

1. Legal Ad

Documents:

[11-29-17 LEGAL AD.PDF](#)

2. Agenda

Documents:

[11-29-17 AGENDA.PDF](#)

3. Election Of Officers

Documents:

[MEMO - ELECTION OF NEW OFFICERS.PDF](#)

4. 61 Deering Street And 510 Cumberland Avenue

Documents:

[HP MEMO - 61 DEERING ST. AND 510 CUMBERLAND AVE..PDF](#)

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

On **Wednesday, November 29, 2017**, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

- 1. ELECTION OF NEW OFFICERS**
- 2. WORKSHOP**
 - i. Preliminary Review of Proposed New Construction, Building Addition and Alterations to Existing Non-Contributing Structure; 61 DEERING ST. and 510 CUMBERLAND AVENUE; Avesta Housing, Inc., Applicant.
- 3. CONSENT AGENDA**

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

HISTORIC PRESERVATION BOARD AGENDA

November 29, 2017 at 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 NOVEMBER 1, 2017:**
 - i. Certificate of Appropriateness for Exterior Alterations; 38 WHARF STREET; 217 Commercial St. Associates, Inc., Applicant.
 - ii. Certificate of Appropriateness for Dormer Addition; 14 MARSHALL STREET; Andrea LaPlante, Applicant.
- 4. ELECTION OF NEW OFFICERS**
- 5. WORKSHOP**
 - i. Preliminary Review of Proposed New Construction, Building Addition and Alterations to Existing Non-Contributing Structure; 61 DEERING ST. and 510 CUMBERLAND AVENUE; Avesta Housing, Inc., Applicant.
- 6. CONSENT AGENDA**

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

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: November 22, 2017
RE: **Election of New Officers**

As Board members will recall, the Board will be electing new officers at its November 29th meeting. At the last meeting, staff asked that any nominations for chair or vice chair be forwarded to staff in advance of the meeting.

We have received the following nominations for officers:

Chair: Julia Sheridan
Vice Chair: Bruce Wood

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

**WORKSHOP
61 DEERING STREET and 510 CUMBERLAND**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: November 20, 2017

RE: November 29, 2017 **2nd Workshop** – Preliminary Review of Proposed
New Construction, Alterations to Existing Non-
Contributing Buildings and Building Addition

Address: 61 Deering Street and 510 Cumberland

Applicant: Avesta Housing Development Corporation

Architect: David Lloyd, Archetype

Introduction

Following an initial workshop on November 1st, architect David Lloyd and representatives of Avesta Housing Development Corporation have requested a second workshop to present revised plans for the redevelopment of property at 61 Deering Street and 510 Cumberland Avenue. Board members will recall that the subject property occupies the western end of the block bounded by Deering Street, Mellen Street and Cumberland Avenue and includes a surface parking lot and contributing historic structure fronting on Deering Street as well as two connected noncontributing buildings and a surface parking lot on Cumberland. The applicant intends to sell the historic structure at the corner of Deering and Mellen and redevelop/renovate the balance of the parcel. “Deering Place” will accommodate approximately 80 units of housing, with 48 units reserved for affordable housing.

The proposed project calls for the following construction activities: 1) new infill construction on the existing parking lot at 61 Deering; 2) renovation of two adjoining non-contributing structures at 510 Cumberland; and 3) new construction on the existing parking lot at the corner of Cumberland and Mellen. The new building will adjoin the existing Cumberland Avenue structures, creating a contiguous complex of 3 buildings.

As the entire development area falls within the Deering Street Historic District, design review authority rests with the Historic Preservation Board. The project is also subject to site plan and subdivision review by the Planning Board.

Enclosed for the second workshop is a memo from David Lloyd itemizing the design revisions made in response to Board and public input at the November 1 workshop (Attachment 1) together with the revised renderings (Attachment 2). Enclosed for reference purposes is a copy of the proposal presented on November 1 (Attachment 3). Also enclosed is a summary of Archetype's initial outreach to Maine Human Rights Commission, together with a description of the Commission's findings (Attachment 4). Finally, enclosed is a copy of staff's e-mail to the Maine Human Rights Commission requesting an opportunity to discuss the project pursuant to the HP Board's comments during its initial review. (Attachment 5).

Summary of Board Comments at First Workshop

As noted above, the applicant's initial design proposal is included for reference—see Attachment 2. Based on the preliminary design proposal, the Board expressed a number of concerns and observations with respect to the proposed development's compatibility with its Deering Street and Cumberland Street contexts. Following is a summary of Board comments:

General Comments

- There was general acknowledgement that the project needs to respond to two distinct contexts. Deering Avenue is noteworthy for its uniform character--in terms of architectural expression, scale, material palette, setback from the street, etc., and for its preponderance of formal, high-style late 19th century residential structures. Cumberland Avenue, by contrast, features a more eclectic, generally vernacular, mix of residential buildings. The street exhibits a greater variety of building styles, exterior materials and building heights.
- Questions were raised about rooftop mechanicals and vents. Given the residential context and the absence of such features on traditional residential structures, the project architect was encouraged to give careful consideration to the number and location of necessary mechanicals.

Renovation of former House of Lights Building

- The Board responded favorably to the proposed modifications to the roofline, which include removing the peaked parapets and faux mansard roof. These relatively modest changes succeeded in providing a more cohesive architectural expression for the building. And while it was noted that the window-to-wall ratio on the upper floors was unfortunate and that the upper floors were ill-proportioned, it was understood that changing the masonry openings was likely not possible from a cost perspective.
- Board members raised concerns about the proposed treatment of the ground floor level. As presented, there were no identifiable entrances to this building. Although physically connected to abutting structures and served by entrances on the abutting structures, the former House of Lights building reads, as it should, as a separate building. As such, its ground floor should feature one or more identifiable building entrances. Without entrances, the aggregated buildings read as a development that is separate and apart from the surrounding neighborhood. Board members expressed the view that the

building would be significantly improved by introducing individual entrances at each of the storefront bays that would access the individual units behind these storefronts. By introducing a series of raised stoops, the building would relate to the prevailing development pattern along Cumberland Avenue and better integrate the project into the neighborhood.

Responding to this concern, Mr. Lloyd explained that he initially proposed to provide a series of entrances along this façade, but that the Maine Human Rights Commission found that the project would not meet the requirement of all units being accessed from a common entrance and corridor. (See Attachment 4.) Pursuant to the HP Board's comments, staff offered to contact the MHRC to discuss the matter and determine whether a waiver might be considered in light of local historic preservation ordinance requirements. (See enclosed communication to MHRC—Attachment 5.)

New Addition at Corner of Cumberland and Mellen Streets

- Board members expressed concern about the relatively grand scale of the addition's entrance surround, noting that its scale did not appear appropriate for the building's residential context.
- Given the more vernacular nature of the new addition with its clapboard exterior and less formal architectural treatment, it was suggested that copper for the mansard roof might not be the most appropriate choice. Board members suggested that painted standing seam metal or zinc-coated metal shingles be considered for the roofing.
- Board members noted that the "windows" on the ground floor look into a parking garage. Rather than a window, some suggested that the openings be infilled with another treatment that was a more honest expression of what was behind the façade.
- Mr. Lloyd was encouraged to revisit the proportions of the upper floor windows, particularly within the dormer. Traditionally, windows at the top floor or dormer level are shorter than those on the floors below.
- Concern was expressed about the Mellen Street elevation. Board members noted that Mellen Street has its important context and that the building base reads as a blank wall that does not engage the street. Board members argued that the lower end of the building base, close to the Cumberland Ave corner, warranted further articulation to provide visual interest.
- Regarding the "hyphen" that separates the new addition and the existing structure on Cumberland, Board members questioned the depth of its setback and the very recessive nature of the entrance at this location. In general, Board members noted that the entrances along Cumberland, other than the one main entrance on the new addition, appeared too incidental and recessive. Making the additional entrances a bit more prominent would punctuate the ground level façade and better engage the building with the neighborhood.

New Construction on Deering Street

- Although it was clear that an effort had been made to take visual cues from the surrounding context—in terms of building height, setback, material palette, mansard roof form, vertical windows, raised building base, etc.—Board members noted that the proposed development departed from its context in one very fundamental respect. The building was designed to accommodate four floors of housing within the same vertical dimension as the three-story buildings that surround it. By introducing a fourth story, the floor-to-ceiling heights had to be reduced, as did the window and bay heights. The overall number of windows was also significantly increased. This “compressing” effect resulted in a design solution that was fundamentally at odds with the existing development pattern of Deering Street. The buildings that line Deering Street feature generous floor-to-ceiling heights, tall windows and bays, deep cornice overhangs and other architectural features of generous scale and proportion. Board members expressed concern that the desired density of units for this building was driving a design solution that would be difficult to find compatible.
- As with the Cumberland Avenue addition, Board members noted that the windows at the fourth floor level should be reduced in height, consistent with the established tradition of graduated window heights.
- From the submitted renderings, it was difficult to tell whether the building base was articulated/differentiated in any way from the upper façade. As a defined base is a consistent feature of the buildings on the street, the project architect was encouraged to revisit this detail.
- Board members questioned the need for a fence at the sidewalk line, noting that this was not a characteristic of the immediate context.
- Board members expressed the view that the façade would benefit from greater articulation. Given that the Deering Street’s historic residences exhibit a consistently high level of architectural distinction and richness of detail, introducing a new building into this context becomes especially challenging. While it is neither possible nor appropriate to replicate the architectural details of surrounding buildings, a skillful contemporary interpretation of key historic details will likely be important in achieving compatibility.

Summary of Public Comment

Several neighborhood residents attended the workshop and a number of them provided public comment. While some comments addressed issues not within the purview of the Historic Preservation Board, those relevant to the historic preservation review process are summarized here. Some residents expressed the view that the development as proposed had no relationship to its context. (In some instances, it was difficult to know whether this sentiment applied to both the Cumberland Avenue addition as well as the Deering Street infill.) One Deering Street resident argued that the Deering Street infill building was “too massive”, had “too many units”

and that the windows were “too small”. Several members noted that existing buildings on Deering Street range from 2 to 3 stories and that a 4-story building was out of context. One member of the public summed up what seemed to be the consensus view of those attending the workshop: “we want better design with fewer units”.

Revised Proposal

David Lloyd has provided a written summary of the design revisions made since the first workshop. Given his itemized summary, there is no need to repeat the information here. As you will note, two roof options are provided for the Deering Street infill structure: one with a mansard roof and the other with a flat roof.

Enclosed for reference purposes are the renderings provided for the first workshop.

Staff Comments

Deering Street infill

In staff's view, the elimination of one floor represents a significant improvement in the overall design. This has allowed the floor and window heights to be adjusted, making the building much more compatible with its context. The elimination of one floor has also reduced the number of windows on the upper façade, thereby calming the façade. Staff also supports the elimination of the covered parking at the east end of the building. While this elevation was not shown in detail at the first workshop, the large opening would likely have been disconcerting as viewed from the street.

In terms of the roof options, staff finds the mansard roof option more contextual, not just because the building is flanked by historic structures with mansard roofs. In fact, as noted at the first workshop, there are flat- or shallow hipped-roof buildings just across the street. More important is the fact that the mansard roof helps achieve the overall facade proportions that characterize many of the buildings on Deering Street.

Pursuant to the Board's comments at the last workshop regarding articulation of the façade, staff finds the Deering Street façade notably spare. While it is inappropriate within the ordinance standards to replicate details of historic structures, a contemporary interpretation of key details is appropriate. Perhaps the introduction of projecting porch hoods, a feature shared by virtually all of the buildings on the street, would provide more detail and enrich the façade. The hoods could be interpreted in a contemporary treatment. Also, as the design proposal is further developed, the detailing of the bays and the recessed entries warrants careful study.

Renovation of former House of Lights building

Enclosed is a copy of staff's e-mail to the Maine Human Rights Commission regarding the issue of individual entries along the Cumberland Avenue façade. Despite a follow-up e-mail, staff has not yet heard back from the staff person who made the original finding which led to the current design proposal.

Should the MHRC's original requirement of no individual entries be confirmed, the Board will need to review more closely the proposed treatment of the storefront window bays. Staff assumes there have been no modifications to this aspect of the proposal pending word from MHRC.

The entry at the recessed connector between the new addition and existing building has been made more prominent with the inclusion of a canopy. From the renderings, it is difficult to tell whether the connector or the entry has been brought forward as well.

New Addition on Cumberland

In staff's view, the move away from a copper roof is appropriate for this more vernacular building. The scaled-down entrance surround is also an improvement from the initial proposal. It also appears that the proportions of the roof dormers have been adjusted slightly, which is an improvement.

Regarding the Mellen Street elevation, while staff understands that interior conditions within the ground floor garage limit the architect's ability to make significant adjustments, the introduction of a suspended canopy and wider entrance bay represent positive modifications. One question: now that the entry is a more prominent feature, does the offset position of the long vertical window above become visually awkward? Should this long vertical window assembly be changed to individual windows to make this offset less apparent?

Applicable Review Standards

In reviewing the proposed development, the Board will be referring to the ordinance's Standards for Review of Alterations to Non-Contributing Buildings and Standards for Review of New Construction. As the addition to the existing non-contributing building on Cumberland is intended to read essentially as a connected, but independent structure, the new construction standards apply to both the proposed addition and freestanding building on Deering Street.

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

Attachments

1. Letter from David Lloyd summarizing design revisions
2. Updated renderings
3. Original proposed renderings
4. Communication from Archetype regarding determination of Maine Human Rights Commission
5. Staff e-mail to Maine Human Rights Commission
6. Photos of project context

A R C H E T Y P

ATT. 1

November 16, 2017

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Deering Place Re-Submission – Portland, Maine

Dear Deb,

We are submitting revised designs for the Board to consider at their November 29th meeting. Please note the following:

1. We have revised designs on the Deering Street building based upon board and neighborhood comments.
 - a. The parking under the building has been eliminated.
 - b. A floor has been eliminated from the building allowing higher floor to ceiling height and proportions of windows to more closely relate to its neighboring buildings.
 - c. We have included two designs for the boards consideration, one with a mansard and one without.
 - d. We have added doorways directly off the street to units in respect to neighboring buildings.
 - e. We have eliminated the fencing along the front of the building per Boards comments.
2. We have revised the Cumberland Street addition per boards comments.
 - a. The main entry way has been scaled down in size.
 - b. The mansard roof is now standing seam painted metal VS copper.
 - c. The stair entry at connector has been made more prominent with a canopy.
 - d. The stair entry off Mellen Street has been made more prominent with canopy and door entry design.
3. We are waiting to hear from the MHR Commission via Deb Andrews regarding adding back the porch entries to the existing building. We are very willing to add these but cannot do so without permission from the Maine Human Rights Commission.

Thank you for the consideration of this project we look forward to our next workshop with the board and please feel free to call to discuss any concerns.

Respectfully Submitted,



David Lloyd
Maine Licensed Architect

ATT. 2
REVISED
DESIGN
PROPOSAL













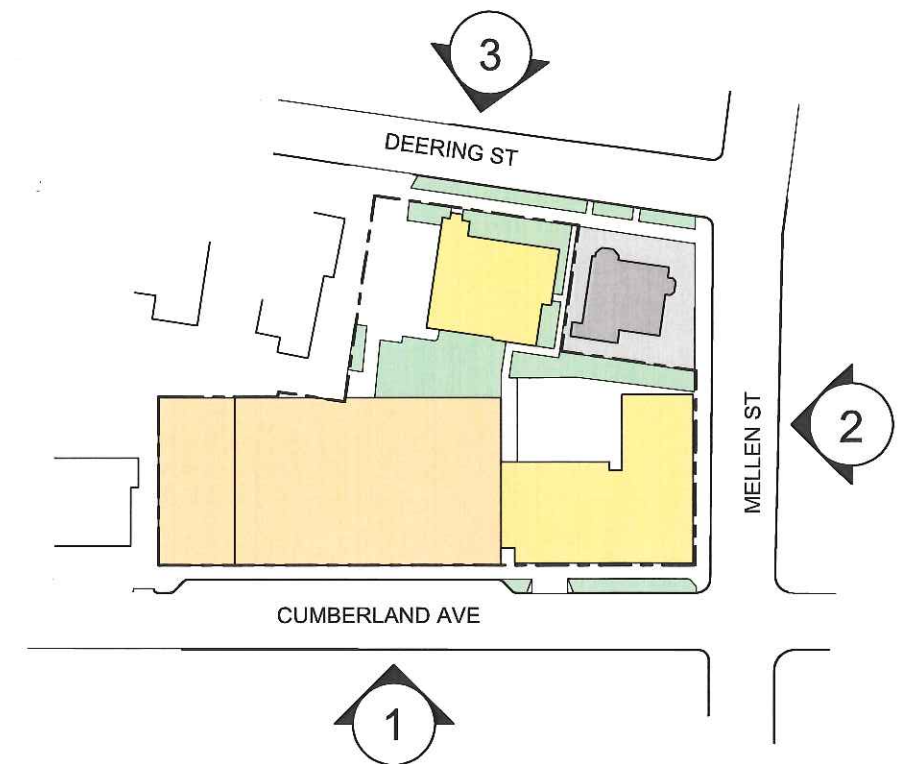
ATT. 3
ORIGINAL
PROPOSAL



VIEW 1 - CUMBERLAND AVE ELEVATION



VIEW 2 - MELLEN ST ELEVATION



DEERING PLACE

Portland, ME 04101

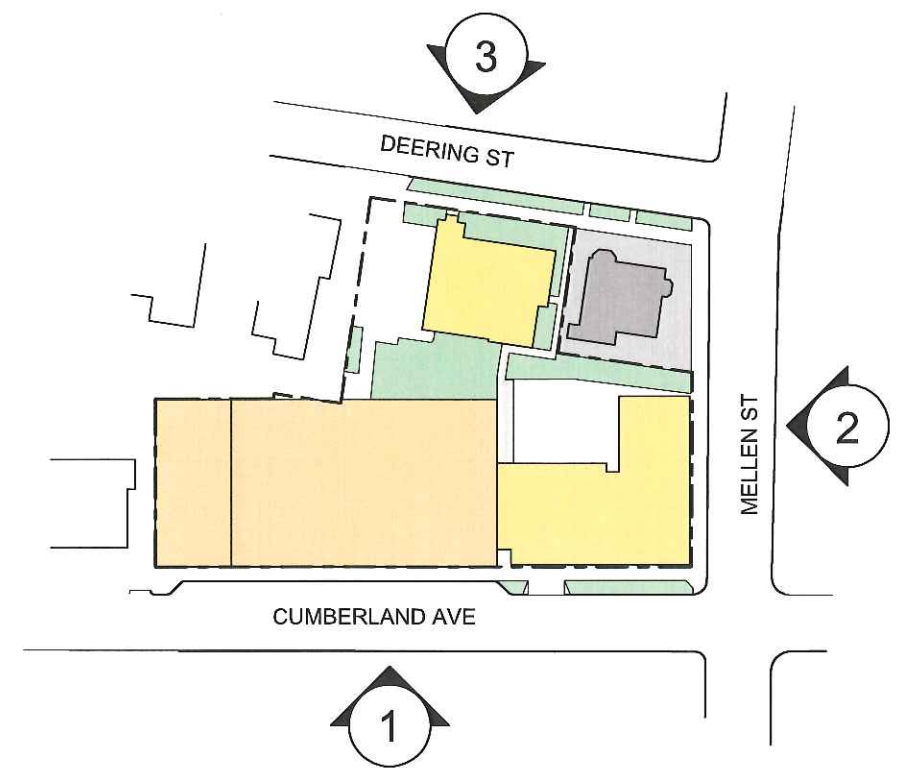
20 OCT 2017

A2.00

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101



VIEW 3 - DEERING ST ELEVATION



DEERING PLACE

Portland, ME 04101

20 OCT 2017

A2.01

ATT. 4

ARCHETYPE'S
SUMMARY OF
COMMUNICATIONS
W/ MHRCC

DEERING PLACE, PORTLAND

NOTES REGARDING OUR APPLICATION FOR A WAIVER ON ONE ACCESSIBILITY REQUIREMENTS

The Maine Human Rights Act and the Americans with Disabilities Act both require a specific percentage of the units to be Accessible. These will be provided and detailed in the construction drawings.

The Maine Human Rights Acts also requires that the remainder of the units (those not required to be Accessible) shall be Adaptable. Adaptable units are sometimes referred to as ANSI Type B units. These Adaptable units have some of the features of Accessible Units, but not all the features. The particular feature that prompted us to ask for a waiver was that Adaptable units must be on an accessible route.

The seven proposed units on the ground floor of the existing building have security and privacy issues. Cumberland Avenue is viewed as being a security problem. The Community Policing Office is proposed to be located right next to these seven units.

To provide these units both security and privacy, we proposed that they be raised approximately 3 feet above the sidewalk elevation. This would enable their only windows to be above the level of people on the sidewalk. To achieve this we had to provide a short flight of stairs to each unit. Ramps were not feasible because of the length of the ramps necessary to meet Accessibility codes (the ramps would have to be 36' long).

The flight of stairs would mean these units were not on an accessible route and we approached The Maine Human Rights Commission to ask for a waiver on just these seven units out of the total number of seventy Adaptable units required.

I met with Barbara Archer Hirsch, the Commission Counsel at the Maine Human Rights Commission on August 10, 2017. I showed her the plans and discussed the issues and our desire to eliminate the security and privacy issues in these seven units. She agreed that what we proposed seemed justified, in light of the security concerns, and said that she would discuss it with her colleagues.

I told her that we would be willing to increase the overall accessibility of the project by making some of those seven units available for the hearing or vision impaired tenants, or adding additional fully Accessible units. We have, with advice from the Maine Human Rights Commission, done this previously where there have been accessibility issues. I left her the set of drawings and waited for their decision.

I received the response on September 8, 2017. The response was that there were no grounds for a waiver (such as structural infeasibility due to existing floor elevations). The seven units had to be on an accessible route.

I am including the contents of the response below:

I'm sorry for the delay in responding to you. I have been waiting to connect with our Executive Director to discuss this issue, and arranging time to do so has been unexpectedly difficult.

As you know, the proposal we discussed does not comply with the relevant MHRA standards. The ground floor units with raised entries would not be compliant because there would be no accessible route into and throughout the units. 5 M.R.S. sec. 4582-C(3). You have asked whether it would be acceptable to make 7 ground-floor units on Cumberland Ave. inaccessible (entry stairs) because of concerns about the neighborhood and the potential safety of tenants.

In this case, there is nothing about the building's historical value or its location which makes it impracticable for the units to be accessible. In fact, as I understand the matter, the units currently have street-level accessible entries (as storefronts, not apartments), which you would be raising in order to add stairs.

While we certainly understand the concern about safety, our job is to enforce the MHRA. The deliberate construction of inaccessible units violates the law where there is no arguably applicable exception to the MHRA's requirements. There are, we believe, ways in which you can improve the safety of the ground floor units without eliminating access for individuals with disabilities. Again, we understand that you would like to enhance security and privacy for tenants, but there is nothing in the law that would allow a finding that the project is in substantial compliance with the MHRA.



Deb Andrews <dga@portlandmaine.gov>

ATT. 5

STAFF E-MAIL
TO MHRC**Proposed Avesta Housing project at 510 Cumberland Avenue/61 Deering Street
Portland**

1 message

Deb Andrews <dga@portlandmaine.gov>
To: Barbara.ArcherHirsch@mhrc.maine.gov

Tue, Nov 7, 2017 at 11:35 AM

Dear Ms. Archer Hirsch,

I am writing to you in my capacity as staff to the City of Portland's Historic Preservation Board in hopes of scheduling a time to discuss Avesta Housing's project at 510 Cumberland Avenue/61 Deering Street in Portland.

As you may be aware, the entire project site is located within the boundaries of Portland's Deering Street Historic District. Last week, the Historic Preservation Board held a preliminary workshop on the proposal, during which the Board raised concerns that there were no proposed entries into the former House of Lights building on Cumberland Avenue. Although the existing building is considered a "noncontributing" structure in the historic district, renovations are nonetheless subject to review under the provisions of Portland's historic preservation ordinance. The Board found the absence of entries across the entire facade of the building to be both inconsistent with the prevailing development pattern on Cumberland Avenue and counterproductive to the goal of integrating residents of the development into the neighborhood. The Board strongly encouraged that the proposal include a series of raised entries for the units at the ground floor level on Cumberland.

We learned in the meeting that the elimination of raised entries had been a requirement of the Maine Human Rights Commission and that the seven units across the frontage of the building had to be on an accessible route. Accordingly, all the units were shown accessed from an interior corridor.

I am hoping that you would be willing to discuss this matter further with me in light of the Historic Preservation Board's input. Recognizing that you're likely very busy, could you suggest a time that might be convenient for me to call?

Thank you for your consideration.

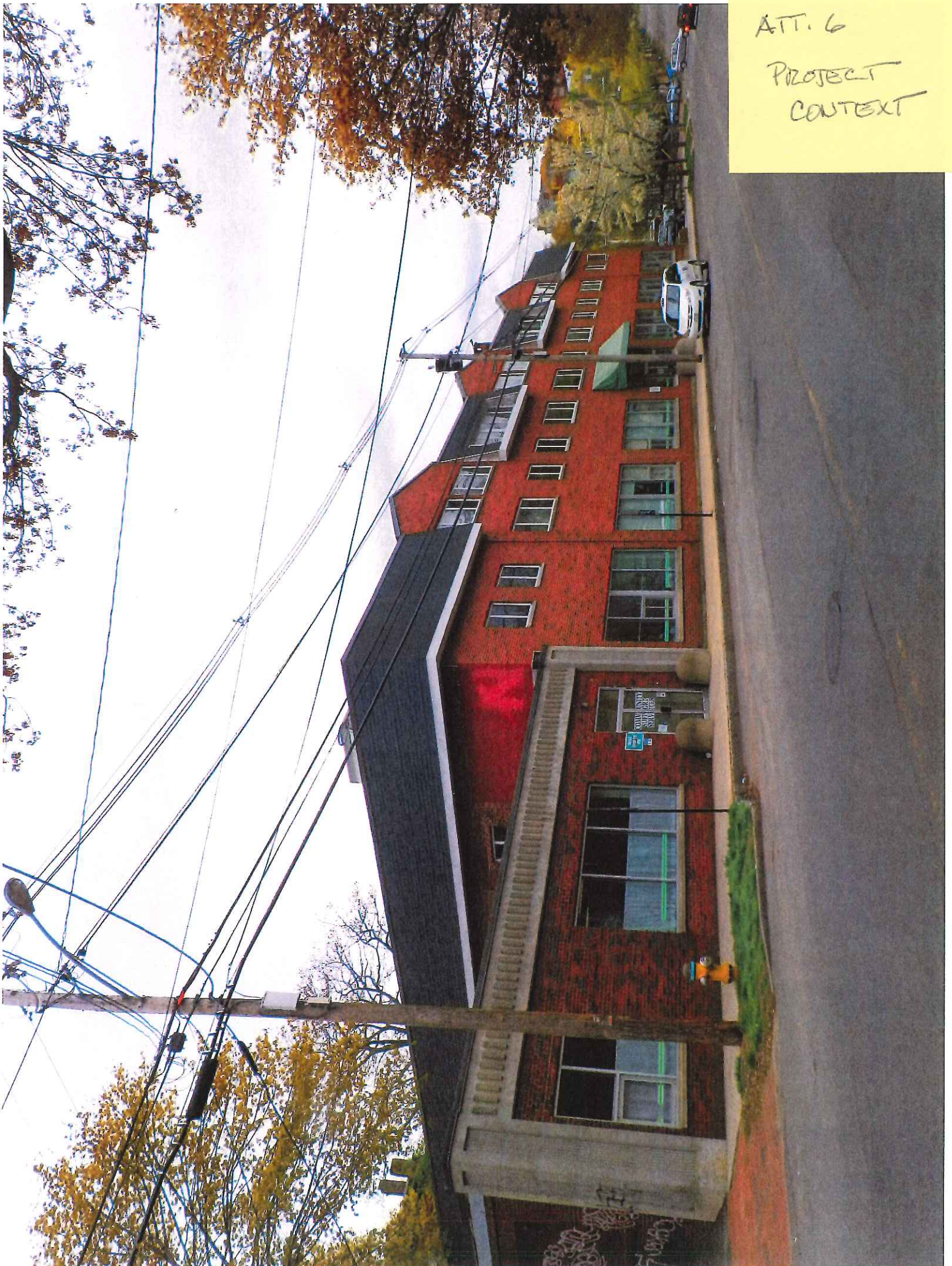
Deb Andrews

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Deb Andrews
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, Maine 04101
(207) 874-8726

ATT. 6

PROJECT
CONTEXT





CORNER OF
NELLEN &
COMBERLAND



DEERING ST.
INFILL SITE

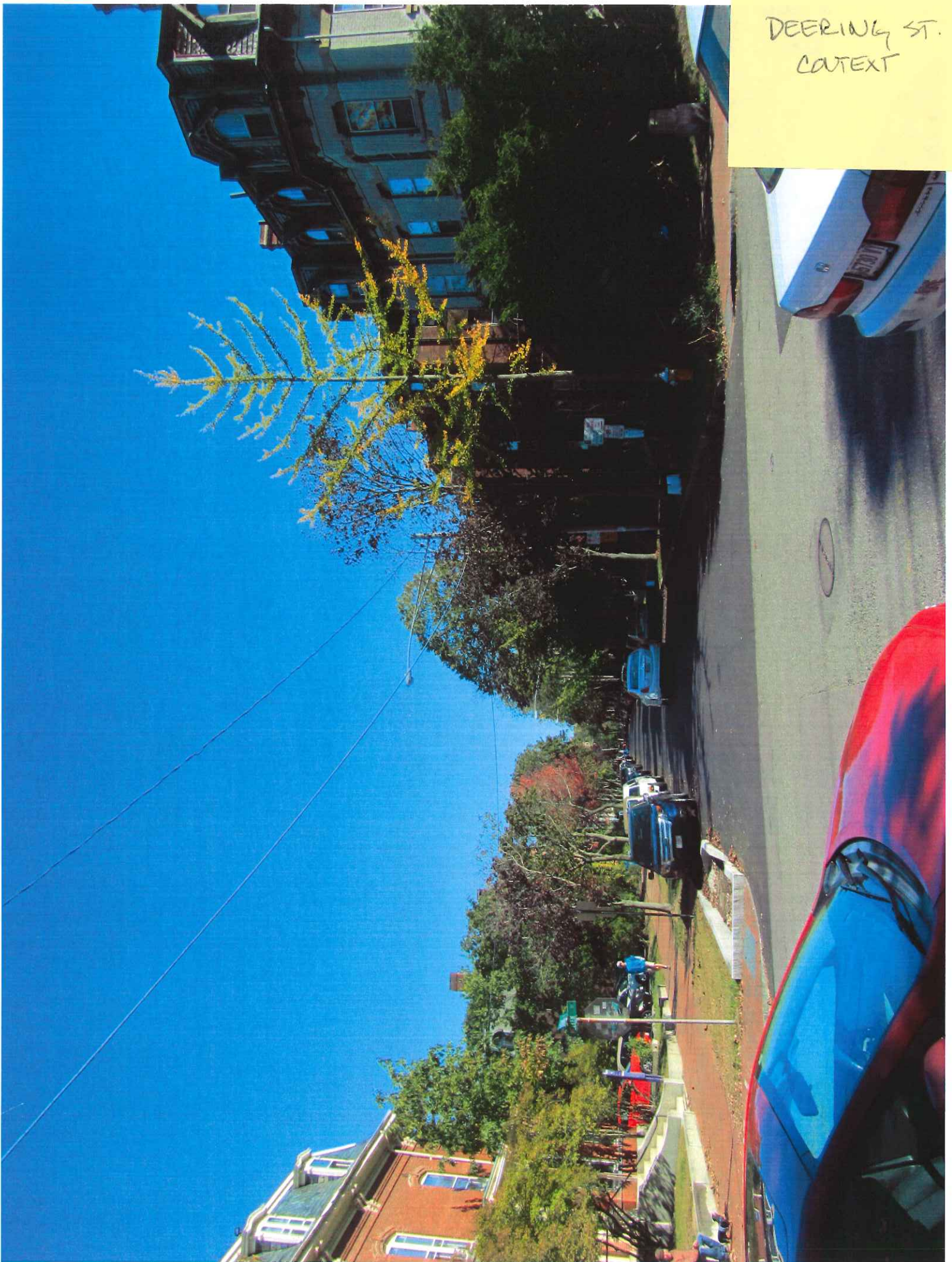


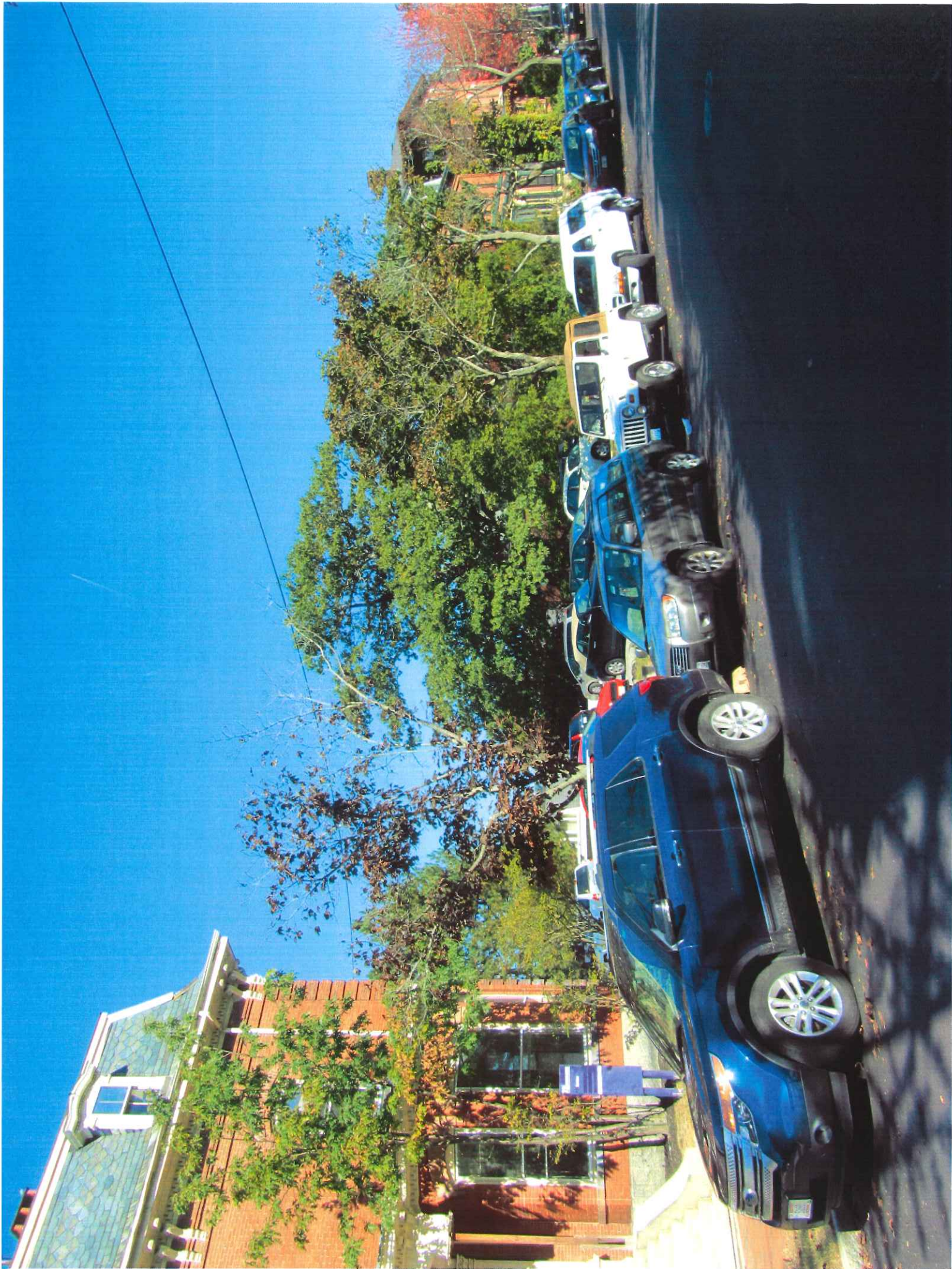
CUMBERLAND AVE.
CONTEXT



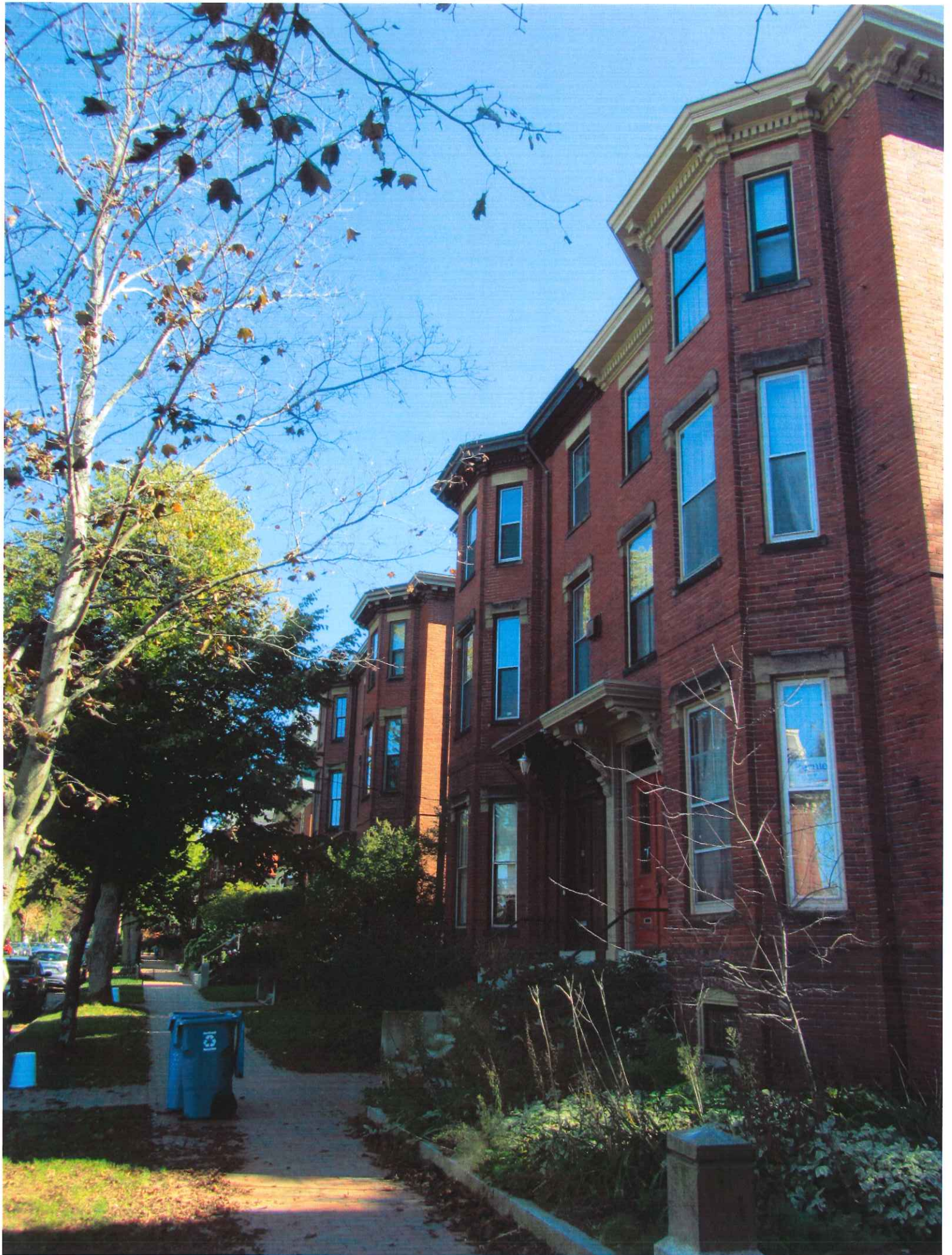


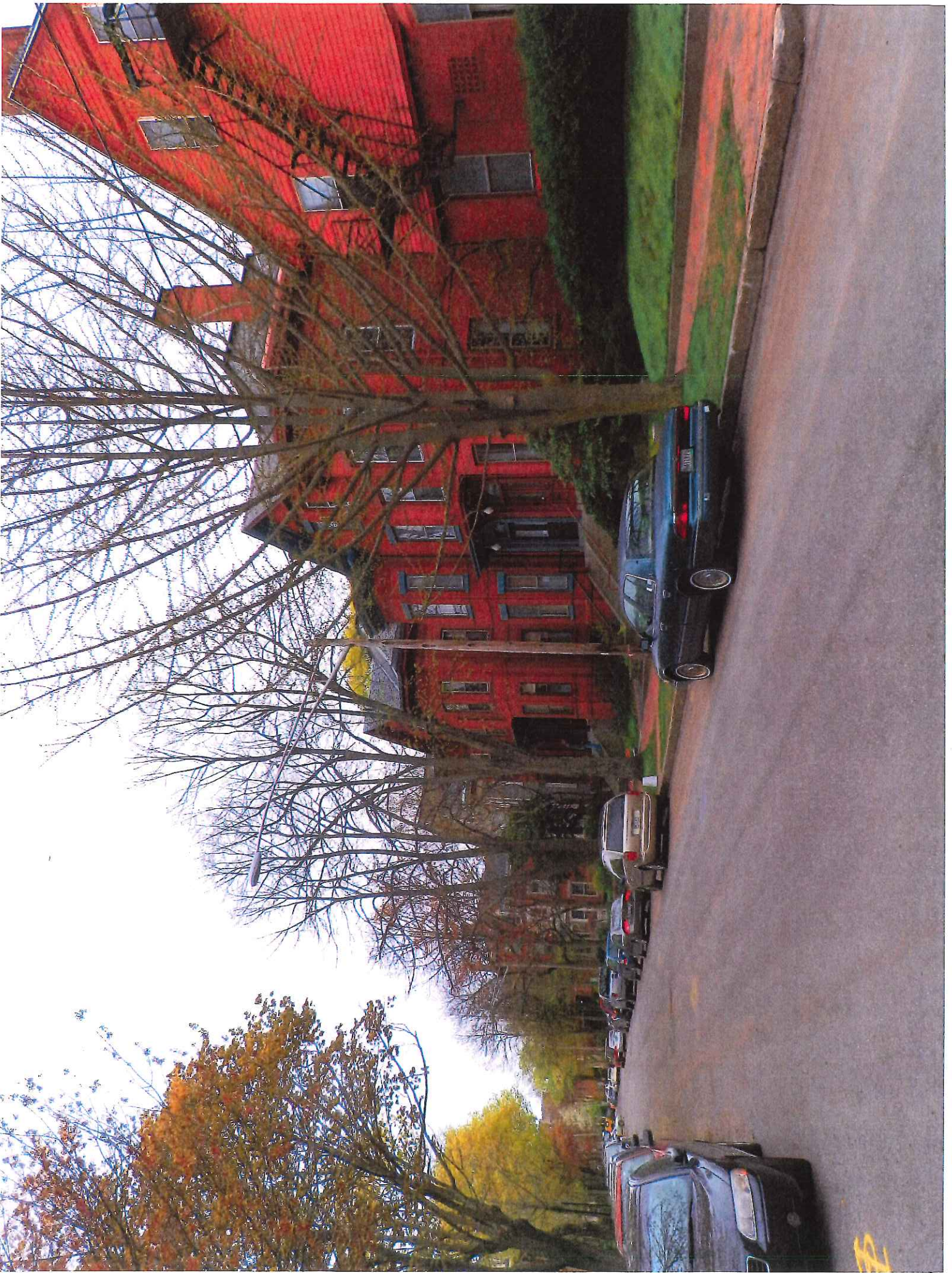
DEERING ST.
CONTEXT











Att. 5

BUILDING A TOTALS

EXISTING UNITS -

13 - THREE BEDROOM UNITS

NEW UNITS -

7 - EFFICIENCY UNITS

25 - ONE BEDROOM UNITS

8 - TWO BEDROOM UNITS

53 TOTAL UNITS

59 TOTAL PARKING SPACES

34,870 SF - TOTAL NEW CONSTRUCTION
(INCL NEW UNITS & COMM RM.
IN EXIST BLDG)

BUILDING B TOTALS

8 - EFFICIENCY UNITS

15 - 1 BEDROOM UNITS

4 - 2 BEDROOM UNITS

27 UNITS TOTAL

5 PARKING SPACES

21,160 SF NEW CONSTRUCTION

PROJECT TOTALS

13 - 3 BEDROOM UNITS

12 - 2 BEDROOM UNITS

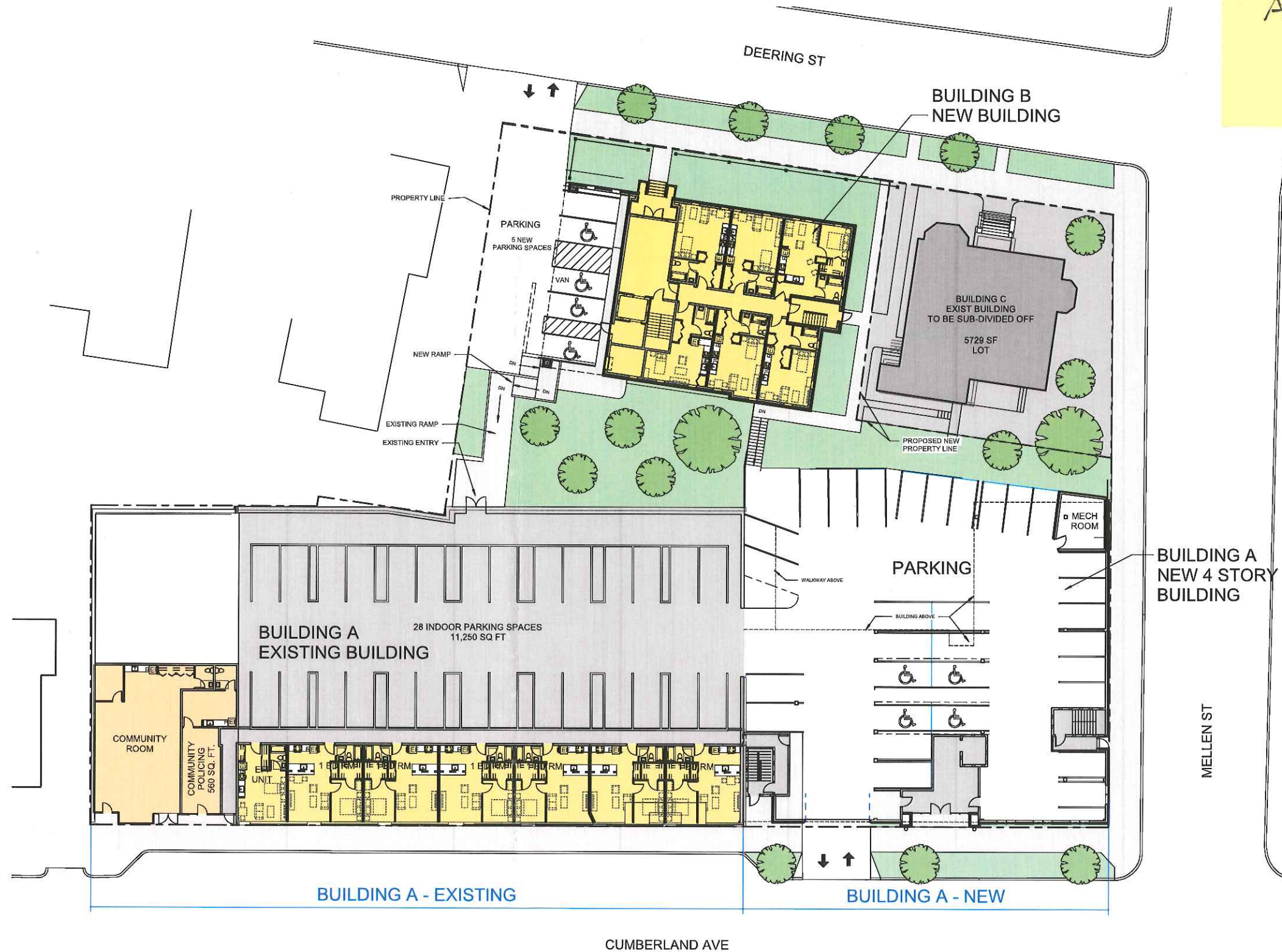
40 - 1 BEDROOM UNITS

15 - EFFICIENCY UNITS

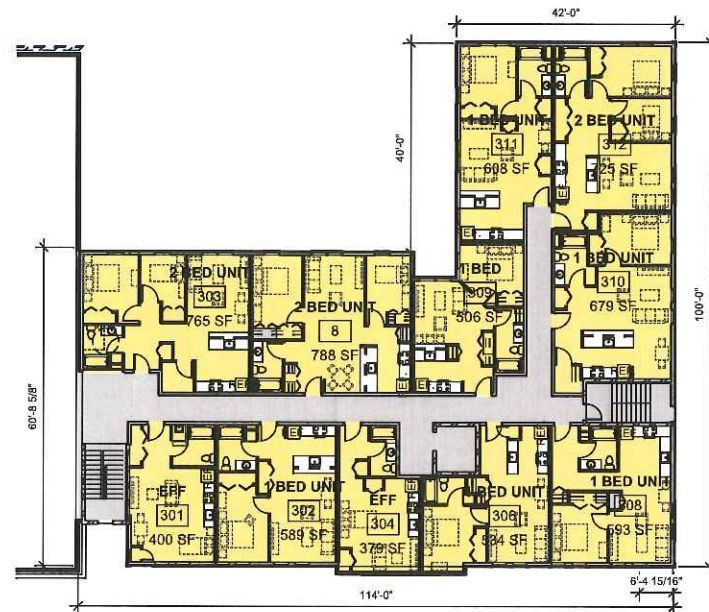
80 UNITS TOTAL

64 PARKING SPACES

56,030 SF -TOTAL NEW CONSTRUCTION
(INCL NEW UNITS & COMM RM.
IN EXIST BLDG A)



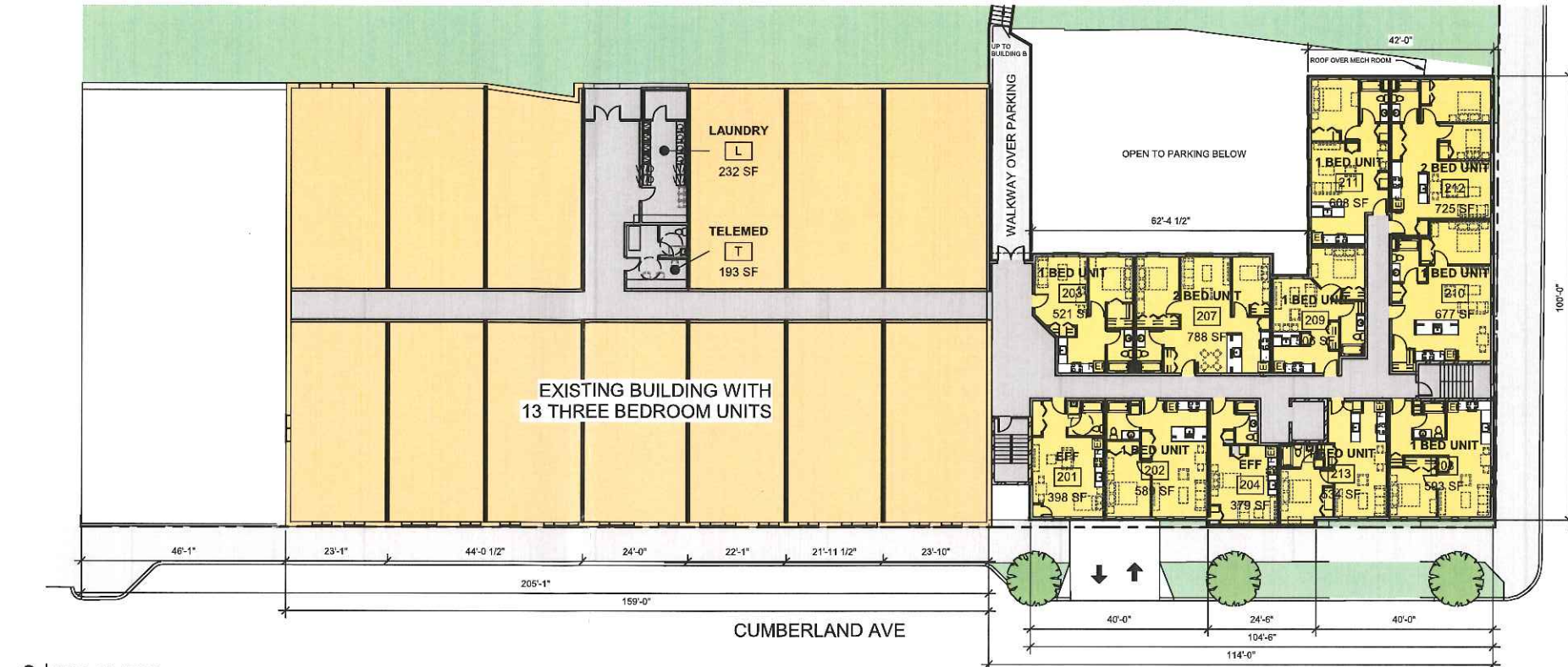
Prepared For:	AVEST/ HOUSIN
Consultant:	ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 712-6022 ARCHETYPE@ARCHETYPEPA.COM
Project:	DEERING PLACE
Revisions:	
Date:	02 OCT 2017
Scale:	1/16" = 1'-0"
	SITE PLAN
	A0.00



3 | 3RD & 4TH FLOOR PLANS

1/16" = 1'-0"

NEW CONSTRUCTION 8,584 SF



2 | 2ND FLOOR

1/16" = 1'-0"

NEW CONSTRUCTION - 8,584 SF

BUILDING A TOTALS

EXISTING UNITS -

13 - THREE BEDROOM UNITS

NEW UNITS -

7 - EFFICIENCY UNITS

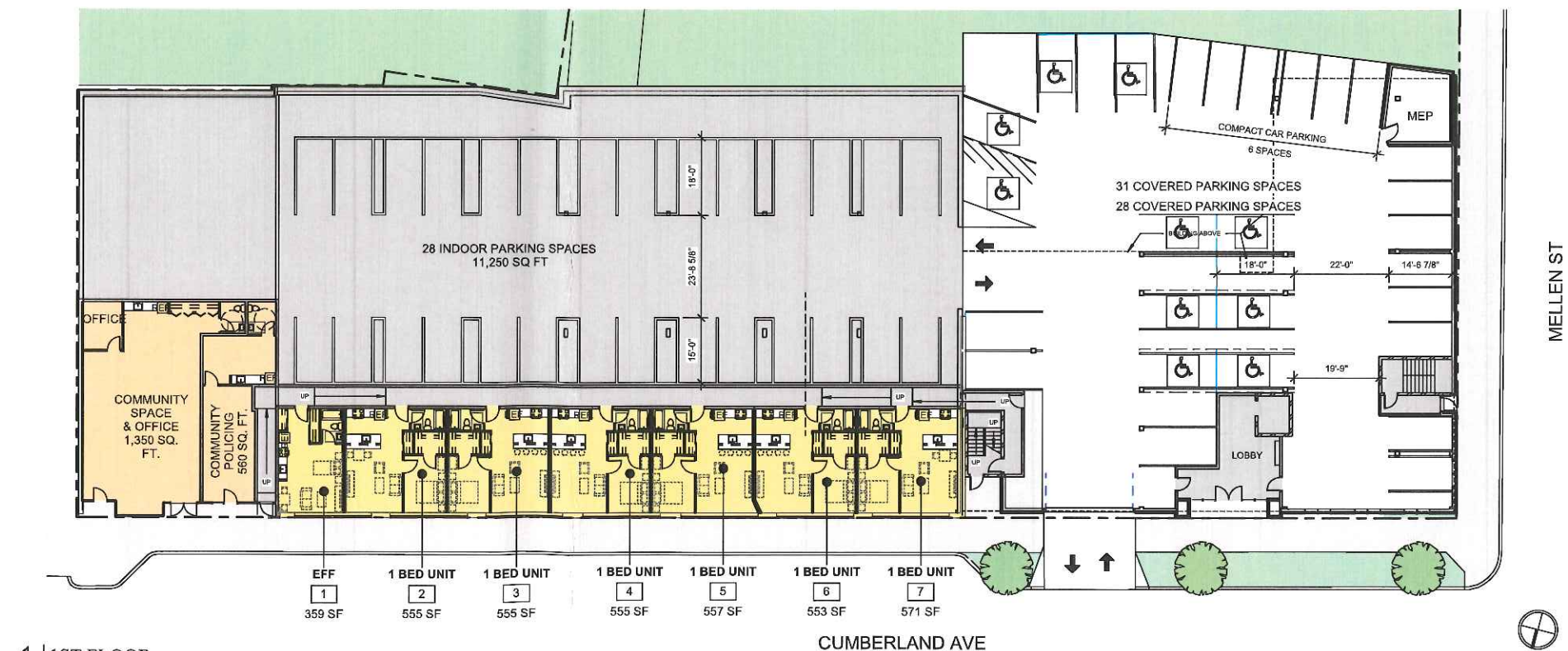
25 - ONE BEDROOM UNITS

7 - TWO BEDROOM UNITS

53 TOTAL UNITS

59 TOTAL PARKING SPACES

34,870 SF - TOTAL NEW CONSTRUCTION
(INCL NEW UNITS & COMM RM.
IN EXIST BLDG)



1 | 1ST FLOOR

1/16" = 1'-0"

NEW CONSTRUCTION - 1,330 SF

NEW UNITS & COMMUNITY IN EXIST BLDG - 5,915 SF

AVESTA
HOUSING

Prepared For:

Consultant:

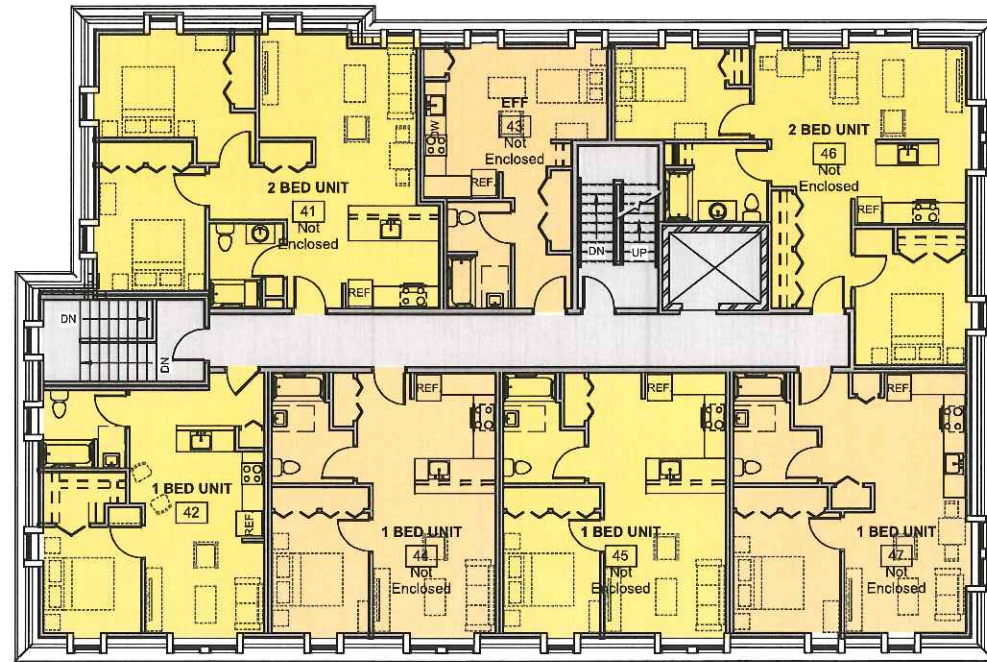
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: DEERING PLACE

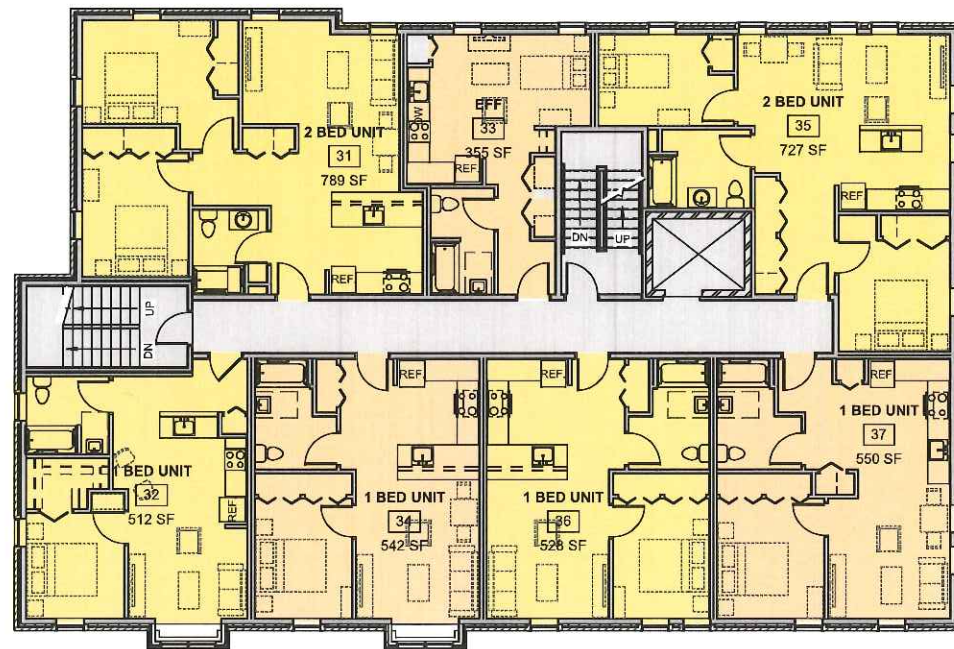
Revisions:

Date: 02 OCT 2017
Scale: 1/16" = 1'-0"
BUILDING A - FLOOR
PLANS

A1.01



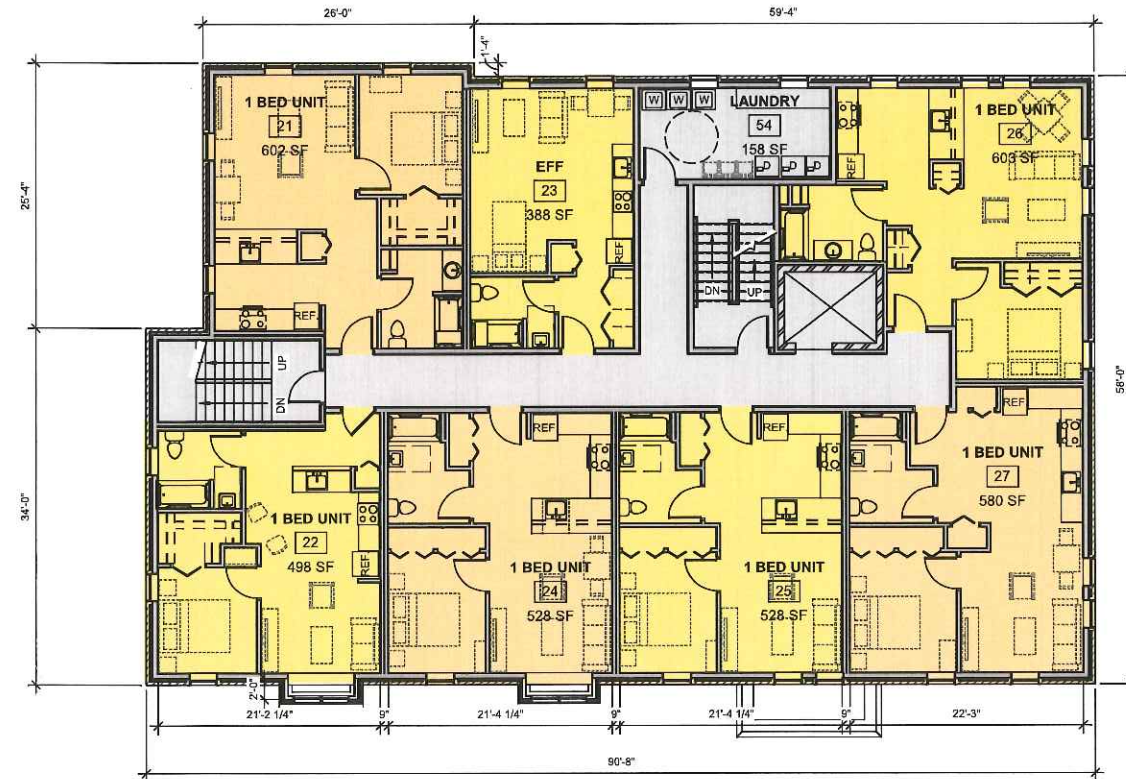
4 | 4TH FLOOR 5,136 SF GROSS
1/8" = 1'-0"



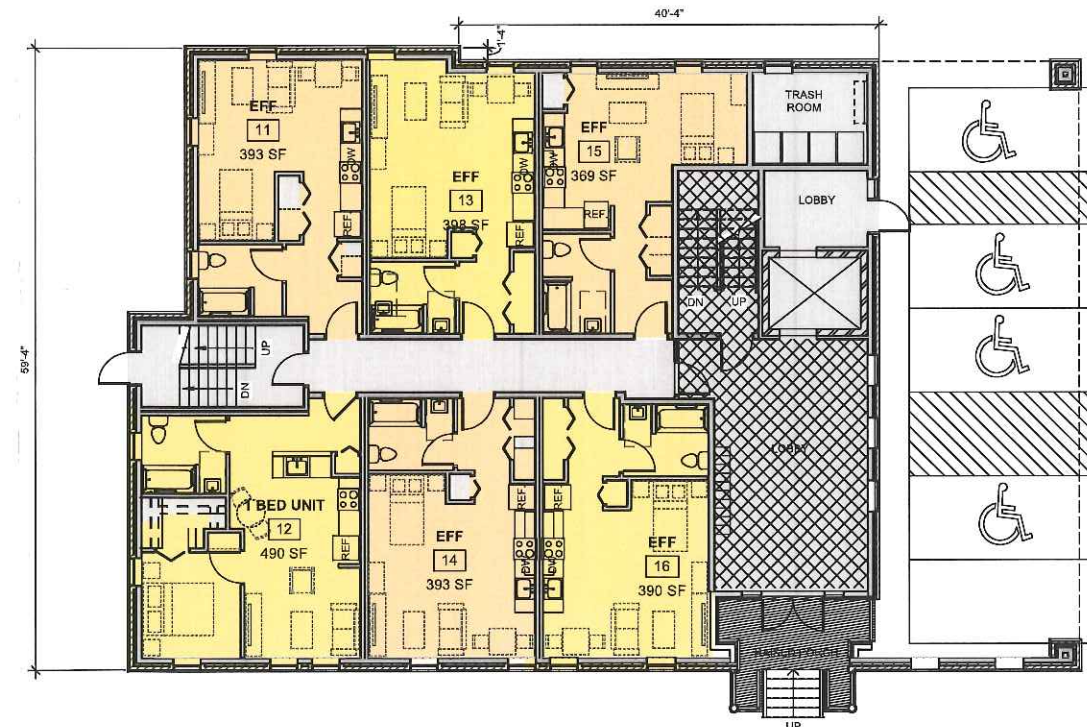
3 | 3RD FLOOR 5,165 SF GROSS
1/8" = 1'-0"

BUILDING B TOTALS

8 - EFFICIENCY UNITS	27 UNITS TOTAL
15 - 1 BEDROOM UNITS	21,160 TOTAL GROSS SF
4 - 2 BEDROOM UNITS	5 PARKING SPACES



2 | 2ND FLOOR 5,165 SF GROSS
1/8" = 1'-0"



1 | 1ST FLOOR 3,967 SF GROSS
1/8" = 1'-0"



Prepared For:
**AVESTA
HOUSING**

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Date: 02 OCT 2017
Scale: 1/8" = 1'-0"
**BUILDING B FLOOR
PLANS**

A1.02