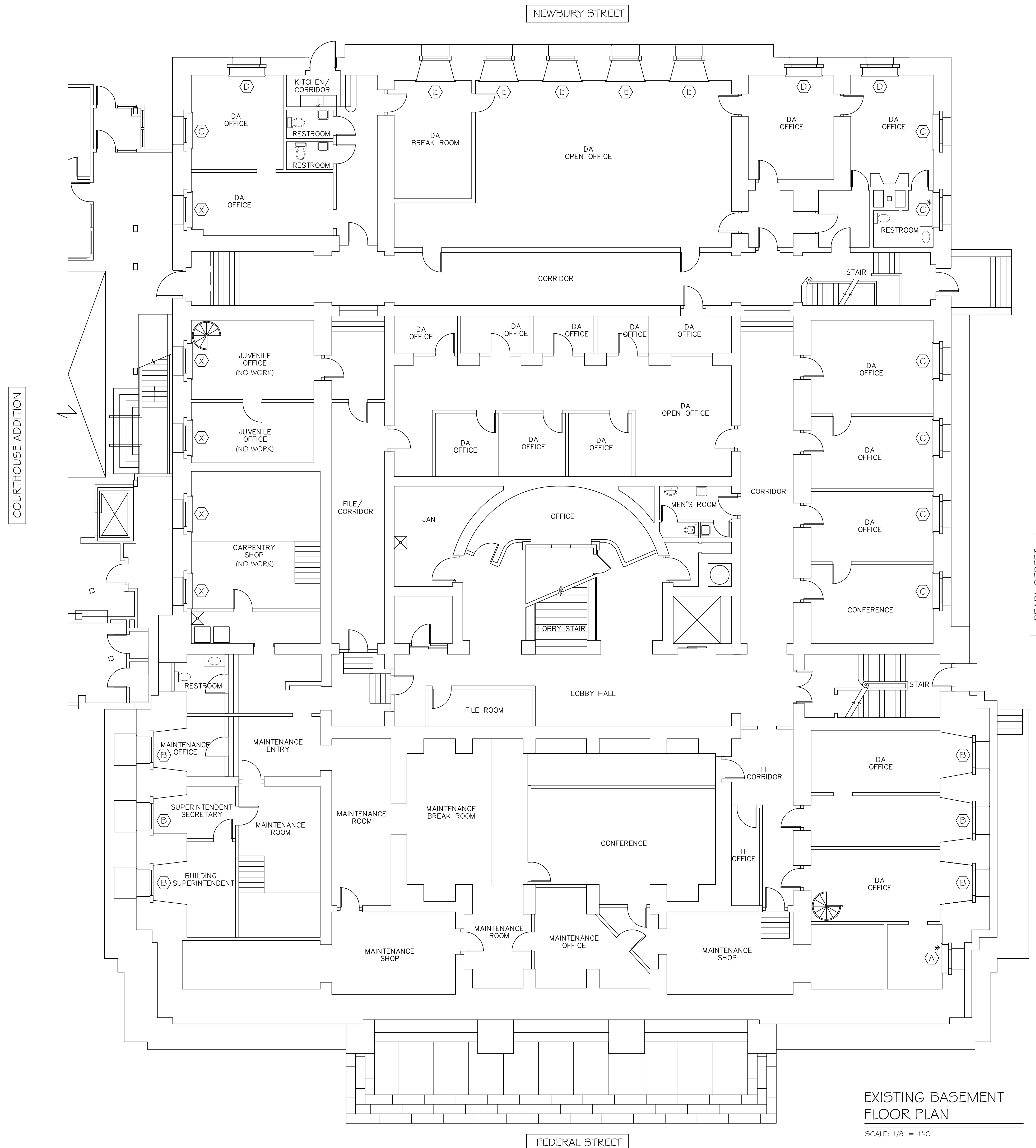
SHEET

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2. PREPARE THE OPENINGS TO RECEIVE NEW WINDOWS AS REQUIRED AND IN ACCORDANCE WITH THE DETAILS INDICATED. FIELD VERIFY EXISTING MASONRY OPENING AND INTERIOR FINISH OPENING PRIOR TO ORDERING AND INSTALLING WINDOWS.
3. PROTECT EXISTING EXTERIOR STONEWORK DURING DEMOLITION AND NEW WINDOW INSTALLATION.
4. PROTECT EXISTING INTERIOR WOODWORK AND WALL FINISHES DURING DEMOLITION AND NEW WINDOW INSTALLATION.
5. REPAIR ANY DAMAGE TO ANY EXISTING SURFACE TO REMAIN TO MATCH THE EXISTING ADJACENT FINISH AT NO ADDITIONAL EXPENSE TO THE OWNER.

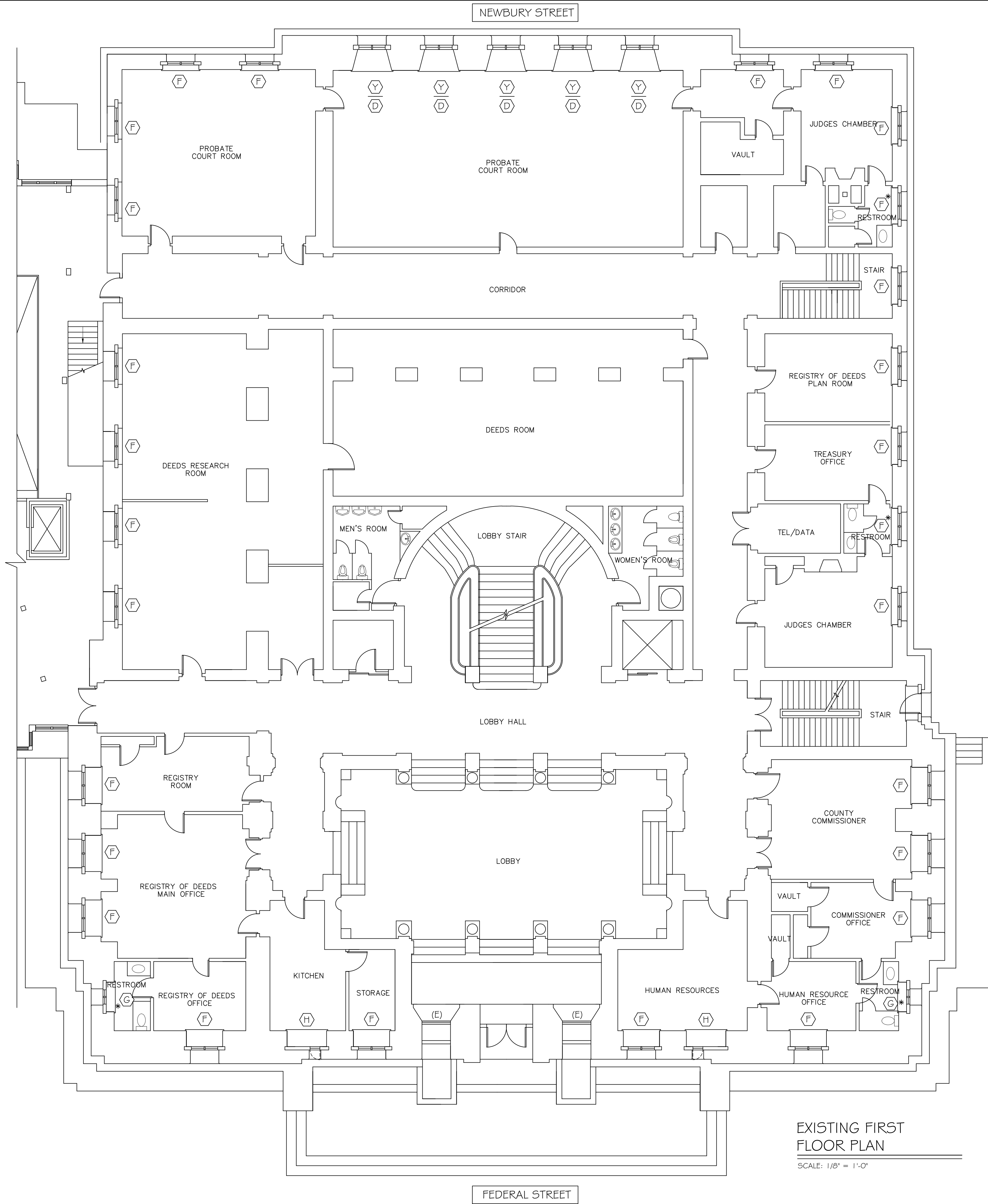


EXISTING BASEMENT
FLOOR PLAN

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

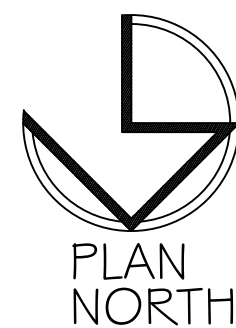


COURTHOUSE ADDITION



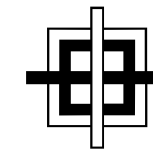
EXISTING FIRST FLOOR PLAN

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



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CUMBERLAND COUNTY COURTHOUSE
205 NEWBURY STREET
PORTLAND, MAINE 04101

SHEET

FIRST
FLOOR
PLAN

DATE
28 APR '16

SCALE
1/8"=1'-0"

DRAWN
MFH/mgk

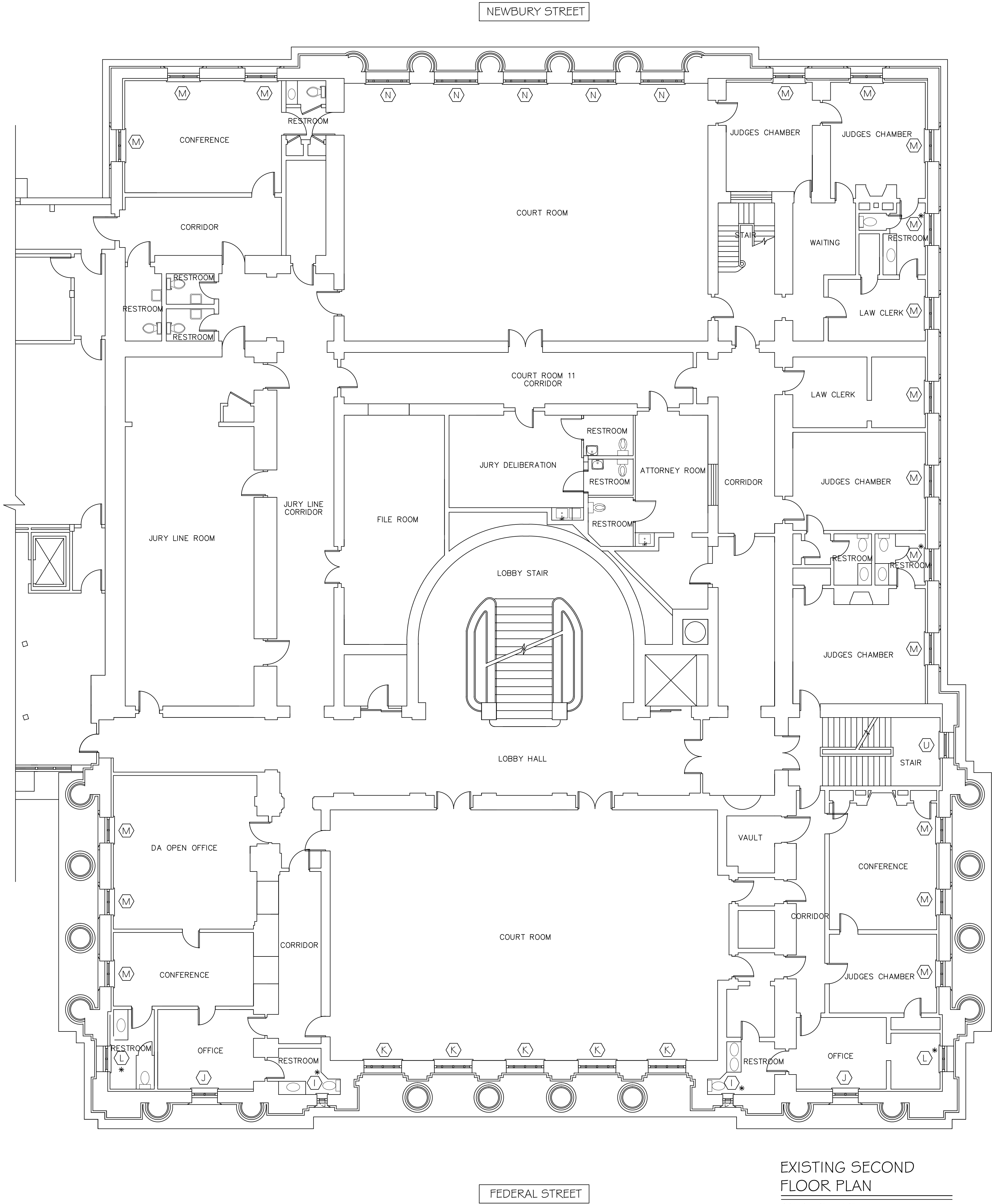
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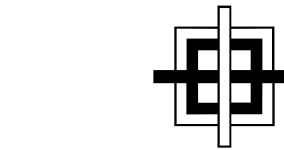


EXISTING SECOND FLOOR PLAN

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

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1/2" = 1'-0"

REV 1/10/17

DRAWING NAME

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CUMBERLAND COUNTY COURTHOUSE

205 NEWBURY STREET
PORTLAND, MAINE 04101

1/2" = 1'-0"

SECOND
FLOOR
PLAN

DATE
28 APR '16

SCALE
1/8" = 1'-0"

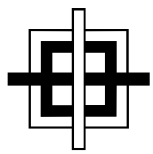
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1/2" = 1'-0"

A-3

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1/2" = 1' - 0"

REV. 10/15/16

DRAWING NAME

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CUMBERLAND COUNTY COURTHOUSE
205 NEWBURY STREET
PORTLAND, MAINE 04101

1/2" = 1' - 0"

THIRD
FLOOR
PLAN

DATE
28 APR '16

SCALE
1/8" = 1' - 0"

DRAWN
MFH/mgk

JOB NO.
150512

1/2" = 1' - 0"

A-4

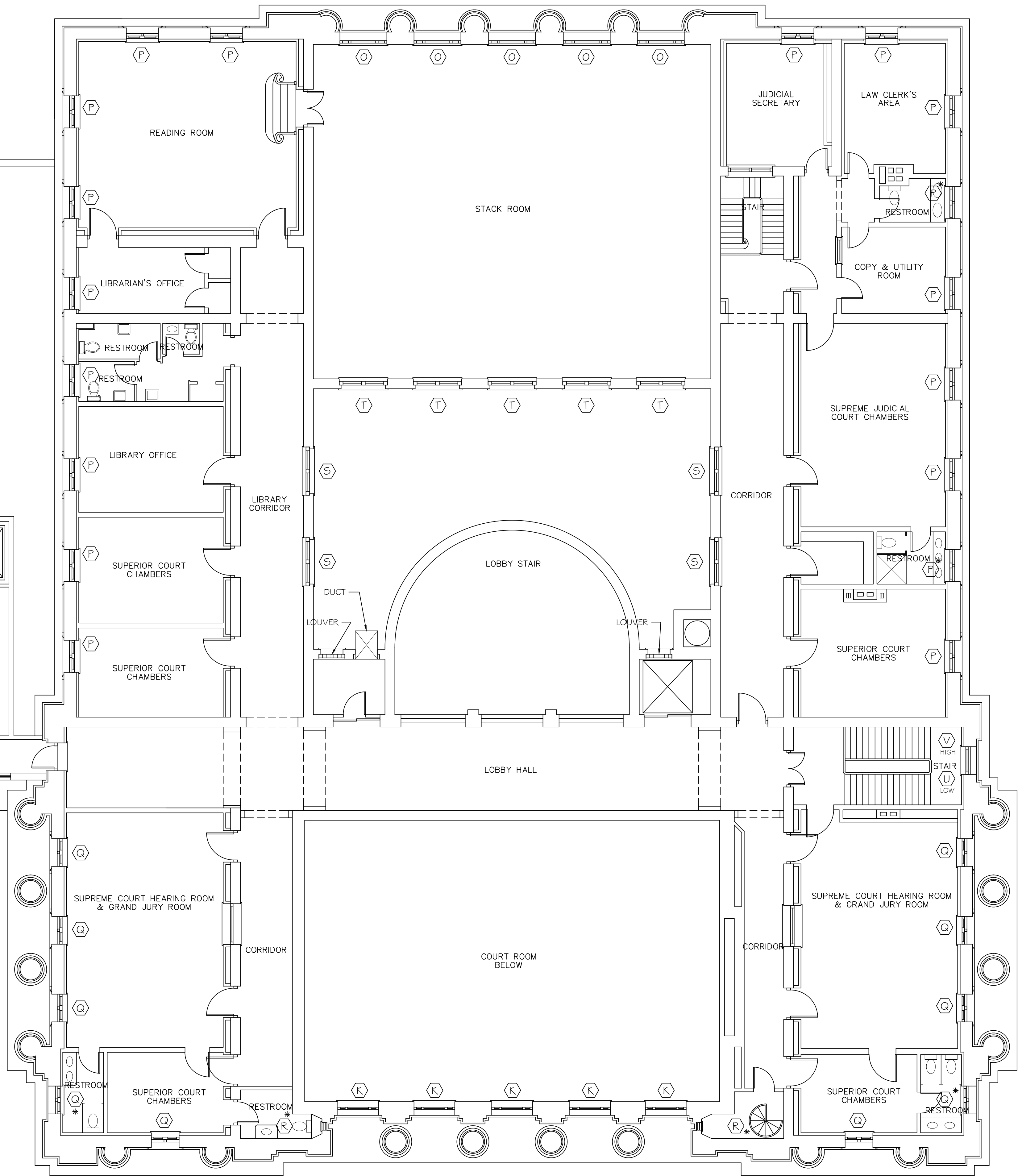
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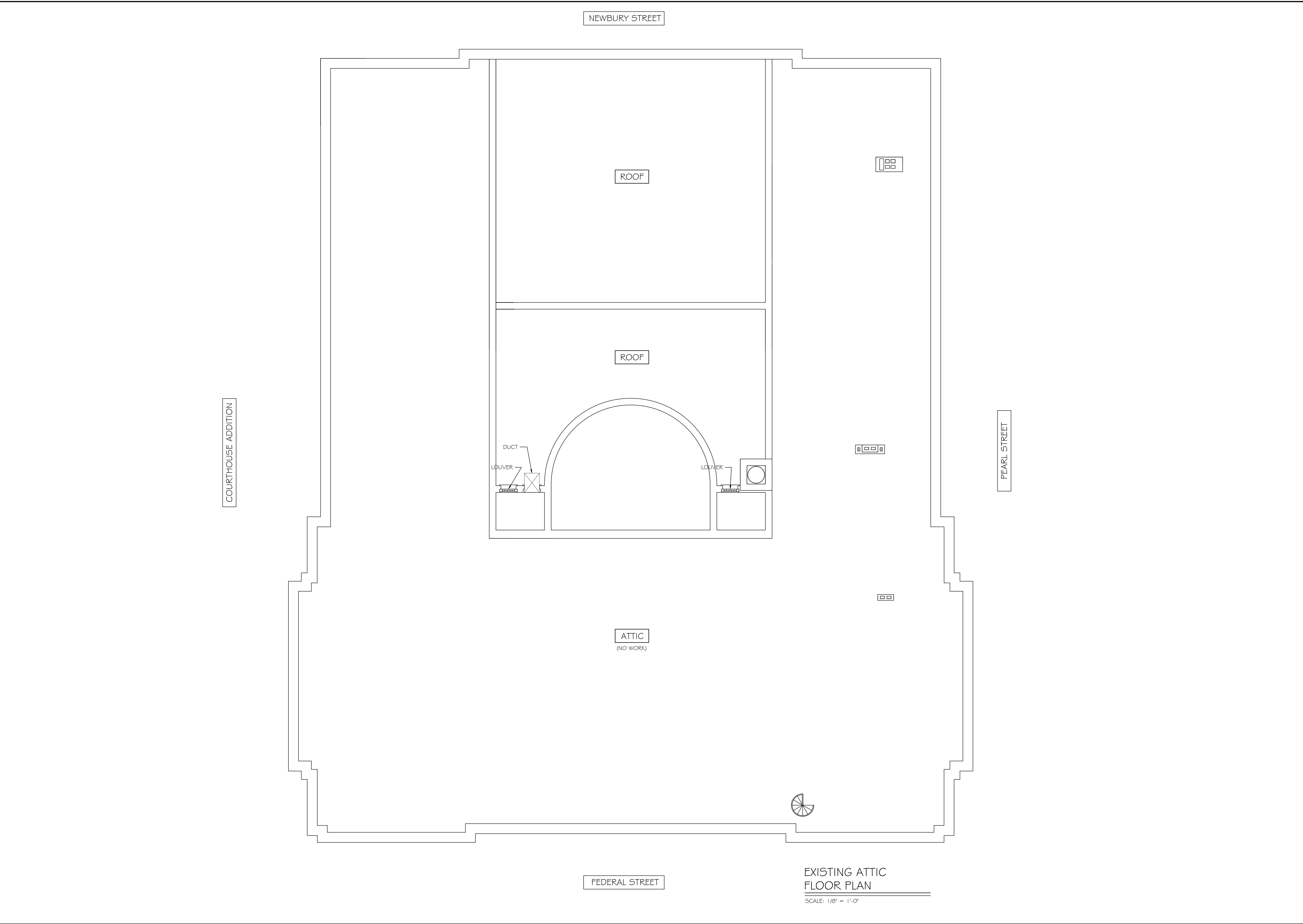
COURTHOUSE ADDITION

PEARL STREET



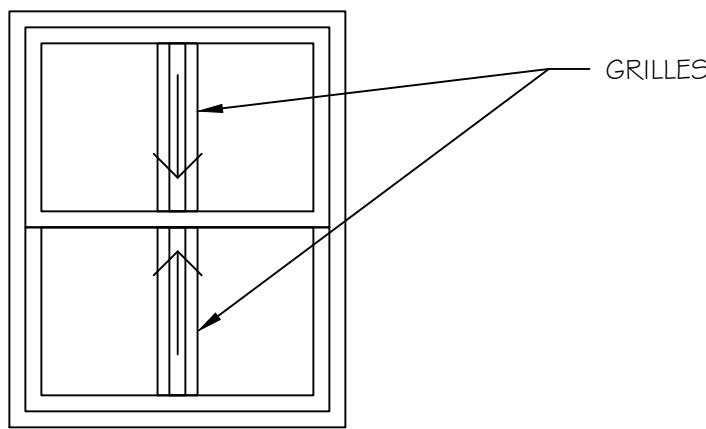
EXISTING THIRD
FLOOR PLAN

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

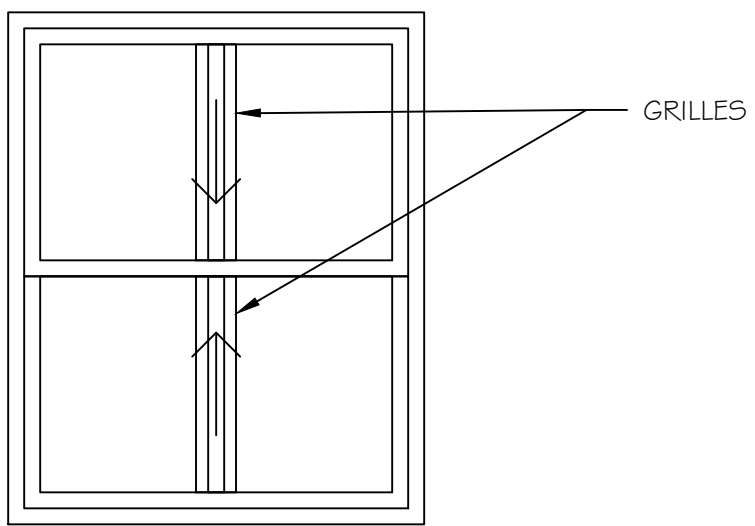


EXISTING ATTIC
FLOOR PLAN

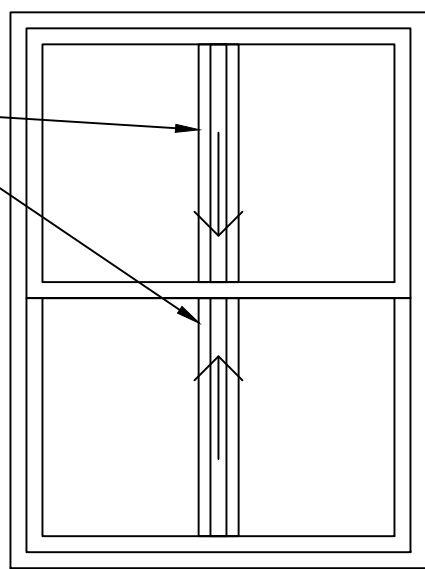
SCALE: 1/8" = 1'-0"



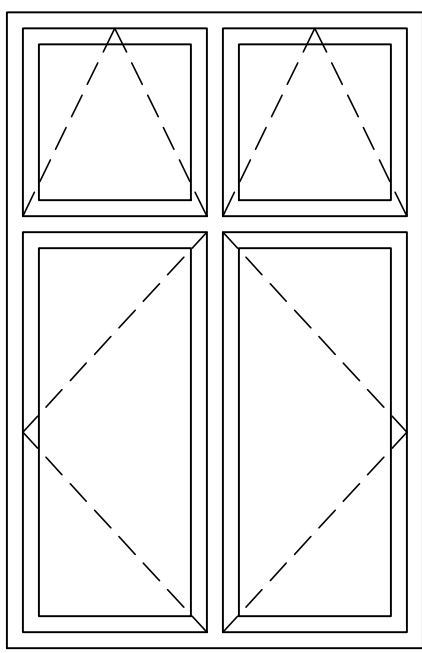
A DOUBLE HUNG
(OBSCURE I.G.)



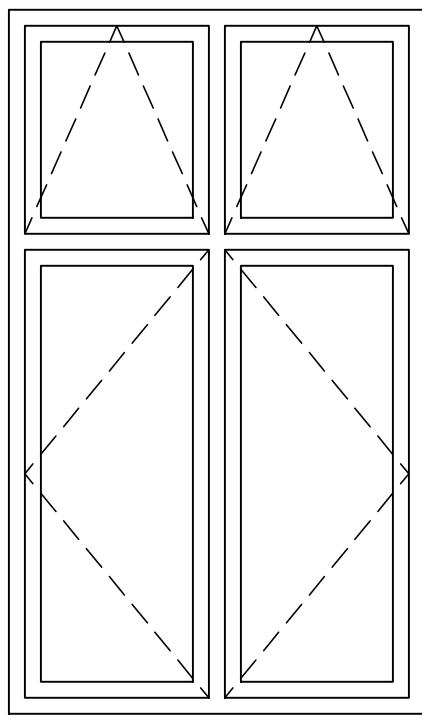
B DOUBLE HUNG



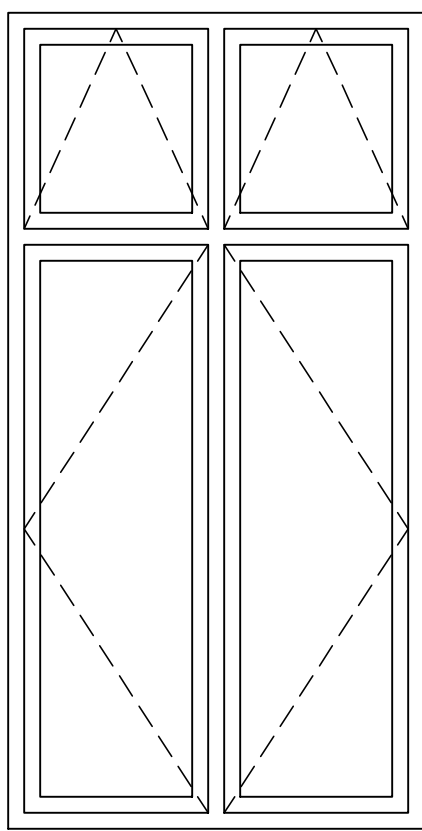
C DOUBLE HUNG
OFFSET SASHES
(* LOCATIONS w/ OBSCURE I.G.)



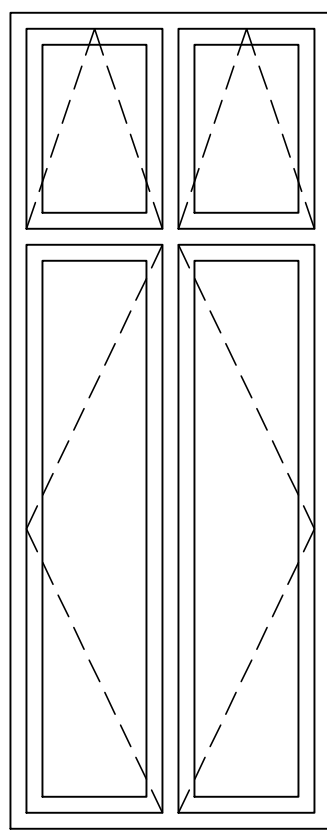
D AWNING
CASEMENT



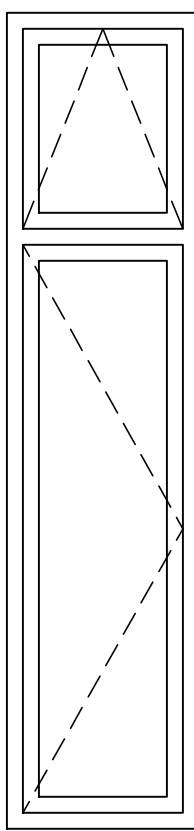
E AWNING
CASEMENT



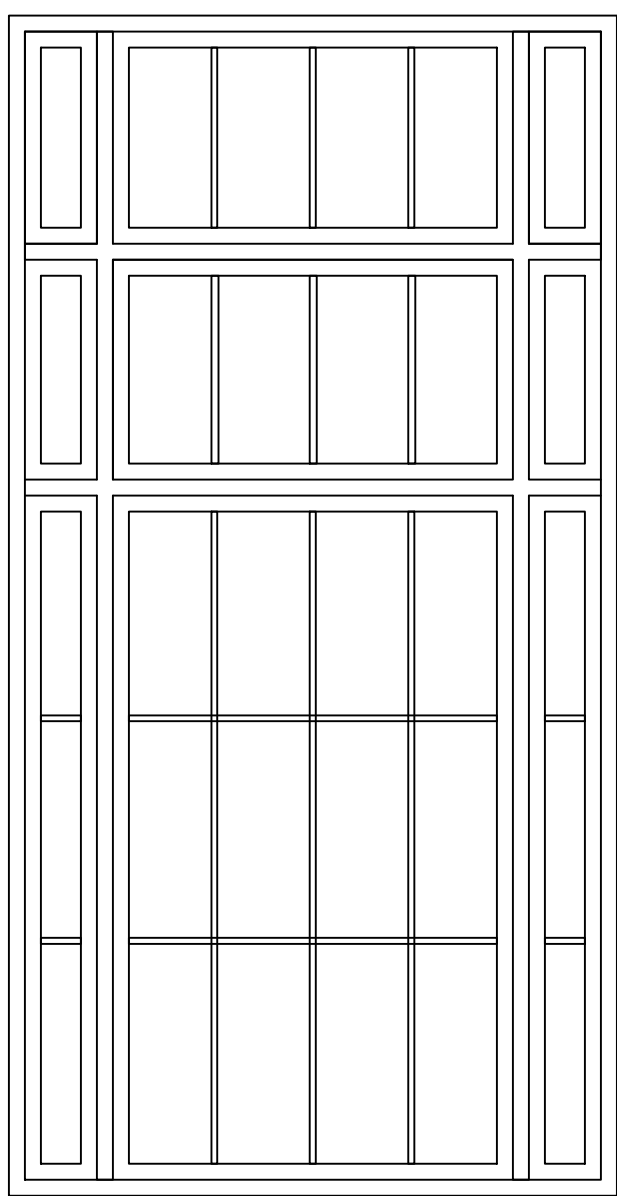
F AWNING
CASEMENT
(* LOCATIONS w/ OBSCURE I.G.)



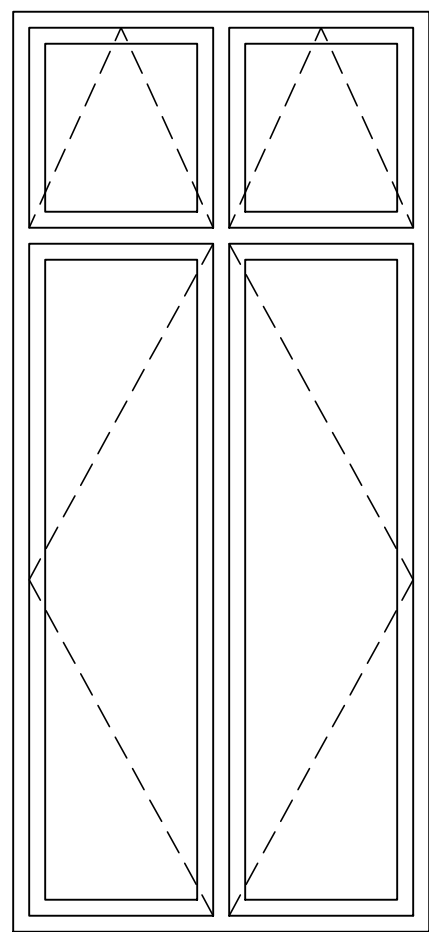
G AWNING
CASEMENT
(* LOCATIONS w/ OBSCURE I.G.)



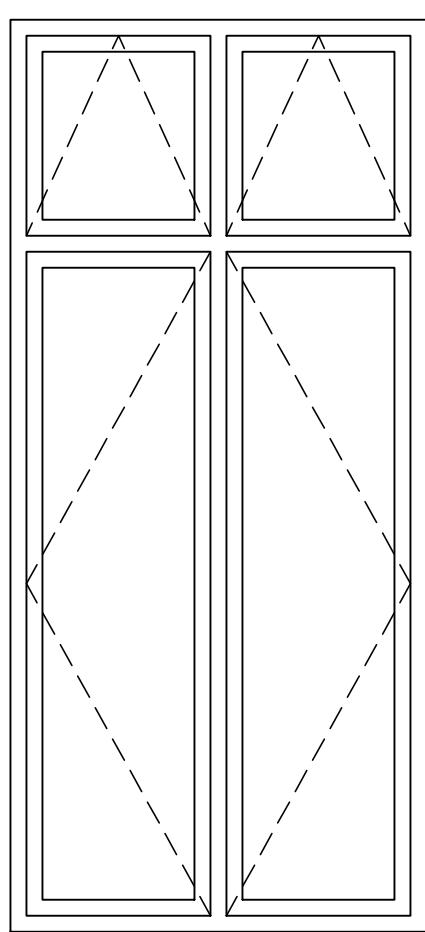
H AWNING
CASEMENT
(SEE PLAN FOR SWING DIRECTION)



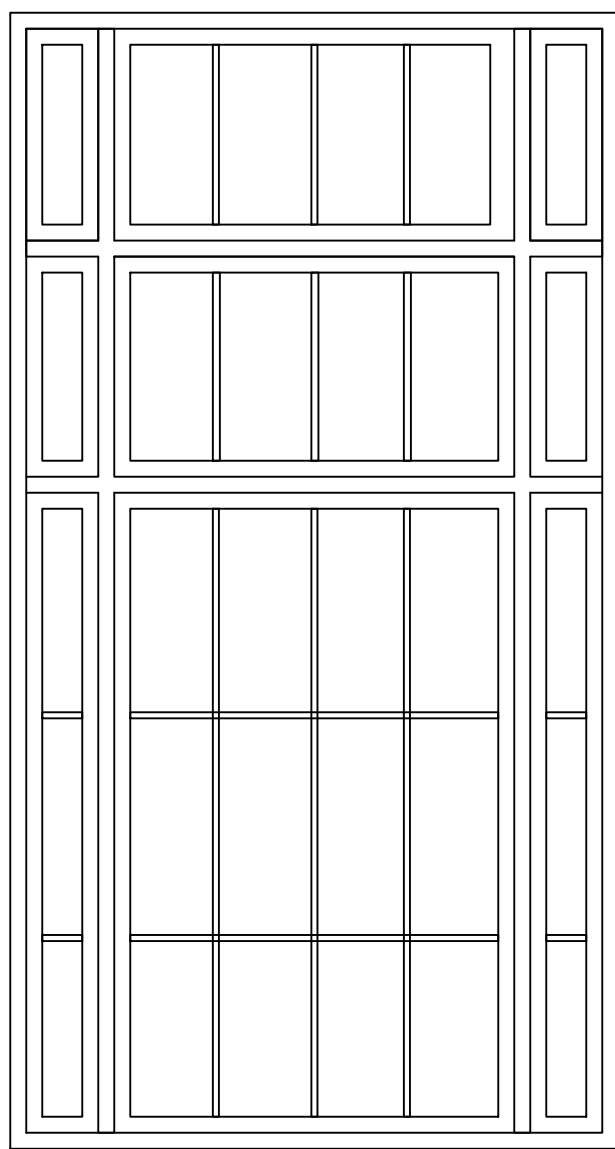
K FIXED
w/ FIXED SIDELITES



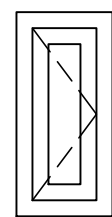
L AWNING
CASEMENT
(* LOCATIONS w/ OBSCURE I.G.)



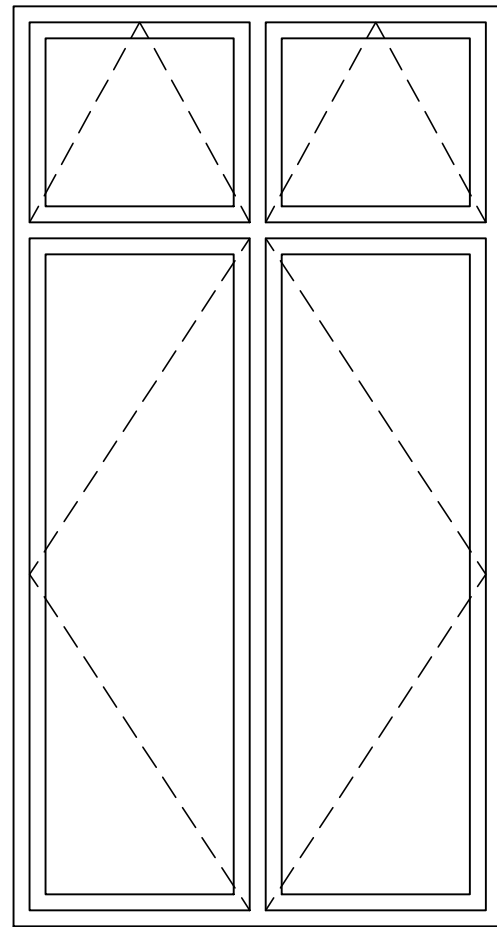
M AWNING
CASEMENT
(* LOCATIONS w/ OBSCURE I.G.)



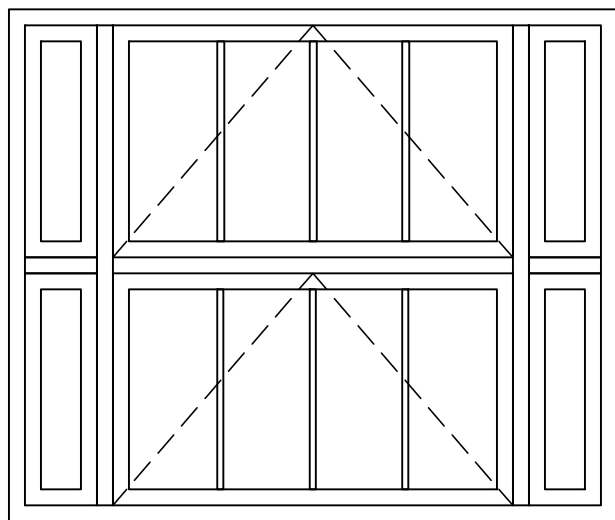
N FIXED
w/ FIXED SIDELITES



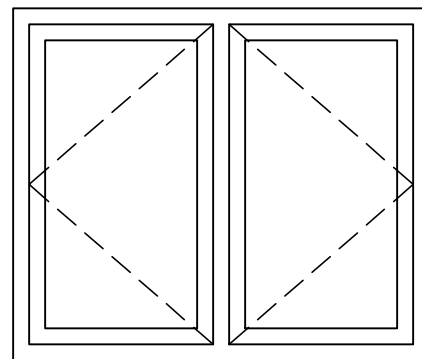
O CASEMENT
(OBSCURE I.G.)
(SEE PLAN FOR SWING DIRECTION)



P AWNING
CASEMENT



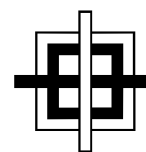
Q FIXED TRANSOM
AWNING
w/ FIXED SIDELITES



R CASEMENT
(* LOCATIONS w/ OBSCURE I.G.)

WINDOW SCHEDULE

WINDOW SCHEDULE						ABBREVIATIONS					
						AL CMT DTH (E) FIX INSUL	ALUMINUM CASEMENT DOUBLE HUNG EXISTING FIXED SASH INSULATED			MTL TEMP V WG WD W / WITH	METAL TEMPERED VINYL WIRE GLASS WOOD WITH
NO.	TYPE	MANUFACTURER		NOMINAL SIZE		DETAILS					REMARKS
		MFGR	MODEL	WIDTH	HEIGHT	HEAD	JAMB	SILL A	SILL B	MULL	
A	DOUBLE HUNG	T-BREAK ALUM	I.G. LOW 'E' *	3'-6"	4'-4"						* OBSCURE GLASS
B	DOUBLE HUNG	T-BREAK ALUM	I.G. LOW 'E'	4'-4"	5'-4"						
C	DOUBLE HUNG	T-BREAK ALUM	I.G. LOW 'E' *	4'-4"	5'-9 1/2"						* OBSCURE GLASS PER PLAN
D	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E'	4'-4"	6'-7 1/2"						
E	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E'	4'-4"	7'-4"						
F	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E' *	4'-4"	8'-6"						* OBSCURE GLASS PER PLAN
G	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E' *	3'-4"	8'-6"						* OBSCURE GLASS PER PLAN
H	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E'	2'-0"	8'-6"						
I	CASEMENT	T-BREAK ALUM	I.G. LOW 'E' *	1'-0"	2'-1 1/2"						* OBSCURE GLASS PER PLAN
J	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E'	5'-1"	9'-7"						
K	FIXED	T-BREAK ALUM	I.G. LOW 'E'	6'-4"	12'-3 1/2"						
L	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E' *	4'-4"	9'-7"						* OBSCURE GLASS PER PLAN
M	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E' *	4'-4"	9'-6"						* OBSCURE GLASS PER PLAN
N	FIXED	T-BREAK ALUM	I.G. LOW 'E'	6'-4"	11'-0"						
O	CASEMENT	T-BREAK ALUM	I.G. LOW 'E'	6'-4"	5'-4"						
P	CASEMENT	T-BREAK ALUM	I.G. LOW 'E' *	4'-4"	3'-8"						* OBSCURE GLASS PER PLAN
Q	CASEMENT	T-BREAK ALUM	I.G. LOW 'E' *	3'-9"	4'-10"						* OBSCURE GLASS PER PLAN
R	CASEMENT	T-BREAK ALUM	I.G. LOW 'E' *	1'-0 1/2"	4'-10"						* OBSCURE GLASS PER PLAN
S	CASEMENT	T-BREAK ALUM	I.G. LOW 'E'	5'-11"	5'-8"						
T	AWNING / CASEMENT	T-BREAK ALUM	I.G. LOW 'E'	6'-0"	9'-0"						
U	FIXED	T-BREAK ALUM	I.G. LOW 'E'	4'-4"	3'-3"						
V	FIXED	T-BREAK ALUM	I.G. LOW 'E'	4'-4"	3'-9"						
W	EXISTING	EXISTING	EXISTING	4'-4"	8'-6"						EXISTING TO REMAIN
X	EXISTING	EXISTING	EXISTING	4'-4"	5'-9 1/2"						EXISTING PANEL TO REMAIN
Y	FIXED	T-BREAK ALUM	I.G. LOW 'E'	4'-4"	2'-4"						* OBSCURE GLASS PER PLAN
NOTES:											
1.	MASONRY OPENINGS INDICATED ABOVE SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK.										
2.	INTERIOR WINDOW DIMENSIONS ARE APPROXIMATELY M.O. + 2" @ WIDTH AND M.O. - 3" AT HEIGHT. FIELD VERIFY ALL WINDOW DIMENSIONS PRIOR TO FABRICATION OF NEW UNITS.										
3.	(E) = EXISTING TO REMAIN - NO WORK										



GRANT HAY
ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SCALE

REVISIONS

DRAWING NAME

HISTORIC EXTERIOR WINDOWS
CUMBERLAND COUNTY COURTHOUSE
205 NEWBURY STREET
PORTLAND, MAINE 04101

SHEET

WINDOW
SCHEDULE
& TYPES

DATE
28 APR '16

SCALE
AS NOTED

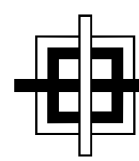
DRAWN
MFH/mgk

JOB NO.
150512

SHEET

A-6

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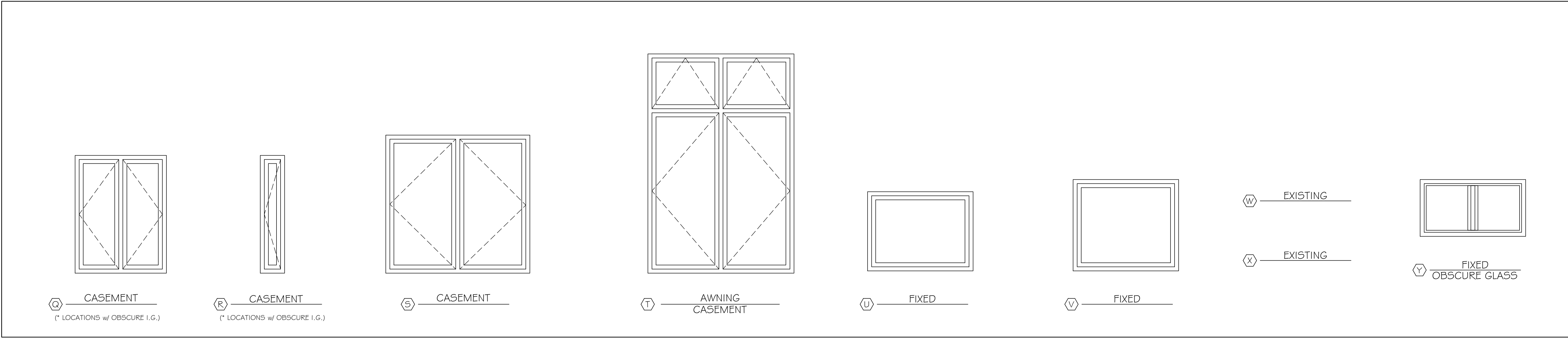


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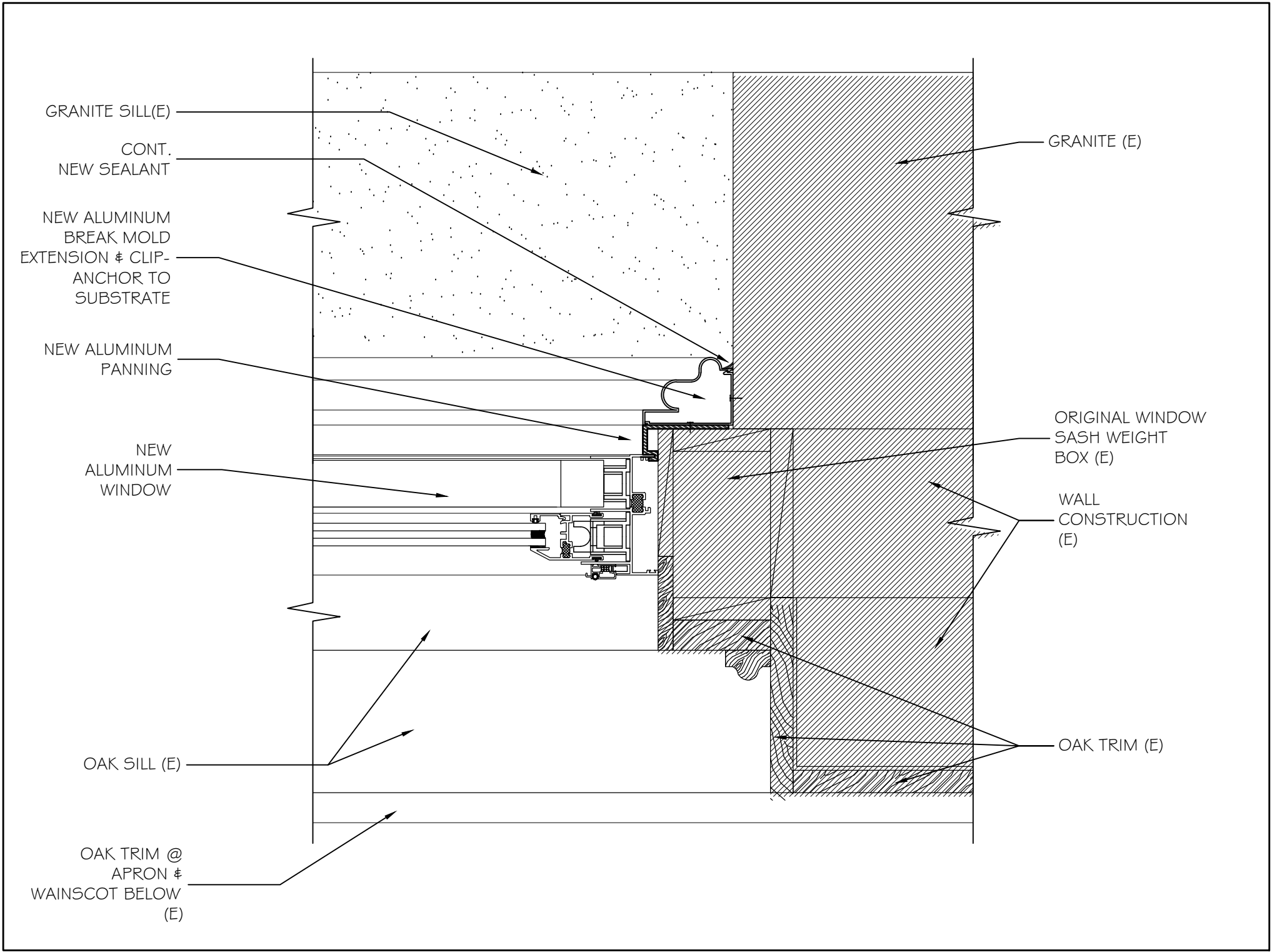
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SCALE

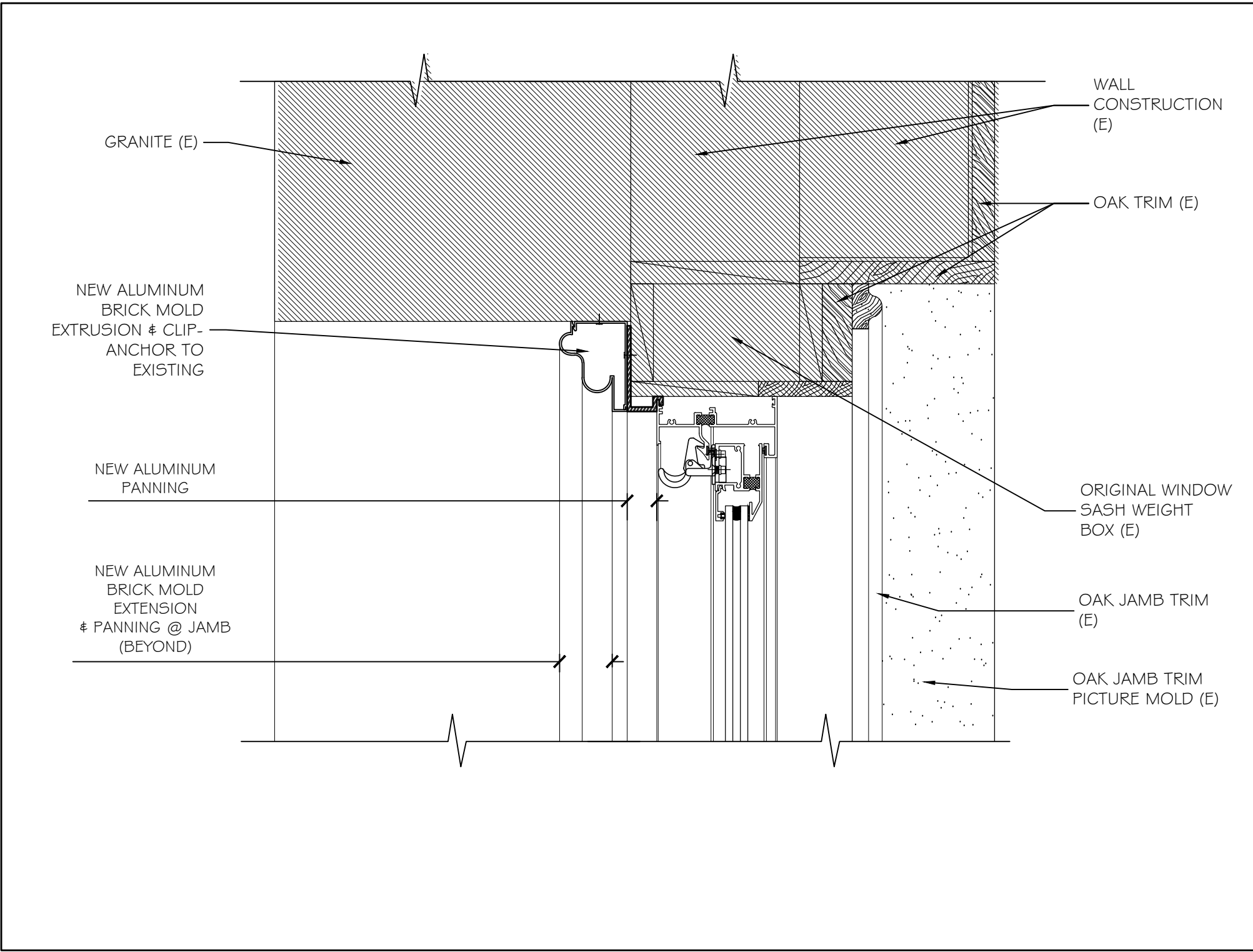
REVISIONS



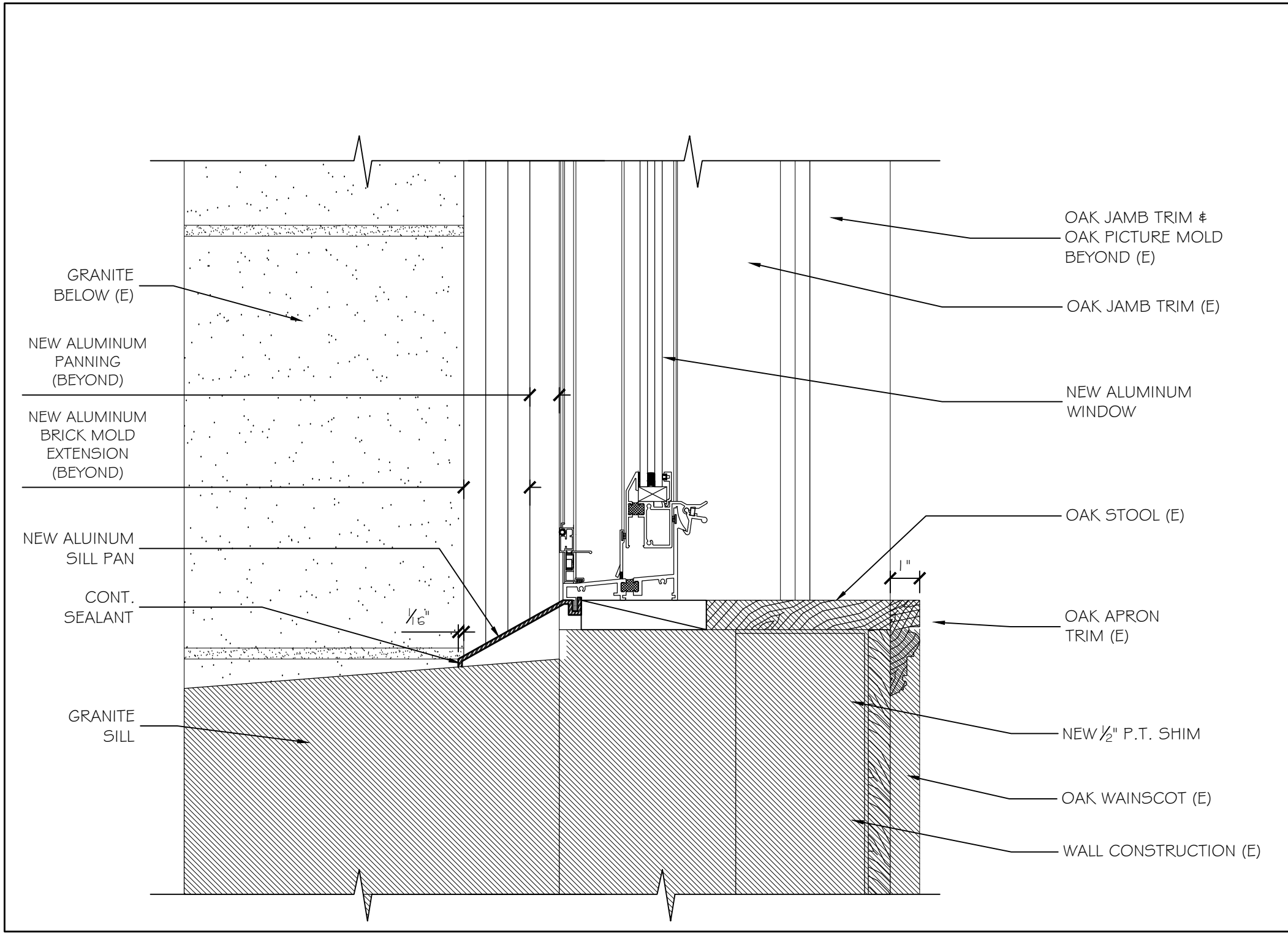
WINDOW TYPES 1/2" = 1'-0"



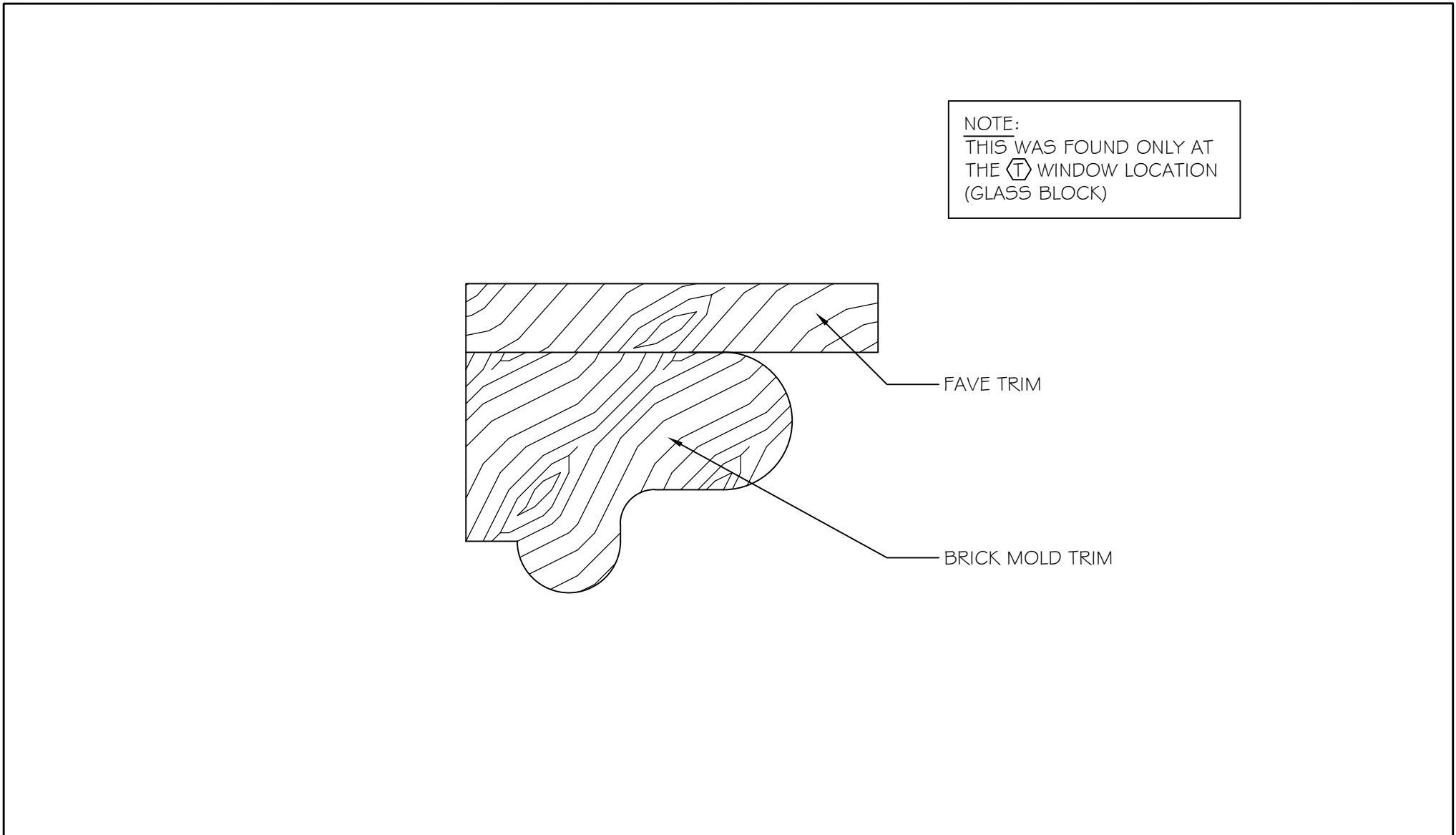
① JAMB DETAIL 3" = 1'-0"



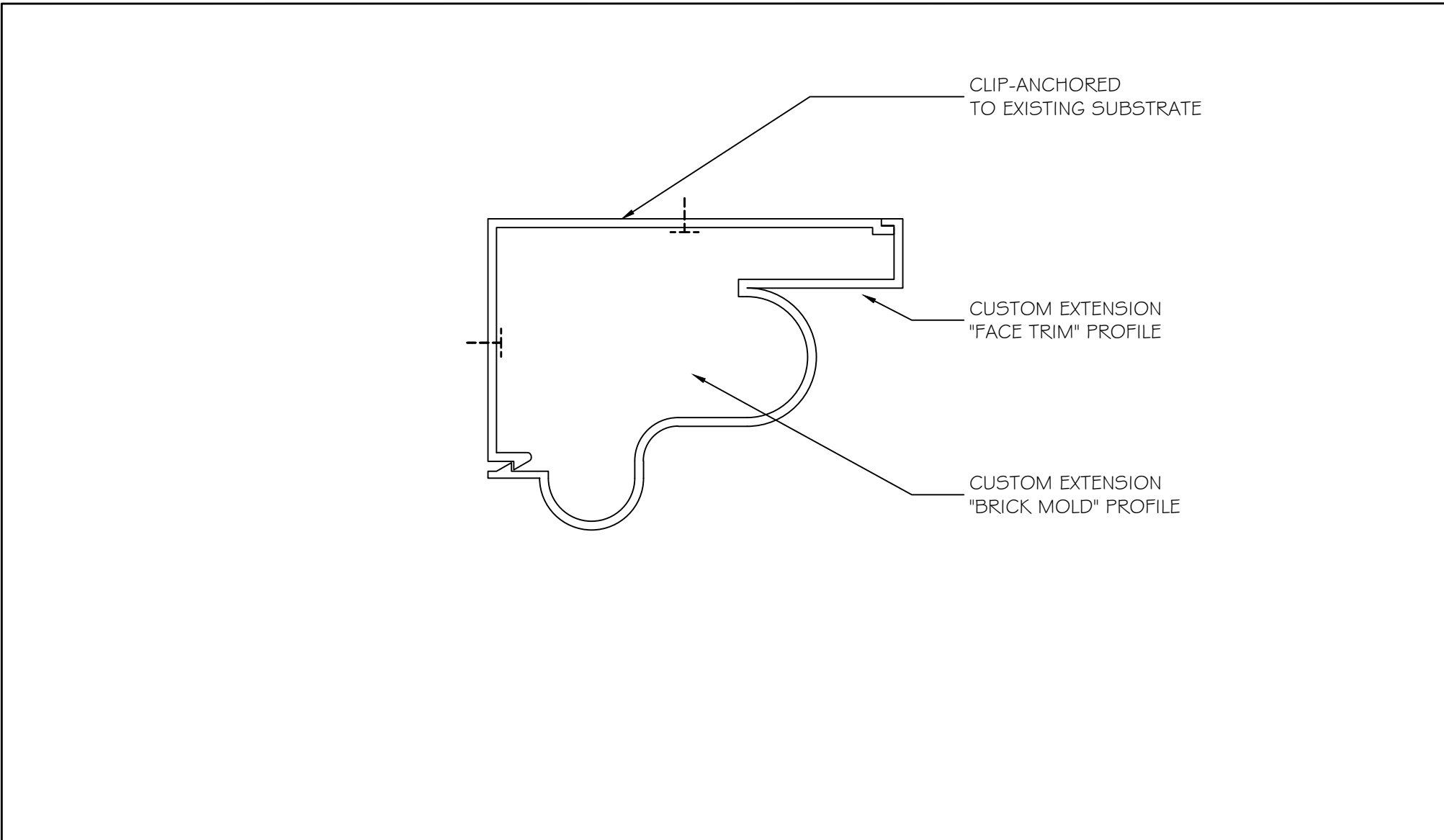
② HEAD DETAIL 3" = 1'-0"



③ SILL DETAIL 3" = 1'-0"



④ EXISTING PTD WOOD BRICK MOLD PROFILE FULL SIZE



④ CUSTOM ALUMINUM BRICK MOLD EXTENSION FULL SIZE

DRAWING NAME

HISTORIC EXTERIOR WINDOWS
CUMBERLAND COUNTY COURTHOUSE
205 NEWBURY STREET
PORTLAND, MAINE 04101

SHEET

WINDOW
TYPES
& DETAILS

DATE 28 APR '16

SCALE A/ NOTED

DRAWN MFH/mgk

JOB NO. 150512

SHEET

A-7

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FEDERAL STREET FACADE



FEDERAL STREET - MAIN ENTRY



PEARL STREET FACADE



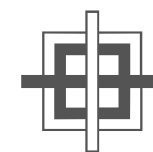
NEWBURY STREET FACADE



NEWBURY STREET - CENTER



NEWBURY STREET @ CONNECTION TO NEW ADDITION



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1/EA

REVISIONS

DRAWING NAME

HISTORIC EXTERIOR WINDOWS
CUMBERLAND COUNTY COURTHOUSE
205 NEWBURY STREET
PORTLAND, MAINE 04101

1/HEET

PHOTOGRAPHS

DATE
28 APR '16

SCALE
AS NOTED

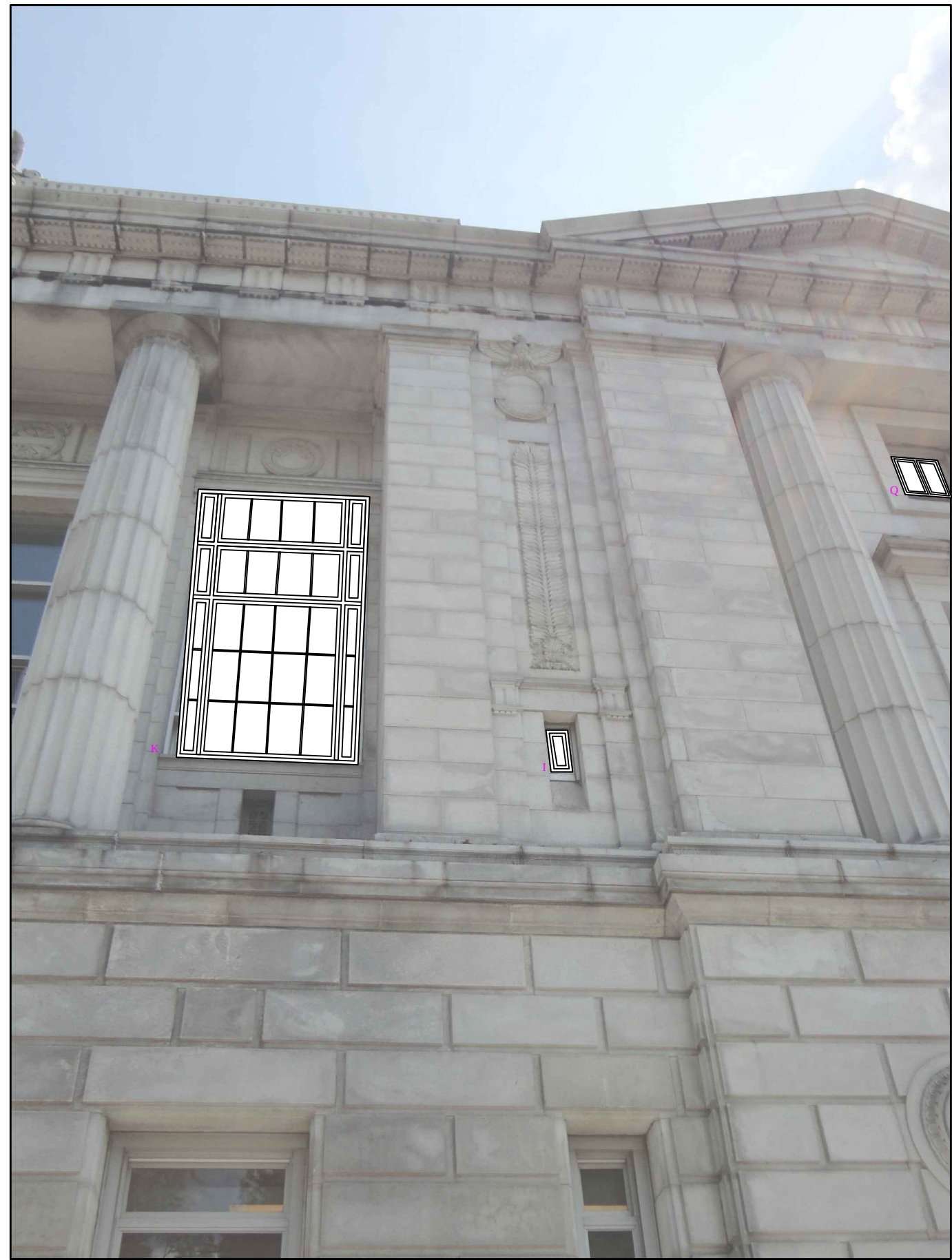
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MFH/mgk

JOB NO.
150512

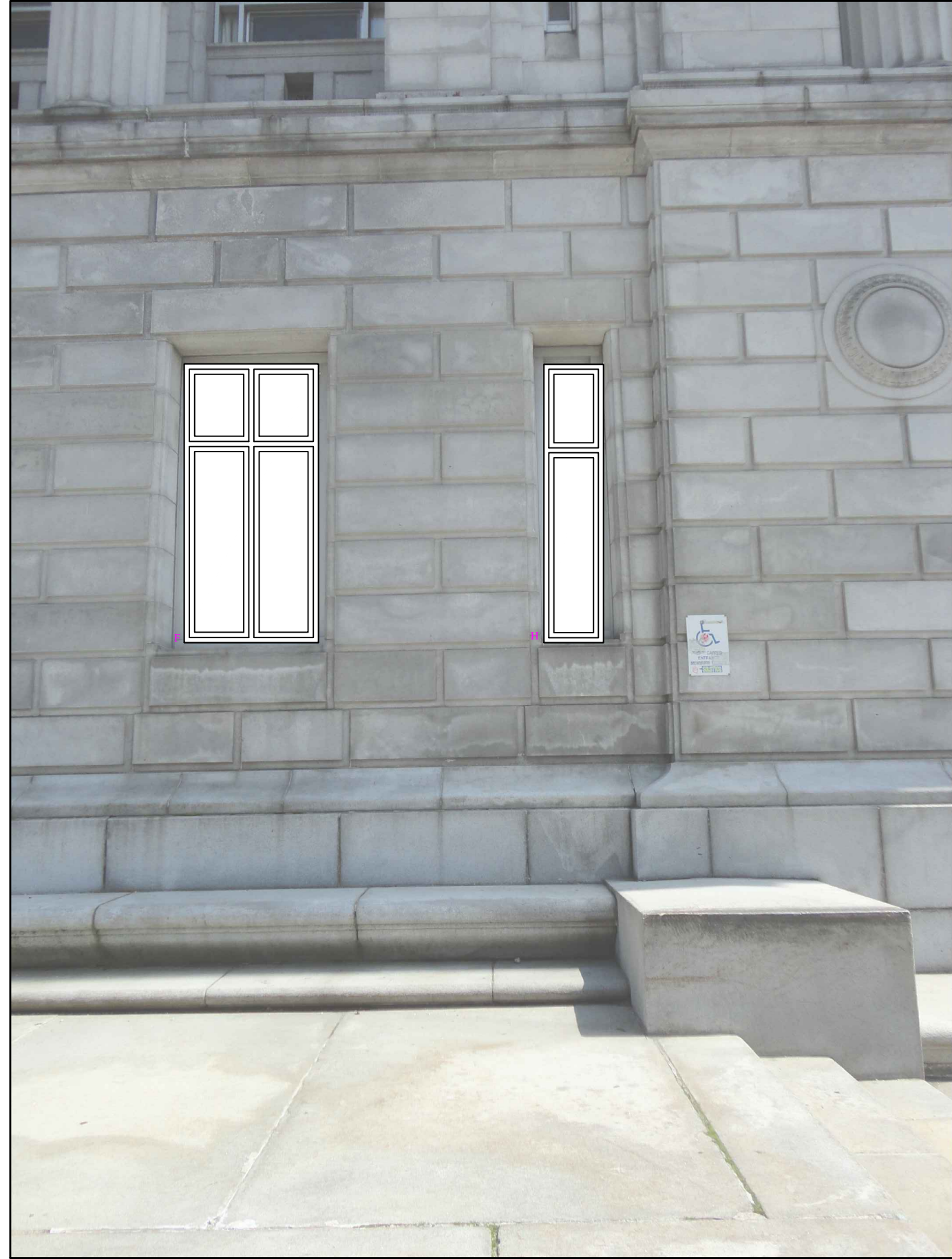
1/HEET

A-8

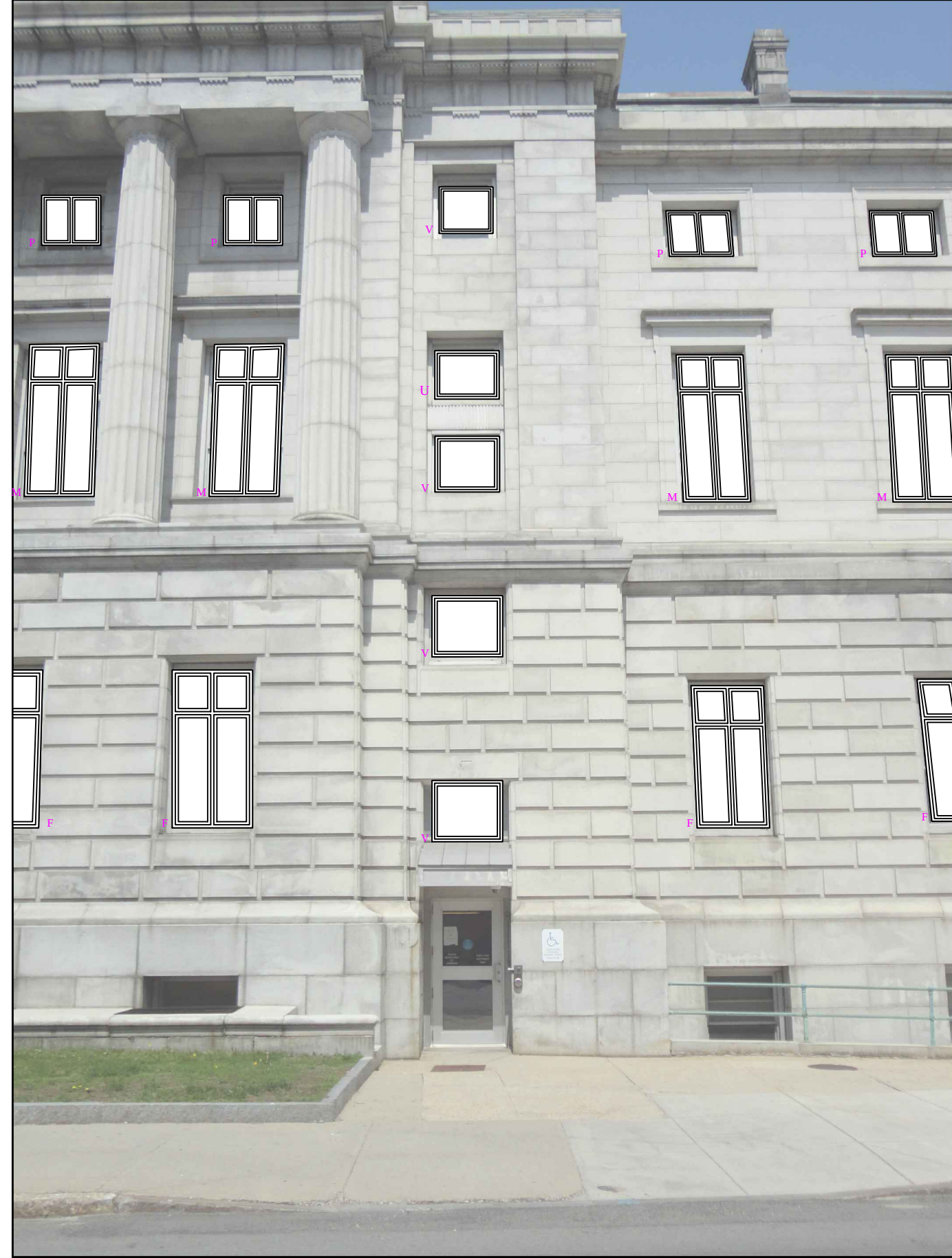
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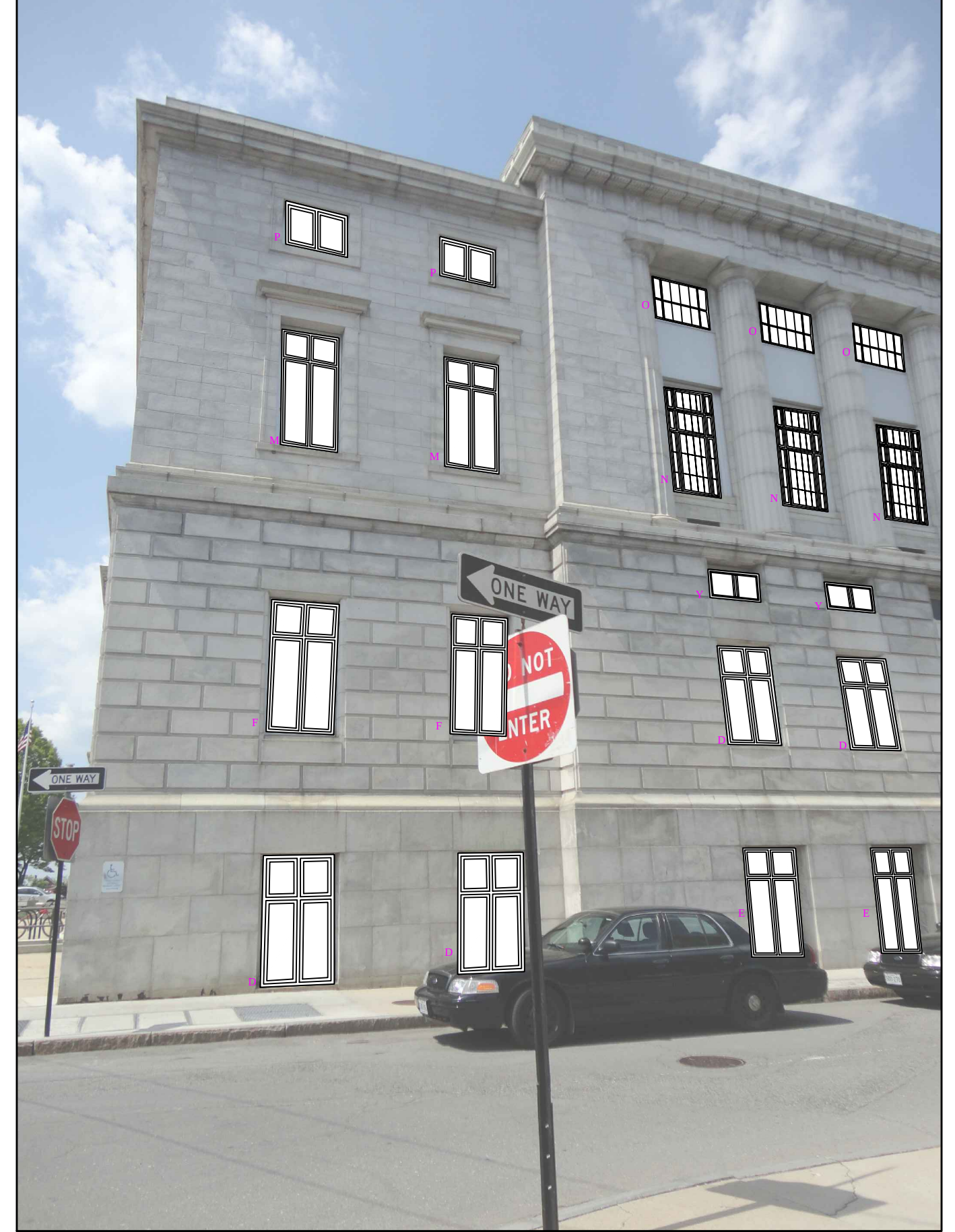
FEDERAL STREET DETAIL



FEDERAL STREET DETAIL



PEARL STREET DETAIL



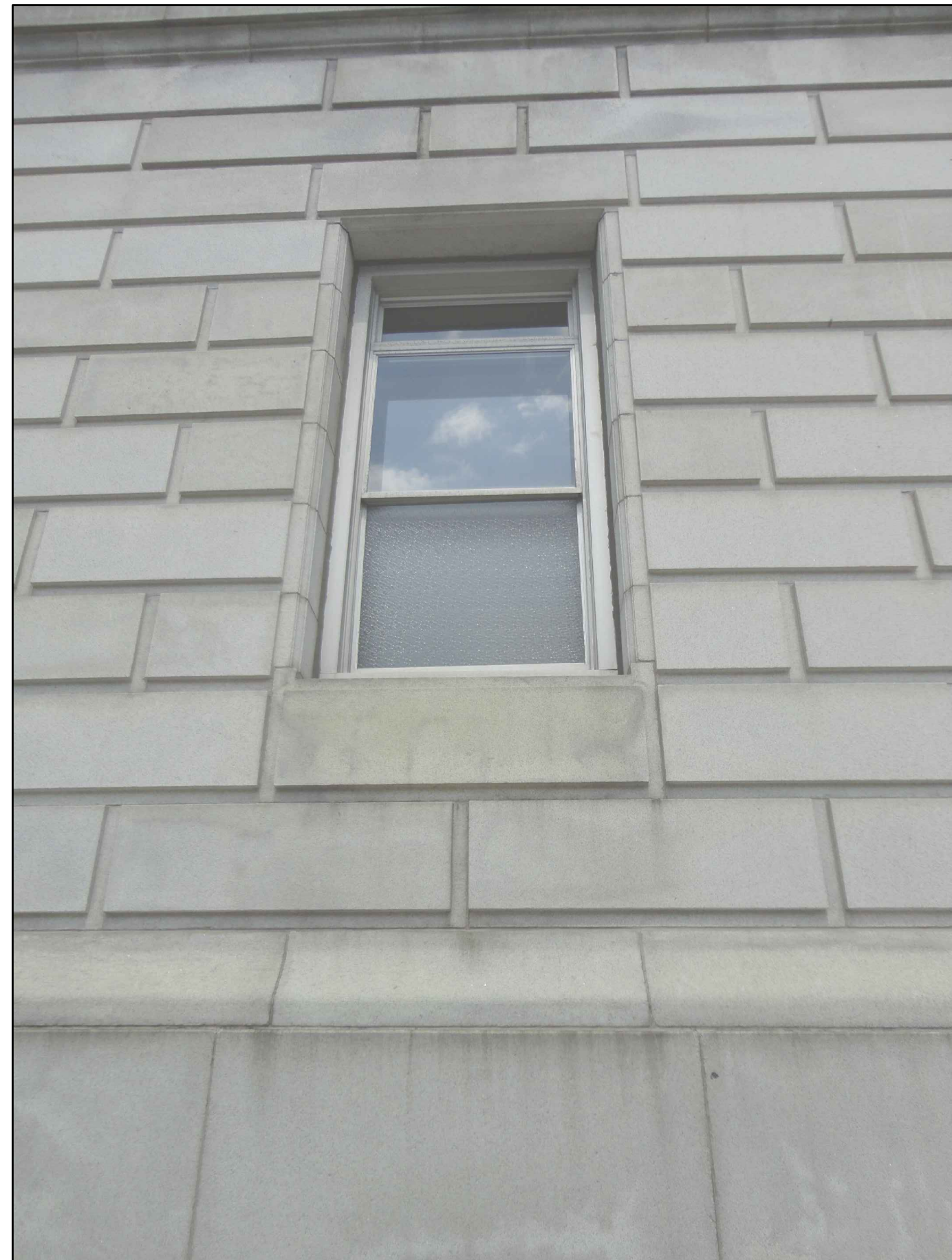
NEWBURY STREET DETAIL



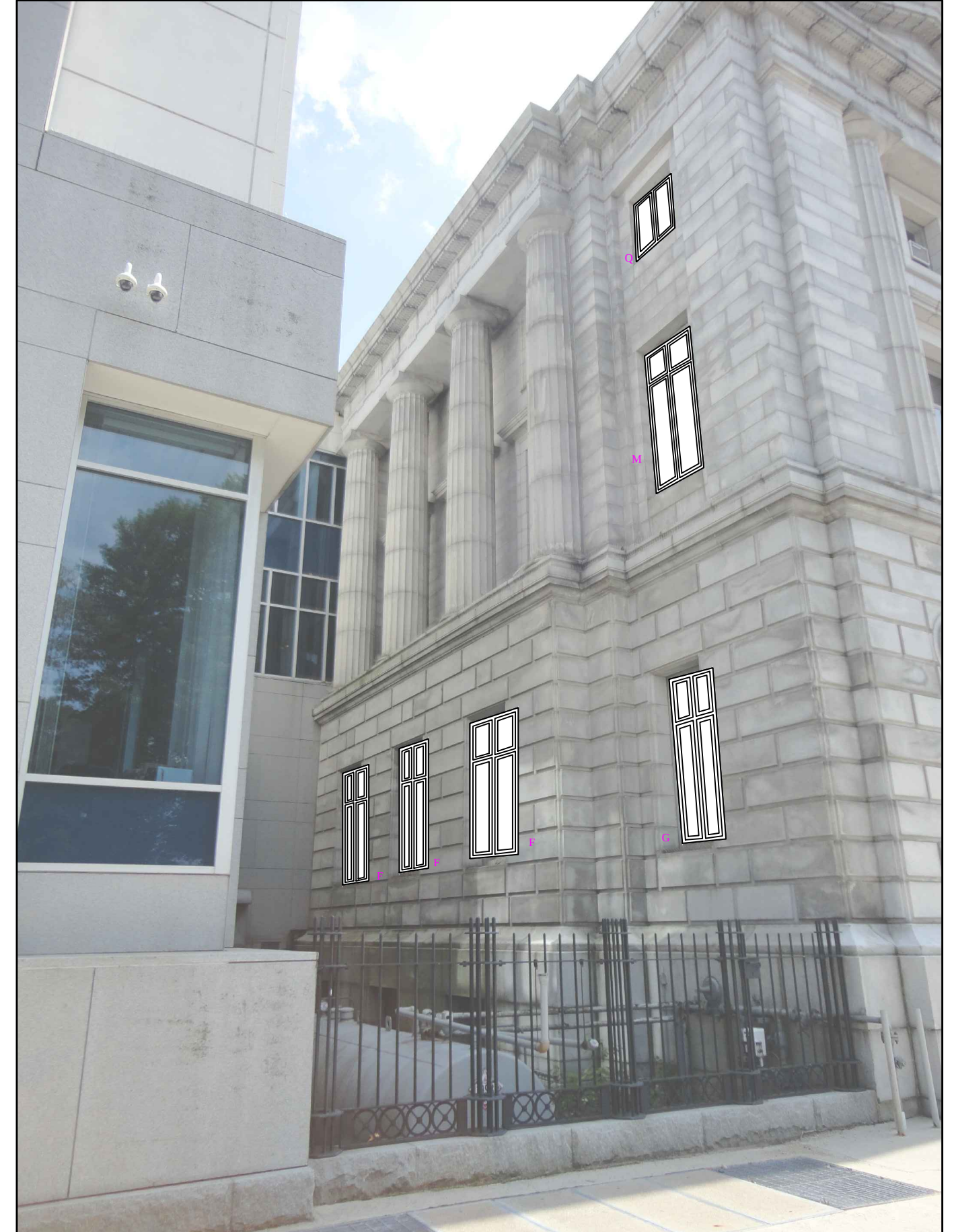
NEWBURY STREET DETAIL - NEW ADDITION



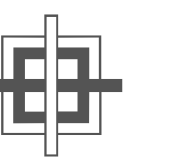
BASEMENT WINDOW



FIRST FLOOR WINDOW



FEDERAL STREET - NEW ADDITION



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1/2" = 1'

REVISIONS

DRAWING NAME

HISTORIC EXTERIOR WINDOWS
CUMBERLAND COUNTY COURTHOUSE

205 NEWBURY STREET
PORTLAND, MAINE 04101

1/2" = 1'

PHOTOGRAPHS

DATE
28 APR '16

SCALE
AS NOTED

DRAWN
MFH/mgk

JOB NO.
150512

1/2" = 1'

A-9

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

**WORKSHOP
107 PINE STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Historic Preservation Compliance Coordinator

DATE: May 12, 2016

RE: May 18, 2016 **Workshop** – Preliminary Review of Garage Addition

Address: 107 Pine Street

Applicants: Nancy and John Butman

Architect: Jeffrey Fleming, Ward Hill Architecture

Introduction

Architect Jeffrey Fleming, representing building owners Nancy and John Butman, has requested a preliminary workshop to present plans for a new attached garage at 107 Pine Street. The proposed one-car garage would replace an existing flat-roofed garage that was constructed in 2004 and included a roof deck. Both the existing and the proposed garage additions adjoin an existing, one-story, wood-framed, rear ell, with the newly proposed footprint set further back, and more behind the house than the 2004 version. The new garage is proposed to have a loft space under the roof, and a small second-floor addition over half of the existing ell would provide space for a new master bathroom.

In addition to the addition, the applicants are applying to replace existing windows for the basement and the third floor mansard dormers. Existing basement windows may be original, while the mansard windows are insert replacement windows that are probably about two decades old and are failing.

Mr. Fleming's application includes a brief project description, a site plan detail from 2004, proposed floor plans and elevations, and photographs. Staff has supplied additional photos of existing conditions at the property, and the 1924 tax photo.

Subject Structure

The subject property is the west half of a brick Second Empire style double house constructed in 1869. A large and imposing residence, the main block is 49 feet deep. The one-story

clapboard ell is recessed several feet back from the sidewall of the principle structure, and the existing 2004 garage is attached to its west wall. A narrow set of existing stairs leads between the brick house and the garage to a rear entrance in the ell.

An existing driveway off Pine Street separates the subject property and the grand Fassett house next door; the drive provides access to parking at 107 Pine, as well as the neighboring properties, continuing behind the block. A large, carefully landscaped garden between the west side of the house and the drive is enclosed by an iron fence. Pine Street curves at this point, making the west side of the house potentially quite visible, but the plantings in the garden provide at least partial screening from many angles.

Proposed Scope of Work

Importantly, the proposed garage plans move the footprint back so the faces of the garage, entrance porch, and the adjoining storage shed would all be behind the plane of the rear section of the main house. According to the architect, the location of the new garage further back on the lot and behind the existing ell is facilitated by a zoning exception already assured, which allows a 5' setback from the rear property line. The back wall of the low-roofed, existing rear ell would be hidden by the new garage, and the higher roof line and the second floor bath addition to the ell would obscure part of the back wall of the brick portion of the house – including one window. An existing fire escape on the rear of the main building, which descends from a third floor window to the roof of the ell, is proposed for removal.

Wood trim details appear to be somewhat similar to the existing wood addition on the rear of the building. In the proposed elevation, the approach to the rear entrance is more open, and the garage is further from the rear brick wall of the house.

Staff has consulted with Mr. Fleming about the proposed windows for the basement and third floor, and the proposed windows are full units (“new construction windows”) with simulated divided lights. Because the three basement windows are close to the ground and face the garden, staff has expressed willingness to approve fiberglass Marvin Integrity windows with simulated divided lights. The proposed basement windows would maintain the appearance of the existing units, and brickmolds could be retained or reproduced. The third floor windows proposed are specified as casement windows in order to provide egress for the bedrooms. Black fiberglass units with simulated divided lights appear to be compatible in appearance with the existing first and second floor windows, which are apparently original, and at this point are being considered for rehabilitation.

Staff Comments

While the existing garage is simple, low, and recessive in its finishes, it projects further from the building toward the driveway than the proposed project. There would undoubtedly be some visibility of the proposed addition from Pine Street, and there would be a higher mass that extends further back from the house should the entire proposed addition be built. Board members are urged to visit the site in order to be familiar with the context.

Some details such as trim elements, window locations, roof profiles, door choices, etc. will undoubtedly be finalized after Board members have the opportunity to give their feedback in

the workshop. On the whole, despite increased mass compared to the existing garage (which is somewhat balanced by a more recessed location,) staff believes the proposed project has the potential to be a successful and compatible addition. As with the current garage Board may wish encourage a recessive approach to the appearance.

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 description of the project
2. Floor plans, elevations, and site plan
3. Photos supplied by architect
4. Photos supplied by staff
5. 1924 tax photo of the property



Date: _____

ATT. 1

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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

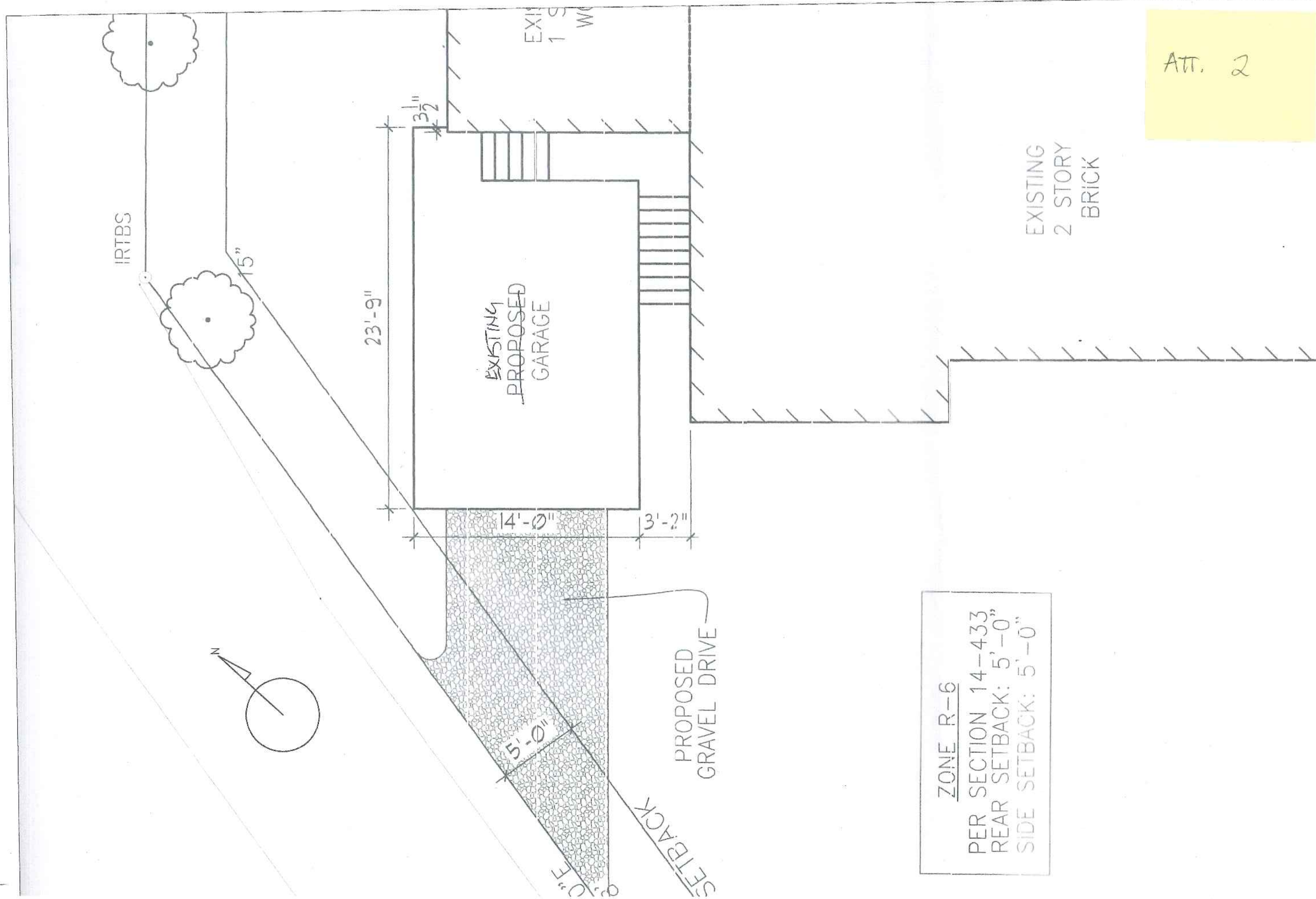
PROJECT ADDRESS:

107 PINE ST. PORTLAND, ME

CHART/BLOCK/LOT: _____ (for staff use only)

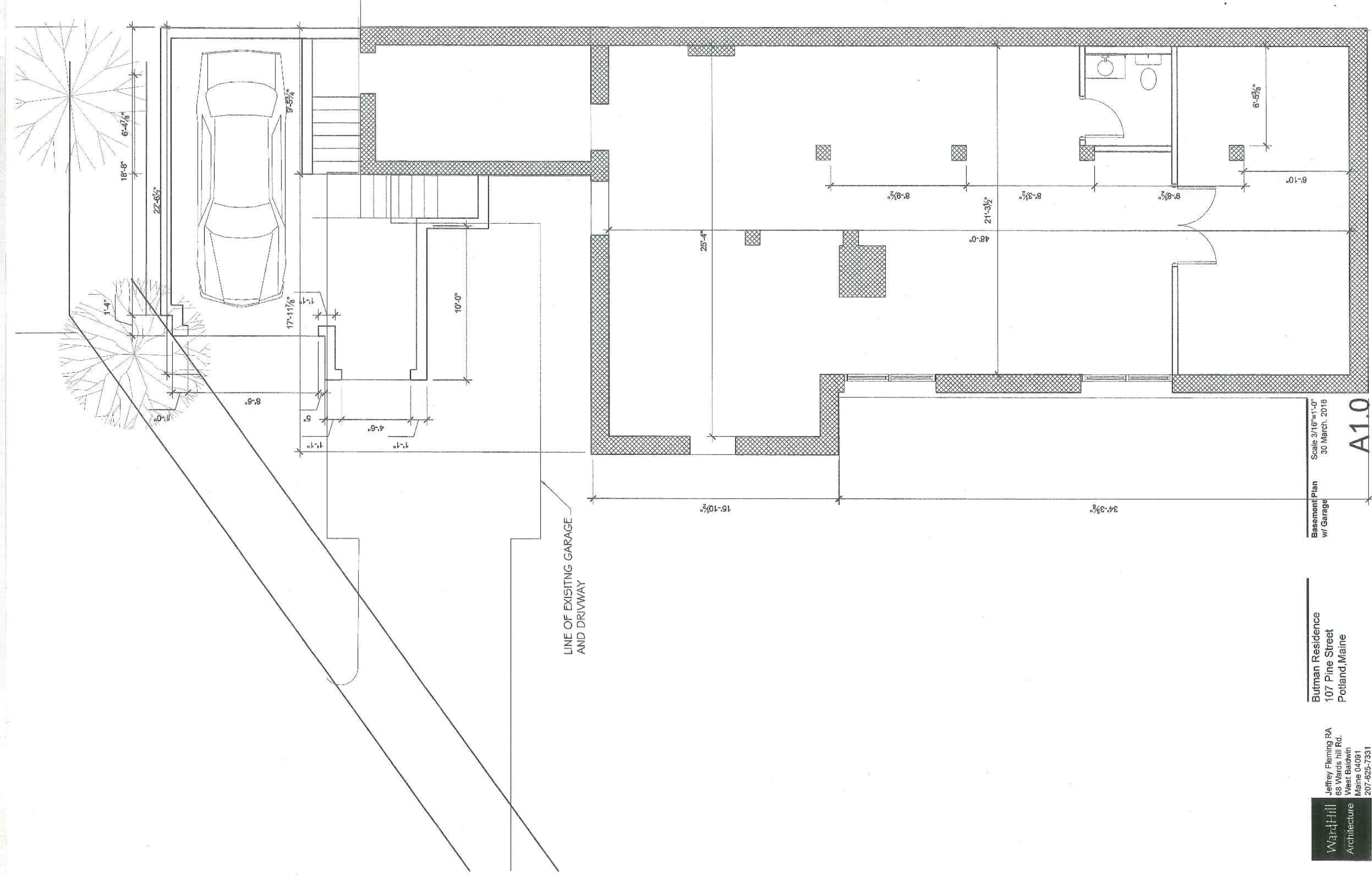
PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully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

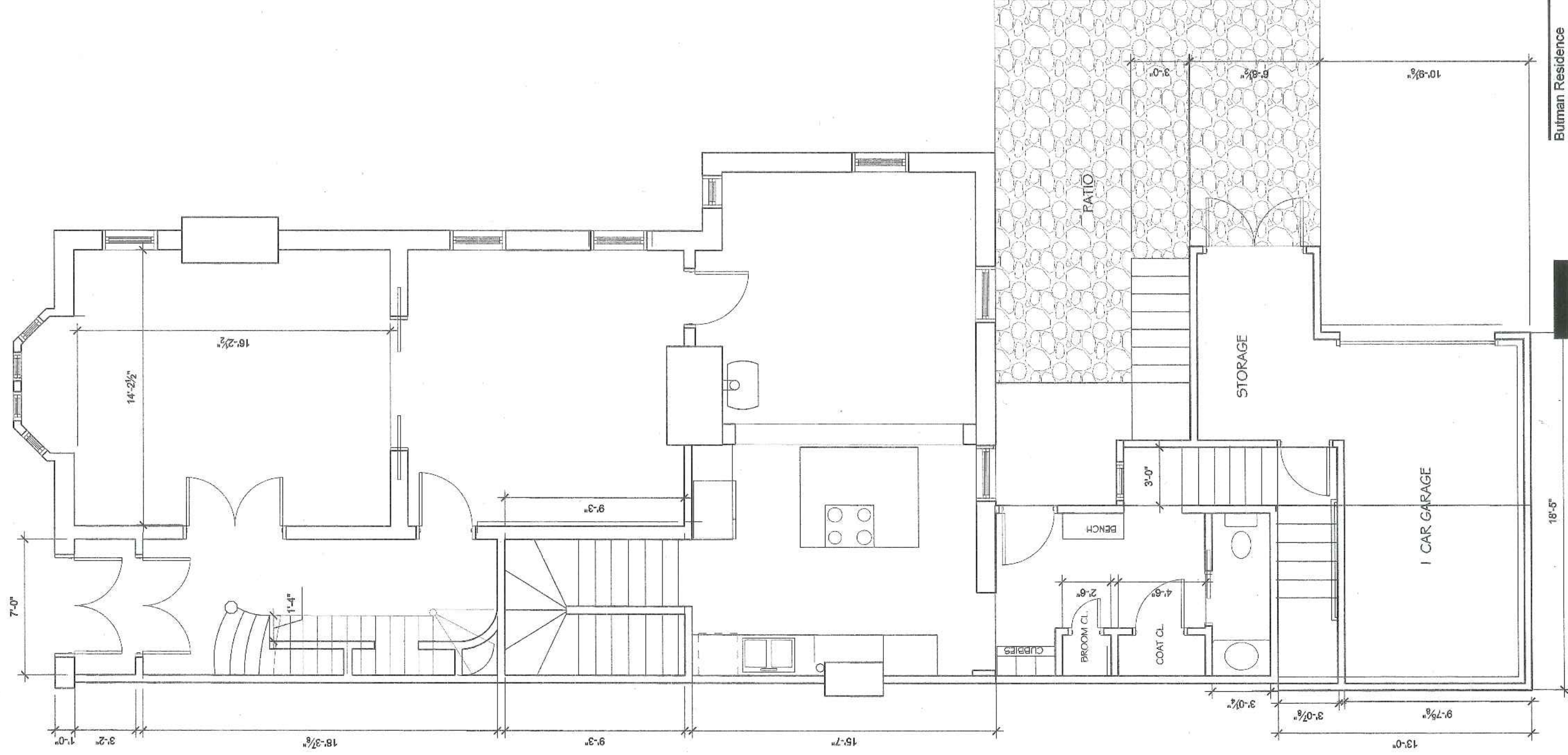
PROJECT SCOPE CONSIST OF REPLACING ROTTEN & NON CODE
COMPLIANT WINDOWS AT BASEMENT LEVEL & THIRD FLOOR. WE'VE
BEEN WORKING WITH ROB WIENER ON THIS ISSUE. WE ARE PROPOSING
USING MARVIN-INTEGRITY WINDOWS FINISH EXTERIOR (BLACK) TO MATCH
EXISTING. ADDITIONALLY WE ARE REMOVING EXISTING FLAT ROOF
GARAGE WHICH WAS CONSTRUCTED IN 1994 & NEVER FULLY
COMPLETED. ROOF LEAKS, BLACK MOLD PRESENT. NEW SINGLE
CAR GARAGE & SECOND FLOOR ADDITION AS SHOWN. NEW GARAGE
HAS BEEN MOVED BACK FROM "STREET VIEW" BY 10'-0" & 13'-0"
(STEPPED FACADE) AND IS MORE IN KEEPING WITH NEIGHBORHOOD
AESTHETIC. SECOND FLOOR ADDITION IS ALMOST 18'-0" FROM S.W.
CORNER OF HOUSE & WOULD BE BARELY VISIBLE FROM PINE ST.



ZONE R-6
 PER SECTION 14-433
 REAR SETBACK: 5'-0"
 SIDE SETBACK: 5'-0"

Att. 2





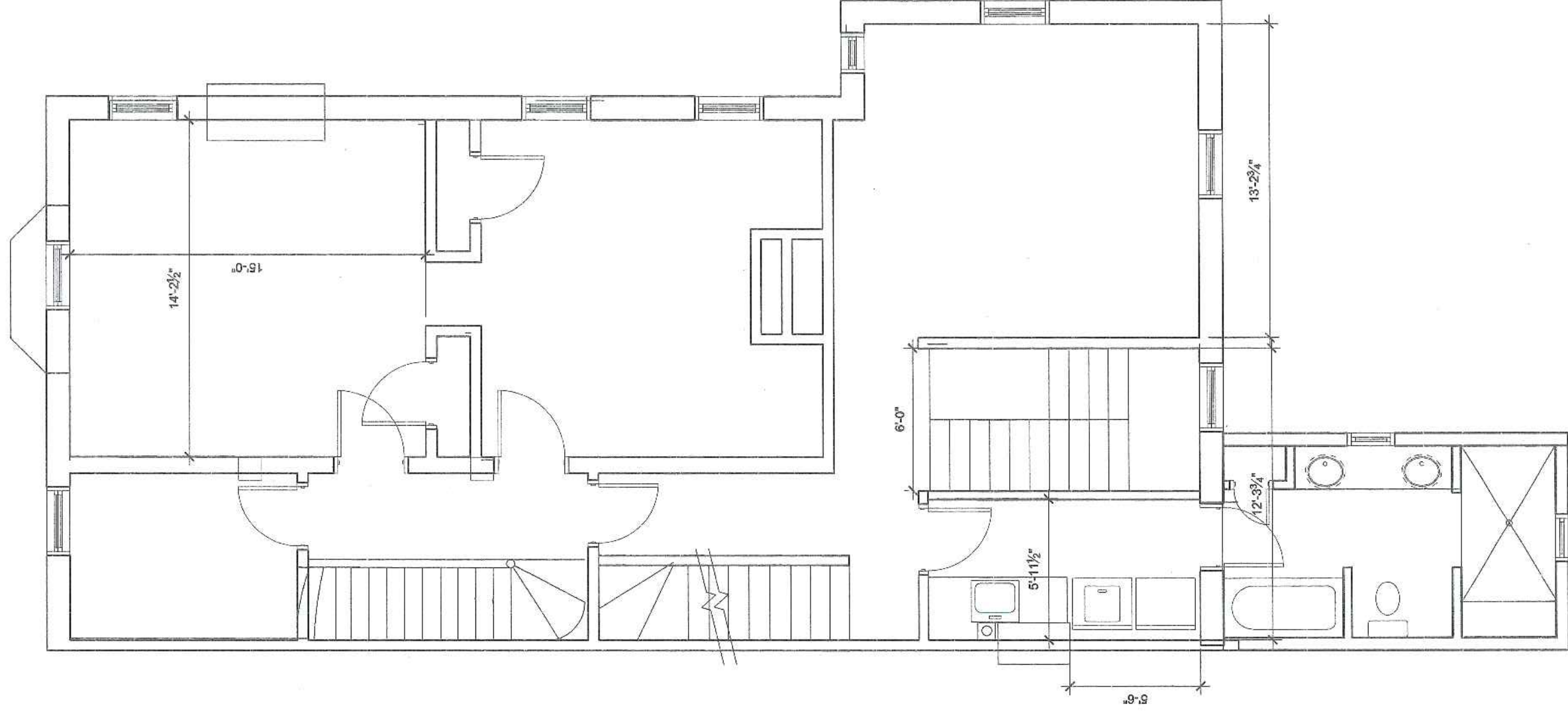
Butman Residence
107 Pine Street
Portland, Maine

Jeffrey Fleming RA
68 Wards Hill Rd.
West Baldwin
Maine 04081
207-625-7331

Ward Hill
Architecture

First Floor Plan
Scale 3/16"=1'-0"
6 April, 2016

A1.1



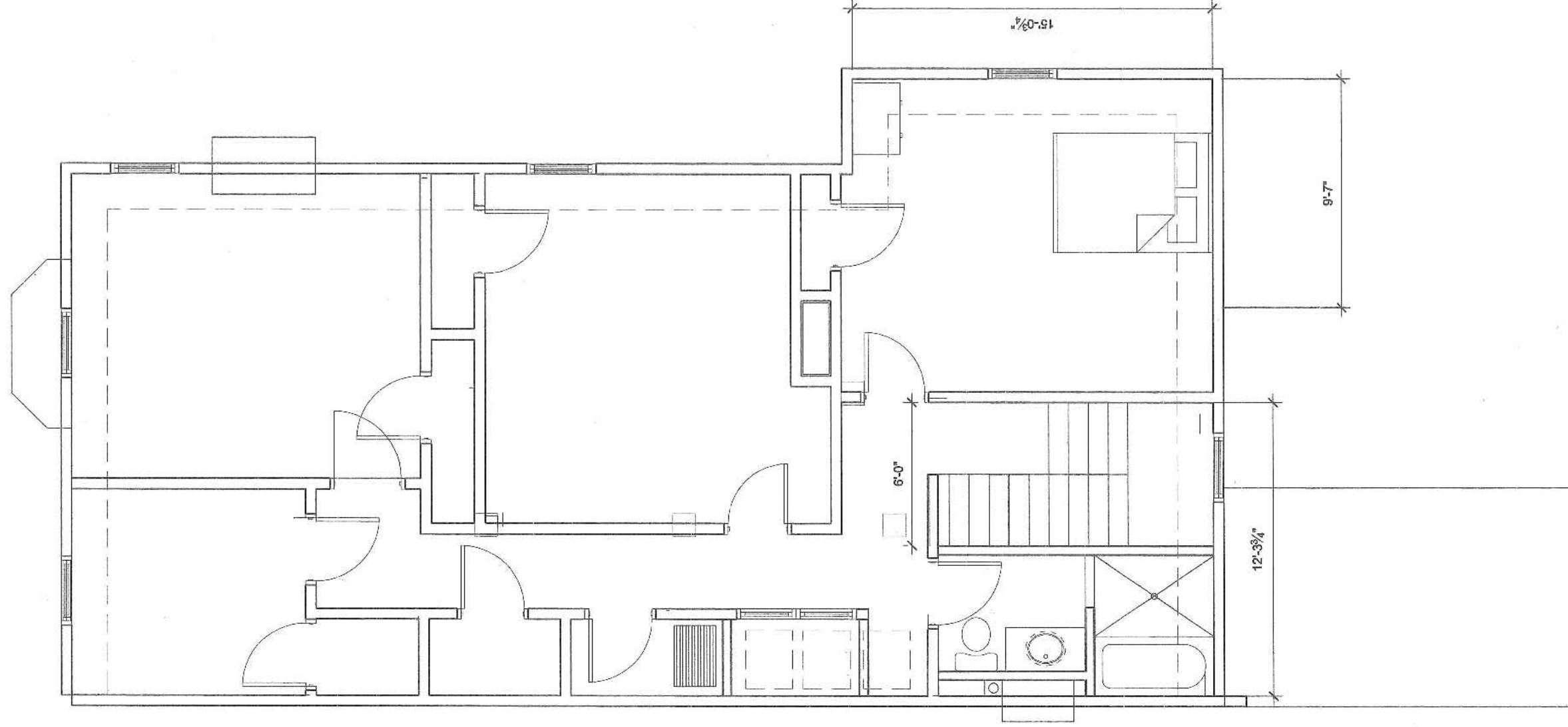
Butman Residence
107 Pine Street
Portland, Maine

WardHill
Architecture

Jeffrey Fleming RA
68 Wards Hill Rd.
West Baldwin
Maine 04091
207-625-7331

Second Floor Plan Scale 3/16"=1'-0"
5 April 2016

A1.2



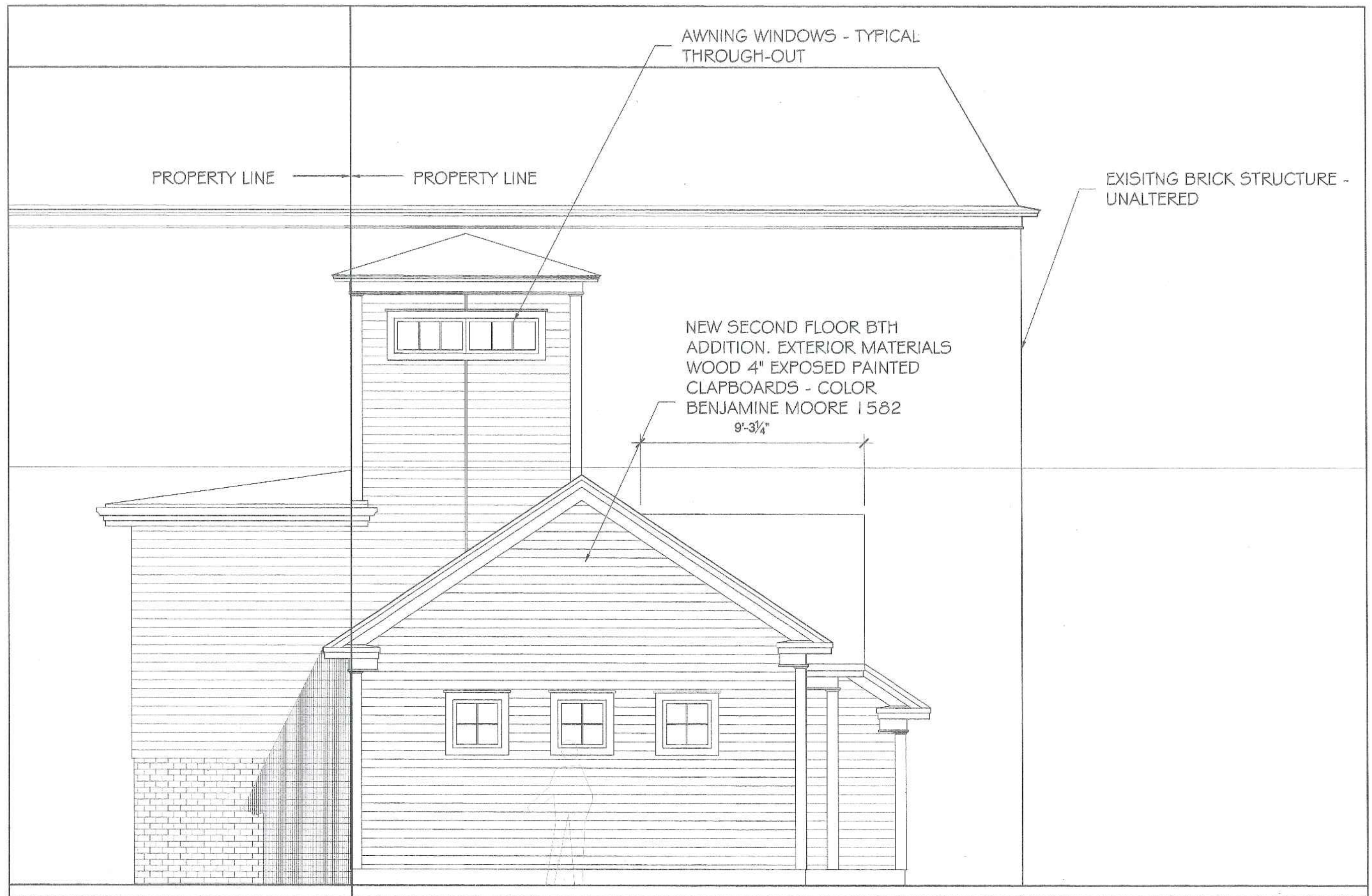
Butman Residence
107 Pine Street
Portland, Maine

Jeffrey Fleming RA
68 Wards Hill Rd.
West Baldwin
Maine 04091
207-625-7331

Ward Hill
Architecture

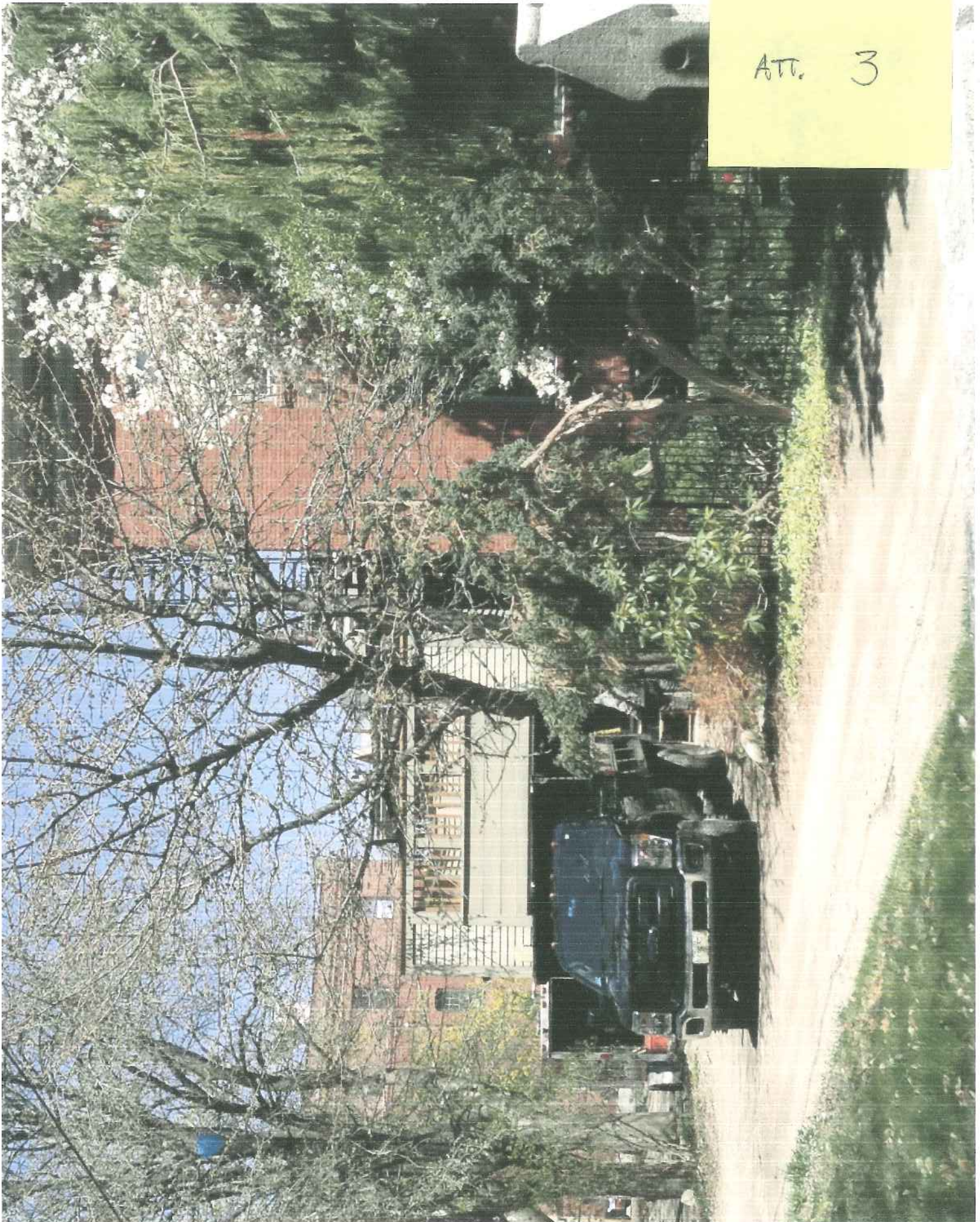
Third Floor Plan Scale 3/16"=1'-0"
5 April, 2016

A1.3



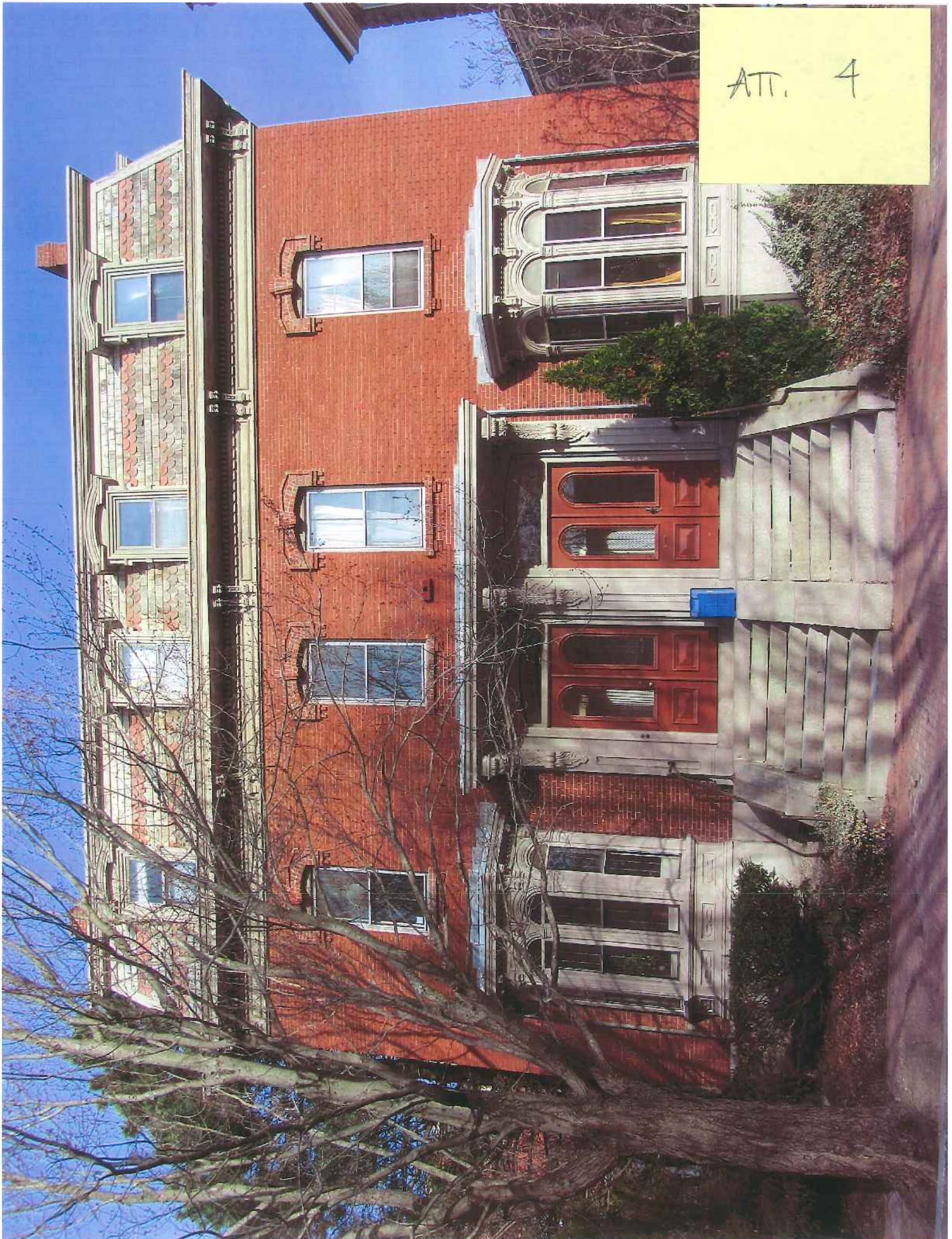


ATT. 3





Att. 4













Att. 5



10-5-10
10-5-10