

1. Legal Ad

Documents: [6-15-16 LEGAL AD.PDF](#)

2. Agenda

Documents: [6-15-16 AGENDA.PDF](#)

3. 132 Brackett Street

Documents: [HP MEMO-132 BRACKETT STREET.PDF](#)

4. 11 Orchard Street

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

5. Lincoln Park

Documents: [HP MEMO - LINCOLN PARK.PDF](#)

6. 197 Spring Street

Documents: [HP MEMO - 197 SPRING 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, June 15, 2016** at **5:00** p.m., the Portland Historic Preservation Board will meet in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. PUBLIC HEARING

- i. Certificate of Appropriateness for Elevator Addition; REICHE SCHOOL, 166 BRACKETT STREET; City of Portland, Applicant.
- ii. Request to Amend Previously- Approved Plan; 11 ORCHARD STREET; Elise Ansel, Applicant.

Break for Dinner; Meeting Resumes at 6:30

2. WORKSHOP

- i. Presentation on Lincoln Park Landscape Rehabilitation Plan, Upcoming Site Improvements; LINCOLN PARK; City of Portland and Friends of Lincoln Park, Applicant.
- ii. Preliminary Review of Proposed Exterior Alterations; 197 SPRING STREET; Steve Morrison, Applicant.

3. CONSENT AGENDA

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

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

HISTORIC PRESERVATION BOARD AGENDA

June 15, 2016, 5:00 p.m.

Room 209, City Hall, 389 Congress Street

Public comment is taken at all meetings

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS OF JUNE 1, 2016:**

- i. Certificate of Appropriateness for Removal of Existing Structures and Replacement New Construction; WAYNFLETE CAMPUS, Vicinity of 360 SPRING STREET; Waynflete School, Applicant. *The Board voted 7-0 to approve the application subject to conditions.*
- ii. Certificate of Appropriateness for Exterior Alteration; 638-652 CONGRESS STREET (Park Street frontage); Port Properties, Inc., Applicant. *The Board voted 7-0 to approve the application subject to conditions.*
- iii. Certificate of Appropriateness for Site Alterations; UNE Campus Green, VICINITY OF 716 STEVENS AVENUE, UNE, Applicant. *The Board voted 7-0 to approve the application subject to conditions.*

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Elevator Addition; REICHE SCHOOL, 166 BRACKETT STREET; City of Portland, Applicant.
- ii. Request to Amend Previously- Approved Plan; 11 ORCHARD STREET; Elise Ansel, Applicant.

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

5. WORKSHOP

New Business

- i. Presentation on Lincoln Park Landscape Rehabilitation Plan, Upcoming Site Improvements; LINCOLN PARK; City of Portland and Friends of Lincoln Park, Applicant.
- ii. Preliminary Review of Proposed Exterior Alterations; 197 SPRING STREET; Steve Morrison, Applicant.
- iii. Preliminary Review of Proposed Garage Replacement, Rear Building Addition; 107 Pine Street; John and Nancy Butman, Applicant.

6. CONSENT AGENDA

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

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

**PUBLIC HEARING
132 BRACKETT STREET (REICHE SCHOOL)**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: June 9, 2016

RE: June 15, 2016 **Public Hearing**

Application for: Certificate of Appropriateness for Addition to Accommodate a New Elevator and Entrance

Address: Reiche School, 132 Brackett Street

Applicant: City of Portland, Recreation and Facilities Management - Public Buildings, Represented by Kathy Alves and David Onos

Architects: Oak Point Associates

Introduction

The City of Portland has requested a certificate of appropriateness for alterations to the Clark Street (south) face of the Reiche School in the West End. Earlier this year the historic preservation office staff approved a demolition permit for the ramp that led to the second floor, rooftop entrance plaza, as well as the ramp on the Brackett Street side of the school. At this time the proposed work is only on the Clark Street side, where the footprint will expand inside a U-shaped inset in the building, to accommodate a new elevator. The addition will be some distance from Clark Street, but plainly visible, especially as it is proposed to be slightly taller than the adjoining sections of the building.

Reiche School is a noncontributing property in the West End Historic District – a two-story, modern institution constructed in 1965. Oak Point Associates has submitted a package of drawings, from which staff has selected pertinent pages. The applicants have also submitted photos of existing conditions, both before and after ramp removal.

Subject Structure

Reiche School is a low (two-story) brick building with bands of concrete at the base, between floors, and below the unornamented roof. (On Clark Street, the Community Center and pool section has only the top band.) Some of the nearby windows are narrow, vertically oriented

slices, interspersed with larger openings of multiple sections. Windows and doors all have natural colored aluminum frames for a modern, storefront-like appearance. Metal ventilation louvers of the same color fill the spaces below the larger windows but not on the walls that are all glazing, as at the existing entrance that will be replaced by the proposed addition, and the projecting bay further east down Clark Street.

Proposed Alterations

The proposed addition expands the school's footprint in the direction of Clark Street by close to 24 feet at the stair tower, and almost 20 feet at the face with entrance doors. The wall facing Clark Street will still be set well back from the corners of either adjoin wing (approximately 16 feet.) The first part of the entry is one story, with a flat roof and an overhanging canopy faced with metal. The two-story parts of the addition will be 3'-5" higher than the existing roofs of the school, but 7'-5" higher than the pool roof to the southwest of the addition. A raised concrete entry porch for a secondary, double doored entrance on the west wall of the school in the area of the addition will have to be removed, and will be replaced by a single door closer to grade.

Two of the entry doors will be reused, and matching aluminum doors will be used for the other set. New aluminum windows will match the appearance of the existing windows. Proposed siding is horizontal, corrugated metal – with the color to be determined. Corners of the siding will have to have trim pieces similar to corner boards, overlapping the siding.

Staff Comments

As a simple, geometric, relatively small addition to a sprawling, modern, institutional building that is noncontributing, the proposed project does not represent a major review for the Board. Nonetheless, the school represents a significant presence in the neighborhood. The removal of the ramps represents a major change to the Brackett Street and Clark Street facades, revealing more of the inset entrance areas that they shaded. In considering finishes, staff believes the Board will want to weigh the appropriate balance of recessive qualities that are compatible with the existing structure, with differentiation befitting new work that houses entrances, stairs, and elevators.

The choice of materials raises some questions – notably:

- Color choice; the siding recalls the louvered vent panels that exist below windows, but the majority of the school is brick with concrete accents.
- The canopy over the entrances is to have a metal facing, similar to the roof edge fascia, and presumably a similar or matching recessive color.

Applicable Review Standards

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

- (1) *Every reasonable effort shall be made to provide a compatible use for the*

property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

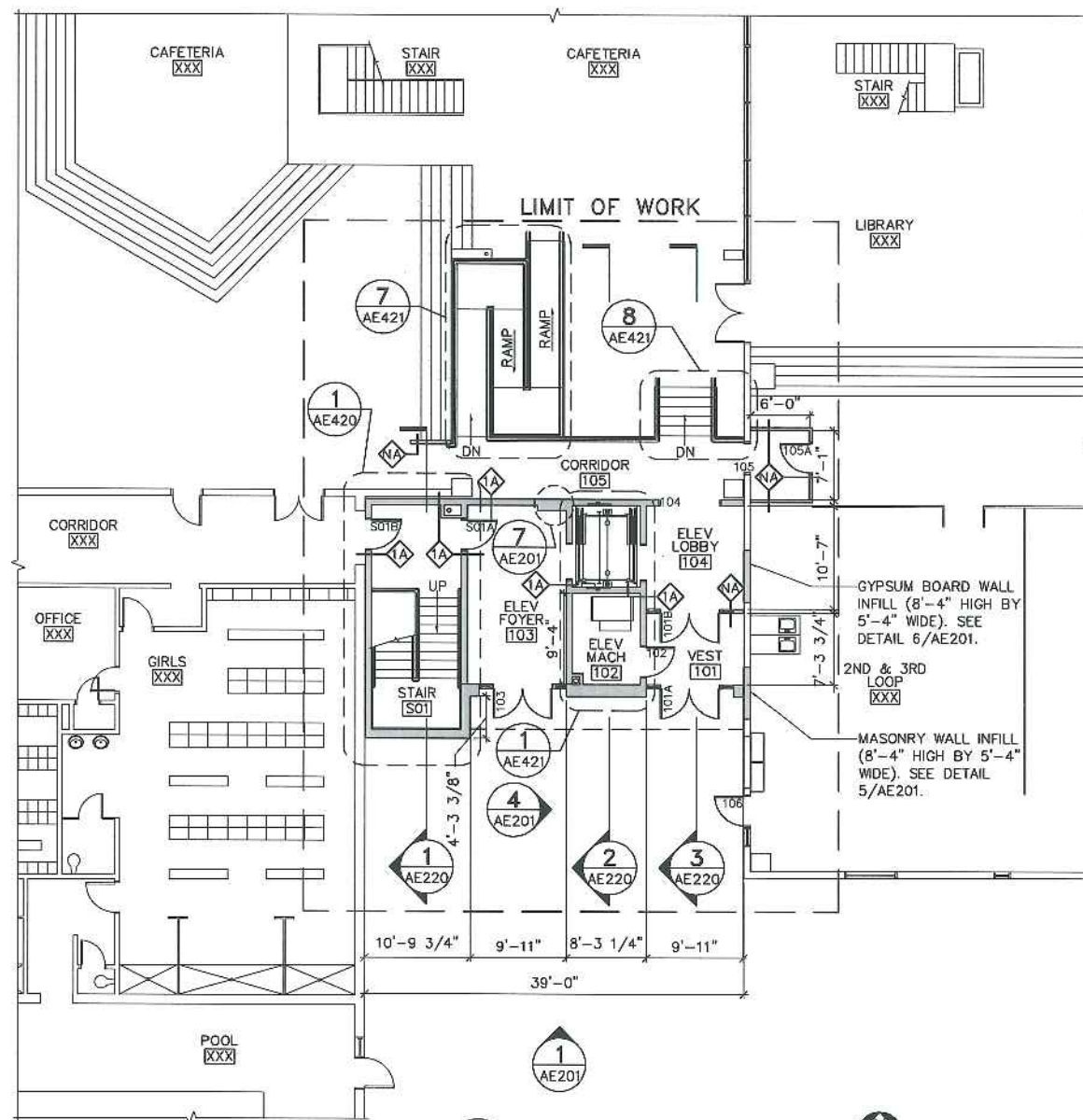
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and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

Motion for Consideration

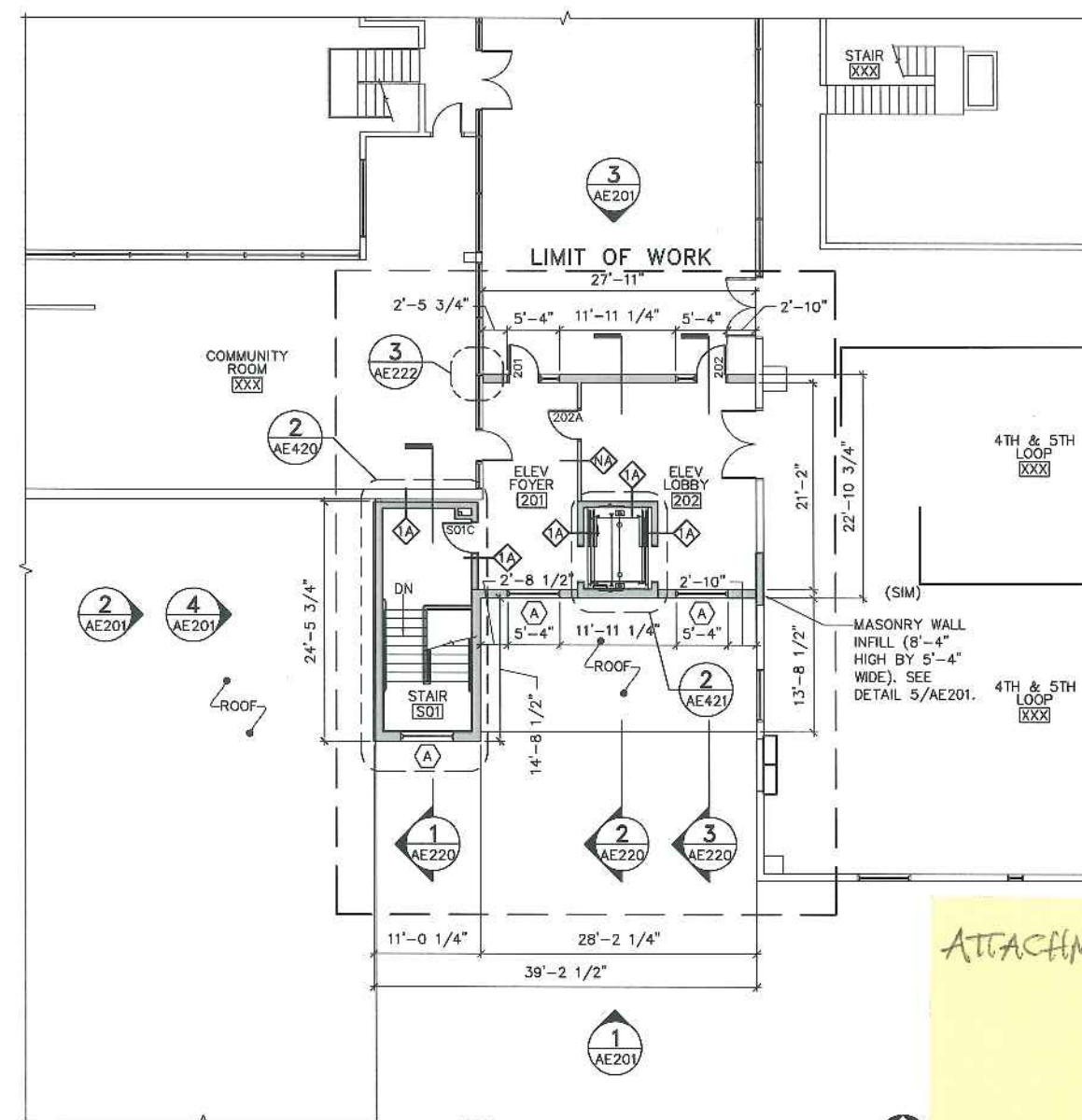
On the basis of plans and specifications submitted by the applicant for the June 15 2016 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations to the Clark Street frontage of 132 Brackett Street **meets (fails to meet)** the historic preservation ordinance Standards for Review of Alterations, specifically **Standards.... (subject to the following conditions.....).**

Attachments:

- 1. Architects' plans (selected pages)
- 2. Photos supplied by applicants
- 3. Google aerial view



1 FIRST FLOOR PARTIAL PLAN
 AE101 SCALE: 1/8"=1'-0"



2 SECOND FLOOR PARTIAL PLAN
 AE101 SCALE: 1/8"=1'-0"



ATTACHMENT 1

FIRE SAFING INSUL

2-1/2" DEEP RUNNER. LEAVE 1/2" BETWEEN TOP OF STUDS AND TRACK FOR SLAB DEFLECTION. DO NOT FASTEN STUDS TO TRACK

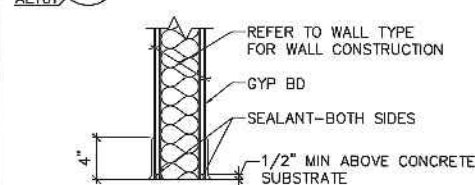
PROVIDE AT ALL CONDITIONS WHERE WALLS ARE SECURED TO THE STRUCTURE ABOVE.

STRUCTURE

1/2" CLEAR

CONFORM TO CONTOURS OF STRUCTURE, FIT WALL AROUND BEAMS, JOISTS, DECK ETC

3 TYPICAL DEFLECTION CHANNEL DETAIL
 AE101 SCALE: NTS



4 TYPICAL GYPSUM BOARD SILL DETAIL
 AE101 SCALE: NTS

NOTE:
 SEALANT AT BASE OF RATED WALLS TO BE FIRE RATED SEALANT.

PENETRANT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY

FIRESTOPPING SEALANT

INSULATED PIPE, COORD W/ MECH AND PLUMB DWGS

2" MIN

SEE FLOOR PLANS FOR WALL TYPE

(A) INSULATED PIPE
 UL C-AT-5029

PENETRANT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY

FIRESTOPPING SEALANT

3/8" DIA BEAD OF FIRESTOPPING SEALANT (TYP EACH SIDE OF WALL)

2"

SEE FLOOR PLANS FOR WALL TYPE

(B) BARE PIPE/CONDUIT
 UL C-AT-1080

5 FIRE PENETRATION DETAIL
 AE101 SCALE: NTS

UNDERSIDE OF STRUCTURE

CONT SEALANT EACH SIDE

3-5/8" DEFLECTION CHANNEL ANCHOR TO STRUCTURE SEE DETAIL 3/AE101

CEILING, SEE RCP

5/8" GYP BD ON EACH SIDE

SEAL PENETRATIONS

3-5/8" MTL STUDS @ 16" OC

ACOUSTICAL BATT INSUL

FLOORING (SEE FINISH SCHEDULE)

1/2"

4-7/8"

3-5/8" MTL STUD FULL HGT 5/8" GYP BD EACH SIDE

FIRE SAFING INSUL

UNDERSIDE OF DECK

CONT SEALANT EACH SIDE

CEILING SEE RCP

FIRESTOP PENETRATIONS

8" REINF CMU (SEE STRUCT DWGS)

FLOORING (SEE FINISH SCHEDULE)

NOTE:
 SEE STRUCT DWGS FOR DETAILS.

8" REINFORCED CMU 1 HOUR RATED UL U906

UNDERSIDE OF STRUCTURE

3-5/8" DEFLECTION CHANNEL ANCHOR TO STRUCTURE SEE DETAIL 3/AE101

CONT SEALANT ONE SIDE

CEILING, SEE RCP

(2) 5/8" GYP BD ON ONE SIDE

SEAL PENETRATIONS

2-1/2" MTL STUDS @ 16" OC

FLOORING (SEE FINISH SCHEDULE)

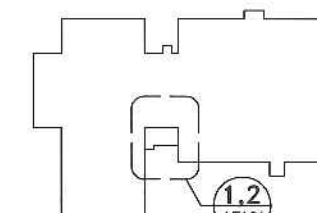
1/2"

3-3/4"

2-1/2" MTL STUD FULL HGT (2) 5/8" GYP BD ONE SIDE

GENERAL SHEET NOTES:

- COORDINATE W/ STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS



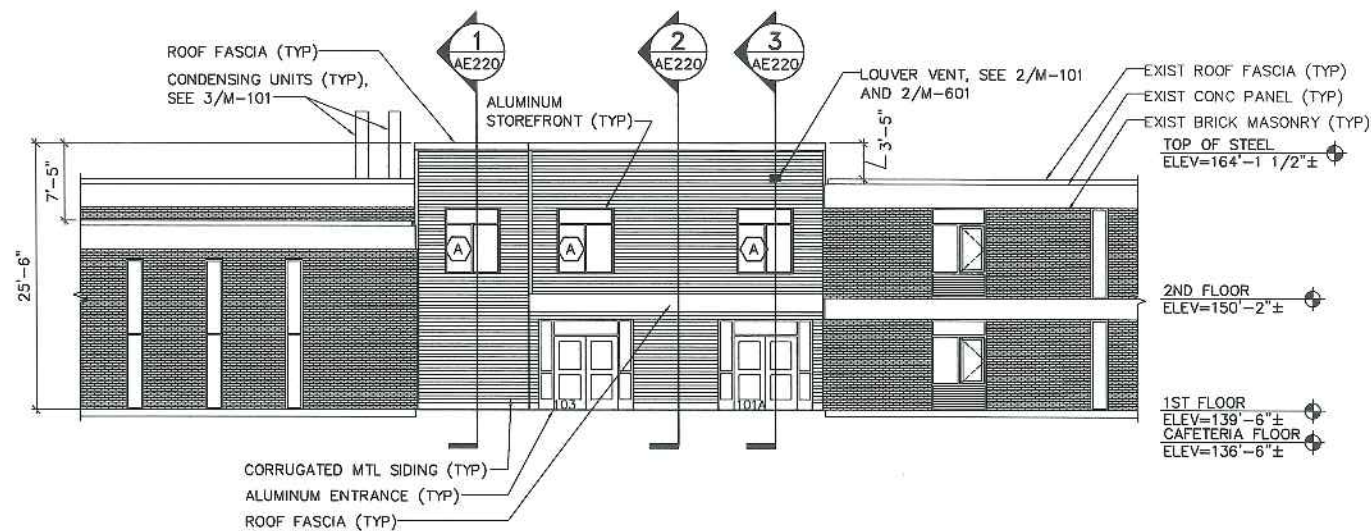
KEY PLAN
 NOT TO SCALE PLAN NORTH

GRAPHIC SCALE

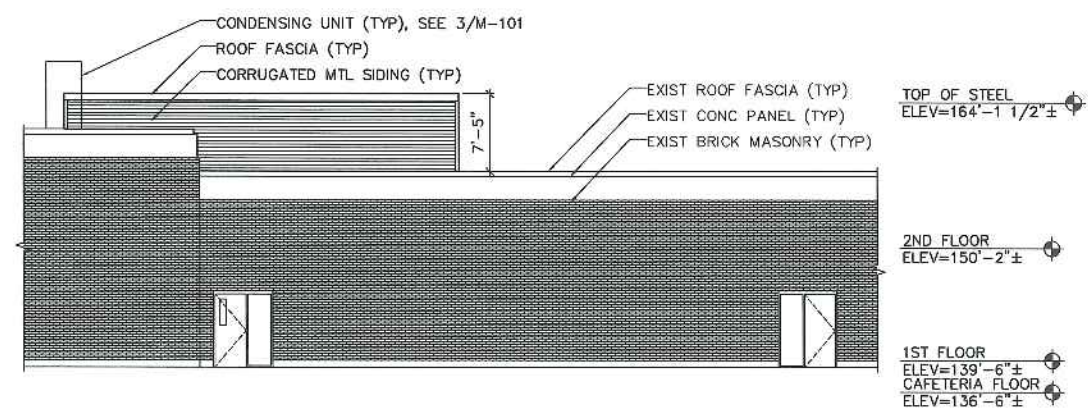
1/8"=1'-0"

8' 4' 0' 8' 16'

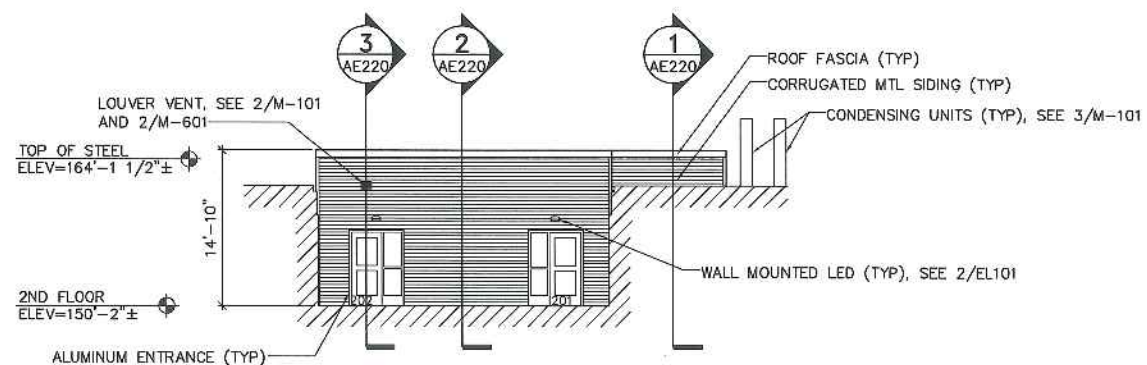
CHECK GRAPHIC SCALE BEFORE USING



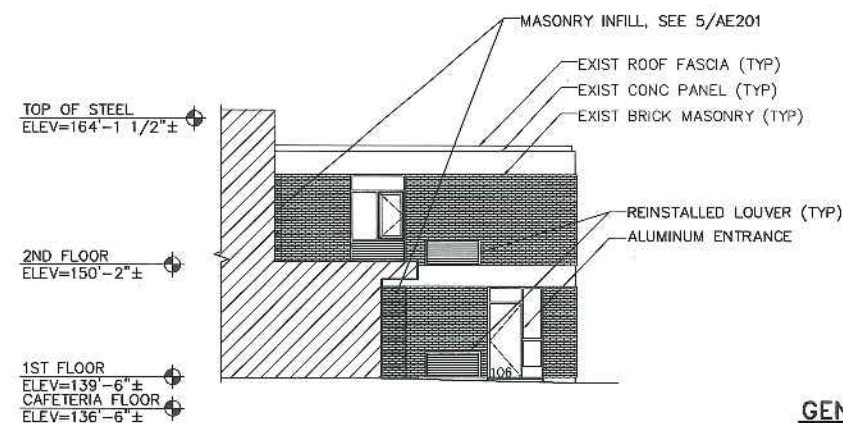
1 PARTIAL SOUTH ELEVATION
AE101, AE120 SCALE: 1/8"=1'-0"



2 PARTIAL WEST ELEVATION
AE101, AE120 SCALE: 1/8"=1'-0"



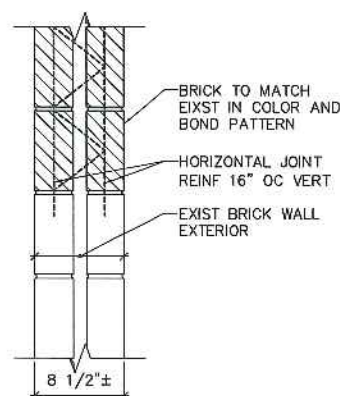
3 PARTIAL NORTH ELEVATION
AE101, AE120 SCALE: 1/8"=1'-0"



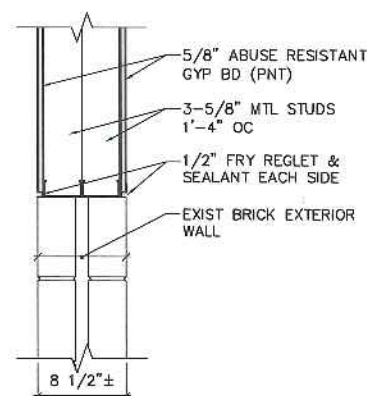
4 PARTIAL WEST COURTYARD ELEVATION
AE101, AE120 SCALE: 1/8"=1'-0"

GENERAL SHEET NOTES:

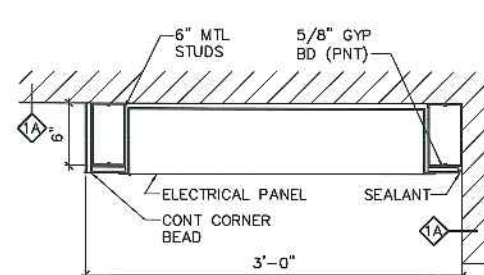
- COORDINATE W/ STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.



5 MASON WALL INFILL
AE201/ SCALE: 1-1/2"=1'-0"

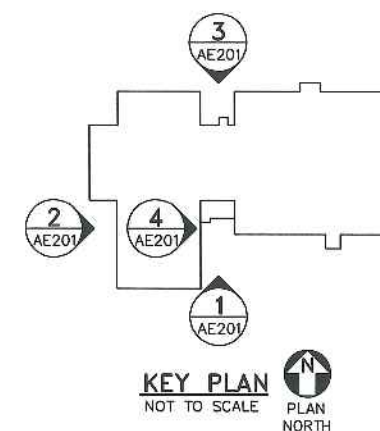


6 GYPSUM BOARD INFILL
AE201/ SCALE: 1-1/2"=1'-0"

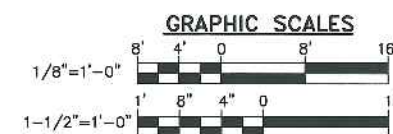


NOTE:
PROVIDE INTERMEDIATE 6" METAL STUDS ABOVE AND BELOW PANEL OPENING, COORDINATE WITH ELECTRICAL DRAWINGS.

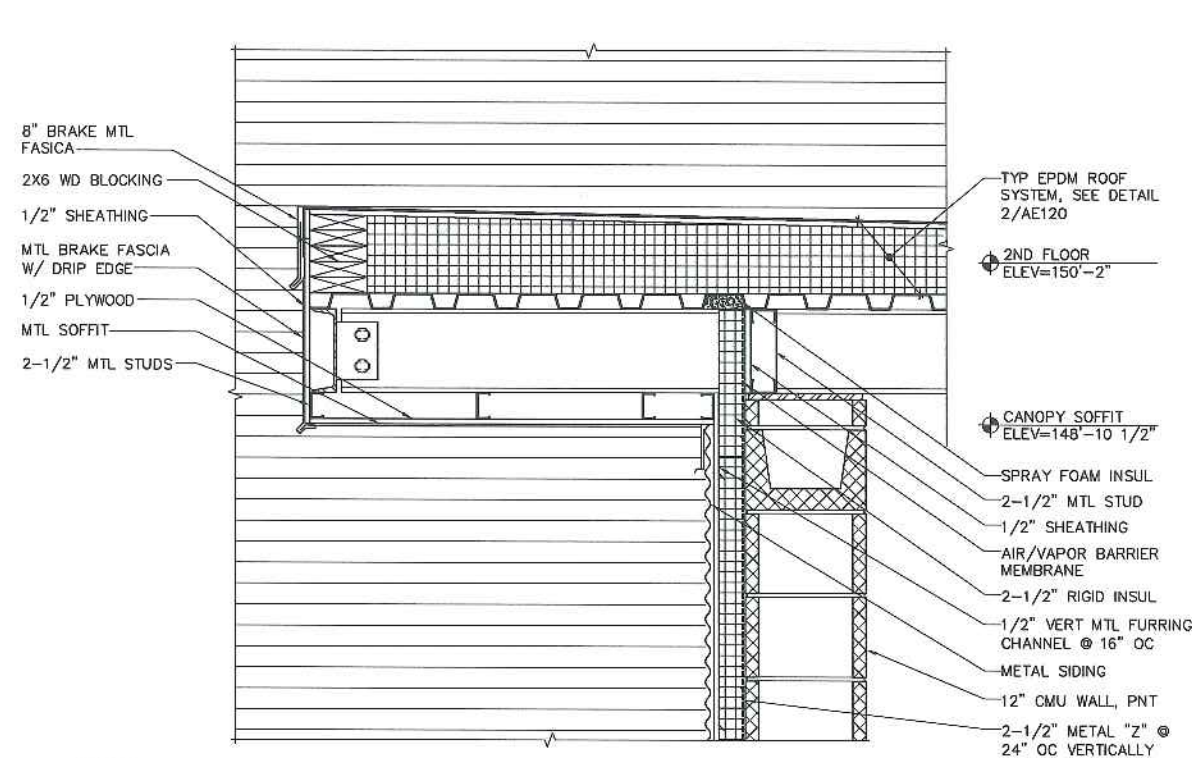
7 PANEL ENCLOSURE
AE201/ SCALE: 1-1/2"=1'-0"



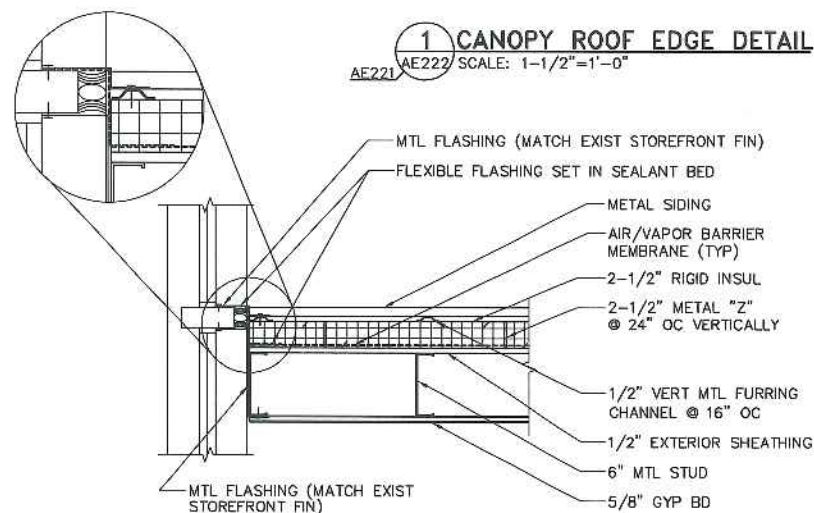
KEY PLAN
NOT TO SCALE



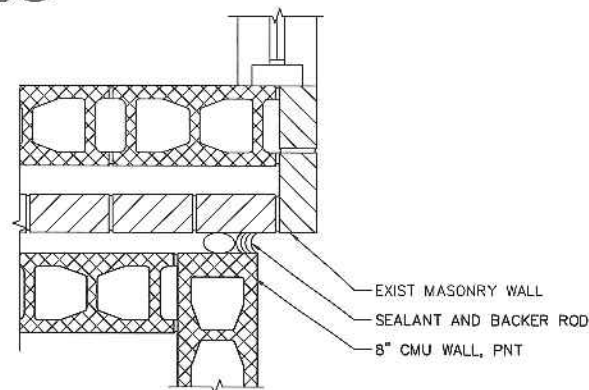
CHECK GRAPHIC SCALES BEFORE USING



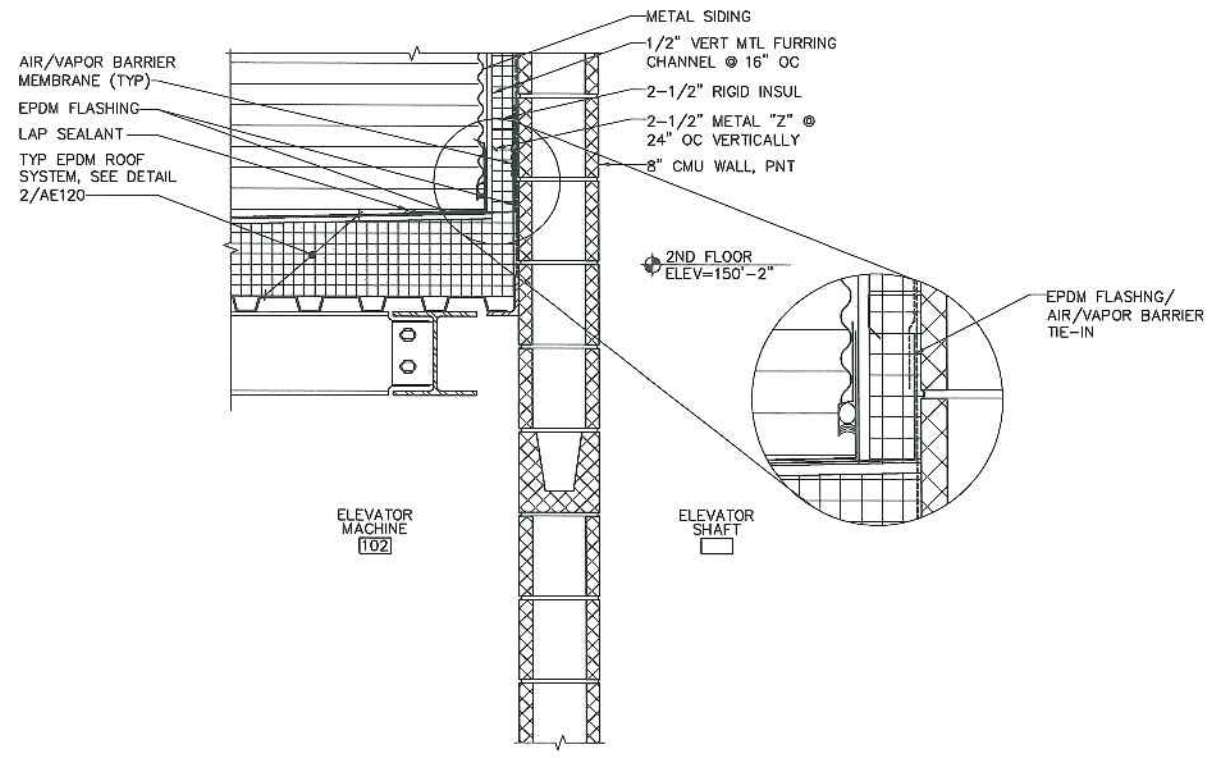
1 CANOPY ROOF EDGE DETAIL
AE221 AE222 SCALE: 1-1/2"=1'-0"



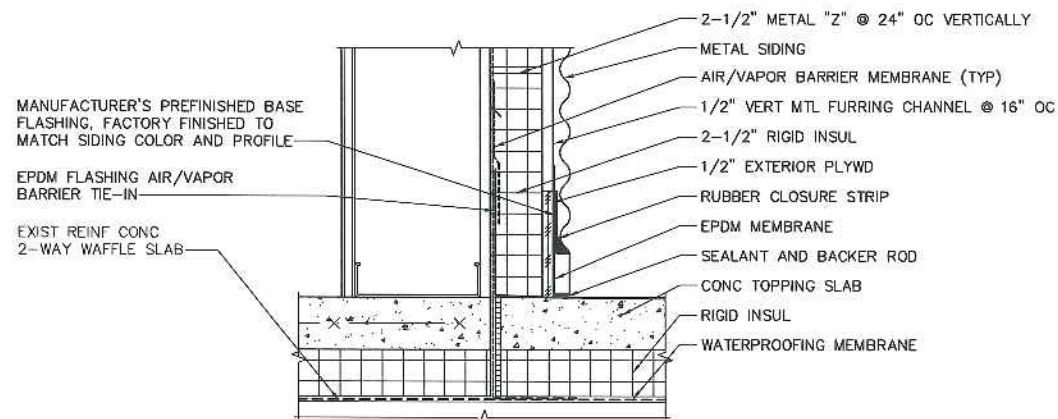
3 METAL SIDING AND EXISTING STOREFRONT CONNECTION DETAIL
AE101 AE222 SCALE: 1-1/2"=1'-0"



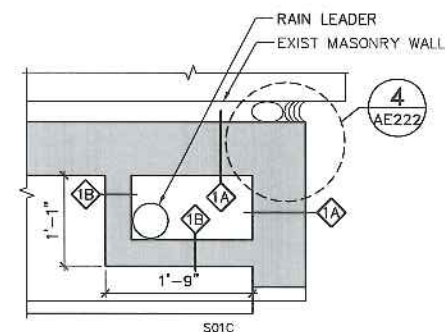
4 INTERIOR MASONRY JOINT DETAIL
AE101, AE222, AE420 AE222 SCALE: 1-1/2"=1'-0"



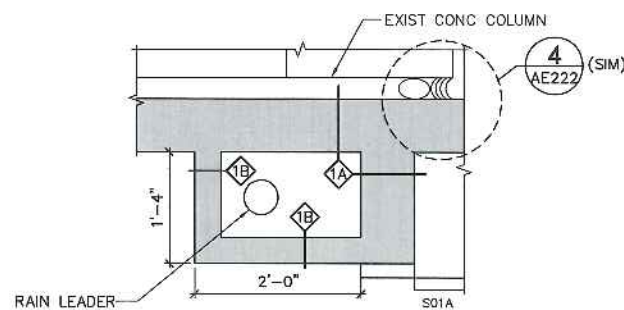
2 CANOPY ROOF FLASHING DETAIL
AE220, AE221 AE222 SCALE: 1-1/2"=1'-0"



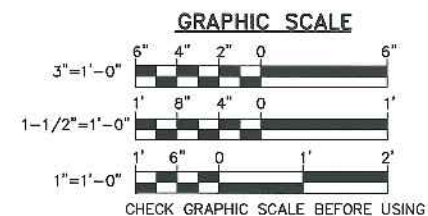
5 TYP METAL SIDING BASE DETAIL @ TERRACE
AE221 AE222 SCALE: 3"=1'-0"
NOTE: SEE 8/SF503 FOR TOPPING SLAB DETAIL

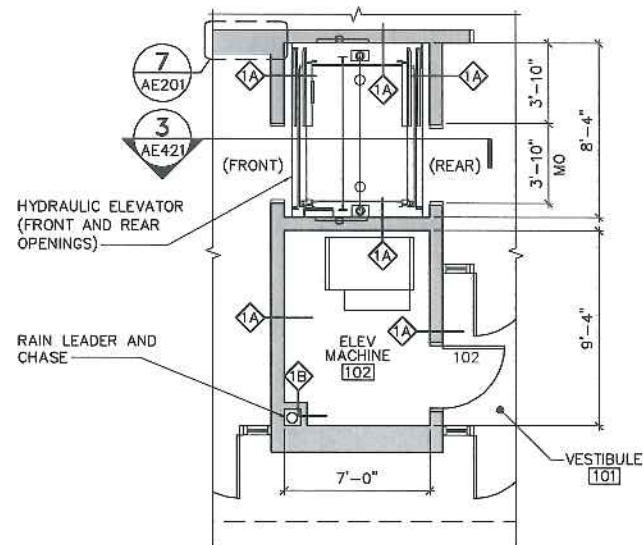


7 2ND FLOOR VERT MECHANICAL CHASE
AE420 AE222 SCALE: 1"=1'-0"

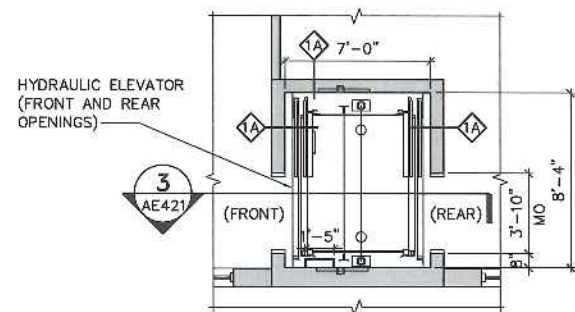


6 1ST FLOOR VERT MECHANICAL CHASE
AE420 AE222 SCALE: 1"=1'-0"

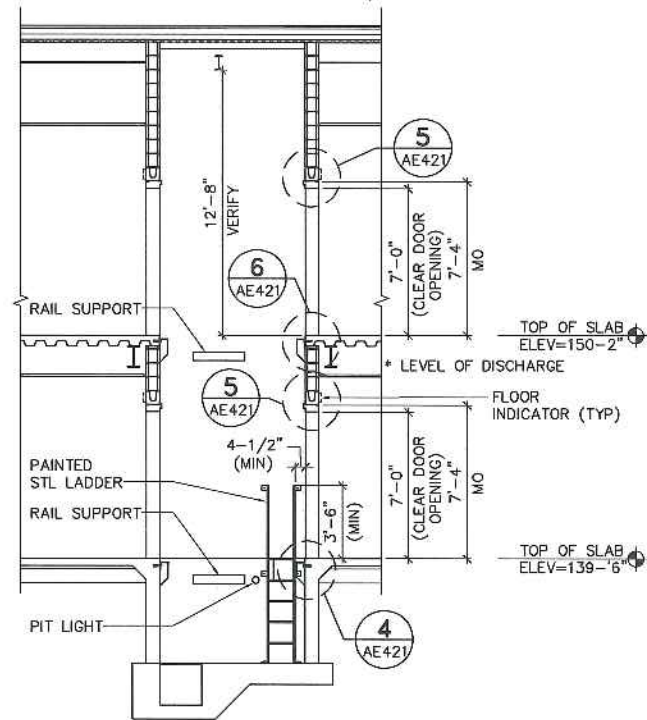




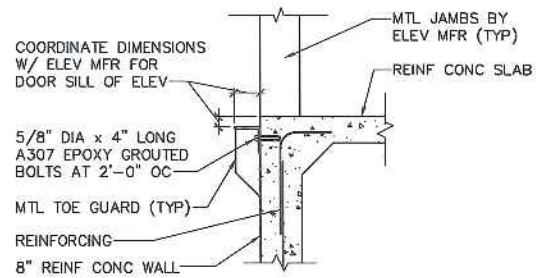
1 ELEVATOR FIRST FLOOR PLAN
 AE421 SCALE: 1/4"=1'-0"
 NOTE: PROVIDE FIRE PENETRATION SEALANT AT PIPING PENETRATION, SEE DETAIL 5/AE101



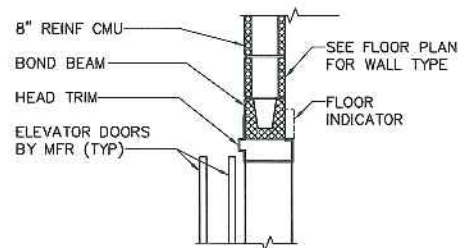
2 ELEVATOR SECOND FLOOR PLAN
 AE421 SCALE: 1/4"=1'-0"
 NOTE: PROVIDE FIRE PENETRATION SEALANT AT PIPING PENETRATION, SEE DETAIL 5/AE101



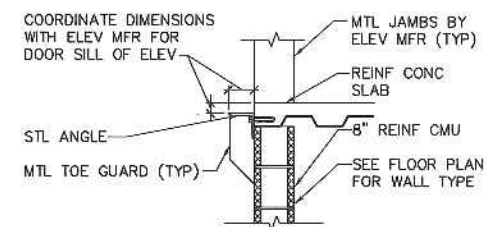
3 ELEVATOR SHAFT SECTION
 AE421 SCALE: 1/4"=1'-0"



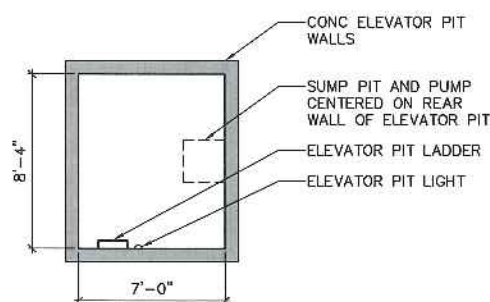
4 ELEVATOR SILL DETAIL
 AE421 SCALE: 3/4"=1'-0"



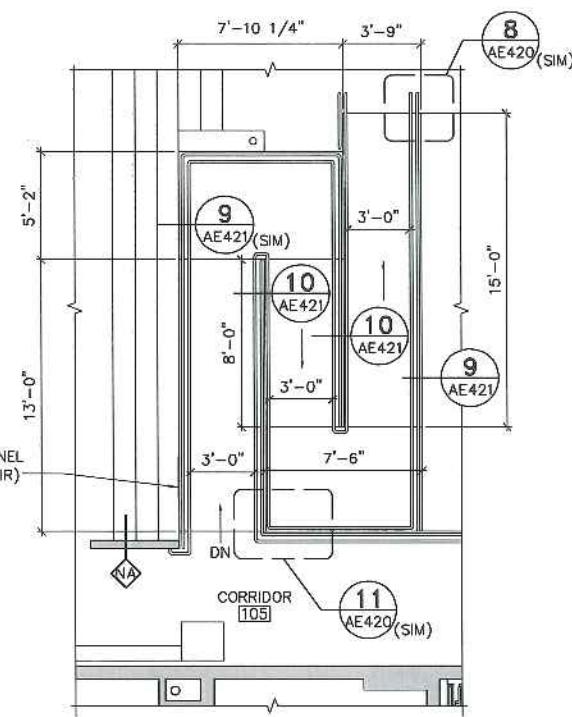
5 LINTEL DETAIL
 AE421 SCALE: 3/4"=1'-0"



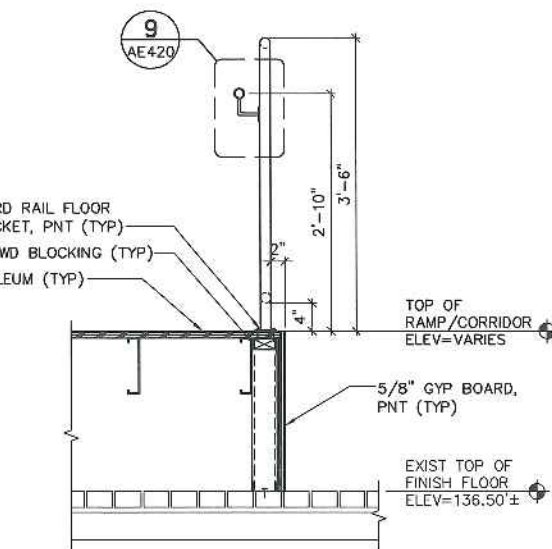
6 METAL TOE GUARD DETAIL
 AE421 SCALE: 3/4"=1'-0"



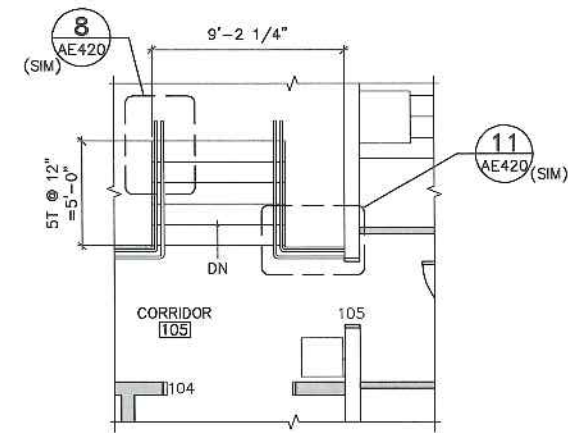
9 ELEVATOR PIT PLAN
 AE421 SCALE: 1/4"=1'-0"



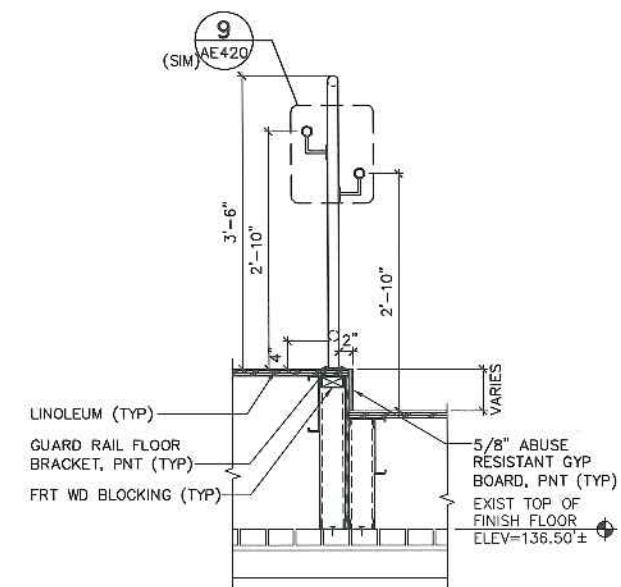
7 ENLARGED RAMP PLAN
 AE101 SCALE: 1/4"=1'-0"



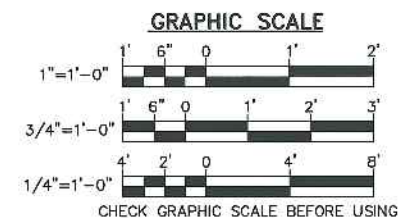
9 TYP EDGE WALL RAILING DETAIL
 AE421 SCALE: 1"=1'-0"
 NOTE: REFER TO SF503 FOR STRUCTURAL DETAILS



8 ENLARGED STAIR PLAN
 AE101 SCALE: 1/4"=1'-0"



10 TYP RAMP RAILING DETAIL
 AE421 SCALE: 1"=1'-0"
 NOTE: REFER TO SF503 FOR STRUCTURAL DETAILS





TGB
CET
JMG
DESIGNED BY:
DRAWN BY:
CHECKED BY:
PROJECT:
21602.08

REICHE ELEMENTARY SCHOOL
PORTLAND SCHOOL DEPARTMENT
353 Cumberland Avenue
Portland, ME 04102

REICHE ELEMENTARY
ELEVATOR ADDITION
166 Brackett Street
Portland, ME 04102

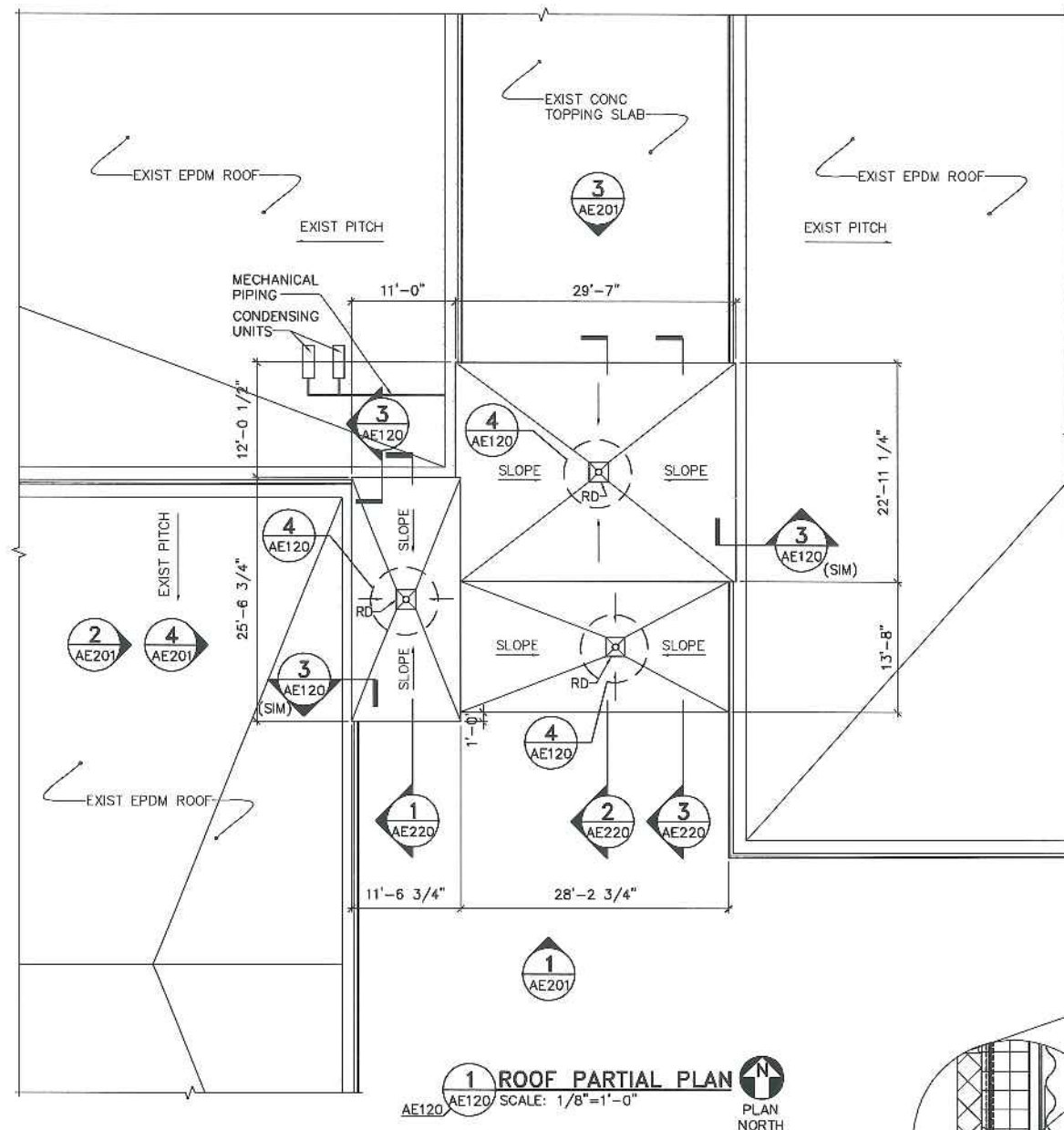
PARTIAL ROOF
PLAN AND
DETAILS

SCALE: AS NOTED

DATE: 04-29-2016

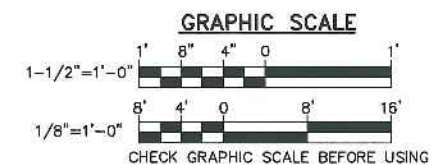
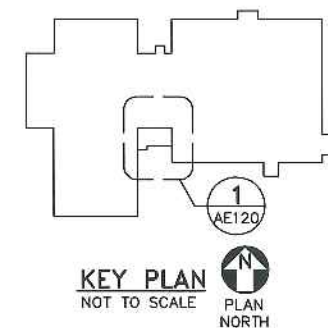
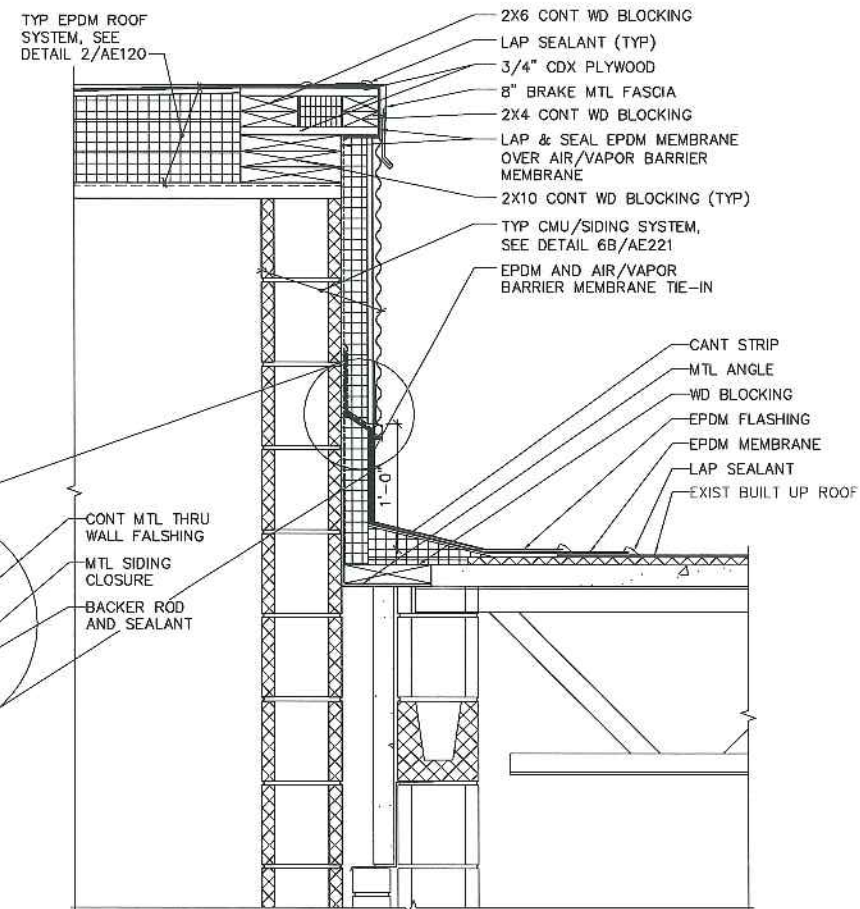
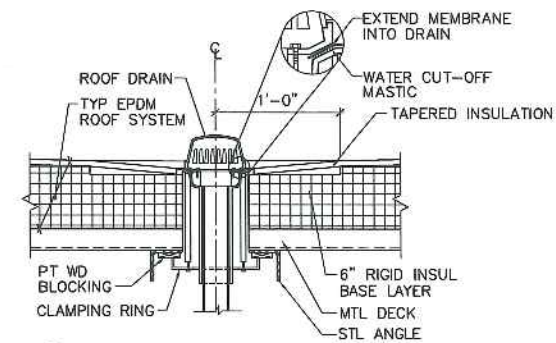
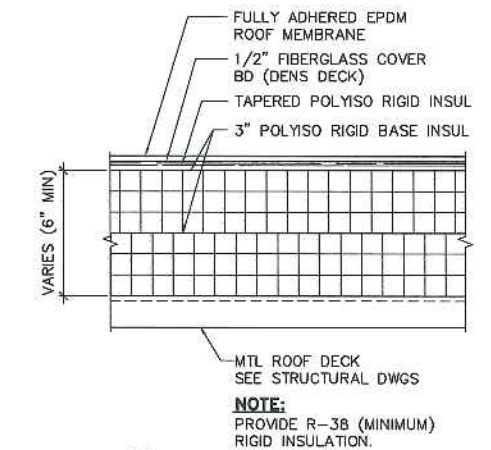
DWG.: AE120

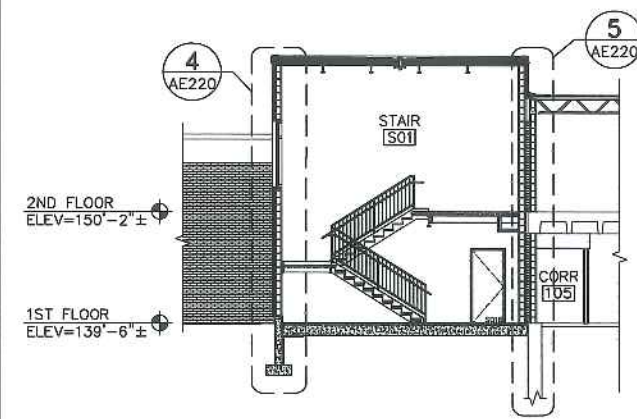
SHEET: 22 of 40



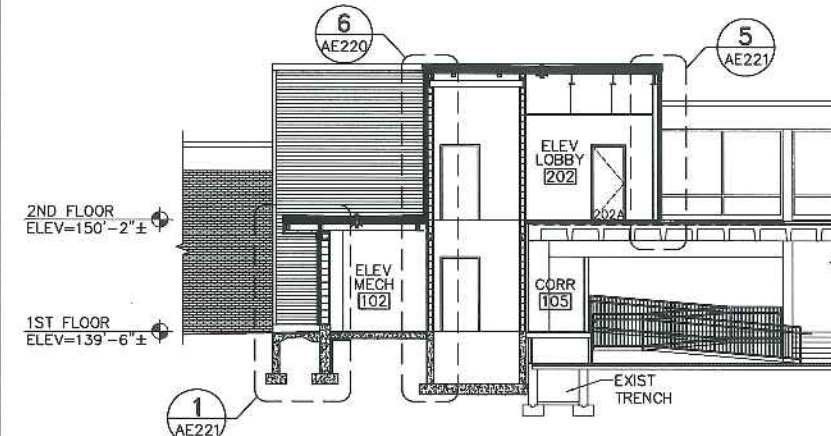
GENERAL SHEET NOTES:

1. COORDINATE W/ STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS

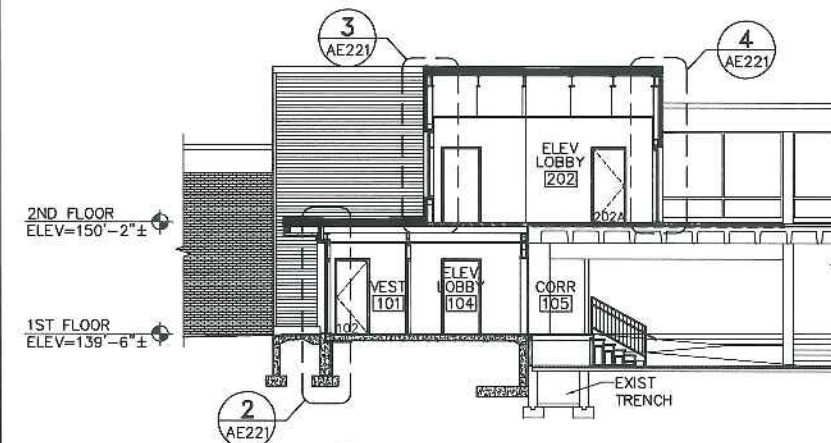




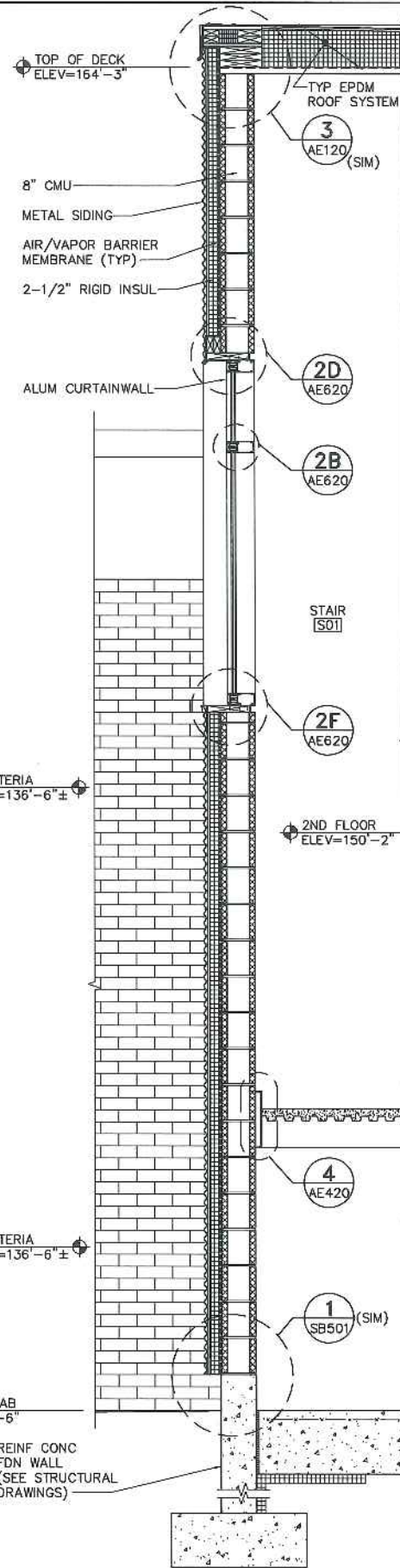
1 PARTIAL BUILDING SECTION
AE101, AE120, AE201, AE220
SCALE: 1/8"=1'-0"



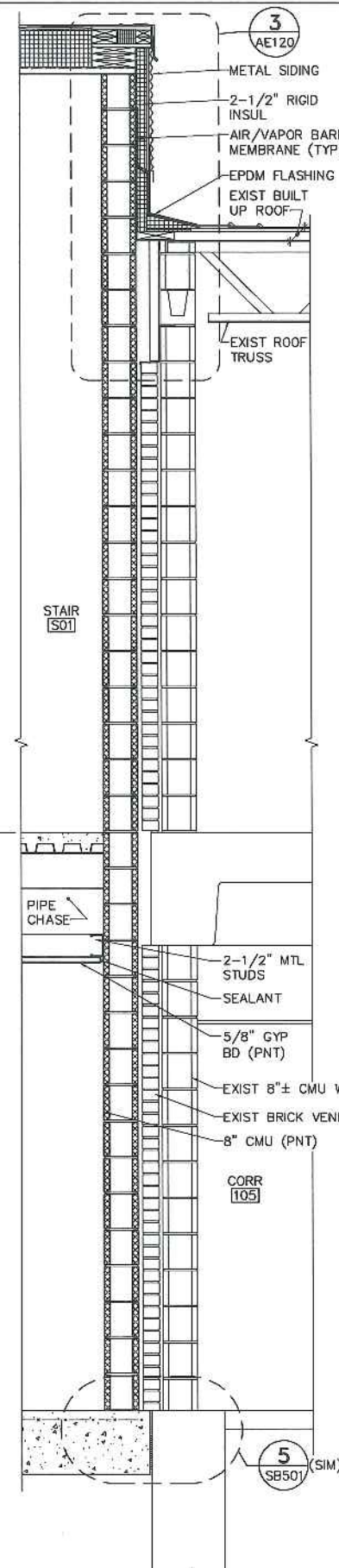
2 PARTIAL BUILDING SECTION
AE101, AE120, AE201, AE220
SCALE: 1/8"=1'-0"



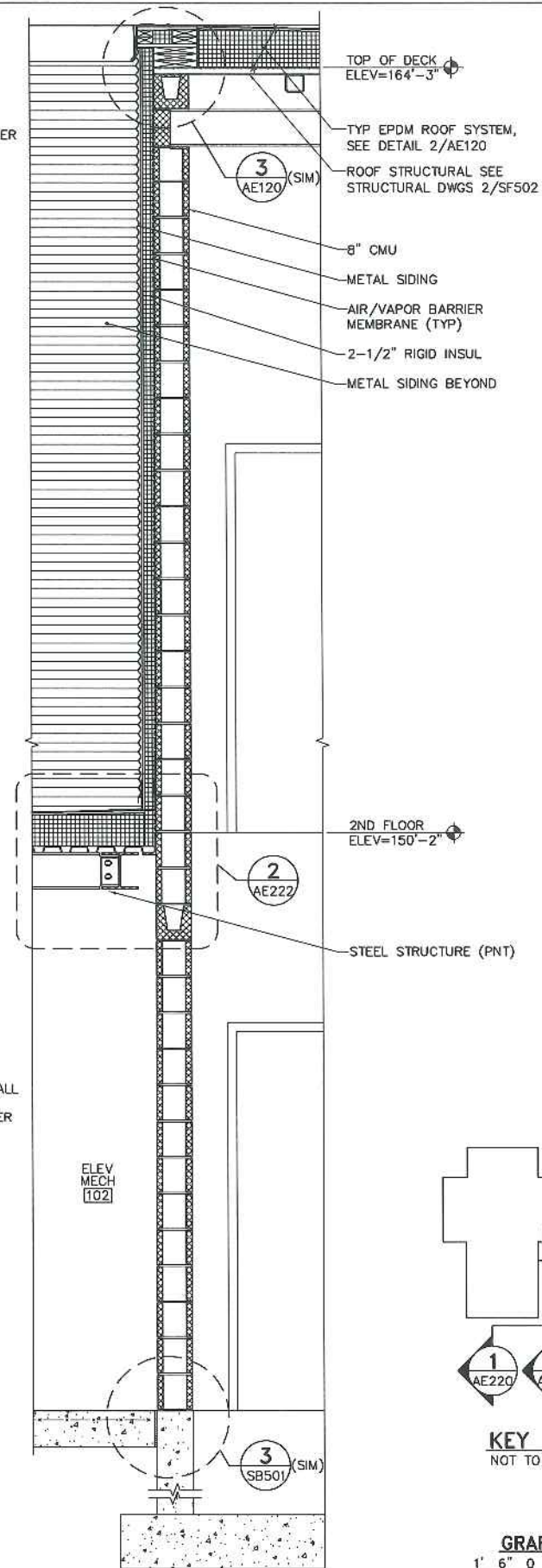
3 PARTIAL BUILDING SECTION
AE101, AE120, AE201, AE220
SCALE: 1/8"=1'-0"



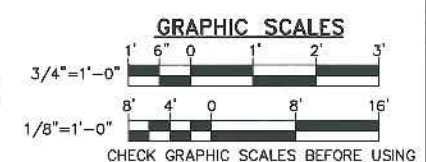
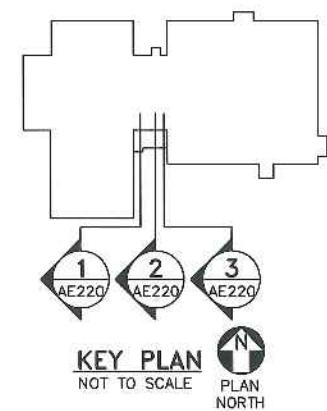
4 STAIR WALL SECTION
AE220
SCALE: 3/4"=1'-0"



5 STAIR WALL SECTION
AE220
SCALE: 3/4"=1'-0"



6 ELEVATOR WALL SECTION
AE220
SCALE: 3/4"=1'-0"



OAK POINT ASSOCIATES
201 Main Street, Portland, Maine 04105 (7) 287-283, 283-2833
www.oakpoint.com



DESIGNED BY: TGB
DRAWN BY: CET
CHECKED BY: JMG
PROJECT: 21602.08

**REICHE ELEMENTARY SCHOOL
PORTLAND SCHOOL DEPARTMENT**
353 Cumberland Avenue
Portland, ME 04102

**REICHE ELEMENTARY
ELEVATOR ADDITION**
166 Brackett Street
Portland, ME 04102

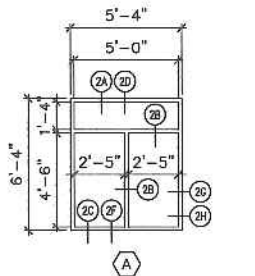
**PARTIAL
BUILDING
SECTIONS AND
WALL SECTIONS**

SCALE: AS NOTED
DATE: 04-29-2016

DWG.: AE220

SHEET: 24 of 40

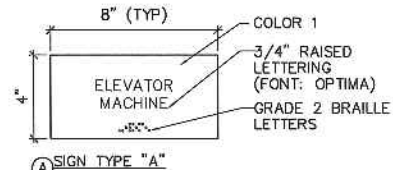
DOOR SCHEDULE											
NO.	SIZE	DOOR			HARDWARE SET	FRAME			DETAILS		
		TYPE	MAT	FINISH		TYPE	MAT	FINISH	HEAD	JAMB	SILL
101A	(2) 3'-0"x7'-0"x1-3/4"	B	ALUM	PNT	1	4	ALUM	PNT	2K/AE620	2H/AE620	2L/AE620
101B	(2) 3'-0"x7'-0"x1-3/4"	B	ALUM	PNT	2	4	ALUM	PNT	2K/AE620	2H/AE620	2L/AE620
102	3'-0"x7'-0"x1-3/4"	A	HM	PNT	3	1	HM	PNT	3C/AE620	3D/AE620	—
103	(2) 3'-0"x7'-0"x1-3/4"	B	ALUM	PNT	1	4	ALUM	PNT	2L/AE620	2H/AE620	2L/AE620
104	6'-0"x7'-0" CASED OPEN	—	—	—	—	2	HM	PNT	3C/AE620	3D/AE620	—
105	3'-0"x7'-0" CASED OPEN	—	—	—	—	1	HM	PNT	3B/AE620	3A/AE620	—
105A	3'-0"x7'-0"x1-3/4"	B	HM	PNT	4	1	HM	PNT	3D/AE620	3C/AE620	—
106	3'-0"x7'-0"x1-3/4"	A	ALUM	PNT	5	5	ALUM	PNT	2D/AE620	2H/AE620	2L/AE620
201	3'-0"x7'-0"x1-3/4" EXIST	B	ALUM	PNT	5	3A	ALUM	PNT	2A/AE620	2G/AE620	2L/AE620
202	3'-0"x7'-0"x1-3/4" EXIST	B	ALUM	PNT	5	3	ALUM	PNT	2A/AE620	2G/AE620	2L/AE620
202A	3'-0"x7'-0"x1-3/4"	C	HM	PNT	4	1	HM	PNT	3D/AE620	3C/AE620	—
S01A	3'-0"x7'-0"x1-3/4"	C	HM	PNT	6	1	HM	PNT	3D/AE620	3C/AE620	—
S01B	3'-0"x7'-0"x1-3/4"	C	HM	PNT	6	1	HM	PNT	3D/AE620	3C/AE620	—
S01C	3'-0"x7'-0"x1-3/4"	C	HM	PNT	4	1	HM	PNT	3D/AE620	3C/AE620	—



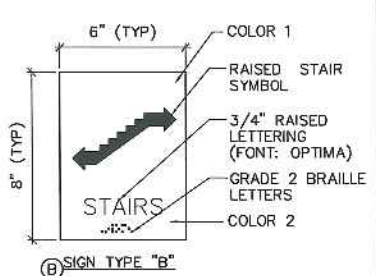
1 WINDOW TYPES
AE620 SCALE: 1/4"=1'-0"

ROOM FINISH SCHEDULE											
NO.	DESCRIPTION	FLOOR	BASE	WALLS				CEILING		NOTES	
				NORTH	EAST	SOUTH	WEST	MATERIAL	HEIGHT		
101	VESTIBULE	QT	QT	PNT	PNT	PNT	PNT	SAT	8'-8"	1,2	
102	ELEVATOR MACHINE ROOM	CONC - P	-	PNT	PNT	PNT	PNT	-	-	1,2	
103	ELEVATOR FOYER	PT	PT	PNT	PNT	PNT	PNT	SAT	8'-8"	1,2	
104	ELEVATOR LOBBY	CPT	RB	PNT	PNT	PNT	PNT	SAT	8'-8"	1,2	
105	CORRIDOR	CPT	RB	PNT	PNT	PNT	PNT	PNT	-	1,2	
105A	CORRIDOR	CPT	RB	PNT	PNT	PNT	PNT	PNT	-	1,2	
201	ELEVATOR FOYER	CPT	RB	PNT	PNT	PNT	PNT	SAT	10'-0"	1,2	
202	ELEVATOR LOBBY	CPT	RB	PNT	PNT	PNT	PNT	SAT	10'-0"	1,2	
S01	STAIR	RUB	RB	PNT	PNT	PNT	PNT	PNT	-	1,2,4,5	

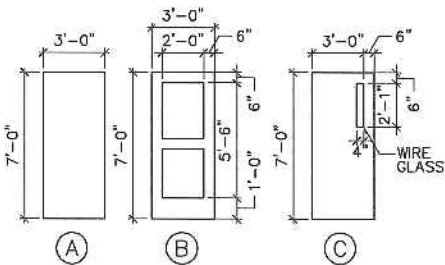
- NOTES:
1. PATCH, PREP, AND PAINT CONCRETE FOUNDATION WALLS. FILL INDENTS AND RUB WALL SMOOTH.
 2. FINISHES PROVIDED AND INSTALLED BY OWNER.
 3. PROVIDE SIGN 4A/AE620 MOUNT ON DOOR, 102 IN VESTIBULE 101.
 4. PROVIDE SIGN 4B/AE620 MOUNT ON WALL IN ELEV FOYER 103, 201, AND COMMUNITY CENTER CORRIDOR AT DOORS S01A, S01B, AND S01C RESPECTIVELY.
 5. PROVIDE RUBBER TILE AT LANDINGS (TOP, BOTTOM, AND INTERMEDIATE) AND RUBBER STAIR TREADS AND STAIRS.



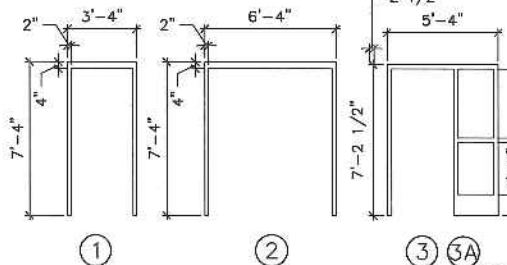
4 SIGN ELEVATIONS
AE620 SCALE: 3/8"=1'-0"



5 SIGN ELEVATIONS
AE620 SCALE: 3/8"=1'-0"

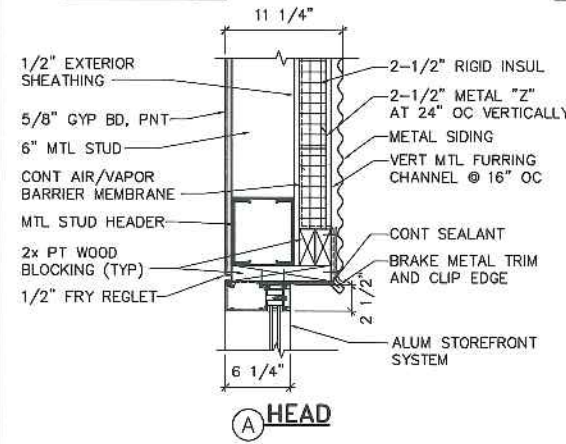


6 DOOR TYPES

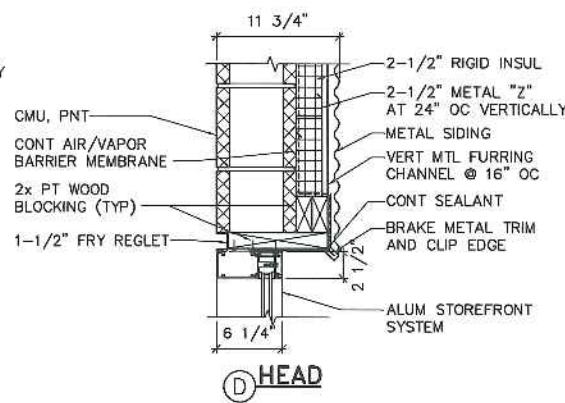


7 DOOR FRAME TYPES

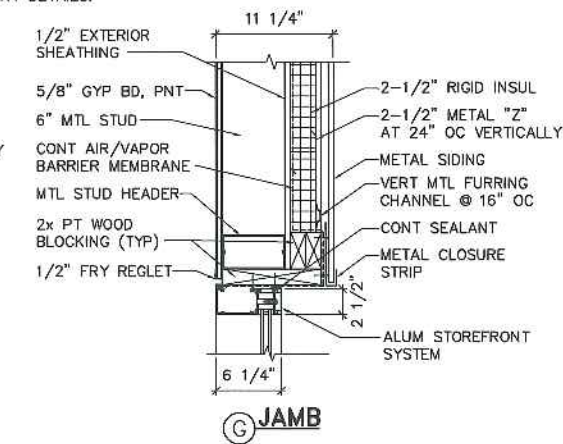
NOTE:
SEE 2/AE620 FOR
STOREFRONT DETAILS.



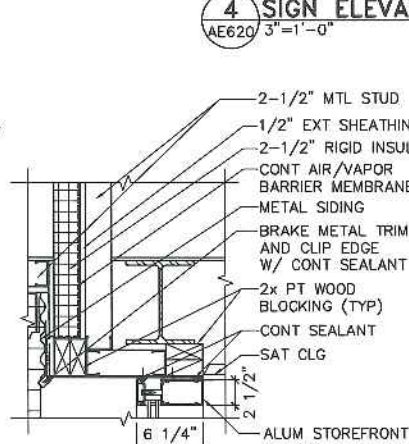
8 HEAD



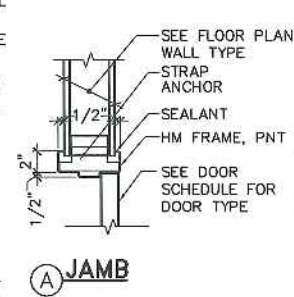
9 HEAD



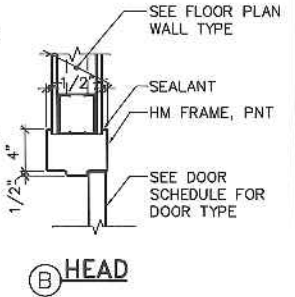
10 JAMB



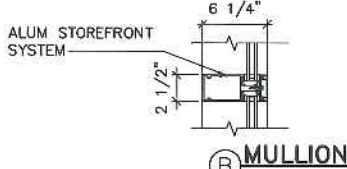
11 JAMB



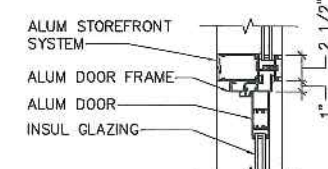
12 JAMB



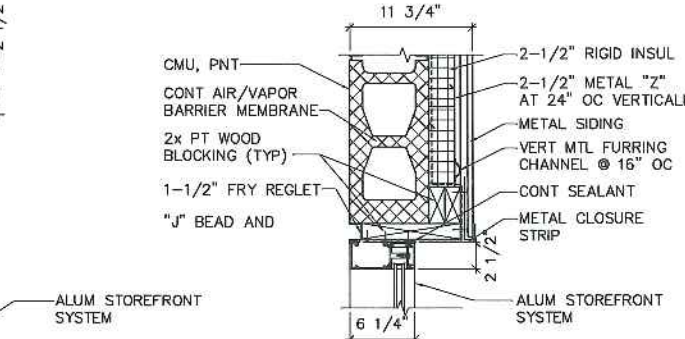
13 HEAD



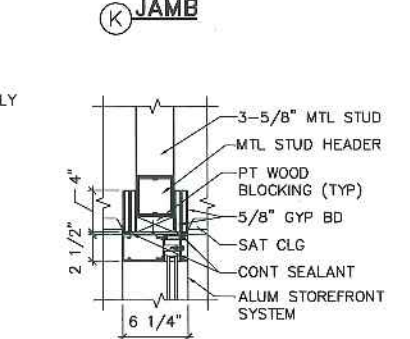
14 MULLION



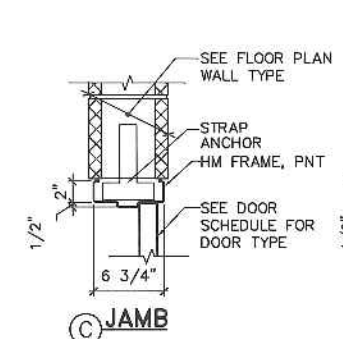
15 HEAD



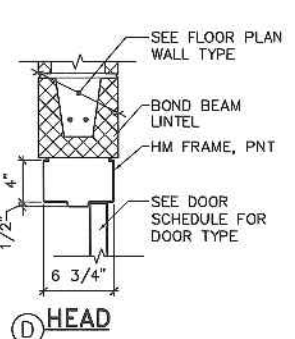
16 JAMB



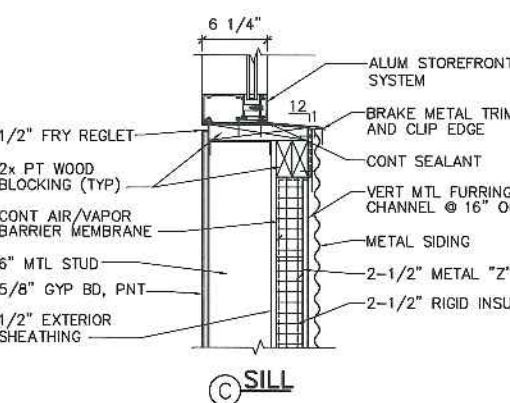
17 HEAD



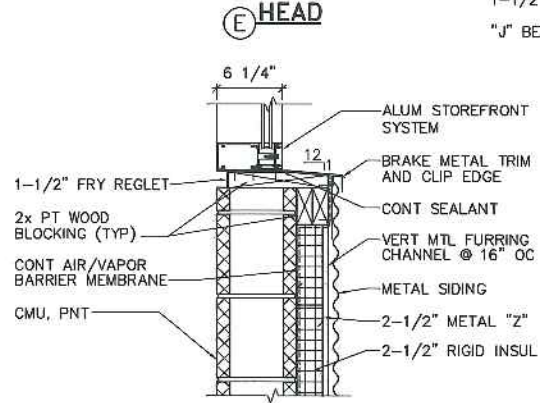
18 JAMB



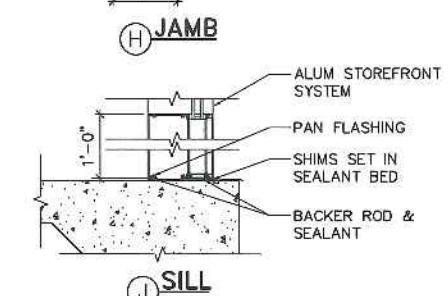
19 HEAD



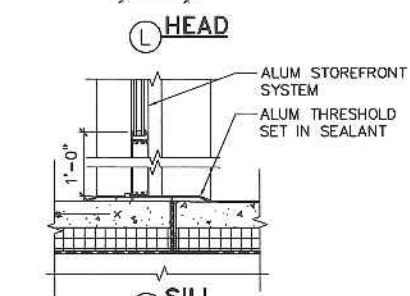
20 SILL



21 SILL

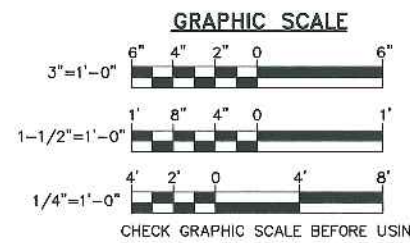


22 SILL



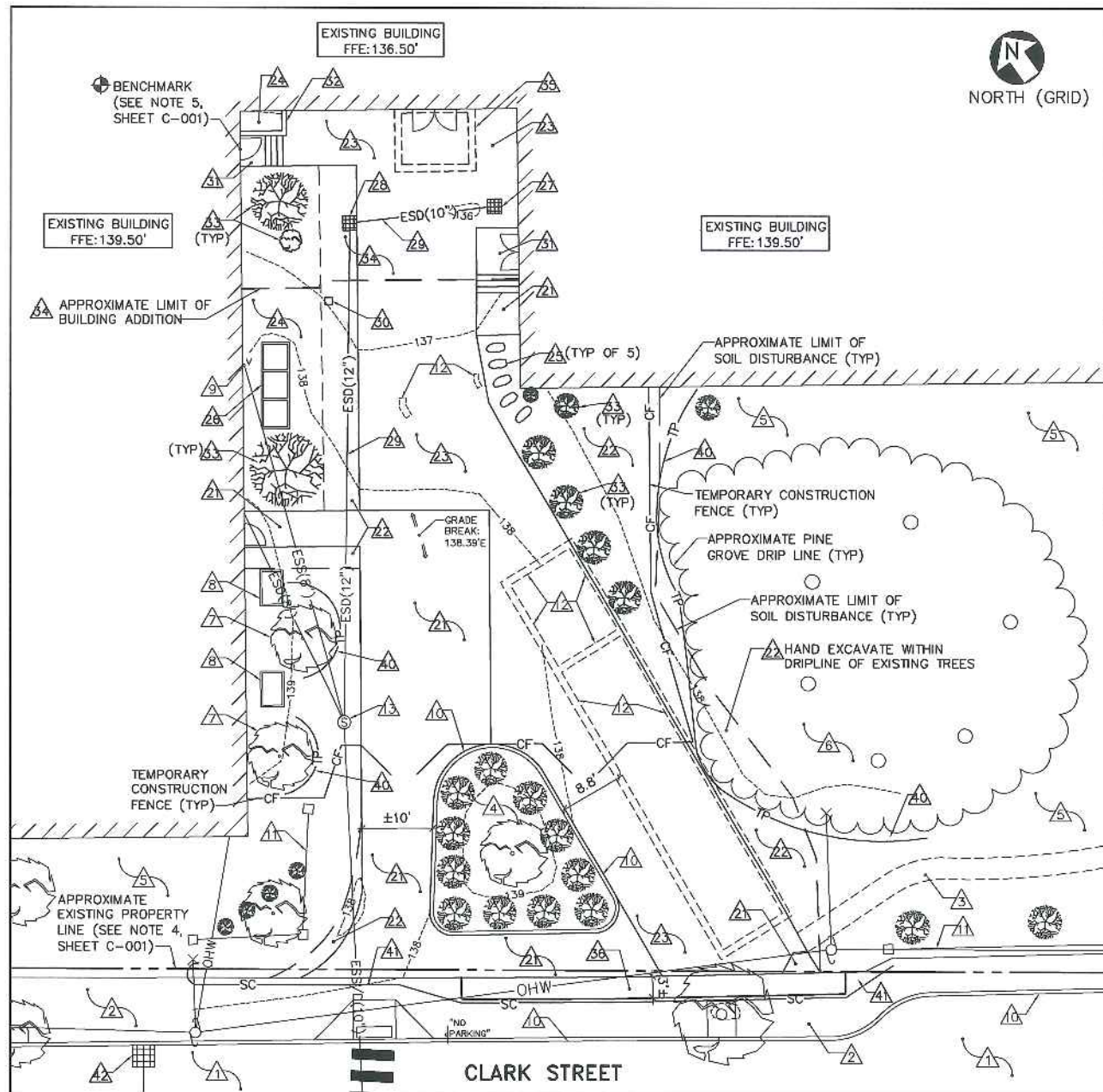
23 SILL

3 HOLLOW METAL DOOR DETAILS
AE620 SCALE: 1-1/2"=1'-0"



2 ALUMINUM STOREFRONT DETAILS
AE620 SCALE: 1-1/2"=1'-0"

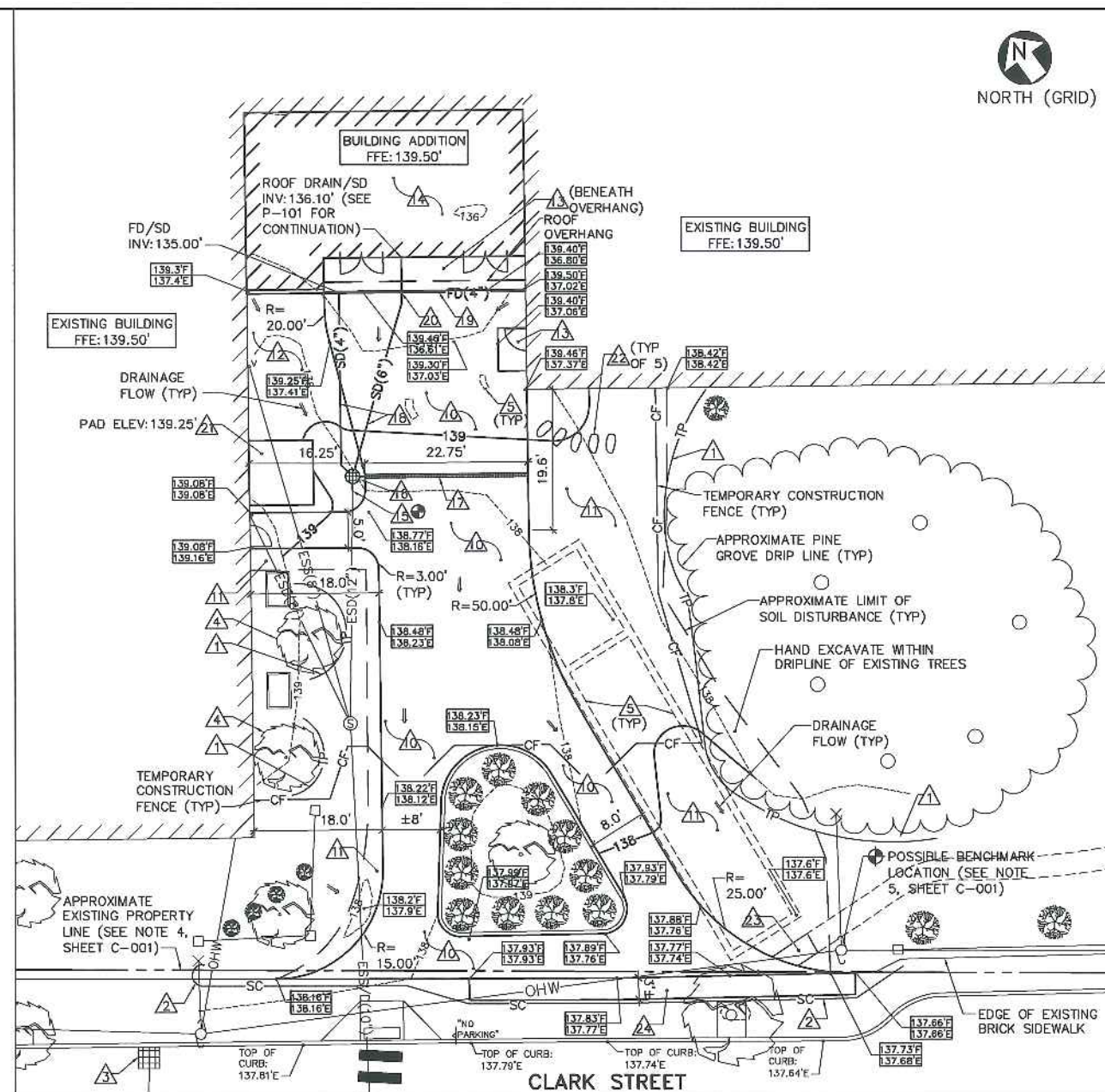
NOTE:
TERMINATE MEMBRANE FLASHING INTO BACK OF ALUM FRAMING, TYPICAL.



1 EXISTING CONDITIONS/REMOVALS SITE PLAN
CS101 SCALE: 1"=10'

KEYNOTES: (EXISTING CONDITIONS/REMOVALS PLAN ONLY)

- EXISTING ASPHALT CONCRETE PAVEMENT.
- EXISTING BRICK SIDEWALK.
- EXISTING STONEDUST PATH.
- EXISTING MULCH PLANTING BED.
- EXISTING TURF.
- EXISTING PINE GROVE CONSISTING OF 6 ±24" DIAMETER PINE TREES. PROTECT GROVE DURING CONSTRUCTION AND HAND EXCAVATE WITHIN DRIP LINE OF GROVE.
- EXISTING MEMORIAL TREE. PROTECT DURING CONSTRUCTION.
- EXISTING ABOVEGROUND WOOD PLANTER BOX.
- EXISTING CAST IRON VENT PIPE.
- EXISTING GRANITE CURB.
- EXISTING DECORATIVE METAL FENCE WITH 16" SQUARE BRICK PIERS.
- APPROXIMATE FORMER FOOTING/PIER LOCATION, REMOVED TO ±2' BELOW GRADE (BY OTHERS).
- EXISTING SEWER MANHOLE
RIM ELEVATION: 138.33'
INV IN: 130.58' (6" SANITARY SEWER, NORTHERN)
INV IN: 130.08' (6" SANITARY SEWER, EASTERN)
INV IN: 129.98' (12" STORM DRAIN)
- NOT USED.
- REMOVE EXISTING REINFORCED CONCRETE SIDEWALK, ±4" THICK.
- STRIP EXISTING TOPSOIL, ±4" THICK.
- STRIP EXISTING GRAVEL, ±6" THICK.
- REMOVE EXISTING MULCH/GRAVEL PLANTING BED, ±4" THICK.
- REMOVE EXISTING 24"x12" GRANITE STEPPING STONE, CLEAN AND STORE FOR RE-INSTALLATION.
- REMOVE EXISTING WOODEN COMPOST BIN.
- REMOVE EXISTING PRECAST CONCRETE CATCH BASIN.
RIM ELEV: 136.03'
INV OUT: 133.15' (10")
- REMOVE EXISTING PRECAST CONCRETE CATCH BASIN.
RIM ELEV: 136.03'
INV IN: 132.53' (10")
INV OUT: 132.03' (12")
- CUT AND REMOVE EXISTING METAL STORM DRAIN PIPING.
- REMOVE EXISTING 12" SQUARE, 6" DEEP ABANDONED CONCRETE LIGHT POLE BASE.
- REMOVE EXISTING REINFORCED CONCRETE STAIRS. SEE SHEETS AD101 AND SD101
- REMOVE EXISTING 8" THICK, 3' TALL REINFORCED CONCRETE RETAINING WALL.
- REMOVE EXISTING TREE/SHRUB AND GRUB OUT STUMP.
- EXCAVATE FOR BUILDING SLAB AND FOUNDATION. SEE DETAIL 3/C-501
- REMOVE EXISTING FOUNDATION WALL AND FOOTING. SEE SHEETS AD101 AND SD101
- REMOVE EXISTING BRICK PAVERS AND RE-SET AT ELEVATIONS INDICATED ON 2/CS102. SEE PHASING AND COORDINATION NOTES, SHEET C-001.
- NOT USED.
- TREE PROTECTION FENCE: 48" HIGH ORANGE PLASTIC FENCING, WITH GALVANIZED STEEL POSTS AT 8' OC.
- SEDIMENT CONTROL WATTLE. SEE DETAIL 2/C-001
- CATCH BASIN INLET PROTECTION. SEE DETAIL 1/C-001

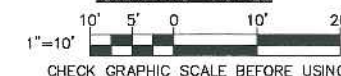


2 SITE/GRADING PLAN
CS101 SCALE: 1"=10'

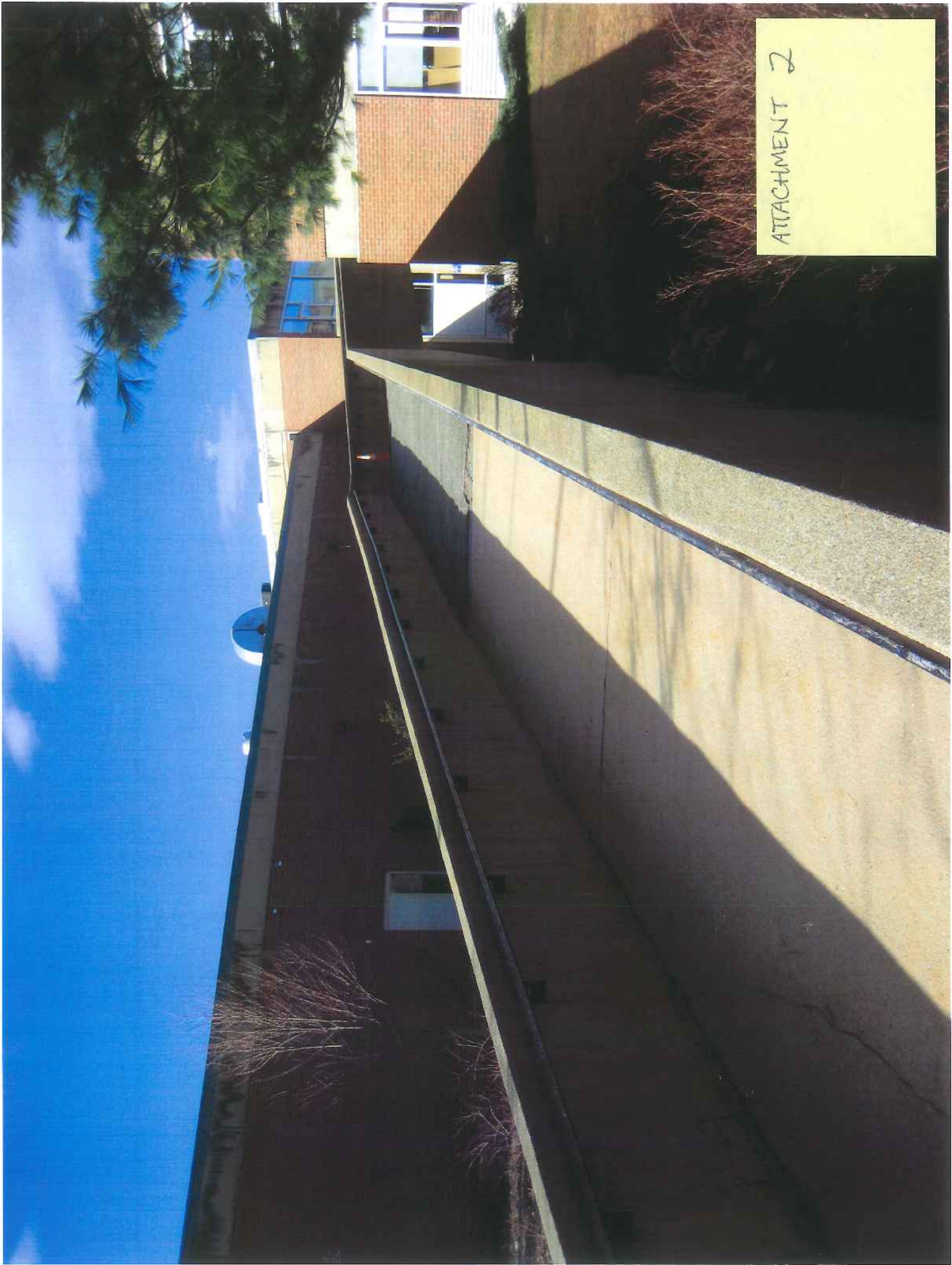
KEYNOTES: (SITE/GRADING PLAN ONLY)

- TREE PROTECTION FENCE: 48" HIGH ORANGE PLASTIC FENCING, WITH GALVANIZED STEEL POSTS AT 8' OC.
- SEDIMENT CONTROL WATTLE. SEE DETAIL 2/C-001
- CATCH BASIN INLET PROTECTION. SEE DETAIL 1/C-001
- PROTECT EXISTING TREE TO REMAIN.
- APPROXIMATE FORMER FOOTING/PIER LOCATION, REMOVED TO ±2' BELOW GRADE (BY OTHERS).
- NOT USED.
- ASPHALT CONCRETE SIDEWALK. SEE DETAIL 3/C-001
- 6" TOPSOIL, SEED, FERTILIZER AND MULCH ALL DISTURBED AREAS UNLESS INDICATED OTHERWISE.
- PLANTING BED: 3" MULCH OVER 12" PLANTING SOIL.
- CONCRETE STOOP. SEE SHEET SB101
- BUILDING SLAB AND FOUNDATION WALL. SEE SHEETS SB101, AE101 AND DETAIL 3/C-501
- CONNECT TO EXISTING STORM DRAIN LINE AT INV: 130.92' (VIF). SEE DETAIL 4/C-501
- CATCH BASIN. SEE DETAIL 5/C-501
RIM ELEVATION: 138.77'
INV IN: 134.27' (4" - PROVIDE BACKFLOW PREVENTER)
INV IN: 134.27' (6" ROOF DRAIN)
INV IN: 134.27' (6" FROM TRENCH DRAIN)
INV OUT: 130.95' (12" - PROVIDE CATCH BASIN TRAP ON OUTLET)
- TRENCH DRAIN. SEE DETAIL 2/C-501
RIM ELEVATION: 138.87'
- STORM DRAIN LINE IN PIPE TRENCH. SEE DETAIL 1/C-501
- FOUNDATION DRAIN. SEE DETAIL 3/C-501
- SLEEVE OR CORE FOUNDATION WALL AT INV: 136.00'. SEE SHEET SB101
- 9'-0" SQUARE REINFORCED CONCRETE PAD FOR FUTURE SHED. SEE DETAIL 4/C-001
- RELOCATED ±21"x12" GRANITE STEPPING STONES ON 6" THICK COMPACTED AGGREGATE BASE. SET STONES FLUSH WITH TURF.
- EXTEND EXISTING PATH - 4" THICK COMPACTED STONEDUST LAYER OVER 12" COMPACTED THICK AGGREGATE BASE COURSE.
- RE-SET EXISTING BRICK PAVERS TO MEET FINISH GRADES INDICATED. SEE PHASING AND COORDINATION NOTES, SHEET C-001.

GRAPHIC SCALE



ATTACHMENT 2









VIEW TOWARDS
CLARK ST. FROM
RAISED PLAZA









Google earth

feet
meters

300
100



ATTACHMENT 3



Elevator Addition - Concept Site Plan

Reiche School - Portland, Maine

March 22, 2016

C:\dfile\21602.06-site-concept.dwg 3/22/2016 1:25:11 PM EDT



OAK POINT
ASSOCIATES



ARCHITECTURE ■ ENGINEERING ■ PLANNING

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

**PUBLIC HEARING
11 ORCHARD STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Historic Preservation Compliance Coordinator

DATE: June 9, 2016

RE: June 15, 2016 **Public Hearing** – Review of amendments to approved site plan

Address: 11 Orchard Street

Applicant: Elise Ansell

Architect: Mark Mueller, Mark Mueller Architects

Landscape Architect: Pat Carroll and Matt Phillips, Carroll Associates

Contractor: Monahan Associates

Introduction

On behalf of owner Elise Ansell, landscape architect Pat Carroll will be presenting an amended site plan for the guest house and studio building that is nearing completion at 11 Orchard Street. The applicant is seeking approval for amendments to the previously approved site plan – this time as it pertains to the east end of the property, or right side as one faces it from Orchard Street. Mr. Carroll is now presenting plans for a stone retaining wall at the edge of the sidewalk, allowing the sloped bank to the yard to begin at a slightly higher elevation than at the existing grade at the sidewalk. At the writing of this memo, City Planning officials have reviewed the current proposal, and will be recording approval of the minor amendment to the site plan.

The Historic Preservation Board approved plans for a new residential structure at 11 Orchard at a public hearing on January 7, 2015. Site Plans included with the January 2015 submission showed the raised yard descending to the grade of the sidewalk at the front property line / sidewalk edge. (Pre-existing conditions, when there was only a bermed garage on the lot, included a grassy bank that sloped to the sidewalk.) In the approved site plan there was to be a stone wall at the top of the bank, with a 4' high wooden fence anchored to the top of it.

Informed by staff that zoning guidelines prohibit construction of a fence or wall greater than 4' high that close to the street, the wall parallel to the street was to be discarded, and only the 4' high fence built at the top of the bank.

In support of the proposed amendment Carroll Associates have submitted a narrative showing examples of similar walls and landscape treatments in the neighborhood, actual pictures of completed stonework at the site, the revised site plan dated 6/1/16, a photo of the current conditions at the site, and a rendering of the proposed construction. The landscape architects have also supplied the site plans and details approved in 2015.

Amended Plans

The landscape architect's plan, rendering and narrative present the proposed work clearly, and the character of the stonework is represented by the already completed walls. Staff notes that as in the original plan, the fence at the top of the bank would be aligned with the existing fence in the side yard of 5 Orchard Street approximately 9 to 10 feet from the sidewalk. The grade of the yard at the top of the bank would be no higher than in the original site plan, although that grade would be reached slightly closer to the sidewalk, thanks to the boost provided to the base of the bank by the proposed retaining wall at the sidewalk. The photo-simulation provided shows the bank heavily planted with ground cover, and larger shrubs that partially screen and soften view the fence from the street.

Staff Comments

In considering the requested amendment to the previously-approved site plan, the Board will need to evaluate whether the proposed site plan amendment represents a significant departure from the approved plan. If there were a significant departure, would it render the landscape treatment inconsistent with the character of the neighborhood?

Staff agrees with the landscape architects that the proposed addition of a retaining wall at the back of the sidewalk is a feature that occurs with some frequency in the West End. Though clearly there are many examples of sloped banks without walls, the presence of walls at the lots on either side of the subject property establishes precedence and context. While it is somewhat uncommon for properties in the immediate neighborhood to have the degree of privacy within ten feet of the sidewalk that would be afforded by the proposed site plan, this aspect is not appreciably different from the nature of the originally approved plan, and it too is not without examples nearby.

Staff is slightly uncomfortable with the prospect of the yard grade (roughly 139') being reached somewhat closer to the sidewalk, but as shown in the sections in the narrative and in the original 2015 site plan, this should not greatly alter the character of the landscape. With the elimination of the low stone wall beneath the fence at the top of the bank (present in the January 2015 plan,) the total height of the fence above grade should be lower with the amended plan than originally depicted in 2015. Finally, a review of the proposed amendment by City planning staff found no significant change to grading and drainage as approved in the 2015 site plan.

Applicable Review Standards

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

Motion for Consideration

On the basis of amended plans and specifications submitted by the applicant for the 6-15-16 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed amendments to the previously-approved site plans for new construction at 11 Orchard Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....).

Attachments:

1. Landscape architect's narrative, including photo examples and section
2. Revised Grading and Drainage plan
3. Existing view from Orchard Street, supplied by landscape architect
4. Photo-rendering of proposed Orchard Street elevation
5. Previously approved plans – included by landscape architects with submission



ATTACHMENT 1

May 27, 2016

Mr. Robert Wiener
Preservation Compliance Coordinator
City of Portland Historic Preservation Board
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

RE: PLAN AMENDMENT - 11 Orchard Street

Dear Mr. Wiener,

On behalf of Elise Ansel we are pleased to submit this proposed amendment to our previously approved site plans, dated May 3, 2016. After much consideration and redesigning the clients have decided that they would like to add an additional small stonewall at the back of the sidewalk, re-grade the front slope, relocate the street side fence, and redesign the landscape in the area; all in an effort to maximize their yard space while also providing maximum privacy.

The concept of placing a small stonewall at the back of sidewalk to eliminate a portion of the slope up to the yard is very common on Orchard Street and in the West End in general. Numerous homes on the local streets use this amenity both to beautiful and provide more useable yard space. Precedence has been set on Orchard Street as abutting lots at #5 and #21 both have existing walls directly behind the sidewalk as does #25 Vaughn Street (end of Orchard Street) - so a proposed wall along a portion of the subject property would fit into the street and neighborhood context, while continuing a historic pattern. See examples of walls behind sidewalk on adjacent local streets below.



21 Orchard Street – wall height ranges from +/-28" (left side) to +/-16" (right side)



5 Orchard Street – wall height ranges from +/-36" (left side) to +/-40" (at steps) to +/-28" (right side)



25 Vaughn Street (corner of Vaughn + Orchard) – wall height +/-67" down to +/-28"



384 Spring Street – wall height +/-48" down to +/-28"

The proposed stonewall will be constructed in the same style and of the same stone as the other walls on the project. The proposed wall would start around the middle of the lower set of five steps (at the southeast corner of the house), run perpendicular to the sidewalk (+/-16'), turn and run parallel the street/sidewalk (+/-52'), terminating at the property line with a small perpendicular return (+/-3'). The proposed wall will average approximately 24" in height, (+/-39" at west side and +/-10" at east side). Behind the wall (along the sidewalk) the grade will slope up for approximately 8' to meet a 4' wooden fence which was previously approved. The slope behind the wall as well as behind the fence will be heavily – yet tastefully planted with a combination of trees, shrubs, and groundcovers. While this exact configuration cannot be matched in the neighborhood there are numerous examples of similar conditions. See examples of existing like conditions below.



25 Vaughn Street - wall height +/-24", slope up to yard, and heavily planted with tall vegetation



Waynflete School (Fletcher Street) - wall height >30", slope up played, heavily planted with tall vegetation, and large chain link fence



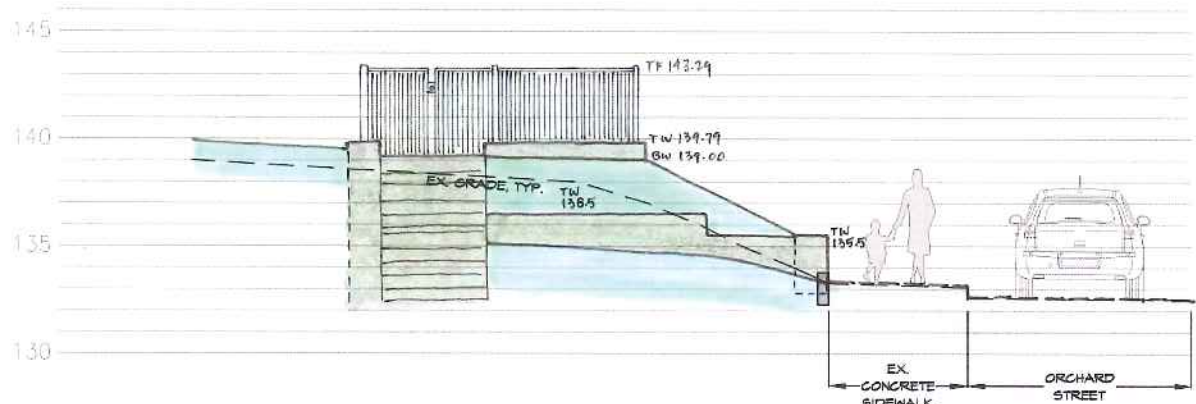
361 Danforth Street - wall height >30" with very tall hedge behind



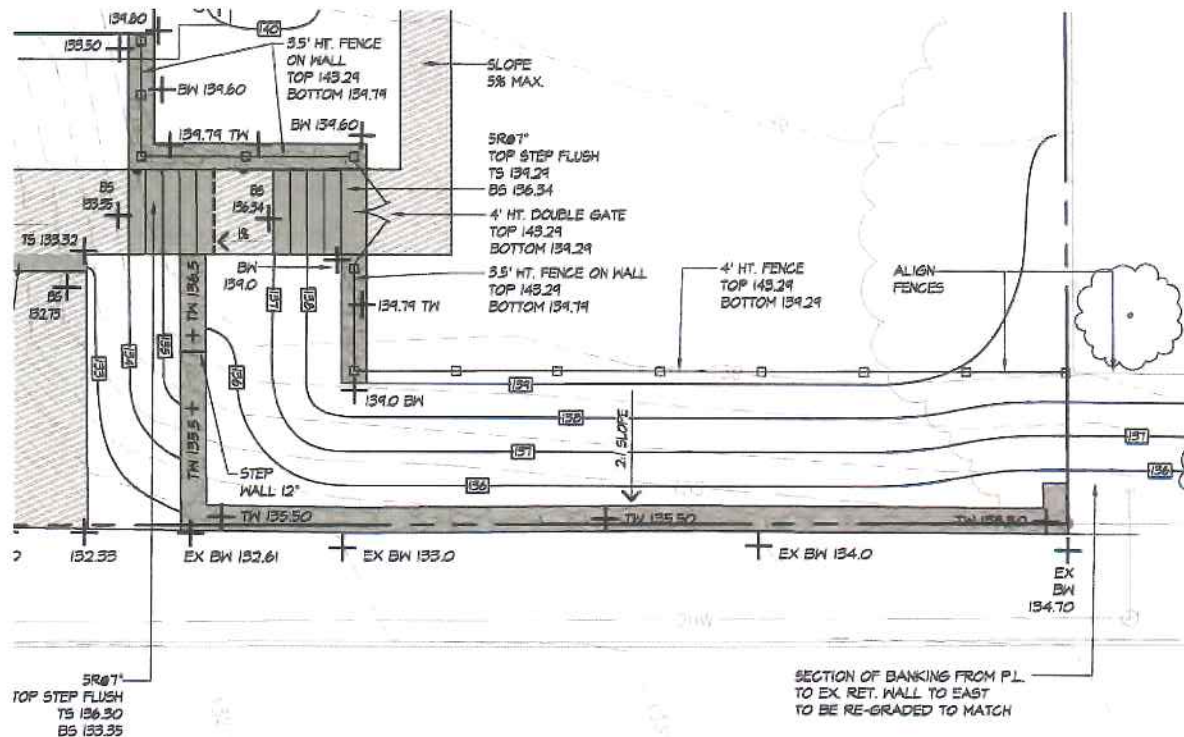
384 Spring Street – wall height >30" with very large plantings behind



11 Orchard Street (existing walls) - proposed wall will be constructed of same stone and in same style



Section / Elevation of proposed walls – as seen from driveway looking east



Grading Plan of proposed wall

We look forward to working with you in the additional review of this project. Please feel free to contact me to discuss any questions or concerns you may have regarding the attached materials.

Sincerely,
CARROLL ASSOCIATES

Patrick J. Carroll
Principal

Enc.

Cc: Elise Ansel, owner
Michael Monaghan, Monaghan Woodworks

ATTACHMENT 2

11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects
217 Commercial Street Portland, Maine 04101
207.772.1552 pearroll@carrollassoc.com

Consultants:
SURVEYOR:
Owen Hinkel, Inc.
390 UN Route 1
Falmouth, ME 04102
207.774.0424
ARCHITECT:
Mark Maclellan Architects
100 Commercial Street
Portland, ME 04101
207.774.9037

Drawing Set:

Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW
2-20-15	BUILDING PERMIT / PRICING
6-11-15	CITY REVIEW COMMENTS
2-12-16	LAYOUT ADJUSTMENTS DUE TO ACTUAL FFE
4-5-16	FOR HP REVIEW
5-3-16	FOR HP REVIEW
5-11-16	FOR CONSTRUCTION
6-1-16	FOR HP REVIEW

Drawing Set:
FOR CONSTRUCTION

Drawn:
MP

Checked:
PC

Approved:
PC

Drawing Title:

GRADING
AND DRAINAGE
PLAN

Job Number:

File:

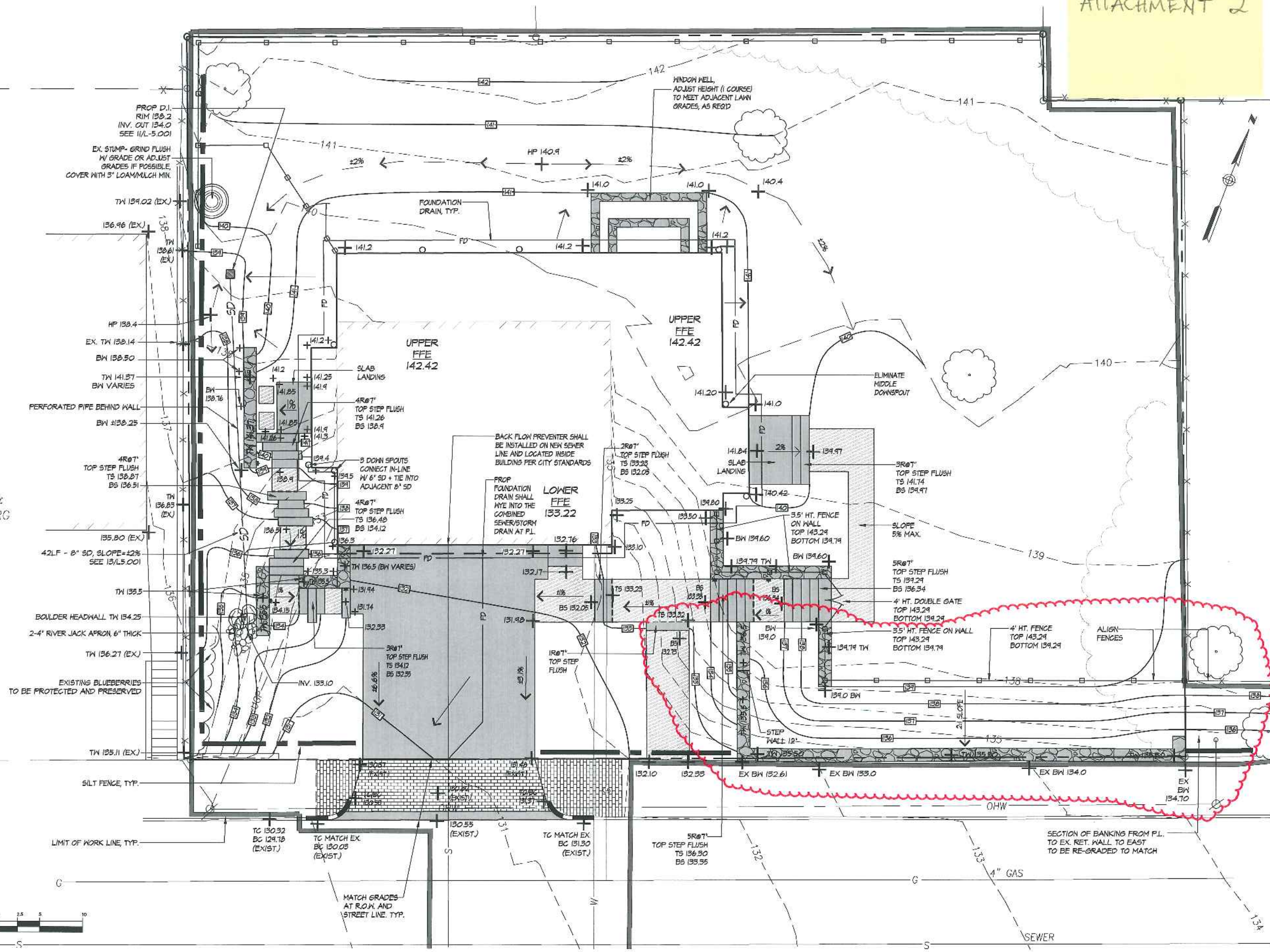
Date: 11-5-2013 Scale: 1"=5'

Drawing Number:

L4.001

©2014 CARROLL ASSOCIATES

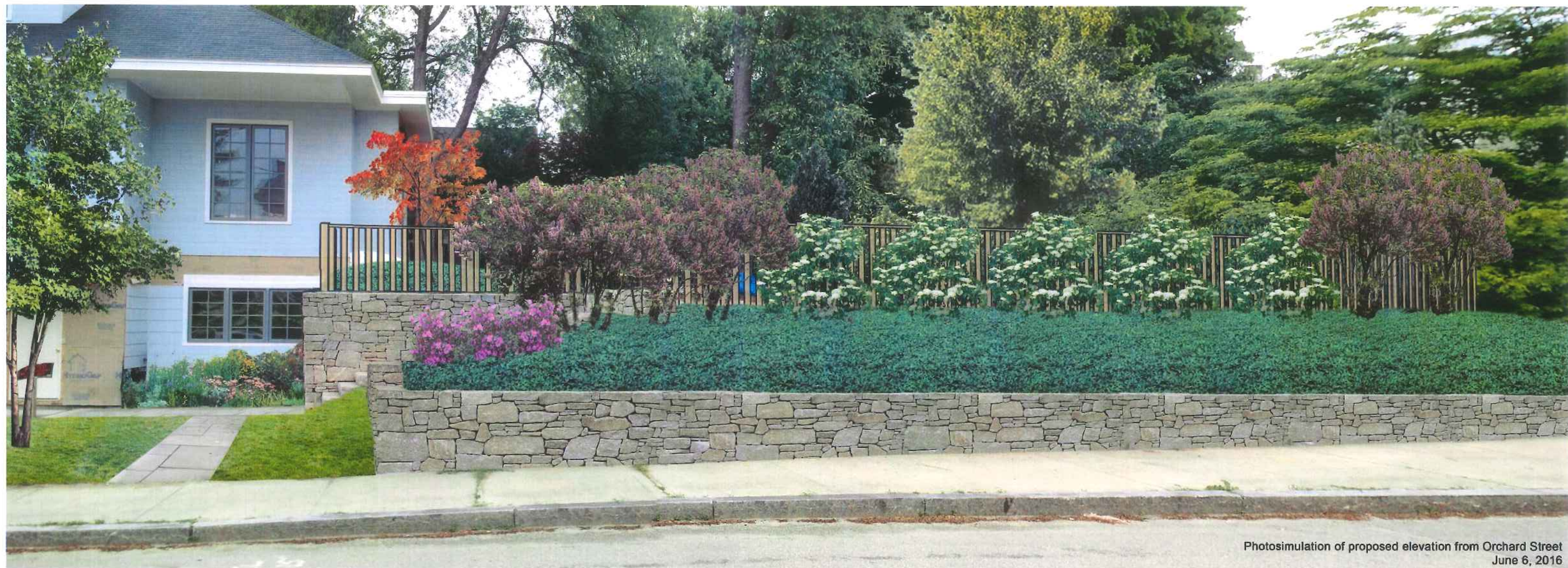
3-8-9
THAN T. &
J. FANBURG
/55





Existing view from Orchard Street
June 6, 2016

ATTACHMENT 3



Photosimulation of proposed elevation from Orchard Street
June 6, 2016

ATTACHMENT 4



APPROVED BY CITY
JUNE 2015

11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects

217 Commercial Street
Portland, Maine 04101
207.772.1552
pcarroll@carroll-assoc.com

Consultants:
SURVEYOR:
Owen Haskell, Inc.
390 US Route 1
Falmouth, ME 04102
207.774.0424
ARCHITECT:
Mark Mueller Architects
100 Commercial Street
Portland, ME 04101
207.774.5057

Drawing Set:

Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW
2-20-15	BUILDING PERMIT / PRICING
6-11-15	CITY REVIEW COMMENTS

Drawing Set:
PERMITTING

Drawn:
MP
Checked:
PC
Approved:
PC



Drawing Title:
**LAYOUT
PLAN**

Job Number:
File:
Date: 11-5-2013 Scale: 1"=8'
Drawing Number:

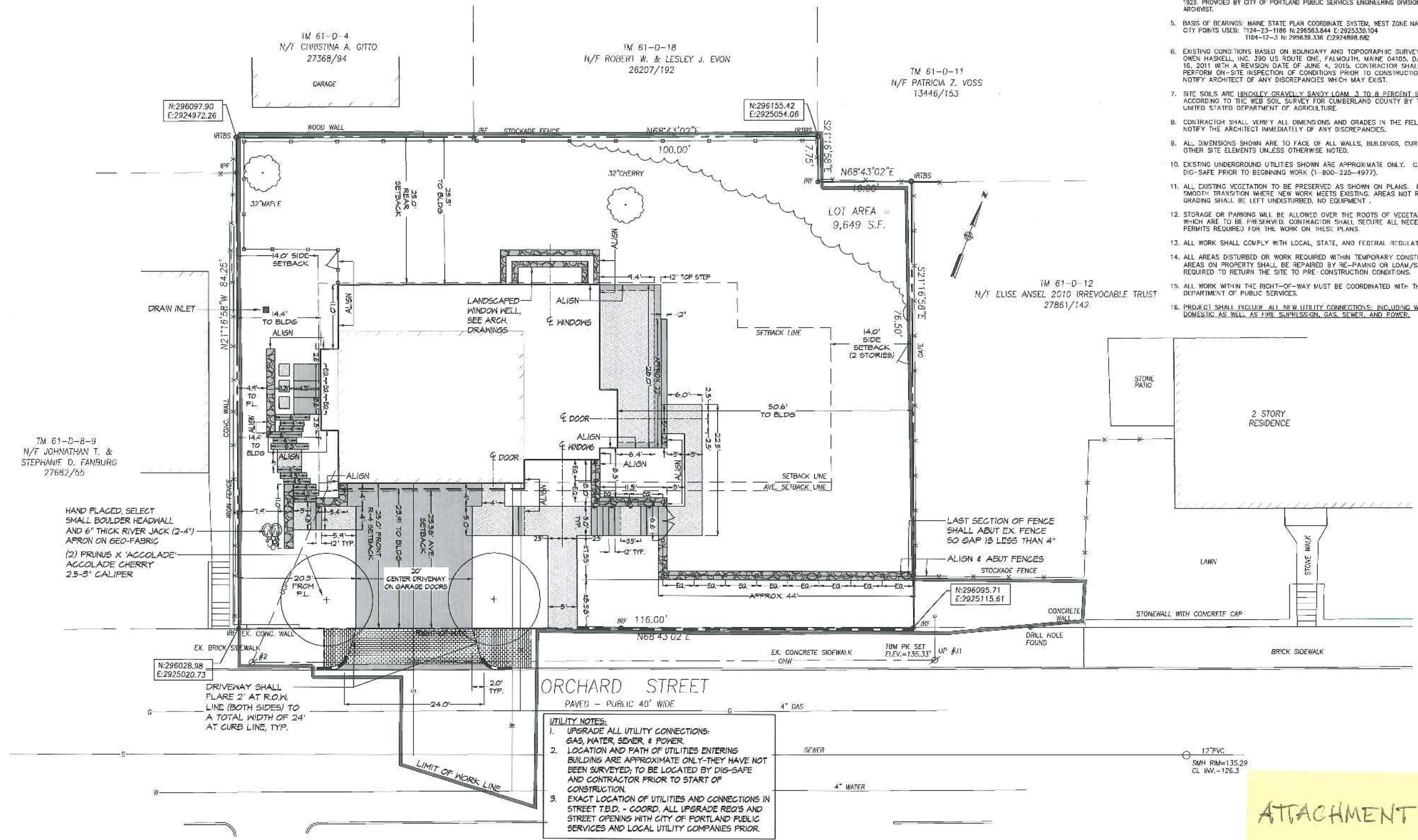
L2.001

© 2014 CARROLL ASSOCIATES

GENERAL NOTES:

- OWNER OF RECORD: 11 ORCHARD STREET LLC, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 28228 PAGE 291.
- PARCEL IS SHOWN AS LOT 15 ON CITY OF PORTLAND ASSESSORS MAP 61 BLOCK D.
- PARCEL IS LOCATED IN THE CITY OF PORTLAND R-4 ZONE WITH THE FOLLOWING
DIMENSIONAL REQUIREMENTS:

	R-4 REQ.	AS PROPOSED
MIN. LOT SIZE:	6,000 S.F.	9,649 S.F.
MIN. STREET FRONTAGE:	50 FEET	116 FEET
FRONT SETBACK:	25 FEET	22.9 FEET (AVERAGING)
SIDE SETBACK:	1 STORY 10 FEET 2 STORY 14 FEET	14.4 FEET
REAR SETBACK:	25 FEET	25.3 FEET
MAX. LOT COVERAGE:	30%	16%
MAX. HEIGHT:	35 FEET	MAX. 35 FEET
- ELEVATIONS BASED ON CITY DATUM, CITY BENCHMARK: CITY POINT 1104-12-3, 370/5 MONUMENT NORTHEAST CORNER OF VAUGHN AND DANFORTH ELEVATION 104.22 NGVD 1929. PROVIDED BY CITY OF PORTLAND PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.
- BASIS OF BEARINGS: MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 1983. CITY POINTS USED: 1104-23-1106 N:296563.844 E:2825339.104 1104-12-3 N:2965639.336 E:2824898.682
- EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE 04105, DATED MAY 16, 2011 WITH A REVISION DATE OF JUNE 4, 2015. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.
- SITE SOILS ARE LINDSEY GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES ACCORDING TO THE WEB SOIL SURVEY FOR CUMBERLAND COUNTY BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
- ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT.
- STORAGE OR PARKING WILL BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
- ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
- PROJECT SHALL INCLUDE ALL NEW UTILITY CONNECTIONS: INCLUDING WATER FOR DOMESTIC AS WELL AS FIRE SUPPRESSION, GAS, SEWER, AND POWER.



ORCHARD STREET

PAVED - PUBLIC 40' WIDE

- UTILITY NOTES:
- UPGRADE ALL UTILITY CONNECTIONS: GAS, WATER, SEWER, & POWER.
 - LOCATION AND PATH OF UTILITIES ENTERING BUILDING ARE APPROXIMATE ONLY-THEY HAVE NOT BEEN SURVEYED; TO BE LOCATED BY DIG-SAFE AND CONTRACTOR PRIOR TO START OF CONSTRUCTION.
 - EXACT LOCATION OF UTILITIES AND CONNECTIONS IN STREET T.B.D. - COORD. ALL UPGRADE REQ'S AND STREET OPENING WITH CITY OF PORTLAND PUBLIC SERVICES AND LOCAL UTILITY COMPANIES PRIOR.



ATTACHMENT 5



CARROLL ASSOCIATES
Landscape Architects

217 Commercial Street Portland, Maine 04101
207.772.1552 pearroll@carroll-assoc.com

ARCHITECT:
Mark Mueller Architects
100 Commercial Street
Portland, ME 04101
207-774-9057

Date	Revision
11-11-14	SITE REVISIONS
12-18-14	FOR HP REVIEW
2-20-15	BUILDING PERMIT / PRICING
6-11-15	CITY REVIEW COMMENTS

MATERIALS PLAN

Drawing Number:

L3.001

© 2014 CARROLL ASSOCIATES

16. PROJECT SHALL INCLUDE ALL NEW UTILITY CONNECTIONS: INCLUDING WATER FOR DOMESTIC AS WELL AS FIRE SUPPRESSION, GAS, SEWER, AND POWER.





APPROVED BY CITY
JUNE 2015

11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects
217 Commercial Street
Portland, Maine 04101
207.772.1552 carroll@carroll-assoc.com

Consultants:
SURVEYOR:
Owen Haskell, Inc.
390 U.S. Route 1
Falmouth, ME 04102
207-774-0424
ARCHITECT:
Mark Muller Architects
100 Commercial Street
Portland, ME 04101
207-774-9257

Drawing Set:

Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW
2-20-15	BUILDING PERMIT / PRICING
6-11-15	CITY REVIEW COMMENTS

Drawing Set:
PERMITTING

Drawn:
MP
Checked:
PC
Approved:
PC



Drawing Title:
GRADING
AND DRAINAGE
PLAN

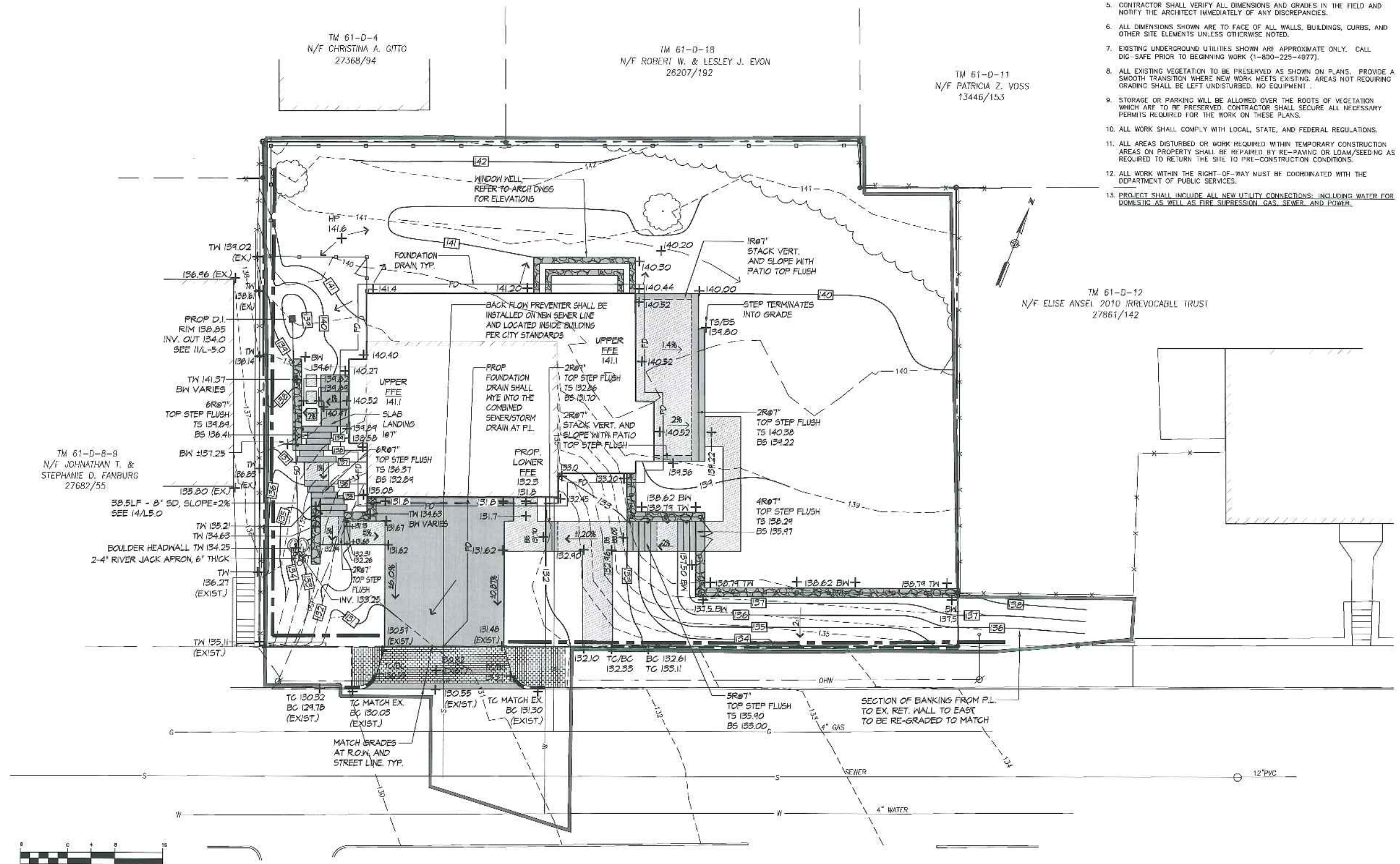
Job Number:
File:
Date: 11-5-2013 Scale: 1"=8'
Drawing Number:

L4.001

© 2014 CARROLL ASSOCIATES

GENERAL NOTES:

- EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE 04105, DATED MAY 16, 2011 WITH A REVISION DATE OF JUNE 4, 2015. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.
- ELEVATIONS BASED ON CITY DATUM. CITY BENCHMARK: CITY POINT 1104-12-3, 3'0" S MONUMENT NORTHEAST CORNER OF VAUGHN AND DANFORTH ELEVATION 104.22 NGVD 1929 PROVIDED BY CITY OF PORTLAND PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.
- BASIS OF BEARINGS: MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE NAD 1983. CITY POINTS USED: 1124-23-1186 N:295363.844 E:2925338.104 1104-12-3 N:295339.336 E:2924998.682
- SITE SOILS ARE HINCKLEY GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES ACCORDING TO THE WEB SOIL SURVEY FOR CUMBERLAND COUNTY BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
- ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT.
- STORAGE OR PARKING WILL BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
- ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
- PROJECT SHALL INCLUDE ALL NEW UTILITY CONNECTIONS, INCLUDING WATER FOR DOMESTIC AS WELL AS FIRE SUPPRESSION GAS, SEWER, AND POWER.



11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects

217 Commercial Street Portland, Maine 04101
207.772.1552 carroll-assoc.com

Consultants:
SURVEYOR:
Owen Haskell, Inc.
390 US Route 1
Falmouth, ME 04102
207-774-0424
ARCHITECT:
Mark Mueller Architects
100 Commercial Street
Portland, ME 04101
207-774-9057

Drawing Set:

Date	Revision
11-11-14	SITE REVISIONS
12-19-14	FOR HP REVIEW
2-20-15	BUILDING PERMIT / PRICING
8-11-15	CITY REVIEW COMMENTS

Drawing Set:
PERMITTING

Drawn:
MP

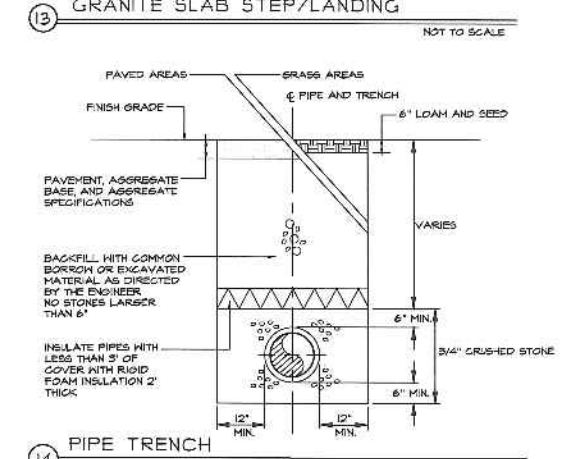
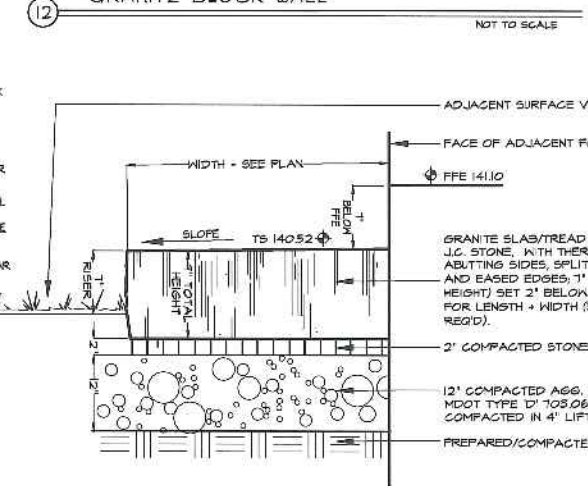
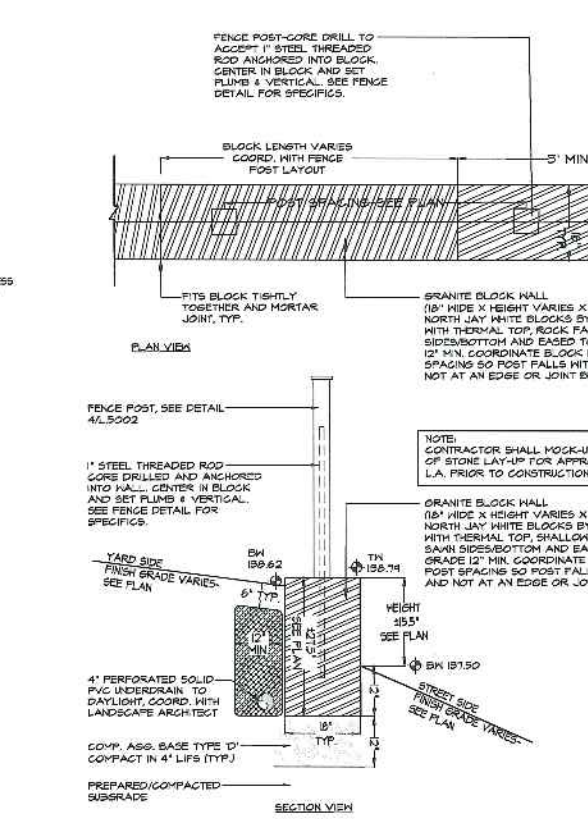
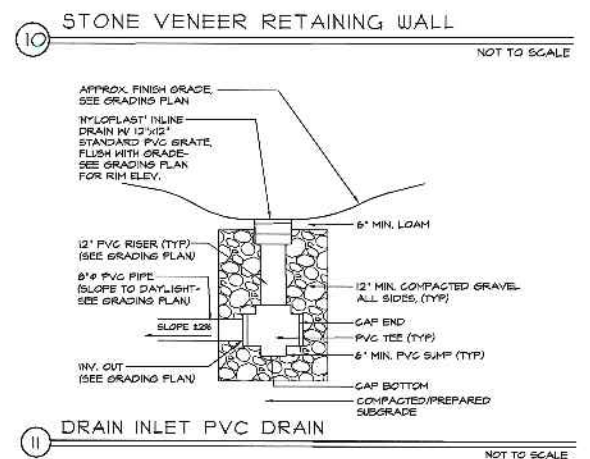
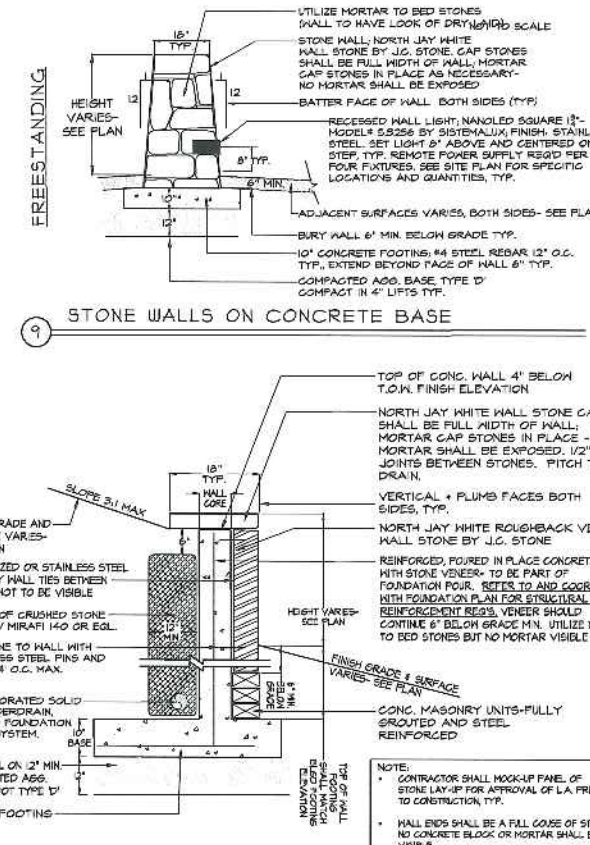
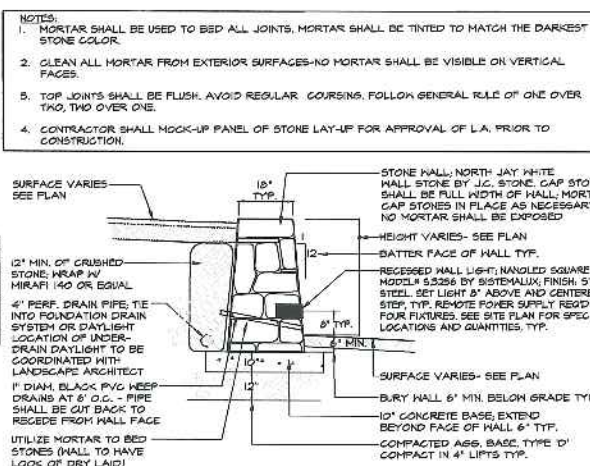
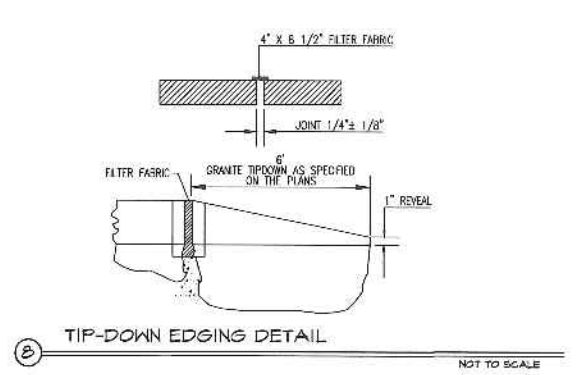
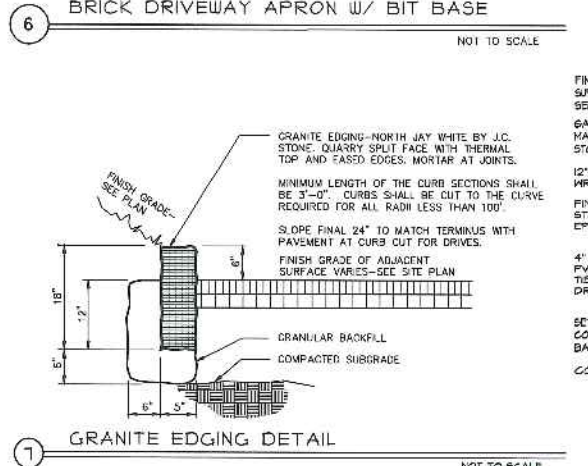
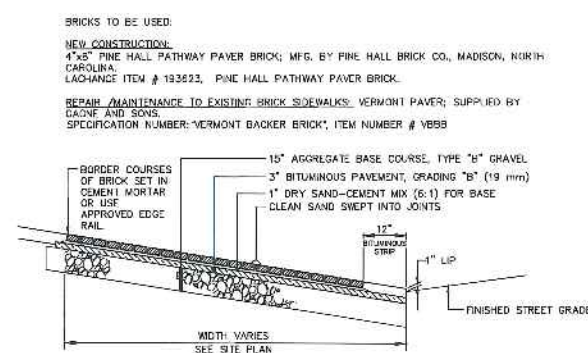
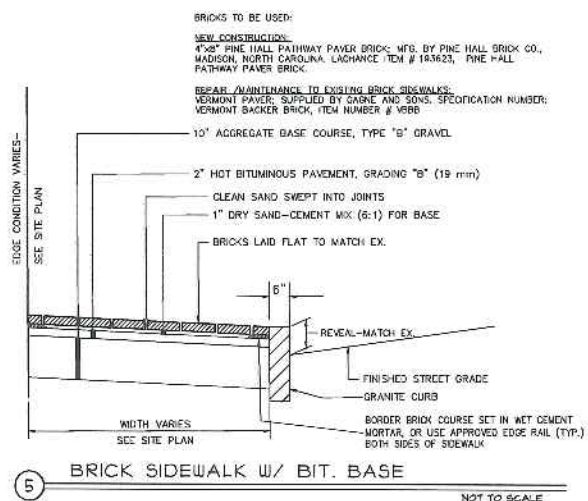
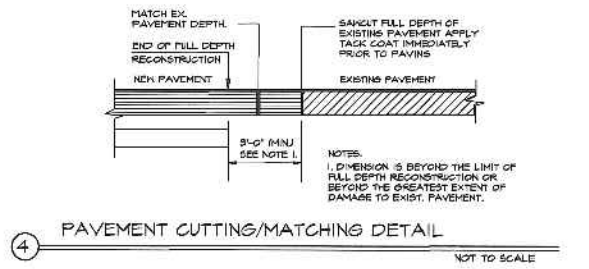
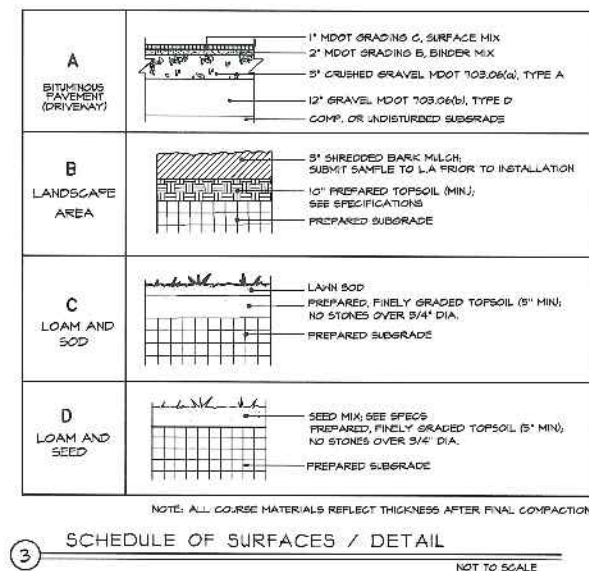
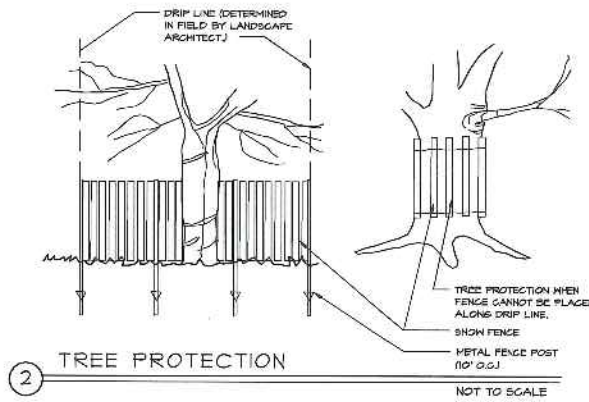
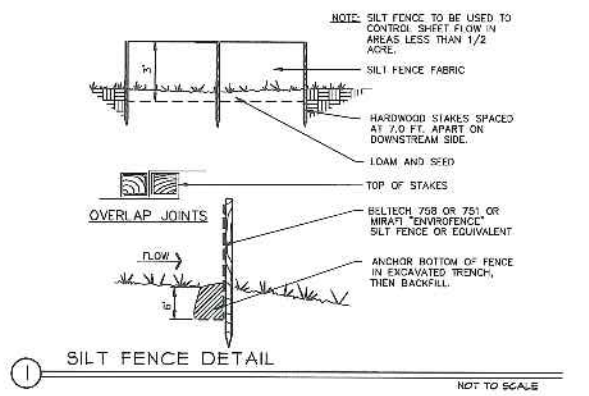
Checked:
PC

Approved:
PC



Drawing Title:
SITE DETAILS

Job Number:
File:
Date: 11-5-2013 Scale: AS SHOWN
Drawing Number:
L5.001
© 2014 CARROLL ASSOCIATES





APPROVED BY HP
JANUARY 2015

11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects
217 Commercial Street Portland, Maine 04101
207.772.1552 pcarroll@carroll-assoc.com

Consultants:
SURVEYOR:
Owen Haskell, Inc.
390 US Route 1
Falmouth, ME 04102
207.774.0424
ARCHITECT:
Mark Mueller Architects
100 Commercial Street
Portland, ME 04101
207.774.9057

Drawing Set:

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

Drawing Set:

HISTORIC PRESERVATION

Drawn:

MP

Checked:

PC

Approved:

PC

Drawing Title:

SITE
PLAN

Job Number:

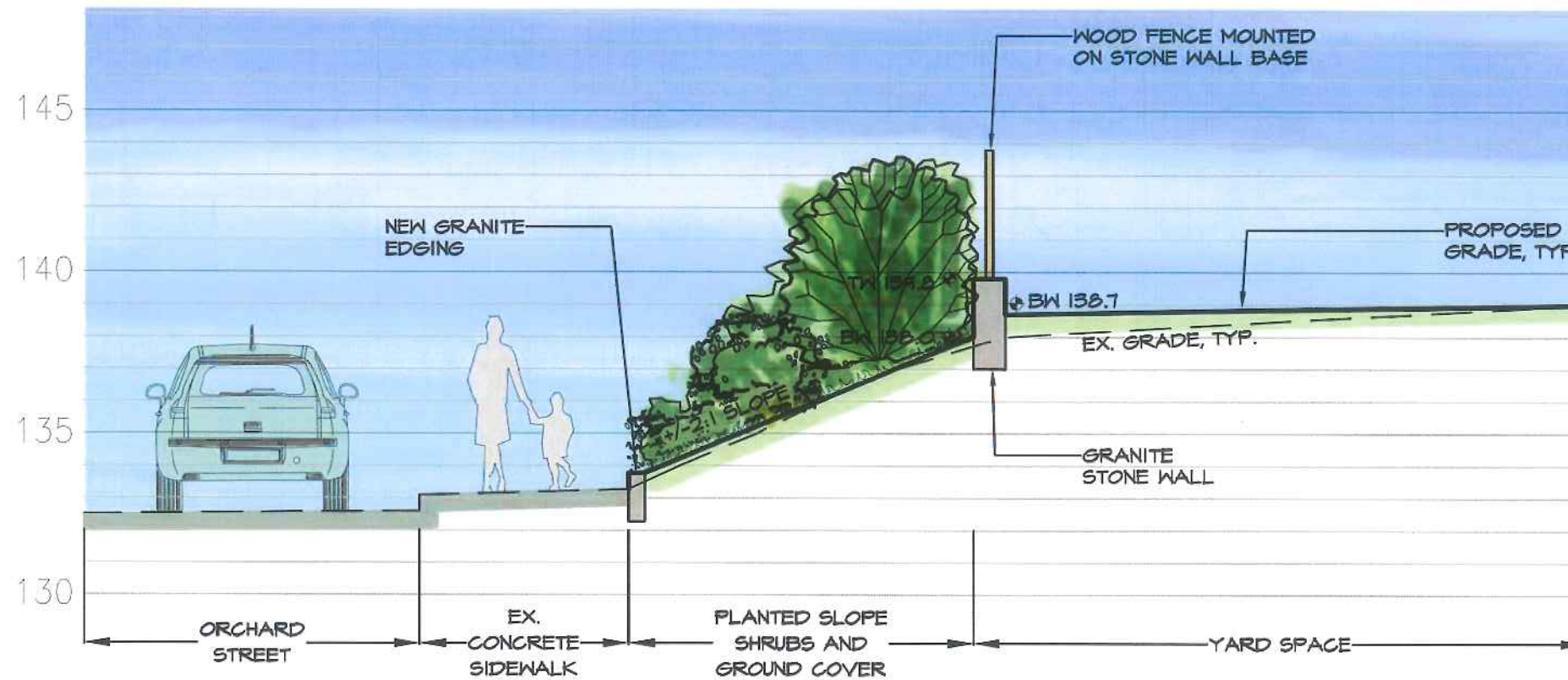
File:

Date: 11-5-2013 Scale: 1"=10'

Drawing Number:

L-1.0

© 2014 CARROLL ASSOCIATES



1 CROSS SECTION



2 ELEVATION

APPROVED BY HP
JANUARY 2015

11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects
217 Commercial Street Portland, Maine 04101
207.772.1552 pcarr@carroll-assoc.com

Consultants:
SURVEYOR:
Owen Haskell, Inc.
390 US Route 1
Falmouth, ME 04102
207.774.0424
ARCHITECT:
Mack Mueller Architects
190 Commercial Street
Portland, ME 04101
207.774.9057

Drawing Set:

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

Drawing Set:
HISTORIC PRESERVATION

Drawn:
MP
Checked:
PC
Approved:
PC

Drawing Title:
SECTION
&
ELEVATION

Job Number:

File:

Date: 11-5-2013 Scale: AS SHOWN

Drawing Number:

L-3.0

© 2014 CARROLL ASSOCIATES

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

**WORKSHOP
LINCOLN PARK**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: June 8, 2016

RE: June 15, 2016 **Workshop** – Presentation on Lincoln Park
Landscape Rehabilitation Plan & Preliminary
Discussion re: Upcoming Improvement Projects

Address: Lincoln Park

Applicant: City of Portland in partnership with Friends of Lincoln Park
Ethan Hipple, Parks Division Director
Frank and Sharon Reilly, representing Friends of Lincoln Park

Landscape Architect: Mohr & Seredin Landscape Architects, Inc.
Represented by Tanya Seredin

Introduction

Tanya Seredin of Mohr & Seredin Landscape Architects will make a presentation on the findings and recommendations of the Lincoln Park Landscape Rehabilitation Plan, which was commissioned by the City of Portland and Friends of Lincoln Park to provide guidance for future improvements within the park. As with all the other master plans prepared for the City's designated historic landscapes and cemeteries, the purpose of the Lincoln Park Landscape Rehabilitation Plan is to document the original design intent and character-defining features of the park; to assess existing conditions; and to make recommendations for future improvements with the goal of preserving and/or restoring the historic design landscaped character of the park. And like the other plans, the Lincoln Park plan also provides guidance on how changing demands and opportunities for the park can be accommodated.

Following her presentation on the plan itself, Ms. Seredin will introduce two specific forthcoming improvement projects: rehabilitation of the pathways, which is scheduled to commence this fall, and restoration of the fountain. These are the first improvement projects to be undertaken pursuant to the 2014 Landscape Rehabilitation Plan. While detailed plans and specifications have not yet been prepared for the pathway project, Ms. Seredin and the Parks Division are hoping to get input and direction on some threshold questions before they proceed with design development. Also attending the meeting will be Ethan Hipple, who recently

joined the City as Parks Division Director, as well as Frank and Sharon Reilly, representing the Friends of Lincoln Park

Enclosed for the Board's review is a copy of the 2014 Lincoln Park Landscape Rehabilitation Plan. Also enclosed is the chapter on Lincoln Park from Bold Vision: The Development of the Parks of Portland Maine.

Background

In 2013, the City received a grant from the Maine Historic Preservation Commission to prepare a rehabilitation plan for Lincoln Park. Because documentation on the history of the park (which is typically included as a component of a landscape master plan) had already been done, the decision was made to pursue a more focused *treatment* plan. At the time the rehabilitation plan was commissioned, there were not yet any specific proposals for improvements to the park, but the friends group was meeting regularly with key stakeholders within the city administration and larger community, encouraging them to focus on this important, but neglected, designed landscape. HP staff suggested that preparing a master plan or treatment plan would be an effective first step, as it would help prioritize future improvements and ensure that any work done was consistent with the original intended design of the park. Through an RFP process, Mohr & Seredin Landscape Architects, a Portland firm with extensive experience in historic landscape preservation, was hired to develop the plan.

Although the Lincoln Park Landscape Rehabilitation Plan was completed in late 2014, it has never been formally presented to the Board. At the time the Plan was completed, Historic Preservation Board meeting agendas were dominated by a number of significant long range planning initiatives, including designation of India Street Historic District and Portland Company Historic District, as well as application reviews. Because there were no specific proposed plans for improvements, there was no urgency to present the completed Plan. Fortunately, thanks in large part to the perseverance of the Friends of Lincoln Park, the City has begun to allocate funding for improvements to the park. The FY'17 Capital Improvements Program budget includes funding to restore the park's pathways. The Friends have also raised money towards the restoration of the fountain. The project entails replacement of the missing top tier (a virtual replica was located and purchased); reworking of all the plumbing; conservation of the existing fountain elements and replacement of the basin.

While more fundraising is needed to complete the fountain restoration project, the Friends are hoping to raise enough money to install the new underground plumbing and restore the basin underneath the fountain in conjunction with the pathway rehabilitation work.

Questions Related to Planned Pathway Rehabilitation

As noted above, following review of the overall plan, Ms. Seredin will introduce the upcoming pathway rehabilitation project. Although detailed plans and specifications have not yet been developed for the project, there are some threshold questions that she and the Parks Division would like input on as the design process gets underway. One of the key questions concerns the configuration of the pathways, particularly at the eastern end of the park. Given the fact that the park was reduced in size when Franklin Arterial was built, the paths on this side of the

park no longer align with the current gate openings. New paths and desire lines have been established over time to provide direct access from the gates to the center of the park. The Board will be asked to provide input on whether the historic configuration should be retained to preserve the memory of the original configuration, with secondary pathways (perhaps paved in another material to) installed to provide the functional connection between the corner gates and the center of the park. Complicating the decision is the fact that the Franklin Arterial Improvement Plan calls for returning Lincoln Park closer to its original size (about 80%). When the Franklin Arterial project gets implemented, however, is an open question. Should the configuration of the pathways in Lincoln Park be adjusted to reflect the current size of the park, recognizing that it might be years before the park is enlarged? Under this option, the new configuration could be designed to honor *in a general sense* the original pathway design without memorializing the remnants of the original paths or formalizing the “second tier” paths. Related to this question is the question of how to treat the other “desire lines” within the park (see paths shown in blue on Exhibit B: Existing Conditions Plan).

Applicable Review Standards

The following ordinance review standards apply in the review of the proposed pathway project:

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

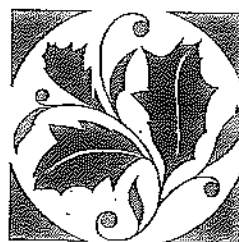
Attachments:

1. Chapter on Lincoln Park from Bold Vision: The Development of the Parks of Portland, Maine
2. 2014 Lincoln Park Landscape Rehabilitation Plan

Att. 1

n for the cemetery's reha-
neter to generations of
ral place in the heart of.
sting lessons to be learned
vergreen and its modest
est in this beautiful land-
community's history to
the nineteenth century
enty-first century.¹⁶

5



Lincoln Park

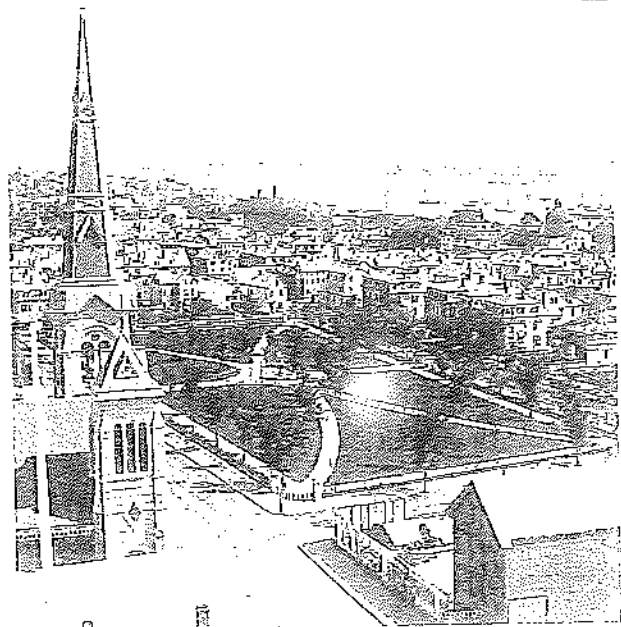
ON JULY 4, 1866, a fire broke out which devastated the City of Portland. Approximately 1,800 buildings were destroyed and 10,000 people made homeless. Henry Wadsworth Longfellow, visiting the city a month later, wrote, "I have been in Portland since the fire. Desolation! Desolation! It reminds me of Pompeii, the sepult city."¹ It was in response to this conflagration that the city council appointed a committee "to consider the expediency of buying land somewhere within the limits of the burnt district for a public square or park." The purpose of such a park was twofold: it was to serve as a public area in the center of the city, and to act as a firebreak should the need arise again.

The city proposed to purchase the tract of land bounded by Congress, Franklin, Federal, and Pearl streets, excepting the corner at Congress and Pearl, at a cost of approximately \$83,000. The corner lot was added the next year for \$4,420. Mayor Stevens immediately acted to have the area graded and enclosed with an iron fence. Inspired by the recovery that the

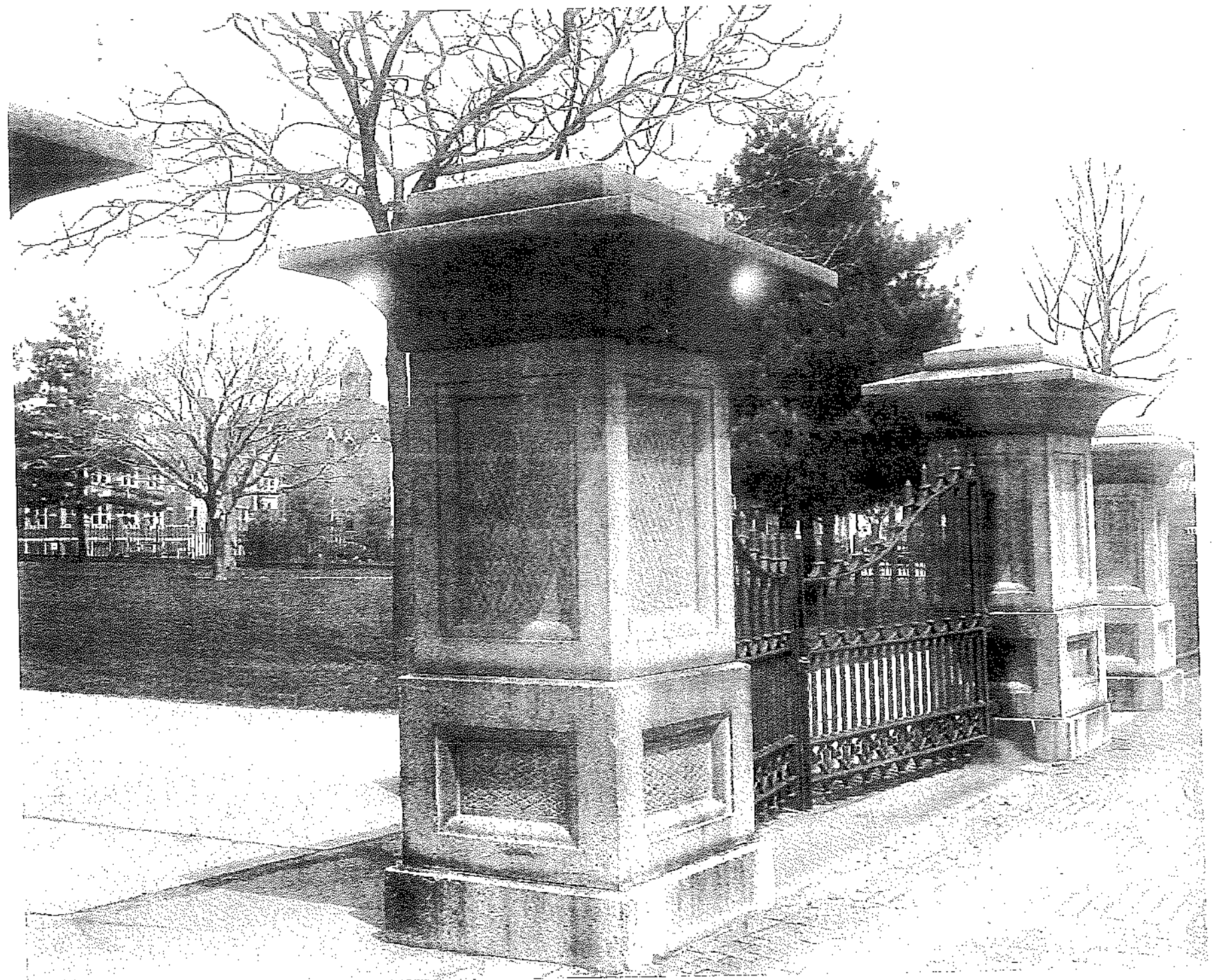
city made after the fire, the new park was named Phoenix Square. That name was changed to Lincoln Park in 1867 in honor of President Abraham Lincoln. The 1868 Auditor's Annual Report listed an expenditure on Lincoln Park of \$14,823.77, "for the purchase of material, stone and iron work for fence, painting fence, grading, trees and setting out, and general improvements of the grounds."²

Promenade Park Rises

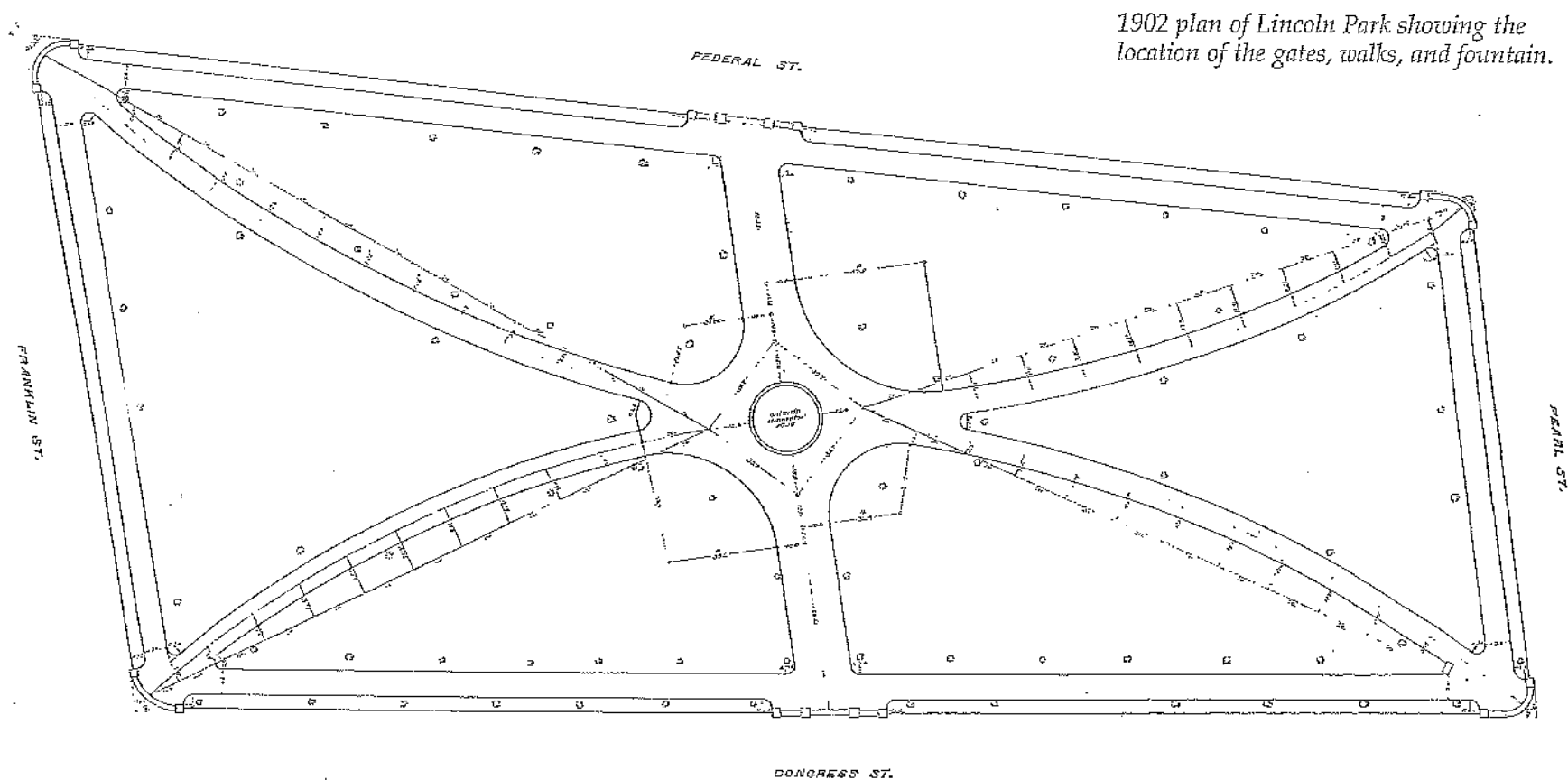
Plans for Lincoln Park were prepared by the city engineer's office, which was under the direction of Charles Goodell. Goodell's design and early views of the park suggest that it was conceived as a "promenade park," in which the object was less to display beautiful plantings than to afford an opportunity for fresh air and ample uninterrupted promenade. The park was roughly a parallelogram in shape. As originally proposed in the city engineer's plan, a path divided the park into four sections



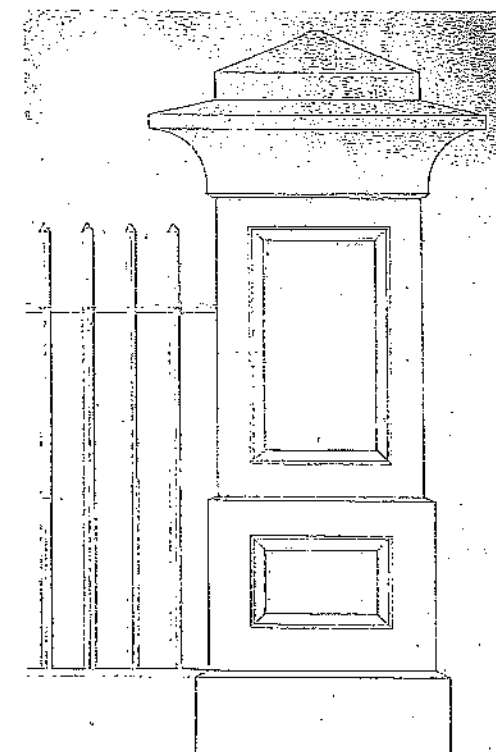
View of Lincoln Park from City Hall circa 1875



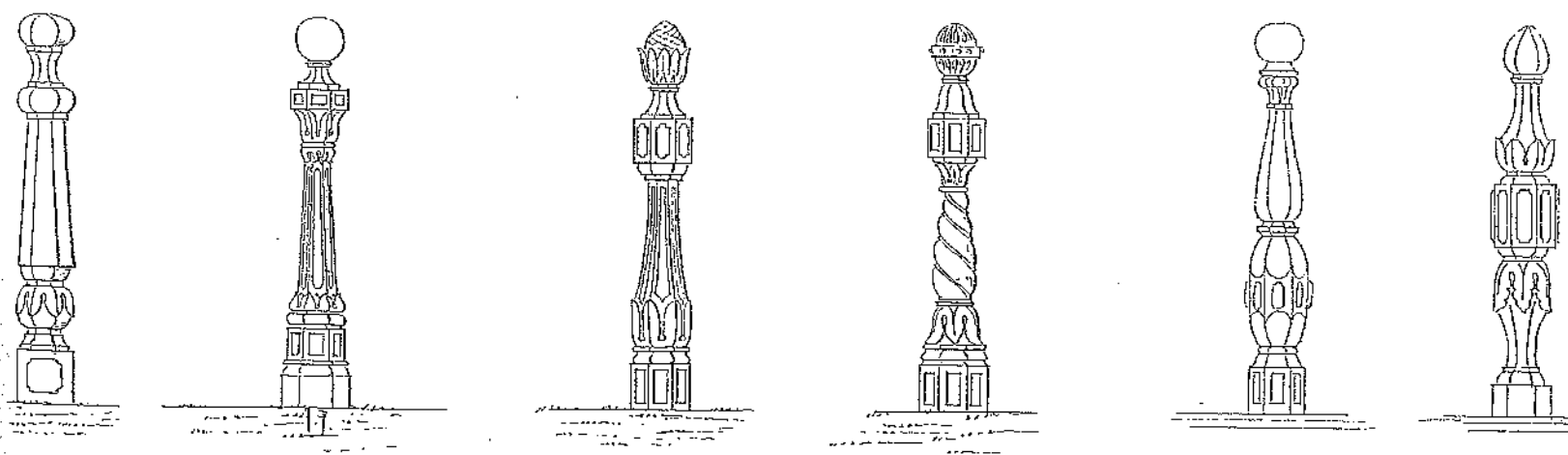
*Current view of granite posts
and gate in Lincoln Park*



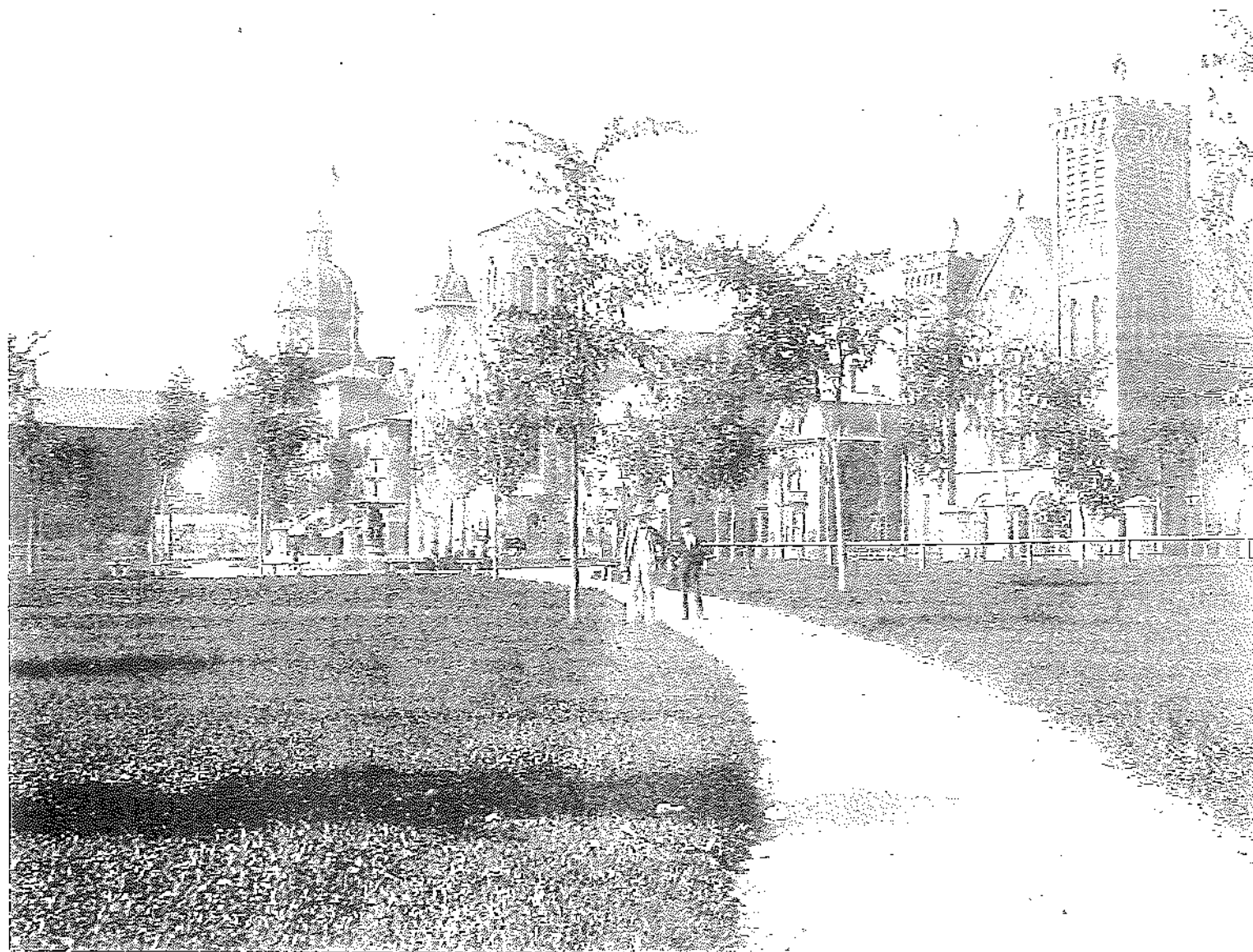
1902 plan of Lincoln Park showing the location of the gates, walks, and fountain.



Two watercolor designs for a granite post were developed. This one was the final selection for Lincoln Park.



Bollard designs for Lincoln Park by Matthew Stead



View of Lincoln Park with City Hall, which burned down in 1908, in the background. The Second Parish Church and the First Baptist Church are also seen in this circa 1870 view.

with a circular walk in the center. Within each of the quadrangles were designed three trees in each corner with a large caliper tree in the center. Drawings for the fence and gates were made in Goodell's office, but a local architect, Mathew Stead, was hired to prepare six different options for decorative bollards.

Historic views of the park indicate that the path system was not constructed exactly according to Goodell's plan. His scheme was supplemented by diagonal paths originating at the four corners of the park, meeting at the center. The city engineer's proposed plantings were also not followed. A photograph from about 1870 shows deciduous trees, probably maples, along the perimeter and lining the interior walks. A fountain was added in 1871 at a cost of more than \$2,000.

These modifications of the original design are suggested by an account given in an 1876 guide book to Portland by Edward Elwell:

It has a central fountain, which sends up its cooling jets on summer days, its greensward, its seats of loungers, its concrete walks, and its outlines of trees, which, with the aide of time, will afford both shade and beauty. Evening strollers find it a pleasant resort, and children delight to sail their boats in the great basin.³

Notwithstanding the intention to create a "promenade park," rather than a public garden, Lincoln Park soon became distinguished for its seasonal bedding system. A description written in 1888 provides a record of its appearance toward the end of the nineteenth century:

Lincoln Park though not at all remarkable for its size as compared to enclosures of this kind in larger cities has always been a square of local pride. How well located are those beautiful flower plots in their splendid emerald settings and how handsomely and artistically the host of admirably selected plants and flowers are arranged in them. These designs are not duplicates of those of preceding years, but are changed every season.... [The] oblong bed towards the end of the park which contains among other beautiful forms of plant life these excellent types of blue ageratum and scarlet geraniums with an appropriate border of golden feather. How good it looks. Next comes a beautiful

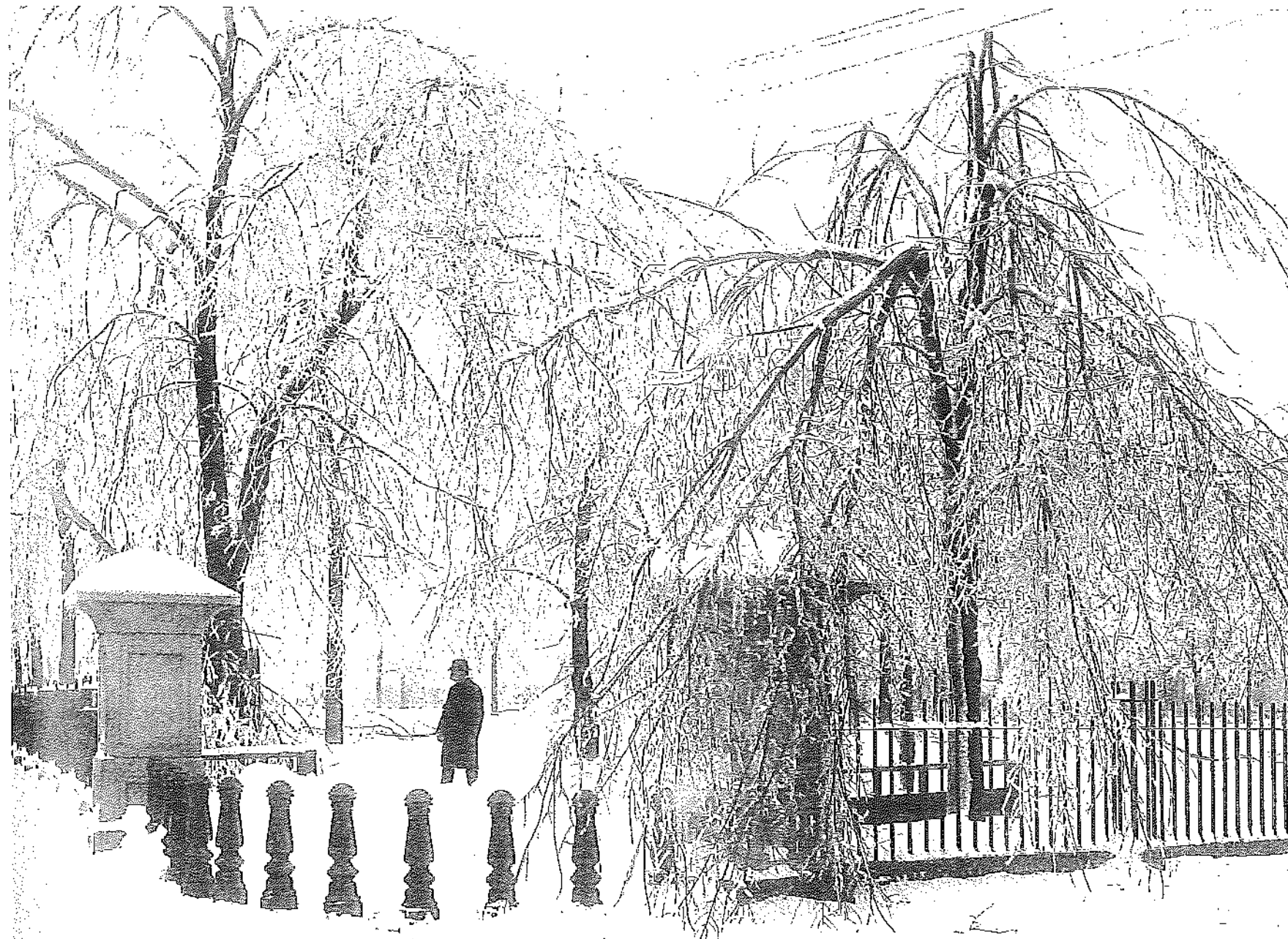


Within each of the quadrants, each corner with a large tree. The fence and gates were designed by architect, Mathew Stead, and the options for decorative bollards were suggested by the city engineer's plan. His scheme was the origin of the path system. The city engineer's plan followed. A photograph from 1888, probably of maples, along the paths. A fountain was added to the original design are suggested in the guide book to Portland by

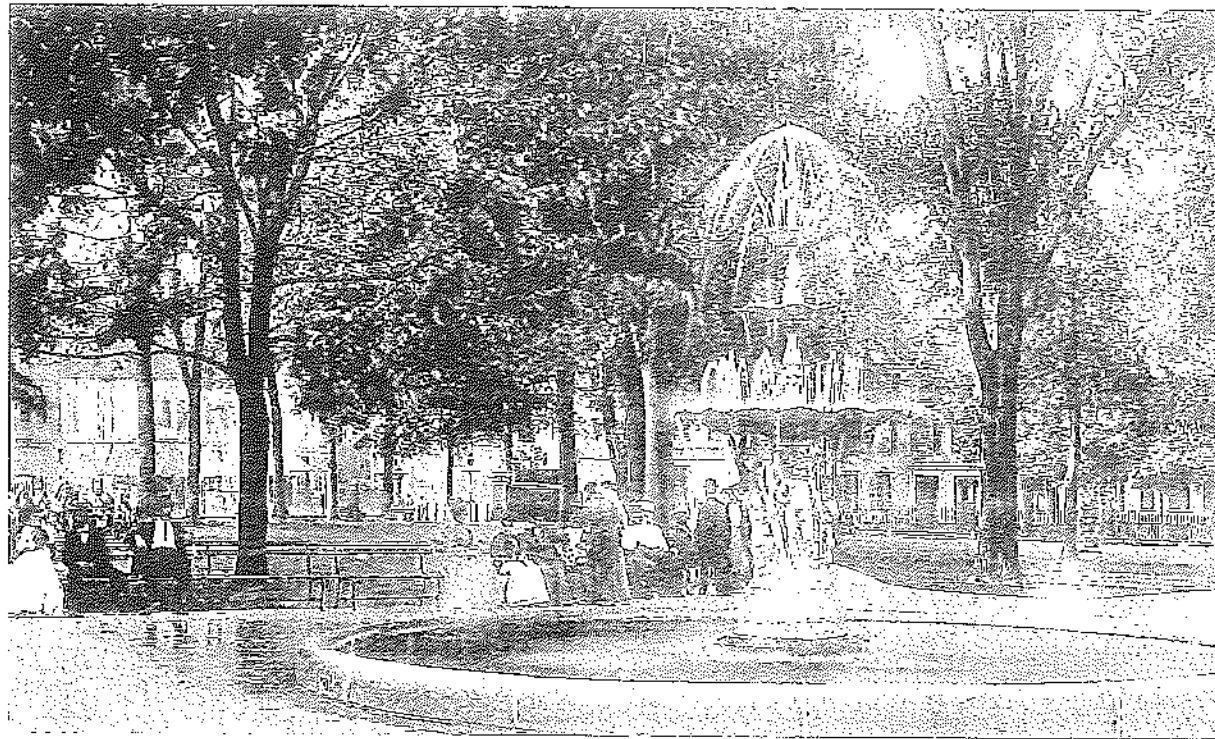
and up its cooling jets on summer days, its concrete walks, and its shade of time, will afford both shade and a pleasant resort, and children will enjoy it.³

on to create a "promenade" system. Lincoln Park soon became a walking system. A description of its appearance toward the

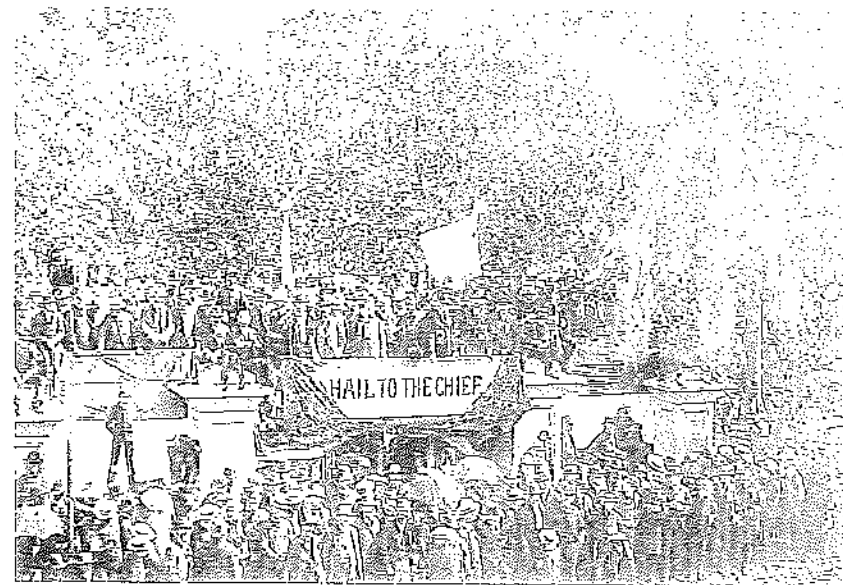
markable for its size as compared with other squares of the city. It has always been a square of beautiful flower plots in their handsomely and artistically the flowers are arranged in them. These of preceding years, but are now bed towards the end of the park forms of plant life these excellent specimens with an appropriate border. Next comes a beautiful



View of one of the entrances to Lincoln Park after the ice storm of 1888



The fountain in Lincoln Park formed the focal point of the park, around which both old and young gathered for conversation and play.



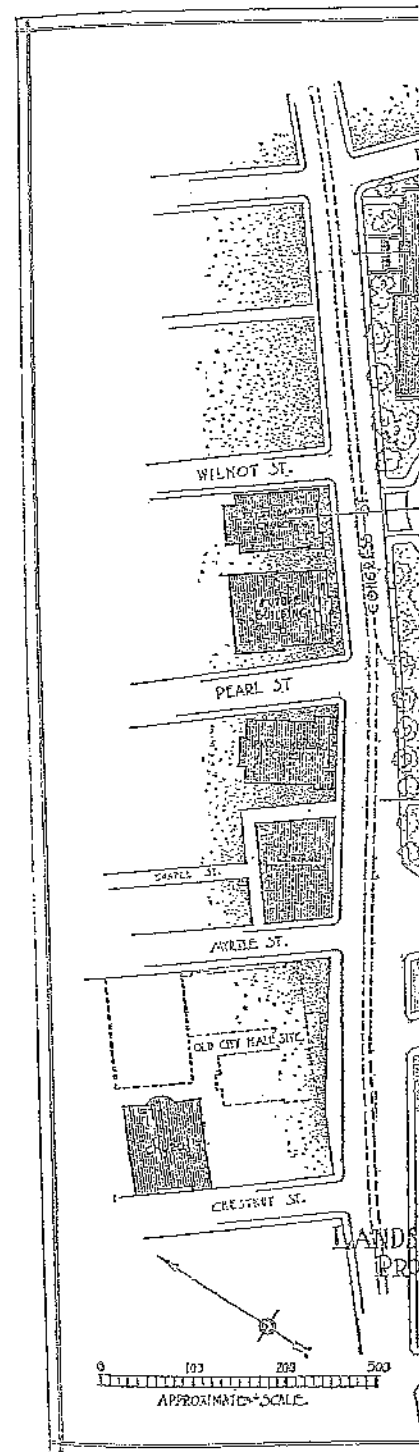
Lincoln Park during Civil War veterans encampment in 1885

collection of red acryanthus jay goode and coleus. Toward Franklin Street you see silver and scarlet geraniums, coleus sunset with a margin of lobelia. Here is a specially chosen collection arranged in heart shape patterns and angle shapes. A century plant is in the center and radiating from this are rays like the spokes of a wheel. You meet with a circular plot in which silver and scarlet geraniums predominate in charming contrast. This collection of red plants, acryanthus, coleus, and jay goode excite the notice of the passerby....⁴

Civic Square Develops

Although established in the center of town long after the city had become Maine's largest urban center, Lincoln Park became Portland's central square. Traditionally such squares are set aside when towns are first organized, and the surrounding land is occupied by churches and public buildings. As a late addition to Portland's development, Lincoln Park only gradually became a focal point of urban development. Three large churches, only one of which still stands, were built after the fire on the periphery of the park in the tradition of New England communities. It was not until the early twentieth century, however, that civic structures were added. Opposite Lincoln Park on the south side was built the new Cumberland County Courthouse in 1906-10 and the Federal Courthouse in 1908-11. Nearby was the now demolished police station, built in 1910. A block away was City Hall, which was replaced with the present neo-classical structure in 1909-12. In this way Lincoln Park began to take shape as a centerpiece in a "City Beautiful" scheme for the city that was so characteristic of urban planning during the early 1900s.

On February 12, 1909, dedicatory exercises were held on the occasion of Abraham Lincoln's one-hundredth birthday for a plan that was designed to expand the park into the city block to the west. Plans called for the removal of "old and unsightly" buildings for this park annex, and a map dated 1908 reveals a landscape design with two arcing paths which met at the midpoint.⁵ However, city directory listings indicate that the buildings in the block — with the exception of a city fire station — were not

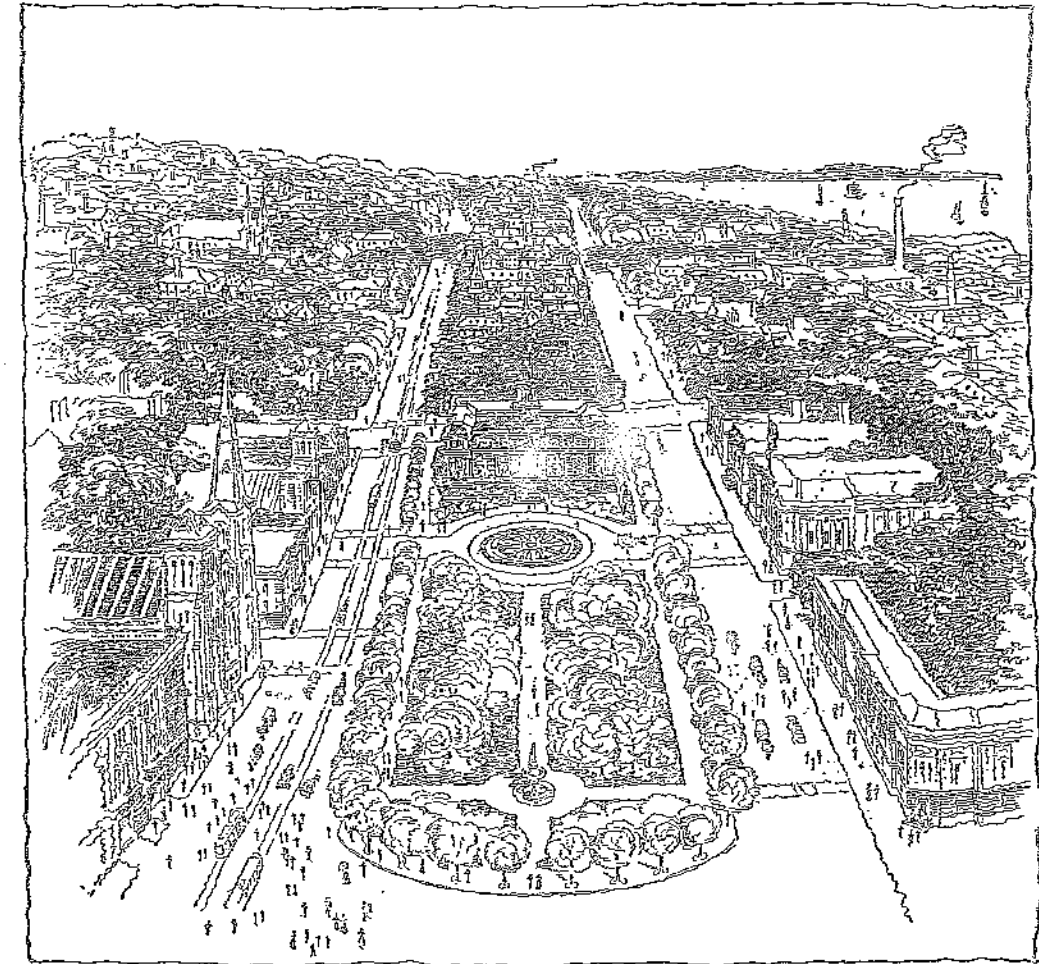
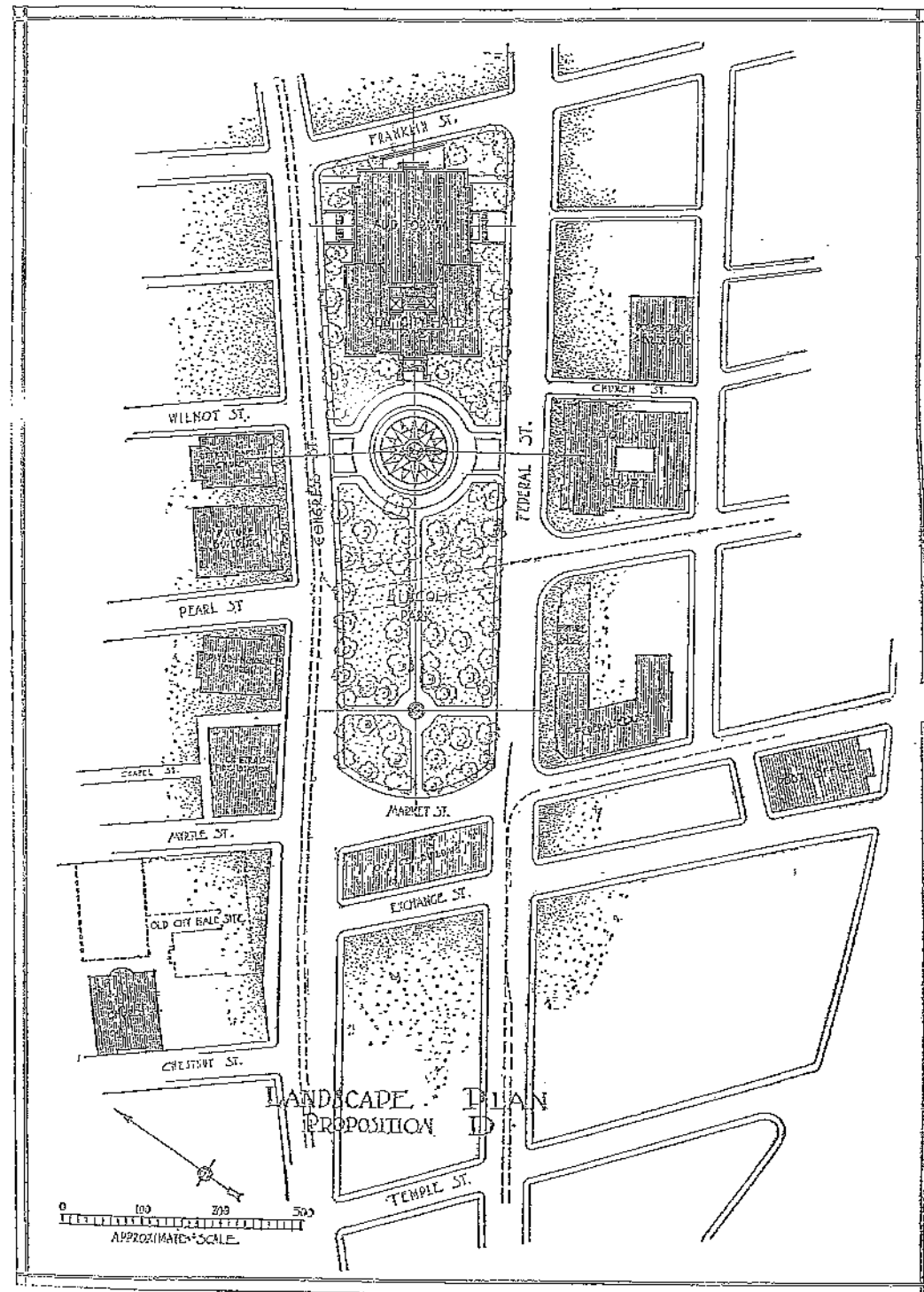


and coleus. Toward Franklin
ns, coleus sunset with a mar-
collection arranged in heart
ury plant is in the center and
s of a wheel. You meet with a
t geraniums predominate in
d plants, acryanthus, coleus,
serby....⁴

velops

ter of town long after the
rban center, Lincoln Park
traditionally such squares
ganized, and the surround-
l public buildings. As a late
; Lincoln Park only gradu-
development. Three large
ids, were built after the fire
tradition of New England
ly twentieth century, how-
ed. Opposite Lincoln Park
ew Cumberland County
ral Courthouse in 1908-11.
olice station, built in 1910.
ch was replaced with the
909-12. In this way Lincoln
rpiece in a "City Beautiful"
acteristic of urban planning

y exercises were held on the
e-hundredth birthday for a
ie park into the city block to
val of "old and unsightly"
a map dated 1908 reveals a
aths which met at the mid-
gs indicate that the buildings
a city fire station — were not



After city hall burned down in 1908, a city building commission, including such notables as architect John Calvin Stevens, was appointed to consider reconstruction options. Two of the schemes proposed in April 1908 suggested locating a new city hall in Lincoln Park, continuing to develop it along "City Beautiful" lines into a civic square. To make up for lost park land it was proposed to extend the park onto the fire station lot. Under protest from citizens that park land was just as important as a new city hall, this plan did not prevail and city hall was rebuilt on its prior location at Congress and Myrtle streets.

Bird's-eye view, looking towards Munjoy Hill, of a 1908 proposal to locate the new city hall in Lincoln Park.



Perhaps not quite appropriate behavior, but Helena Valley (age 12) of Lancaster Street thoroughly enjoys the fountain in Lincoln Park in the summer of 1954.



Aerial view of Lincoln Park, from the Portland Press Herald building, after the ice storm of 1929

removed until 1914. The old fi
portion of the block until 1923 v
Station was built over most of t
the 1908 plan had been implem

Thus, changing views reg
in the city's urban fabric were
ing the centenary of the birth

From many points of view t
Here is the natural center of con
of health, of quiet, of peace. Here:
with citizens resort in time of c
civic pride is strong enough and
enough there gather such publi
nature that the genius of a city



removed until 1914. The old fire station continued to occupy a portion of the block until 1923 when the much larger Central Fire Station was built over most of the site. There is no indication that the 1908 plan had been implemented in the intervening years.

Thus, changing views regarding Lincoln Park and its place in the city's urban fabric were articulated at ceremonies honoring the centenary of the birth of Abraham Lincoln in 1909:

From many points of view the ideal of a city's life is a public park. Here is the natural center of communal attraction. Here is the symbol of health, of quiet, of peace. Here is the garden of municipal intercourse, wither citizens resort in time of democratic association. And here when civic pride is strong enough and the direction of public interest is wise enough there gather such public buildings and such works of art and nature that the genius of a city is constantly set forth....⁶

Decline and Rediscovery

Unfortunately, the city lost sight of those ideals during the mid-twentieth century when the park was allowed to deteriorate and one-quarter of the east end was taken for the construction of a widened Franklin Street. Only in recent years have public officials and concerned citizens begun to recover the historic integrity of Lincoln Park. It is, perhaps, worth remembering Mayor Leighton's admonition in an address given at the park dedication in 1909: "No greater homage could we to-day pay the memory of the great Lincoln than to dedicate anew, in his name, this ... park, wherein Portland's citizens and summer guests for ages to come, may find shade, rest and invigoration."⁷

Earle G. Shettleworth, Jr.

Lincoln Park

Landscape Rehabilitation Plan

Portland, Maine



Prepared by: Mohr & Seregin, Landscape Architects, Inc.
Prepared for: City of Portland, Maine
Friends of Lincoln Park
December, 2014

Introduction

London commemorated its Great Fire of 1666 with a monument designed by Christopher Wren. Two centuries later Portland took the more practical approach of creating a fire break in the form of its first municipal park. Bordered by Congress, Franklin, Federal, and Pearl Streets, this prime piece of real estate in the center of the city was acquired to help protect against future conflagrations and to provide an attractive place of relaxation and recreation. Symbolizing the city's rise from its Great Fire of July 4, 1866, the park was first known as Phoenix Square, a name soon replaced by Lincoln Park in honor of the fallen president. In 1874, John Neal described the park as a "charming enclosure in the very heart of our town ... with its clean cut, winding paths and beautiful trees, one of our most alluring features."

Moving forward nearly a century in time, my first memories of Lincoln Park date from my childhood in Portland during the 1950s. Almost every Saturday morning from early spring to late fall, my mother and I would shop at the public market, a row of farmers' trucks on the Federal Street side of the park from Franklin to Pearl Streets that sometimes extended westward along the next block behind the Central Fire Station. Here for a several hours each week Portland staged its version of an old world market place where farmers from Cape Elizabeth, Scarborough, Falmouth, Windham, and other nearby towns offered vegetables, fruits, eggs, live chickens, flowers, and glass mason jars of homemade jams, jellies, and pickles. People of all ages and from all walks of life crowded the Federal Street sidewalk in search of a purchase.

Contrasted with this loud and colorful scene was the dark, mysterious quiet of the park behind the stately iron and granite fence, a sanctuary resplendent in the shade of its tall, graceful elms and gently curving walks. It spoke so clearly to what it was, an inviting retreat from the bustle of city life.

How hard it would have been in the 1950s to imagine that the apparent permanence of Lincoln Park would soon experience such change. That change came in the 1960s in the form of the loss of the elms and the reduction of a quarter of its size due to the construction of the Franklin Arterial. These events would signal the beginning of a long period of decline for the park, which is now being redressed. The Friends of Lincoln Park has been formed to work in partnership with the City of Portland to restore this historic designed landscape in a manner that blends the strengths of its past with the possibilities of its future. Critical to the success of this undertaking is the implementation of changes to the Franklin Arterial that will return the park to its original size. The Lincoln Park Landscape Rehabilitation Plan that you have before you is a well-reasoned way forward for the continued viability of Portland's oldest public park.

Earle G. Shettleworth, Jr.
Maine State Historian

SUMMARY

Lincoln Park Landscape Rehabilitation Plan

December, 2014

INTRODUCTION

Mohr & Seredin, Landscape Architects, Inc. was retained by the City of Portland, Maine, to prepare an abbreviated format Landscape Rehabilitation Plan for Lincoln Park. The scope of work included research and the development of a Historic Landscape Assessment in the form of an annotated Period Plan; site reconnaissance and the preparation of an Existing Conditions Assessment Plan; meeting with the City Staff and the creation of an annotated Landscape Treatment Plan and Recommendations, and a written project summary. The Historic Landscape Assessment identifies and documents the character defining features of the park and evaluates the present day condition and historic integrity of the park. The Treatment Plan and Recommendations address the restoration and/or rehabilitation of the existing park features and proposes new infrastructure where needed for present day use. Included with the plan documents is this summary which outlines the key parts of the Plan, and identifies issues for the City to address in the planning for improvements to Lincoln Park.

Lincoln Park is the oldest historic designed landscape in Portland. It was purchased on July 5, 1866 immediately after the "Great Fire" of 1866 to serve as a firebreak, and was constructed circa 1868. The park was constructed as a gently sloping parallelogram roughly three times longer (300ft) than wide (average 125ft), with an ornamental iron fence and granite posts on all sides. A fountain was located in the center of the Park, from which walks radiate outward toward each corner of the park in long, graceful arcs. Large granite posts marked the six original entrances into the park, of which four remain. Formal gates with granite posts are at the center of the park on Congress Street and Federal Street, and the primary walkway runs between these two entrances and surrounds the fountain. Historically, benches lined the paths surrounding the fountain which created a popular meeting and play space for youth and adults. Elm trees lined the walks and created a continuous vegetative canopy throughout the park. The ground plane was lawn, and some early photographs show islands of flower beds in the lawn panels. The lighting was outside of the park as street lighting, with no historic evidence of lights within the park. (*Exhibit A: Period Plan*)

Lincoln Park remained largely intact until the 1960's, when urban renewal efforts in Portland widened Franklin Street into the Franklin Arterial. The new street construction eliminated approximately twenty-five percent of the east end of the park. The remaining seventy-five percent of the original Park's form and features have remained relatively intact, with the exception of the Elm trees which succumbed to Dutch Elm disease and have been replaced with a variety of deciduous and evergreen species.

EXISTING CONDITIONS/HISTORICAL ASSESSMENT

Following the National Park Service's Guidelines for the Treatment of Cultural Landscapes, the character defining features of Lincoln Park include: *(Exhibit B)*

1. Context: This was an open space park of almost an acre, located within a densely developed city neighborhood that included residential, commercial, and civic uses. *(Exhibit D: Photo c,d,e)*
2. Topography: The Park remains a flat to gently sloping lawn ground plane with a small amount of grade change on both axes of the Park.
3. Form: Lincoln Park is a long and narrow (100 to 140 feet) rectangular space, approximately three to four times longer (300 feet) than wide. It remains a form that is defined by streets on each side.
4. Circulation System: The design included pedestrian walks around the perimeter and the interior of the park, and there were four gently arcing paths crossing the park – one from each corner and one from the center of each of the longer sides, all meeting together in the center at a fountain. There is a herringbone patterned brick sidewalk around the perimeter of the fence on the street edges, and there were six entrances into the park which were emphasized with large granite posts. *(Exhibit D: photos b,e,i,j; Exhibit L)*
5. Vegetation: A single species, almost continuous, deciduous tree canopy defined the park perimeter and interior. The historic photographs show only lawn on the ground plane, with some later photographs showing introduced small herbaceous flower beds within the lawn areas. *(Exhibit D)*
6. Site Structures and Furnishings:
 - a. Perimeter Fence: The iron fence and granite posts which surround the Park are an important component that defined the edges of the space and delineated the six entrances. *(Exhibit D: photos d,e,h,j)*

- b. Fountain: The fountain remains as a significant landscape feature within Lincoln Park. It was cast by the Val d'Osne foundry in Paris, France. The company was founded by Jean Pierre Victor Andre in 1835, inventor of ornamental cast iron. *(Exhibit D: photo c,h)*
- c. Benches: The historic use of the benches was to help to define the area around the fountain, provide seating, and to reinforce the circulation system in the Park. Although the type, and location of the benches have varied through the early decades of the Park, they appear to be present throughout the history of the Park. *(Exhibit D: photos f,h)*
- d. Site Lighting: There were eight light fixtures on the city sidewalk that were located in association with the entrances to the park. There was one at each corner entrance and two on either side of the formal gated entrances. *(Exhibit F)*

With respect to the condition of these character defining features and their current integrity, the following is offered as a part of the historic assessment:

1. Context: Much of the original mixed use dense urban character is now lost. This is due to the Park's edges now being defined by the Franklin Arterial, the large, flat parking lots to the west of Congress Street, and the small open area to the south, adjacent to the Fire Station.
2. Topography: The flat, sloping topography is intact and the integrity remains, except for the re-grading and the Park area lost due to the construction of the Franklin Arterial.
3. Form: While the twenty-five percent reduction in the park length impacts the integrity of this aspect of the Park, what remains of the Park form has a high degree of integrity.
4. Circulation Systems: The remaining pedestrian circulation system has a high degree of integrity, but the condition of the concrete and bituminous walks is poor. The major missing circulation components are the pedestrian walkways on the Franklin Arterial end of the Park. *(Exhibit E: photos 2,3,5,7,8,10,11)*
5. Vegetation: The tree canopy is quite fragmented and the tree species are varied based upon sequential planting over the past thirty to forty years. This feature has lost most of its integrity, and the park character is diminished due to this change. *(Exhibit E: photos 7,9,13,14)*

6. Site Structures and Furnishings:

- a. Perimeter fence: Notwithstanding the loss of park area at the east end of the Park, this feature has a high degree of integrity with the fence and the four historic entrances that remain. The condition is poor, and entrances at the east end of the Park are not properly placed. (*Exhibit E: photos 1,2,7,8,11,12*)
- b. Fountain: The fountain structure is in poor condition, but has a high degree of integrity with the exception of the missing top tier, and the intermittent use as an active water feature. The fountain is no longer operational, so does not serve to animate the Park and draw activity into the Park. (*Exhibit E: photo 6*)
- c. Benches: The current benches are in fair to poor condition, are not a complimentary style to the Park, and do not reflect the original intent, or placement, of the historic seating in the Park. (*Exhibit E: photos 2,3,7,9*)
- d. Trash Receptacles: The present receptacles are now sited at the entrance to the park adjacent to the entry posts, they are green with a flair at the top. They detract from the character of the entry and are not in keeping with the character of the park. (*Exhibit E: photo 2*)

RECOMMENDATIONS

The power of Lincoln Park rests in its simplicity, and the City should be careful to restore the park to its original design and details as much as possible, and to not allow the intrusion of new elements into the park. The following is a list of recommendations to restore and rehabilitate Lincoln Park. (*Exhibit C*)

1. Vegetation

- a. Tree Plantings: Existing trees should be retained, and maintained, and removed only as necessary due to health, vigor, or natural decline. New trees should be planted in a pattern to re-establish a continuous canopy within the park; along walkways and at the perimeter of the Park. The trees currently within the lawn panels should not be replaced after they have been removed. To achieve a character similar to the historic tree canopy while accommodating the City's tree planting policies, the new tree plantings shall be a mixture of disease resistant Elm Cultivars (Valley Forge, Accolade, Independence, Regal, New Horizon, Patriot). Evergreens are not an appropriate tree selection.

- b. Lawns: Maintain all existing lawn panels as an intact, continuous green ground plane. Follow standard City practices for annual care, fertilization, and maintenance of the lawn. If new uses are introduced into the Park that result in temporary intensive impacts to the lawns (stages, booths, etc.) use, a turf reinforcement system such as Mirafi Mesh (Miramesh GR) rather than a non-turf treatment such as pavement or stone dust. The dominant ground plane within the Park should remain as a lawn.
- c. Flower Beds: The herbaceous plant beds should be limited to the two existing beds in the west end of the Park. These beds need to have coordinated and complimentary plant materials selected and properly maintained throughout the warmer months. The two beds should be planted at the same time and be thought of as a unified design when plant species selections are being made. In the event that these are not planted as display beds, they should be returned to lawn. Any temporary signage associated with the flower beds should be small (maximum 6" x 12"), and not dominate the plant bed. *(Exhibit J)*

2. Lighting

Historically there have not been lighting fixtures within Lincoln Park, and the absence of the fixtures with the typical luminaire heads is an important part of the Park's character. If night lighting is desired, the recommendation is for a 12 volt, LED, tree mounted down light. This is a departure from the City's standards and policies, and will require approval by the City of Portland Staff. The use of a small scale, durable, long-lived 5 to 7 watt fixture (Hunza NPS Spot Pure LED) placed at 80 ft to 100 ft on center along the walks will provide way finding and safety lighting within the Park. This improvement may need to be undertaken, and maintained, by the Friends of the Park due to the City's policies regarding the selection of light fixtures for public streets and open spaces. *(Exhibit I)*

The City of Portland should consider placing light fixtures on the perimeter sidewalks that are in the same style as the historic light fixtures. *(Exhibit F)*

3. Circulation System

The existing walks within the Park are in very poor condition and will require full depth reconstruction. As one of the most important character defining features of Lincoln Park, the walks should be replaced with new concrete walks constructed to the City's Standards, but must exactly replicate the widths, alignment, and joint pattern of the historic sections of the existing walkways in the Park. Care should be taken to match the color of the existing concrete walks so that the new cement is not too "white". Concrete

test panels for concrete color, aggregate, and joint style shall be made for approval prior to construction. The one diagonal "desire line" walk should be replaced with bituminous concrete pavement.

The brick sidewalks surrounding the perimeter of the park should maintain or restore the historic basket weave pattern.

4. Fountain

The existing fountain and water basin should be professionally restored by a mason, and the top tier replaced using the historic photographs to create the replacement portions of the fountain. The restoration needs to include the required plumbing repairs so that the fountain is a functioning water feature. As a part of this work, the City of Portland should consider allowing the use of the water basin by the public for wading and cooling in the summer months. This policy decision will inform the determination on how to design the plumbing for the fountain in terms of either a pumped recirculation system versus direct flow and drainage into the City sewer system.

5. Site Structure and Furnishings

- a. Fence and Granite Posts: The iron fence, bollards, granite posts, and entry pillars should be restored by the appropriate professional(s). Where greater than fifty percent of the existing fence is beyond repair, which is less than ten percent of the fence panels, the entire panel should be replaced. As the fence is repaired and reset, the correct relationship between the bottom of the fence and existing grade must be reestablished to prevent future deterioration of the bottom of the fence. Careful attention should be paid to the height of the fence and grade relationship to keep the fence in a long, even line. The City has drawings for the fence and the missing bollards, which will assist with the restoration efforts. It is noted that what was built does not exactly match the record drawings.
- b. Benches: An appropriate bench should be selected and used within the Park in a manner consistent with the historic layout as well as with contemporary use patterns. They should line the sidewalks surrounding the fountain, be located individually along the perimeter walk, and occasional ones should be placed along the concrete walkways. The benches should all be one type, and should be placed over a cobblestone or stonedust pad. They should be 8' long except at the fountain. Here they should be 5' long to better accommodate the curving path. The suggested materials for the benches should be ductile iron with wood slats. Kenneth Lynch manufactures a bench very close to the original bench called the 'Central Park Settee'. Another option is the FB-324 by Victor Stanley. The recommended bench color for the metal portions is black. (*Exhibit G*)

- c. Signage: The City should develop a policy limiting both temporary and permanent signage at Lincoln Park. We recommend that no additional permanent signs be added inside the Park or on the Park entrances, except for a discrete (4" by 6") plaque noting the fountain restoration information. Temporary signs need to be carefully controlled for size and location. Given the open character of the Park, single, temporary signs should be limited in size (maximum 6" by 12") with subdued colors, and located only in limited areas where needed (eg. in the herbaceous beds). (*Exhibit J*)
6. Trash Receptacles: The selection of a suitable trash receptacle should be made so that the receptacle is compliant with the City standards. The trash receptacles need to be carefully placed so that they do not conflict or compete with the key park features (entry pillars, the fountain). They should be located on the sidewalk adjacent to the Park entrance or inside the Park. The trash receptacles should be black to minimize their visual impact, and to be compatible with the black iron of the fence and benches. Recommended trash receptacle is shown in the attached *Exhibit H*.
7. Monuments/Memorials: The City should adopt a policy that does not permit the introduction of any additional monuments or memorials within the Park. This will assure that the simple, uncluttered character of the Park is preserved in a manner consistent with the historic design intent. The existing stone monument with the brass inscription plate should be relocated to a prominent, but less focal position, such as the northeastern Park corner near the northern Federal Street entrance.
8. Art: Parks are often places to site public art, and the city should anticipate receiving proposals for the placement of art in Lincoln Park. There should be no permanent art allowed in the park, however, a limited amount of temporary art would be acceptable. A policy should be considered which allows art exhibits no longer than 4 weeks in duration three times per year. The art should be sited so as to not harm any tree roots and there should be no permanent bases, and any damaged grass or pavement should be restored.
9. Donor Recognition

The city needs to balance the opportunities present for donor recognition while avoiding unnecessary visual clutter that will detract from the historic character of the park. A simple engraved metal sign, flush with the fence, approximately ¾" x 4" can be placed on each fence panel to recognize donors for the fence restoration. For a more significant donation for the restoration of the fountain and walks, a larger, approximately 4" x 6" engraved or cast metal sign can be placed in the vicinity of the fountain. In both cases, the sign needs to be high quality in materials and display methods.

10. Eastern End of the Park/ The Franklin Arterial

The City is currently studying the Franklin Arterial to determine how, or if, it will be reconfigured. At the time these recommendations were finalized, there was no plan for the Arterial in place, and therefore no specific recommendations are made for the eastern 50 feet of the Park. The recommendations listed herein should be applied to that portion of the Park in the event that there are no changes to Lincoln Park as a result of the study of the Franklin Arterial.

There are several suggestions that are offered for the City's consideration regarding the potential changes to the Park while the Arterial Study is underway:

- a. Encourage the Franklin Arterial planning team to restore the Park as close to its original dimensions as feasible. The redevelopment of the blocks surrounding the park on Congress, Federal, and Franklin Streets should consider structures that enclose the park as it was originally, and should respond to the park entrances.
- b. The design for the Park's restored eastern half should undergo a traditional design process with a landscape architect that includes public input. Improvements to be considered/ incorporated include:
 - i. Fence and pillar layout along eastern edge to be restored to original corner relationship regardless of the outcome of the Franklin Arterial study.
 - ii. Pedestrian circulation in the Park should respond to new city development plans, but also must incorporate the original path design if the Park is expanded/restored.
 - iii. There is an opportunity to consider new programming and uses to draw visitors into the Park such as an area for a temporary stage for events, etc. at the eastern end of the Park. Any fixtures related to events should be removed at the conclusion of the event.

IMPLEMENTATION PRIORITY

The following is a prioritized list for the restoration of Lincoln Park:

First Priority:

Walks and Fountain: The existing walks are so deteriorated as to be hazardous and should be the priority for restoration. Logistically, the fountain would need to be undertaken at the same time as the walks, so the first priority is to restore the fountain and walks.

Second Priority:

1. Benches: The benches surrounding the fountain are an important part of the park, and should be installed soon after the walks are restored.
2. Fence, gates, bollards: The fence, gates, and masonry pillars are in poor condition and are slowly deteriorating. A plan should be developed to restore them before the deterioration accelerates, perhaps over a ten or twelve year time frame. They may be planned for restoration one side of the park at a time. The missing cast iron bollards should be installed as part of this project.

Third Priority:

Planting, lighting, trash receptacles: While not as significant a priority as the other park elements, these contributing parts of the park need to be implemented as the balance of the park is being improved.

CONTEXT:

Located in the middle of a densely developed city neighborhood surrounded by residential, civic, and religious uses

TOPOGRAPHY:

Park is a flat, gently sloping plane

FORM:

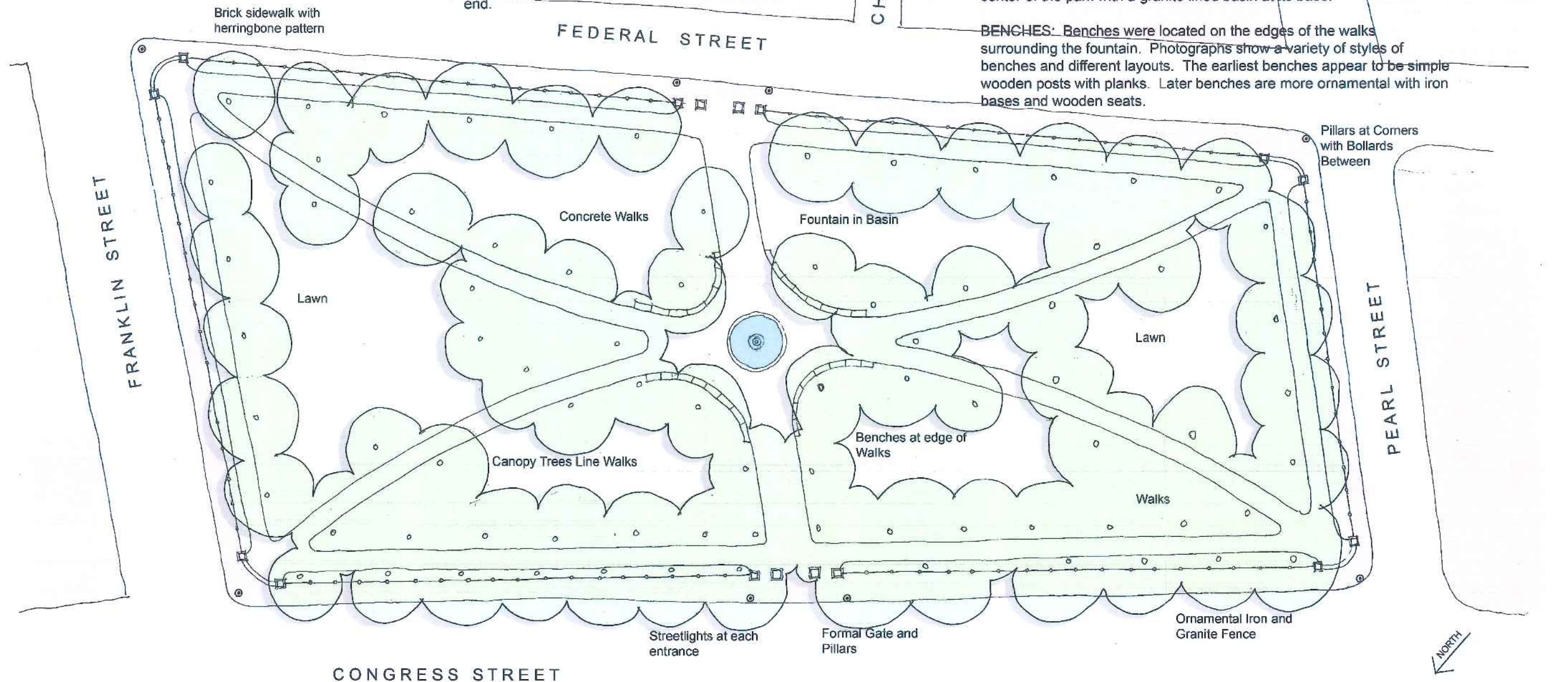
The park was a long, narrow greenspace in the city, surrounded by streets and buildings. It appeared as rectangular even though its actual shape is more trapezoidal with the eastern end wider than the western end.

SITE STRUCTURES and FURNISHINGS:

FENCE A finely detailed fence made from iron and granite surrounds the park on all sides. Larger cut granite pillars are located at the corners with low iron bollards spaced between the pillars. Formal gates are located in the centers of the long sides with a set of larger pillars in the center as gate posts, and the smaller entry pillars to either side.

FOUNTAIN: A tall multi tiered ornamental cast iron fountain is in the center of the park with a granite lined basin at its base.

BENCHES: Benches were located on the edges of the walks surrounding the fountain. Photographs show a variety of styles of benches and different layouts. The earliest benches appear to be simple wooden posts with planks. Later benches are more ornamental with iron bases and wooden seats.



VEGETATION:

The park is a smooth, flat grass plane with a perimeter and intersecting walks. Canopy trees (primarily elms) line the walks.

Based upon early photographs, the trees have never been uniform in age or spacing, but are rather more generally associated with the paths and are of varying ages.

Some literature and photographs indicate that there were planting beds for ornamental herbaceous plantings within the lawn areas.

CIRCULATION:

There are six entry points into the park - one at each corner and large formal gated entries opposite each other on the long sides from Congress and Federal Streets.

There is a perimeter path around the edge of the park just inside the fence, and there are paths which cross the park from each entrance in a star pattern. The long diagonal paths are gently arcing, and the shorter path which connects the formal gates is wider and straight.

At the center of the park where the paths intersect there is a widening in the walk in which the fountain is located.

Period Plan

Lincoln Park Landscape Rehabilitation

Portland, Maine

Mohr & Seregin, Landscape Architects, Inc.

Exhibit A

November, 2014

CONTEXT:

The park remains an open green space, but it is no longer surrounded on all sides with dense development.

Franklin Arterial is a wide, open, and depressed area, and includes a part of the former park footprint. It is now a barrier to the residential neighborhood to the east.

The north side of Congress Street is an open parking lot and is no longer an urban neighborhood with the attendant structures and activities.

FORM:

The eastern quarter of the park was removed for the widening of Franklin Street into a high speed Arterial. This changed the proportions of the park and altered its symmetry. The fountain is no longer in the center of the park, as was the original design intent.

VEGETATION:

The tree canopy is fragmented as compared to the original uniform planting of elm trees. Replacement trees are a mixture of oaks, maples, pines, etc. versus the original monoculture of elms.

The trees no longer follow the circulation system, but are rather spread throughout the park.

The tree cover around the fountain and in the northeast corner of the park is open.

The grass strip between the fence and the walkway on the west and north sides of the park has been paved.

The twin plant beds for ornamental herbaceous plantings are not treated equally - one is planted and the other is bare. The planted one contains two large plastic signs advertising a non-profit organization.

New brick sidewalk is constructed too high underneath fence which is accelerating deterioration.

Relocated Fence and Pillars in corners have not been placed in their original relationship to each other.

Paths were added when the eastern part of the park was removed.

25% of Lincoln Park removed.

CIRCULATION

The extant pedestrian circulation system has high historic integrity, but the walkway condition is poor.

When the park was reduced in size, the eastern walks were truncated and the perimeter circulation was never replaced along Franklin Street. The result is that the symmetrical circulation pattern was changed, and the curving diagonal walks leading toward Munjoy Hill are cut off and dead end at the fence.

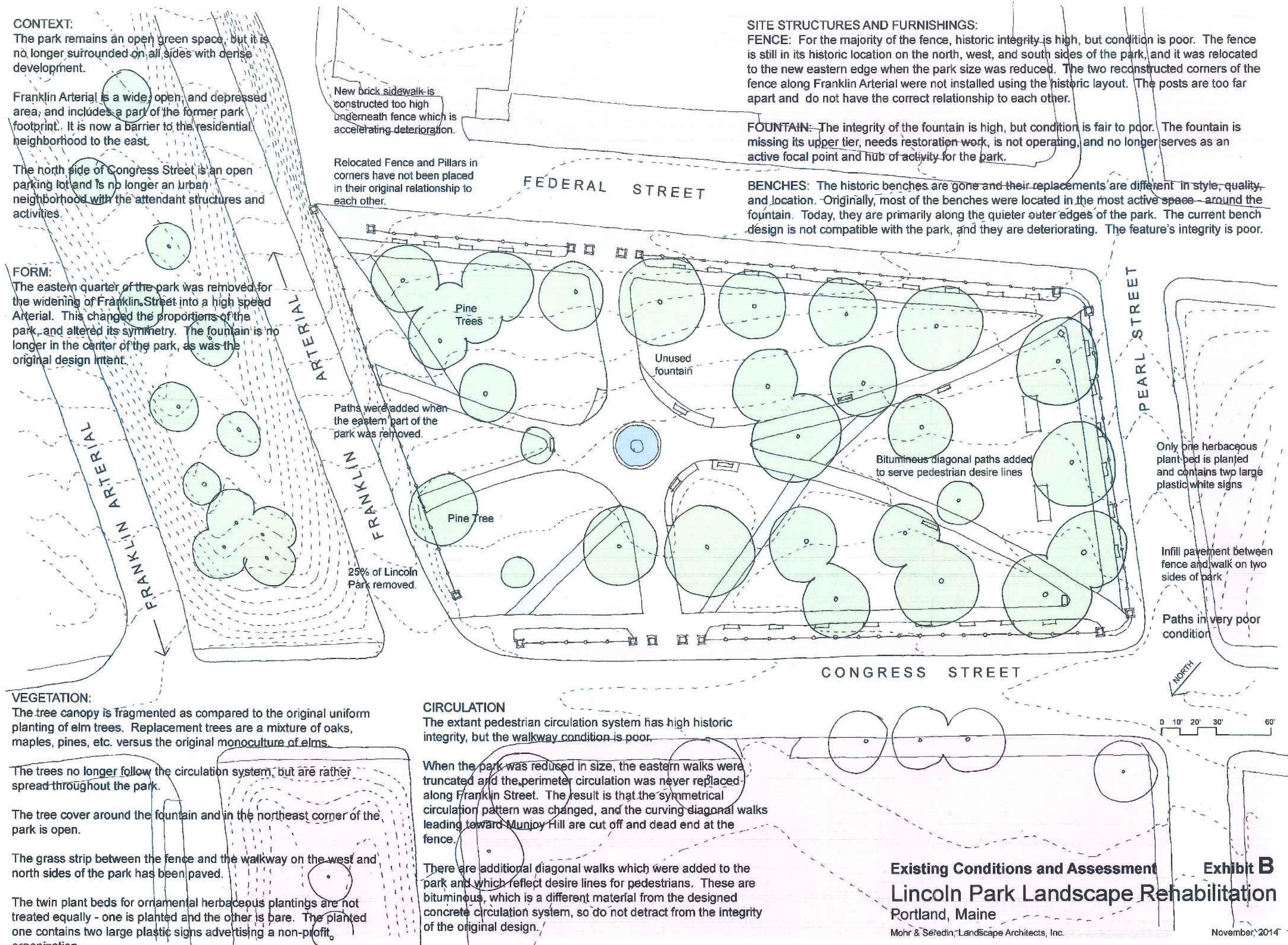
There are additional diagonal walks which were added to the park and which reflect desire lines for pedestrians. These are bituminous, which is a different material from the designed concrete circulation system, so do not detract from the integrity of the original design.

SITE STRUCTURES AND FURNISHINGS:

FENCE: For the majority of the fence, historic integrity is high, but condition is poor. The fence is still in its historic location on the north, west, and south sides of the park, and it was relocated to the new eastern edge when the park size was reduced. The two reconstructed corners of the fence along Franklin Arterial were not installed using the historic layout. The posts are too far apart and do not have the correct relationship to each other.

FOUNTAIN: The integrity of the fountain is high, but condition is fair to poor. The fountain is missing its upper tier, needs restoration work, is not operating, and no longer serves as an active focal point and hub of activity for the park.

BENCHES: The historic benches are gone and their replacements are different in style, quality, and location. Originally, most of the benches were located in the most active space around the fountain. Today, they are primarily along the quieter outer edges of the park. The current bench design is not compatible with the park, and they are deteriorating. The feature's integrity is poor.



Existing Conditions and Assessment Lincoln Park Landscape Rehabilitation Portland, Maine

Mohr & Seifried, Landscape Architects, Inc.

November, 2014

Exhibit B

Final decisions about eastern section of Lincoln park should be deferred after Franklin Arterial changes are finalized

Encourage Franklin Arterial planning team to restore park to original dimensions, and to encourage new urban development on Congress and Federal Streets to be compatible with Lincoln Park and to relate to park entrances.

Design for park's restored eastern half should undergo a traditional design process that includes public input.

Improvements to be considered:
Fence and pillar layout along eastern edge to be restored to original corner relationship.

Pedestrian circulation in the park should respond to new city development plans.

Opportunity to consider new programming and uses to draw visitors into park such as an area for a temporary stage for events, etc.

Original Park Boundary

Infill new trees to restore canopy and to follow paths as original plantings. Use a variety of disease resistant elms.

Restore fence, pillars, gates and bollards.
Correct grade relationship at base of fence to keep moisture from deteriorating fence.

Select an appropriate bench for park and install around fountain, around perimeter and along walks to serve visitors and uses.

Fully restore fountain to draw visitors and children into center of park. Consider allowing children to play in the water.

Restore / reconstruct walks - original circulation system to be concrete, diagonal walks to be bituminous.

Brick sidewalks should maintain or be restored to historic herringbone pattern.

Relocate granite monument with brass plaque to a prominent but less focal position.

Develop policy which will not allow additional monuments or memorials into park.

Install period pole lights on sidewalks

Coordinate plantings at both herbaceous plant beds so they are planted at the same time and have complimentary plantings.

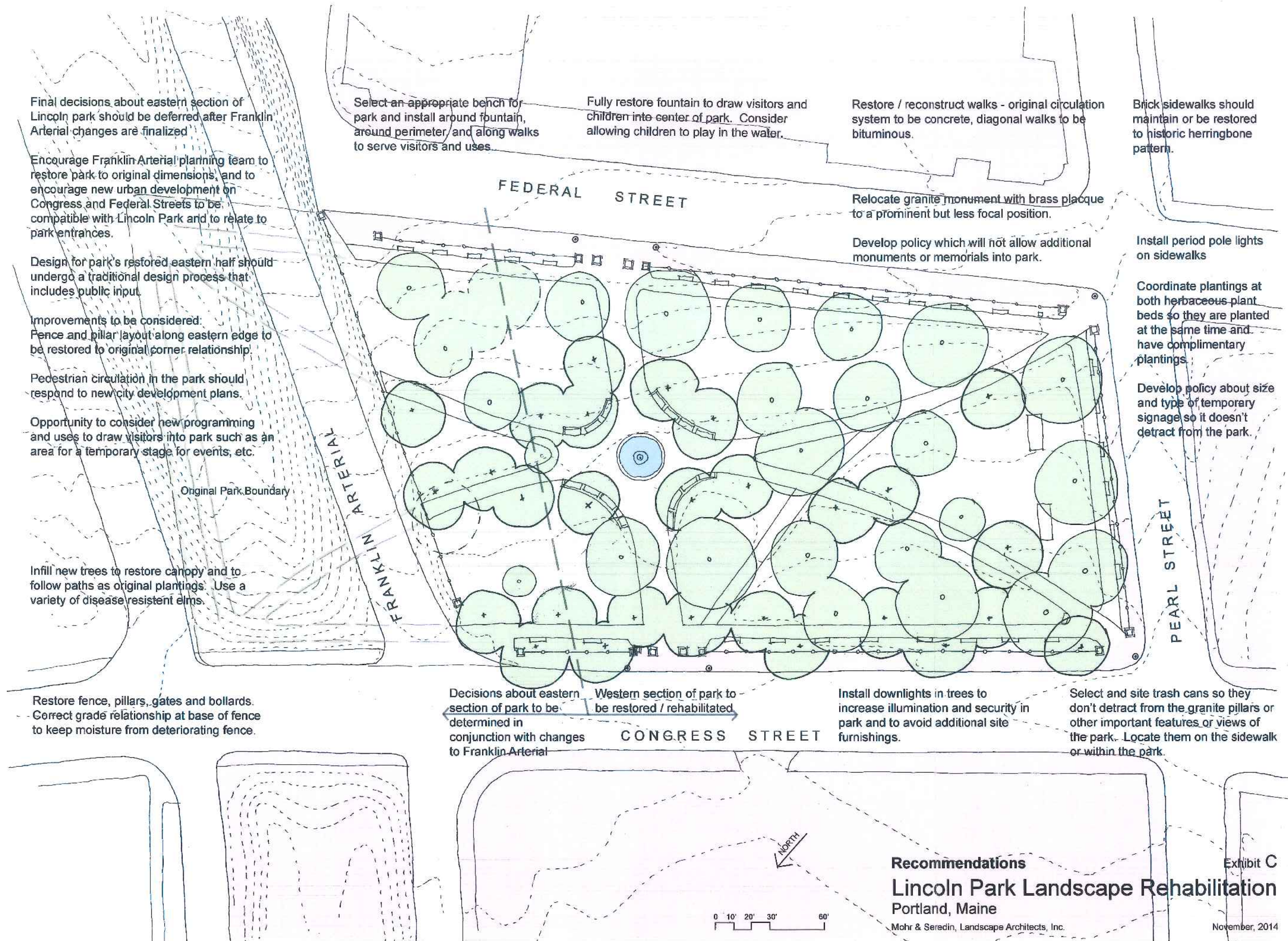
Develop policy about size and type of temporary signage so it doesn't detract from the park.

Decisions about eastern section of park to be determined in conjunction with changes to Franklin Arterial

Western section of park to be restored / rehabilitated

Install downlights in trees to increase illumination and security in park and to avoid additional site furnishings.

Select and site trash cans so they don't detract from the granite pillars or other important features or views of the park. Locate them on the sidewalk or within the park.

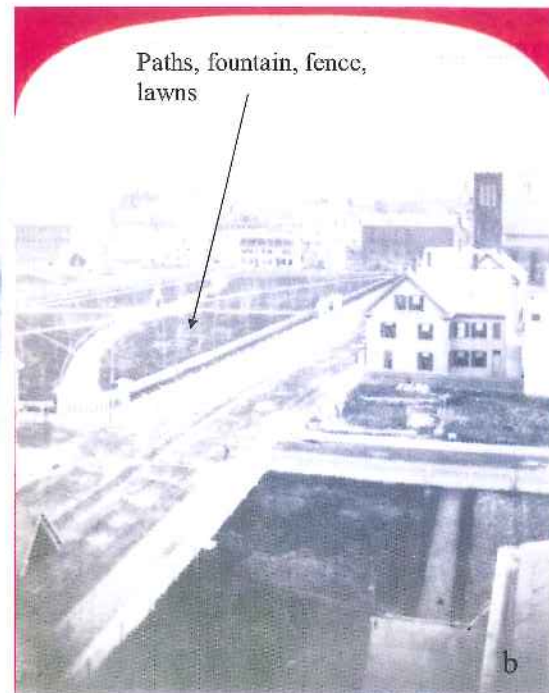


Portland, ME



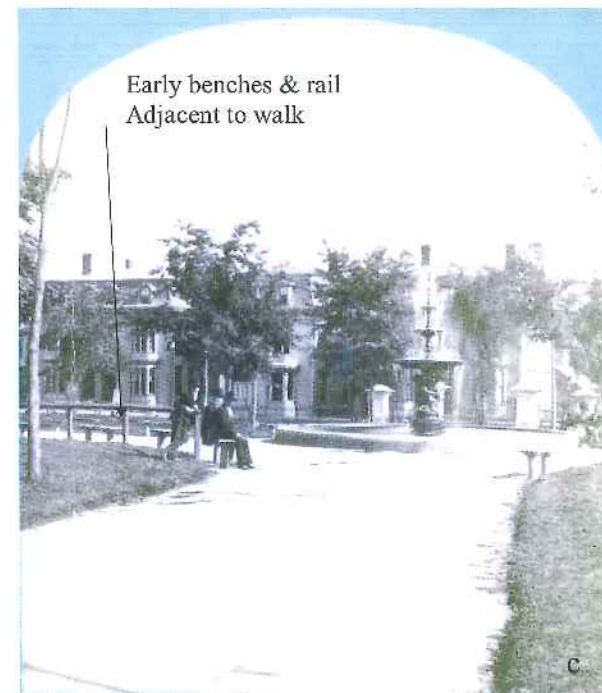
Flower bed and urn in lawn

a



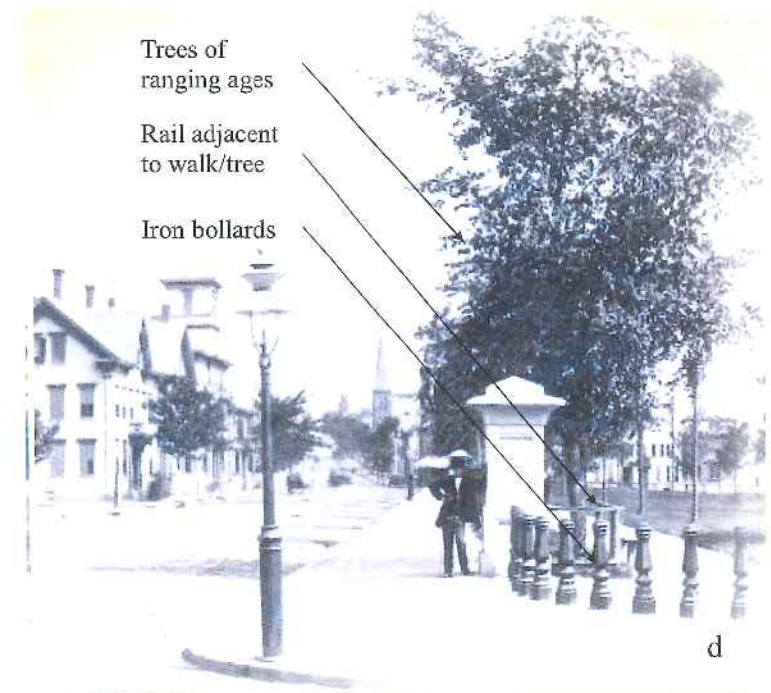
Paths, fountain, fence, lawns

b



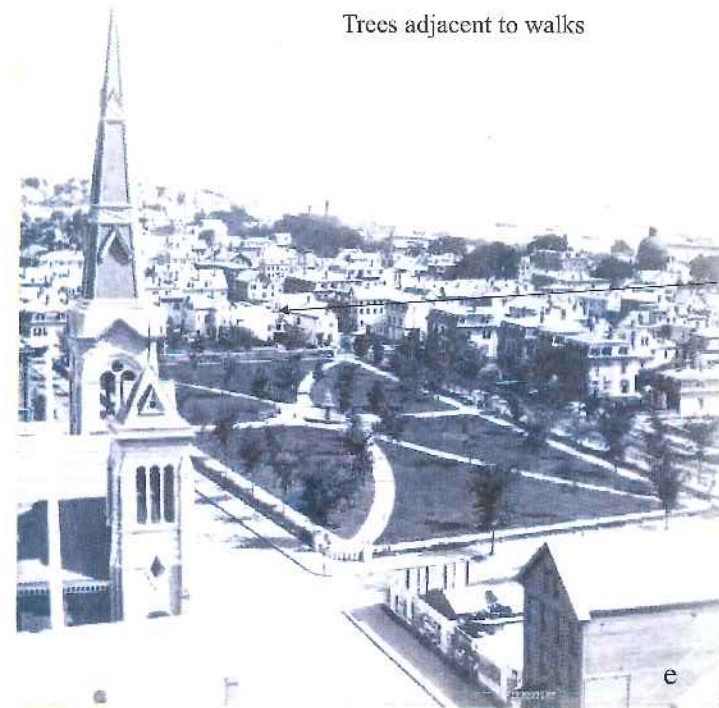
Early benches & rail
Adjacent to walk

c



Trees of
ranging ages
Rail adjacent
to walk/tree
Iron bollards

d



Trees adjacent to walks

Buildings
along street
edge
around park

e



Fountain

Early
Benches

f

Rail adjacent to walks



g



Lincoln Park, Portland, Me.

h

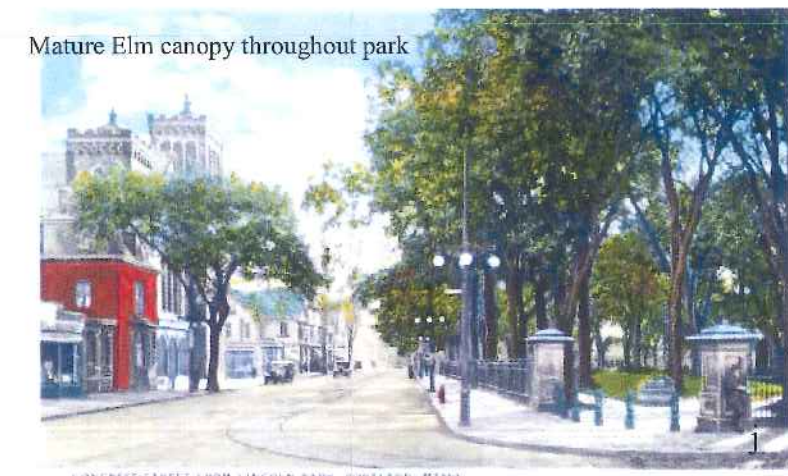
Iron and Wooden Benches at edge of walks



Portland, Me. Entrance to Lincoln Park, showing Old Mill Stone
Old mill stone monument

Concrete walk

i



Mature Elm canopy throughout park

1



1
Fence needs restoration. Brick sidewalk too high along southern edge



2
Trash can detracts from park entry



3
Deteriorated pavement



4
Unattractive signs in flower bed



5
Deteriorated pavement at Northeast corner



6



7



8
Deteriorated pavement; gate



9



10
Truncated walk



11
Relocated posts at Southeast corner—not in original relationship



12



13
Pine trees in Southeast corner



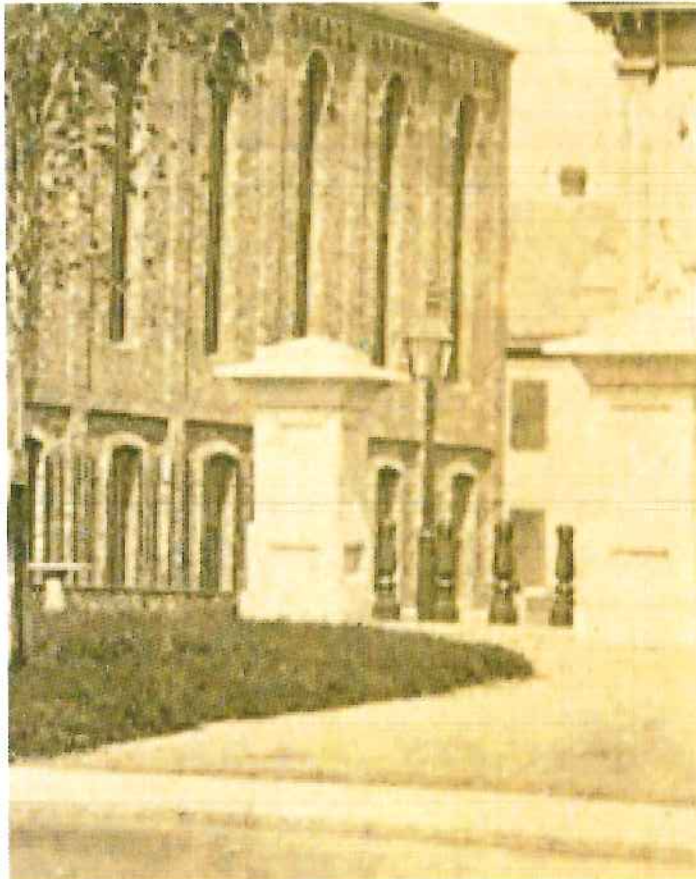
14
Fountain area: no tree canopy, few benches, deteriorated



15
Recently added monument at Northwest entry



2K. PORTLAND, MAINE.



Various Styles of Street lighting
used along Congress Street

Exhibit F



KENNETH LYNCH & SONS

CRAFTSMEN OF FINE GARDEN ORNAMENT

314.740.1111 • 203.264.2831 • 203.264.2833
Fax: 203.264.2833

Authorized Distributor for the United States

facebook

HOME PAGE
BENCHES
PICNIC & GAME TABLES
WASTE RECEPTACLES / BIKE RACKS
FOUNTAINS
STATUARY
PLANTERS & PEDESTALS
SUNDIALS
WEATHERVANS
IN STOCK / AS IS ITEMS
PHOTO GALLERY
RECENT PROJECTS & CLIENTS
COMPANY HISTORY
CONTACT US
SITE MAP

FLORENTINE
CRAFTSMEN

DOWNLOAD & CUSTOMIZE
BIM CONTENT HERE...

BIM
Content

CENTRAL PARK SETTEE



DRAWINGS & SPECS:



Item 6735 - Central Park Settee

Drawing: [PDF](#) or [DWG](#)

Specifications: [Microsoft Word](#)

The design of the Central Park Settee is based on benches used during the creation of New York's Central Park, circa 1858. Re-introduced in 1994, this bench style has been used in the less formal and pasture like areas of Central Park. The classic look of the Settee is completed with the iron parts powder coated black and the wood painted Central Park green.

Item 6735 - Central Park Settee

Available in 4', 5', 6', and 8' lengths, 8' length has a center support

Option: Item 6735A, Central Park Settee with armrests

Materials: Ductile Iron supports are powder coated black, Ipe wood slats, steel spreader bar and stainless steel fasteners.

Options: Wood slats in natural Ipe, Torrified Ash, American White Oak painted central park green, or Recycled Plastic Lumber. Ipe can also be painted Central Park Green.

Drawing: PDF or DWG format

Specifications: [Microsoft Word](#)



Item 6735B - Bench with Armrest

Drawing: [PDF](#) or [DWG](#)

Specifications: [Microsoft Word](#)

Bench Options

Exhibit G

[ABOUT US](#)[SITE FURNISHINGS](#)[INSTALLATIONS](#)[CONTACT US](#)[SEARCH](#)[MY ACCOUNT](#)*Create a timeless moment.®*[LITTER RECEPTACLES](#)[RECYCLING STATIONS](#)[BENCHES](#)[PLANTERS](#)[BIKE RACKS & BOLLARDS](#)[TABLES](#)[SEATS](#)

FB-324

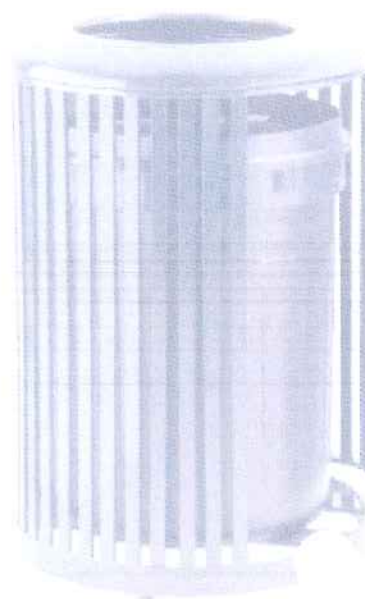
FRAMERS MODERN™ COLLECTION

[DETAILS](#)[IMAGES](#)[DOCUMENTS](#)

Seating with world-renowned Victor Stanley durability and comfort. Slim curved legs and graceful arms are complimented by clean lines. Heightened seat back for added comfort. Contoured armrests continue to the front plane of the bench for comfort and ease of use.

[ABOUT US](#)[SITE FURNISHINGS](#)[INSTALLATIONS](#)[CONTACT US](#)[SEARCH](#)[VIEW ALL PROJECTS](#)*Create a timeless moment.®*[LITTER RECEPTACLES](#)[RECYCLING STATIONS](#)[BENCHES](#)[PLANTERS](#)[BIKE RACKS & BOLLARDS](#)[TABLES](#)[SEATS](#)

NSDC-36



STEELSITES™ COLLECTION

[DETAILS](#)[IMAGES](#)[DOCUMENTS](#)[LIDS](#)

Include Rain
Bonnet Lid

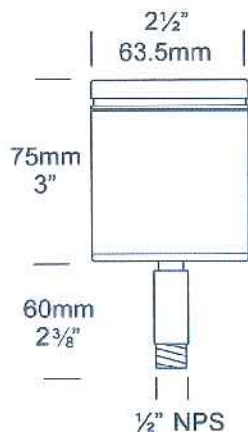
This conservatively styled 36 gal (136 L) receptacle embraces contemporary lines with a traditional look. Side-door litter receptacles are a marvel of detail and structural integrity. The side door hinges have stainless-steel hinge pins and oil-impregnated bronze bushings. Also available as models NSDC-24: 24 gal

Trash Receptacle

Exhibit H

NPS Spot PURE LED

Cat. No. NPS/L



PURE LED
Pure Performance

The NPS Spot PURE LED is ideal for illuminating bushes and trees from ground level. The luminaire has been designed with a threaded 1/2" NPS base which can be easily fixed to a Hunza Super Spike ground stake, Hunza Tree Mount Kit or any 1/2" NPS fitting. It has a fully adjustable head allowing 360° rotation and 0-90° elevation.

The luminaire is machined from a choice of 10mm solid aluminium with a UV stable powder coated finish, solid copper or 316 stainless steel with a clear, tempered, flush glass lens and high temperature silicon gaskets.

The Hunza PURE LED system uses Cree MTG-2 chip for maximum performance and long life. Power supply options include a choice of 12 volt integral or a remote (series connection) driver. The PURE LED system incorporates HUNZA's Plug-and-Play system for easy replacement of either the LED engine or integral driver in the field. Four beam angles, and a choice of a Warm or Cool White colour temperatures are available.

*At 700mA this fitting is the equivalent of a 35w halogen fitting.

*At 1050mA this fitting is the equivalent of a 50w halogen fitting.

Ordering Information

Luminaire	Driver mA	Beam Angle	Colour Temp	Accessories	Material/Finish
NPS/L	S - Series D7 - 12v 700mA D10 - 12v 1050mA	15 - 15° TIR Lens 25 - 25° TIR Lens 38 - 38° Reflector 60 - 60° Reflector	3 - 3000K 4 - 4000K	STEPF - Frosted Lens GG - Glare Guard HCL - Hex Cell Louvre SSP/G - Hunza Super Spike SSP/T - Hunza Tree Mount Kit	BK - Black BZ - Bronze GRN - Green STAR - Silver Star WH - White WB - White Birch DG - Dark Grey OG - Olive Green RG - Beige PR - Primrose COP - Copper SS - 316 Stainless

Ordering Example: NPS/L S 15 3 CJK150 BK

HUNZA

PURE
OUTDOOR
LIGHTING

HUNZA FACTORY
130 Felton Mathew Ave
Saint Johns
Auckland 1072
New Zealand

Ph: 64-9-528 9471
Fax: 64-9-528 9361
hunza@hunza.co.nz
www.hunza.co.nz

Tree Lighting in Park

Exhibit I

Luminaire Construction

CNC machined from one of the following metals:

High corrosion resistant 63.5mm (2½") x 10mm (25/64") aluminium. End cap - solid aluminium 63.5mm (2½") rod, with chromate substrate and high UV resistant polyester powder coat

Colours Black, Bronze, Green, Silver Star, White, Birch, Dark Green, Olive Green, Beige, Primrose.

Copper 63.5mm (2½") x 10mm (13/32"). End cap - solid copper 63.5mm (2½") rod.

316 Stainless Steel 9mm (11/32"). End cap - solid 316 stainless steel 63.5mm (2½") rod.

Luminaire Weight

Alum .450kg (15oz)
Cop 1.250kg (2lb 12oz)
SS .960kg (2lb 1oz)

Luminaire Features

Lens:

10mm (3/8") thick frosted Borosilica dome glass.
Lifetime Warranty.

Gaskets:

Silicone, iron impregnated 220°C (428°F).

Accessories:

Frosted Lens (Cat. STEPF)
Glare Guard (Cat. GG)
Hex Cell Louvre (Cat. HCL)
Hunza Super Spike (Cat. SSP/G)
Hunza Tree Mount Kit (Cat. SSP/T)

Swivel:

Aluminium and Copper luminaires - 360° rotation and 0-90° elevation, solid brass with anti rust spring.

Stainless Steel luminaires - 360° rotation and 0-90° elevation, full stainless steel construction.

Technical Information

Standards

AS/NZS 61046
IP56/IP66 UL 1838

LED

Cree MTG-2 Plug and Play, field replaceable LED board.

Lumen Output: 510 at 1050mA

Lumens Per watt: 85 at 6watts

CRI Warm White (3000k): 85+

Colour Temp: 3,000 and 4,000K

Power Supply

Series (External) Driver

Constant current driver
Output: 6vdc at 1050mA maximum

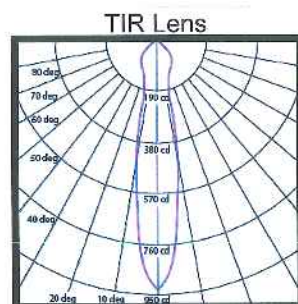
Integral 12 Volt Driver

Hunza™ Plug and Play Driver
Input: 12vac, 7 watt total
Output: 6vdc nominal, 350 / 700 / 1005mA

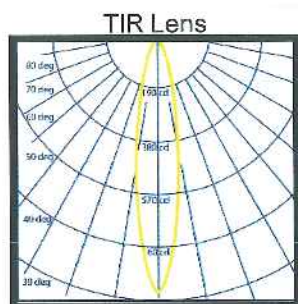
Transformer

Hunza™ Wall Mount Transformer for use with integral 12 volt driver

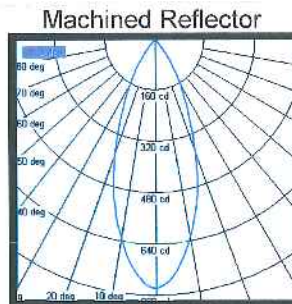
Reflector Beam Angles



15° Angle
3000 K



25° Angle
3000 K



38° Angle
3000 K



60° Angle
3000 K

HUNZA

PURE
OUTDOOR
LIGHTING

HUNZA FACTORY
130 Felton Mathew Ave
Saint Johns
Auckland 1072
New Zealand

Ph: 64-9-528 9471
Fax: 64-9-528 9361
hunza@hunza.co.nz
www.hunza.co.nz

INTERNATIONAL CONTACTS:
www.hunza.co.nz/contacts.php

Specifications may change without notice.
Manufactured in New Zealand.
© 2013 Hunza Holdings Ltd.

Tree Mount Kit

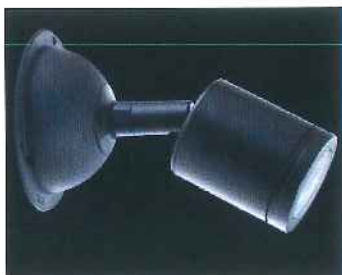
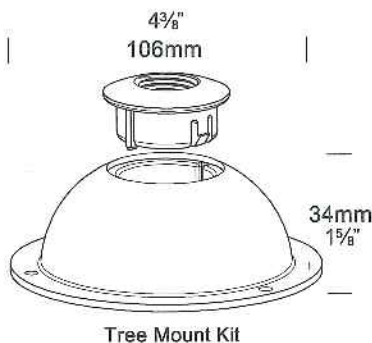
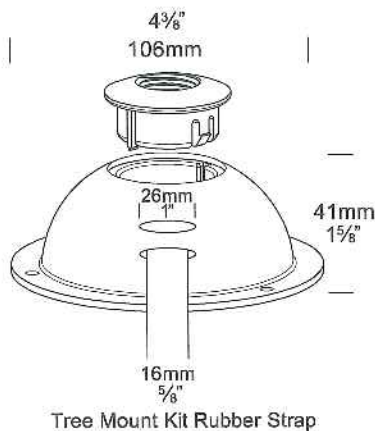
Cat. No. SSP/T
Cat. No. SSP/TS



The Tree Mount Kit enables a NPS Spot to be mounted onto a tree to create moon lighting effects. A cable connection can be made at the rear of the dome. The Kit consists of a mounting dome and three 316 stainless steel bolts. The bolts initially fix the dome 40mm (1½") out from the tree's surface, which allows the tree to grow without causing any harm.

An alternative mounting option is the Tree Mount Kit Rubber Strap. The kit consists of a mounting dome and a one metre adjustable rubber strap, which expands as the tree grows.

Both kits come with a female adaptor for NPS thread.



Tree Mount Kit with a NPS Spot attached.

Ordering Information

Luminaire Type

SSP/T - Tree Mount Kit
SSP/TS - Tree Mount Kit
Rubber Strap

Material

Black Glass-Filled
Polypropylene

Accessories

CJK150 - Cable Joint Kit

Ordering Example: SSP/T - Tree Mount Kit in Black

CJK150 - Cable Joint Kit
(Accessories ordered separately)

HUNZA™ PURE
OUTDOOR
LIGHTING

HUNZA FACTORY
130 Felton Mathew Ave
Glen Innes
Auckland 1072
New Zealand

Ph: 64-9-528 9471
Fax: 64-9-528 9361
hunza@hunza.co.nz
www.hunza.co.nz

INTERNATIONAL CONTACTS:
www.hunza.co.nz/contacts.php
Specifications may change without notice.
Manufactured in New Zealand.
© 2009 Hunza Holdings Ltd.

Ver 1.4

Construction

Dome:

Molded from glass-filled polypropylene with snap in 1/2" NPS female adaptor.

Fixings Supplied:

3 x 95mm (3 3/4") 316 stainless steel bolts.

3 x 3mm (1/8") 316 stainless steel screws.

Rubber Strap Version:

1 x 1 meter (39") rubber strap.

Width - 16mm (5/8"). A longer strap is available for larger trees.

Mounting

The Tree Mount dome is secured to the tree with 3 x 95mm (3 3/4") 316 stainless steel bolts. The HUNZA™ NPS spot is screwed into the 1/2" nps adaptor.

The Tree Mount Rubber Strap dome is secured to the tree with an adjustable rubber strap. The strap is supplied in a one metre length and can be tightened against the tree.

Features

Adaptor:

Female adaptor for NPS thread.

Glass-filled Polypropylene:

Glass-filled Polypropylene, suitable for use with aluminium, copper and 316 stainless steel luminaires.

HUNZA™ PURE
OUTDOOR
LIGHTING

HUNZA FACTORY
130 Felton Mathew Ave
Glen Innes
Auckland 1072
New Zealand

Ph: 64-9-528 9471
Fax: 64-9-528 9361
hunza@hunza.co.nz
www.hunza.co.nz

INTERNATIONAL CONTACTS:
www.hunza.co.nz/contacts.php

Specifications may change without notice.
Manufactured in New Zealand.
© 2009 Hunza Holdings Ltd.

Ver 1.4



Summer 2014 Temporary Signage -
Too large and detracts from plantings



Recommended Temporary Signage -
Smaller and lower sign, use one per plant bed.

Temporary Signage
Recommendation

Original plan prepared for Lincoln Park prepared by City of
Portland city engineering office of Charles Goodell c. 1868.

Plan shows fence, gate, perimeter walks and center walk as
implemented.



LINCOLN PARK

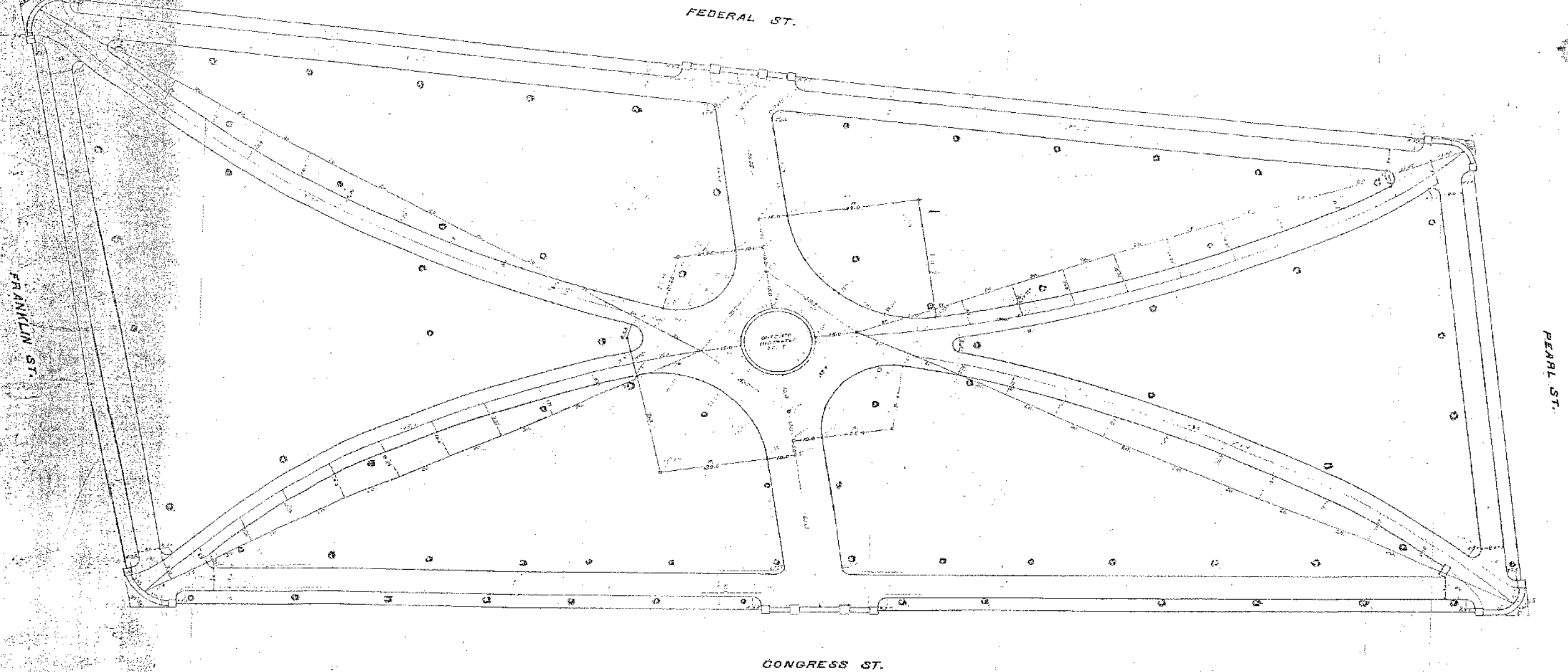
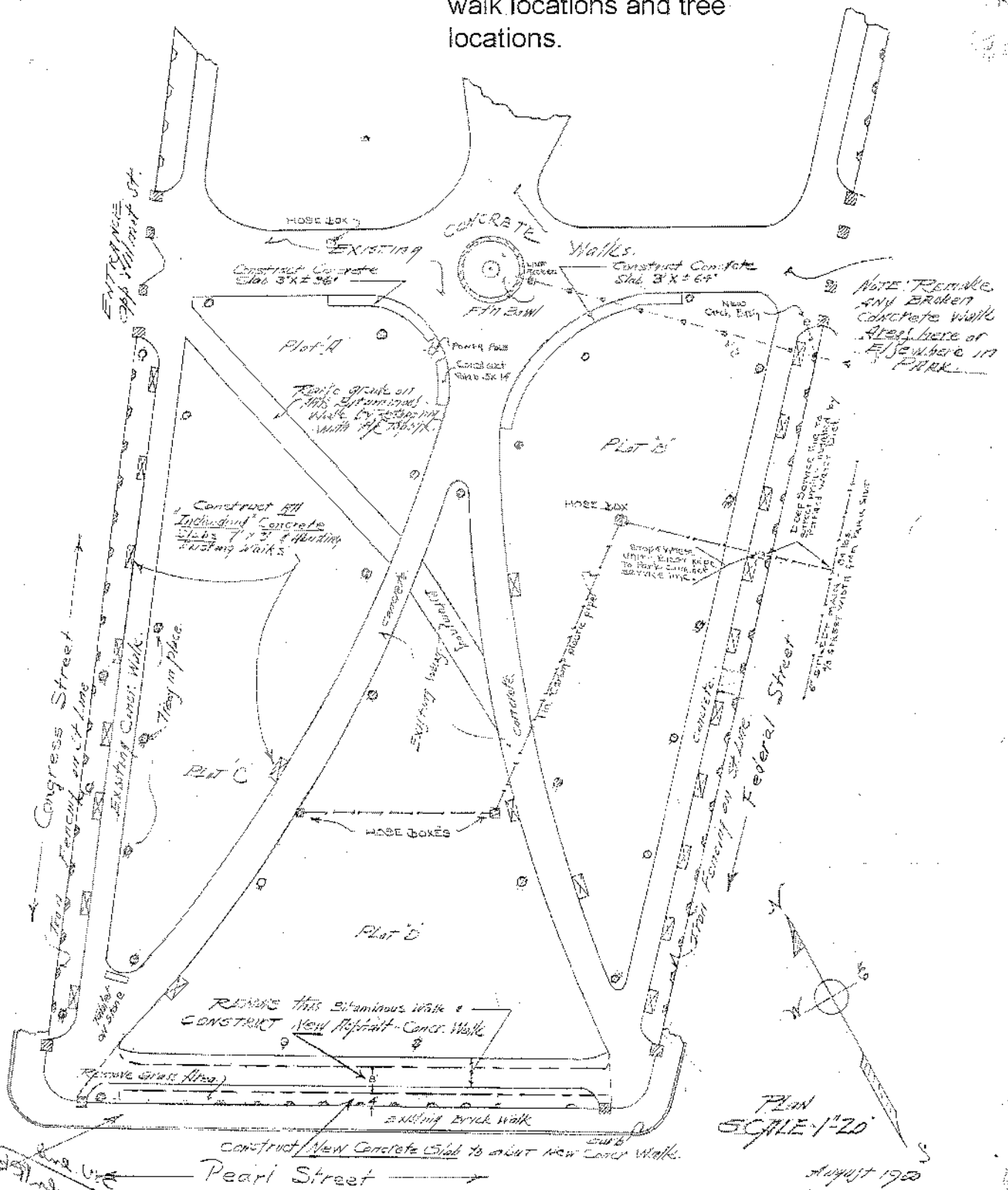


Exhibit L

1902 SCALE 1"=20'

1950 Plan showing original
walk locations and tree
locations.



PLAN
SCALE 1"=20'

August 1920

PROPOSED IMPROVEMENTS
FOR
So. WLY. HALF
LINCOLN PARK.

OFF. of Director of Park & Recreation, Portland, Me.

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

**WORKSHOP
197 SPRING STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: June 10, 2016

RE: June 15, 2016 **Workshop – Preliminary Review of Proposed
Comprehensive Exterior Rehabilitation, Demolition
and Replacement of Rear Ell**

Address: 197 Spring Street

Applicant: Steve Morrison

Architect: Glenn Harmon, Oak Point Associates

Introduction

Applicant Steve Morrison and architect Glenn Harmon have requested a preliminary workshop to introduce plans for the comprehensive rehabilitation of the 2 ½ story residential structure at 197 Spring Street. In addition to alterations to the principal structure facing Spring Street, which are intended to return the building to its documented appearance in 1924, the project also calls for the removal of the building's existing rear ell and replacement with a new ell. The footprint of the replacement ell will match the existing, but the applicant requests approval to raise the roof of the ell to meet the ridgeline of the principal structure.

The former single family home has operated as a 9-room rooming house for many years. The applicant proposed to convert the building into 6-7 apartment units.

Subject Structure

Built c. 1840 in the Greek Revival style, the William Kilby House has been significantly altered over time with the addition of asbestos siding, modifications to the entrance porch (located on the west elevation), removal of original doors and windows, etc. The replacement siding not only changed the intended finer-grain appearance of the building's exterior, its application also obscured the original cornerboards, frieze and raking cornice. (See 1924 photo enclosed.) The porch was originally full width, similar to the porch at 205 Spring, but has been shortened and altered. The dormers at 197 Spring Street are particularly tall and paired, leading one to assume they were added later.

The construction date of the rear ell is not known. According to the project architect, the floor level of the rear ell does not match that of the main building, which may indicate that it was built after the principal block. The very prominent bay on the east elevation of the ell is Italianate in style and was likely added in the 1860's or 70's—either as an original feature of a later ell or as an addition to an earlier ell. Fire escapes have been added over time as well.

Note that there are very strong similarities between the subject building and the building at 205 Spring. The major distinction between the two is that 205 Spring features a brick exterior and has no front dormers. In massing and plan, however, they are virtually identical as viewed from the street.

Proposed Alterations

The applicant has provided a narrative describing the proposed scope of work. As you will note, most of the work proposed for the front portion of the building consists of replacing or revealing lost or obscured architectural details. Clapboard siding will be replaced, (clad) wood windows are proposed to replace vinyl windows and the exterior trim will be repaired if still intact behind the siding or replaced based on available photodocumentation. Photographs are not available to show the exact appearance of the porch, but a number of key details remain to guide a reasonable reconstruction.

The other major component of the project is the proposed demolition and replacement of the existing rear ell. According to project architects, the structural condition of the ell is deteriorated to a point to warrant its removal. The proposed replacement ell would match the existing in terms of building footprint. As proposed, however, the ell would be increased in height. The reconstructed ell would be 2 ½ stories tall, with its ridgeline meeting that of the principal structure. Elevations show paired windows on the lower floors and in the dormers. The bay window of the existing ell would be replicated on the new ell.

Preliminary Staff Comments and Questions

The proposed scope of work on the principal block appears fairly straightforward, especially given the presence of remaining key trim details and the availability of the very clear 1924 photograph to guide the work. The Board will nevertheless want to review the proposed specifications and design details to ensure a faithful rehabilitation of the main block.

Obviously, the key question for the Board's consideration at this initial workshop is whether the replacement of the existing ell is warranted (see applicable review standard below) and, if so, whether the proposed design solution is compatible with the main block and consistent with the ordinance review standards. Questions of relative visibility will need to be considered, as well the proposal to recreate selected architectural features (the ground floor bay) on the new ell.

In examining the 1924 tax photo, it appears to staff that the large bay on the east elevation of the ell was added after the ell itself, as the windows on the ell appear to be consistent with an earlier structure. Indeed, the bay, while distinctive, is not well integrated with the rest of the building. While the added bay no doubt has acquired significance in its own right as evidence

of changes over time (see Standard # 4), staff questions whether it is appropriate to recreate this historic architectural feature on what will be an entirely new ell with an entirely new fenestration pattern. (See Standard #3.)

The other key question for consideration is the proposal to raise the height of the rear ell. In staff's view, it may be acceptable to raise the height of the ell, but it should continue to read as secondary to the main block. This will likely require lowering the overall proposed height. Also, if the ell is to be removed and replaced, staff would argue that the east elevation of the ell should be set back several inches to create a clear break between the main block and ell. This would avoid a "run on" appearance and help emphasize the secondary nature of the ell.

Applicable Review Standards

The following standard applies to **request to demolish portion(s) of contributing structures:**

Sec. 14-645(c): Any applicant seeking demolition of a portion of a contributing or landmark structure may request that the historic preservation board make a determination as to whether such portion of the structure is non-contributing based on the definition of that classification in Sec. 14-602 of the ordinance. If the Board determines the portion to be noncontributing, the applicant may apply directly for a demolition permit.

Board members will recall that structural condition may be considered in making a determination of noncontributing status.

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

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual*

qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (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. 1924 tax photo
- 2. Current photos
- 3. Summary of proposed project
- 4. Preliminary plans and elevations

Att. 1

1967
Spring



Att. 2









29 April 2016

Request for Workshop Proposed alterations

197 Spring Street C/B/L: 45/E/21

Applicant/Contractor/Billing Address: Steve Morrison, 158 Danforth Street Portland 207-671-2523

Owner: Wait, LLC PO Box 25A, Cumberland 207-671-2523

Architect: Glenn Loring Harmon, 35 Mable Street, Portland 207-838-4025

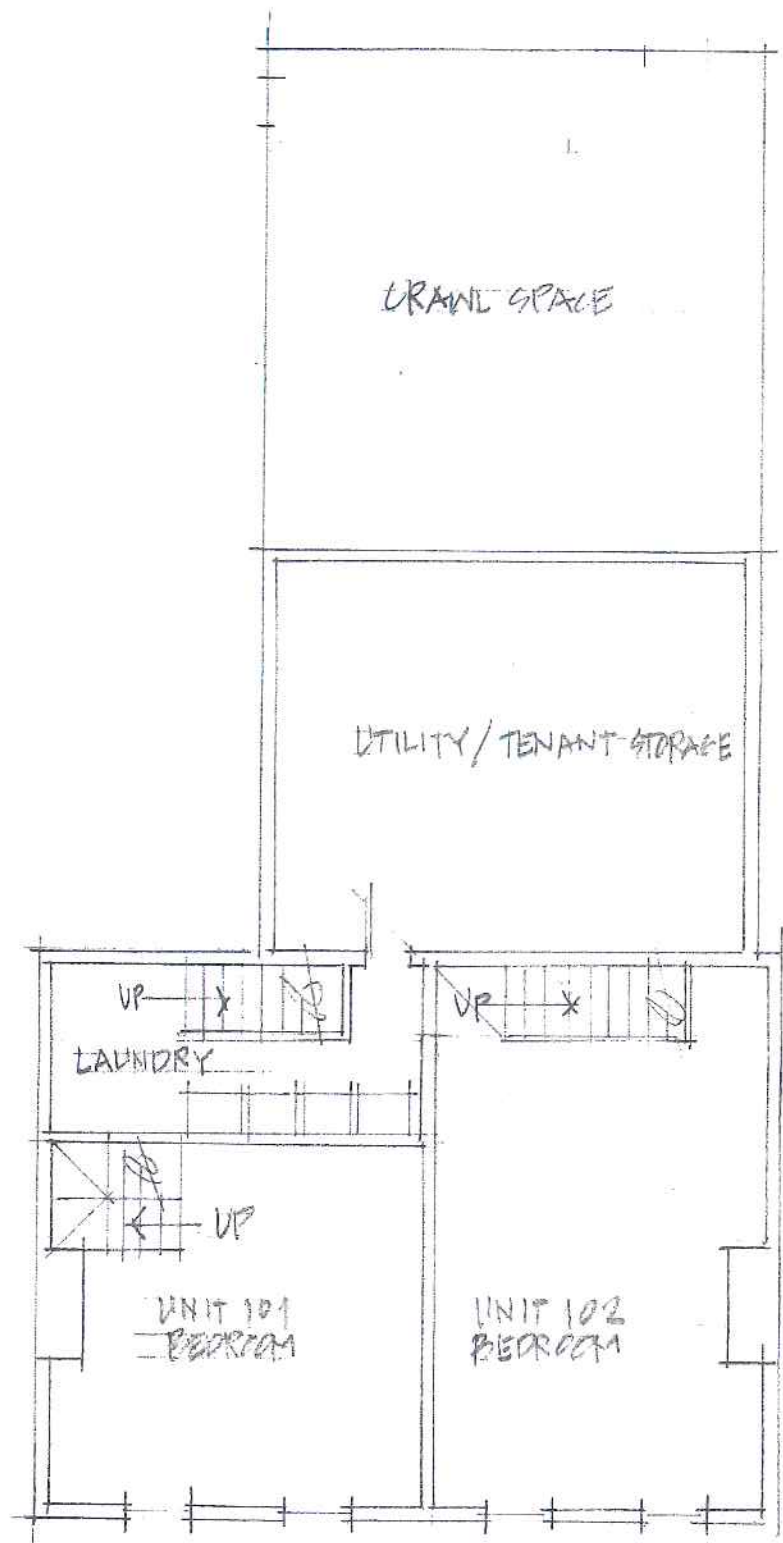
Description

The existing residential property is on the record as a rooming house and currently allows for 9 units with a common kitchen and bathroom facilities. This circa 1850 wood framed 2 story plus occupied attic building has been untouched since the 1960s judging by the state of the finishes and condition of the envelope materials. The original structure appears to have included the 2 story flat roof ell with bay window at the first floor, as shown in the 1924 tax photo. This project will convert the rooming house to actual apartments (7 total are supported by the zoning), each with kitchen and bath facilities. The exterior scope of work for this project is in three parts:

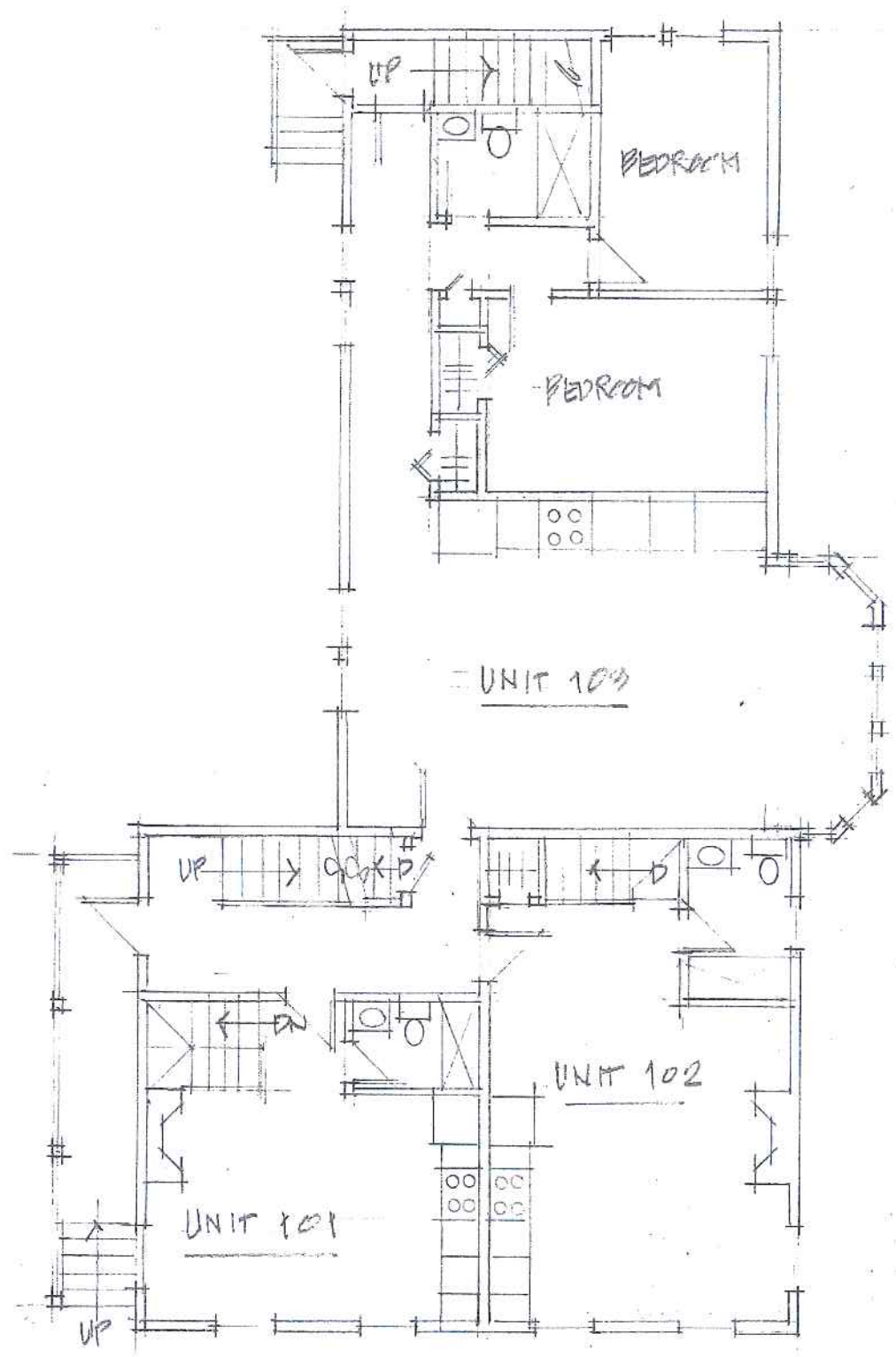
- Re-cladding the skin, including siding, windows, doors, and trim. Existing asbestos siding will be abated and removed, and the original clapboards will be repaired and repainted. The existing rusted steel replacement doors & deteriorated vinyl windows will be removed, and replaced with new wood doors (Morgan) and new clad wood windows (Andersen Eagle series). The existing corner boards, frieze board, eave trim, and dormer pediment will be either salvaged or repaired where it remains beneath the asbestos, or replicated to match the original detailing as far as can be determined from the 1924 tax survey photo. Shutters to match the original are proposed (Brosco Boston layout) including shutter dogs.
- Reconstructing the ell. The existing ell has been determined unsalvageable owing to extensive floor sag, sill rot, lack of frost wall foundations, and apparent fire damage at some point in its history. The floor levels in the ell do not align with the main house (4 risers lower) which makes circulation compromised and non-compliant in terms of clearances. We propose to remove the ell and reconstruct it in the same footprint but raise the roof to match the ridge of the main house. The two exterior fire escapes will be internalized as egress stairs, since the floor levels will be raised to match the main house. Siding, trim, windows, and doors will match the main house. The bay window will be replicated, and the existing brackets will be salvaged and reinstalled.
- Remove and replace the existing entry porch. The original entry appears to have been a side porch with boxed wood columns, simple capital, and sloped shed roof. The current porch is a hodge-podge of concrete steps and landing, hood overhang, and wood rails, all added at

different times, in no uniform style or consistency of materials. We propose to recreate the original entry porch form and match the detailing as far as can be determined from the 1924 photo (simple boxed columns, square baluster rail, wood steps). As the porch soffit is unknown, we propose edge & center beadboard, as would be typical of the neighborhood. All wood will be painted.

The existing brick foundation has been painted, and we propose to repaint but in a brick color. The asphalt strip between the foundation and brick sidewalk will be replaced with cobbles. The sitework scope of work is limited to where needed for new construction, as the lot is given to parking at present, and will remain as such (resurfaced and striped).

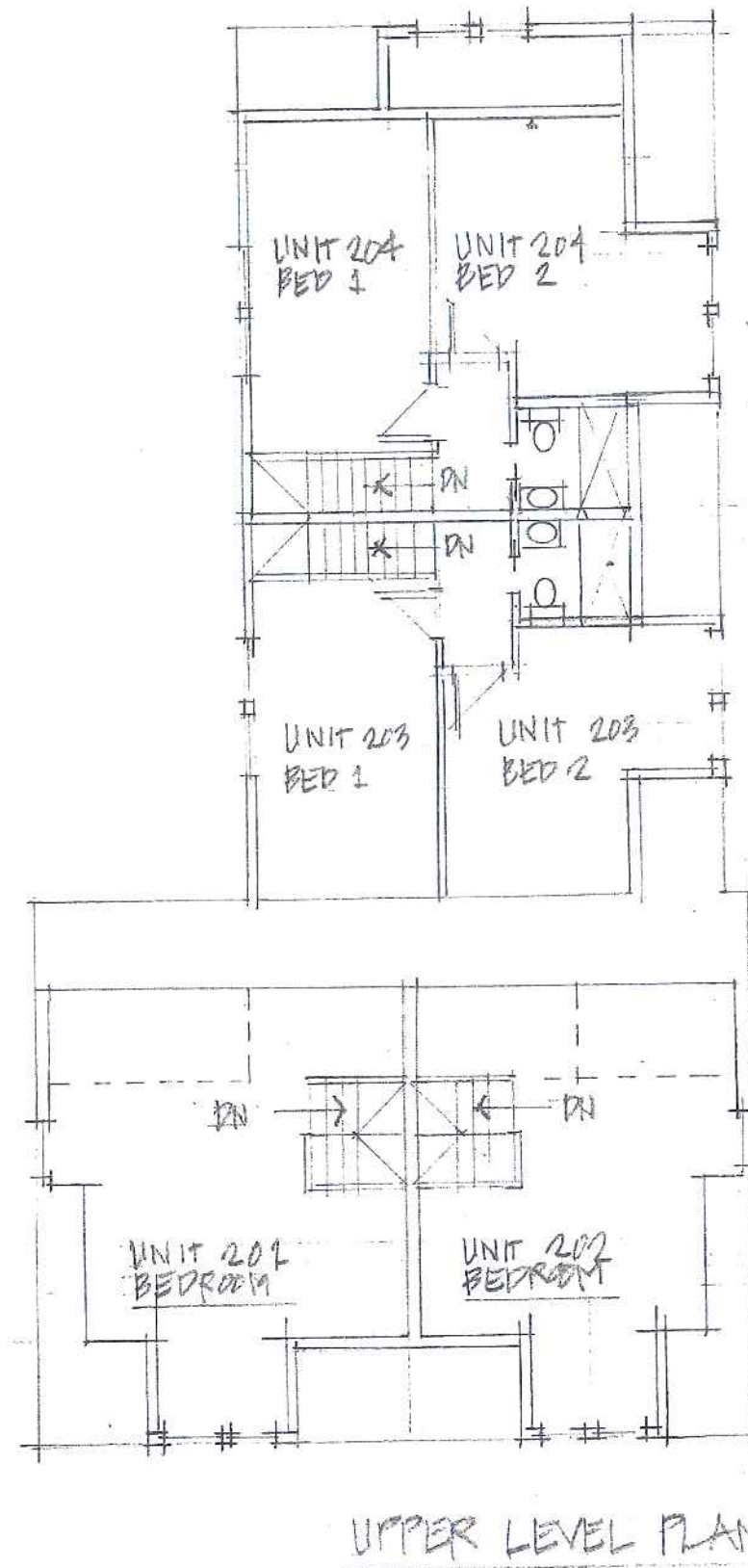
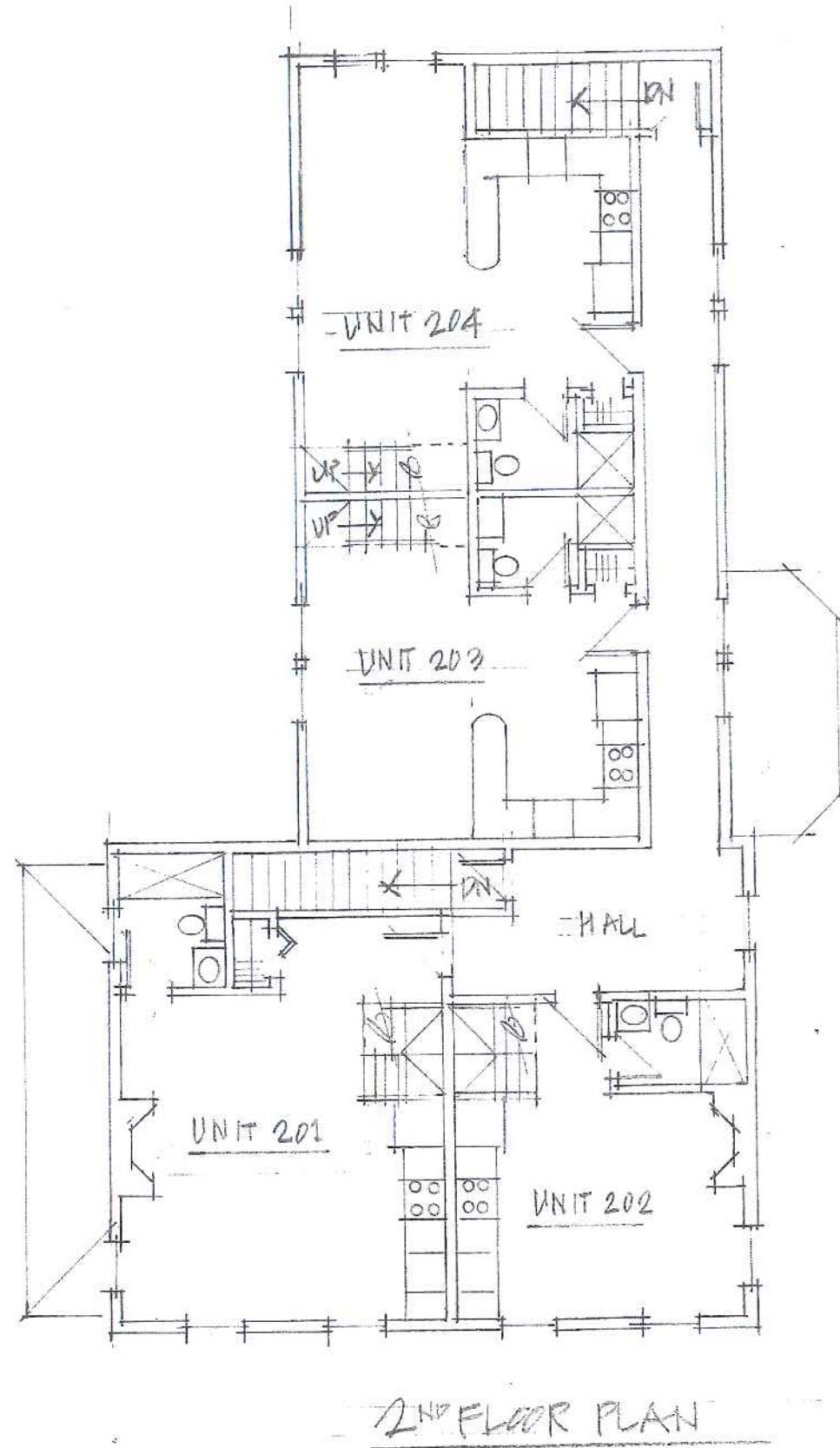


GROUND FLOOR PLAN



1ST FLOOR PLAN

RENOVATION & ALTERATIONS TO 197 SPRING STREET - PORTLAND, MAINE
- WAIT, LLC - GUMBERLAND, MAINE - 1/8" = 1'-0" - MAY 2016 - CONCEPTS



RENOVATION & ALTERATIONS TO 197 SPRING STREET, PORTLAND, MAINE

WATILL - UMBERLAND, MAINE - 1/8" = 1'-0" MAY 2016 CONCEPTS

- MATERIAL NOTES
1. ASPHALT ROOF SHINGLES
 2. WOOD CLAPBOARD SIDING
 3. WOOD TRIM
 4. CLAD WOOD WINDOWS SGL
 5. WOOD SHUTTERS
 6. WOOD SKIRT, BOX COLUMNS AND BALUSTERS



RENOVATION & ALTERATIONS TO 197 SPRING STREET - PORTLAND, MAINE



SOUTH ELEVATION



EAST ELEVATION

RENOVATION AND ALTERATION TO 197 SPRING STREET · PORTLAND, MAINE
 WAIT, LLC · CUMBERLAND, MAINE · 1/8" = 1'-0" · 8 MAY 2016 · CONCEPTUAL

**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:

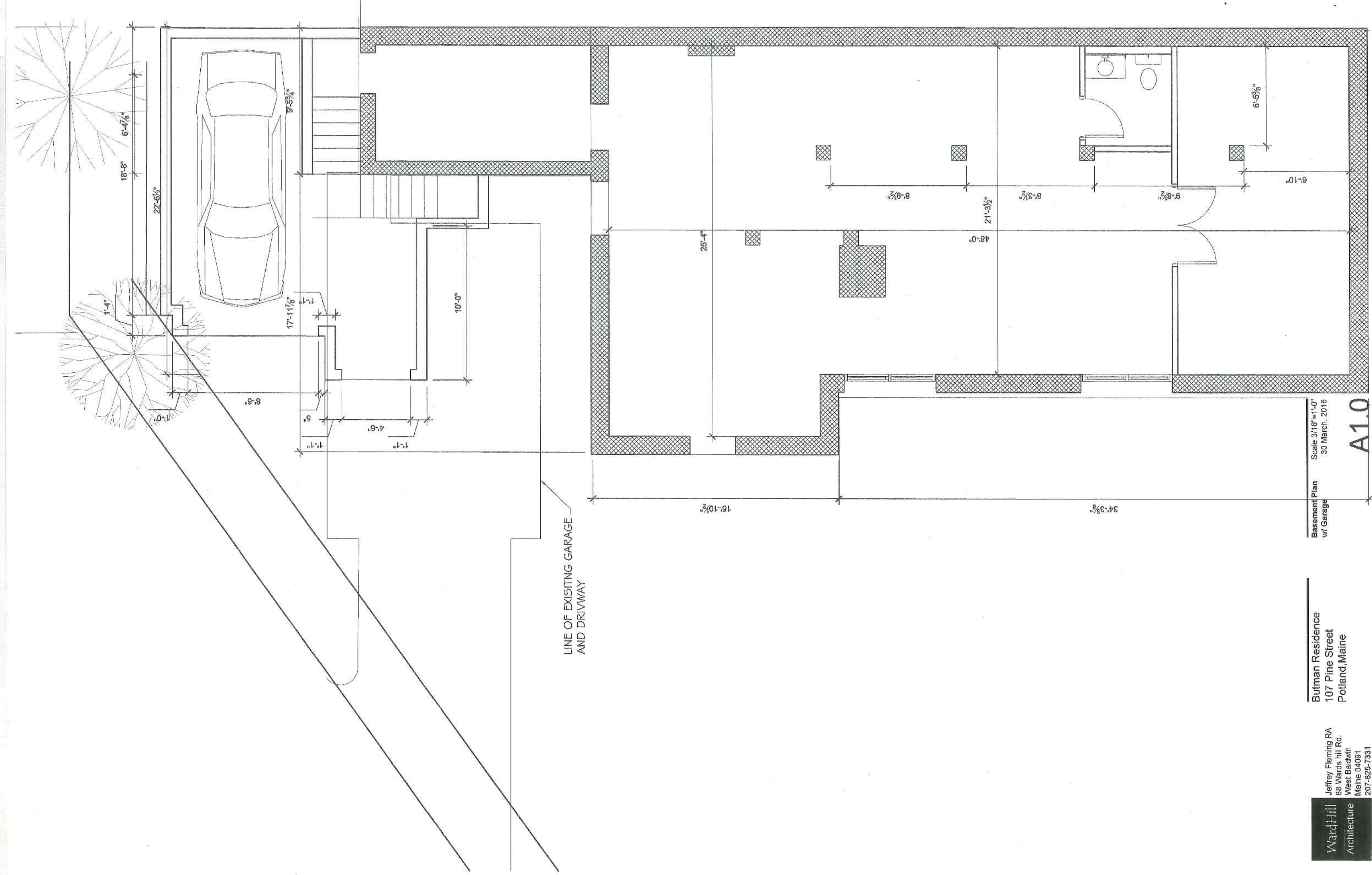
PROJECT ADDRESS:

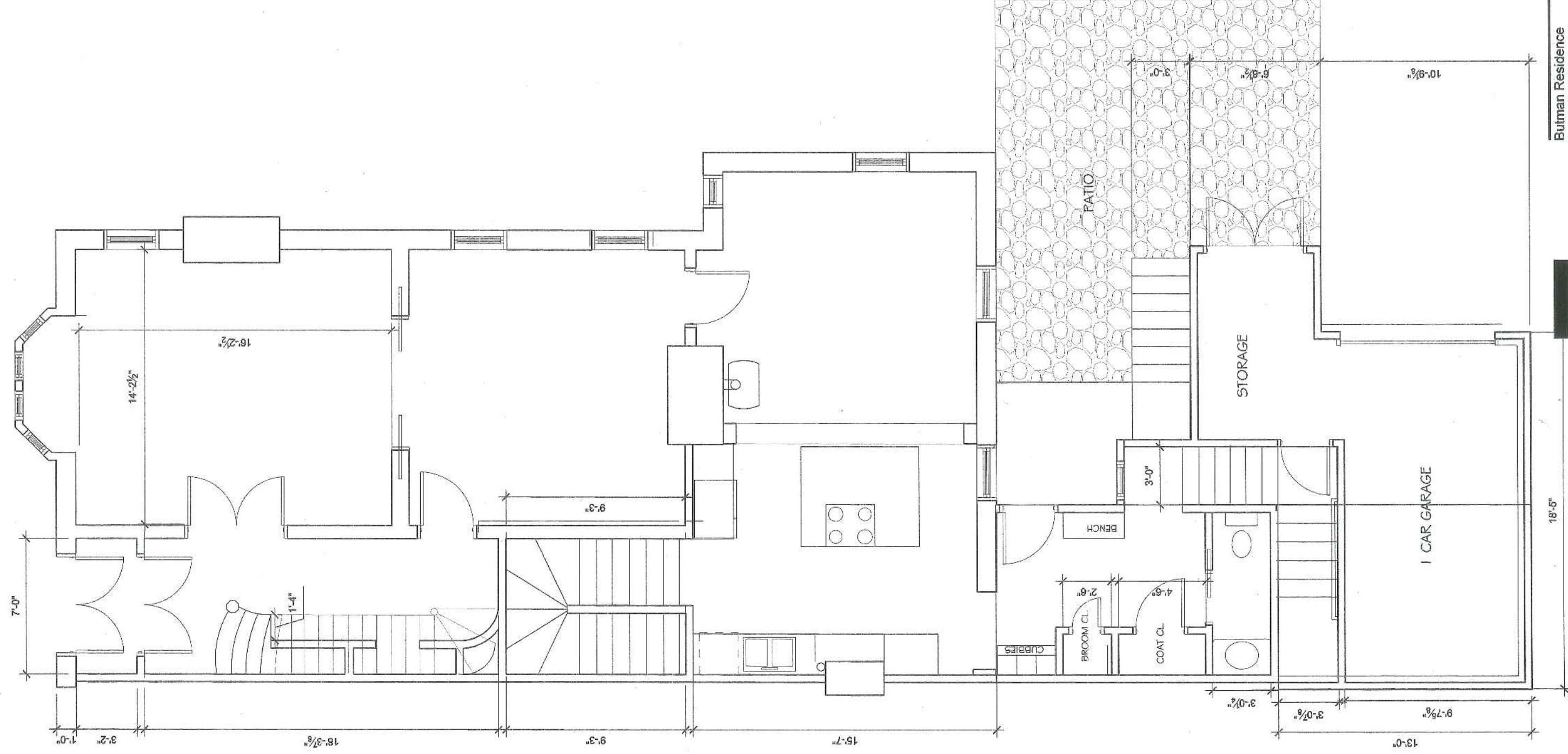
107 PINE ST. PORTLAND, ME

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-INTTEGRITY 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.





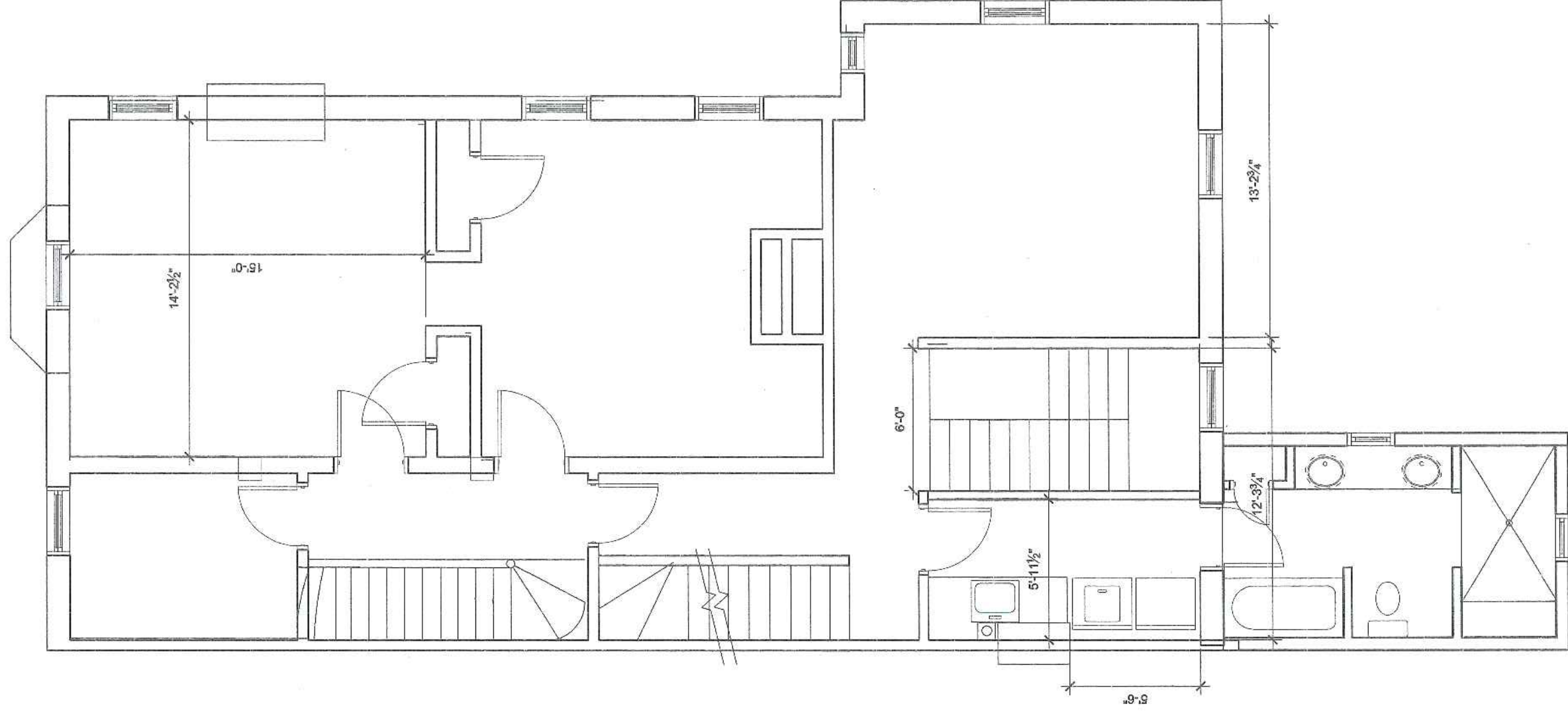
Butman Residence
107 Pine Street
Portland, Maine

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

WardHill
Architecture

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

A1.1



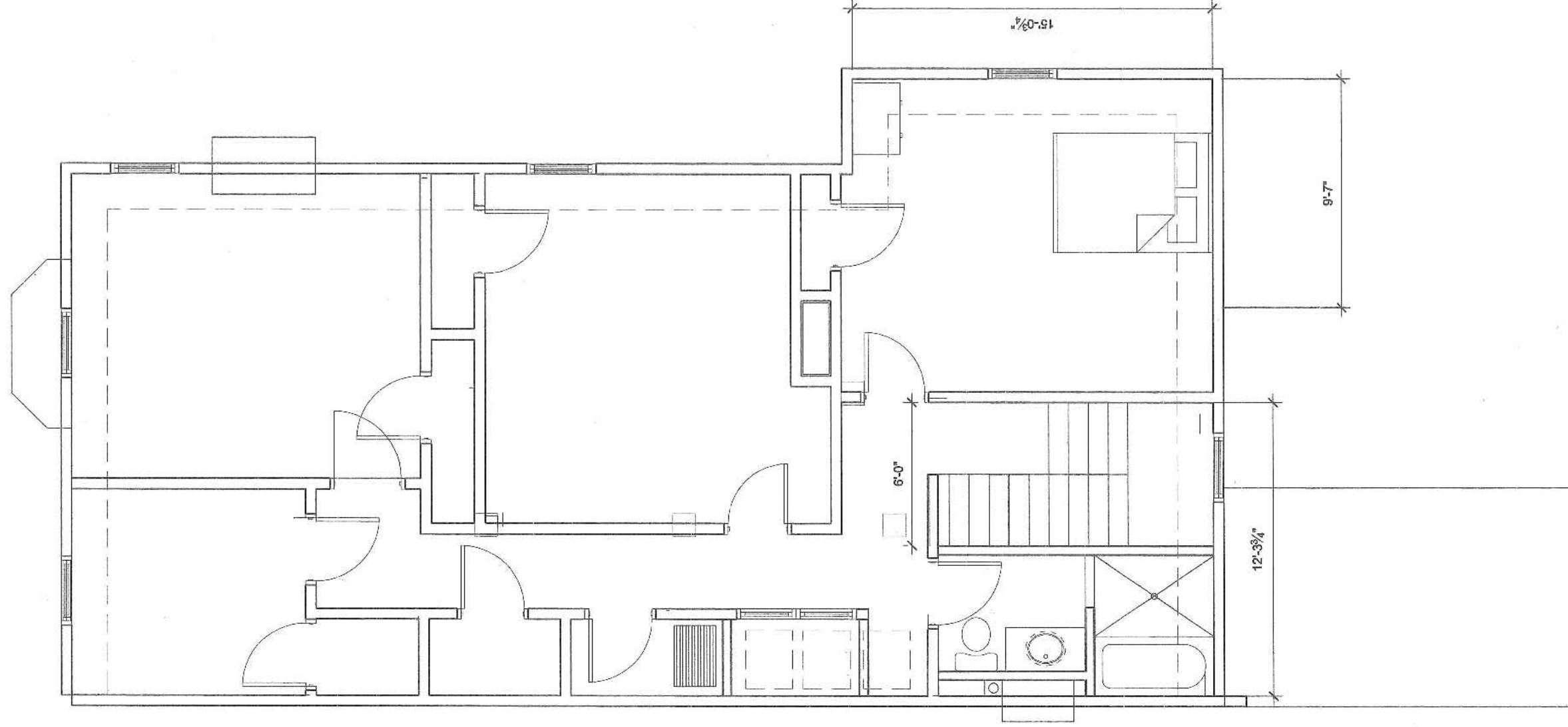
Butman Residence
107 Pine Street
Portland, Maine

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



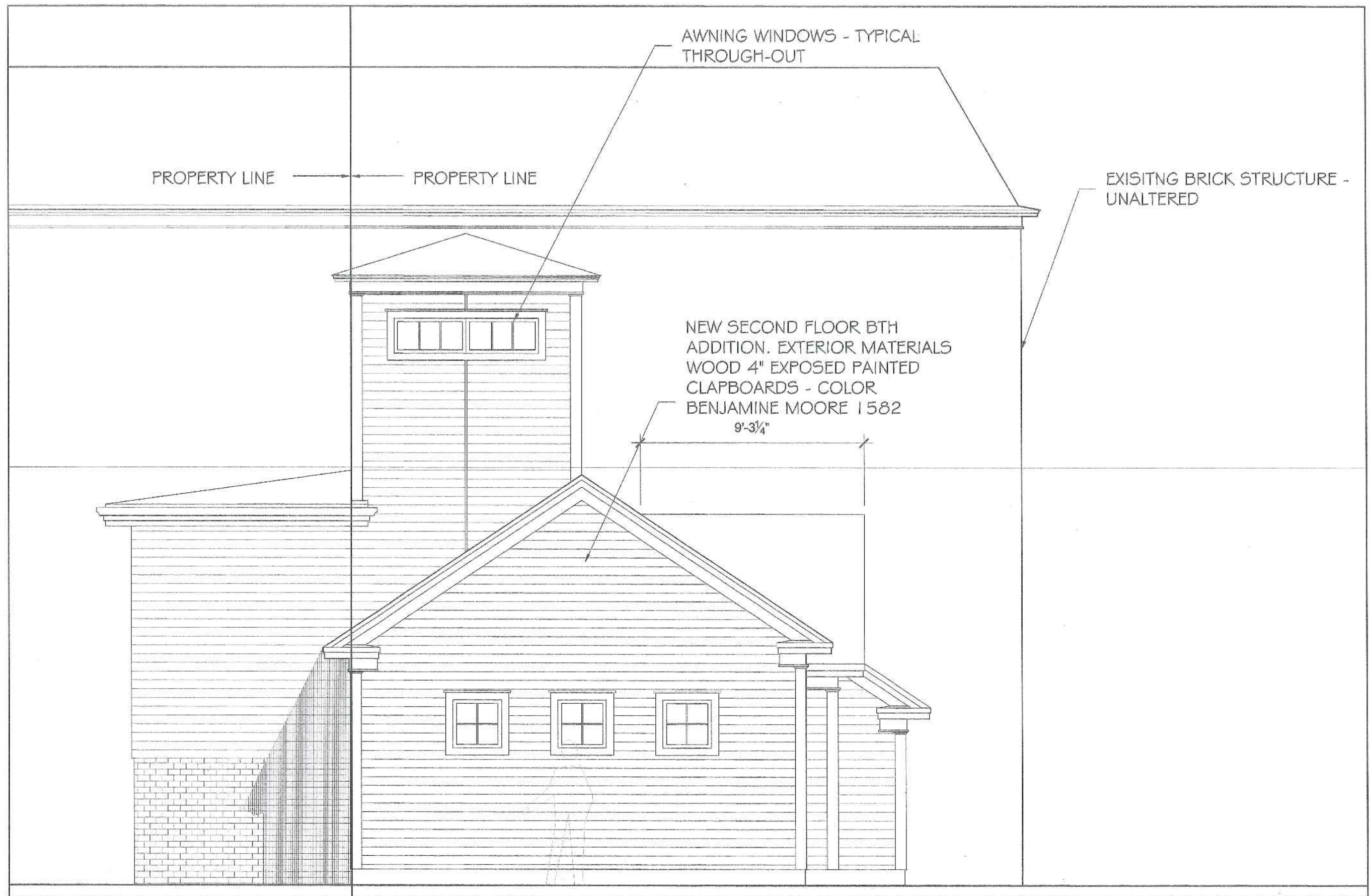
Butman Residence
107 Pine Street
Portland, Maine

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

Ward Hill
Architecture

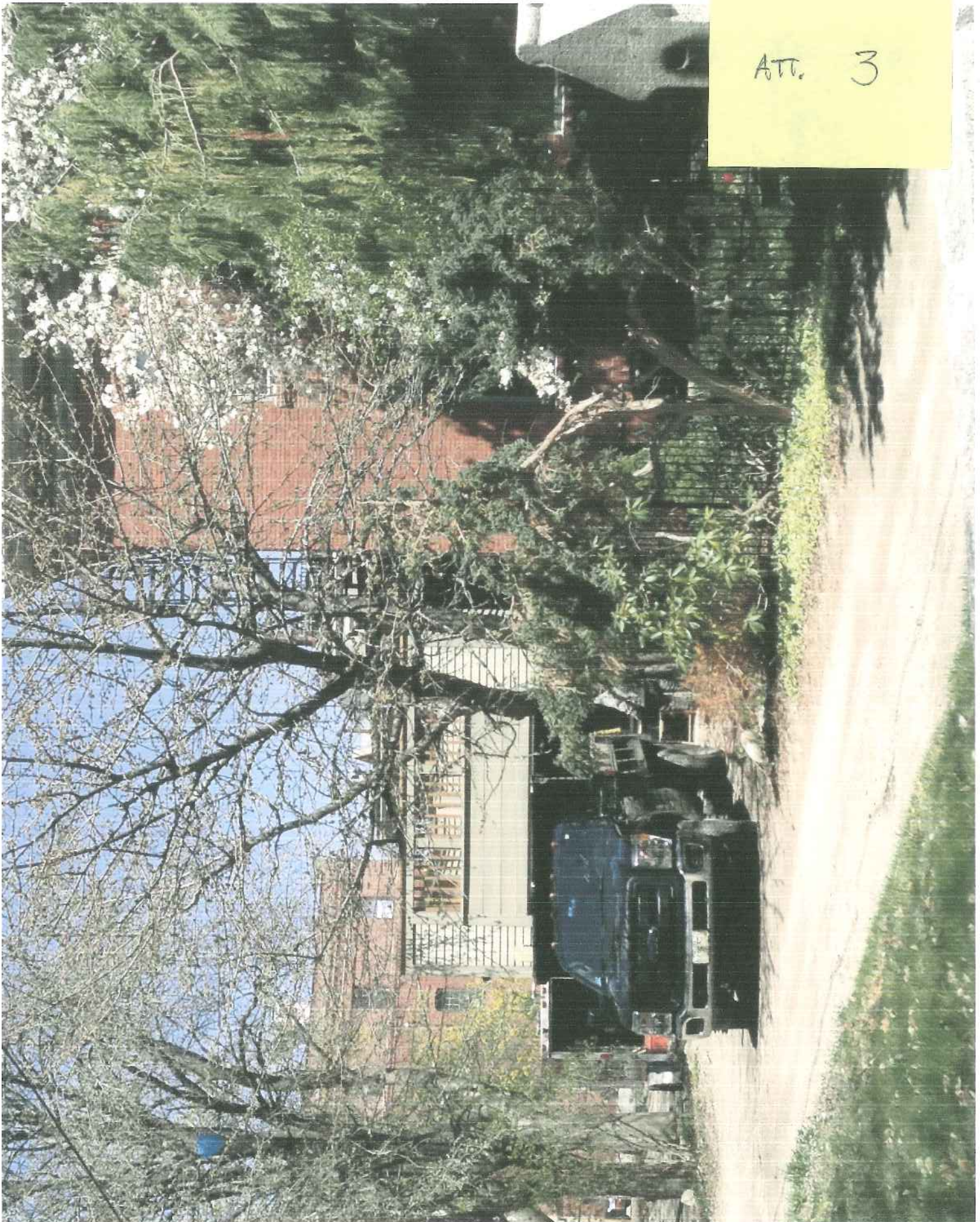
Third Floor Plan Scale 3/16"=1'-0"
5 April, 2016

A1.3



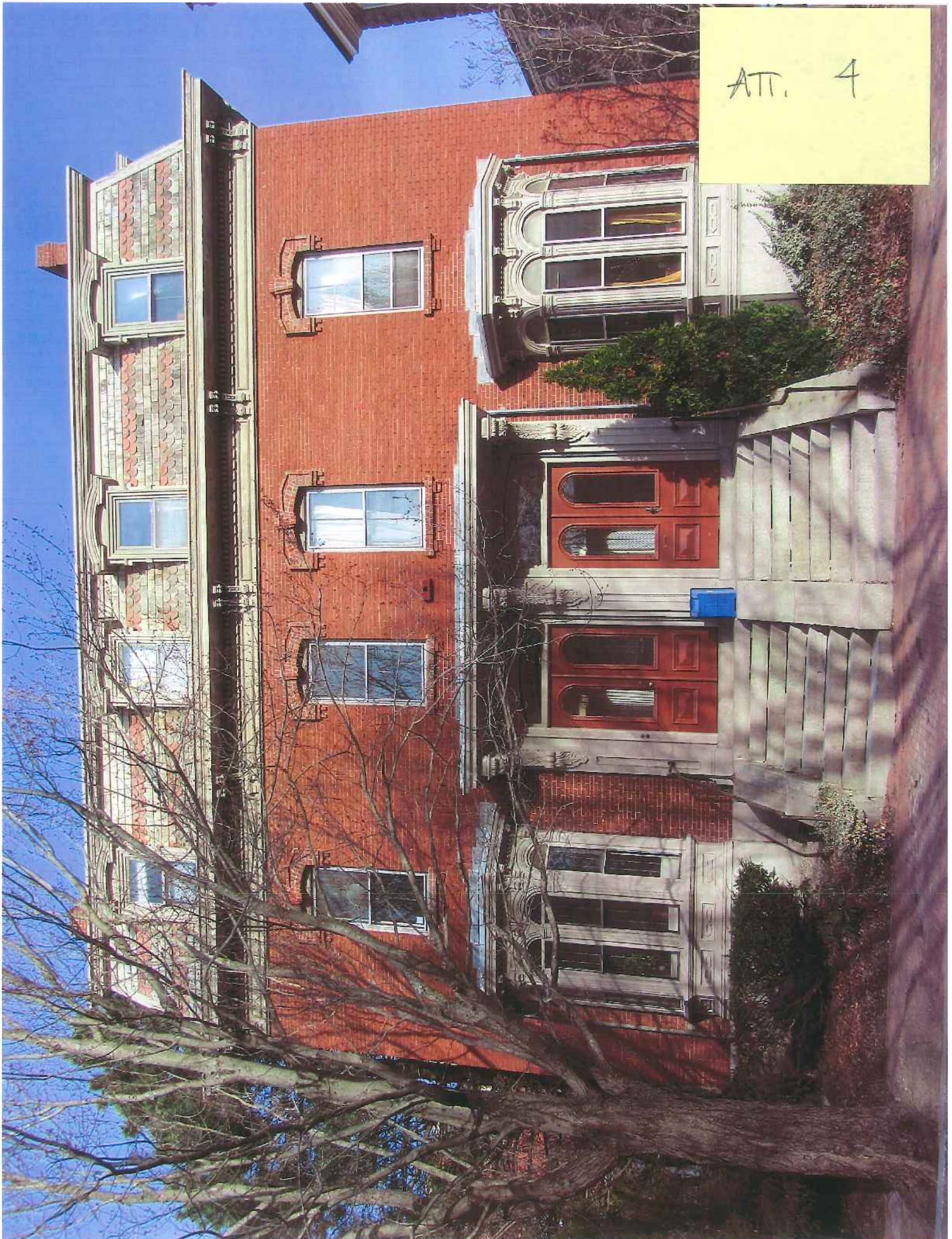


ATT. 3





Att. 4













Att. 5



10-5-10
10-5-10