

1. Legal Ad

Documents:

[5-17-17 LEGAL AD.PDF](#)

2. Agenda

Documents:

[5-17-17 AGENDA.PDF](#)

3. 71 India Street

Documents:

[HP MEMO - 71 INDIA STREET.PDF](#)

4. 44 Oak Street

Documents:

[HP MEMO - 44 OAK STREET.PDF](#)

5. 21 Pine Street

Documents:

[HP MEMO - 21 PINE STREET.PDF](#)

6. 32 Thomas Street

Documents:

[HP MEMO - 32 THOMAS STREET.PDF](#)

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

On **Wednesday, May 17, 2017** 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 Building Addition; 71 INDIA STREET; Dominic Reali Realty, LLC., Applicant.
- ii. Certificate of Appropriateness for Rooftop Pergola Addition (After-the-Fact Review); 44 OAK STREET; Michael Keon, Applicant.

Break for Dinner; Meeting Resumes at 6:45

PUBLIC HEARING, continued

- iii. Certificate of Appropriateness for Rooftop Addition; 21 PINE STREET; Jim Jim Beaudry, Applicant.
- iv. Request to Amend Previously-Approved Plans; 32 THOMAS STREET; 32 Thomas Street LLC., Applicant.

2. CONSENT AGENDA

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Robert O'Brien
Penny Pollard
Julia Sheridan
John Turk

HISTORIC PRESERVATION BOARD AGENDA

May 17th, 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 MAY 3, 2007:**

- i. Certificate of Appropriateness for Replacement of Infill Carriage House Doors; VICTORIA MANSION, 109 DANFORTH STREET; Victoria Mansion, Applicant. The Historic Preservation Board voted 6-0 (Benson absent) to approve Option 2 as presented by the applicant, subject to conditions.

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Building Addition; 71 INDIA STREET; Dominic Reali Realty, LLC., Applicant.
- ii. Certificate of Appropriateness for Rooftop Pergola Addition (After-the-Fact Review); 44 OAK STREET; Michael Keon, Applicant.

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PUBLIC HEARING, continued

- iii. Certificate of Appropriateness for Rooftop Addition; 21 PINE STREET; Jim Beaudry, Applicant.
- iv. Request to Amend Previously-Approved Plans; 32 THOMAS STREET; 32 Thomas Street LLC., Applicant.

5. CONSENT AGENDA

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

**PUBLIC HEARING
71 INDIA STREET**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: May 11, 2017
RE: May 17, 2017 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Building Addition
Address: 71 India Street, addition to existing Amato's store
Applicant: Dominic Reali Realty LLC.
Architect: Evan Carroll, Bild Architecture

Introduction

Following two preliminary workshops, architect Evan Carroll is returning to the Board for final review and approval of his plans for a building addition to the existing Amato's store at 71 India Street, at the corner of India and Newbury. The existing structure is classified as a noncontributing structure in the India Street Historic Resources Inventory.

The Board reviewed preliminary plans for the addition on March 15th and April 5th. As Board members will recall, the one-story, 1,400 square foot addition is proposed to be built on top of an existing foundation that currently serves as a retaining wall around the outdoor seating area adjoining the store. The addition will accommodate a dining room and bar and will feature a display about the origins and history of Amato's.

The enclosed final proposal is substantially consistent with the design presented at the last workshop, as the design proposal was generally well received by Board members. Design revisions can be largely characterized as refinements to address some of the questions and observations made by the Board on April 5. Mr. Carroll has also provided additional specifications with this submission. Material samples will be distributed at the meeting.

For reference and comparison purposes, staff has attached excerpts from the April 5 submission—see **Attachment 1**.

Summary of April 5 Board Workshop, Outstanding Issues

As Board members will recall, the design solution for the proposed building addition changed considerably following the first workshop in March. In response to expressed concerns about the scale of the proposed addition and its lack of architectural relationship to either the existing Amato's structure or its larger India Street context, Mr. Carroll revised the proposal in a number of significant ways. Under the revised scheme, the height of the addition was brought into line with that of the existing structure, the footprint was freed from the chamfered footprint of the existing garden retaining wall, the lantern-like rooftop element was eliminated and the design solution took a number of its visual cues from the building it will adjoin.

Board members responded very favorably to the new design direction, finding that it related much more successfully to its context and resulted in a more architecturally cohesive building complex. Board comments focused on contributing elements of the proposal, rather than the overall design solution. Details identified as warranting further consideration included the corner entrance treatment. Board member Turk noted that while the entrance read appropriately as viewed from a distance, the entry would likely feel constrained or "cage-like" as one actually entered or exited the building. Mr. Carroll was encouraged to consider design modifications to the entry to address this concern. The narrow wall planes that serve as the transitions between abutting structures and the new addition were also identified as warranting further study, particularly the wall between the store façade and the projecting dining room façade. Board members recommended that the transitional wall pick up on key datum lines established on the abutting elevation.

Board members expressed general support for the sign solution presented, which featured individual brushed aluminum letters. They found that although the scale of the letters was large, they were architecturally integrated with the building design and appropriate in this case. Mr. Carroll indicated that the signage might be further revised to feature the logo of the business on the Newbury Street elevation.

Board members noted that the brick selection would be important in this instance to ensure compatibility with the existing brick structure. They also noted that more detailed elevations and wall sections would be required for the public hearing, as well as specifications for the garage doors, exterior lights, etc.

Final Design Revisions

As Mr. Carroll has provided a letter highlighting the design refinements that have been made in response to comments at the April 5 workshop, there is no need to repeat the information here. See **Attachment 2**.

Staff Comments

Board members will need to determine whether the outstanding issues identified at the last workshop have been adequately addressed. While some details might warrant further discussion, in staff's view, the final proposal meets the Standards for Review of Alterations to or Redesign of Noncontributing Structures, as well as the ordinance's Standards for Review of Construction.

The new addition relates to the existing structure in scale, form, massing and materials and carries forward elements of its design vocabulary. At the same time, it succeeds in introducing a more sophisticated design solution that contributes to the evolution of India Street.

Applicable Review Standards

Note that the historic preservation ordinance includes standards for alterations to non-contributing structures, as the issues presented by such projects are distinct from those for alterations to historic structures.

Sec. 14-651.5 Standards for Review of Alterations to or Redesign of Noncontributing Structures

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

Sec. 14-651 Standards for Review of Construction

In considering a certificate of appropriateness involving new construction, the historic preservation board shall consider the following compatibility factors *as may be applicable to the context of the proposed construction.*

Scale and Form

Height
Width
Proportions of principal facades
Roof Shapes
Scale of the structure

Compositions of Principal Facades

Proportion of Openings
Rhythm of solids to voids in facades
Rhythm of entrance porch and other projections

Relationship of materials, texture and color
Presence of signs, canopies and awnings

Relationship to the Street

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 17, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed building addition to Amato's at 71 India Street **meets (fails to meet)** the historic preservation ordinance review Standards for Review of Alterations to Noncontributing Structures and Standards for Review of New Construction (subject to the following conditions.....)

Attachments

1. Excerpts from April 5 Proposal
2. Letter from project architect highlighting latest design revisions
3. Perspective views
4. Elevations, wall sections and details
5. Specifications

ATT. 1A

APRIL 5
PROPOSAL



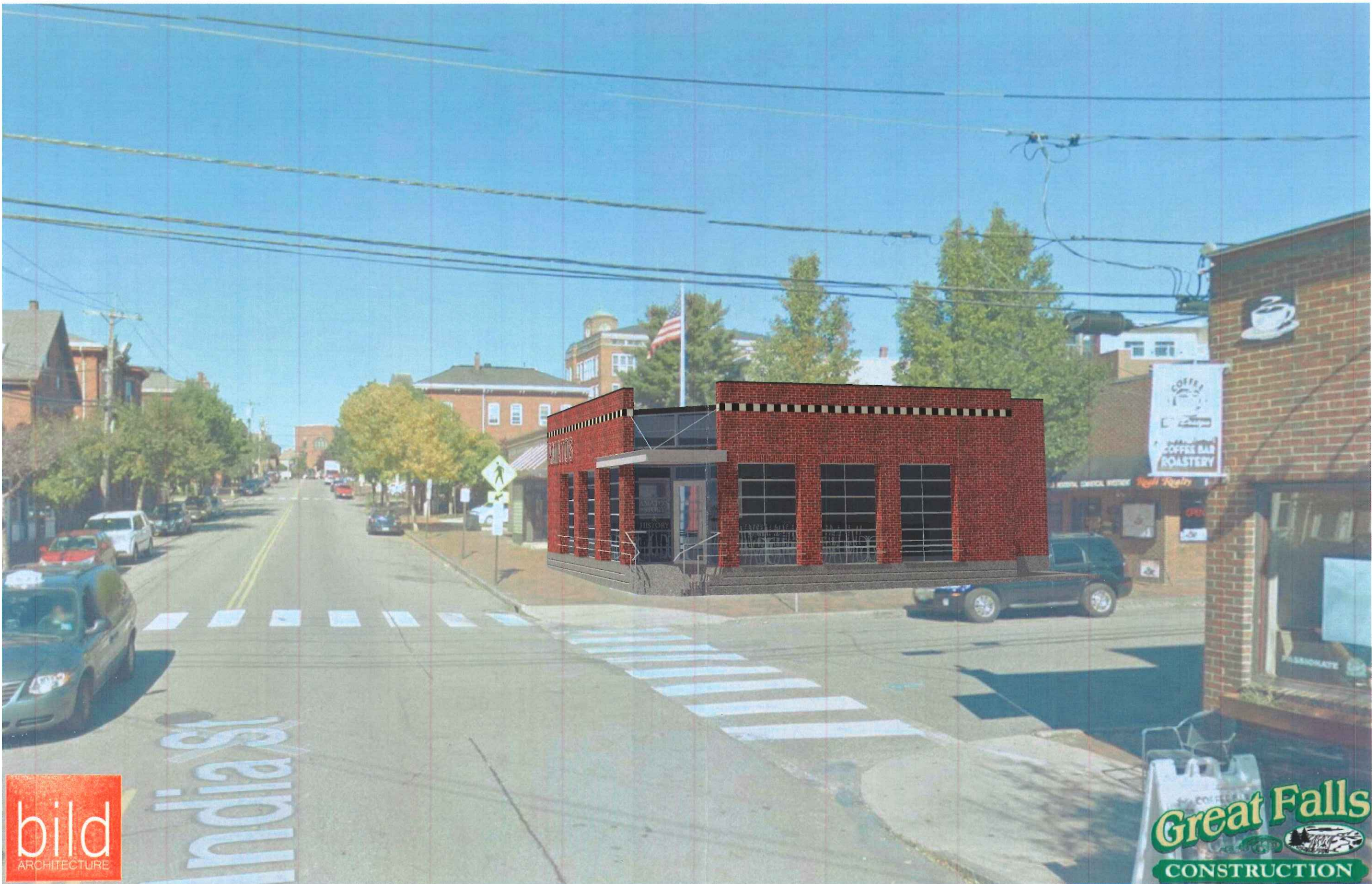


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ARCHITECTURE

Great Falls
CONSTRUCTION

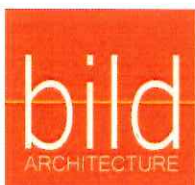


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ARCHITECTURE

Great Falls
CONSTRUCTION



ingenuity thoughtfulness empathy

May 11, 2017

To: Portland, Maine Historic Preservation Board

RE: India Street Amato's Design Changes

Dear Members of the Board,

Please read below for a summary of design changes to the India Street Amato's.

Entrance: At the entrance the window divisions have been altered to be consistent with the real dimensions of the proposed overhead door product. The material for the underside of the canopy has been chosen and reflected in the model. In the previous design the entrance steps and railings got narrower as one descended. In the revised design, the railings stay the same width for the run of the stair, and the steps themselves now cascade down from smaller to larger. The suspension cables for the awning have been removed as they were not necessary and were not contributing to the concept. The entrance canopy will drain to the sidewalk, but the small amount of water will be diverted to either side of the entrance. The graphic displays beneath the canopy will be lit by the attached fixture, mounted to the underside of the canopy.

India Street Elevation: The brick now starts at the existing footing wall, with the new concrete slab poured on either side for the brick. This helps the building to feel more grounded. The overhead doors have been revised to reflect the specifies overhead doors. The railings in front of the overhead doors have not moved, but now align more effectively with the doors.

Newbury Street Elevation: In addition to the same changes as India Street, one of the overhead door bays has been removed to allow the installation of the Amato's tomato graphic. The graphic will be fabricated out of aluminum stock just as the Amato's text on India Street. Both the text and the graphic will be lit from above by an external fixture. See specification sheet attached.

Elevation end walls: The finishes on the elevation end walls now continue down to the level of the existing foundation, emphasizing the "light touch" connection between the existing and proposed portions of the building. The spandrel material has been specified as a folded light gauge metal to emphasize the light connection. Lastly the end walls have been recessed so that they are clearly secondary to the two walls they are connecting.

Sincerely,

A handwritten signature in blue ink that reads "Evan A. Carroll". The signature is fluid and cursive, with the first name "Evan" and last name "Carroll" clearly legible.

Evan Carroll, AIA

FINAL
SUBMISSION





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PROGRESS
PRINT

2019 RELEASE UNDER E.O. 14176

N.T.S.

LOCATION MAP

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS DOMINIC REAL REALTY, LLC BY DEED DATED DECEMBER 31, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14437, PAGE 266.
2. THE PROPERTY IS SHOWN AS LOT 24, BLOCK D ON THE CITY OF PORTLAND TAX MAP 20 AND IS LOCATED IN THE IS-SF-35 ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IS-SF-35 ZONING DISTRICT ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY:
MINIMUM LOT SIZE:
MINIMUM STREET FRONTAGE:
MINIMUM FRONT YARD:
MINIMUM SIDE YARD:
MINIMUM REAR YARD:
MAXIMUM BUILDING HEIGHT:
MAXIMUM BUILDING COVERAGE:

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEAGO TECHNIQUES, INC. IN JANUARY 2017.
5. PLAN ORIENTATION IS GRID NORTH. MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
6. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
7. THE LOTUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0014-B, EFFECTIVE DATE OF JULY 17, 1996. THE LOTUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING. (NO SHADING)

DESIGNED		CHECKED	
	CDM		CHK BY
		A	CDM 1-23-17 ISSUED TO CLIENT FOR REVIEW
		REV BY:	DATE: STATUS:
		THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SERAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SERAGO TECHNICS, INC.	

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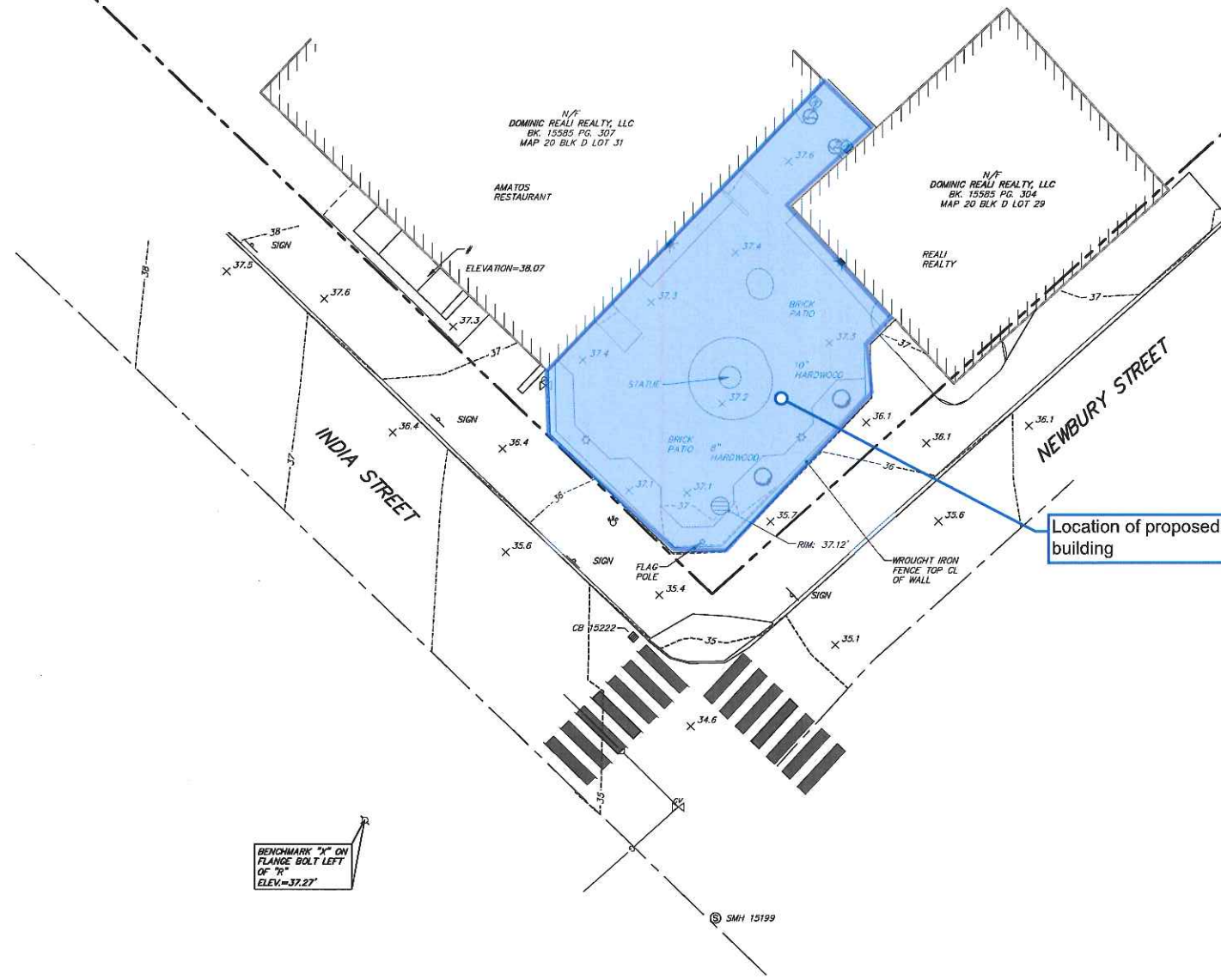
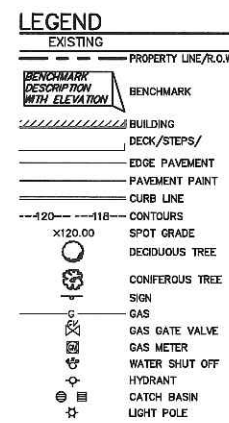
EXISTING CONDITIONS PLAN

OF:
71 INDIA STREET
INDIA STREET
PORTLAND, MAINE

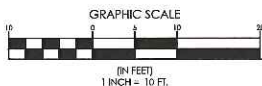
FOR:
DOMINIC REALI REALTY, LLC
312 ST. JOHN STREET, 2ND FLOOR
PORTLAND, MAINE 04102

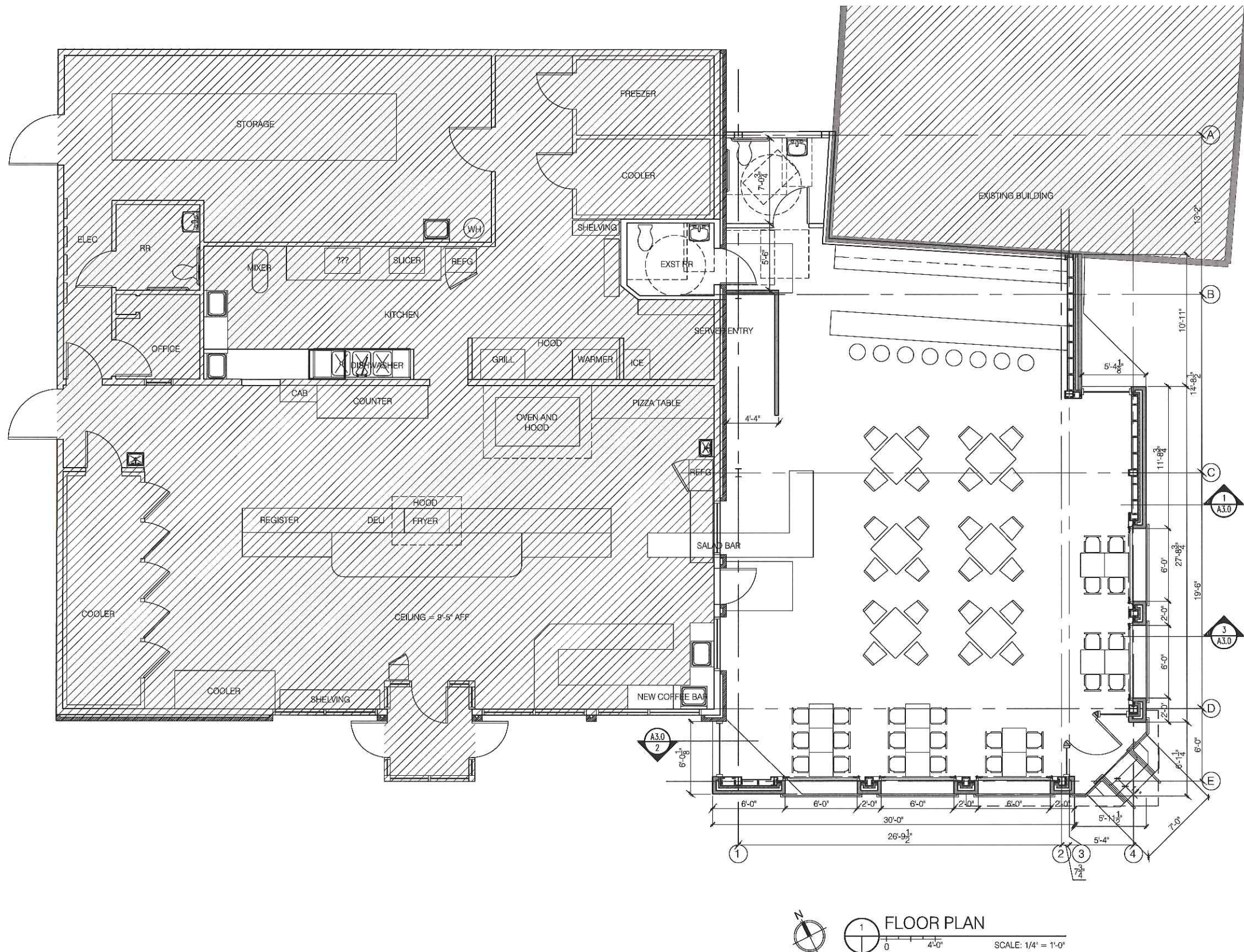
PROJECT NO.	SCALE
16539	1" = 10'

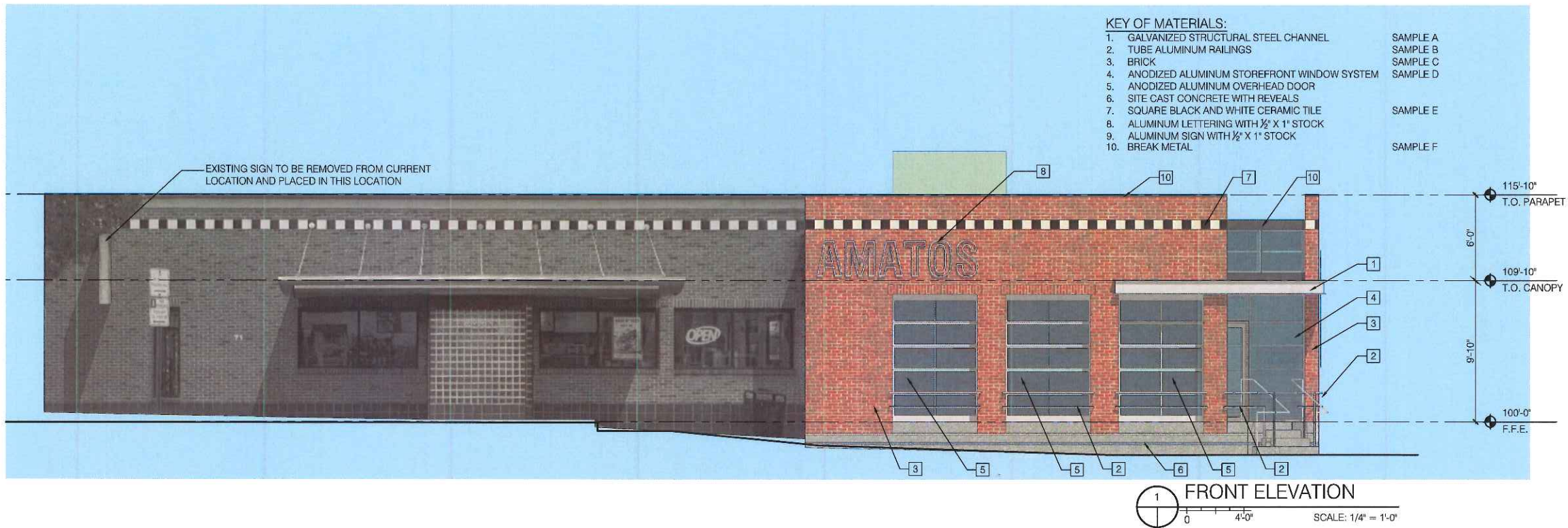
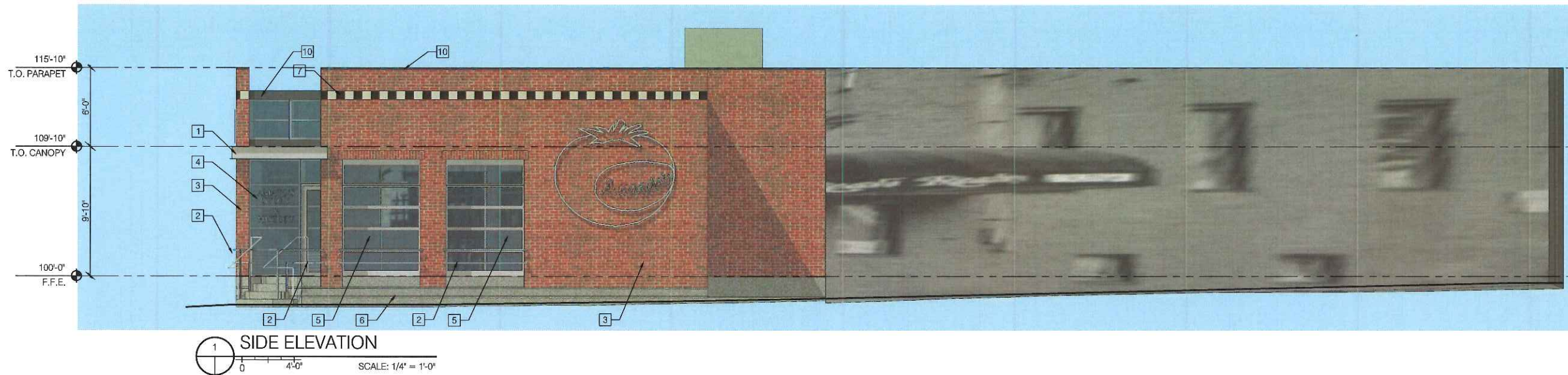
SHEET 1 OF 1

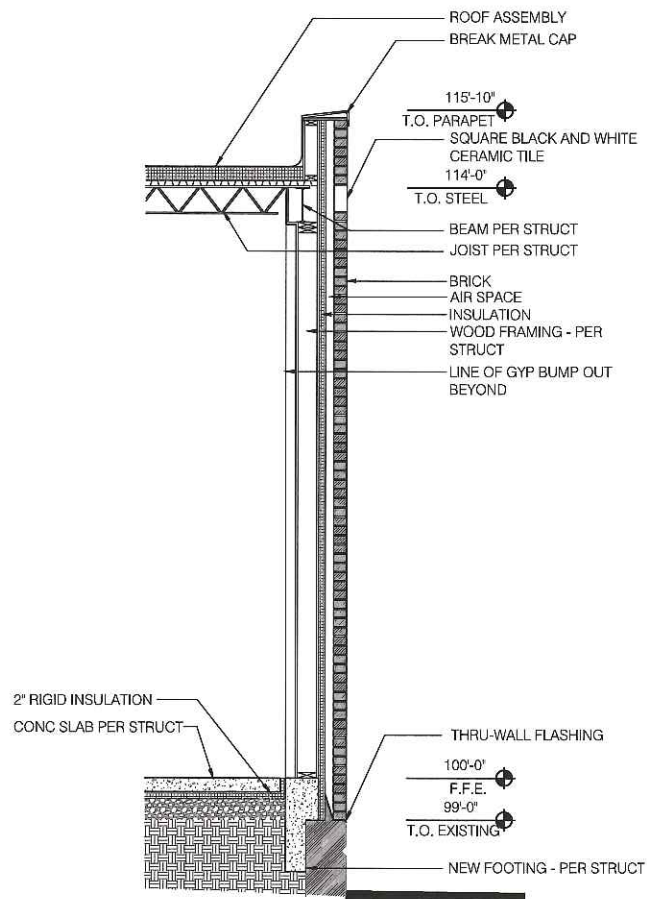


Location of proposed building

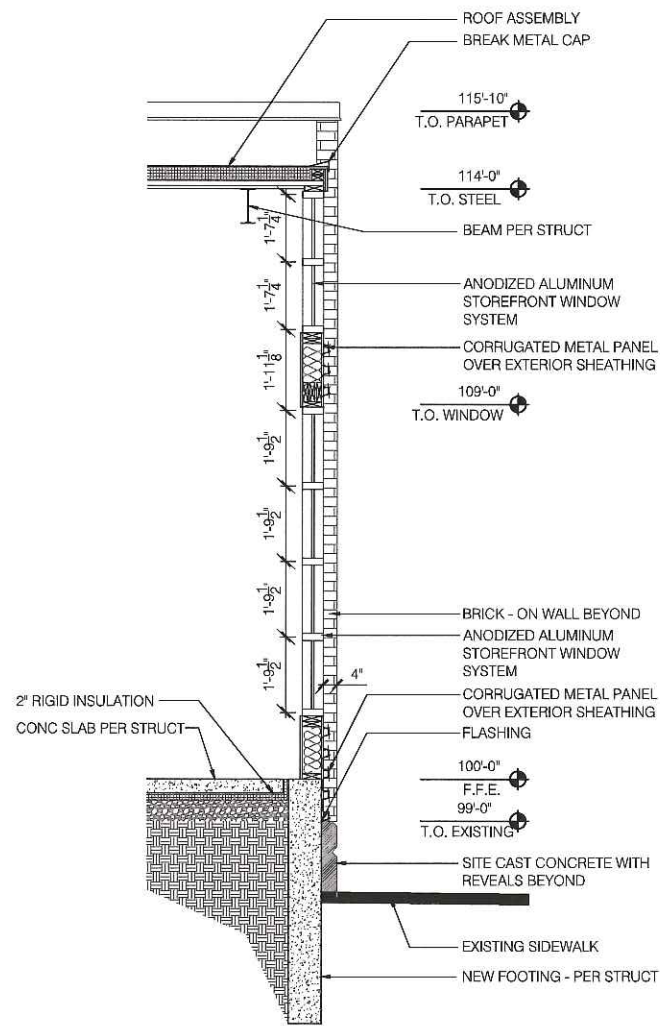




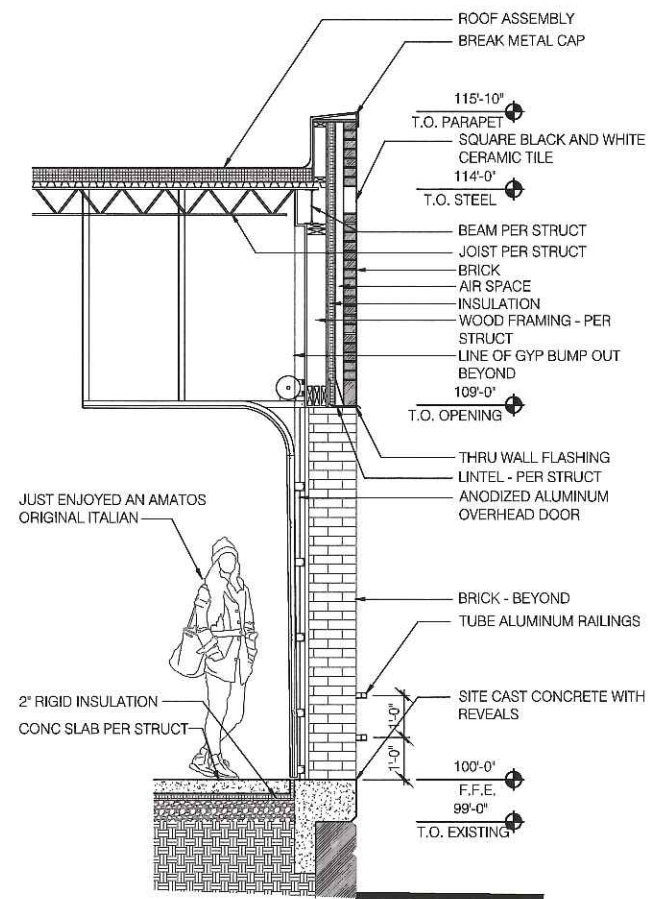




1 SECTION - BRICK WALL
SCALE: 1/2" = 1'-0"



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



3 SECTION - OH DOOR
SCALE: 1/2" = 1'-0"

G-4400

FULL VISION DOOR ALUMINUM FRAME
THICKNESS: 1 3/4"



FEATURES AND BENEFITS

A 6 1/4" TUBULAR EXTRUSIONS

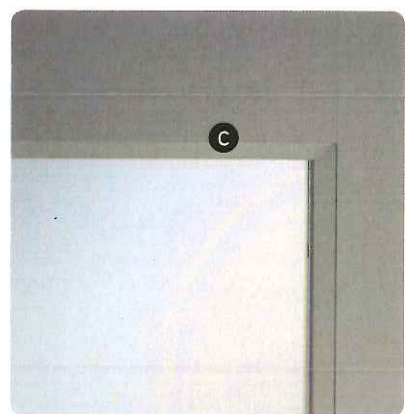
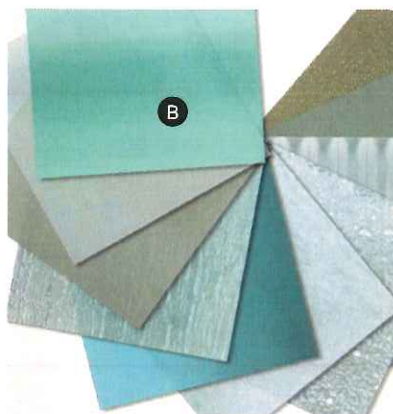
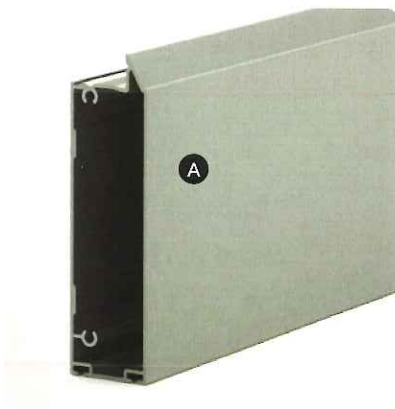
- Built with 6 1/4" extrusion at perimeter (top, bottom and double hinge end) for **more structural strength**.
- Less quantity of extrusions provide a **more aesthetic and modern look**. Thus, the windows are bigger to let in maximum light.

B CHOICE OF WINDOWS

- More than 20 types of glass are available for **a look that blends beautifully** with the architectural style of the building.
- Meets all **safety requirements** since most types of glass are offered tempered or non-tempered.

C FLAWLESS FINISH

- **Highly precise finish** of the assembly joints for a more attractive structure.
- Built with thermo windows that **completely cover up the spacer** and the silicone glazing.



PANEL CONSTRUCTION

- 1 **1 3/4" (44.5 mm) thick door**
 - Tubular aluminum extrusion (6063 T5), 1/8" (1.6 mm) thick
 - Thicker extrusion 1/8" (3.2 mm) at fastening points for more strength
 - 6 1/4" (159 mm) perimeter extrusion (top, bottom and double hinge end)
 - Rigid vinyl (PVC) pane molding
- 2 **Weatherstripping between sections** efficiently prevents air infiltration.
- 3 **U-shaped tubular bottom weatherstripping** made of thermoplastic elastomer (TPE) ensures the weathertightness of the threshold. Remains flexible and watertight during cold weather, to -62°F (-52°C).
- 4 **Perimeter weatherstripping (jambs and lintel)**
Aluminum extrusion base with double-edge weatherstripping in arctic vinyl.
- 5 **Hinges equally spaced on the door** for a better look.
- 6 **Integral reinforcement strut** for doors 14' (4267 mm) wide and over.

IMPORTANT: The full vision door should not be used for insulation properties.

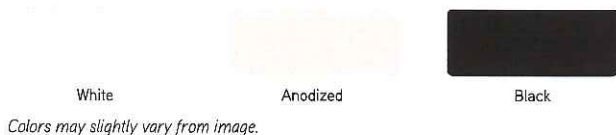


Interior view



Exterior view

COLORS



SIZES

Widths In 1" (25 mm) increments	From 4' to 24' (1.2 m to 7.3 m)	Number of units per section ¹	Widths
		2	96" to 111" (2438 mm to 2819 mm)
		3	112" to 147" (2845 mm to 3734 mm)
		4	148" to 194" (3759 mm to 4928 mm)
		5	195" to 230" (4953 mm to 5842 mm)
		6	231" to 264" (5867 mm to 6706 mm)
		7	265" to 288" (6731 mm to 7315 mm)

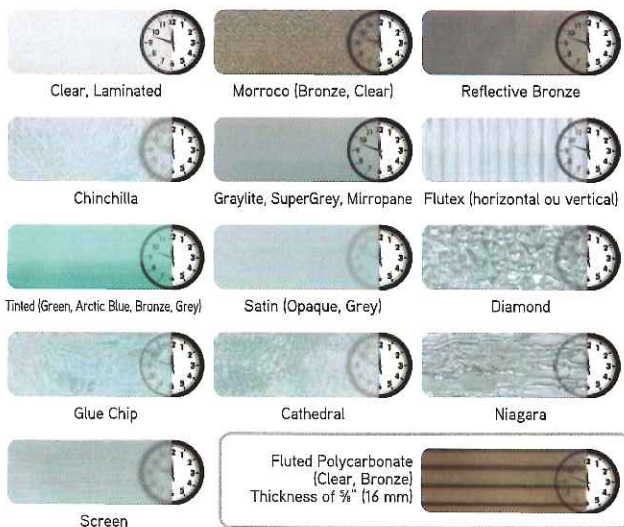
¹Contact our Technical Department for the possibility of modifying the number of units per section.

TYPES OF PANELS



WINDOWS

Sealed thermopanes are 1/2" (22 mm) thick.



Other types of glass are available upon request. Contact your Garaga dealer.

HARDWARE

- Steel tracks: • 2" (50 mm), 13-gauge or 14-gauge
• 3" (76 mm), 12-gauge

See details on page 20.

WARRANTIES

- 10 years against seal defects on Standard windows
- 10 years against any perforation of aluminum due to rust
- 1 year on other door components



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NEXUS LG, T SIGN LIGHT 15452BZ
BRONZE

WIDTH:	31.5"
HEIGHT:	5.0"
WEIGHT:	1.4 LBS
MATERIAL:	ALUMINUM
BACKPLATE WIDTH:	4.8"
SOCKET:	2-7.30W LED *INCLUDED
LED INFO:	
LUMENS:	500
COLOR TEMP:	2700k
CRI:	80
LED WATTAGE:	7w
INCANDESCENT EQUIVALENCY:	50w
DIMMABLE:	Yes, on ELV dimmer only.
NOTES:	LINEAR HEAD ROTATES 360 DEGREES FOR PRECISE ADJUSTMENTS.
LEADWIRE:	48.0"
VOLTAGE:	120V
UPC:	640665154559

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

**PUBLIC HEARING
44 OAK STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: May 12, 2017

RE: May 17, 2017 **Public Hearing – Rooftop pergola and planters,
after-the-fact**

(Note: this item was previously scheduled for the April 19 Historic Preservation Board meeting, which was postponed to April 26. Due to scheduling conflicts, the applicant was unable to attend a rescheduled public hearing until May 17.

Address: 44 Oak Street, Unit 4

Applicant: Michael Keon

Introduction

Condominium owner Michael Keon has requested a public hearing for an after-the-fact review of a rooftop pergola added last year to the deck atop the penthouse of his residence at 44 Oak Street. The applicant would also like to add several planters to the deck. The deck, railing, and stair enclosure were part of Mr. Keon's application to renovate the upper floor unit for his living space, which was approved by the Historic Preservation Board on June 3, 2015. Plans approved at that public hearing featured a scaled back version of the rooftop additions, compared to the preliminary plans. Board feedback at the workshop held on May 13, 2015 expressed a clear preference for recessive, minimalist concepts for the deck, railing, and stair enclosure, without any canopy or shade structures. Additional structural concerns had also been raised by project engineers, prompting a conservative approach to rooftop loading.

The pergola in question was constructed in late 2016, following completion of the renovations, and move-in. Mr. Keon told staff he felt the pergola would be a way to provide shade to make the deck more useful in hot summer periods, without building a heavy solid structure. He has provided a plan view of the pergola, a drawing of the proposed planters, and photos of the existing pergola from Free Street. Staff has provided drawings from both the preliminary and the final 2015 proposals, as well as additional photos of the pergola from various vantage

points. (Note that as seen in the attached photos, the pergola has not yet been painted as the applicant intends – a charcoal to match the color of the stair bulkhead.)

Background Information

The subject property is a four-story brick, stone, and terracotta commercial building at the corner of Oak and Free Streets (c. 1912) that is notable for its relatively rare two-story storefront facing Free Street. It is also notable for a sensitively designed, 1980's rooftop addition that is minimally visible from a number of vantage points because it sits back from the roof edges. (The cladding and windows of the 80's era fifth floor were replaced as part of the 2015 renovations, and finished with a monochromatic, recessive color.) As noted in the Historic Resources Design Manual and in the staff memo for the 5/13/15 Board workshop, it "... is successful in large part because it was positioned and designed so as not to introduce a distracting element at the roofline of this noteworthy commercial structure." Staff noted that everything on the roof is quite visible from Spring Street because of the open space left by the demolition of the former YWCA, and that is still the case.

The potential for creating a distraction by the addition of highly visible rooftop elements was emphasized in staff comments for the 2015 workshop, and was also a common theme in the Board's comments. In the preliminary plans presented at the workshop, the stair bulkhead was larger than what eventually was constructed, and it was augmented with a large overhanging canopy to create shade. (See Attachments 7 and 8.)

Staff Comments

Staff has referenced the preliminary and final rooftop designs to illustrate the evolution of the proposal in response to the comments of the Board. Comments made by the Board at both of the 2015 meetings (workshop and public hearing) are clearly in favor of reducing the visual impact and potential clutter. While there was qualified support for use of the roof and even minority support for a small canopy, the feedback offered emphasized reducing the mass, clutter, and overall visual impact of the additions to a minimum. Staff believes that had the pergola that presently exists been proposed at the 2015 public hearing, it would not have been considered consistent with the design direction sought by the Board. While the unfinished wood of the pergola now stands out quite prominently, painting or staining it to match the rest of the charcoal additions will not significantly reduce its visual impact. It is not solid, but it is considerably taller and larger than the stair bulkhead that was approved in 2015.

For comparison staff has included a photo of two pergolas on the rear (Spring Street face) of 6 City Center. (See Attachment 6.) Among the key differences between this location and the one in question at 44 Oak Street:

- This section of 6 City Center is only three stories tall, with a backdrop of a taller building while the pergola at Oak Street stands out against the sky and increases the apparent mass of the rooftop addition.
- The Spring Street addition is a late 20th century structure with recent renovations and a jumbled, mixed immediate context, not an historic, single block like the Oak Street property.

Staff sympathizes with Mr. Keon's attempt to extend the utility of his rooftop deck by adding

O:\PLAN4 HISTORIC PRESERVATION\HP Board Memos\2017 Memos\4-19-17 Oak 44, rooftop pergola, after-the-fact PH.doc

protection from hot sun, but believes the scale and visual impact of the pergola unfortunately present just the sort of distraction the Board and the architect tried to avoid in the final approved plan. If Board members do not find the recently added pergola consistent with applicable standards, perhaps they can make suggestions for more modest or temporary protection from the sun. In regards to the proposed planters, staff wonders if low planters positioned in the middle of the deck, some distance in from the railings would not be visible and thus avoid causing visual clutter.

Applicable Review Standards

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

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 17, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed pergola and planters at 44 Oak Street **meet (fail to meet)** the historic preservation ordinance review standards for review of alterations (subject to the following conditions.....)

Attachments:

- 1. Applicant's project description
- 2. Plan view of pergola
- 3. Detail of proposed planters
- 4. Photos supplied by applicant of existing pergola, with rendering of proposed planters
- 5. Staff photos of property with pergola
- 6. Staff photo of similar pergola on lower Spring Street (6 City Center)
- 7. Preliminary drawing of rooftop additions (May 13, 2015 workshop)
- 8. Final drawing of rooftop additions (June 3, 2015 public hearing)



Date: _____

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:

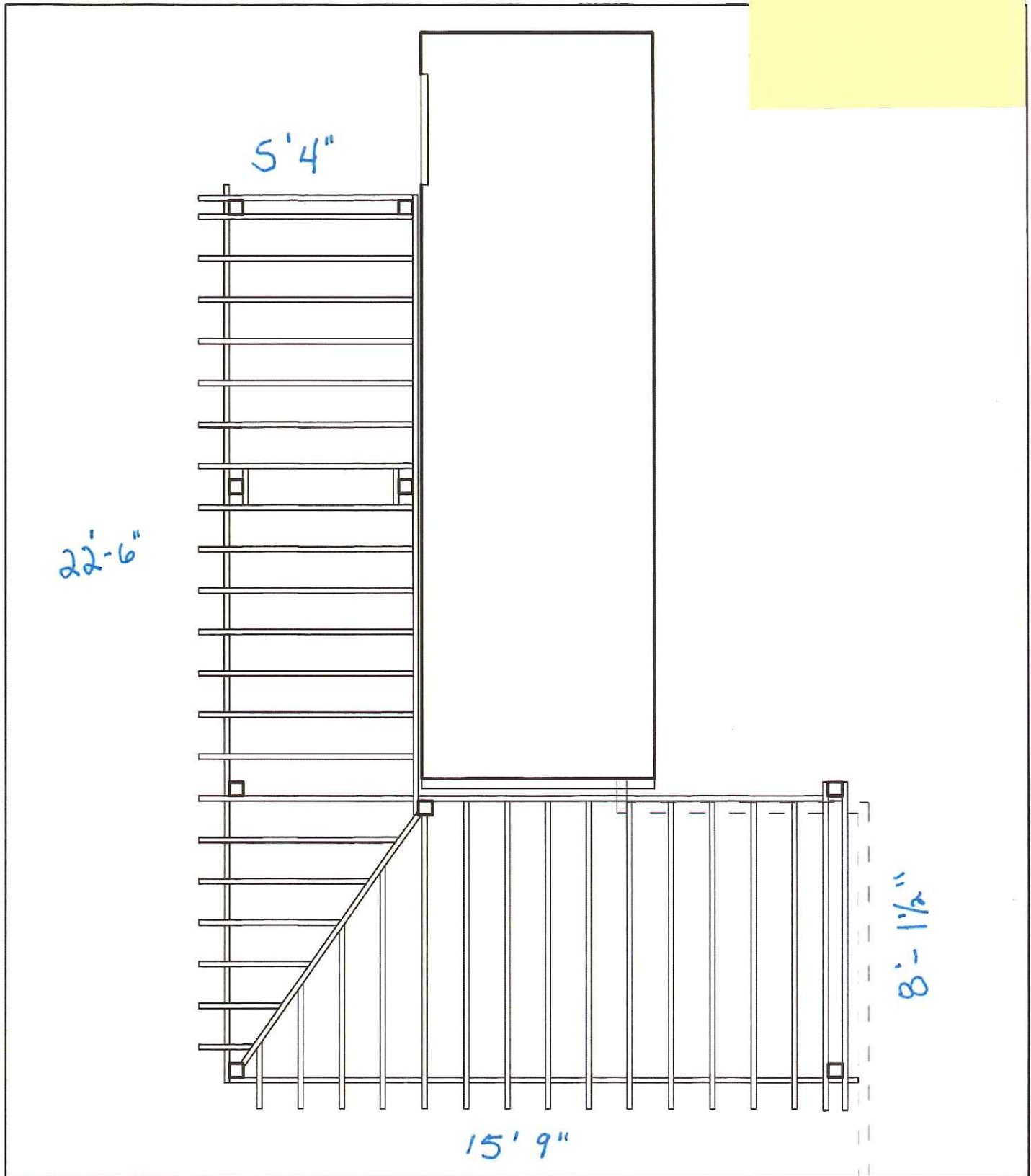
44 OAK ST PORTLAND, ME 04101

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

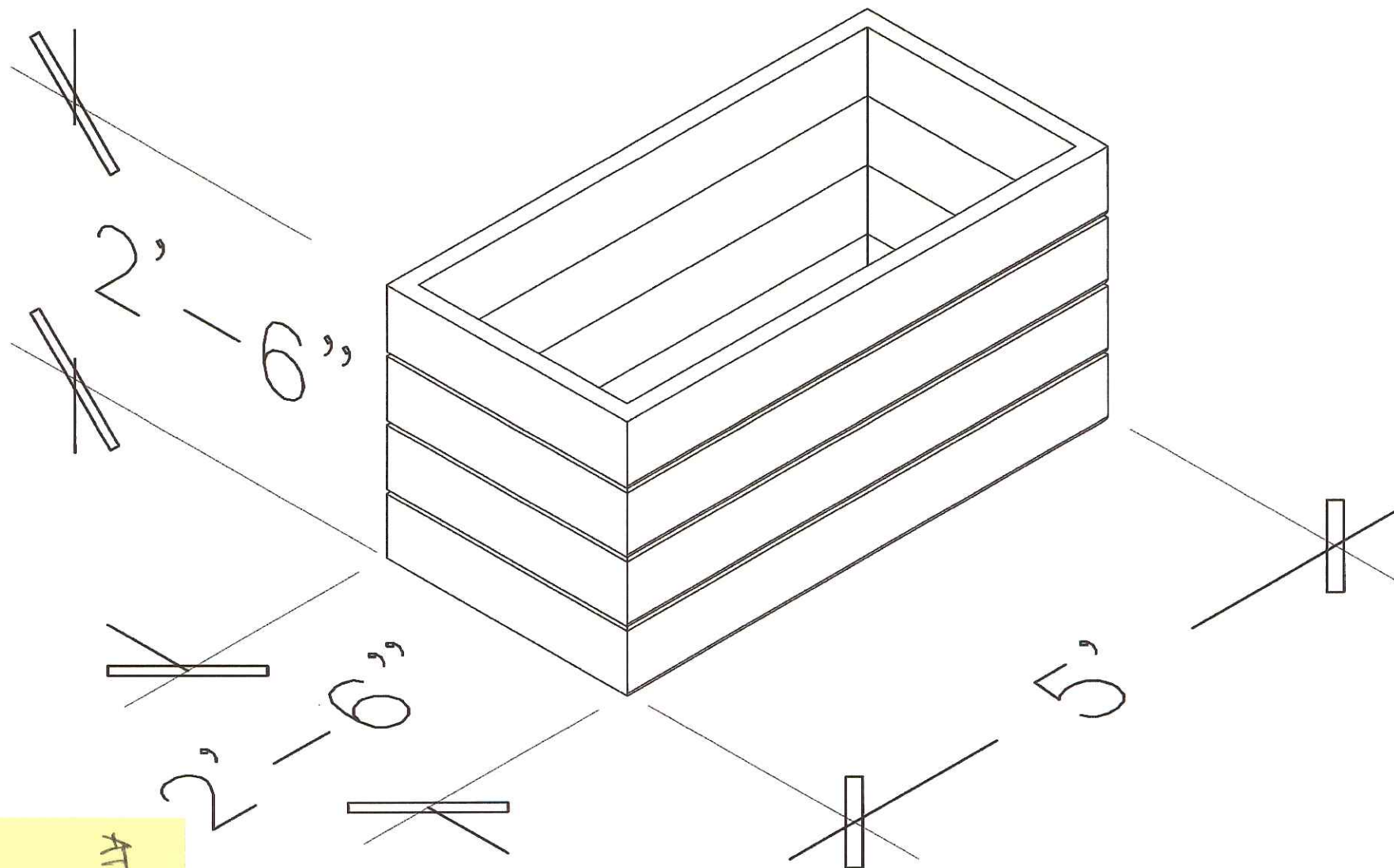
PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully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

THIS PROJECT PERTAINS TO THE FINISHED
ROOFDECK OF THE PROPERTY AND INCLUDES A
PERGOLA (DETAILS ATTACHED) AND PLANTER BOXES (DETAILS
ATTACHED) THE PERGOLA IS CONSTRUCTED FROM 2"x6"
ROUGH SAWN HEMLOCK AND WILL BE PAINTED THE
SAME LIGHT CHARCOAL COLOR THAT WAS APPROVED BY
THE BOARD FOR THE BULKHEAD TO HELP IT BLEND
MOST EFFECTIVELY INTO AN OVERCAST SKYLINE. I
WOULD ALSO LIKE TO PLACE SEVERAL PLANTERS (DETAILS
ATTACHED) FOR VEGETABLES AND FLOWERS. THESE WOULD
ALSO BE PAINTED WITH THE SAME CHARCOAL COLOR.

ATTACHMENT 1



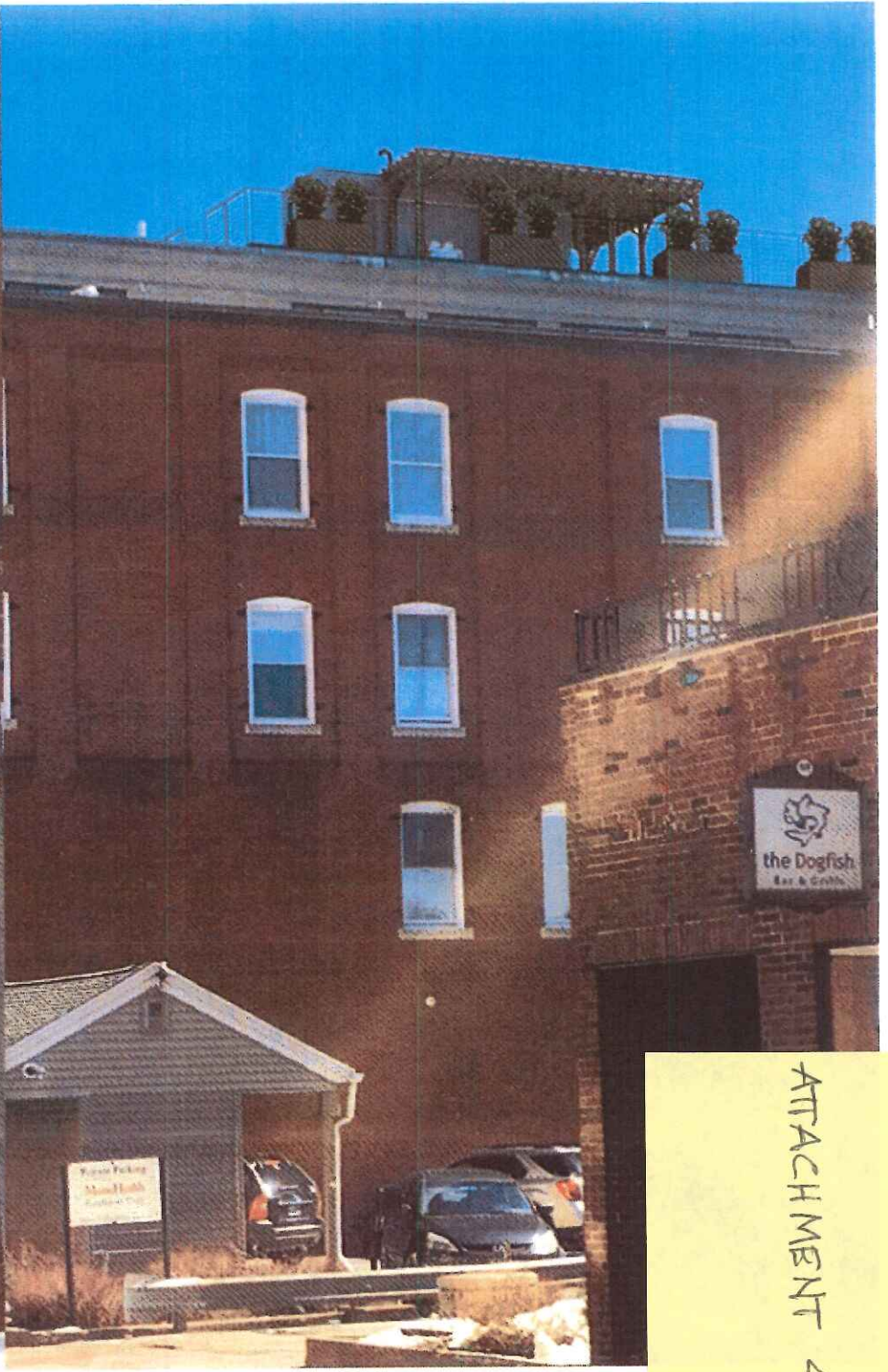
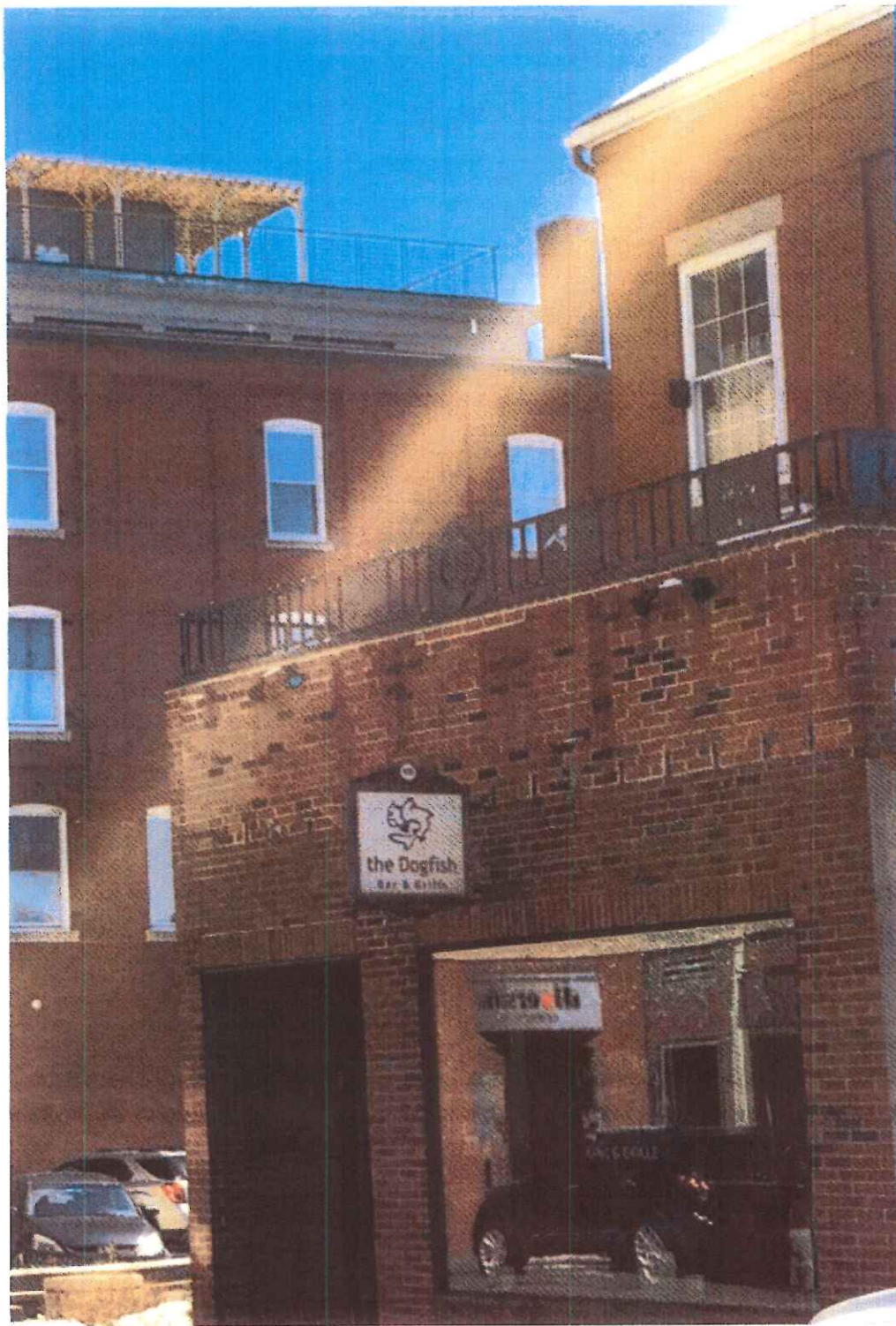
	PIECE TITLE Gave	DRAWN BY: P. Lawin	BILL OF MATERIALS:	PAGE NO. 3
	DRAWING TITLE: 10 10 16	DATE: 10 10 16		
	SCALE: N/A			



ATTACHMENT 3

PLANTER NOTES:

- Planter to be painted identical to 5th floor exterior color
- ~~Planter will be secured to decking with screw-down blocking.~~
- Planter to be constructed of composite materials to prevent decay

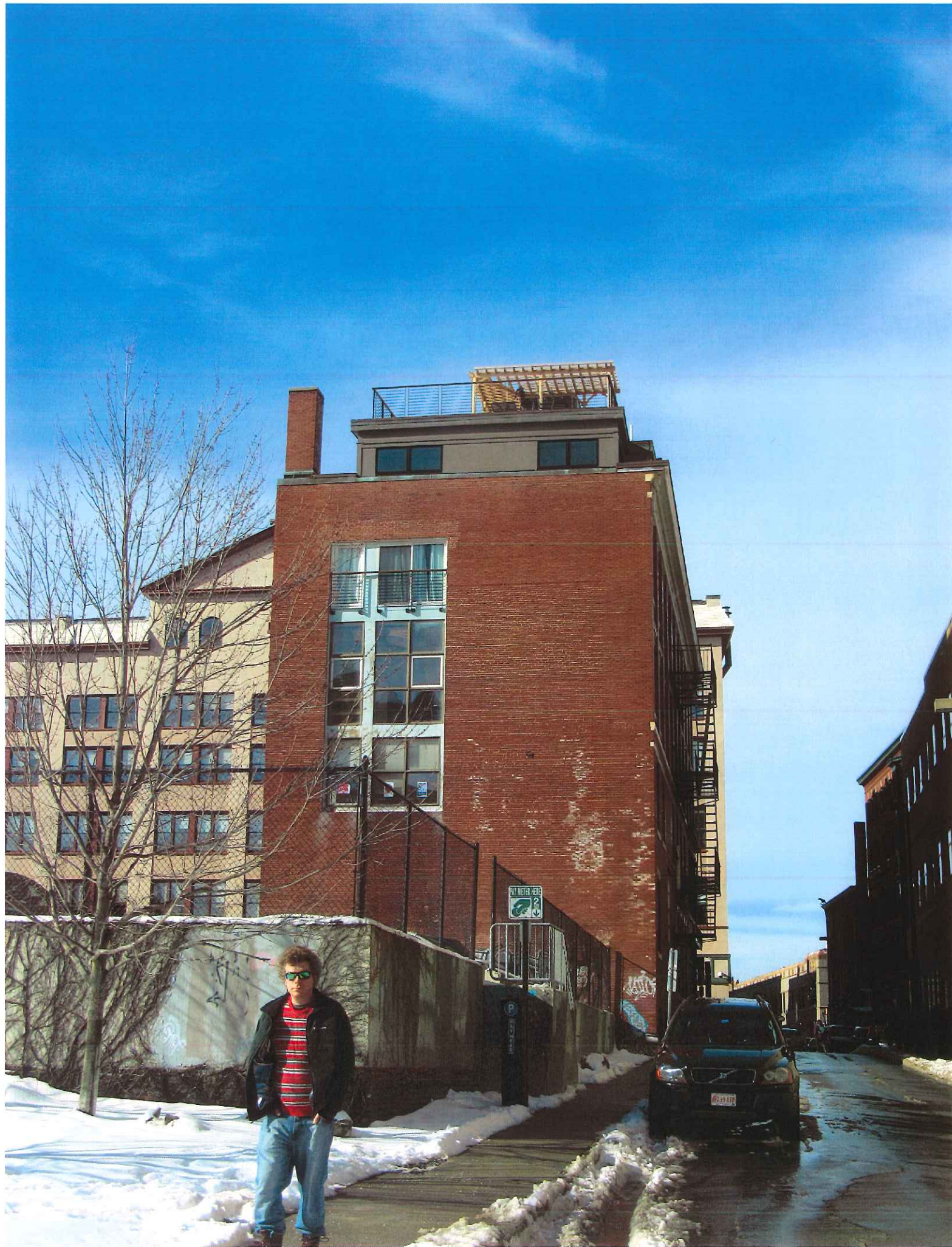


ATTACHMENT 4





ATTACHMENT 5

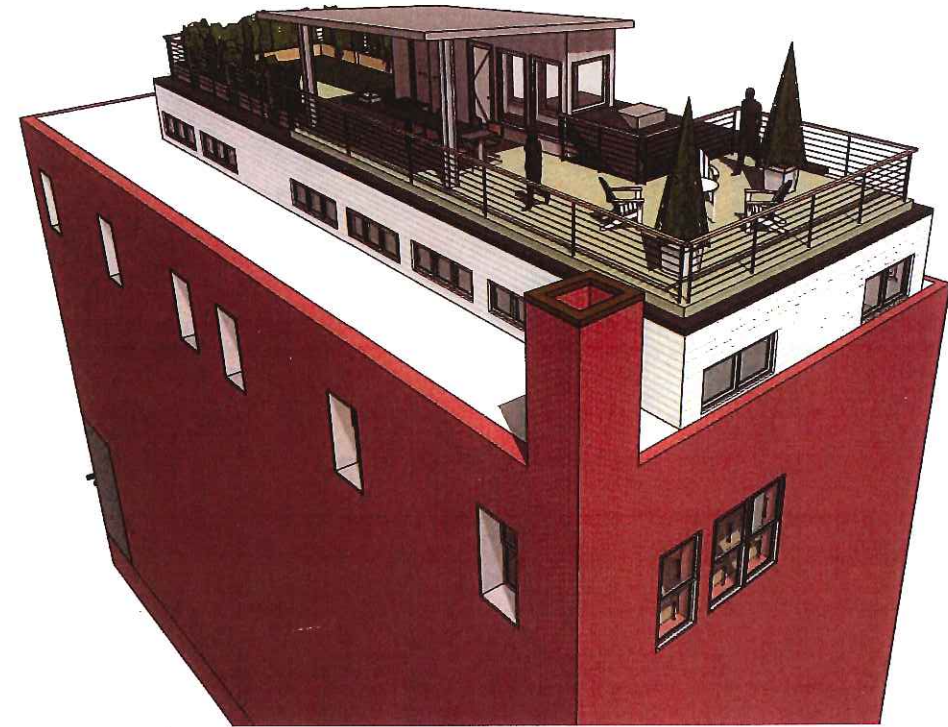




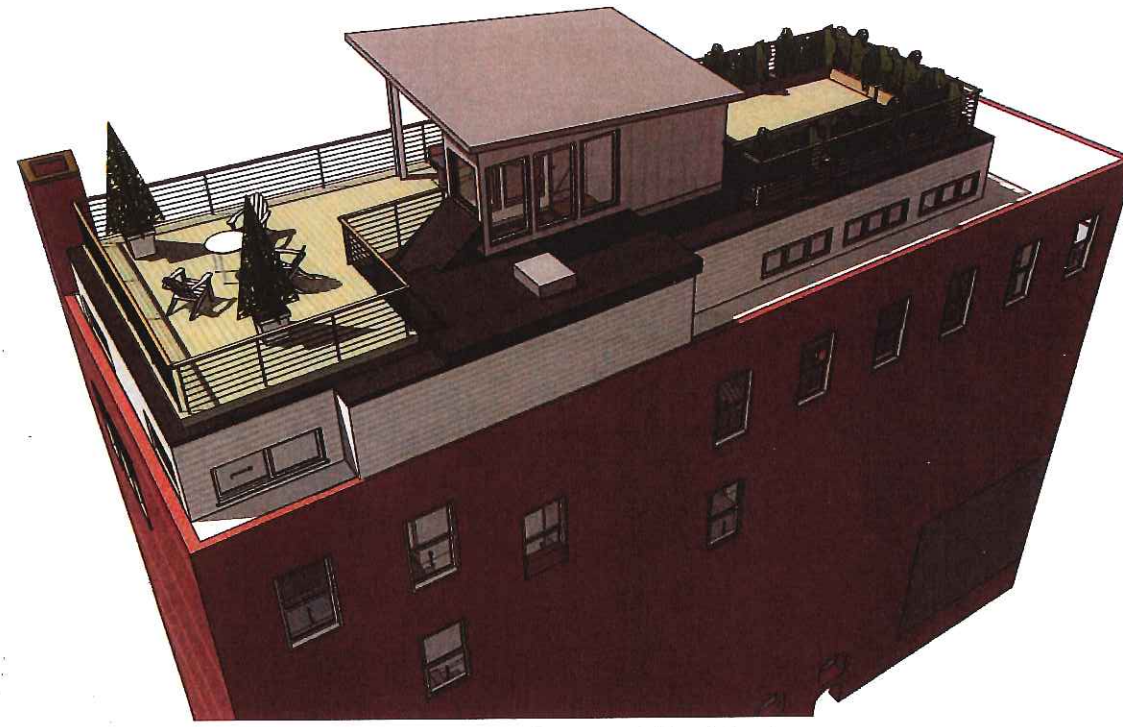


ATTACHMENT 6

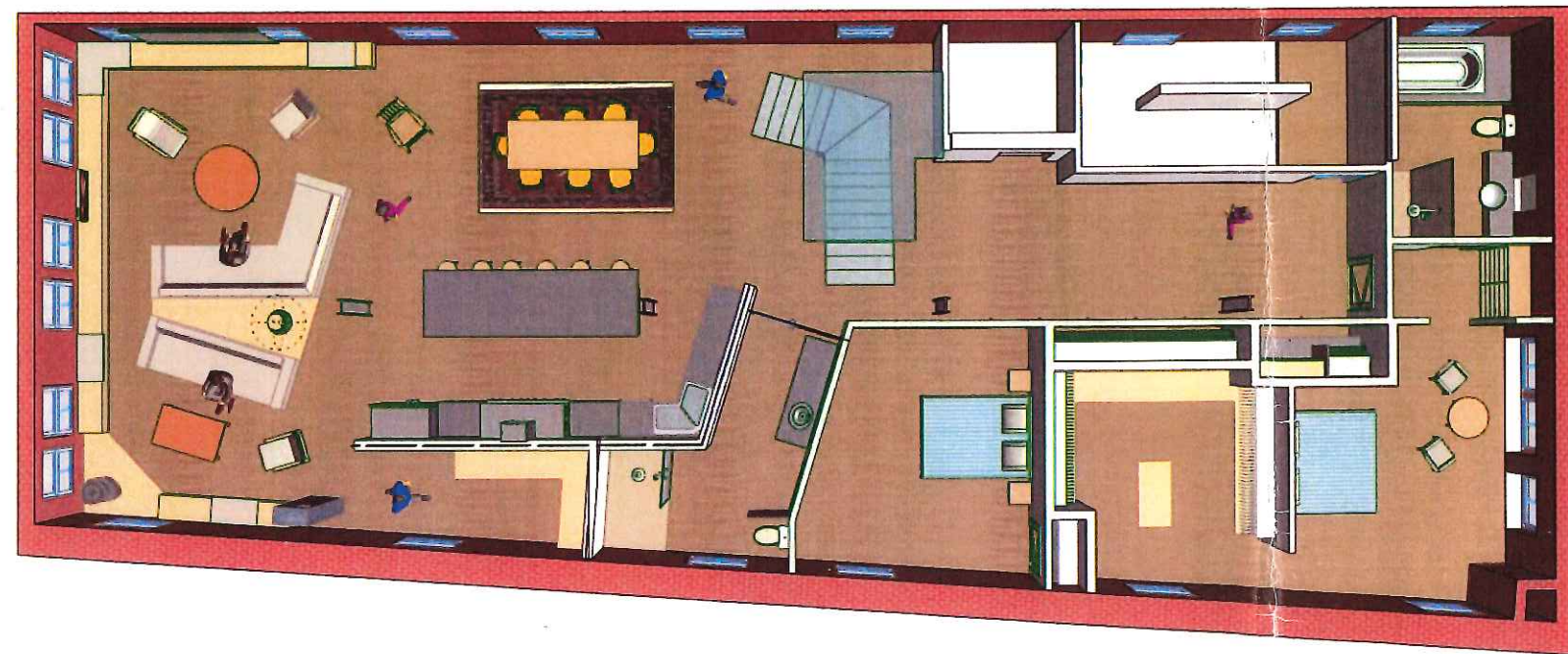
/Users/darelgabrielbridges/Google Drive/Jobs/150406_CJA_Keon/CAD/Arch/Cad/Keon_C.pln



Proposed Roof Deck
NOT TO SCALE



Proposed Roof Deck
NOT TO SCALE



4th Flr Birds Eye
NOT TO SCALE

Schematic-C

CALEB JOHNSON
ARCHITECTS + BUILDERS
265 MAIN STREET SUITE 201 BIDDFORD, ME 04005
T: 207.283.8777 F: 207.283.8778 CJA@CJABUILDERS.COM

PROJECT STATUS:
Schematic design
STUDIO MANAGER:
PROJECT ARCHITECT:

SUBMISSIONS:

CONSULTANTS:
SURVEY - LOWER VILLAGE SURVEY CO. 202.472.5445
STRUCTURE -

DRAWN BY:
DCB
DATE OF ISSUE:
4/27/15
PROJECT STATUS:
Schematic design

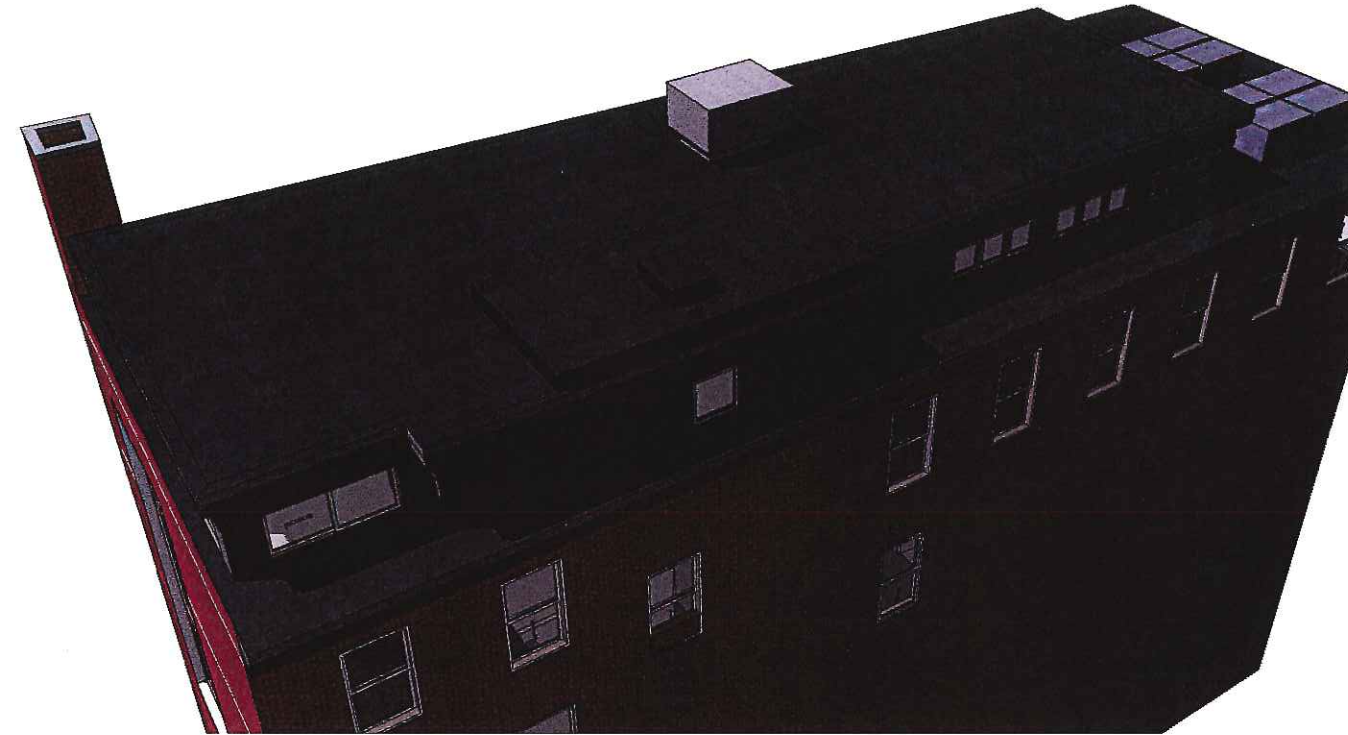
44 Oak Street
Michael Keon
44 Oak Street Portland ME 04101

Views
A9.1

ATTACHMENT 7

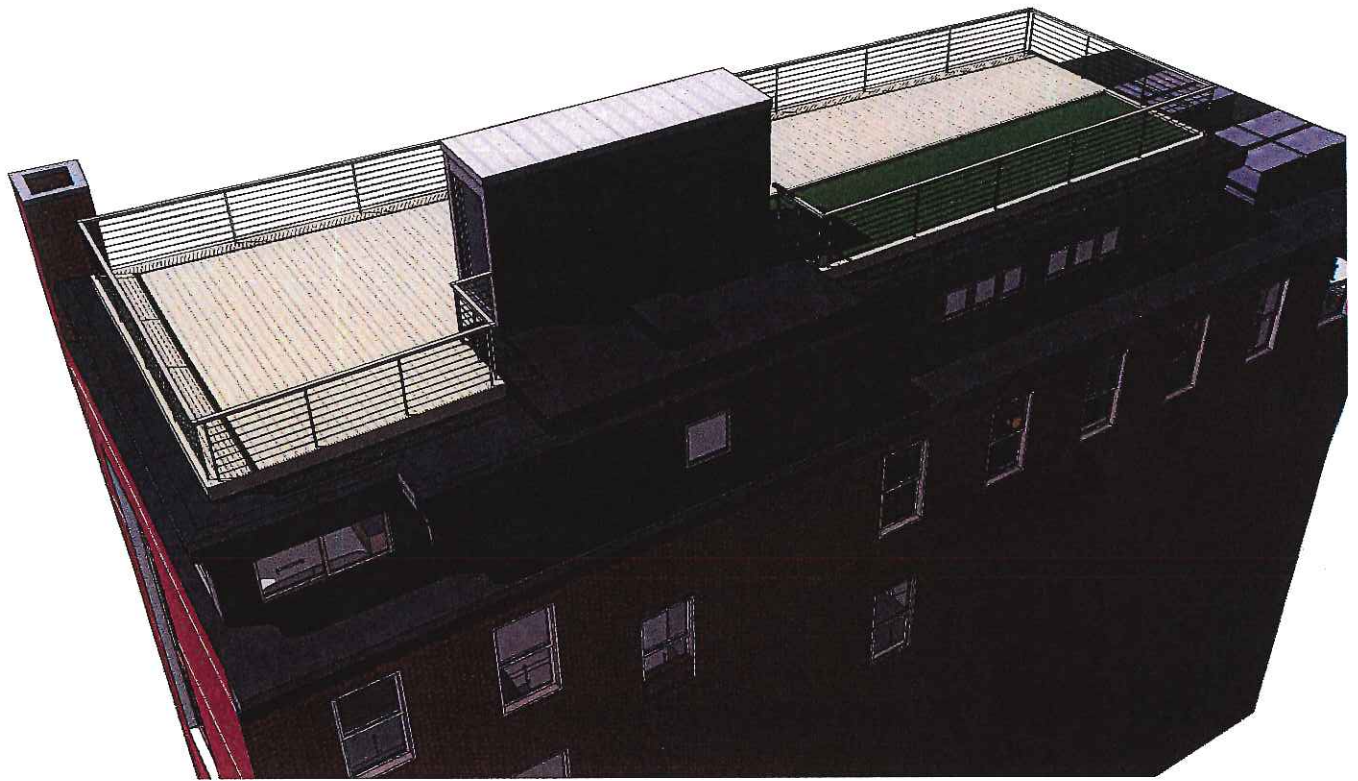
PRELIMINARY
NOT FOR CONSTRUCTION

I:\Users\DGB\trans\Google Drive\Jobs\150406_CJA_Keon\CAD\Arch\Cad\Keon_F.pln



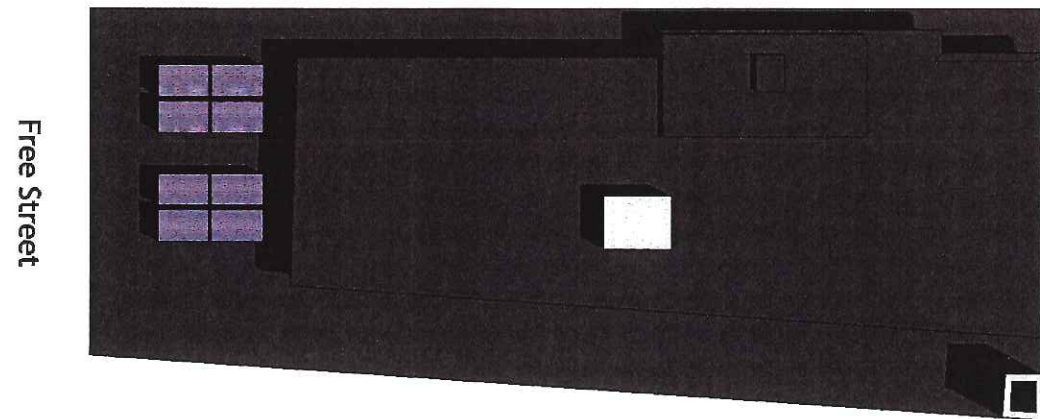
~~EXISTING~~ Proposed Roof Deck

NOT TO SCALE



Proposed Roof Deck

NOT TO SCALE

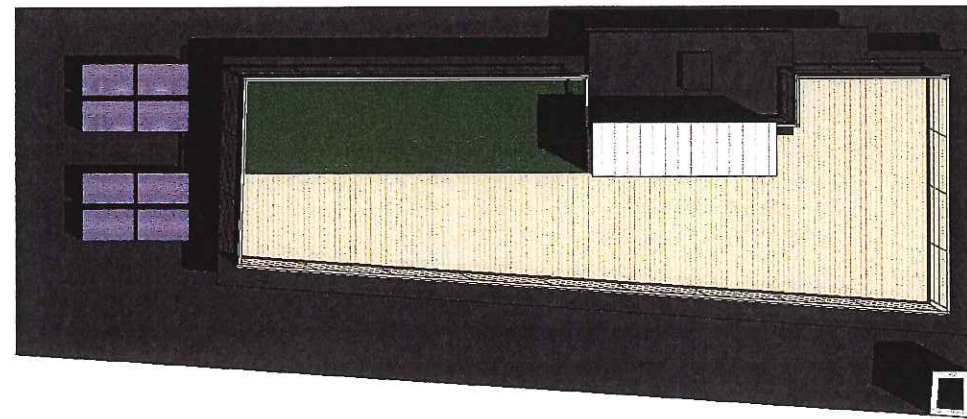


Parking Lot

Existing Roof Deck

NOT TO SCALE

Parking Lot / Water View



Parking Lot

Proposed Roof Deck

NOT TO SCALE

Parking Lot / Water View

ATTACHMENT 8

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

**PUBLIC HEARING
21 PINE STREET**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: May 12, 2017
RE: May 17, 2017 **Public Hearing – Rooftop addition, with deck**

Address: 21 Pine Street, Unit 2

Applicant: James Beaudry and Angelynne Amores

Contractor / Designer: Orson Horchler, Blue Jay Carpentry & Design

Introduction

Applicant and condominium owner James Beaudry and contractor / designer Orson Horchler are returning to the Board for a public hearing and final review of a proposed rooftop addition and deck at 21 Pine Street, Unit 2. On April 26, 2017 Mr. Beaudry and Mr. Horchler presented plans for a simple, shed-roofed addition on the flat roof of the two story building, with a deck behind it surrounded by a low wall of planters and benches. Board response to the design concept was generally favorable, although most Board members expressed some reservations about the height and wedge-like character of the roof profile. Members also commented on the window configurations in the wide rectangular openings, the color scheme, and the expectation that other construction details such as lighting would be clarified before a Certificate of Approval was approved.

At the close of the April 26 workshop there was discussion about the possibility of staff distributing revised plans to the Board for a quick online consent that had the potential to speed approval by delegating the final review to staff. Given the fairly short window of time between receipt of the revised drawings and details and the May 17 meeting, and the fairly subtle difference between the original roof profile and the revised one, staff elected to put the revised proposal on the Board's agenda for a public hearing.

Mr. Horchler has revised his renderings and elevations, and has also supplied an additional

perspective drawing of the proposed addition from Congress Street, as requested by the Board. The final submission package also includes revised plans from Casco Bay Engineering and product information on windows, siding, and lighting. Staff has also included some of the pertinent attachments from the packet submitted for the April 26 Workshop.

Subject Property

Built around the turn of the 20th Century, 21 Pine Street has changed relatively little, with the big exception of the loss of the hipped roof long ago. Finishes include wood clapboard siding, with narrow corner trim and 1/1 windows, at least some of which are clad in dark vinyl. The most visible corner, facing southeast - the courtyard parking lot and Pine Street - is clipped, and an angled, two-story bay is near this corner on the south side. The double, hooded entrance doors are on the east end of the building, partially hidden by 23 Pine Street.

Preliminary Proposal

The new interior stairs to the roof level are proposed to rise into a shed roofed room, the footprint of which is 15'-9" by 18'-11". In the preliminary plans the low side of the shed roof is at the east end, closest to Pine Street, and is 7'-2" off the roof. The upper side of the roof, facing west, is 11'-5 ½" off the roof. Behind the room on the side further from Pine Street, a partially offset - by about 6' - 16' x 16' deck is planned, with 3' high planters and benches around the perimeter. The room addition is set back 5' from the front (east) edge of the roof, and 11'-4" from the south, or courtyard side of the roof. Thus the proposed deck would be approximately 5'-4" from the southern edge of the roof, and 21' from the western end of the building. Plans presented on April 26 called for the front chimney to be removed instead of being engulfed by the addition, with an extension to rise above the roof. On the northeast side of the property (perpendicular to the street,) where visibility from Pine Street is currently non-existent, the addition is quite close to edge of the roof.

Mr. Horschler proposed charcoal grey composite decking, and a similar treatment around the outside of the benches and planters. Proposed siding is charcoal grey metal with horizontal ribs. A black metal roof, black painted pvc trim, and black fiberglass windows and double doors (Marvin Integrity) completed the recessive materials palette.

Board Response at 4/26/17 Workshop

Board members were generally supportive of the design concepts presented, and the revised submission is very similar to the initial plans, with the footprint unchanged. At the workshop there was general agreement that the addition could be improved by lowering the roof to a shallower pitch, in order to settle more quietly on the existing flat roof. In addition to suggestions about the roof shape, comments concerning color, window orientation and divisions, and lighting were expressed, with the goal being a recessive addition:

- Members of the Board were clear about requesting a shed roof that was closer to flat, and thus less "wedge shaped," and less "aggressive." Less clear was exactly how much Board members expected the roof to be lowered.
- It was suggested that the high end of the roof be lowered at least a foot from the proposed 11 ½', and perhaps the lower end could be raised slightly to present a flatter

shape.

- A lower roof would particularly lessen the impact on the view from Congress Street
- Several Board members suggested the wide, horizontally oriented window on the east end (closest to Pine Street) would be more compatible (or less challenging, visually) if it were divided into multiple panes that were close to square.
- While Board members supported the generally dark and recessive color palette, the applicants were cautioned against making the addition too dark and heavy, like a “black box on the roof.” A medium grey siding was suggested, as opposed to a darker, charcoal tone.
- Assuming that some lighting would be necessary, the Board asked to see proposed fixtures mounted low, and focusing light down toward the deck – “cut off,” or “dark sky” fixtures.
- Board members did not object to the removal of the chimney (see below for new chimney plan)

Revised Proposal

Mr. Horchler and Mr. Beaudry have revised the design and provided details that respond to a number of the Board’s concerns, based on the same footprint and basic geometry as in the previous version:

- The front, higher edge of the roof has been lowered to a height of 10’-5 1/2” from the roof surface, while the lower edge is unchanged in the new plans
- The wide, horizontally oriented window facing Pine Street has been divided into 5 simulated divided light sections (see window details, attachment 4)
- The wide transom window over the doors facing the deck and Congress Street have been divided into three sections aligned with the door panels below
- The horizontally ribbed siding color – a medium grey - has been provided – see attachment 6
- The existing chimney has been restored to the plans; apparently removal was more complicated than retaining it and incorporating it into the design
- A dark colored, simple and contemporary cut-off light fixture is proposed for next to the doors at the wall facing the deck (see attachment 7)
- The footprints of the room addition and deck are unchanged from the preliminary plans

Staff Comments

Mr. Horchler has submitted revisions that are responsive to the Board’s concerns from the April workshop.

- As before, the color palette is recessive and compatible with the dark trim of the main structure. The siding color presented with the final plans is a medium grey, while the roof, trim, and windows are proposed to be black. Would it be preferable to make the materials as monochromatic as possible? Or is the grey and black scheme that recalls the main structure’s palette a compatible presentation?
- As in the preliminary design, the decking is proposed to be used to side the low walls surrounding the deck. Would a more consistent, uniform appearance be preferable, with the same siding on both the addition and the deck, or is slight differentiation of the

less prominent deck wall a suitable approach?

- The current proposed roof height is 10'-5 1/2" at the upper end, while the lower, Pine Street end is still proposed at 7'-2." Would it be desirable to further lower the pitch, reducing the mass of the addition? Would a flatter roof that echoes the existing main roof present a less obvious addition? Mr. Beaudry has stated that the reduction proposed in the final plans is the largest reduction that he would be comfortable with, given the design program and engineering. Raising the wall height at the lower end of the roof would result in a flatter roof profile, but slightly more mass overall, because the lower end would be taller than the current proposed height.
- Staff agrees with Board comments made at the April workshop that the windows need not necessarily relate directly to the window patterns on the lower floors of the property. At the same time, staff agrees with the desire of all or most Board members present at the workshop to see the wide horizontal windows broken up
- The proposed exterior lighting appears to be appropriate, though staff is uncertain whether the intended color of the fixture is dark bronze or something closer to the siding and trim colors.

Applicable Review Standards

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

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

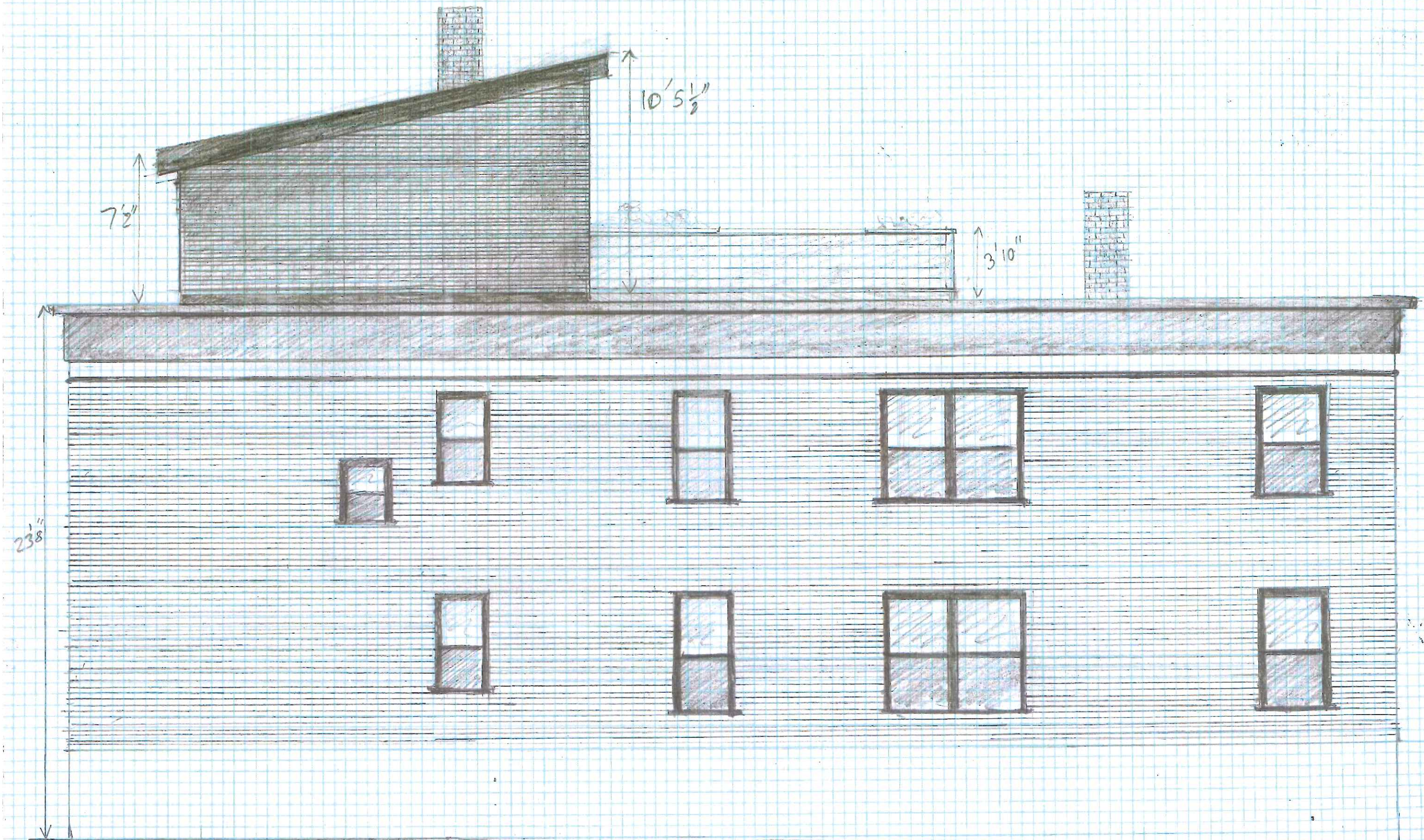
On the basis of plans and specifications submitted by the applicant for the May 17, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed building addition to 21 Pine Street **meets (fails to meet)** the historic preservation ordinance review Standards for Review of Alterations (subject to the following conditions.....)

Attachments:

1. Contractor's revised drawings
2. Revised engineering plans
3. Materials list
4. Window details
5. Window locations
6. Proposed siding
7. Proposed exterior light
8. Roof and deck plans (unchanged from previous plan)
9. Proposed decking (unchanged)
10. Google views of property
11. Contractor's photo of property





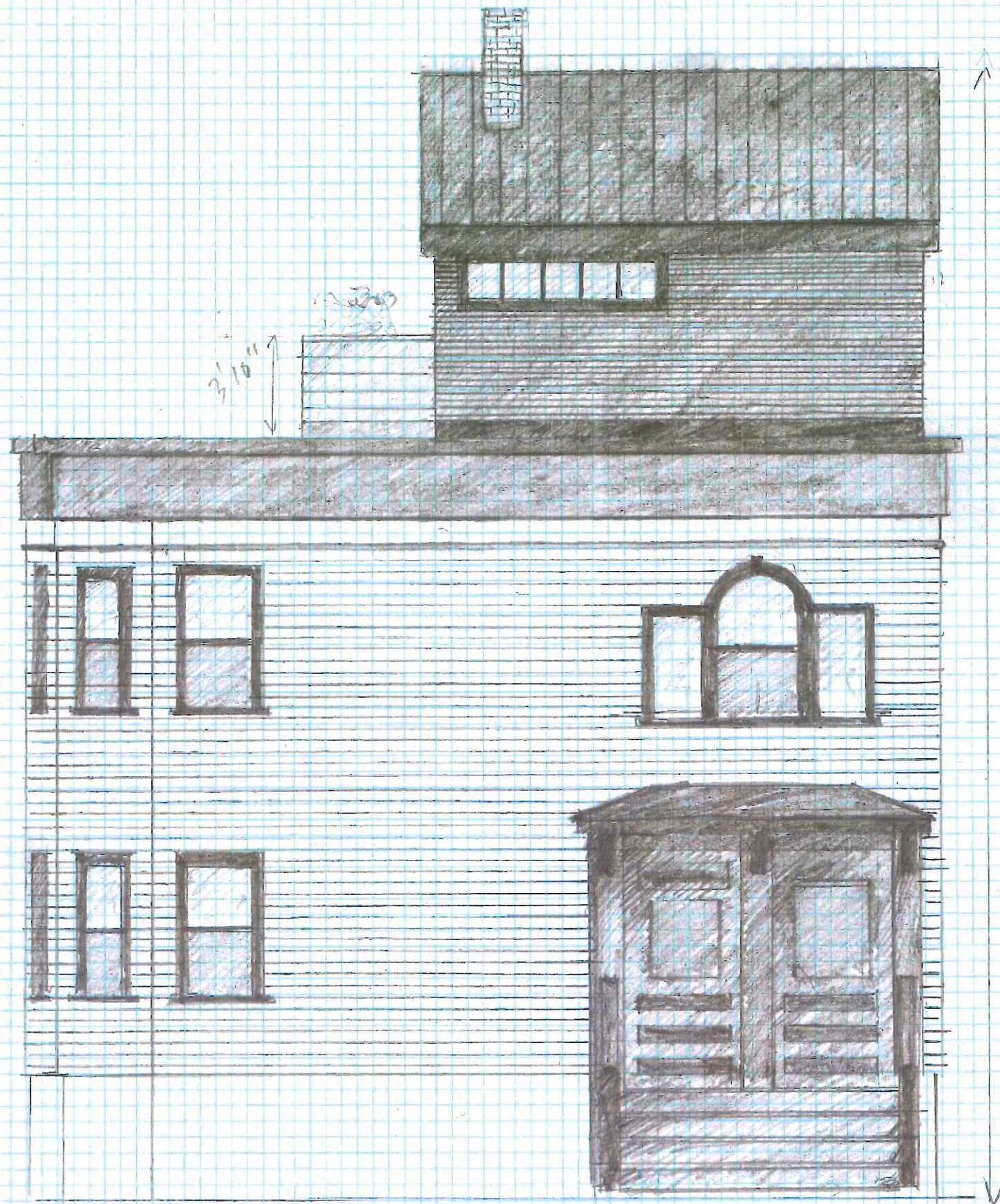


23'8"

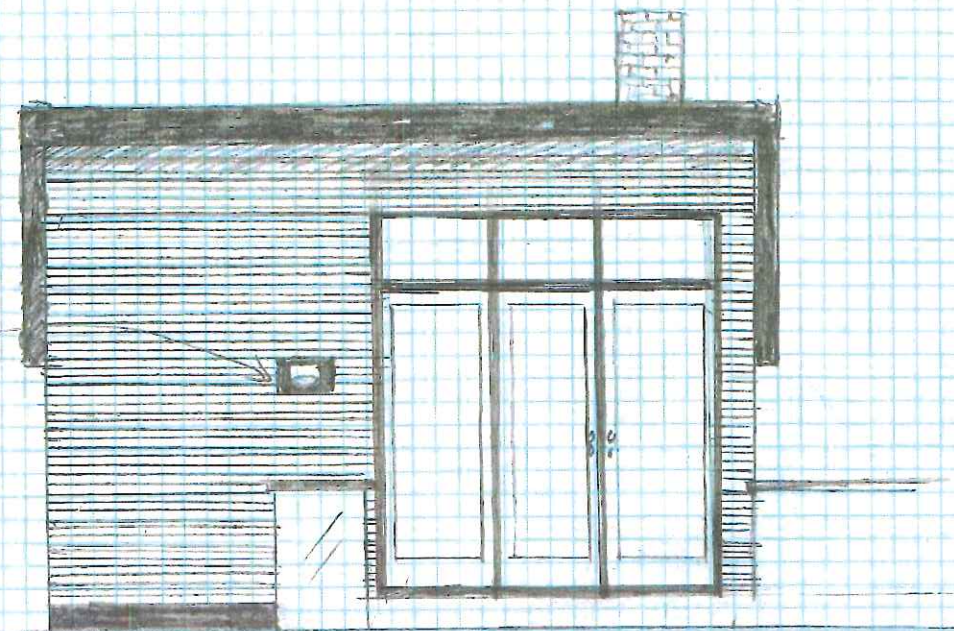
7'2"

10'5 1/2"

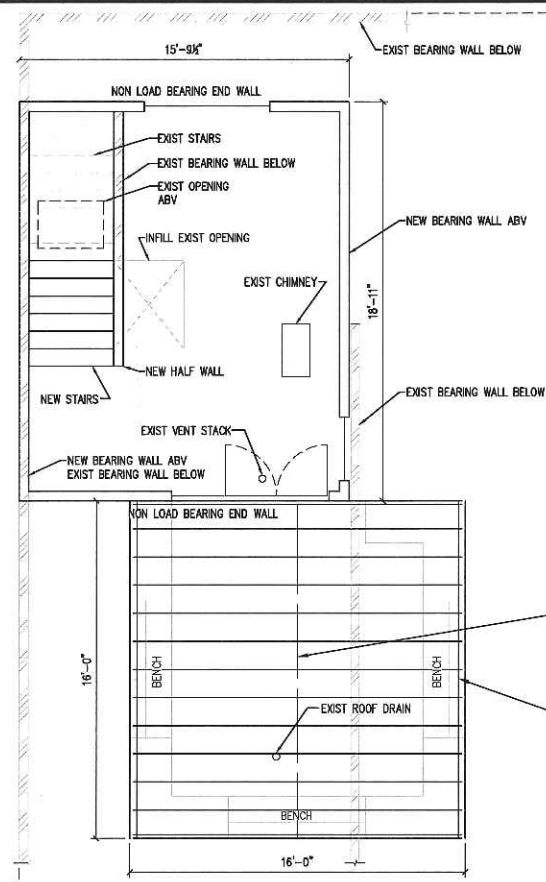
3'10"



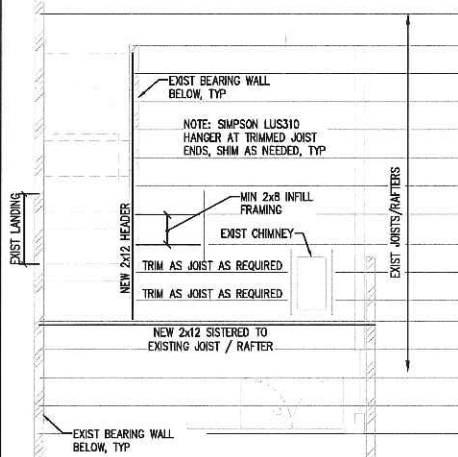
Light



PRINTED: May 01, 2017



ROOF DECK FLOOR PLAN
SCALE: 1/4"=1'-0"

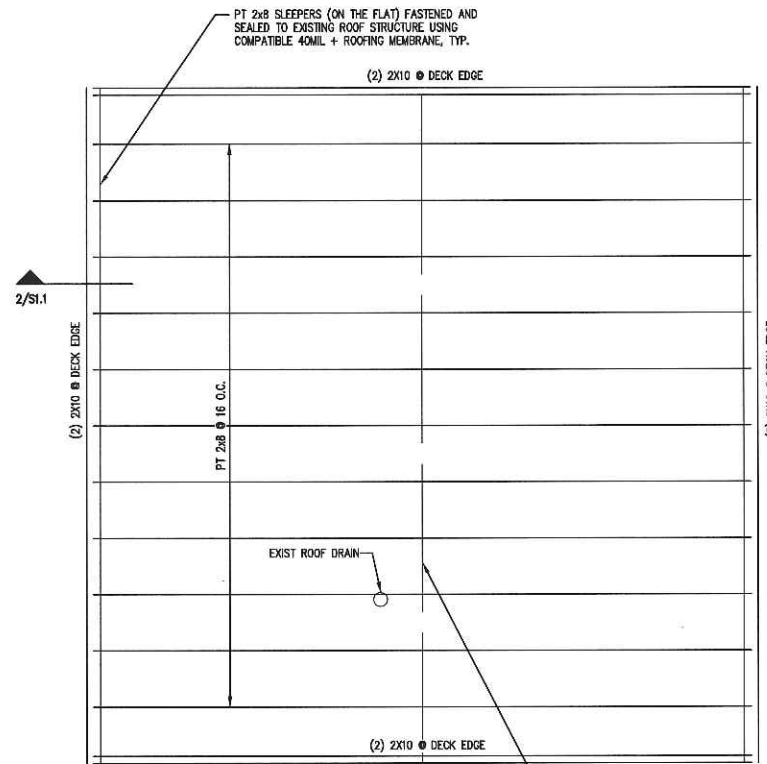


ROOF PARTIAL FRAMING PLAN
SCALE: 1/4"=1'-0"

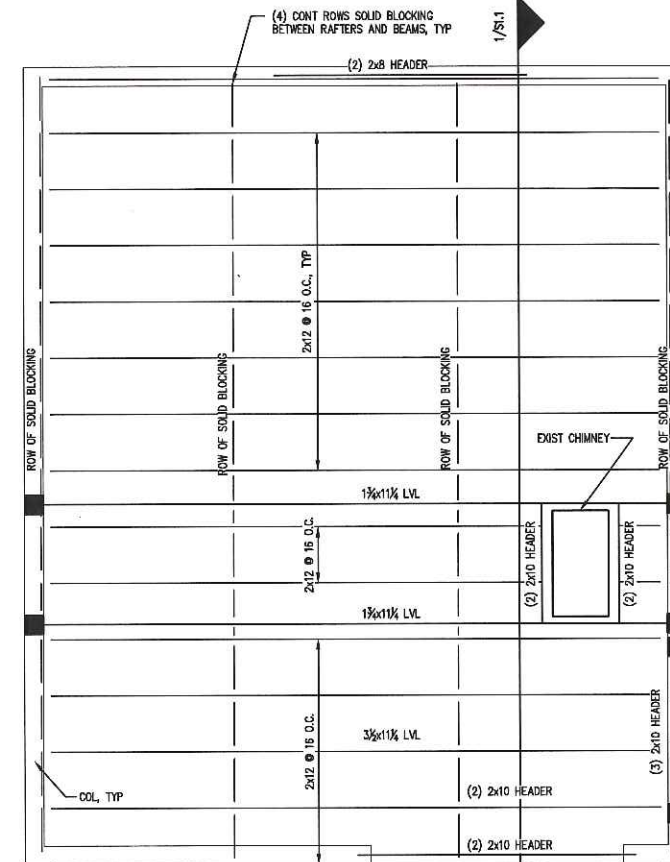
PLAN LEGEND

[Symbol]	BEARING WALL
[Symbol]	BEAM
[Symbol]	COLUMN FROM ABOVE
[Symbol]	COLUMN BELOW
[Symbol]	COLUMN ABOVE AND BELOW
[Symbol]	HOLD-DOWN

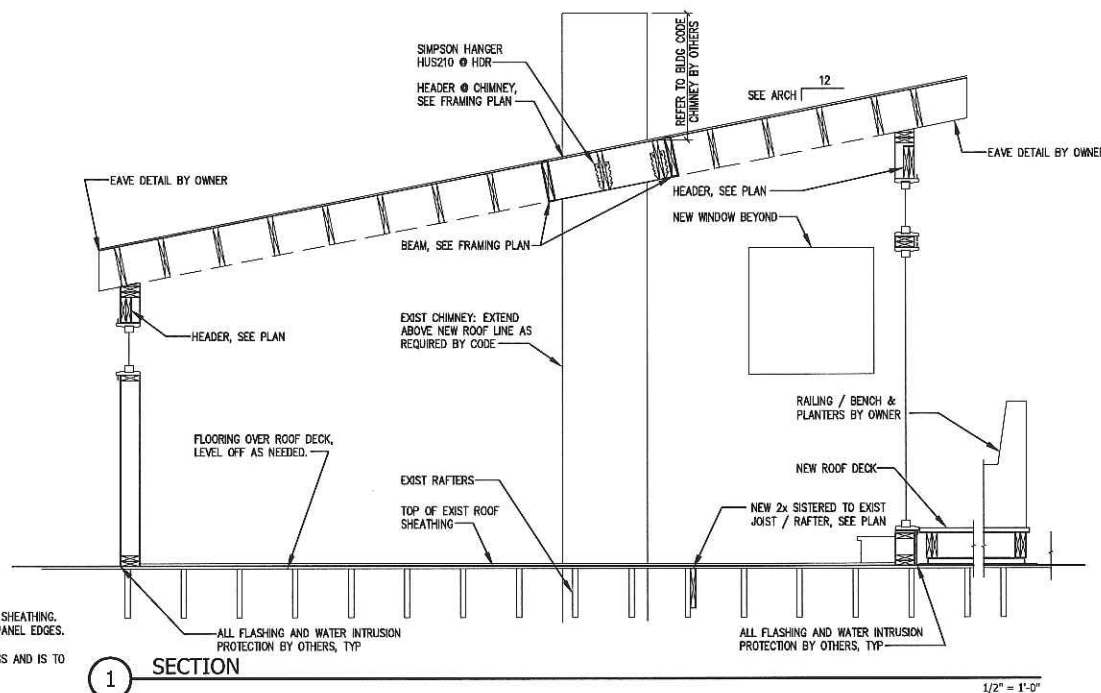
- NOTES:
1. PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST ENDS, TYP.
 2. WINDOW HEADERS SHALL BE (3)-2x10's, U.N.O.
 3. PROVIDE (3)-2x6 COLUMNS, U.N.O.
 4. ALL EXTERIOR WALLS SHALL BE SHEATHED ON ONE SIDE WITH 5/8" APA RATED SHEATHING. NAIL EXTERIOR SHEATHING PANEL EDGES @ 4" o.c. BLOCK AND STAGGER ALL PANEL EDGES. SPACE NAILS AT 12" o.c. AT INTERMEDIATE PANEL EDGES.
 5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS ARE AS SHOWN IN DRAWINGS AND IS TO STOP WORK AND NOTIFY ENGINEER OF RECORD OF INCONSISTENCIES



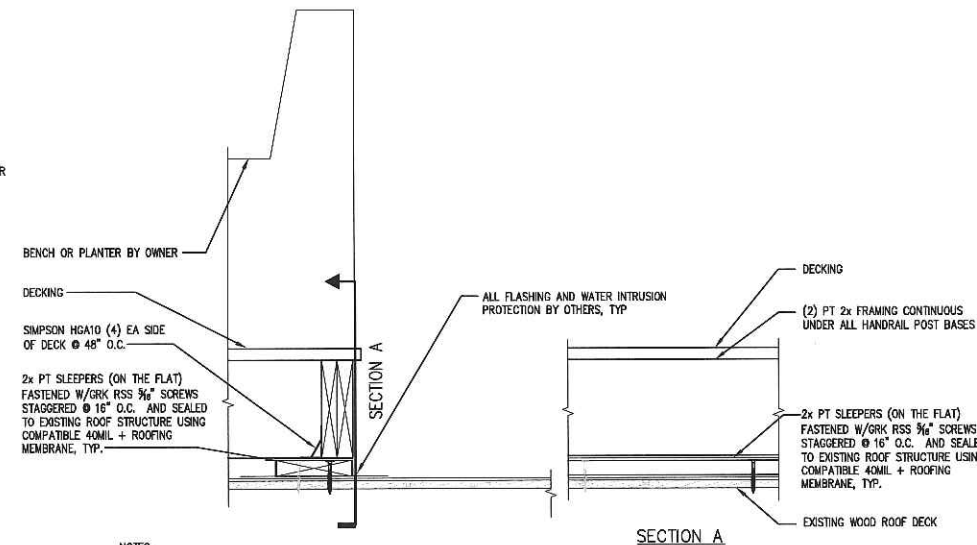
DECK FRAMING PLAN
SCALE: 1/2"=1'-0"



UPPER ROOF FRAMING PLAN
SCALE: 1/2"=1'-0"



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



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

- NOTES:
1. ALL DIMENSIONAL LUMBER SHALL BE No. 1 SOUTHERN PINE, PRESSURE TREATED UNLESS NOTED OTHERWISE.
 2. ALL MATERIALS IN CONTACT WITH THE EXISTING ROOFING SHALL BE COMPATIBLE WITH THE EXISTING ROOFING. CONTRACTOR TO COORDINATE.
 3. SEALING, FLASHING AND PROVIDING A WATERTIGHT ROOF SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR.

CASCO BAY ENGINEERING
424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

CLIENT:
JIM BEAUDRY

21 PINE STREET
PORTLAND ME 04102



PORTLAND, ME

21 PINE STREET DECK

RESIDENTIAL ROOF DECK

ISSUED	DR.	CD.	BY	DATE
DESCRIPTION	CD	ED		
ISSUED FOR CONSTRUCTION	CD	ED		
No.	0			

SHEET TITLE:

DECK AND ROOF
FRAMING PLANS

ATTACHMENT 2
REVISED
ENGINEERING
PLANS

1. REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
2. EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE DRAWINGS OR DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.
4. THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION PROCEDURES, SEQUENCING AND FOR COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS DURING THE WORK.
6. ONE ELECTRONIC COPY OR TWO SETS OF HARD COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER. ONE HARD COPY WILL BE RETURNED TO THE CONTRACTOR AND ONE HARD COPY WILL BE RETAINED BY THE ENGINEER.
7. REFERENCE THE PROJECT SPECIFICATIONS FOR MATERIAL, WORKMANSHIP AND ADDITIONAL INFORMATION NOT COVERED IN THESE NOTES (WHERE APPLICABLE)

1. BUILDING CODES:
INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION
ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
MAINE UNIFORM BUILDING AND ENERGY CODE
2. LIVE LOADS:
ROOF DECK = 60 PSF
4TH FLOOR AREA = 30 PSF
3. SNOW LOADS:
GROUND SNOW LOAD (p_g) = 50 PSF
SNOW EXPOSURE FACTOR (C_e) = 1.0
SNOW LOAD IMPORTANCE FACTOR (I_s) = 1.0
THERMAL FACTOR (C_t) = 1.1
FLAT ROOF SNOW LOAD (p_f) = 39.5 PSF + DRIFT

4. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH IBC 2009 REFERENCED EDITIONS OF THE AITC TRUSS CONSTRUCTION MANUAL AND ACPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
5. ALL FRAMING SHALL BE SPRUCE-PINE-FIR, No.2 OR BETTER U.N.O. AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
6. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT) SOUTHERN YELLOW PINE.
7. WHERE "1x" IS NOTED ON DRAWINGS, PROVIDE LAMINATED VENEER LUMBER, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

Fb = 2600 PSI	Fc = 2510 PSI (PARALLEL TO GRAIN)
Fv = 285 PSI	Fc = 750 PSI (PERPENDICULAR TO GRAIN)
Ft = 1555 PSI	E = 2,000,000 PSI
8. WHERE "2x" IS NOTED ON DRAWINGS, PROVIDE PARALLEL STRAND LUMBER, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

Fb = 2900 PSI	Fc = 2900 PSI (PARALLEL TO GRAIN)
Fv = 290 PSI	Fc = 750 PSI (PERPENDICULAR TO GRAIN)
Ft = 2025 PSI	E = 2,000,000 PSI
9. ALL ENGINEERED LUMBER THAT IS EXPOSED TO WEATHER SHALL BE WOLMANIZED.
10. ALL FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE, GLUED AND NAILED TO FLOOR FRAMING WITH 8d RINK SHANK NAILS AT 8" o.c. AT SUPPORTED PANEL EDGES, 12" o.c. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON DRAWINGS.
11. ALL ROOF SHEATHING (5/8") AND WALL SHEATHING (1/2") SHALL BE APA PERFORMANCE-RATED. ATTACH TO SUPPORTED PANEL EDGES WITH 8d NAILS AT 6" o.c. AND AT INTERMEDIATE SUPPORTS WITH 8d NAILS AT 12" o.c. U.N.O. SEE DRAWINGS FOR MORE STRINGENT NAILING REQUIREMENTS AT WOOD SHEAR WALLS.
12. SHEATHING SHALL BE ORIENTED WITH LONG DIMENSION PERPENDICULAR TO THE SUPPORTS AND BE CONTINUOUS OVER TWO OR MORE SUPPORTS. STAGGER ALL JOINTS & PROVIDE ADEQUATE JOINT SPACING (1/8" TYP) AS RECOMMENDED BY MANUFACTURER.
13. PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.
14. WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.
15. ALL CONNECTION HARDWARE SHALL BE BY SIMPSON STRONG-TIE (OR APPROVED EQUIVALENT) AND SHALL BE HOT-DIPPED GALVANIZED. HARDWARE IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE GALVANIZED G185 (ZMAX). REFER TO MANUFACTURERS LITERATURE FOR PROPER INSTALLATION GUIDELINES.
16. FASTENERS USED IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR OTHER FINISH APPROVED BY ENGINEER.
17. ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT. INSTALL ADDITIONAL SOLID BLOCKING WITHIN FLOOR PACKAGE TO PROVIDE CONTINUITY OF LOAD PATH.
18. PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.
19. SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED WOOD JOISTS AND WALL PANELS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

ABV	ANCHOR BOLT	L	ANGLE
ADDL	ABOVE	LL	DOUBLE ANGLE
ARCH	ADDITIONAL	LB	POUND
&	ARCHITECT	LF	LINEAR FOOT
	AND	LH	LONG LEG HORIZONTAL
		LV	LONG LEG VERTICAL
B/FTG, BOF	BOTTOM OF FOOTING	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MFR	MANUFACTURER
BTM	BOTTOM	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
BTWN	BETWEEN		
C	STRUCTURAL STEEL CHANNEL	NF	NEAR FACE
CANT	CANTILEVER	NO	NUMBER
CP	CAST-IN-PLACE CONCRETE	NS	NEAR SIDE
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CL	CENTERLINE		
CLR	CLEAR	OC	ON CENTER
CNU	CONCRETE MASONRY UNIT	OF	OUTSIDE FACE
CNJ	CONSTRUCTION JOINT	CPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE		
CONN	CONNECTION	P	PIER DESIGNATION
CONTINUOUS	CONTINUOUS	PL	PLATE
CONTR	CONTRACTOR	PP	PARTIAL PENETRATION WELD
CP	COMPLETE PENETRATION WELD	PREFAB	PREFABRICATED
CY	CUBIC YARD	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER		
DIM	DIMENSION	REINF	REINFORCING STEEL
DISCONT	DISCONTINUOUS	REQ, REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
(E), EX, EXIST	EXISTING	SC	SLIP CRITICAL
EACH	EACH	SECT	SECTION
EF	EACH FACE	SHEATH	SHEATHING
EL, ELEV	ELEVATION	SM	SIMILAR
EQU	EQUAL	SGG	SLAB-ON-GRADE
EQUIP	EQUIPMENT	SPACG	SPACING
ES	EACH SIDE	SPECS	SPECIFICATIONS
EW	EACH WAY	SS	STAINLESS STEEL
EXP	EXPANSION	STD	STANDARD
EXT	EXTERIOR	STIFF	STIFFENER
		STIL	STEEL
F	FOOTING DESIGNATION	STR	STRAIGHT
FDN	FOUNDATION	STRUCT	STRUCTURAL
FF	FINISH FLOOR		
FLG	FLANGE	T	TOP
FLR	FLOOR	T&B	TOP AND BOTTOM
FT	FOOT	TOC, T/CONC	TOP OF CONCRETE
FTG	FOOTING	T/FTG, TOF	TOP OF FOOTING
FV	FIELD VERIFY	TEMP	TEMPERATURE
		T/SHELF	TOP OF SHELF
G	GAGE	T/SLAB	TOP OF SLAB
GALV	GALVANIZED	T/STL	TOP OF STEEL
		T/WALL	TOP OF WALL
HOR, HORIZ	HORIZONTAL	TS	STRUCTURAL TUBING
HSS	HOLLOW STRUCTURAL SHAPE	TP	TYPICAL
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
IF	INSIDE FACE		
IN	INCH	VER, VERT	VERTICAL
INFO	INFORMATION	VF	VERIFY IN FIELD
JT	JOINT		
		W	STRUCTURAL STEEL WIDE FLANGE
K	KIP (1 KIP = 1,000 LBS)	W/	WITH
KS	KIPS PER SQUARE INCH	W/O	WITHOUT
		WP	WORK POINT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC



RESIDENTIAL ROOF DECK

DESIGNED:	ED
DRAWN:	CD
DATE:	8-25-16
PROJECT NUMBER:	16-142

S1.0



blue jay carpentry & design, llc

124 Park Ave/ Apt 4

Portland, ME 04101

(207)214-6069

orsn@hotmail.com

ATTACHMENT 3

MATERIALS

materials list

05/05/17

Client: Jim Beaudry

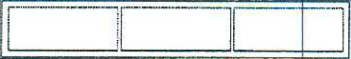
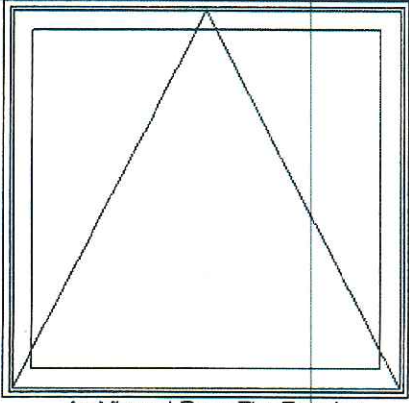
Location:
Pine Street

Area	Material	Color
Decking and guard rail	Composite	Charcoal grey
Roof	Metal raised	Black
Trim	PVC	Painted Black
Siding	McElroy WAVE metal siding	Grey

Orson Horchler / President

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: Rectangular Fixed Unit	Net Price: Ext. Net Price:	USD	
 As Viewed From The Exterior	Entered As: RO FS 71" X 13 1/2" RO 72" X 14" Egress Information No Egress Information available.	Ebony Exterior Bare Pine Interior Integrity Rectangle Wood-Ultrex Rough Opening 72" X 14" IG Low E2 w/Argon 7/8" SDL - With Spacer Bar Rectangular - Special Cut 5W1H Ebony Ext - Bare Int Additional Mull Info: Stand Alone 4 9/16" Jambs Nailing Fin CM/AWN Frame ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please your local representative for exact specifications.		
Line #2 Qty: 1	Mark Unit: 90" direct glaze	Net Price: Ext. Net Price:	USD	
 As Viewed From The Exterior	Entered As: RO FS 89 5/16" X 15 1/2" RO 90 5/16" X 16" Egress Information No Egress Information available.	Ebony Exterior Bare Pine Interior Integrity Rectangle Wood-Ultrex Rough Opening 90 5/16" X 16" IG Tempered Low E2 w/Argon 7/8" SDL - With Spacer Bar Rectangular - Special Cut 3W1H Ebony Ext - Bare Int Additional Mull Info: Field Mull'd 6 9/16" Jambs Nailing Fin CM/AWN Frame ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please your local representative for exact specifications.		
Line #3 Qty: 1	Mark Unit: awning	Net Price: Ext. Net Price:	USD	
 As Viewed From The Exterior	Entered As: CN OMS Ver. 0002.14.01 (Current)	Ebony Exterior Bare Pine Interior Integrity Awning - Roto Operating Wood-Ultrex CN 3735 Rough Opening 37" X 35 5/8" IG - 1 Lite Low E2 w/Argon Satin Nickel Folding Handle Interior Aluminum Screen..... Almond Frost Surround Charcoal Fiberglass Mesh 6 9/16" Jambs Nailing Fin		

ATTACHMENT 4
WINDOW
DETAILS

CN 3735
FS 36" X 35 1/8"
RO 37" X 35 5/8"
Egress Information
No Egress Information available.

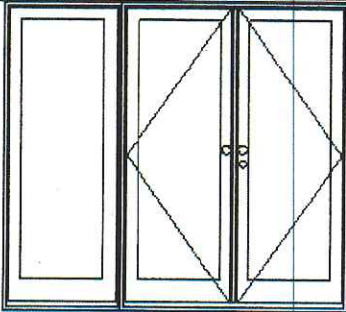
Line #4	Mark Unit: mull kit	Net Price:		
Qty: 1		Ext. Net Price:	USD	

No Image Available

Integrity Parts

11901012 MULL KIT-6 9/16" JB IIFD FOR DG/TRANSOM 6 9/16"
VERTICAL/HORIZONTAL

Line #5	Mark Unit: IIFD2668/IIFD5068	Net Price:		
Qty: 1		Ext. Net Price:	USD	



Stationary Secondary Primary

As Viewed From The Exterior

Entered As: Size by Units
FS 89 5/16" X 79 1/2"
RO 90 5/16" X 80"
Egress Information A1
No Egress Information available.
Egress Information A2
Width: 52 13/32" Height: 76 17/32"
Net Clear Opening: 27.85 SqFt

Ebony Exterior
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
90 5/16" X 80"

Unit: A1
Integrity Inswing French Door - O
Wood-Ultrex
CN 2665
Rough Opening 31 5/16" X 80"
IG - 1 Lite
Tempered Low E2 w/Argon
Bronze Ultrex Sill / Black Weatherstrip

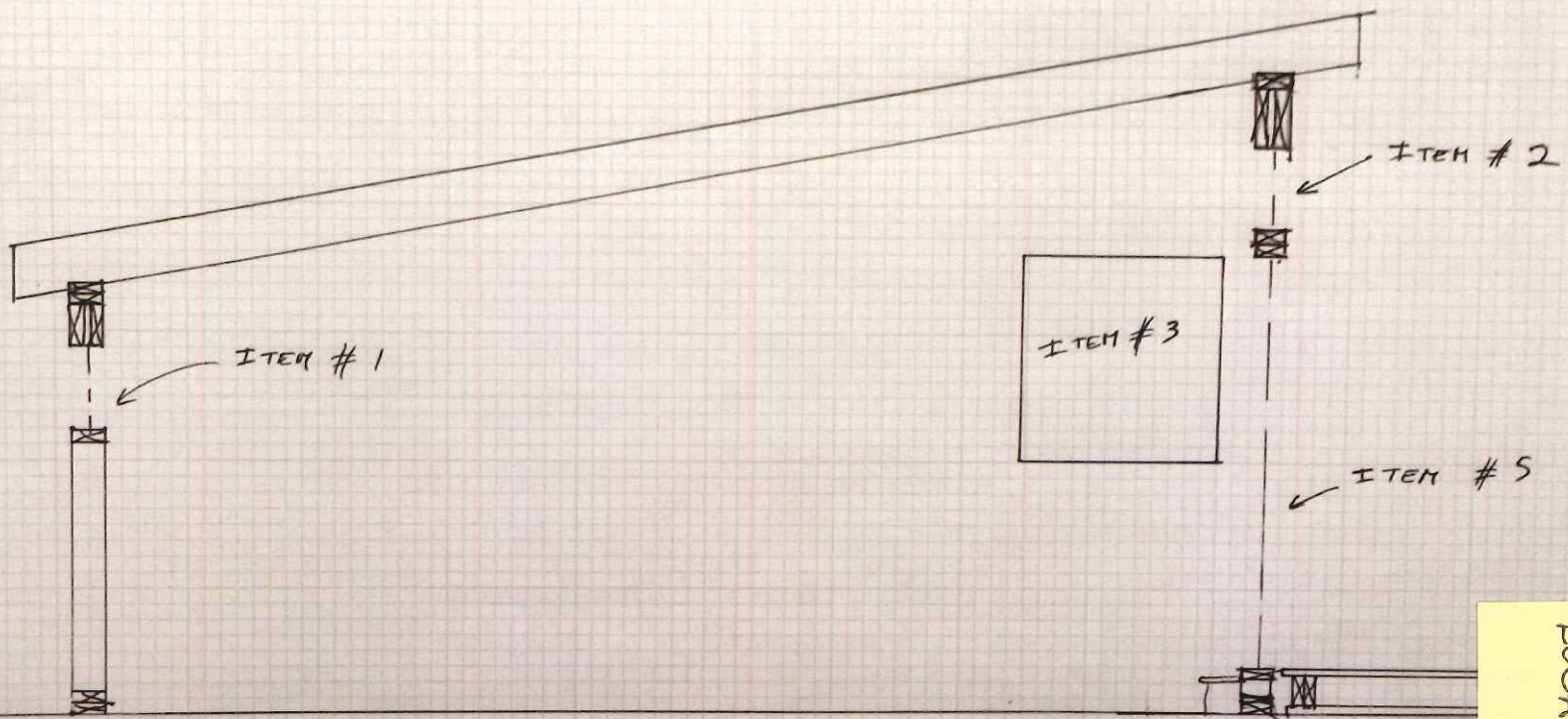
Unit: A2
Integrity Inswing French Door - XX Right Hand
Wood-Ultrex
CN 5065
Rough Opening 60" X 80"
Left Panel
IG - 1 Lite
Tempered Low E2 w/Argon
Right Panel
IG - 1 Lite
Tempered Low E2 w/Argon
Multi-Point Lock
Cambridge Swinging Door Handle Satin Nickel PVD Keyed Exterior Primary Handle Set
Cambridge Swinging Door Handle Satin Nickel PVD Interior Primary Handle Set
Cambridge Swinging Door Handle Satin Nickel PVD Exterior Secondary Handle Set
Cambridge Swinging Door Handle Satin Nickel PVD Interior Secondary Handle Set
Satin Nickel PVD Adjustable Hinges
Exterior Swinging Screen
Ebony Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
Bronze Ultrex Sill / Black Weatherstrip
Factory Mull Charge
6 9/16" Jambs
Nailing Fin

Project Subtotal Net Price: USD
0.000% Sales Tax: USD
Project Total Net Price: USD

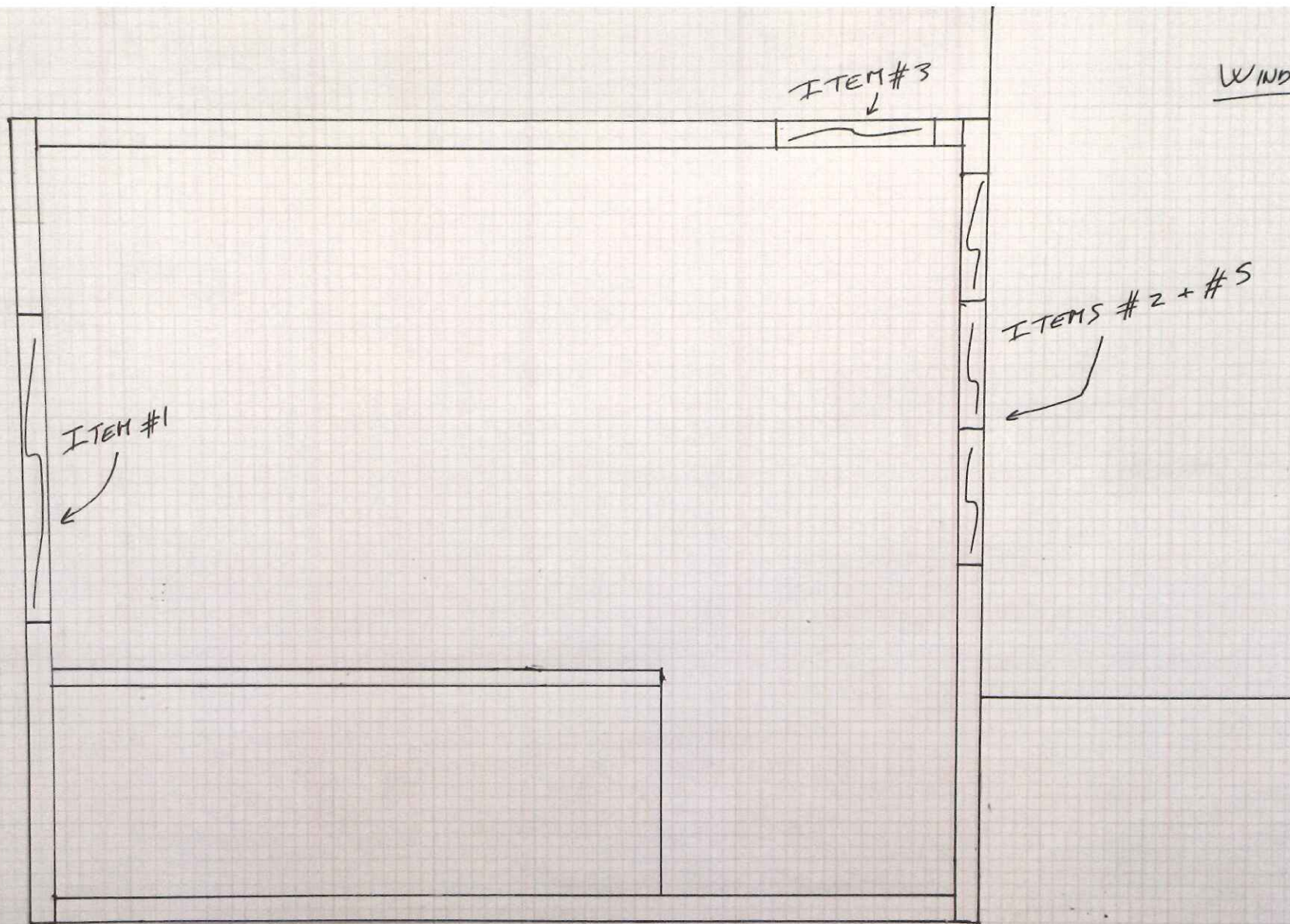
WINDOWS

SCALE

1"



ATTACHMENT 5
WINDOW
LOCATIONS



WINDOWS

ITEM #3
↓

ITEM #1
↙

ITEMS #2 + #5
↙

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Wave Panel

If specifications call for a textured wall design without visible fasteners, the Wave Panel makes an excellent selection. The Wave Panel is installed horizontally utilizing hidden clips and fasteners, resulting in a monolithic and aesthetically pleasing appearance.

This is the
correct color for
21 Pine Ridge top
as well as siding

[Click image to enlarge](#)[Click image to enlarge](#)

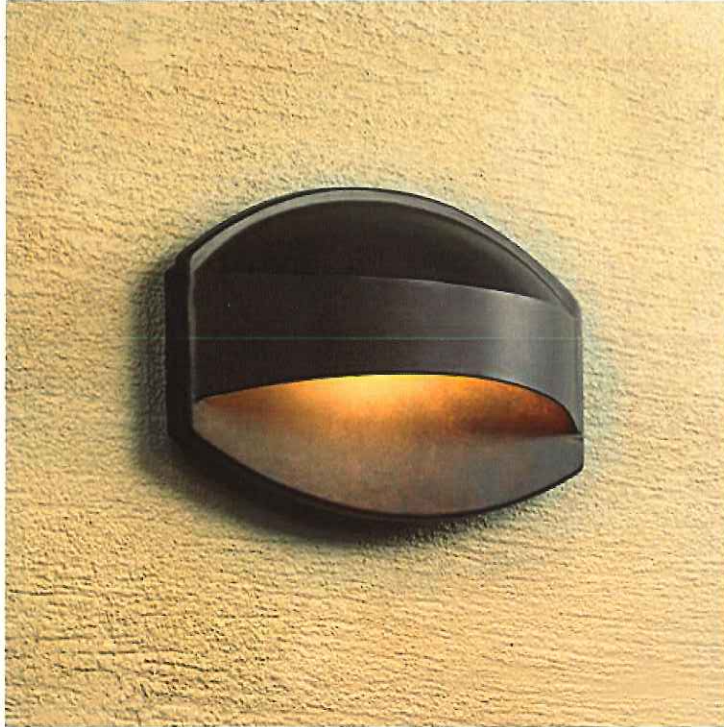
Profiles

[Click image to enlarge](#)[Previous](#)[Next](#)

ATTACHMENT 6
PROPOSED
SIDING

ATTACHMENT 7
PROPOSED
EXTERIOR
LIGHT

Lamps Plus | Outdoor Lighting | Contemporary | Possini Euro Design | Possini Euro Xane Bronze Dark Sky 11" Wide Wall Sconce



Possini Euro Xane Bronze Dark Sky 11" Wide Wall Sconce - Style # P5936

OTHER OPTIONS



\$129.99

Compare \$194.99

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

1

ADD TO CART

ADD TO WISH LIST

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

[7 Reviews](#)

This Dark Sky compliant, indoor - outdoor wall sconce is from the Possini Euro Design lighting collection.

[MORE DETAILS >](#)



[PRODUCT DETAILS](#) | [RELATED PRODUCTS](#) | [OTHER OPTIONS](#) | [REVIEWS](#)

MORE YOU MAY LIKE



\$79.95



\$129.99



\$149.99



\$169.99



\$129.95

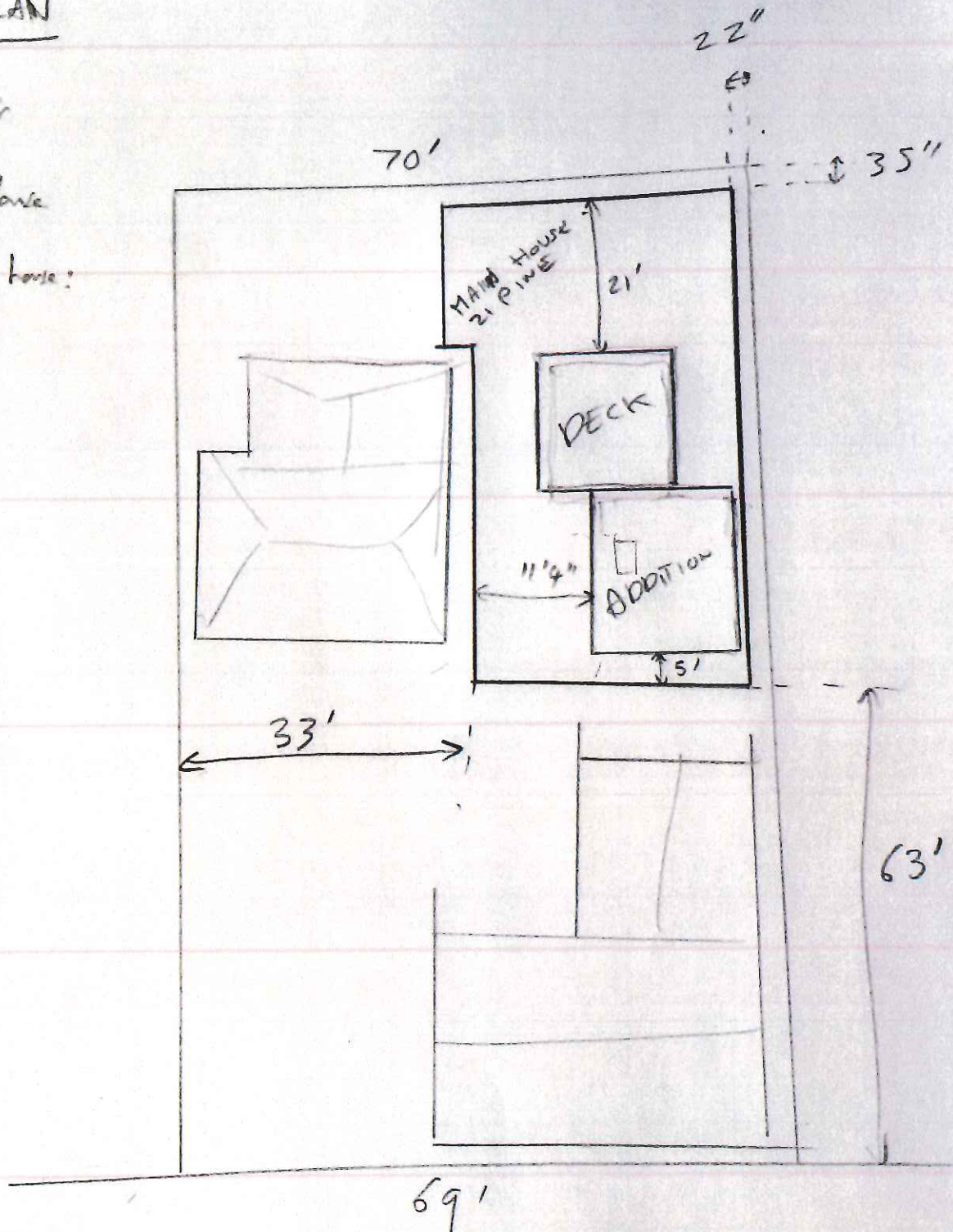
PRODUCT DETAILS

Modern lines are combined with gorgeous materials in this horizontal outdoor light. The sleek design will add contemporary class and appeal to your home.

- 11" wide x 7" high x extends 3" from the wall.
- Includes one 40 watt G9 Halogen bulb.

PLOT PLAN

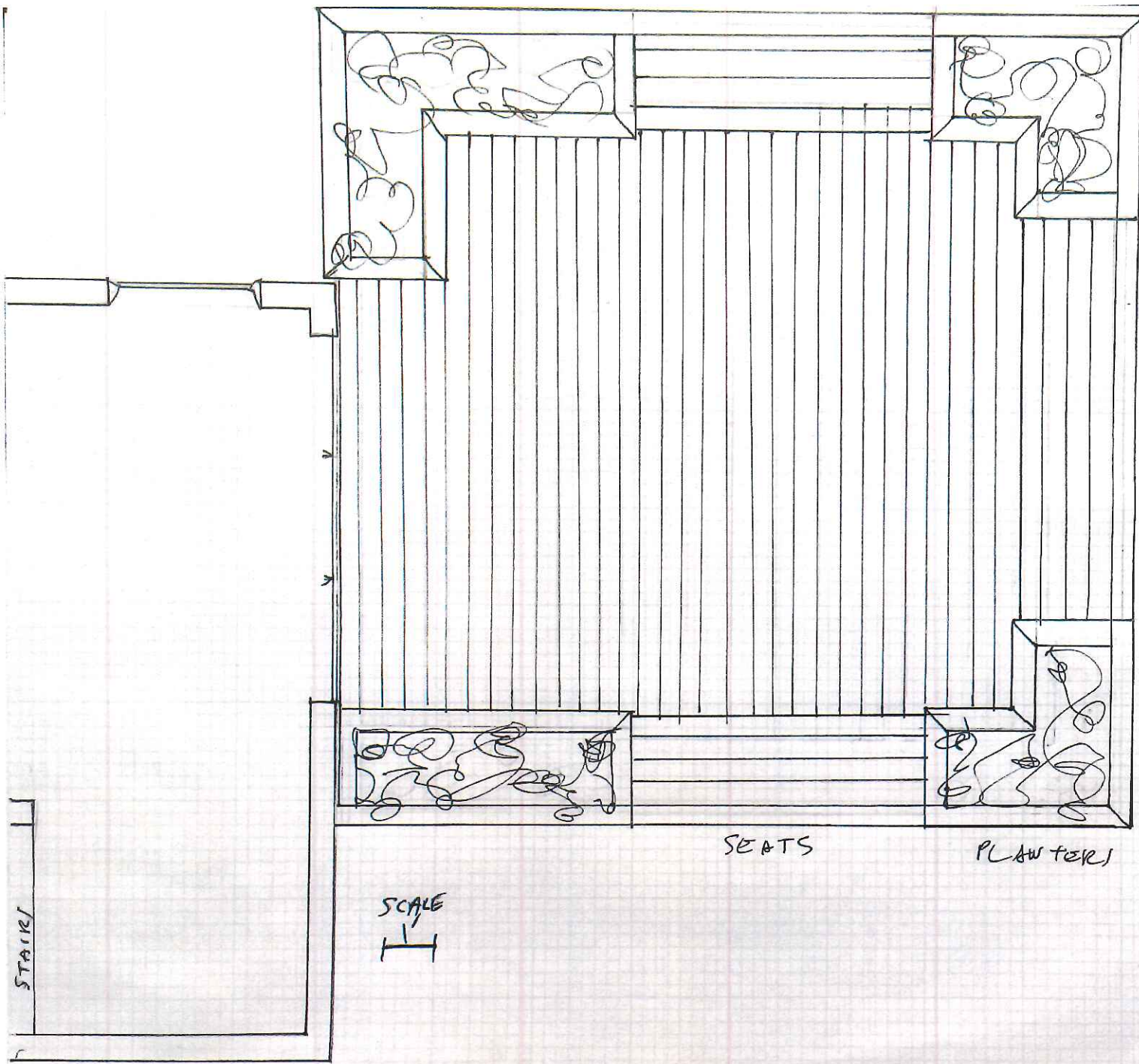
- Addition is on top of existing house
- Height of house: 23' 8"



PINE STREET

ATTACHMENT 8

ROOF & DECK
PLANS
(UNCHANGED)



DECK

SEATS

PLANTERS

SCALE
1-1

PLANTERS

SEAT

PT PLYWOOD

SCALE

1'

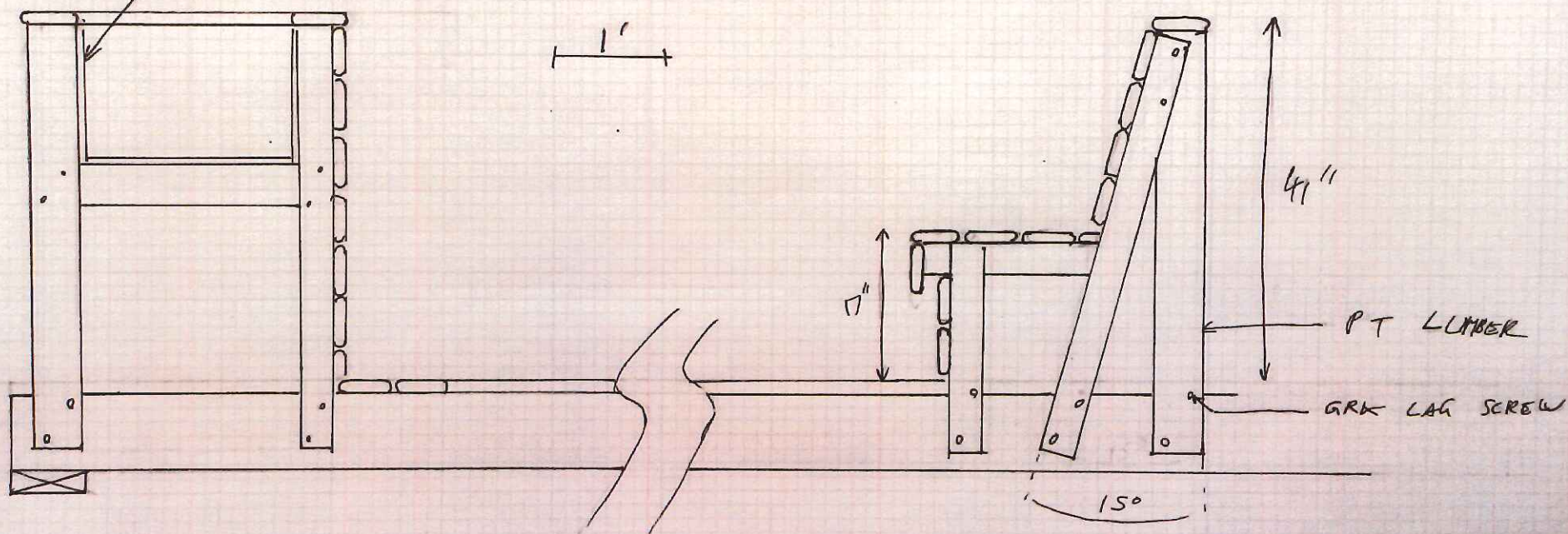
17"

41"

PT LUMBER

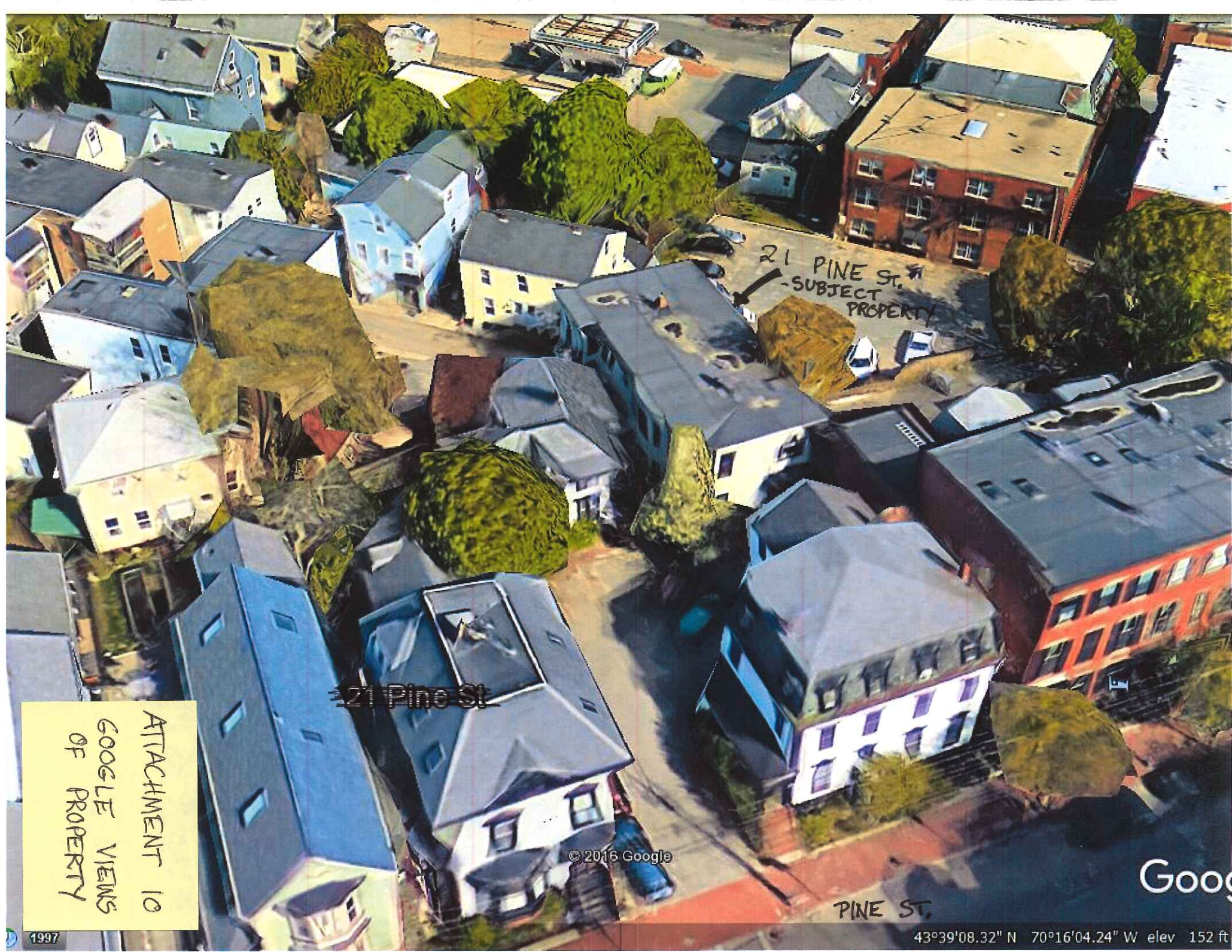
GRK LAG SCREW

15°





ATTACHMENT 9
PROPOSED
DECKING
(UNCHANGED)



21 PINE ST.
- SUBJECT
PROPERTY

ATTACHMENT 10
GOOGLE VIEWS
OF PROPERTY

21 Pine St

© 2016 Google

PINE ST.

Goog

43°39'08.32" N 70°16'04.24" W elev 152 ft

1997



SUBJECT
PROPERTY



© 2016 Google

© 2017 Google

Goog

43°39'10.21" N 70°16'05.88" W elev 150 ft



ATTACHMENT II
CONTRACTOR'S
PHOTO OF
PROPERTY

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

**PUBLIC HEARING
32 THOMAS STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: May 12, 2017

RE: May 17, 2017 **PUBLIC HEARING**

Application for: After-the-Fact Request to Amend Previously-Approved Plans

Address: 32 Thomas Street
New Building Connector between Williston West Church and Parish Hall

Applicant: Frank Monsour, 32 Thomas Street LLC

Architect: Matthew Winch

Introduction

Architect Matthew Winch, representing property owner and applicant Frank Monsour, is requesting after-the-fact approval to amend previously approved plans for the new building addition that connects Williston West Church and its Parish Hall at 32 Thomas Street. The overall project, which included exterior repairs and alterations, site alterations and the replacement connector, was originally approved on November 18, 2015. Additional drawings to satisfy outstanding conditions of approval were formally approved in a letter from HP staff on May 2, 2016.

The applicant is requesting the following amendments to the approved plans:

- To revise the glazing system for the front elevation of the building connector from a butt-glazed entry system with floor-to-ceiling doors and windows and bronze hardware to a standard storefront system with bronze anodized aluminum finish framing and natural finish hardware. The storefront system includes a transom above shorter doors and windows.
- To revise the design, materials and finishes of the railing installed in front of the building connector. The approved railing was 34" tall, featured a bronze handrail and aluminum balusters and posts, painted black. As constructed, the railing is made entirely of bronze anodized aluminum, is 40" tall with a second 34" handrail attached

The revised railing was brought to the staff's attention by the contractor at the recommendation of the architect. When Mr. Winch was shown the railing by the general contractor in a site visit, he noted that it did not comply with the approved design and that he had not been provided a shop drawing for final sign-off prior to its fabrication. As built, the railing is 40 inches tall and all components of it feature square edges. The top rail, which was to be graspable in the original design, is squared off and is too high and too wide to meet code in terms of being graspable. To meet code requirements, the fabricator added a lower, graspable handrail inside the railing system at 34" above grade. The entire assembly is bronze anodized aluminum.

In comparing the drawings of the approved project and the existing work, staff also noted that the entry system was not consistent with what had been approved by the Board. The finished appearance of the entry system shows that it has been constructed in a standard storefront system with bronze anodized aluminum framing, rather than a butt-glazed system. Unlike the original design, the new system also features a transom above shorter doors and windows. The door hardware has a bright natural finish rather than the bronze that was specified in the original drawings.

In his letter, Mr. Winch describes the circumstances that led to the deviation from the approved plans. The concerns described in the letter do not explain the change in the design itself (which now includes a transom) or the different hardware finish. The decision to change the entry system was made by the project team without advance notice or approval from city staff.

Staff Comments

The Board will need to determine whether the requested amendments to the previously-approved plans are generally consistent with the Board's original approvals or whether the design and material substitutions negatively impact the original design intent for the connector. As with all after-the-fact approvals, the fact that the work has already been completed should not influence the Board's deliberations.

The architectural character of the connector was discussed at some length during the Board's original deliberations. The 11/18/15 staff report includes a summary of the Board's response to the proposed connector design when it was presented at the workshop preceding the public hearing:

With respect to the replacement building connector, the Board appeared to be supportive of the general design approach, which was clearly contemporary, simple in form, detailing and material palette and sufficiently recessive to allow the two abutting historic structures to dominate. Board members did recommend using copper for roof edge details and fascia to integrate the new all-glass structure with the material palette of the historic structures. They also encouraged the railing system in front of the connector to be as simple and recessive as possible.

Similarly, staff notes from the April 20, 2016 consent review of the final railing design indicate that the Board expressed a strong preference for a simplified design and one which incorporated a true bronze handrail to be consistent with the historic building complex's quality of materials.

With respect to the question of meeting code requirements, it should be noted that the original approved railing design—which called for a height of 34”, featured a single graspable handrail at the top and no handrail extension typical of ADA-design railings—was acceptable to code officials given the historic designation of the building.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 17, 2017 public hearing and information included in the accompanying staff report, the Board finds that the requested amendments to previously-approved designs for the exterior of the new building connector and associated railing system at 32 Thomas Street **is/is not generally consistent** with the Board’s original approval and **approves/denies** the applicant’s request for amendments, **(with/without the following conditions:.....)**

Attachments

1. Letter from Matthew Winch
2. Photographs of as-built conditions
3. May 2, 2016 approval letter—includes final stipulations for railing
4. Elevation of connector from 11/18/15 approved plans
5. Proposed handrail design presented for Board consideration on April 20, 2016
6. Shop drawing for railing – not submitted to architect or City



May 8, 2017

Portland Historic Preservation Board
389 Congress Street
Portland Maine, 04101

Re: Request for Alteration to Approved Plan
32 Thomas St – Williston West Church

Dear Chair Benson and Members of the Historic Preservation Board,

On behalf of 32 Thomas Street LLC please accept and consider this request for deviation to the approved Certificate of Appropriateness for the conversion of the parish house at 32 Thomas Street to 5 residential dwelling units and office use. Our client is requesting a deviation from the approved exterior (Thomas Street) handrail at the new main entrance to the building as well as a deviation to the approved exterior entry doors to the building.

As you recall, the Board's approval letter requested a simple black railing system with a bronze cap at the railing coming down from the plinth created at the new main entrance. We would like to propose a modified coating system that foregoes the bronze cap. There is some concern with galvanic corrosion over time with the connections and any failure of separations between the dissimilar metals. The system proposed would be a heavy powder coated aluminum with a simulated bronze finish. This could be for the entire railing system or just the top rail if the black balusters were still preferred.

We are also requesting a deviation from the approved entry doors due to the concern with the long term weather-ability of the originally submitted but glazed system. During construction, the glazing sub-contractor could not guarantee the seals and system would function fully under the harsh weather conditions of a Maine winter as well as this portico location. It has been discovered through construction that the wind and snow gets driven through the space between the parish house and sanctuary in a sever manner, which would cause snow and ice to build up in a dramatic fashion around the thermal breaks of this system. The portico while only mildly heated would create a build up of ice and water at the doors.

We are therefore requesting a review of these two systems so that we might discuss the alternatives to both.

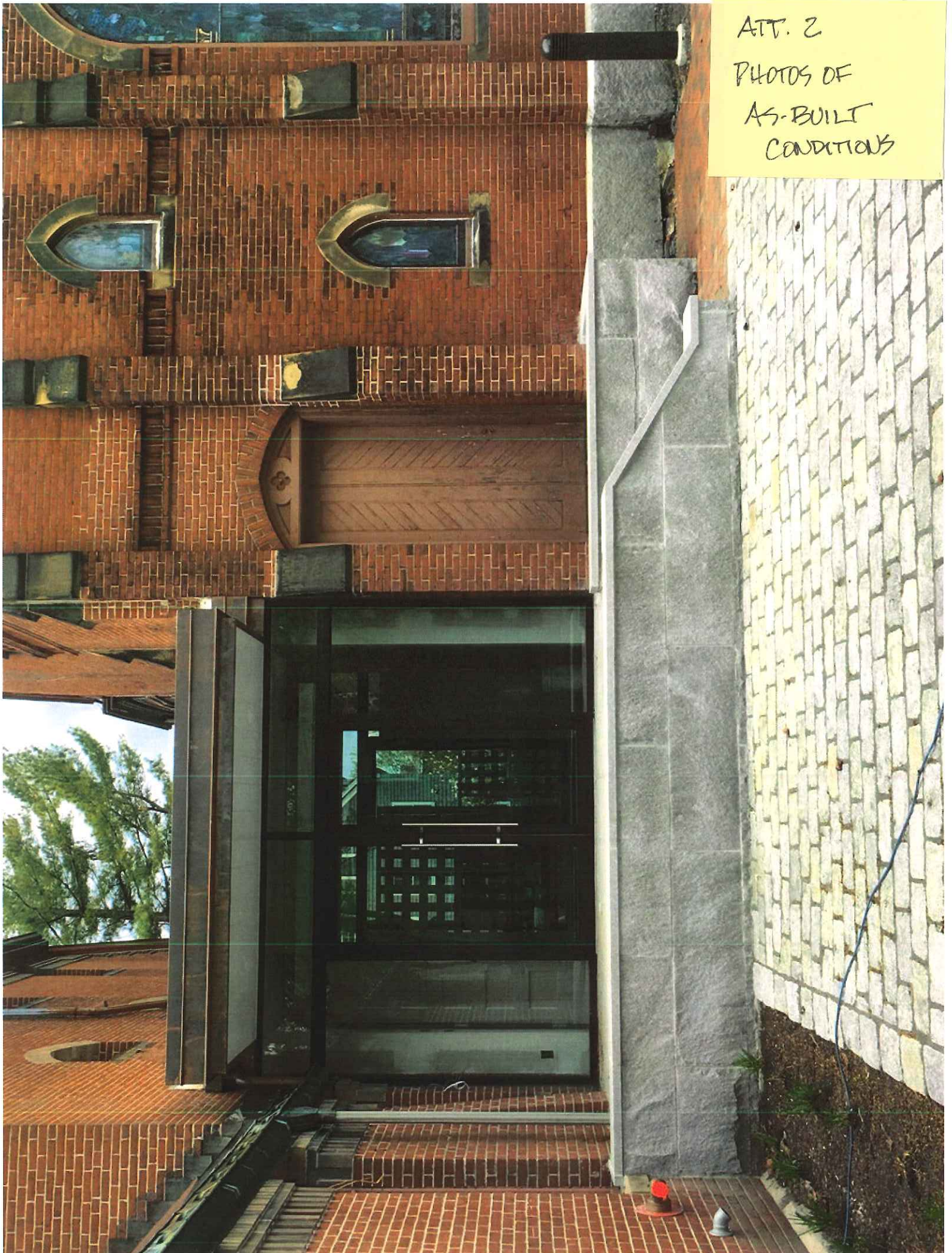
Sincerely,

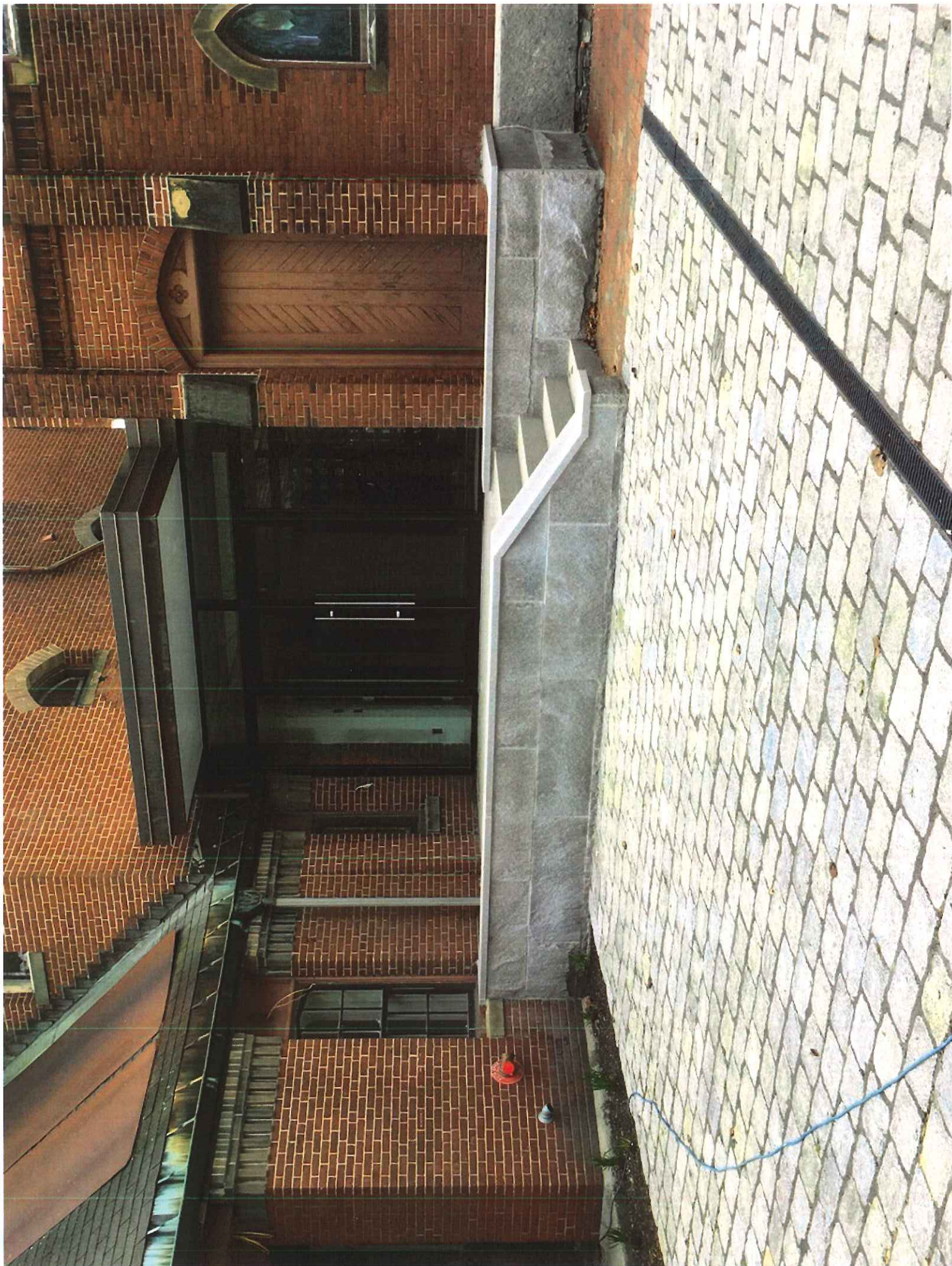
A handwritten signature in red ink, appearing to read "m.g. winch", is written over the printed name.

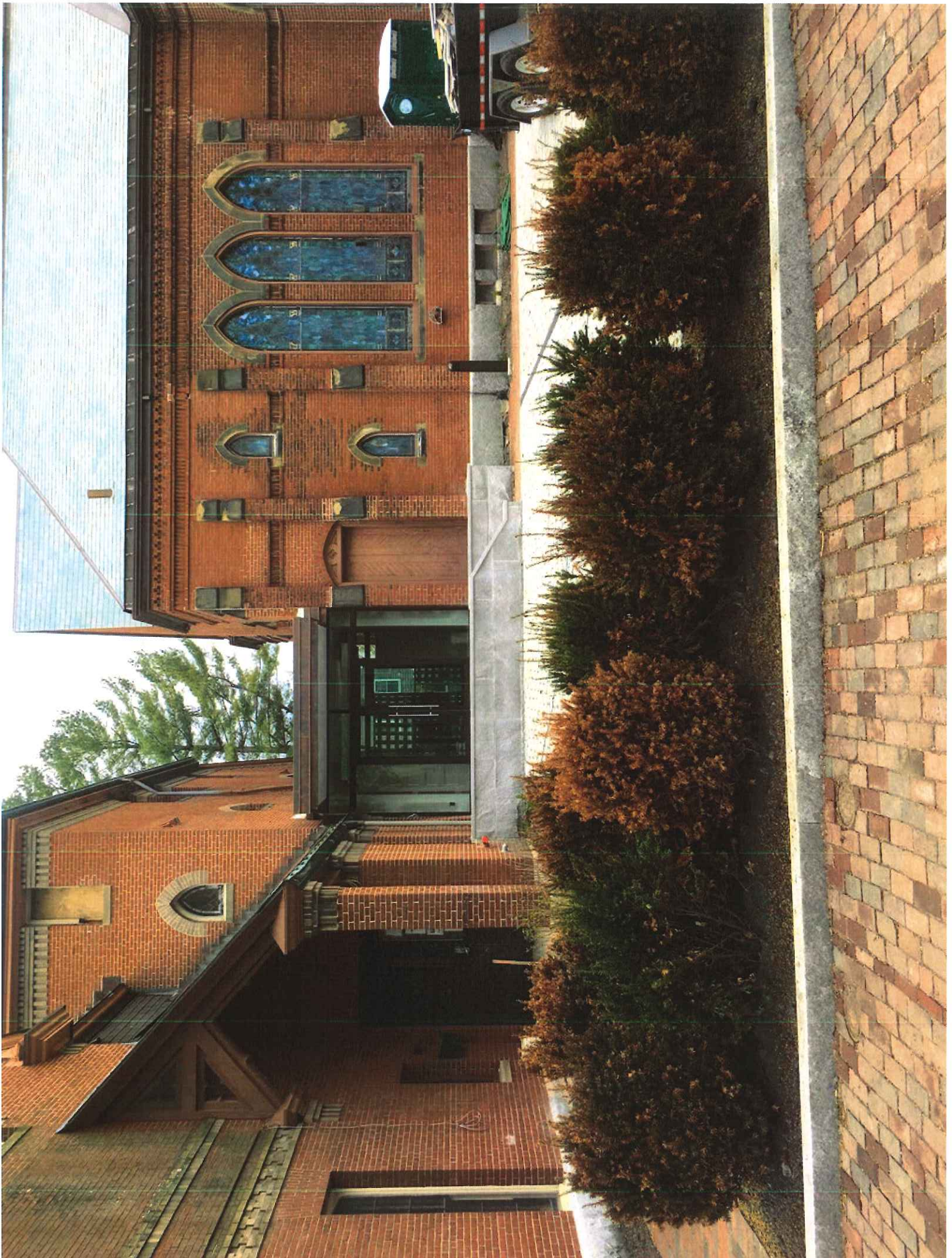
Matthew G Winch, Architect
Principal

ATT. 2

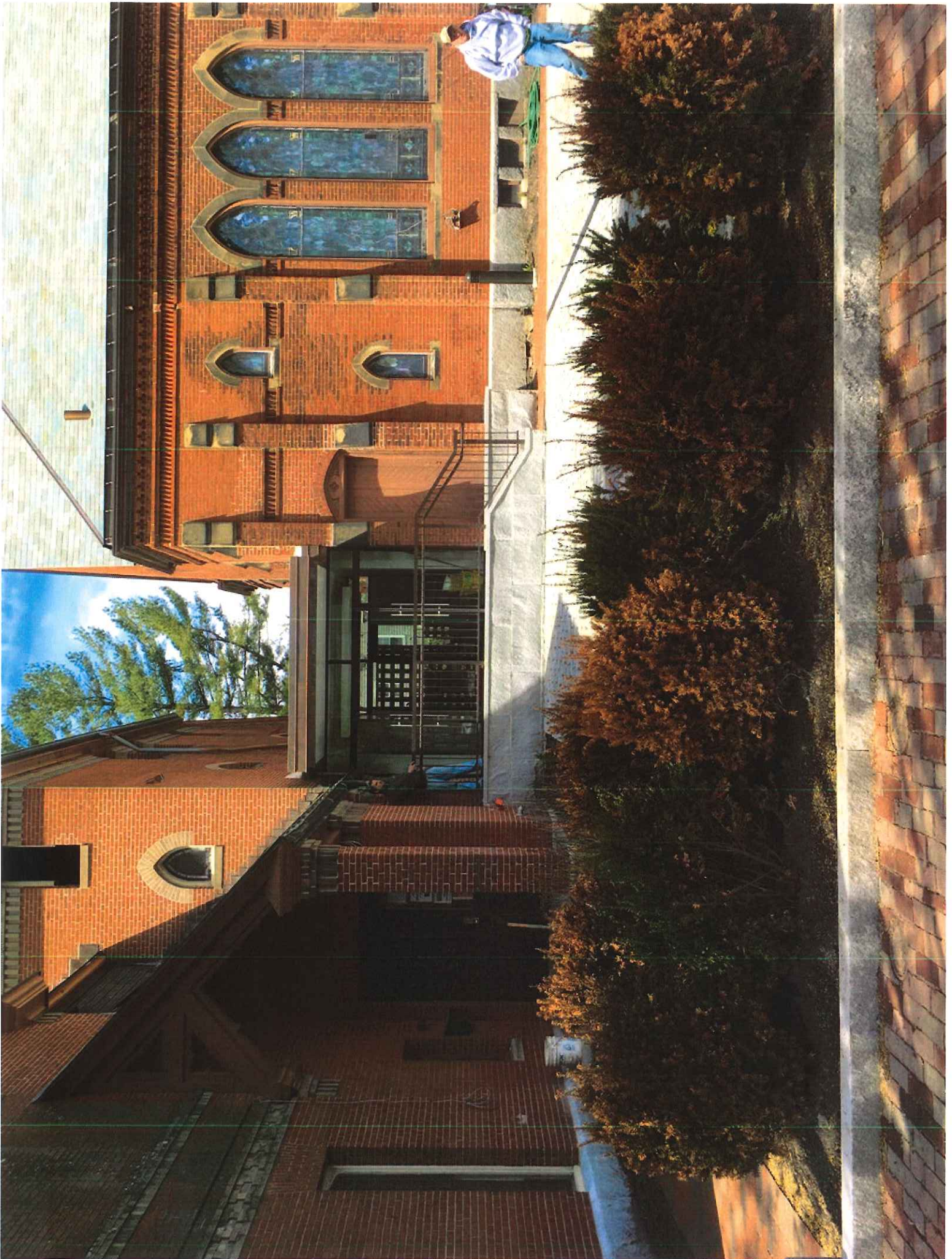
PHOTOS OF
AS-BUILT
CONDITIONS

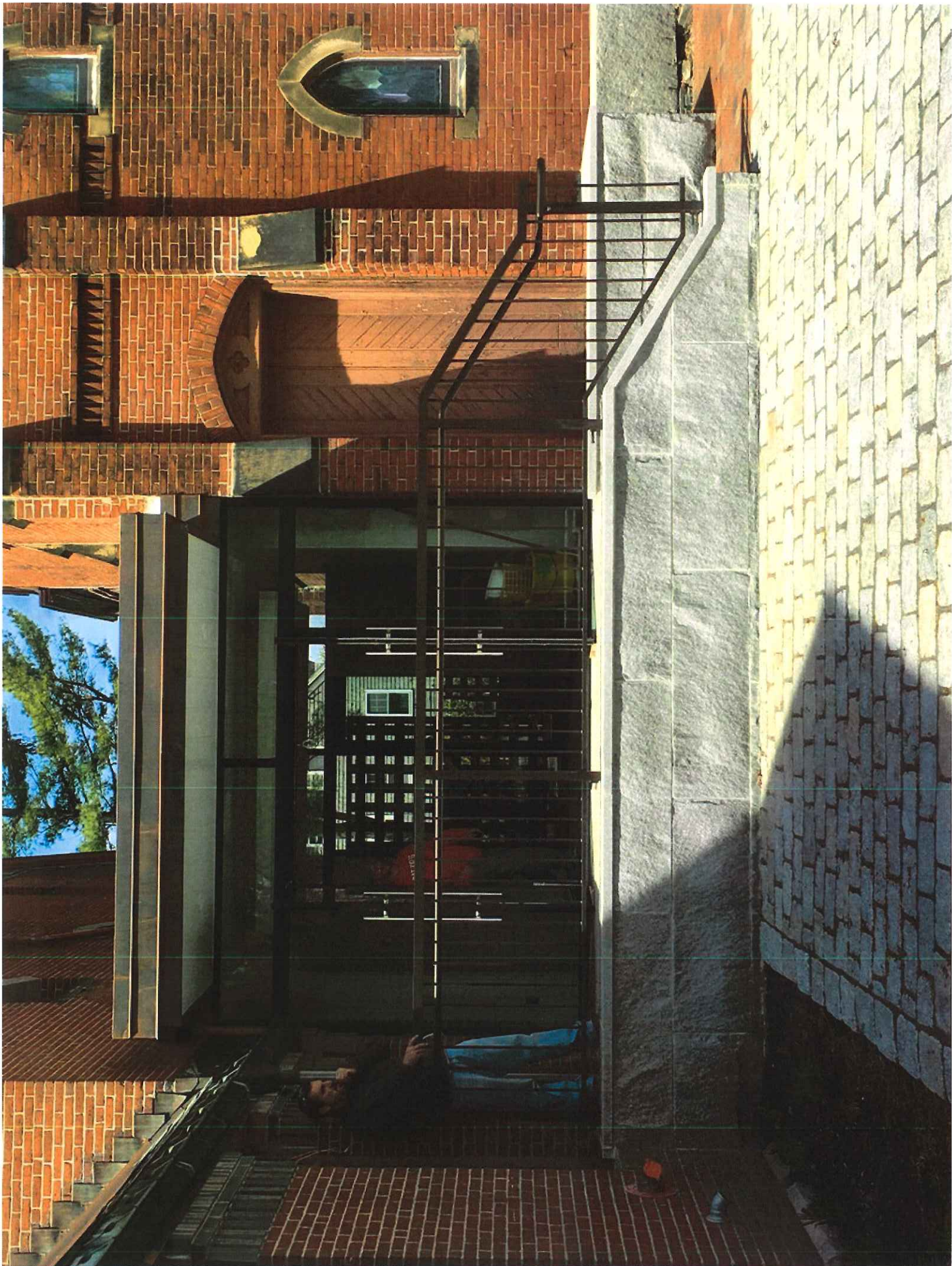












CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

May 2, 2016

Frank Monsour
32 Thomas Street LLC
c/o Matthew Winch
41 Edgewood Avenue
Portland, Maine 04103

Re: 32 Thomas Street; Comprehensive Site Alterations, Replacement of Building Connector
between Parish Hall and Williston West Church

Dear Mr. Monsour:

On November 18, 2015, the City of Portland's Historic Preservation Board voted to approve your application for a Certificate of Appropriateness for a comprehensive program of site improvements at the Williston West Church complex at 32 Thomas Street. Approval was also granted for the replacement of the existing building connector between the church and parish hall.

Approval was made subject to the following conditions:

- Add separate walkway that runs from Thomas Street sidewalk to new connector. Walkway to run parallel to south elevation of church and then return toward connector. Planting bed to be provided immediately adjacent to south elevation of church.
- Expand depth of planting bed underneath stained glass windows at rear of paved courtyard.
- Add planting bed against north elevation of Parish Hall
- Final railing design to be reviewed and approved by staff. As per staff review, final railing design to feature simple straight black balusters with bronze rail.

As of this date, Historic Preservation staff has reviewed and approved the revised site plan and railing design submitted 2/28/16 to satisfy conditions of approval. Staff finds that all conditions have been met.

Construction to be carried out as shown on the plans and specifications submitted for the 11/18/15 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved

by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

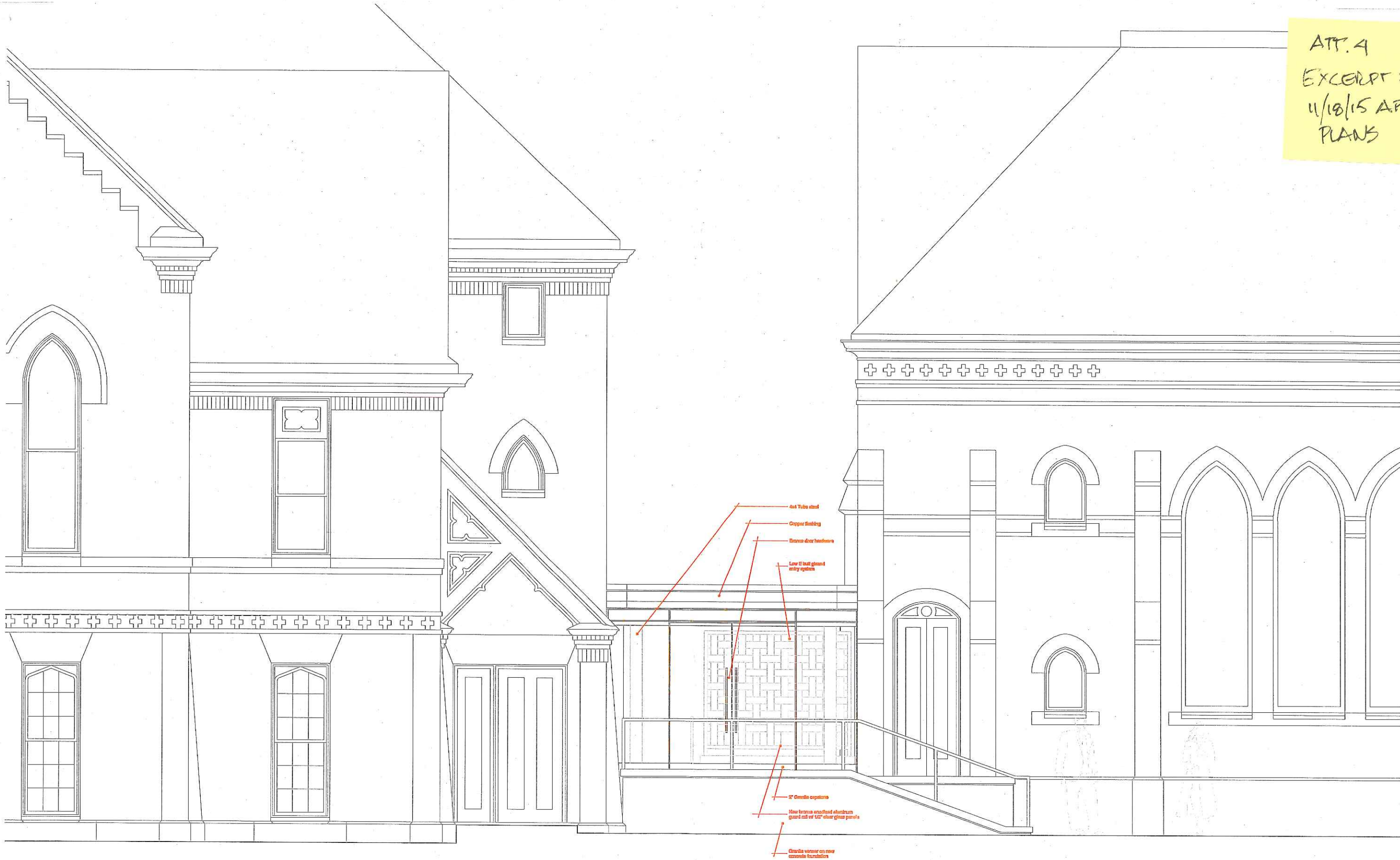
This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Andrews". The signature is written in a cursive, flowing style.

Deborah Andrews
Historic Preservation Program Manager

ATT. 4
EXCERPT FROM
11/18/15 APPROVED
PLANS



41 edgewood ave
portland, maine 04103
telephone 207 450 0783
e-mail matt@edwinchase.com

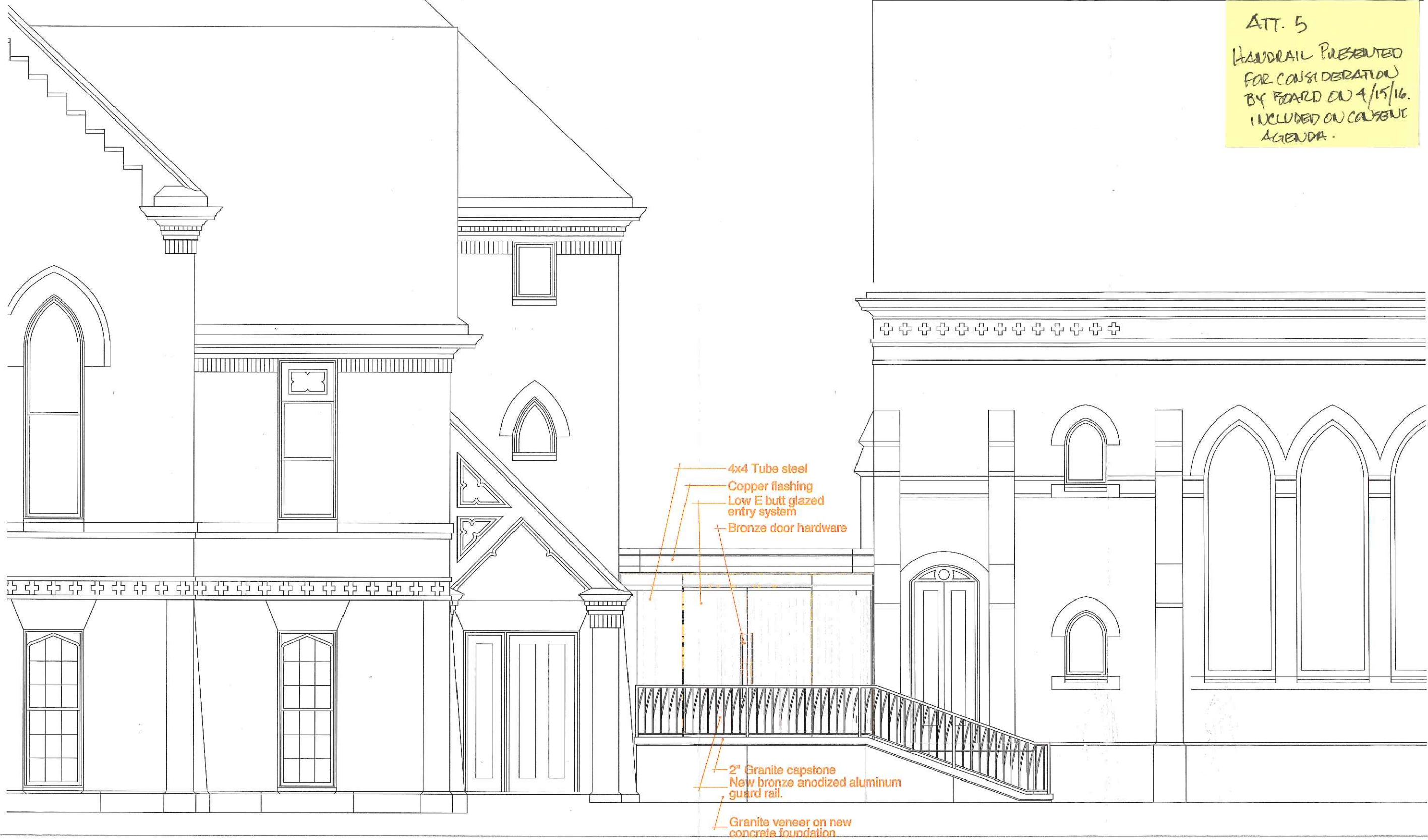


PO Box 316
Portland, Maine 04107
telephone 207 633 6339
e-mail orcutt@orcutt.com

Williston West
32 Thomas Street LLC
32 Thomas Street
Portland, Maine

date November 10, 2015
scale 1/2" = 1'-0"
project # 2011-019
drawing title Enlarged Thomas St Elevation

ATT. 5
HANDRAIL PRESENTED
FOR CONSIDERATION
BY BOARD ON 4/15/16.
INCLUDED ON CONSENT
AGENDA.



GARRISON
CONSULTING
41 edgewood ave
portland, maine 04103
telephone 207 450 0750
e-mail mathewvinch@earthlink.net

project name
**32 Thomas Street
Apartments**
project location
32 Thomas Street
Portland Maine 04101

Revisions	date
Issued for Pricing	02/26/2016
Issued for Permit	03/22/2016

date
February 29, 2016
scale
1/4" = 1'-0"
project #
2011-018
drawing title
**Enlarged Thomas
Street Elevation**
drawing number
A302

ATT. 6

NOT DRAWING
OF RAILING -
NOT PROVIDED TO
ARCHITECT OR
CITY STAFF

