1. Legal Ad

   Documents:

   2-7-18 LEGAL AD.PDF

2. Agenda

   Documents:

   2-7-18 AGENDA.PDF

3. HP Memo - 582-584 Congress Street

   Documents:

   HP MEMO - 582-584 CONGRESS STREET.PDF

3.I. Addendum To 582-584 Congress Street

   Documents:

   ADDENDUM TO 582-584 CONGRESS ST..PDF

4. Window Replacement Options

   Documents:

   HP MEMO - REPLACEMENT WINDOW OPTIONS.PDF

5. HP Memo - Ft. Scammel, House Island

   Documents:

   HP MEMO - FT. SCAMMEL, HOUSE ISLAND.PDF

6. HP Memo - Lincoln Park

   Documents:

   HP MEMO - LINCOLN PARK.PDF

LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND

Public comments are taken at all meetings.

On **Wednesday, February 7, 2018**, 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. PUBLIC HEARING

i. Certificate of Appropriateness for Storefront Alterations (front & rear elevations) and Roof Deck Construction; 582-584 CONGRESS (Rear Elevations, 143-145 FREE STREET); Corner Freak LLC., Applicant

2. WORKSHOP

i. Discussion regarding Window Replacement Options and Replacement Guidelines

Break for Dinner; Meeting Resumes at 7:15

WORKSHOP, continued

ii. Preliminary Review of Proposed Campground Development; FORT SCAMMELL, HOUSE ISLAND; Fortland, LLC., Applicant.

iii. Review of Proposed Restoration of Perimeter Fencing and Granite Piers; LINCOLN PARK; City of Portland, Applicant.

3. CONSENT AGENDA

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

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

HISTORIC PRESERVATION BOARD AGENDA
February 7, 2018 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: Due to the weather, the 1-17-18 meeting was cancelled.

4. PUBLIC HEARING

i. Certificate of Appropriateness for Storefront Alterations (front & rear elevations) and Roof Deck Construction; 582-584 Congress Street (Rear Elevations are 143-145 Free Street); Corner Freak LLC., Applicant.

5. WORKSHOP

i. Discussion Regarding Window Replacement Options and Replacement Guidelines

Break for Dinner; Meeting Resumes at 7:15 P.M.

6. **WORKSHOP, continued**

ii. Preliminary Review of Proposed Campground Development; Fort Scammell, House Island; Fortland, LLC., Applicant.

iii. Review of Proposed Restoration of Perimeter Fencing and Granite Piers; Lincoln Park; City of Portland, Applicant.

7. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
582-584 CONGRESS STREET

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: February 2, 2018

RE: February 7, 2018 Public Hearing – Rooftop Deck Addition, Storefront Alterations
(Originally scheduled for the January 17, 2018 meeting, which was postponed)

Address: 582-584 Congress Street

Applicant: Corner Freak, LLC

Architects: Port City Architecture

Introduction

Property owner Joe Ungs has applied for a change of use and building permit to convert the upper floors of 582 and 584 Congress Street to residential use. Mr. Ungs purchased the two adjacent buildings in 2015, and has undertaken a phased rehabilitation since then, thus far including work to restore or replace windows and cleaning and repointing of exterior masonry. These first phases of the rehab were reviewed administratively in 2015. In the current phase of improvements, the owner plans one residential unit for the third and fourth floors of the taller building (582 Congress) and one unit for the third floor of 584 Congress. The exterior alterations for the Board's review pertain to the latter building. The ground floors of the two buildings are connected as Harmon's / Barton's and Minott's florist shops, with related storage and office space on the second floors; no change in use is planned at this time for these areas.

Staff elected to take this building permit application to the Historic Preservation Board because two exterior alterations are planned, both at the lower and older Noah Harding Block, 584 Congress Street. There the third floor is to be a dwelling, with a new deck and stair projection proposed for the flat roof. Also at 584 Congress, the rear storefront facing Free Street is to be reconstructed, with an additional entry door added in order to provide access to both the

ground floor retail space and interior stairs serving the upper floors.

In the past both rooftop decks and significant storefront alterations have typically been reviewed by the Board, and staff thought it appropriate to follow the same process with this application. Though the storefront in question is on the building's rear face, it is a prominent location, situated at the upper end of Free Street, adjacent to the H.H. Hay Building, and close to Congress Square and the Portland Museum of Art.

It is worth noting that in October 2016 the Board approved a rooftop addition at 580 Congress Street (the Springer's Jewelers building,) next door to the subject properties, but the construction has not yet started. The proposed rooftop structure at 580 Congress is to be the upper level of a two-level residential unit, with the lower floor on the existing fourth floor of the neighboring Moulton Block. Recent communications from the applicants to HP staff indicate that the design of the rooftop is likely to be revised, and may be scaled back.

For the Board's review staff has included pertinent pages of Port City Architecture's plans and structural details. (Not all of the engineers' interior structural details were considered essential to include.) Also included are the architects' photo of the existing Free Street storefront at 584 Congress, and a representation of the proposed replacement storefront. Staff has added street views of the Free Street and Congress Street elevations from multiple perspectives, a google aerial view, and the 1924 tax photo that includes the properties.

Subject Property and Context

While the proposed exterior alterations both pertain to 584 Congress Street, the pair is worth comparing and contrasting for the sense of the evolution of Congress Street they offer. The subject building is the shorter, three story structure closer to Congress Square. Dating from around 1825, it has been altered many times, and no longer has a ground floor entrance on Congress Street, but instead an incongruous, residentially-scaled window surrounded by painted masonry. (The two upper floors are unpainted brick.) On the second floor, a Chicago style window configuration replaced the original windows, probably in the early 1900's. While the third floor windows may retain their original shape and proportion, the 1/1 sash are not original. In the 1924 photos, the historic storefront is in place, the Chicago style window is on the second floor, and third floor windows have 1/1 sash.

The Free Street face of 584 Congress (a.k.a. 147 Free Street,) has the appearance of a storefront that was inserted in the façade long ago. Except for the modern, white six-panel fiberglass or steel door, the current storefront is traditional, black painted wood, with a black exposed steel beam above the transom windows. A modern metal louvered vent is positioned off-center, below the windows in the bricked-in bulkhead.

At Mr. Ung's other property, 582 Congress, the alterations are anticipated to be restricted to the interior. The four-story William Milliken Block is a significant John Calvin Stevens design constructed in 1889. With the lower scale of 584 Congress representing the earlier, residential

era, we see in this pair of buildings evidence of the transition of Congress Street toward more modern, commercial structures. When the Milliken block was built to replace a smaller building, Congress Square and the area toward Longfellow Square to the west were still residential, and toward the east and Monument Square, development was more intensively commercial.

In the Milliken Block Stevens' developing Romanesque Revival style is evident in the heavy detailing, arched windows, rough stone sills, and brick patterns. A heavy steel beam above the Chicago windows on the second floor adds to the weight of the lower floors. The ground floor at 582 retains the form of a traditional Congress Street storefront, and the historic, arched double-hung windows on the third and fourth floors were carefully rehabilitated in 2016. The blank west side wall, above the roof of 584 Congress Street, is covered with a large painted mural / sign for the florists occupying the first two floors. The large painted wall sign on the side is an acquired historic feature; in the 1924 tax photo it advertised the furniture store that occupied the building. During the 2016 renovations, the rear (Free Street) windows on the upper floors of both buildings were replaced with new windows with the appropriate light configurations.

Proposed Alterations

At 584 Congress (Unit B) the deck planned for the rooftop is set back at least 11' from the closest edge of the Congress Street roof edge, and more than 6' away from the Free Street edge. According to Mr. Ungs, the deck is to be as low to the roof as possible – perhaps 12" to 14" above the roof surface. (See structural detail, Sheet S-2.1)

The small enclosure at the top of the spiral stairs is intended to be glass, and the roof line is shown following the pitch of the gable roof next door. As it will be partially hidden by the neighboring gable roof, visibility from the surrounding streets should be minimal, but the extent of visibility is unclear. Details for the walls and roof of the enclosure have not been finalized. The owner envisions a minimal structure, using greenhouse or storefront components; these details will need to be reviewed as they become available, prior to construction. (See sheet A-1.1 in architects' drawings.)

The deck is planned to cover the full width of the roof on 584 Congress, so the cable rail will run from side to side – from the wall of 582 Congress on the east side to the fire parapet on the west side of the building. Mr. Ungs provided some photographic examples of cable rails, which are included in the packet (see Attachment 6.) A drawing shows the top of the railing at 42" above the deck; it is not clear at this time whether the Permitting and Inspections Office could allow a lower rail (certainly no lower than 36.")

Plans call for a two level residence on the third and fourth floors of the Milliken Block – 582 Congress. No exterior changes are indicated that are associated with Unit A, but staff is unclear whether mechanical and venting systems have been detailed yet.

The other primary exterior alteration at the 584 Congress building is shown in the "existing" and "proposed" photographs of the Free Street storefront, and the general

program is described by Mr. Ungs in his project summary. (See Attachments 1, 4 and 5.) In the rendering showing the proposed changes, we see a symmetrical entry with two identical doors flanking a large storefront window. The doors and window are taller than in the existing layout, because there are no transom windows. Mr. Ungs has not yet specified the material for the new storefront (both wood and aluminum have been mentioned,) but in the rendering mouldings surround the window and door glazing, and a recessed panel (penetrated by a relocated louvered vent) fits below the central window.

Staff Comments

Staff believes the Board could help provide the applicant with direction regarding some aspects of the proposed new storefront at the rear of 584 Congress Street (147 Free Street.)

- The existing storefront is wood, except for the modern door. Though a material has not been specified, the owner may prefer an aluminum storefront system if it would be more affordable, more resistant to wet weather, or required by code. Does the Board think the location and context call for wood, or would metal storefront be acceptable?
- The existing storefront has transom windows, and a residentially scaled door – most likely 6'-8" tall. In the proposed layout, the omission of the transoms makes room for taller doors.
- Compared to its much taller neighbor at 582 Congress, the scale of 584 is much smaller. (Note that floor heights do not align in the two buildings.) Are the proportions of the proposed layout in keeping with the scale of the more diminutive of the two buildings, or should the new storefront have transom windows like the existing?
- Given that the existing Free Street storefront has a traditional feel in its proportions, material, and inclusion of transoms, would it be more appropriate to follow the existing pattern even if it will be all new material below the steel beam, or should the rebuilt façade be modernized in layout and material, avoiding any pretense of recreating an historic storefront?
- Staff or the Board will have to review the final design of the storefront, prior to construction.

Staff believes the roof deck at 584 Congress Street will have some visibility from several locations on the street, but it will be limited and the materials for the railing and the stair enclosure should minimize their visual impact.

- Either staff or the Board should review and approve the final design and construction details for the stair enclosure.
- Should unforeseen circumstances necessitate a more substantial and visible stair enclosure (such as a more robust roof structure,) how should it be detailed to ensure a recessive appearance?
- The cable rail should be held to 36" above the deck, if possible; this will depend on Code review.
- The colors of both the railing assembly and the stair enclosure should be recessive; perhaps medium grey would be less obvious than black.

- The owner has stated that the height of the deck is to be as low to the roof as possible. Staff can review the final design dimensions.

Should any additional exterior alterations be required, such as lighting at doors, vents, or mechanical systems that might be visible, they will need to be reviewed (probably by staff) prior to construction or installation.

Applicable Review Standards

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

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

(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 January 17, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed rooftop deck addition and storefront reconstruction at 584 Congress Street meet (fail to meet) the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Applicant's project summary
2. Architects' plans – selected sheets
3. Applicant's photos of building
4. Applicant's photo of existing Free Street storefront
5. Applicant's photo rendering of proposed Free Street storefront
6. Applicant's sample photos of cable railing system

Façade changes:

Building code requires direct separate street access for the egress stair. A separate door is also needed for access to the upper floors without entry into the retail shop. The above will result in the replacement of the white, hollow-core door, and the addition of a second door for entry into the store. Material of the egress stair door will depend on cost and what is required by fire code. The retail door will match the egress door for symmetry. Regardless of the material, the doors as well as the window frames will be black.

Rooftop Deck:

The rooftop deck is a new addition and will not require removal or amendment to any existing feature of the building. It will be composed of a glass access structure to house the spiral staircase, the actual deck, and two cable railings, the dimensions of which will not exceed code requirement.

ATTACHMENT 1

582-4 Congress Street

Renovations and Change of Use

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE				
T-1.0	TITLE SHEET	●	●			
LS-1.0	EGRESS PLAN - BSMT / CODE REVIEW	●	●			
LS-1.1	EGRESS PLANS - 1st AND 2nd FLOORS	●	●			
LS-1.2	EGRESS PLANS - 3rd AND 4th FLOORS	●	●			
EX-1.0	EXISTING CONDITIONS PLANS	●				
D-1.0	DEMOLITION PLANS	●				
A-1.0	FLOOR PLANS - BSMT, 1st, 2nd, 3rd	●				
A-1.1	FLOOR PLANS - 4th / ROOF DECK	●				
A-2.0	STAIR SECTION	●				
A-2.1	STAIR SECTION	●				
S-1.0	GENERAL STRUCTURAL NOTES	●				
S-1.1	1st FLOOR FRAMING PLAN	●				
S-1.2	2nd FLOOR FRAMING PLAN	●				
S-1.3	3rd FLOOR FRAMING PLAN	●				
S-1.4	4th FLOOR FRAMING PLAN	●				
S-1.5	ROOF DECK FRAMING PLAN	●				
S-2.1	STRUCTURAL DETAILS	●				

PROJECT SUMMARY

EXISTING CONDITIONS:

THE CURRENT BUILDING IS A MULTI-WYTHE MASONRY BUILDING. 582 CONGRESS STREET IS 4 STORIES AND 584 CONGRESS STREET IS 3 STORIES. CURRENTLY, THE BUILDING HOUSES A FLOWER SHOP TENANT ON THE FIRST FLOOR OF BOTH ADDRESSES. THE BASEMENT LEVEL IS USED FOR STORAGE FOR THE TENANT. THE SECOND FLOOR IS USED FOR OFFICE AND STORAGE SPACE FOR THE TENANT. THE THIRD (AND FOURTH) FLOORS ARE USED FOR STORAGE FOR THE TENANT. THE FRONT OF THE BUILDING FACES CONGRESS STREET, WHILE THE REAR OF THE BUILDING FACES FREE STREET. THE OTHER TWO OUTER WALLS ARE MULTI-WYTHE MASONRY SHARED WALLS WITH THE ADJACENT BUILDINGS (BOTH MERCANTILE).

PROJECT DESCRIPTION:

THE FIRST FLOOR OF THE BUILDING WILL REMAIN MERCANTILE, BUT WILL HAVE THE OPTION TO REMAIN AS ONE TENANT OR HAVE TWO TENANTS. THE BASEMENT LEVEL WILL REMAIN STORAGE, BUT WILL ALSO ACCOMMODATE TWO TENANTS (MAX). THE SECOND FLOOR IS CURRENTLY OFFICES FOR THE TENANT AND WILL REMAIN. THE THIRD AND FOURTH FLOORS OF 582 WILL BECOME ONE RESIDENTIAL UNIT. THE THIRD FLOOR OF 584 WILL BECOME ONE RESIDENTIAL UNIT. A ROOF DECK WILL BE ADDED TO THE 584 UNIT.

CURRENTLY, THERE IS AN OPEN STAIR FROM THE FIRST FLOOR TO THE SECOND FLOOR IN 582. ALSO IN 582, THERE IS A STAIR UP TO THE THIRD FLOOR (WITH A DOOR AT THE BOTTOM) AND ANOTHER OPEN STAIR FROM THE THIRD TO THE FOURTH FLOORS. IN 584, THERE IS AN OPEN STAIR FROM THE SECOND FLOOR TO THE THIRD FLOOR. NONE OF THESE STAIRS ARE CONNECTED. THE PROJECT WILL REMOVE ALL OF THESE STAIRS AND REPLACE THEM WITH ONE CONNECTED FIRE-RATED STAIR. THE OPEN STAIR FROM THE THIRD LEVEL IN 582 TO THE FOURTH LEVEL WILL BE RELOCATED AND REMAIN OPEN (AS IT WILL BE COMPLETELY WITHIN THE UNIT).

1

MECHANICAL, ELECTRICAL AND PLUMBING:

NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS WILL BE INSTALLED IN THE BUILDING. THE MEP SYSTEMS FOR THE BUILDING WILL BE DESIGN-BUILD. THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THIS WORK.

SPRINKLER SYSTEM:

THE CURRENT BUILDING IS NOT SPRINKLED. A FULL NFPA 13 SYSTEM WILL BE INSTALLED THROUGHOUT THE BUILDING. THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE SPRINKLER SYSTEM.

FIRE ALARM SYSTEM:

THE CURRENT BUILDING DOES NOT HAVE A FIRE ALARM SYSTEM. A FIRE ALARM SYSTEM WILL BE INSTALLED THROUGHOUT THE BUILDING (ALSO SEE CODE REVIEW). THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE SPRINKLER SYSTEM.

CIVIL ENGINEERING:

CIVIL ENGINEERING IS NOT REQUIRED AS PART OF THIS PROJECT.

EXTERIOR SIGNAGE:

NONE.

ZONING:

THE BUILDING WILL HOUSE MERCANTILE AND RESIDENTIAL UNITS. BOTH USES ARE ALLOWED IN THE B-3 ZONE.

ADA:

ADA AND MHRA COMPLIANT TO THE GREATEST EXTENT POSSIBLE

LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- INDICATES BUILDING SECTION
- BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- INTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- LOBBY 101 — ROOM NAME AND NUMBER
- A — KEYED NOTE
- 100A — DOOR NUMBER
- A — COLUMN GRID LINE
- ELEVATION TARGET
- 1A — WALL TYPE
- A — WINDOW TYPE
- 1 — REVISION ITEM
- X / A-XX — ELEVATION MARK

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC.
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
9. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
10. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
13. ALL DOORS SHOULD HAVE ADA COMPLIANT LEVER HANDLES.
14. SIGNAGE TO MEET ALL ADA REQUIREMENTS INCLUDING THE ONES INDICATED ON THE ADA BLOCK UNLESS NOTED OTHERWISE.

CODE REVIEW

SEE SHEETS LS-1.0, LS-1.1 AND LS-1.2 FOR FULL CODE REVIEW

PROJECT CODES

2009 INTERNATIONAL BUILDING CODE
2009 NFPA 101 LIFE SAFETY CODE

PROJECT CONTACTS

ARCHITECT: MARK CHALOUPECKY
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65 NEWBURY STREET
PORTLAND, ME 04101
TEL: (207) 761-9000
E-MAIL: MARK@PORTCITYARCH.COM

STRUCTURAL ENGINEER: CHRIS O'HARA
STRUCTURAL INTEGRITY
46 FOREST AVENUE
PORTLAND, ME 04101
TEL: (207) 774-4614
E-MAIL: CHRIS@STRUCTURALINTEG.COM

OWNER: JOE UNGS
E-MAIL: SGNUEOJ@GMAIL.COM

DEMO NOTES

1. REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. VERIFY THAT STRUCTURAL ELEMENTS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES. BEFORE DEMOLITION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
2. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
3. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
4. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
5. IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY HAZARDOUS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ABATOR ON THESE EFFORTS.
6. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
7. CONTRACTOR TO REPAIR ALL FINISHES AND PROVIDE INFILL WALLS AND FLOOR FINISHES WHERE REQUIRED.

RENOVATION NOTE

THIS BUILDING IS EXISTING AND WAS CONSTRUCTED MANY YEARS PRIOR. THE EXISTING CONDITIONS HAVE BEEN SHOWN ON THESE PLANS TO THE BEST OF EVERYONE'S ABILITIES. DUE TO THE AGE AND COMPLEXITY OF THE BUILDING, IT IS ASSUMED THAT ACTUAL CONDITIONS MAY VARY. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND DIMENSIONS.

PROJECT NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING, AND COORDINATING ALL WORK WITH THE OWNER'S SCHEDULE, WORK TIMES, STORAGE AREAS AND BUILDING ACCESS PRIOR TO BIDDING.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER IF CONDITIONS IN THE FIELD ARE NOT AS REPRESENTED ON THESE DRAWINGS, PRIOR TO CONTINUING THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED SAFETY MEASURES.
- CONTRACTORS TO PROTECT ALL SURROUNDING CONSTRUCTION AS REQUIRED. REPAIR AND REPLACE ALL DAMAGE DONE TO SURROUNDING CONSTRUCTION AS REQUIRED.

PERMIT NOTE

THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO: BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER SYSTEM, AND FIRE ALARM SYSTEM). THESE DRAWINGS ARE FOR PURPOSES OF CONSTRUCTION AND OBTAINING THE BUILDING PERMIT ONLY.

PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000

REGISTERED ARCHITECT ANDREW C. HYLAND #2037 STATE OF MAINE

Consultants:

Structural Integrity
Consulting Engineers, Inc.
77 Oak Street
Portland, ME 04101
(207) 774-4614
contact: Chris O'Hara
chris@structuralinteg.com

ATTACHMENT 2

PERMIT SET
- NOT FOR CONSTRUCTION -

CONGRESS STREET MIXED USE

582-584 Congress Street

Portland, Maine

#	DATE	DESCRIPTION
1	10/24/17	PERMIT SET
2	11/28/17	PERMIT SET (rev 1)

Date Issued	November 28, 2017
Project Number	1502
Drawing Scale	As Noted

TITLE SHEET

Drawn By	MC
Checked By	ACH

T 1.0

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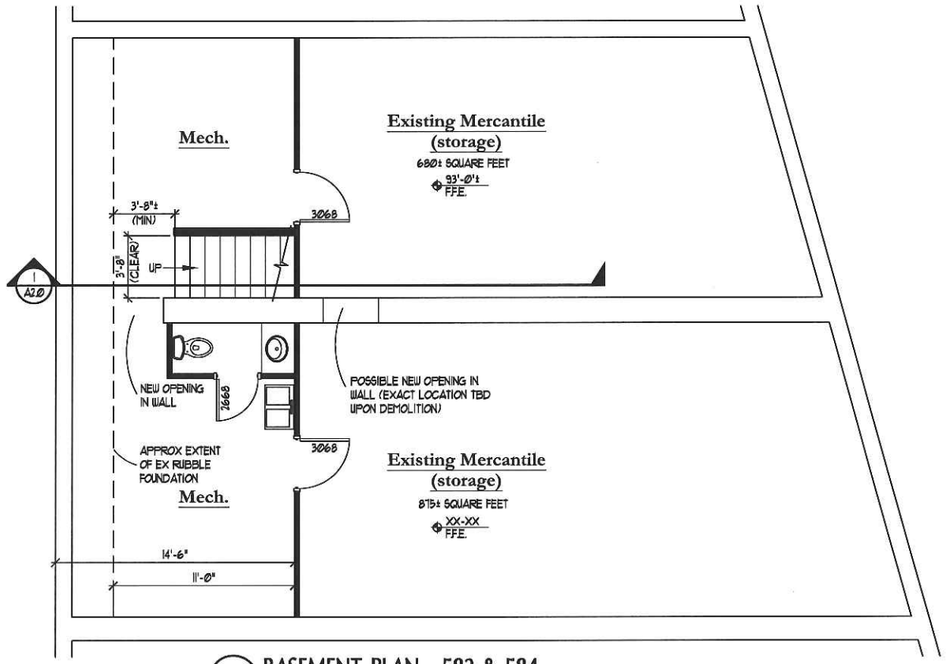
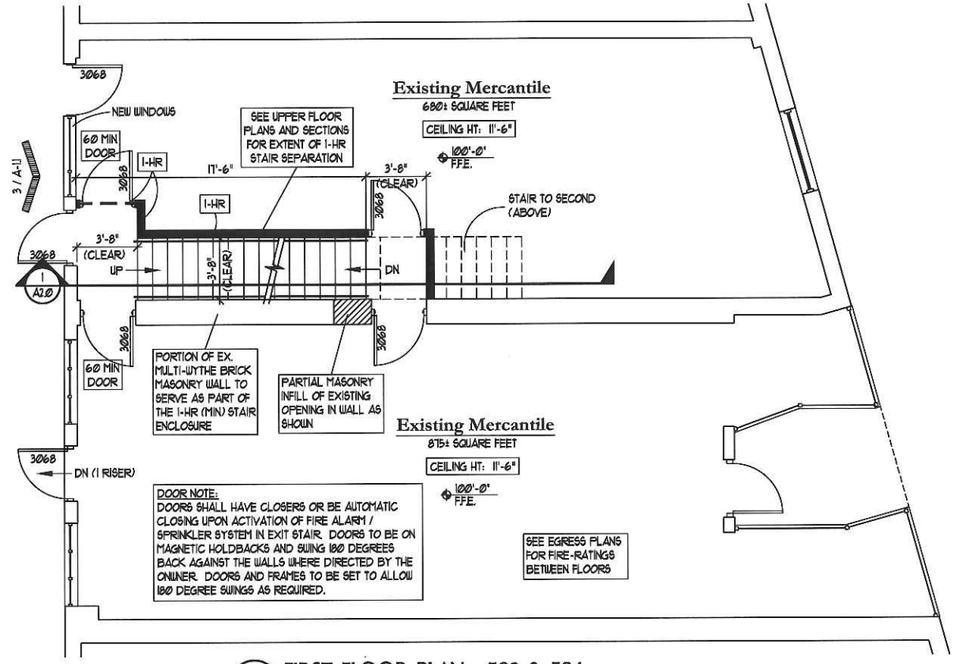


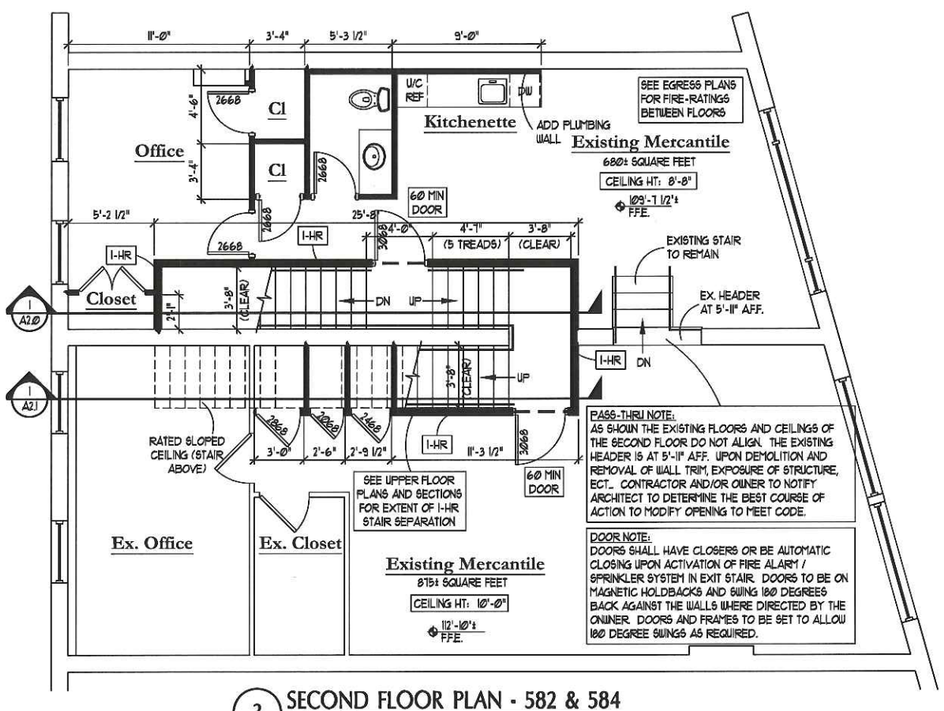
1 BASEMENT PLAN - 582 & 584

0 4'-0" SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - 582 & 584

0 4'-0" SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN - 582 & 584

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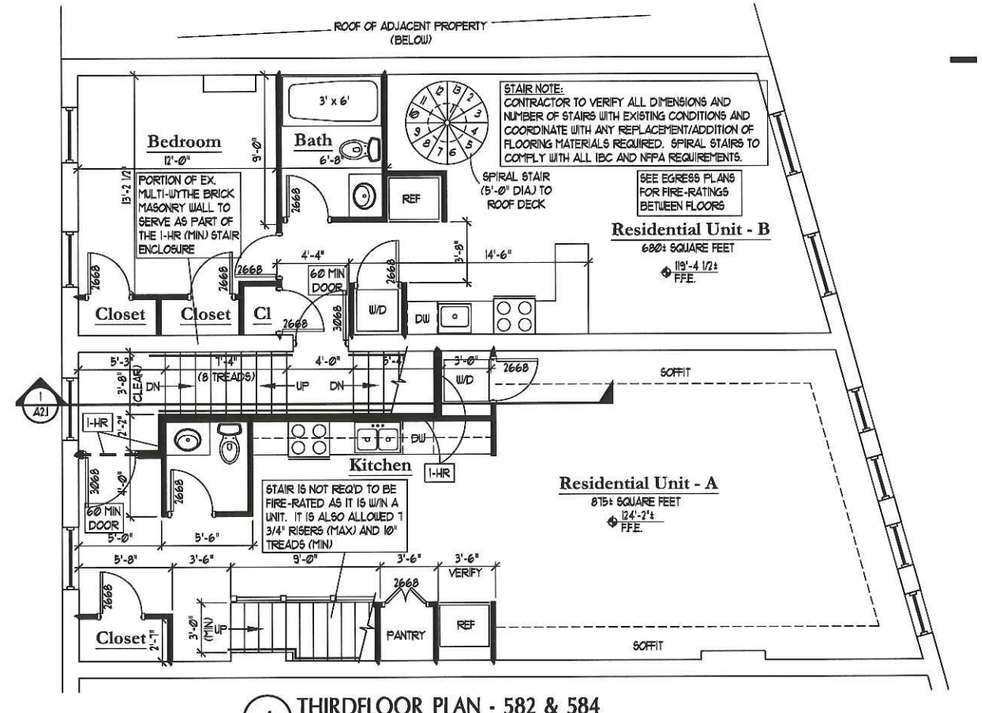

4 THIRDFLOOR PLAN - 582 & 584

0 4'-0" SCALE: 1/4" = 1'-0"

PORT CITY ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000

REGISTERED ARCHITECT ANDREW C. HYLAND #2037 STATE OF MAINE

Consultants:

Structural Integrity
Consulting Engineers, Inc.
77 Oak Street
Portland, ME 04101
(207) 774-4614
contact: Chris O'Hara
chris@structuralinteg.com

PERMIT SET
- NOT FOR CONSTRUCTION -

CONGRESS STREET MIXED USE

582-584 Congress Street

Portland, Maine

#	DATE	DESCRIPTION
1	10/6/17	REVIEW DWG
1	10/23/17	PERMIT SET

Date Issued: October 23, 2017
Project Number: 1502
Drawing Scale: As Noted

FLOOR PLANS

Drawn By: MC
Checked By: ACH

A-1.0

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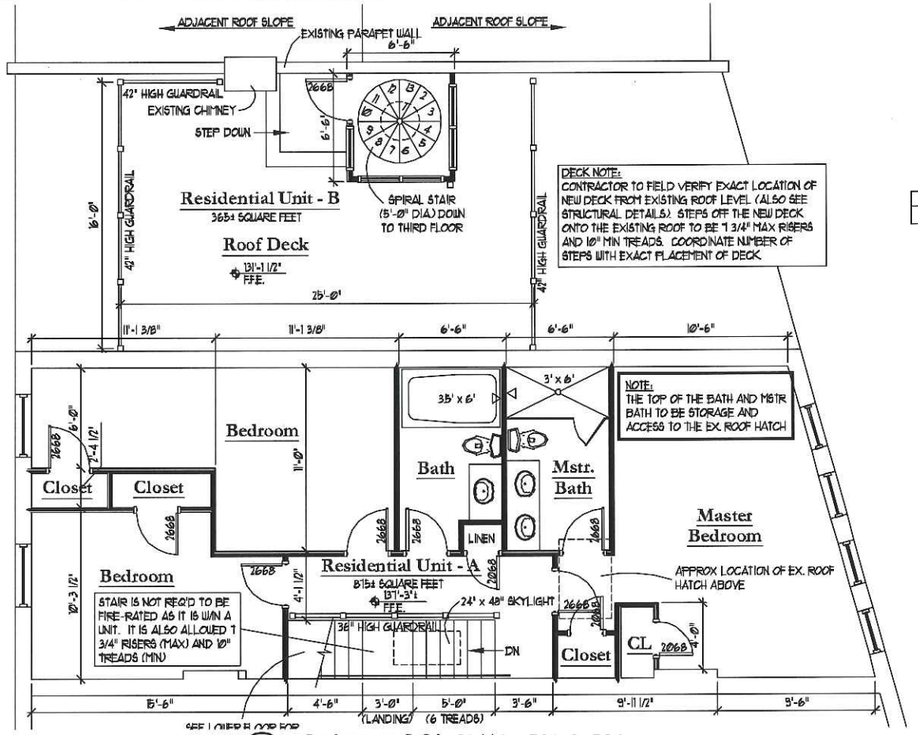
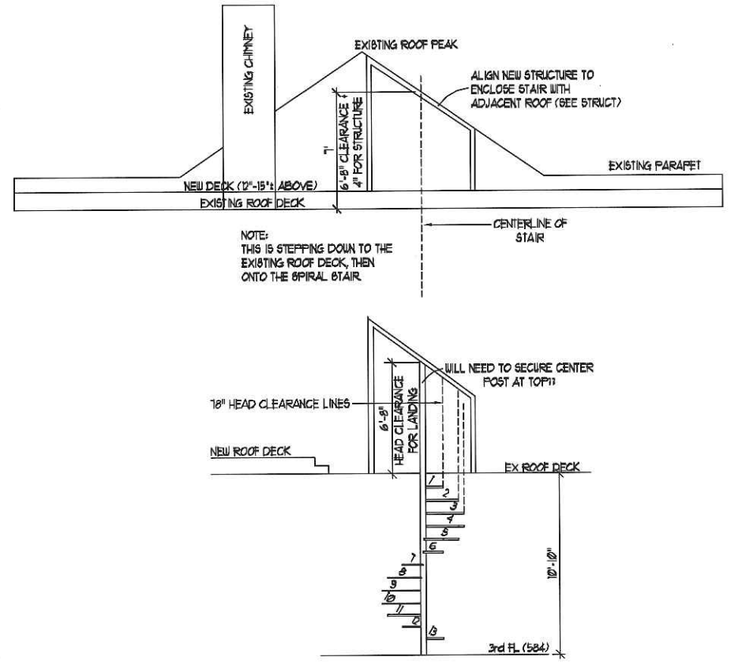


1 FOURTH FLOOR PLAN - 582 & 584

Ø 4'-0" SCALE: 1/4" = 1'-0"



FLOOR TO FLOOR = 11'-10"
MAX RISER HT = 9.5" (ACTUAL IS 9.286")
NO. OF RISERS = 14
NO. OF TREADS = 13
MIN WIDTH BETWEEN HANDRAILS = 26"
MIN HEADROOM = 78"
MIN TREAD DEPTH = 7.5" AT 12" FROM INSIDE EDGE
CENTER COLUMN = 4"
STEP DEGREE = 30
TOTAL DEGREE OF TURN = 390

2 SPIRAL STAIR DETAILS (584 CONGRESS)

Ø X SCALE: NTS

Before

After

3 EXTERIOR ELEVATION - FREE ST

Ø X SCALE: NTS

PORT CITY ARCHITECTURE
85 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000

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contact: Chris O'Hara
chris@structuralintegr.com

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CONGRESS STREET MIXED USE

582-584 Congress Street

Portland, Maine

#	DATE	DESCRIPTION
1	10/6/17	REVIEW DWG
1	10/23/17	PERMIT SET

Date Issued: October 23, 2017
Project Number: 15102
Drawing Scale: As Noted

FLOOR PLANS

Drawn By: MC
Checked By: ACH

A-1.1

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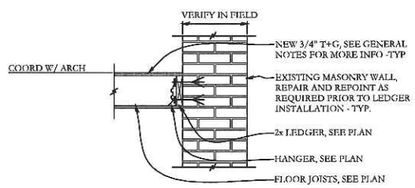
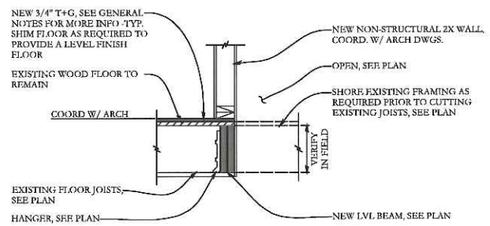


SECTION J S2-2 3/4"=1'-0



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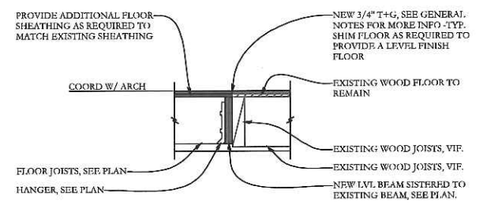

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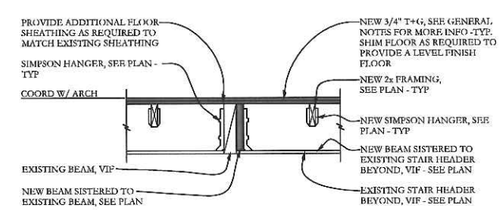

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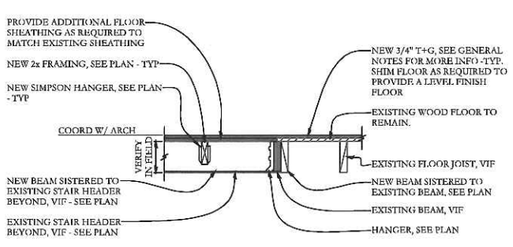

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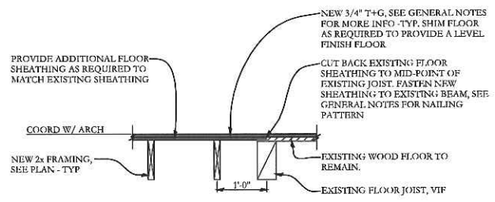

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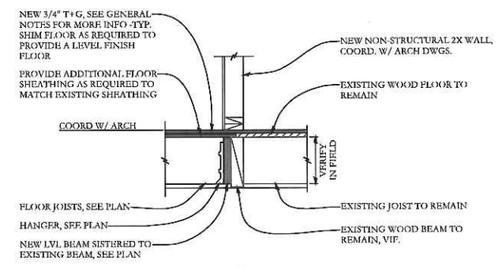

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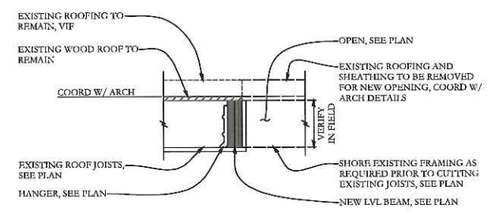

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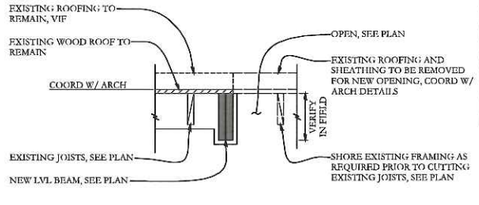

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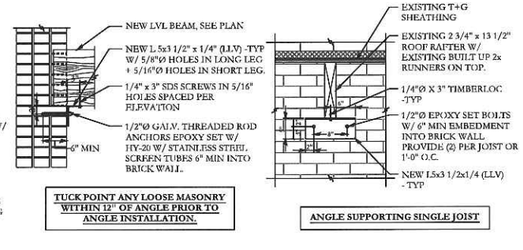

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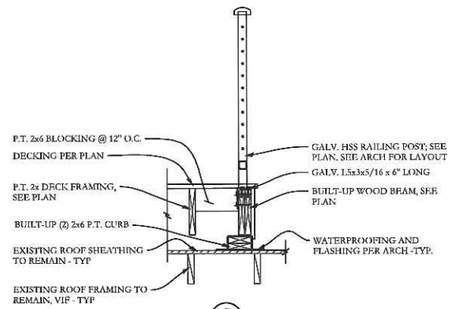
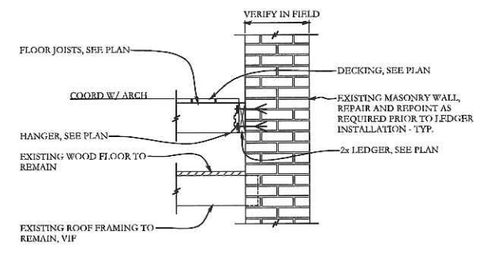


SECTION C S2-1 3/4"=1'-0



SECTION D S2-1 3/4"=1'-0

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Structural Integrity Consulting Engineers
46 Forest Ave
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www.structuralinteg.com
BUILD WITH CONFIDENCE
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Consultants:
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46 Forest Street
Portland, ME 04101
(207) 774-4614
contact: Chris O'Hara
chris@structuralinteg.com

PERMIT SET
– NOT FOR CONSTRUCTION

CONGRESS STREET MIXED USE

582–584 Congress Street

Portland, Maine

#	DATE	DESCRIPTION
1	10/6/17	REVIEW DWG
1	10/23/17	PERMIT SET

Date Issued	October 23, 2017
Project Number	15102
Drawing Scale	As Noted

DETAILS

Drawn By CJO
Checked By CJO

S-2.1

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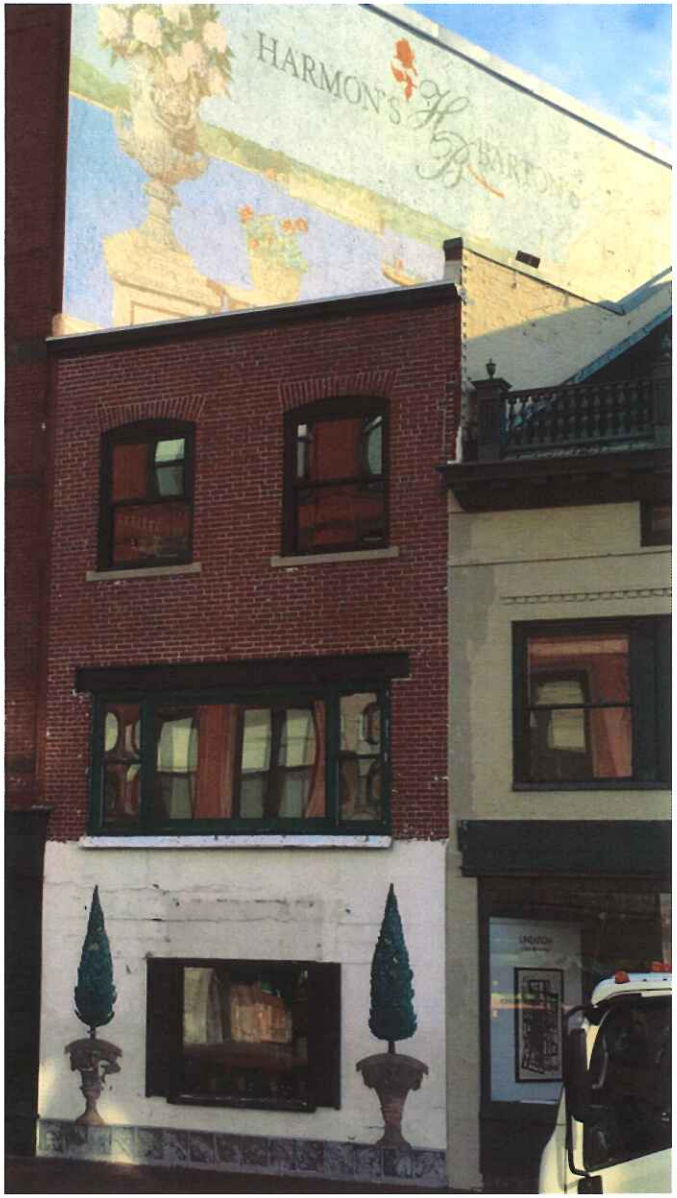
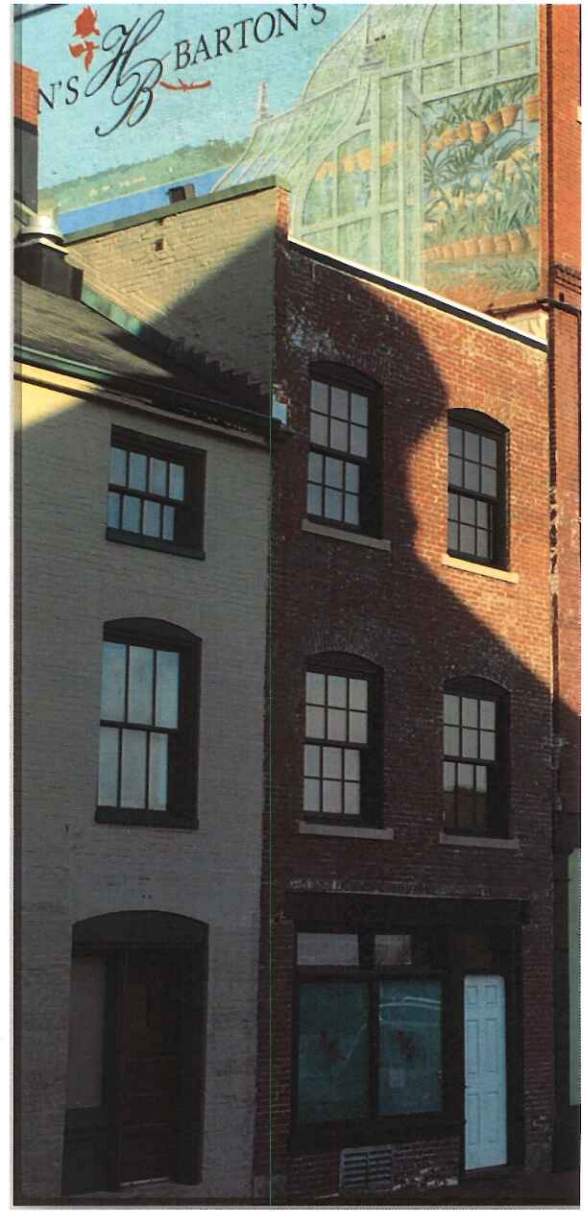
584 Congress St-Front



584 Congress St-Back



ATTACHMENT 3

584 Congress: Existing Retail Store Front (Free Street Side)

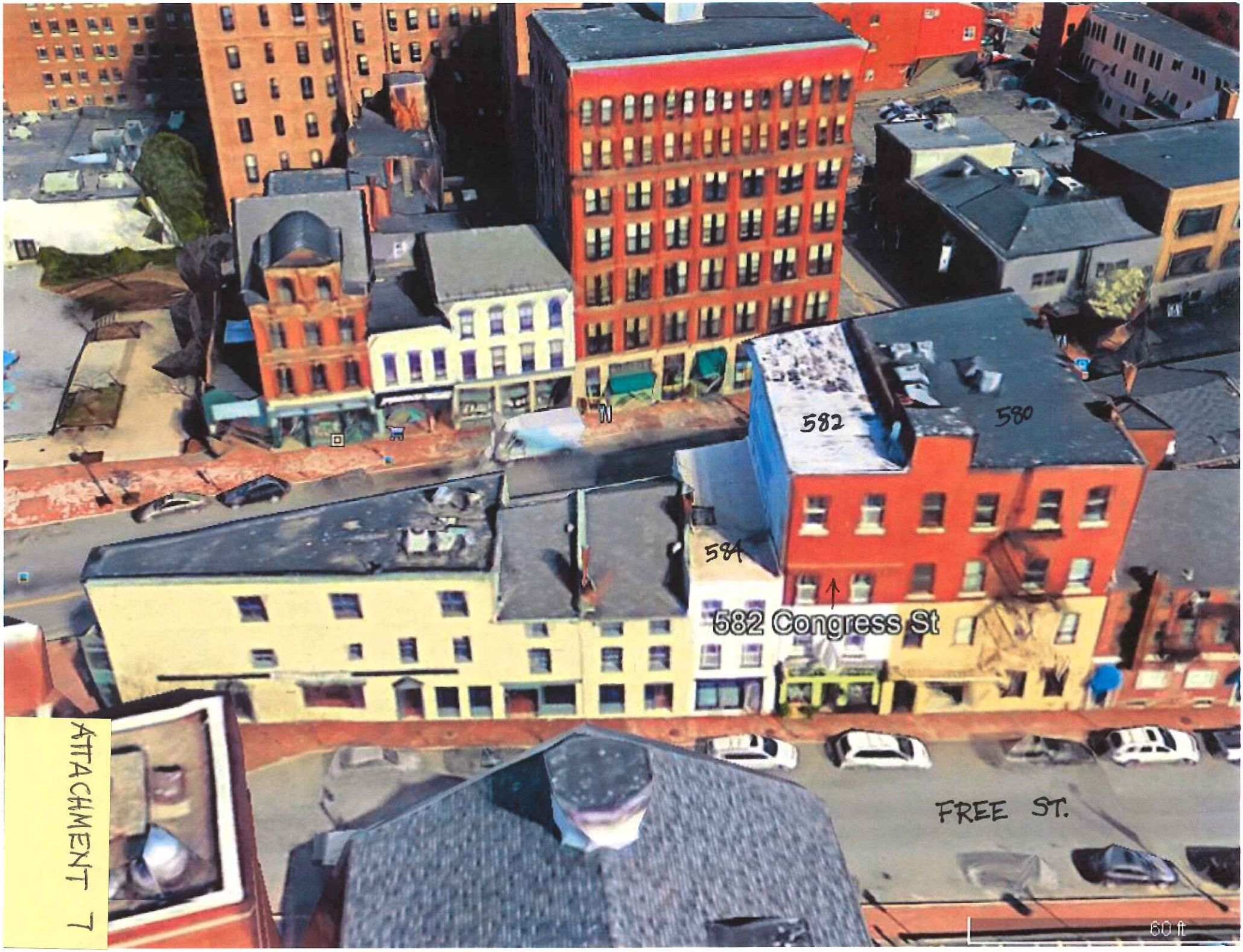
ATTACHMENT 4

584 Congress: Planned Retail Store Front (Free Street Side)

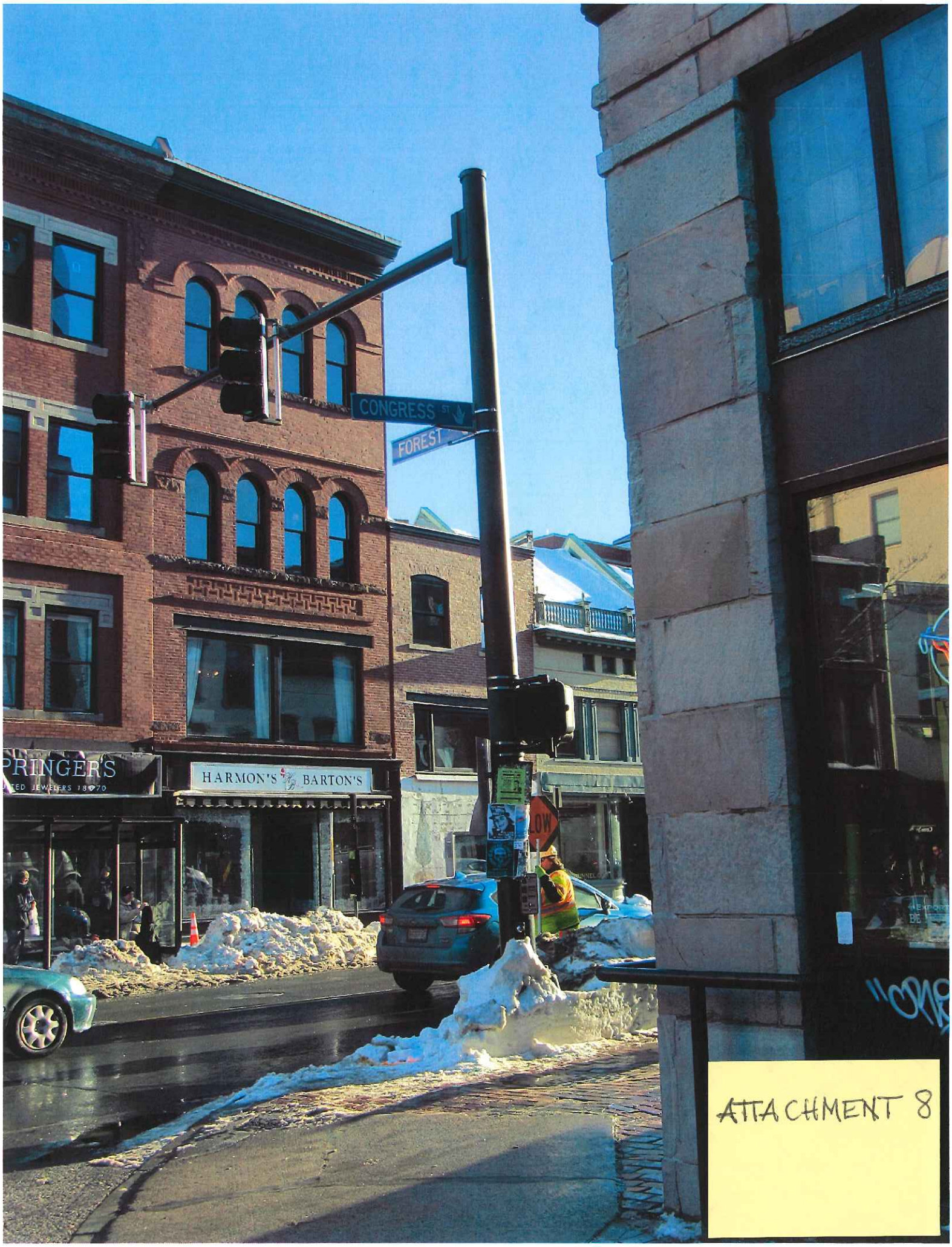
ATTACHMENT 5

584 Congress St Roof Deck: Railing sytle

ATTACHMENT 6



ATTACHMENT 7



ATTACHMENT 8

HARMONY'S
SPRINGER'S
TRUSTED JEWELERS 1870

HARMON'S
BARTON'S
SPRINGER'S
HARMON'S BARTON'S
SLOW

MINOTTS

FLOWERS

CLOSE-UP
SHOT FROM
FREE STREET
PARKING LOT

ATTACHMENT 9

TWIN LIGHTS
BUSINESS LUNCH
THE CLOVERDALE CO.
CO. 584

CARLETON F
HOUSE F
CRESCENT
RANGES
580-4
Cong

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
582-584 CONGRESS STREET

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: February 1, 2018

RE: February 7, 2018 Public Hearing – Storefront Alterations

Address: 582-584 Congress Street

Applicant: Corner Freak, LLC

Architects: Port City Architecture

Introduction

Board members are aware that property owner Joe Ungs (Corner Freak LLC) has applied for a change of use and building permit to convert the upper floors of 582 and 584 Congress Street to residential use. The public hearing scheduled for January 17, 2018 – to review the rear storefront and rooftop deck at 584 Congress Street - was cancelled due to a snowstorm and rescheduled for February 7. Since mid-January, Mr. Ungs decided to add to the scope of the reviews, proposing to renovate three more storefronts – the front and rear of 582 Congress Street, and the front of 584 Congress Street – in addition to the rear of 584 Congress Street, which was included in the original application and discussed in the Board memo prepared for January 17, 2018. Staff is presenting background information and comments on the additional three storefronts in this supplemental memo.

As the Board knows, Mr. Ungs purchased the two adjacent buildings simultaneously in 2015, and the ground floor commercial spaces are joined internally as Harmon's Barton's Florists. The store entrance is at 582 Congress, and the ground floor space at 584 is a workroom rather than active retail space, with the Congress Street entrance at 584 rarely used and the old storefront closed in with incongruous stucco and a residentially-scaled window.

As noted in the previous memo, Mr. Ungs has undertaken a phased rehabilitation since his purchase, thus far including interior demolition, work to restore or replace windows, and cleaning and repointing of exterior masonry. These first phases of the rehab were reviewed administratively in 2015. Window replacements on the upper floors (rear of both 582 and 584, and the front – excluding Chicago windows - of 584,) where the existing windows were not original, successfully upgraded the openings with windows more appropriate for the buildings' historic appearance. On the front of the Milliken Block (582 Congress Street) the very solid original windows were skillfully restored with fine results.

For the Board's review of the three additional storefronts Mr. Ungs has provided photos of the existing facades and renderings showing the proposed treatments, with captions briefly explaining the approach. The owner also found and included a 1944 drawing by Stevens, showing the alterations to the storefront that exist today. Staff has added street views of the Free Street and Congress Street elevations from multiple perspectives, and some examples of storefronts that were reconstructed since 2007.

Subject Properties and Context

This stretch of Congress and Free Streets contains an eclectic mix of storefront types and eras. Next door to the subject Milliken Block (582,) the Moulton Block at 580 Congress has been the location of Springer's Jewelers for decades. The storefront is a good example of a mid to late 20th Century commercial design. The rear of Springer's on Free Street has been tastefully updated with modern materials – black metal clad windows and storefront elements.

Further west, the buildings are older and lower - like the Noah Harding Block (584 Congress,) from the first half of the Nineteenth Century, with well executed storefronts from later eras. For a general description of the two subject properties (582 and 584 Congress Street) please refer to the memo prepared originally for the postponed January 17 meeting.

The primary entrance and storefront for Harmon's Barton's Florists at 582 Congress retain the appearance of a traditional storefront, but it was altered by John Calvin Stevens (the original architect) in the 1940's, when the alcove and display windows were deepened, and the entrance door was moved away from the street. The large glass windows are framed with metal, with low paneled bulkheads below. A traditional retractable canvas awning separates the top of the storefront windows from the sign board. Tax photos from 1924 appear to show the shallower original depth of the Milliken Block entrance, as well as generous transom windows that no longer exist.

The Congress Street face of the Noah Harding Block (584) has been drastically altered, with an incongruous, residential, multi-paned window surrounded by shutters and painted stucco infill. The rear face of 582 Congress Street – facing Free Street – has bright green painted masonry infill between and below the iron structural elements. Storefront windows are residentially scaled and multi-light. The door in the shallow central alcove is uncolored aluminum.

Proposed Alterations

The storefront designs presented by Mr. Ungs are not detailed, but show intent to make references to traditional storefront designs and restore some of the original full-width treatments – especially at the front of 584 Congress, and the rear of 582 Congress. Captions describe the work and list the proposed materials as a combination of painted wood and black metal storefront.

Staff Comments

Staff believes the addition these three storefronts by Mr. Ungs to his scope of work will be of great benefit to the two streetscapes in question. With the Board providing direction to the applicant and to staff regarding some aspects of the proposed new storefronts, perhaps members will be comfortable with delegating review of final details to staff. Mr. Ungs has pointed out that he will have to do some demolition and remove some existing materials before finalizing his plans. Clearly, more clarification of details concerning the materials, dimensions, planar relationships, hardware, lighting, will be needed prior to final approval and construction.

As with the Free Street storefront for 584 Congress, some general questions pertain to materials for bulkheads, window frames, and doors: to what extent would the Board be comfortable with the use of black metal storefront elements, perhaps in combination with black painted wood? Staff is providing several photos from recent years, of reconstructed storefronts in both wood and metal, for comparison. Perhaps such examples will help guide the feedback provided to the applicant. The Exchange Street example is a wood storefront in a masonry and cast-iron ground floor structure, while the Wharf Street example shows a more contemporary metal storefront in a brick and steel structure. Some Board members will recall reviewing the latter project several years ago. Immediately adjacent to the rear of 582 Congress on Free Street is the recently renovated Springer's rear entrance, in modern black storefront.

Among the questions and observations that come to mind for the front of 582 Congress Street:

- The current depth of the alcove cuts into interior space, and constitutes an attractive nuisance as a refuge for street life. Mr. Ung's plan to restore it the approximate original depth – which is not specified - appears reasonable.
- Configuration of the storefront appears to have been altered in 1944, as the transoms visible in 1924 are gone.
- Though the rendering shows changes to this storefront, the character will be largely unchanged.
- It appears the existing door could be reused, and the low bulkhead height will be maintained.
- Signage shown is hypothetical, and will have to be reviewed separately. At that time staff would encourage proportions to better fit the sign space on the façade.

For 584 Congress Street, front:

- Though the proposal departs from the two-entrance configuration of the 1924 photo,

this project would be great improvement in the streetscape.

- Mr. Ungs believes demolition will expose an iron beam like the exposed lintel on the rear of the building, but this has yet to be verified.
- The present use of the space is as a work room – not retail space, but that could change.
- The entrance is proposed with no recess, which is atypical for Congress Street, but not completely unprecedented.

For 582 Congress Street, rear: (currently "Minott's Flowers")

- As with the front of 584, this would represent a great improvement for Free Street.
- Old pictures of Free Street have proven hard to find, but Mr. Ungs shows his plan to remove all of the infill to the columns on the sides and up to the beam. This seems appropriate.
- The difference in the scale of the two buildings is apparent when one compares the proposed work at 582, rear to 584, rear.
- The bulkheads were filled in with brick at some point, and Mr. Ung's proposal to economize by leaving the brick base and replacing storefront from there up seems a reasonable approach.
- Apparently Mr. Ungs has an older door to replace the existing aluminum storefront door.

Should any additional exterior alterations be required, such as lighting at doors, signs vents, or mechanical systems that might be visible, they will need to be reviewed (probably by staff) prior to construction or installation.

Applicable Review Standards

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

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

(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 February 7, 2018 public hearing and information included in the accompanying staff report, the Board finds that the proposed storefront alterations at 582 and 584 Congress Street meet (fail to meet) the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Applicant's renderings of proposed work, with existing conditions and project summaries
2. Architects' plan of 1944 storefront alteration (582 Congress Street)
3. 1924 Tax photos of Congress Street facades
4. Staff photos of existing storefront at 582 Congress Street.
5. Staff photo of storefront example at 92 Exchange Street
6. Staff photo of 420 Fore Street (rear, on Wharf Street)
7. Staff photos of 580 Congress Street (rear, on Free Street)

582 Congress

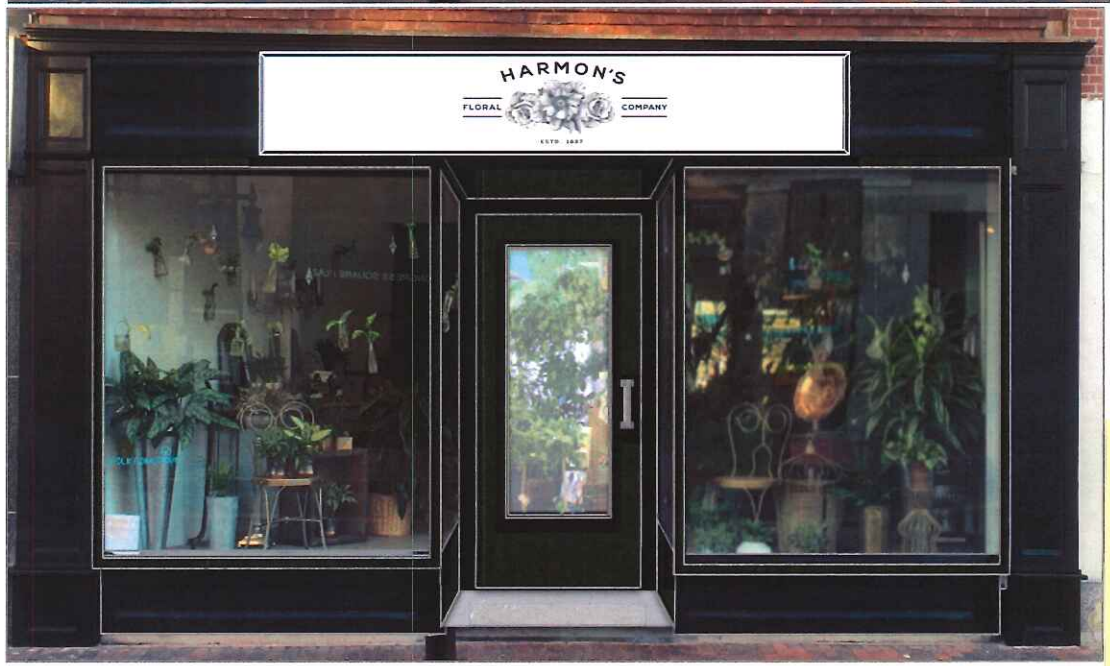
Existing

The existing façade is not original. It was altered c.1944. I would like to restore it back closer to the original design of John Calvin Stevens, not only for esthetic reasons, but also to reduce problems and risks that I have as a building owner as a result of its current design.

Proposed

- Entry foyer depth reduced to John Calvin Steven's pre-altered
- Left and right window dimensions to be made the same size and restored to larger dimensions
- Original door to be restored and used, if possible
- Materials to be combination of wood and painted black metal

(Note: Signage is for illustration purposes only, and not part of this plan)



ATTACHMENT 1

584 Congress: Retail Store Front (Congress Side)

The current design is not original. Present materials are deteriorated painted stucco surface with a small window. I would like to return it to look like a storefront, even though the tenant uses the space as a workroom that is not open to the public. The original design of the storefront had two entrances, one to access the upper floors and one to access the ground floor shop. This is not practical for its current use as the internal stairs have been moved to the back of the building. Proposed restoration is intended to bring storefront in line with similar buildings of the same period.

- No recessed door front
- Materials will be combination of painted black metal and wood

Existing

Proposed

582 Congress
Free Street Side

Existing

Existing is not original. It is presently green painted stucco with trowel effect, aluminum framed door, glass and Plexiglas windows

Proposed

- Entry foyer setback retained
- Windows expanded to original iron columns along the sides and upper beam
- Original door to be restored and used, if possible
- Materials to be combination of painted black metal and wood

(Note: Signage is for illustration purposes only, and not part of this plan)

584 Congress
Free Street Side

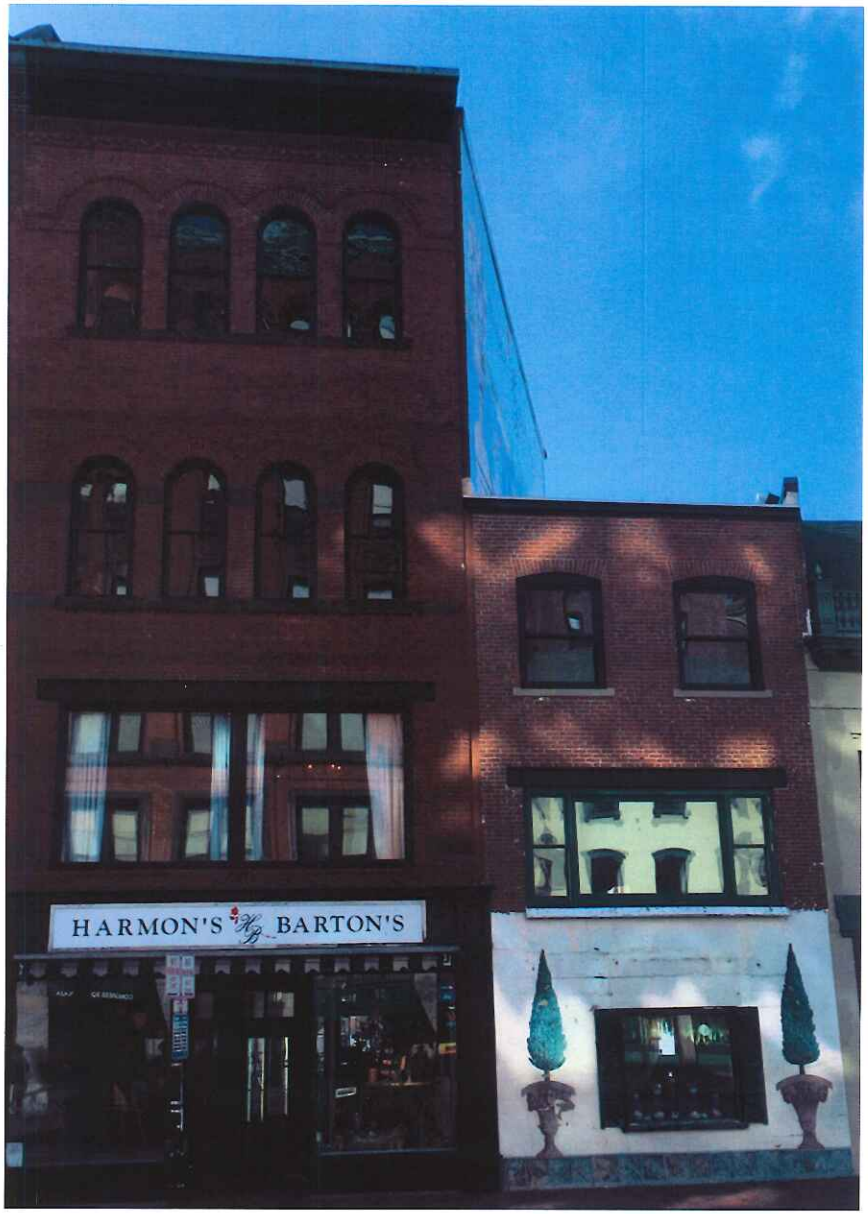
Existing

Proposed

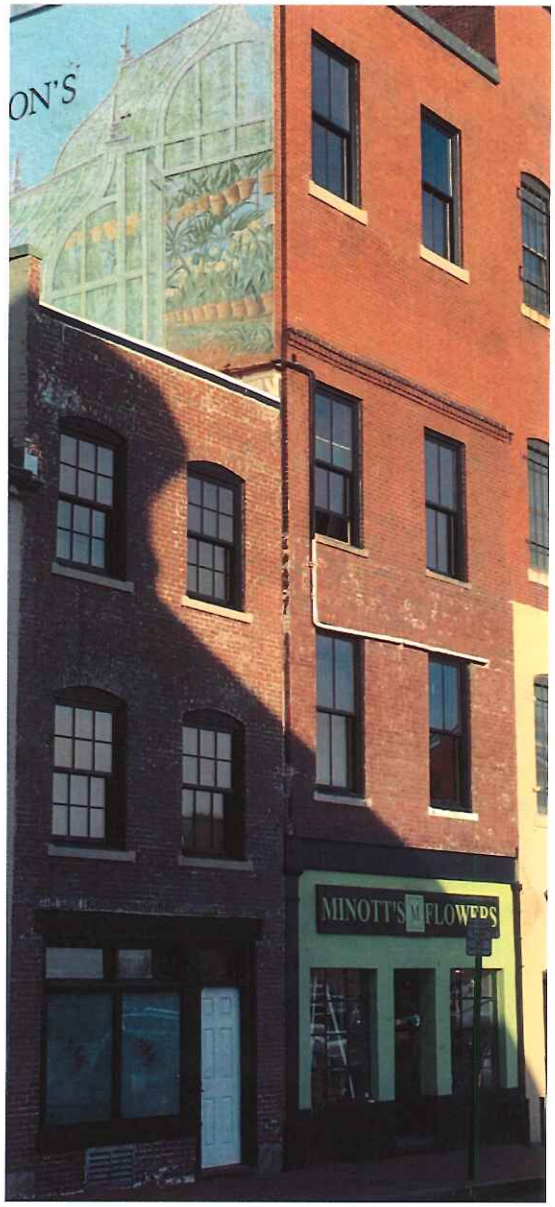
Building code requires direct separate street access for the egress stair. A separate door is also needed to access the upper floors without entry into the retail shop. The above life/safety change will result in the replacement of the white, hollow-core door, and the addition of a second door for entry into the store. Material of the egress stair door will depend on cost and what is required by fire code, with preference to painted black metal and wood. The retail door will match the egress door for symmetry.

582 & 584 Congress St: Existing

Congress Side

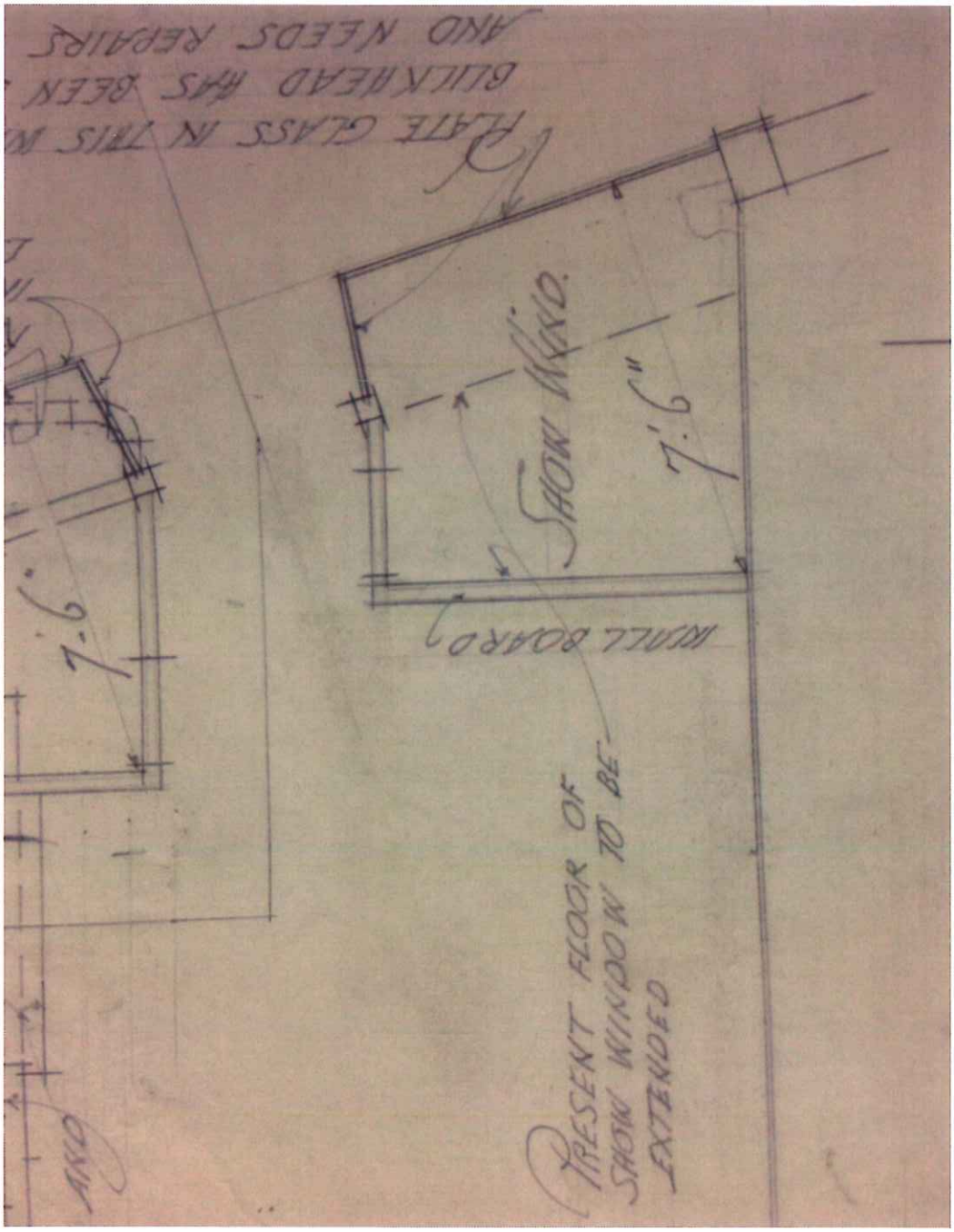


Free St Side



582 Congress

Portion of 1944 architectural plans showing initial expansion of the showroom from original size.



ATTACHMENT 2

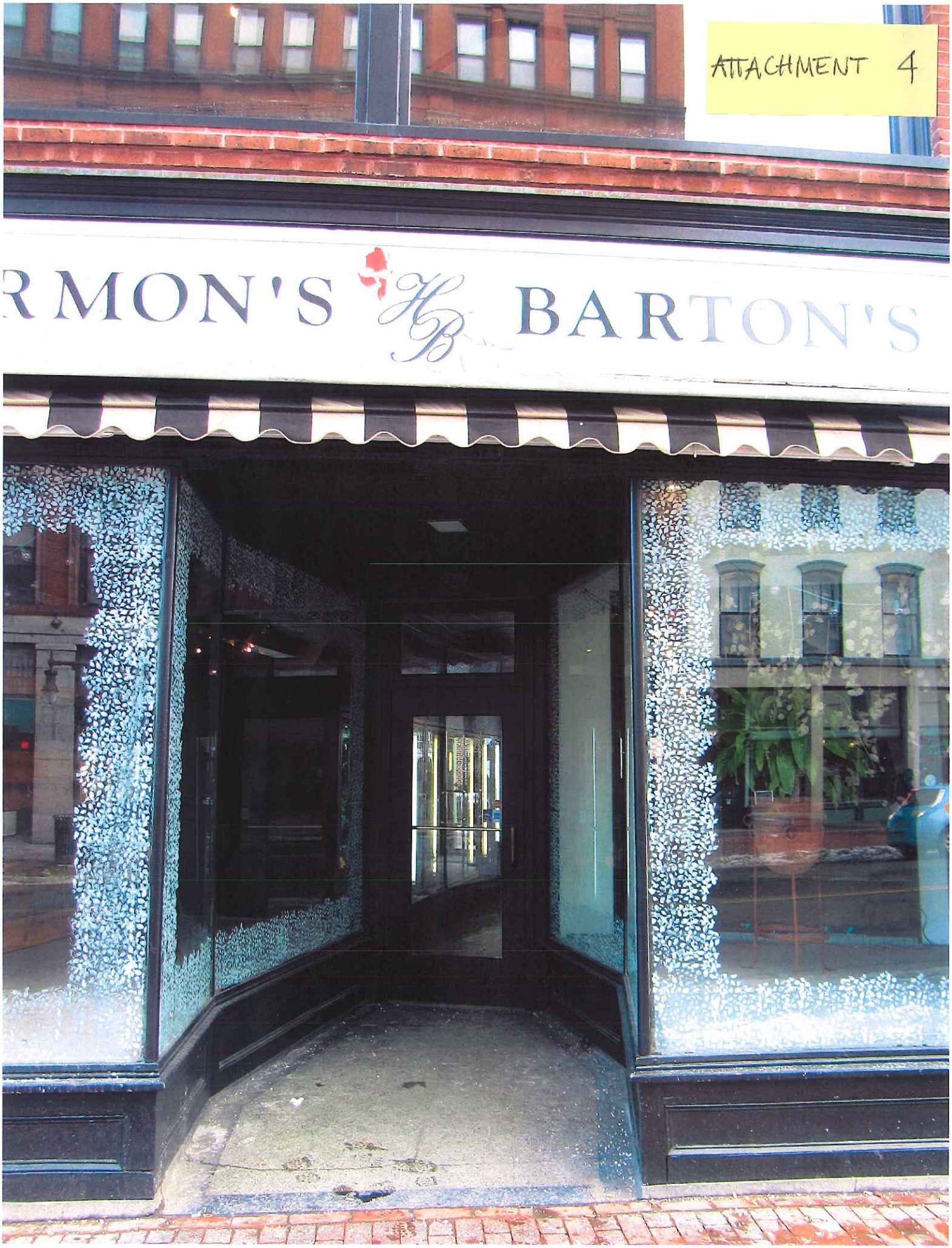
582 and 584 Congress

Retail Store Fronts c 1924

ATTACHMENT 3

RANGES
586
Cong

ATTACHMENT 4



IDEAL

ATTACHMENT 5

ATTACHMENT 6

ATTACHMENT 7

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
DISCUSSION OF REPLACEMENT WINDOW OPTIONS

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: January 12, 2018

RE: January 17, 2018 **WORKSHOP** - Discussion regarding the attributes of Various Replacement Window Options and their Suitability for Designated Historic Structures

On May 3, 2017 staff made a brief presentation on the issue of window replacement in historic districts, and reviewed some of the options being offered in the marketplace. The presentation included slides, and was followed by Board questions and a discussion on some of the issues and considerations that come with window replacement proposals. No decisions regarding future policy changes regarding window replacement were made at this preliminary workshop. At the workshop on January 17, 2018 staff would like to continue the discussion on window replacement options, with particular attention paid to alternatives to wood windows. It is the hope of HP staff members that the Board can help establish clear guidelines for when alternative materials are appropriate to use in protected properties.

Staff must deal with window replacement applications frequently, and in many instances are comfortable making administrative decisions on a case-by-case basis following review of a number of factors. Though Board decisions are not expected at this workshop, staff members feel that the workshop will help toward articulating clear, coherent policies to guide staff in ongoing administrative reviews, and for the Board to refer to when Board review is warranted.

At a recent general discussion between staff members Deb Andrews and Rob Wiener and Marvin Window representatives Ron Conterio and Matt Stetson (A.W. Hastings Co.,) Mr. Conterio and Mr. Stetson offered to attend a Board workshop on window options, and participate in a discussion comparing wood and clad units. Given the prevalence of clad window requests and ongoing efforts by Marvin to refine the historic appearance of its windows, staff thought having Mr. Conterio and Mr. Stetson attend the Board meeting could be helpful and informative. They have offered to supply some addresses where Board members can see installed Marvin windows, and will have sample windows to display at the January 17 workshop.

Staff is including a draft policy on window sash replacements (a work in progress,) a sample window policy guide from Geneva, Illinois, and a list of addresses in Portland where installed windows of various materials and manufacturers can be viewed. In addition to materials

included with this memo, and slides to be projected at the January 17 workshop, staff hopes to be providing Board members before the meeting with additional addresses where replacement windows have been installed.

Applicable Standards, Current Practice, and Challenging Issues

Historic Preservation staff members continue to receive frequent inquiries from owners of both commercial and residential historic properties about window replacements; it is also common for these requests to come from a window supplier. In the latter cases, a window supplier may have already made a window replacement proposal to an owner, with a specific product in mind. With increasing frequency these proposals, and also the requests from owner applicants, are for aluminum clad, composite, or fiberglass windows.

In keeping with typical historic preservation practice, staff tries to begin consideration of window replacement proposals by speaking directly to the property owner (or manager, in some cases,) about the existing conditions at the site. Staff makes a point of actually inspecting the existing windows as well as becoming familiar with the history of the building and the neighborhood context. Site visits may have a window sales person present in addition to the property owner.

The following language was prepared for a draft policy on sash replacement kits – applicable as well to full unit replacements:

> **Replacement Sash for Historic Buildings**
>
> Portland's historic preservation ordinance includes ten review standards that guide the Historic Preservation Board and staff in assessing applications for alterations to historic buildings. The following three standards are applicable in the review of **requests to replace historic windows:**
>
> *(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
>
> *(5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
>
> *(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
>
> As these three review standards clearly communicate, the general intent behind the

historic preservation ordinance is that every effort be made to retain the original characteristics of a historic building—including its materials. Accordingly, repair is recommended over replacement. The need to replace the material—particularly when it is original—must be demonstrated. If replacement is warranted, the standards strongly encourage that it be *in kind.* The standards do not expressly preclude consideration of non-traditional materials, however, and they acknowledge that individual circumstances will vary. Accordingly, the standards allow for flexibility when it is warranted and when the visual characteristics of the new replacement material match those of the original.

If it is determined that it is infeasible to repair sash but other window components are intact, new replacement sash can often be placed in the historic frame and operate smoothly using the existing counter-balance system. New sash may also operate in new jamb liners within the existing frame if the profile of the liners is very low and they do not noticeably reduce the size of the sash within the opening.

Additionally, Standard # 4 For Review of Alterations may apply in cases where long ago window changes to a property have acquired significance over time:

> *(4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*

Meeting with property owners is important because of the opportunity to educate them about the full range of options, and emphasize the potential for rehabilitation of old windows that are not functioning well. Despite this approach, often there is intense pressure from building owners, property managers, and window representatives to install new windows. In many cases applicants have heard from various sources that maintenance of new windows will be vastly easier and less costly with new windows, particularly if the exterior material is not wood. Discussion with staff affords a chance to promote full due diligence on the part of the owner, to compare the cost of new windows with the cost of rehabilitation and potential ongoing maintenance. Further, applicants are urged to examine closely the life expectancy for new windows, compared with well-maintained historic windows.

It is commonly believed today that most of the lumber used in window manufacturing (most of it is a variety of pine) is less dense and less durable than wood in historic windows because it is not from slow-growing, old growth trees. Guarantees offered by window manufacturers tend to emphasize maintenance, specifying that wood windows need to be painted on a regular schedule.

Among the considerations in discussions / decisions about whether to replace windows, and what materials to use, staff attempts to ensure that these factors and questions are included:
Existing conditions:

- Are the existing windows original? Are they not original but are old enough to have historic significance in keeping with the property?
- If the windows have been replaced in the past, what is the age / quality / condition / material of the existing windows?

- Are there storm windows? Are the storm windows functioning and protecting the historic windows? To what extent do they detract visually from the historic appearance of the existing windows?
- Are the windows a significant feature of the property, important to the historic character?
- Is the proposed replacement window a close match for the historic windows? (Note that new windows tend to be heavier in construction because they are most likely to have heavier insulated glazing. Dimensions of stiles and rails usually must be slightly greater, and exterior muntin depths - projection from the glass - are usually smaller on new windows because of the thickness of insulated glass.)

Other circumstances:

- Significance of the property
- Neighborhood context
- Visibility of the windows in question, including proximity to street or sidewalk
- What is the budget of the owner? Should this be a consideration, if the preferred solution might be so expensive that nothing will be done and further deterioration of the property might result?

Alternative Materials v. Wood Windows

If a decision has been reached that replacement should be considered, what should be considered?

- Visual authenticity – how close a match can be practically obtained?
- From what distance might one be able to tell the difference between the alternate material and painted wood?
- Projected lifespan?
- Anticipated maintenance requirements – to what extent should this affect the decision?
- Affordable solutions – to what extent should this be considered?

Staff Comments

In making decisions about window replacements it is important to balance many considerations. Clarity and predictability are essential features of policy guidelines, but so are flexibility and adaptability. In the day-to-day world of regulation, staff and the Board often find a need for compromise, accommodation for special circumstances, and the maintenance of constructive working relationships with those that are subject to regulation. That said, if the goal of historic preservation is to protect the character and integrity of designated structures, to what extent does this go deeper than the appearance of historic authenticity?

Among the more specific questions that might be worthy of further discussion:

- In judging appearance, from what distance should this judgement be made, and does that critical distance change, depending on other circumstances?
- Does it continue to be reasonable to reach different decisions about window material based on the degree to which the property has been altered? Distance from the street? Neighborhood context? Other considerations?
- Should there be different considerations for commercial properties as opposed to

residential properties, or downtown locations as opposed to residential neighborhoods?

Attachments:

1. DRAFT of Replacement Sash for Historic Buildings – document by HP staff
2. Addresses to view installed replacement windows
3. Policy Guide for Window Repair or Replacement Requests – Geneva, Illinois

Replacement Sash for Historic Buildings - DRAFT

Portland's historic preservation ordinance includes ten review standards that guide the Historic Preservation Board and staff in assessing applications for alterations to historic buildings. The following three standards are applicable in the review of **requests to replace historic windows:**

> *(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
>
> *(5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
>
> *(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*

As these three review standards clearly communicate, the general intent behind the historic preservation ordinance is that every effort be made to retain the original characteristics of a historic building—including its materials. Accordingly, repair is recommended over replacement. (Please see the Historic Preservation office's publications on window repair.) The need to replace the material—particularly when it is original—must be demonstrated. If replacement is warranted, the standards strongly encourage that it be *in kind*. The standards do not expressly preclude consideration of non-traditional materials, however, and they acknowledge that individual circumstances will vary. Accordingly, the standards allow for flexibility when it is warranted and when the visual characteristics of the new replacement material match those of the original.

If it is determined that it is infeasible to repair sash but other window components are intact, new replacement sash can often be placed in the historic frame and operate smoothly using the existing counter-balance system. New sash may also operate in new jamb liners within the existing frame if the profile of the liners is very low and they do not noticeably reduce the size of the sash within the opening.

Replacement Sash on Primary Façades

To be acceptable, replacement sash on primary façades should *match* the original sash in the following respects.

- **Overall Dimensions:** Overall width and height of each sash.
- **Component Dimensions:** Dimensions of sash components: width of the stiles, width of the top, bottom, and meeting rails, and the size and profile of the muntins. These dimensions determine the daylight opening which, like the glass size, should not be reduced.

ATTACHMENT 1

- **Materials:** Wood for wood windows, steel for steel, etc. On the upper stories of large commercial buildings, aluminum replacement windows with appropriate detailing might be approved.
- **Operation:** Double-hung, single-hung, casement, or other.
- **Configuration:** The pattern or organization of glass panes of the original sash (for example one-over-one, six-over-one, arch top etc.).
- **Muntin profile and divided lights:** True divided lights in replacement sash are generally preferred when original muntin width and profile can be closely matched, but are not always necessary. New sash that have simulated divided lights may be acceptable if they include muntins that are permanently fixed to the exterior and interior of the glass and an internal spacer, to duplicate the appearance of true divided lights. Simulated divided light muntins are non-structural, and are usually available in a variety of widths. Their width and profile should match the existing as closely as possible. *Windows that do not closely duplicate the muntin profile of the original, that use removable snap-in muntins, muntins placed only between panes of insulated glass, or muntins placed solely on the interior, are not acceptable.*
- **Setback:** New sash should be set back from the wall plane the same distance as the original window sash.
- **Glazing details:** While most historic glass is held into the sash with glazing putty, most modern glass is held in with wood, metal, or plastic stops. These stops are available in a variety of shapes. Glazing stops should be a flat bevel to resemble glazing putty unless another shape is documented as historic to a particular building.
- **Glazing:** Glass should not be tinted or reflective. Low-e glass is acceptable if its visual transmittance rating ("VTR) is 70% (.7) or higher. Glass with a lower rating is not acceptable as its reflective quality and color do not have the character of traditional window glass.
- **Visibility of jamb liners:** Historic double-hung windows typically had lifting hardware concealed behind the frame. Sash replacements often have exposed jamb liners. Their profile should be minimized, and the color chosen to reduce visibility from the exterior. Noticeably wide jamb liners are not acceptable. Windows where only the bottom sash moves (single-hung) are often preferable as they make possible further reduction in the visibility of jamb liners.
- **Screens:** While full exterior screens are standard with most new windows, they are not an appropriate choice for historic buildings. For double-hung windows screens should fit below the upper sash. Half screens are usually available on replacement windows when requested, and interior screens are another possible solution.
- **Finish:** Color is a consideration of the Historic Preservation Board when it is an integral and permanent part of the replacement window, such as on an aluminum window. It should be consistent with the architectural period of the building.
- **Storm windows:** If the windows on the building have existing storm windows and only some of the primary windows are being replaced, consistency should be maintained – storms should be left on all windows until they can all be removed at once.

Replacement Sash at Secondary Facades Not Readily Visible From the Street

There may be less stringent requirements for replacement sash on less visible facades; however they should still match the original in sightlines, dimensions, configuration, and glazing.

Addresses to view installed windows

1. 87 Brackett Street – upper floor – Lincoln clad sash kits
2. 6 City Center – upper double-hung units – Marvin clad windows
3. 11 Lewis Street – Marvin Wood (front,) Integrity fiberglass (sides, rear)
4. 87 Brackett Street – Lincoln clad sash kits (2nd floor)
5. 30 Exchange Street – Pella architectural wood – full units
6. 31 Bramhall – window replacement proposed, Marvin clad sash kit
7. 10 Danforth Street – Marvin Clad product
8. 206 Danforth Street – Green Mountain wood, full units
9. 208 Danforth Street (rear ell facing Clark) – Andersen E Series aluminum clad
10. 18 Pine – Andersen Renewal, composite insert
11. 70-72 Pine – Andersen Renewal, composite insert
12. 157 Pine – Marvin Clad product
13. Pine and West Streets – Butler School Building – Marvin clad windows
14. 205 Spring Street – Marvin wood windows
15. UNE – Alumni Hall – Marvin clad windows

ATTACHMENT 2

GENEVA HISTORIC PRESERVATION COMMISSION
Policy Guide for Window Repair or Replacement Requests

1. **Contributing (or higher rated) buildings,** Residential and Commercial.

Thoroughly assess the condition of the window sash and frame. Repair first, assuming windows are original or historic. *If the evaluation of the assessment determines that repair is not feasible*, replacements should be of detailing, proportions, operation/function, and styling that are consistent with that of the original or existing historic windows; replacement window material shall either replicate historic materials (wood or metal) or be fabricated of a contemporary, alternate material (*e.g.* aluminum clad, wood windows). Where muntins existed, historically, replacement windows shall incorporate true or simulated divided lites; muntins at simulated divided lites must include muntins applied to the exterior and interior of the window glazing and, where insulated glass is installed, non-specular (*i.e.* black, gray, bronze, or white) metal spacer bars shall be installed between the panes of glass. At interior side yards, "prominently viewed from the street" shall apply only to those side wall windows located towards the street and forward of a significant change in building plane.

2. **Non-contributing buildings.**

Thoroughly assess the condition of the window sash and frame. Repair first. If the assessment determines that repair is not feasible, the style, detailing, operation/function, and proportions of replacements should be consistent with building style, however more flexibility should be allowed in the window material.

3. **Existing additions to contributing (or higher rated) buildings prominent and easily viewed from the street.**

Thoroughly assess the condition of the window sash and frame. Repair first, assuming windows are original or historic. *If the evaluation of the assessment determines that repair is not feasible*, replacement should be of detailing, proportions, operation/function, and styling that are consistent with that of the original or existing historic windows; replacement window material may replicate historic materials (wood or metal) or be fabricated of a contemporary, alternate material (*e.g.* aluminum clad, wood windows). Where muntins existed, historically, replacement windows shall incorporate true or simulated divided lites; muntins at simulated divided lites must include muntins applied to the exterior and interior of the window glazing and, where insulated glass is installed, bronze-colored spacer bars between the panes of glass. At interior side yards, "prominently viewed from the street" shall apply only to those side wall windows located towards the street and forward of a significant change in building plane.

4. **Existing additions to contributing (or higher rated) buildings not prominent or easily viewed from the street.**

Thoroughly assess the condition of the window sash and frame. Repair first. *If the evaluation of the assessment determines that repair is not feasible*, the style, detailing, operation/function, and proportions of replacements should be consistent

ATTACHMENT 3

with building style, however more flexibility should be allowed in the window material. Original historic portion will always be addressed by #1.

5. **New additions to contributing (or higher rated) buildings.**
   Windows should match the style, detailing, operation/function, and proportions of existing windows, if on a prominent facade, but alternate materials may be considered acceptable. Original, historic portions of a building shall always be addressed by #1.

6. **New additions to non-contributing buildings.**
   Windows should match the style, detailing, operation/function, and proportions of existing windows, if on a prominent facade, but alternate materials may be considered acceptable if an addition is not prominent or readily visible from the street.

7. **New residential or commercial construction.**
   Flexibility should be allowed in material, however styling, detailing, spacing and proportions should be appropriate to the suggested architecture or styling of the new structure. Interior snap-in or false, between-pane grids, are not appropriate or acceptable.

Secretary of the Interior's Standards for Rehabilitation

The Geneva Historic Preservation Commission uses the Standards when reviewing specific rehabilitation projects in the Historic District. The following standards should be considered when dealing with historic windows.

Standard #2. The original distinguishing qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Standard #4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard #6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.

For additional information, see Preservation Brief # 9: The Repair of Historic Wooden Windows (https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm), summarized below:

Window Significance

Not all windows are equally significant. Factors determining significance include:

- age of window
- design of window
- physical integrity
- street facing façade
- architectural and historical significance

Windows should be considered significant if they:

1. are original or historic.
2. reflect the original design intent for the building.
3. reflect period or regional styles or building practices.
4. reflect changes to the building resulting from major periods or events.
5. are examples of exceptional craftsmanship or design.

Window Facts

- Windows convey building character.
- Most often, historic windows are made of irreplaceable materials.
- Windows need periodic maintenance.
- Renovation of windows is realistic and affordable.

Storm Windows

The use of storm windows should be considered whenever feasible because exterior or interior storm windows are:

1. thermally efficient
2. cost-effective
3. reversible
4. allow the retention of original windows

Storm windows, in combination with historic windows, can provide equal or better energy performance than many modern windows, which utilize insulating glass. Wood storm windows are preferred because wood has a better insulating value than metal. However, aluminum clad storm windows may be allowed provided they do not cover the trim. Storm windows can also provide significant protection from the weather to your historic windows. If old or historic storm windows exist, consider continuing to use them. Storm windows can also be placed on the inside of a window.

Weatherstripping is the single most cost-effective way to improve the energy performance of your windows.

Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means.

What is the Condition of Your Window?

When evaluating the physical condition of windows, look at the following:

1. window location
2. condition of paint
3. condition of frame and sill
4. condition of sash (rails, stiles and muntins)
5. glazing problems
6. hardware
7. overall condition (excellent, good, fair, poor, etc.)

Moisture is the primary contributing factor in wooden window decay.

Failure of the paint finish should not be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound condition beneath unsightly paint.

Window Repair

Routine Maintenance needed to upgrade a window to "like new" condition normally includes the following:

1. some degree of interior and exterior paint removal.
2. removal and repair of sash (including re-glazing and replacement of sash cords and chains, where necessary).
3. repairs to the frame.
4. weatherstripping or jamb liners and reinstallation of sash.
5. re-painting.

Window Replacement

Replacement windows should match historic windows in:

- style and operation
- dimensions
- true-divided or simulated divided lite(s)
- appropriate alternate materials (*i.e.* avoid bronze anodized aluminum window frames and sash unless historic precedence exists)

Investigate and document the following when replacing windows:

1. pattern and size of the openings
2. proportions of the frame and sash
3. configuration of window panes
4. muntin profiles
5. type of wood
6. paint color
7. characteristics of the glass
8. other details (*e.g.* arched hoods, decorative elements, etc.)

Resources

- **"Fixing Double-Hung Windows."** *Old House Journal* (no. 12, 1979): 135.
- Look, David W. **"Preservation Brief #10: Paint Removal from Historic Woodwork."** Washington, D.C.: Technical Preservation Services, U.S. Dept. of the Interior, 1982.
- Phillips, Morgan and Selwyn, Judith. **Epoxies for Wood Repairs in Historic Buildings**. Washington, D.C.: Technical Preservation Services, U.S. Dept. of the Interior (Government Printing Office, Stock No. 024-016-00095-1), 1978.
- **"Sealing Leaky Windows."** *Old House Journal* (no. 1, 1973): 5.
- Smith, Baird M. **"Preservation Brief #3: Conserving Energy in Historic Buildings."** Washington, D.C.: Technical Preservation Services, U.S. Dept. of the Interior, 1978.
- Myers, John H. **"Preservation Brief #9: The Repair of Historic Wooden Windows."** Washington, D.C.: Technical Preservation Services, U.S. Dept. of the Interior, 1981.
- Park, Sharon C. **"Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows."** Washington, D.C.: Technical Preservation Services, U.S. Dept. of the Interior.
- See the following web page to view the Preservation Briefs: http://www.nps.gov/tps/how-to-preserve/briefs.htm
- **Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings**, U.S. Dept. of the Interior, National Park Service, 1983.
- NPS Guidelines for Rehabilitating Historic Buildings: http://www.nps.gov/tps/standards/rehabilitation/rehab/
- Carmody, John, Heschong, Lisa and Selkowitz, Stephen. **Residential Windows: A Guide to New Technologies and Energy Performance.** New York: W.W. Norton & Company, 1996.
- **Caring for Your Historic House**. Heritage Preservation and National Park Service. New York: Harry N. Abrams, Inc., 1998.
- McAlester, Virginia and McAlester, Lee. **A Field Guide to American Houses**. New York: Alfred A. Knopf, 1997.
- **The Window Handbook: Successful Strategies for Rehabilitating Windows in Historic Buildings** (16 different NPS Tech Notes on Windows).
- **The Window Workbook for Historic Buildings** (Companion to the Handbook, contains technical papers and listings for windows and restoration products).
- See the following web page to view the Preservation Tech Notes: http://www.nps.gov/tps/how-to-preserve/tech-notes.htm
- New York Landmarks Conservancy, **"Repairing Old and Historic Windows: A Manual for Architects and Homeowners."** Washington, D.C.: The Preservation Press, 1992.
- Federal Historic Preservation Tax Credits: http://www.nps.gov/tps/tax-incentives.htm

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NOTE: All webpage links were verified at the time of re-publication; however, webpage links may change from time-to-time.

REV 09/2015
05/2017

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
FORT SCAMMELL, HOUSE ISLAND

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: February 1, 2018

RE: February 7, 2018 - Preliminary Review of Proposed Adaptive Re-use and Associated Alterations and New Construction (3rd Workshop)

Address: Fort Scammell
House Island

Property Owner: Neptune Properties LLC
Represented by Stefan Scarks

Applicant: Fortland, LLC
Stefan Scarks and Travis Bullard, principals

Introduction

Stefan Scarks and Travis Bullard of Fortland LLC are returning to the Board for a third workshop on their proposal to develop a 21-site campground at Fort Scammell on House Island. The Board's last workshop was held on October 18th and followed a site visit earlier in the month to familiarize Board members with existing conditions, key viewsheds, locations of proposed structures, etc. The site visit, which included a tour around the island by boat, also provided an opportunity for Board to assess the visibility and impact of the proposed development. Based on the site visit and the preliminary plans provided by the applicant, Board members identified a number of aspects of the proposal that warranted reconsideration, modification or further design development.

Since the October workshop, the applicants have revisited several key aspects of their proposal. They have also been in contact with applicable State agencies regarding compliance with necessary permits. These include the Maine DEP, IF&W, DHHS and MHPC. Some of the required permits have already been secured, as noted in the enclosed memo from the applicants.

In preparation for Wednesday's workshop, Mr. Scarks and Mr. Bullard have provided a detailed

narrative describing the changes they have made since the last review session and the rationale for the changes—see ATTACHMENT 2. Also enclosed are an existing aerial view,

existing and proposed site plans, computer-generated views from the water showing proposed structures, cross sections showing height of proposed structures in relation to existing berms, as well as elevations and wall sections of proposed yurts, tents and accessory structures. Other presentational material will be provided at Wednesday's workshop.

Scope of Board's Purview

Given Fort Scammell's "Landmark" status under Portland's historic preservation ordinance, the Historic Preservation Board's scope of review is broader than it is when reviewing proposals for properties classified as "contributing structures." The Board's review jurisdiction extends not only to those alterations and additions that are "readily visible from a public way" (in this case, from the water, mainland or surrounding islands), but to *any* alteration or addition. Landmark designation does not mean that alterations or additions are not allowed, but rather that the significance of the subject structure warrants a more comprehensive review regardless of visibility from a public way. The effect of this provision is that the structures and features proposed within the fort's parade ground are subject to review.

Summary of October 18 Workshop

On October 18, following a presentation by the applicant, questions from Board members and public comment, the Board offered a number of comments, concerns and observations regarding the applicant's preliminary proposal. (For reference purposes, excerpts from the 10/18 submission are enclosed as ATTACHMENT 6.) Board input is summarized below.

General position of the Board as regards the proposed use: Notwithstanding the Board's concerns regarding specific aspects of the development (described below), there was broad agreement among Board members that the proposed adaptive reuse of the fort as a campground was an appropriate and positive reuse scheme, especially given the reversible nature of many of the proposed alterations.

Regarding the tents proposed for the wilderness areas, Board members appeared to be comfortable with the proposed siting of the tents and with their level of visibility. Board members noted that the military aesthetic of the tents was compatible with the historic fort complex.

Areas of concern:

- Scale and character of the community building within the parade ground. Concern was expressed about the scale (especially height) of the community building as proposed. Board members noted that the choice to include an observation deck was driving a solution that was too tall. Several Board members questioned the need for an observation deck on this structure, noting that there were other viewing opportunities within the fort complex. Board members also noted that, as a landmark structure, the view from within the parade ground mattered as well and that the community building should be in scale with the fort's parade ground space.

  Regarding the architectural design of the community building, members expressed the view that it should have more of a utilitarian aesthetic, rather than read as a signature structure. This would allow the fort structure itself to predominate. It was suggested that the design of the community building be patterned on that of the utility/operations shed or the military aesthetic of the tents.

- Solar panels within the parade ground. Concerns were raised about the visual impact of the solar panels if they were placed on the embankment within the parade ground. Perhaps consideration should be given to installing them on the roof of the community building. This would also consolidate elements within the parade ground.

- Visibility and character of yurt structures. A number of questions were raised about the height of the yurts relative to the height of the berms around them. Questions were raised about the height of the platforms themselves and whether this dimension had been factored into the overall height calculations for the yurts. To ensure minimal projection and reduce visibility of the yurts, Board members recommended that every effort be made to lower their height. While Board members acknowledged the applicant's desire to provide views from within the yurt, they cautioned that an appropriate balance would need to be struck between "seeing and being seen". The choice of material/color for the yurts was also discussed at length, as this will be a significant factor in achieving compatibility within the existing context.

- Yurt structures proposed for channel-side bastions. This aspect of the applicant's proposal raised the most significant concerns. Board members noted the visual prominence of the fort's bastions, particularly the south and southwest bastions facing the shipping channel. Based on their prominence and relative significance within the fort complex, most Board members argued that the yurts proposed for these two bastions (sites 4 and 5) should be eliminated. Preserving these bastions in their current condition would also provide an opportunity to more effectively interpret the history of Fort Scammell, which was identified as an important goal at the Board's first review session.

- Lighting, railings, barriers. Board members noted that these elements warranted careful consideration, as they would affect both the experience of the fort and views of it from the public way. It was acknowledged that it might not be possible to finalize all of these details at this time. To ensure that they are given careful consideration, any decision on the project should be subject to the condition that these details be reviewed by the Board or staff as they are developed.

- Dock. Following questions about the design and extent of the proposed dock, several Board members encouraged that the size of the float system be reduced so as not to overwhelm the scale of the historic Engineer's Wharf.

At the end of the workshop, Board members were asked what additional information and/or illustrations would be needed for final review and approval. Several Board members suggested that a rendering be provided that shows the yurts and tents in a bright color to better assess their height relative to surrounding berms. Board members noted that they understood and accepted that fact that the yurts and other structures would be visible; it was the degree of visibility that was what they were trying to determine.
Board members also requested that additional information about or renderings of the solar panel arrays and any other known utilities, equipment or structures be provided as well. Chair Benson also suggested that a site management plan that addresses issues such as cutting practices and vegetation clearing would be helpful so that all involved have a common understanding of how this issue would be addressed.

Applicant's Latest Submission

Mr. Scarks and Mr. Bullard have taken into consideration the comments and concerns of the Board (a written summary of which was provided to the applicant following the workshop) and made a number of substantive modifications to the proposal as presented in October. As well, a number of additional renderings and computer-generated views have been provided with this submission. As the applicant has provided a detailed written description of the changes (see ATTACHMENT 2), there is no need to repeat the information here.

Staff Comments

Staff met with Mr. Bullard and Mr. Scarks several weeks ago to go over the Board's comments about the previous proposal and review a number of the plan changes they

were considering. The meeting was an opportunity to discuss in detail some of the competing interests/concerns presented by the project, the nature of the parade ground's geometry as it affects the siting of the new community building, etc.. At that meeting, the applicants presented preliminary sketches of the redesigned community building as it is now being proposed. In staff's view, the new approach is more successful as it is

considerably lower than the previous design, does not attempt to emulate a historic structure—even a barn-type structure—that one would never have seen in this setting, and nestles more effectively into the site. It is clear about being a new intervention, but is fairly recessive in design, scale, massing, materials and finishes.

During the meeting the applicants also discussed their revised thinking as regards the siting of tents and yurts, including the possibility of replacing the yurt originally proposed for the west bastion (Site #5) with a seasonal tent. (The applicants propose to retain the yurt proposed for Site #4, which the Board has also identified for possible elimination based on the area's prominence as viewed from the ship channel.) They also discussed eliminating altogether the three smaller yurts originally proposed for Site #6, based on a number of considerations. This area would be left unaltered for interpretation purposes. These three yurt structures would be replaced by three tents located near the entrance to the Sally Port entry. These would be reserved for employees.

With regard to the revised scheme for tent and yurt installations, staff noted that ultimately, the concerns previously expressed by the Board regarding relative visibility and visual impact of the installations would need to be satisfied. (No renderings were available at the meeting, so it was not possible to comment as to whether the revised approach would better address the Board's concerns.)

With respect to the new proposal's inclusion of three tent sites near the Sally Port entrance, there is no question these will be clearly visible. The Board will need to determine whether their visibility and prominence as one enters the Sally Port is problematic. In reviewing the other tent sites, the Board had expressed the view that these read as clearly temporary structures when in place, were consistent in character with the military nature of the historic fort complex and would be removed in the off season. Does this finding apply to these tents as well?

Note that the applicant has provided more detailed information about the position and height of a sample yurt (Site #7) in relation to the surrounding berms. The applicant will need to confirm whether this relationship is the same at each yurt location. Also, it is not clear from the submission whether the yurt platforms have been lowered in this revised proposal, as several Board members had suggested.

Regarding the solar panel installation, the applicant's narrative describes why they have elected to keep the panel array in the same location as shown in October. The applicants explained in considerable detail the factors and physical constraints that led to this decision when they met with staff. It is likely that their presentation on Wednesday will cover this issue as well.
As Board members will recall, the color of the canvas proposed for the yurts and tents was discussed at some length at the conclusion of the October 18 workshop. This week, during a staff trip to House Island with a representative of the owner of the northern half of the island, staff made note of the color of the vegetation. Based on the range of coloration

from winter to summer, staff is of the opinion that a sage, olive green or dark tan canvas would be most effective in limiting the visual contrast at all times of year between the existing landscape and the added structures.

ATTACHMENTS

1. Aerial photo of House Island, with Fort Scammell in foreground
2. 1/26/18 memo from applicants describing revisions
3. 3 aerial views showing existing conditions, existing site plan & proposed site plan
4. Computer-generated photos showing proposed structures as viewed from various vantage points
5. Cross sections and elevations (H 01-H 07)
6. Excerpts from 10/18 proposal

ATTACHMENT 1

ATTACHMENT 2

Historic Preservation Board
City of Portland, Maine

Workshop
House Island and Fort Scammel

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Stefan Scarks and Travis Bullard, Fortland LLC Project Developers

Date: January 26, 2018

RE: February 7, 2018 Workshop III –Review of Proposed Campground on House Island

Fortland LLC is seeking additional feedback and guidance from the members of the Historic Preservation Board regarding development of a 21 Site Campground on the Southern Parcel of House Island. At the October 18, 2017 HPB workshop the Board provided us with valuable feedback on our conceptual site plan and proposed campground use. Based on the Board's input we have continued to develop our designs and can provide additional details to address areas of concern identified during our previous Workshops. At the request of the Board, we also want to present revised site plans, elevations, and construction details that illustrate styles, size, proportions, and materials of the campground's temporary and accessory structures. We believe that a final round of guidance regarding submission requirements will be key in assisting our design team in completing a final application to the Board for a Certificate of Appropriateness.

Permitting update: We have spent the last year engaging stakeholders and regulators to assist us in our development efforts. We have begun agency consultation with Maine DEP, Maine IF&W, Maine DHHS, Maine SHPO to ensure we obtain all necessary State permits. We have obtained a MDEP permit by rule in December 2017 for our pier/dock/floats for access, as well as the bathroom shed and utility/operations shed. We expect to have our subsurface wastewater permit complete by the end of this month. Fortland will be working in parallel with the city of Portland to get the necessary permits and approvals from the Planning and Zoning departments.

Our goal for this Workshop is to address areas of concern with specific aspects of the development that have previously been raised by the Board. Our development team has put much thought and effort into exploring a wide range of alternatives in the context of our mission to preserve, protect, and celebrate the island's resources with the goal of striking an appropriate balance in our site design. Below is a list of areas of concern and our proposed solutions to address these concerns:

- Scale and character of the community building within the parade ground: In order to address concern about the scale, and height in particular, we have evaluated multiple alternative designs for the community building. We are proposing a design that is in scale with the Fort's parade ground space and provides the necessary square footage for our operational needs. The structure's footprint encompasses approximately 12% of the 16,000 square foot parade ground (88% open space). We have reduced the height by 30% from our October workshop submission to keep the maximum roof height below the height of the Grand Magazine and similar in height to the surrounding vegetated earthen berms. This design change has resulted in minimal to no visual impact from the community building on the view from the ocean and public ROW. We have removed the second story roof top observation deck that was designed to provide views over the surrounding berms. We have incorporated living roofs to the shed roof design. The living roof will serve to mitigate the view from within the parade ground and create a structure that blends in with the organic surroundings. The design is intended to tap into the design elements of the historic earthen berms, while tying into the pattern and continuity of other utility/operations structures on site. This is accomplished with the clean utilitarian shed form and material choice: Weathered wood, organic roof, and glass.
- Solar panels within the parade ground: Siting of solar panels to reduce the visual impact has been a challenging aspect of our design. We have done extensive alternatives analysis on several options including building integration and alternative locations on site. Building integration of solar panels presented some design challenges in the look and feel of the community building as viewed from inside the parade grounds. Ideal roof angles for solar have a south facing slope which creates a large massing of the structure when viewed from the south. For lack of a better term, the addition of building integrated solar led to a design in which the prominent view of the building from the parade grounds was that of a "broad side of a barn". The current design incorporates a shed slope with a living roof facing west. While not oriented for rooftop solar, the design does lend to an efficient passive solar design for summer cooling, further reducing the size of solar array needed.

  We are proposing to locate our solar array behind the community building on the south westerly facing berm. This location helps reduce the visual impact of the solar array from within the parade ground with the living roof of the community building blending with earthen berms and screening site lines of the solar array as guests enter through the Sally Port. The idea is to tuck the solar panel behind a structure that is congruent with the earthen berms while still providing the necessary renewable energy for the site.

  Alternative considered: Locating the panels outside the parade ground has a higher visual impact to the public right of way and seemed to

detract from the visual integrity of the historical Fort. Technical considerations such as line loss can be addressed by keeping energy generation close to load and storage.

- Visibility and character of yurt structures: In our revised design we have eliminated four (4) yurts from sites 5 and 6 collectively (the west bastion Site 5 rampart was identified as prominent). This represents a 40% reduction in the number of year-round yurts located within the Fort. The rationale for the proposed height of the yurt structures with in the earthen berm ramparts is based in the form and function of each site. Careful consideration has been given to creating an appropriate balance between "seeing and being seen" as this is the very essence of the Fort. The height and visibility of the yurts is influenced by the existing turret foundations (size and elevation), the structural requirements of the platforms as well as the physical dimension of the yurts themselves.

  With the elimination of yurts in site 6 (site 6 has the least amount of coverage by the front berms due to taller foundations), the yurts in the remaining sites can all be lowered measurably. We are proposing to lower the yurts so that no more than 3'-8" of wall is visible above the front berm. This will result in the peak of the yurt roof to not exceed 7'-10" above the front berm. Back and side berms range from 8'4" -11-4"' above front berm elevation. To ensure minimal projection, yurt heights will be shorter than the backing berm of each yurt site. This represents a 12% reduction in visible surface area from our last proposed design. The front earthen berm will have vegetation in the spring, summer, and fall which will further reduce the visibility of the yurts. These dimensions allow us the opportunity to source the yurts from up to 4 manufacturers, each with variations in heights of a few inches.

  These reduced yurt heights allow a 5'4" inch person to just peek over the top of the berm for a view out over Casco Bay. We believe this is a reasonable balance of view out with minimal visual impact from Casco Bay (the public right of way). Any additional reduction in height would eliminate the view for a large group of people and would greatly complicate our ability to protect the foundations with a structurally sound platform.

  Our preferred choice of material color for the yurts is a tan, faded cotton, beige, or muted earth tone to ensure we achieve compatibility within the existing context of the Fort and surrounding island environment.

- Yurt structures proposed for channel-side bastion: After careful consideration of the Board's feedback we have eliminated the most prominent yurt from site #5 located on the rampart on the west bastion. We have also eliminated another 3 yurts from the Fort that had been proposed for Site # 6. We agree that preserving the interior of the bastions, certain ramparts, and gun turret foundations (in their current condition) would provide an opportunity to effectively interpret the unique history of Fort Scammel. Of the 20 unique gun turret foundations located in the Fort, 12

(60%) will be preserved in their current condition (with any minor alteration necessary to ensure public safety).

Of the 9 ramparts (Fort sites) we intend to preserve Site #6, with its three (3) gun turret foundations in its current condition with the exception any mowing and required safety features. We have chosen site #6 due to its ease of public access, proximity to the Sally Port entry, and proximity to the parade ground. As noted by the board, there was comment that a site should be left so that guests can experience the originality of the fort. We feel that it most appropriate to leave the fort entrance unaltered so that the experience can be shared by the most number of guests with the highest frequency.

Because the Board members noted that the military aesthetic of the tents was compatible with the historic fort complex, we are proposing 4 additional temporary tents to address the space needs resulting from the removal of 4 yurts from the Fort. Three of these tents would located outside the Fort grounds to the north and adjacent to the Sally Port. Similar to the East bastion site #1, a matching temporary tent would be substituted into Site #5 and serve to have a reduced and minimal temporary visual impact on the prominent feature of the bastion from the shipping channel.

- Lighting, railings, barriers: Fortland has given careful consideration to the design and placement of these elements that would be required for public safety. Again, keeping with our light touch ethos, our goal is implement, to the greatest reasonable extent, practical designs that minimize any potential effects to the experience of the Fort. For example, we have incorporated the International Dark Sky Association guidance for lighting in to our design. Whenever possible, Fortland's lighting plan will be friendly to birds, insects and animals, reduce sky glow, reduce glare, and enhance safety and security. To minimize the harmful effects of light pollution, indoor and outdoor lighting will:

1. Only be on when needed - This can be accomplished with timers and motion sensors.
2. Only light the area that needs it (for safety and security)
3. Be no brighter than necessary.
4. Minimize blue light emissions – Where/when applicable (Reasonable efforts will be made to ensure that) night lighting will have a color temperature of no more than 3000 Kelvins unless required for public safety.
5. Direct illumination toward the ground (not upward) or be fully shielded (pointing downward) – use fixtures that shield the light source to minimize glare and light trespass while facilitating better vision at night.

Additional design revisions:

Dock and Engineers Wharf: We have reduced the size and scope of the float system surrounding the wharf/pier. This represents a change from the "H" shaped float system surrounding the three seaward sides of the pier to a "L" shaped float that is along the north and west sides of the pier leaving a view of the south side facing the shipping channel unobstructed.

Site management Plan - Vegetative cutting and clearing practices:
Our mission will be reflected in our site management plan. Our goal is to limit vegetative cutting and clearing to areas that need to be maintained to ensure safe public access. Our intent is to preserve mature and semi mature trees to enhance the environmental experience of the island, provide screening for privacy, and reduced visibility from the water. Clearing and cutting by means of mowing will occur on all existing cleared roadways and paths. Any perimeter trail will be maintained to promote safe access for foot traffic only.

The Workshop presentation will consist of a revised Site Plan, visual representations of existing conditions, and rendered models of proposed structures as observed from the public right of way and parade ground, elevation details showing proposed structures, existing earthen berms, and construction details for tent and yurt platforms. At the request of the Board we have provided additional renderings that show the tents and yurts in a bright white color to help better assess their height relative to the surrounding berms. In order to reduce potential visual impacts from the public right of way we do not intend to use bright white materials for the tents and yurts and the color choice represented is purely for conceptual uses.

Throughout our design process, mitigation of physical, environmental and visual impacts continues to be a driving force, resulting in a revised design that we are excited to present for additional feedback from the Board. We thank you for your guidance and look forward to working with the Board to make this unique project a success.

Sincerely,

Stefan Scarks

Fortland, LLC.

Travis Bullard

Travis B Bullard

Fortland, LLC.

FORTLAND
@ Fort Scammel
House Island, Portland ME

WITH LLC

418 Woodford St.
Portland, ME 04103
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FORTLAND - House Island, Portland ME

REVISIONS

	MM/DD/YY	REMARKS
1	6 /5 /17	For Comment
2	7/17 /17	Historical Workshop
3	10/4 /17	Historical Workshop 2
4	2/7 /18	Historical Workshop 3
5	__/__/__	...

ATT. 3

SITE PLAN - Existing Conditions

WITH LLC

418 Woodford St.
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REVISIONS

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01

Site Plan

SITE KEYPLAN	SYMBOL
Property line	
Normal high tide mark	
250" shoreland setback	
Drainage for artesian well	
Road	
Trail	
Fort Scammel	
Tunnel	
Campsite	
Temporary structures	
Accessory structures	

SITE	TYPE	SIZE
#1	East Bastion	5,469 ft^2
#2	Gun Emplacement	5,059 ft^2
#3	Gun Emplacement	5,968 ft^2
#4	Gun Emplacement	5,457 ft^2
#5	West Bastion	6,358 ft^2
#6	N/A	
#7	Gun Emplacement	5,690 ft^2
#8	Gun Emplacement	5,319 ft^2
#9	Gun Emplacement	5,598 ft^2
#10	Wilderness	8,394 ft^2
#11	Wilderness	8,336 ft^2
#12	Wilderness	8,460 ft^2
#13	Wilderness	9,455 ft^2
#14	Wilderness	8,027 ft^2
#15	Wilderness	8,065 ft^2
#16	Wilderness	6,686 ft^2
#17	Wilderness	7,862 ft^2
#18	Wilderness	7,852 ft^2
#19	Wilderness	6,379 ft^2
#20	Wilderness	9,153 f^2
#21	Wilderness	8,923 ft^2
	Parade Grounds	~16,000 ft^2

SITE PLAN - Conceptual

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FORTLAND - House Island, Portland ME

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5	__/__/__	...

02

Site Plan

ATT. 4

Map Key for Visual Renderings Locations
Legend
House Island
House Island
West 500'
East 500'
South 500'
Google Earth
© 2018 Google
N

East view 500' from shore

View from ~7' above low tide waterline

Legend

- East 500'
- Fort Scammel

CONCEPTUAL MODEL VIEW FROM EAST ~ 500' FROM SHORE-

YURTS AND TENT STRUCTURES ARE BRIGHT WHITE TO INCREASE VISIBILITY IN RENDERING

Google Earth

© 2018 Google

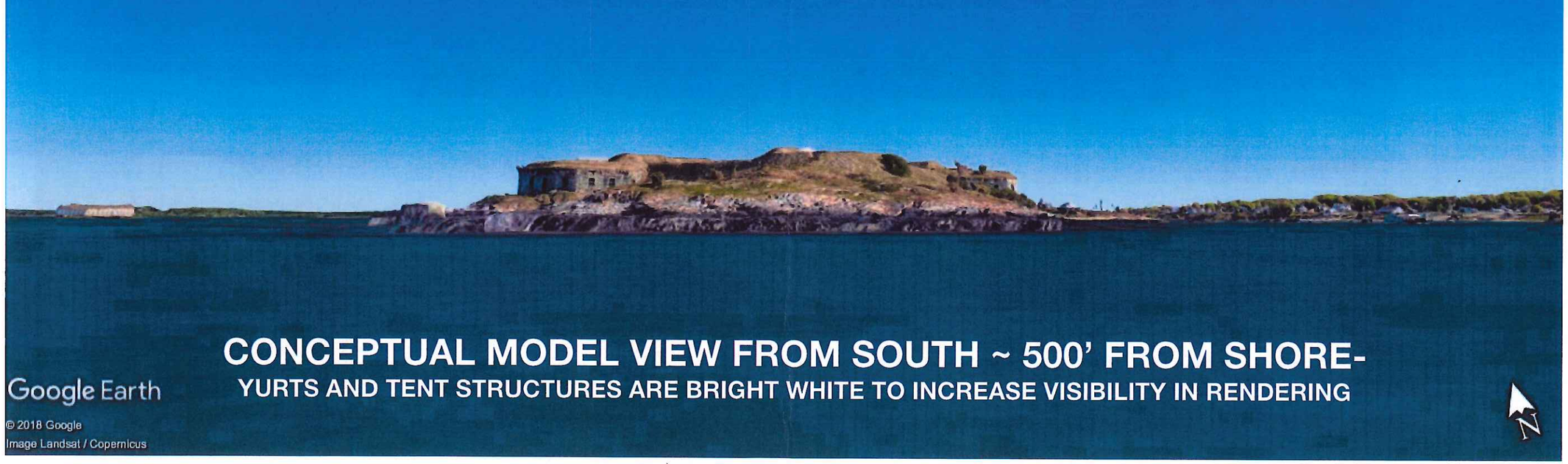
Image Landsat / Copernicus

South view 500' from shore

View from ~7' above low tide waterline

Legend

- Fort Scammel
- South 500'



CONCEPTUAL MODEL VIEW FROM SOUTH ~ 500' FROM SHORE-

YURTS AND TENT STRUCTURES ARE BRIGHT WHITE TO INCREASE VISIBILITY IN RENDERING

West view 500' from shore

View from ~7' above low tide waterline

Legend

- Fort Scammel
- West 500'

CONCEPTUAL MODEL VIEW FROM WEST ~ 500' FROM SHORE-

YURTS AND TENT STRUCTURES ARE BRIGHT WHITE TO INCREASE VISIBILITY IN RENDERING

Google Earth

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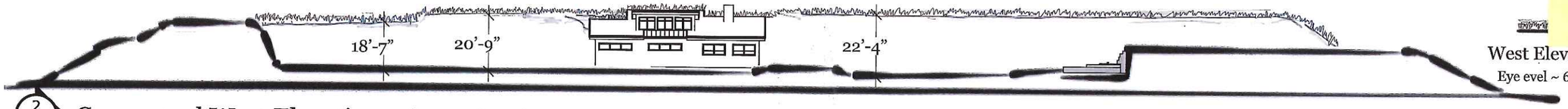
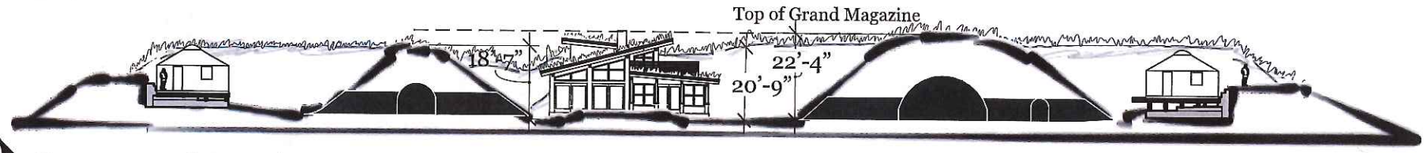
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

ATT. 5



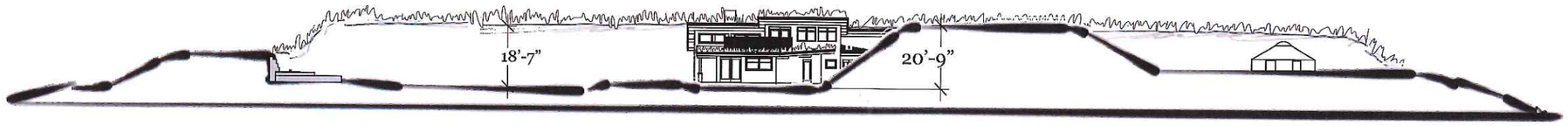
2 H1 Conceptual West Elevation - Cross Section

West Elevation above Berm
Eye evel ~ 66' above sea level



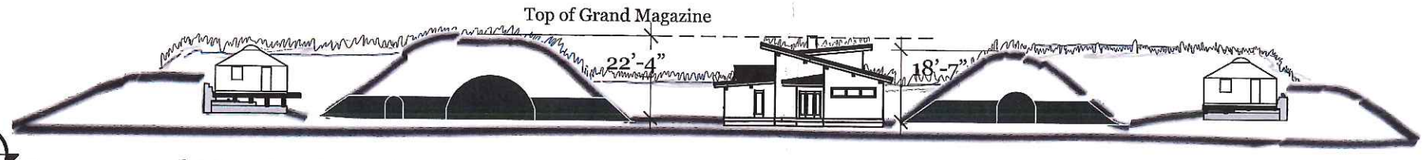
1 H1 Conceptual South Elevation - Cross Section

South Elevation above Berm
Eye level ~ 59' above sea level



4 H1 Conceptual East Elevation - Cross Section

East Elevation above Berm
Eye level ~ 66' above sea level



3 H1 Conceptual North Elevation Cross Section

North Elevation above Berm
Eye level ~ 66' above sea level

0' 40' 80' 160'
Scale: 1" = 40'

HISTORICAL - Conceptual Elevation Cross Section
FORT SCAMMEL

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REVISIONS

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1	10/4/17	Historical Workshop 2
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3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

H 01

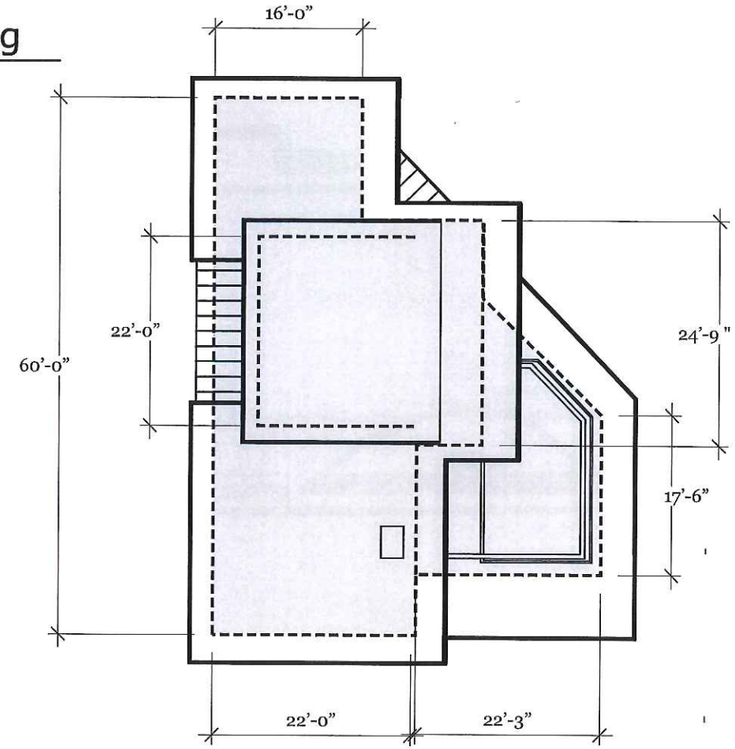
H2 / 1

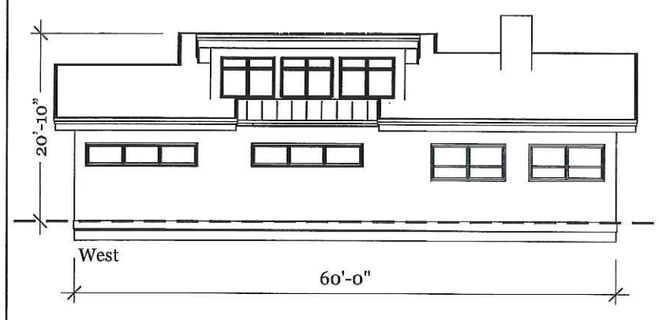
Community Building

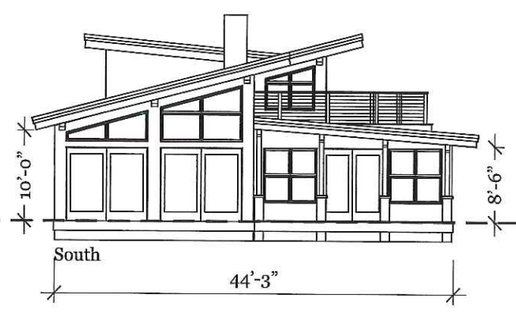
1/16" = 1'

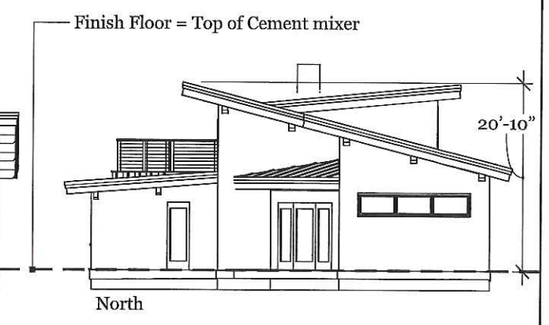
Programming

Size	2,000 square feet target
Gathering	750 square feet
Admin.	200 square feet
Housekeeping	150 square feet
Bathrooms	400 square feet
Mechanical	150 square feet
Storage	150 square feet
Store	200 square feet
Siding	Natural Wood cedar shakes and clapboard
Roofing	Low-pitch living roof
Doors & Windows	Painted metal or painted metal-clad wood
Trim	Natural wood flat casing









0' 16' 32' 64'
Scale: 1/16" = 1'

HISTORICAL - Conceptual Community Building

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1	10/4 /17	Historical Workshop 2
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3	__/__/__	...
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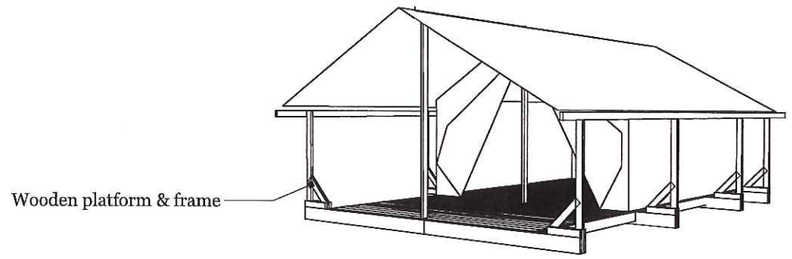
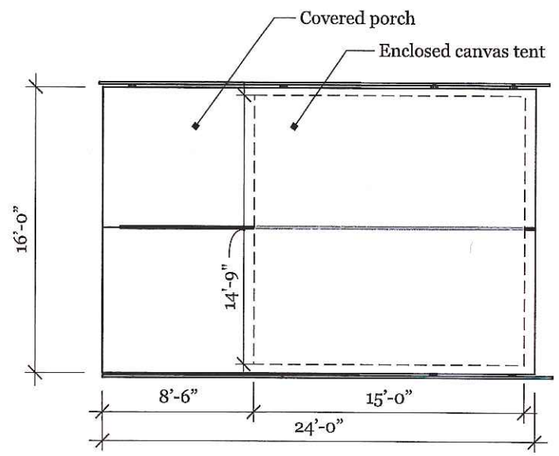
5	__/__/__	...

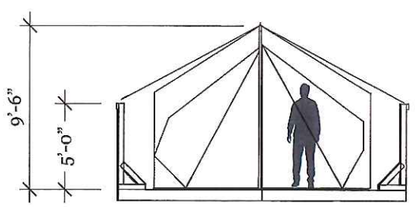
H 02

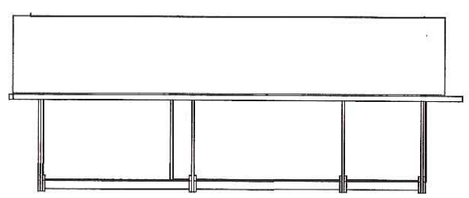
H3 / 1 Timber Canvas Tent

1/8" = 1'



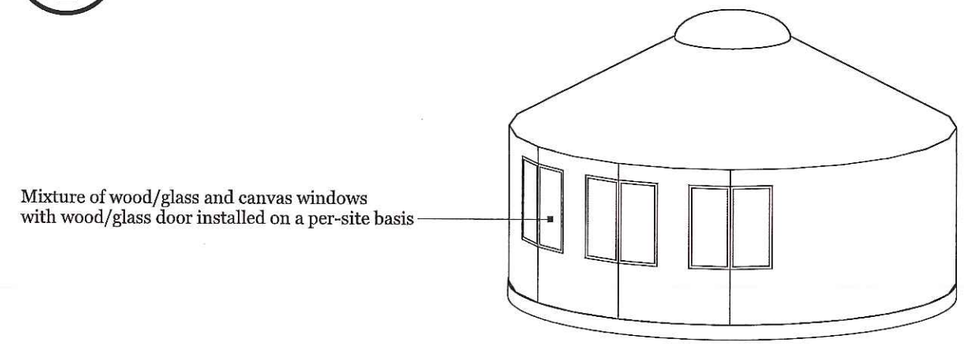


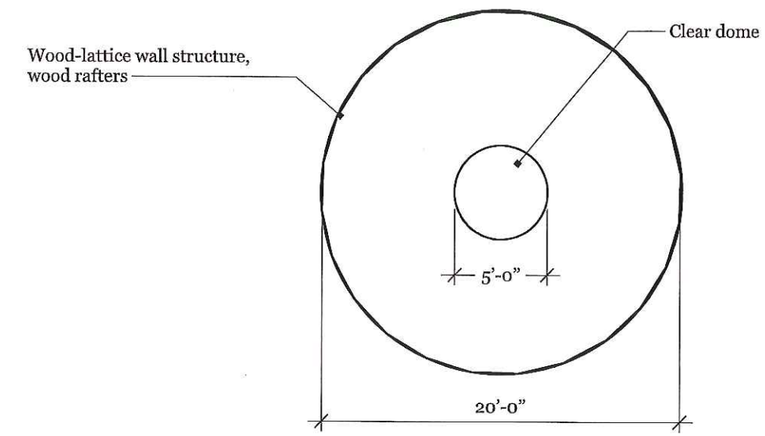


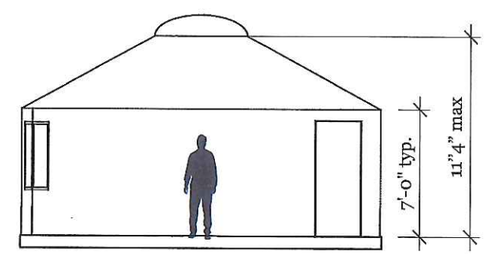


H3 / 2 20' Yurt

1/8" = 1'







0' 8' 16' 32'

Scale: 1/8" = 1'

HISTORICAL - Conceptual Canvas Structures

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REVISIONS

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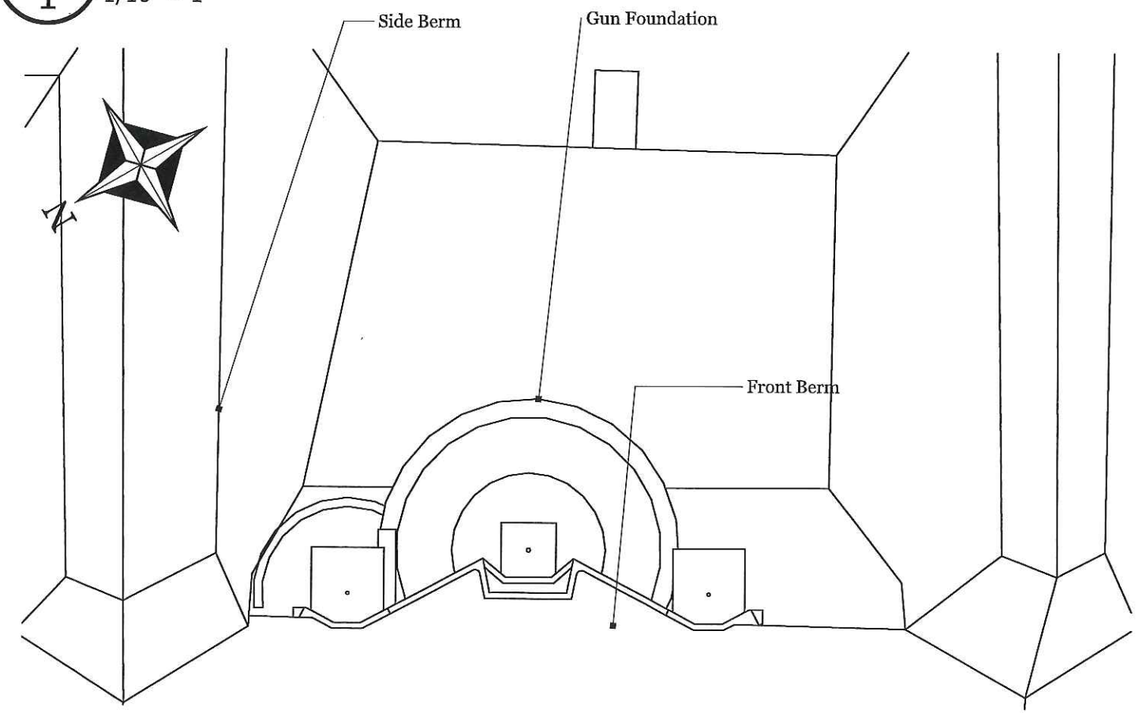
4	__/__/__	...
5	__/__/__	...

H 03

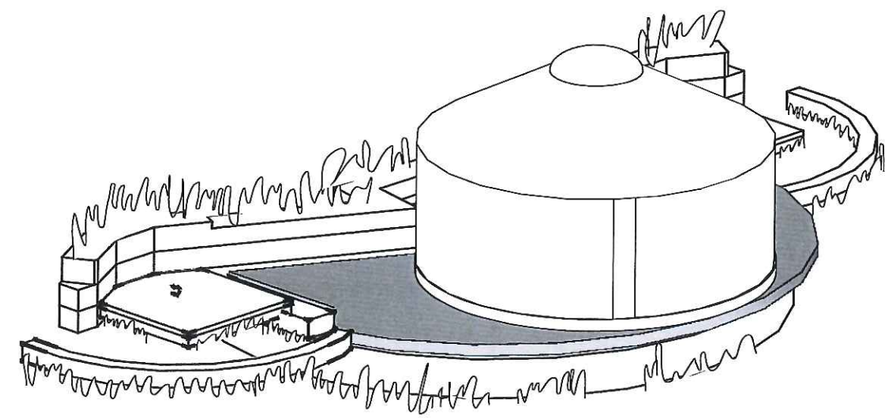
H4 / 1 Site 7 Plan View

1/16″ = 1'



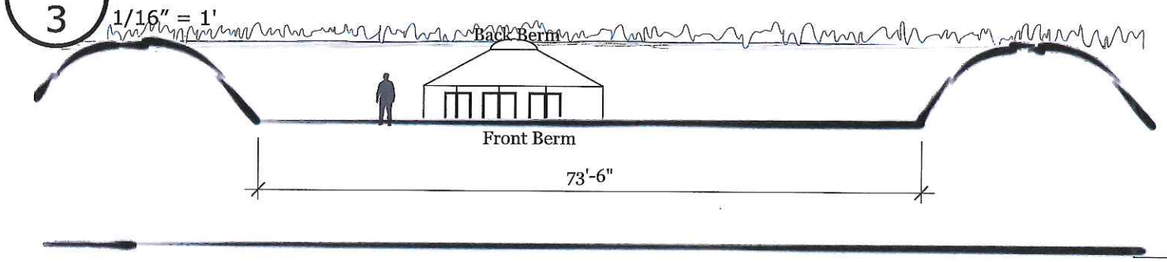
H4 / 2 Yurt on Tent Platform (typ.)

1/8″ = 1'



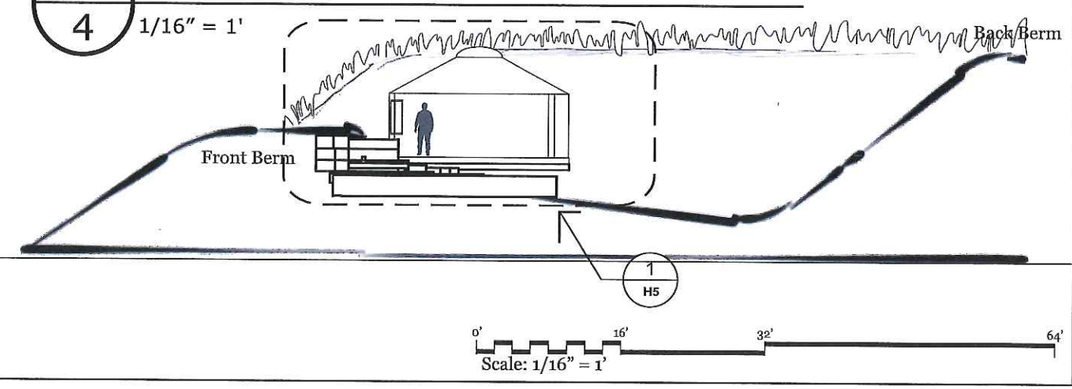
H4 / 3 Site 7 West Elevation

1/16″ = 1'



H4 / 4 Site 7 South Elevation Cross Section

1/16″ = 1'



HISTORICAL - Conceptual Campsite Elevations
- Site 7 (typical elevations)

WITH LLC ///

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS

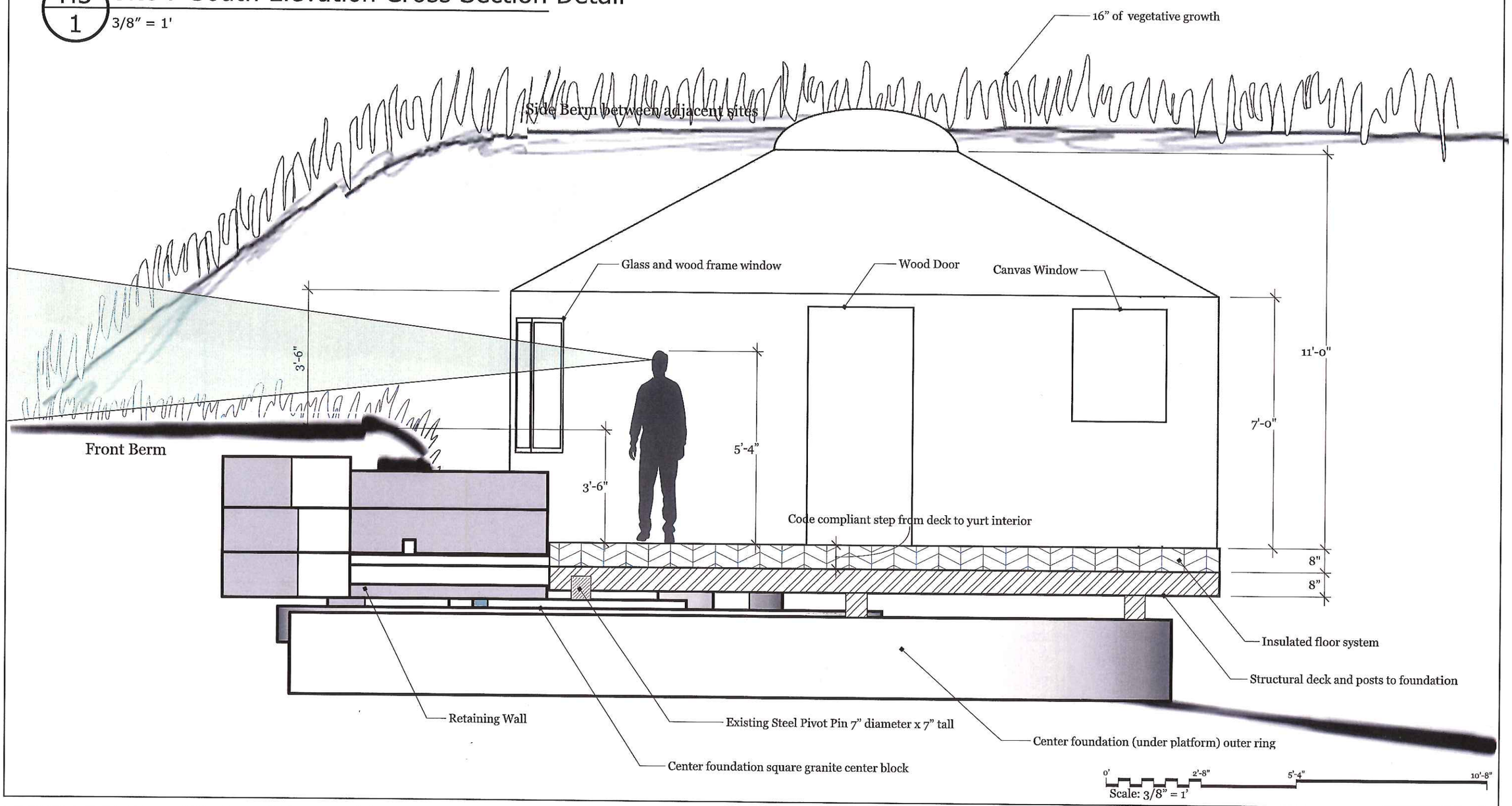
	MM/DD/YY	REMARKS
1	10/4 /17	Historical Workshop 2
2	2/7/18	Historical Workshop 3
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

H 04

H5 / 1

Site 7 South Elevation Cross Section Detail

3/8" = 1'



HISTORICAL - Conceptual Campsite Elevations
- Site 7 (Detail)

WITH LLC ///

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS

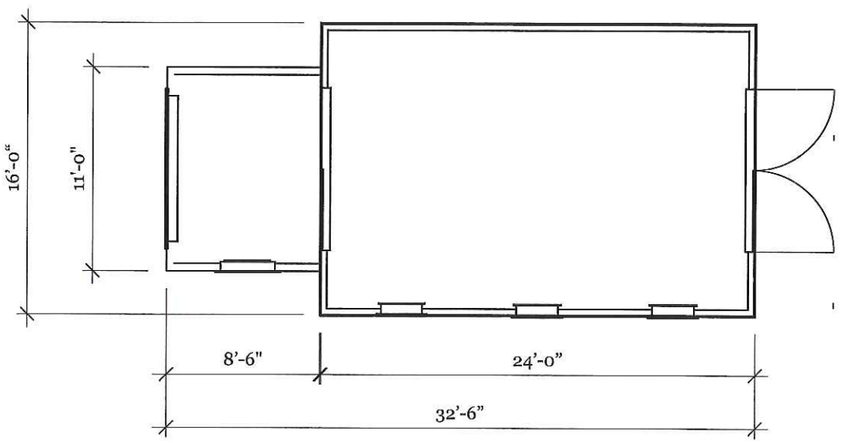
	MM/DD/YY	REMARKS
1	10/4/17	Historical Workshop 2
2	2/7/18	Historical Workshop 3
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

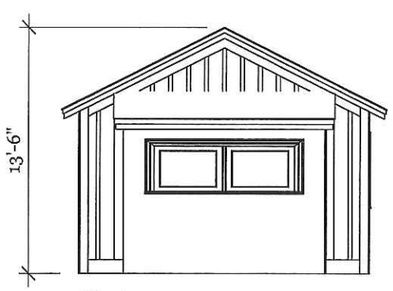
05
H

H6 / 1 Utility/Opertions Shed

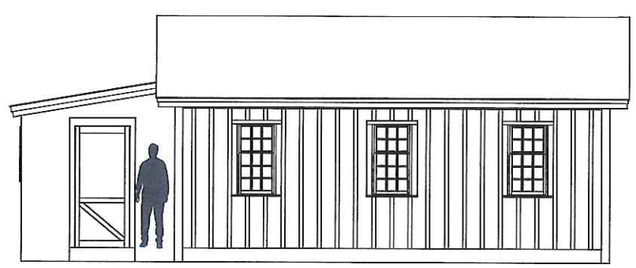
1/8" = 1'

Size	477.5 square feet
Use	Dockside reception and administration Equipment storage and maintenance Operational supply storage
Finishes	
Siding	Unfinished wood board and baton with cedar shingle accent
Roofing	Architectural Asphalt
Doors & Windows	Painted and/or stained wood units. Garage door detail TBD.
Trim	Flat unfinished wood casing

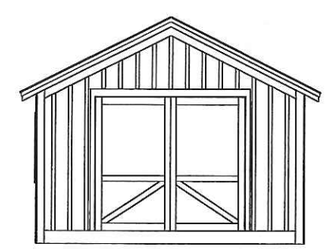




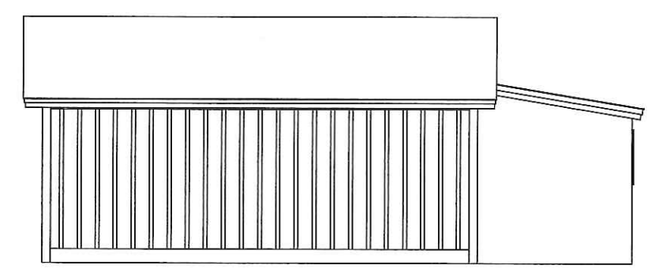
North



West



South



East

0' 8' 16' 32'

Scale: 1/8" = 1'

HISTORICAL - Conceptual Accessory Structures

WITH LLC ///

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS

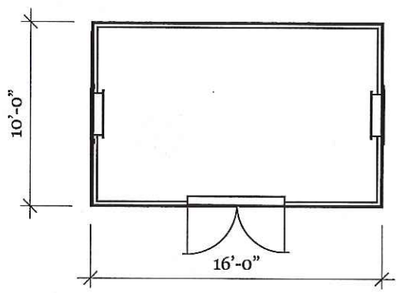
	MM/DD/YY	REMARKS
1	10/4/17	Historical Workshop 2
2	2/7/18	Historical Workshop 3
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

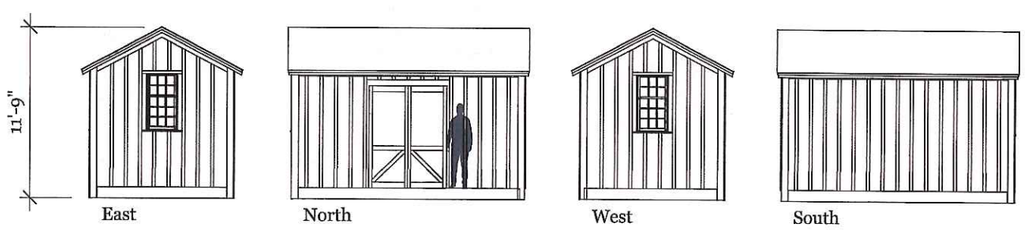
H 06

H7 / 1 Water Pump Shed

1" = 10'

Size	160 square feet
Use	Freshwater Mechanical systems. Electrical Equiment
Finishes	
Siding	Unfinished wood board and baton
Roofing	Architectural Asphalt
Doors & Windows	Painted and/or stained wood units. Garage door detail TBD.
Trim	Flat unfinished wood casing

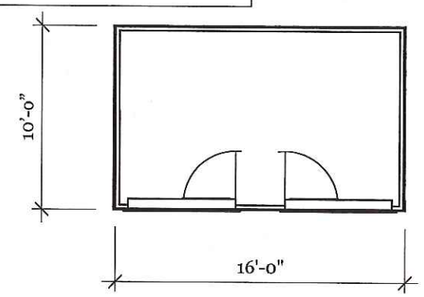


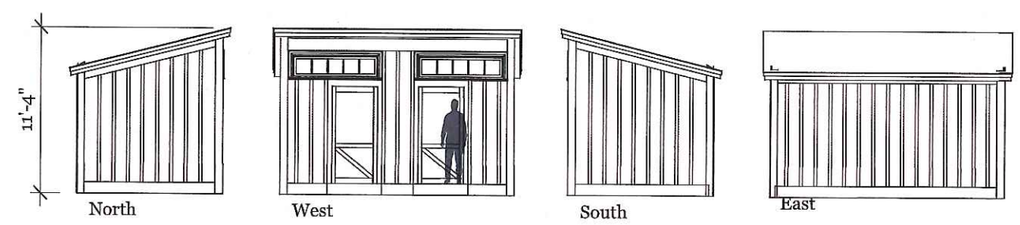


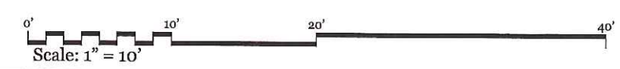
H7 / 2 Bathroom Shed

1" = 10'

Bathroom Shed	
Size	160 square feet
Use	(2) ADA accessable bathrooms
Finishes	
Siding	Unfinished wood board and baton
Roofing	Architectural Asphalt
Doors & Windows	Painted and/or stained wood units.
Trim	Flat unfinished wood casing







HISTORICAL - Conceptual Accessory Structures

WITH LLC ///

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS

	MM/DD/YY	REMARKS
1	10/4 /17	Historical Workshop 2
2	2/7/18	Historical Workshop 3
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

H 07

SITE KEYPLAN	SYMBOL
Property line	
Normal high tide mark	
250" shoreland setback	
Drainage for artesian well	
Road	
Trail	
Fort Scammel	
Tunnel	
Campsite	
Temporary structures	
Accessory structures	

SITE	TYPE	SIZE
#1	East Bastion	5,469 ft^2
#2	Gun Emplacement	5,059 ft^2
#3	Gun Emplacement	5,968 ft^2
#4	Gun Emplacement	5,457 ft^2
#5	West Bastion	6,358 ft^2
#6	Gun Emplacement	5,270 ft^2
#7	Gun Emplacement	5,690 ft^2
#8	Gun Emplacement	5,319 ft^2
#9	Gun Emplacement	5,598 ft^2
#10	Wilderness	10,402 ft^2
#11	Wilderness	10,782 ft^2
#12	Wilderness	11,136 ft^2
#13	Wilderness	11,709 ft^2
#14	Wilderness	11,488 ft^2
#15	Wilderness	10,125 ft^2
#16	Wilderness	9,241 ft^2
#17	Wilderness Family	1,013 ft^2
#18	Wilderness Family	1,001 ft^2
#19	Wilderness Family	1,000 ft^2
#20	Wilderness	10,771 f^2
#21	Wilderness	8,923 ft^2
Parade Grounds		~16,000 ft^2

SITE PLAN - Conceptual

WITH LLC

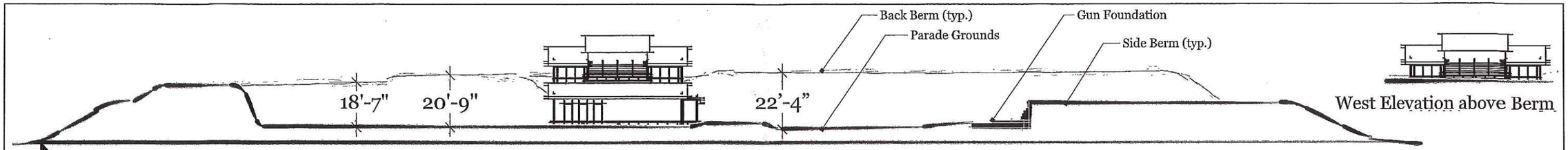
418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS

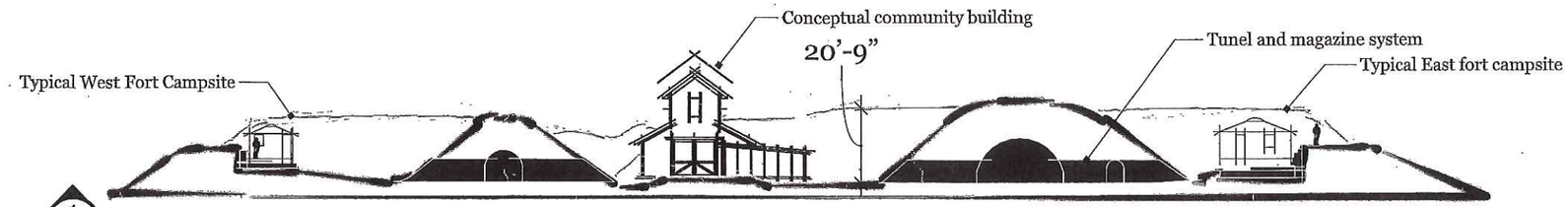
	MM/DD/YY	REMARKS
1	6 /5 /17	For Comment
2	7/17 /17	Historical Workshop
3	10/4 /17	Historical Workshop 2
4	__/__/__	...
5	__/__/__	...

ATT. 6
EXCERPTS FROM
10/18 PROPOSAL



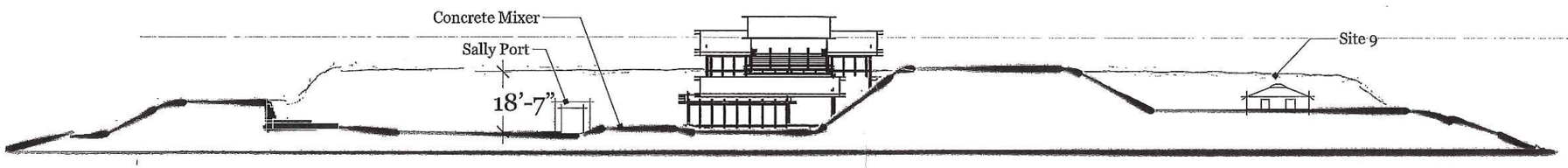
West Elevation above Berm

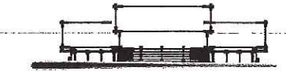
2 H1 Conceptual West Elevation - Cross Section



South Elevation above Berm

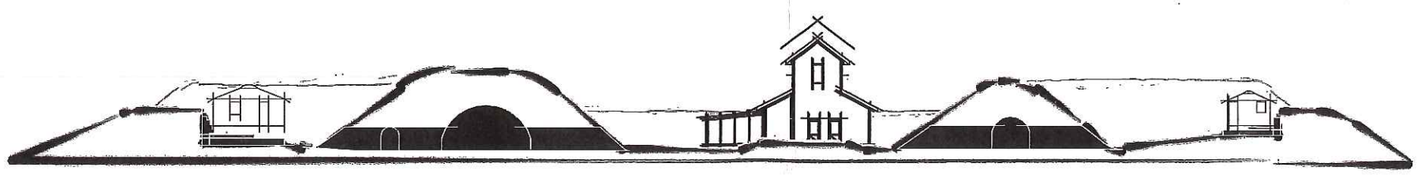
1 H1 Conceptual South Elevation - Cross Section





East Elevation above Berm

4 H1 Conceptual East Elevation - Cross Section



North Elevation above Berm

3 H1 Conceptual North Elevation - Cross Section

0' 40' 80' 160'
Scale: 1" = 40'

HISTORICAL - Conceptual Elevation Cross Section
FORT SCAMMEL

WITH /// LLC
418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

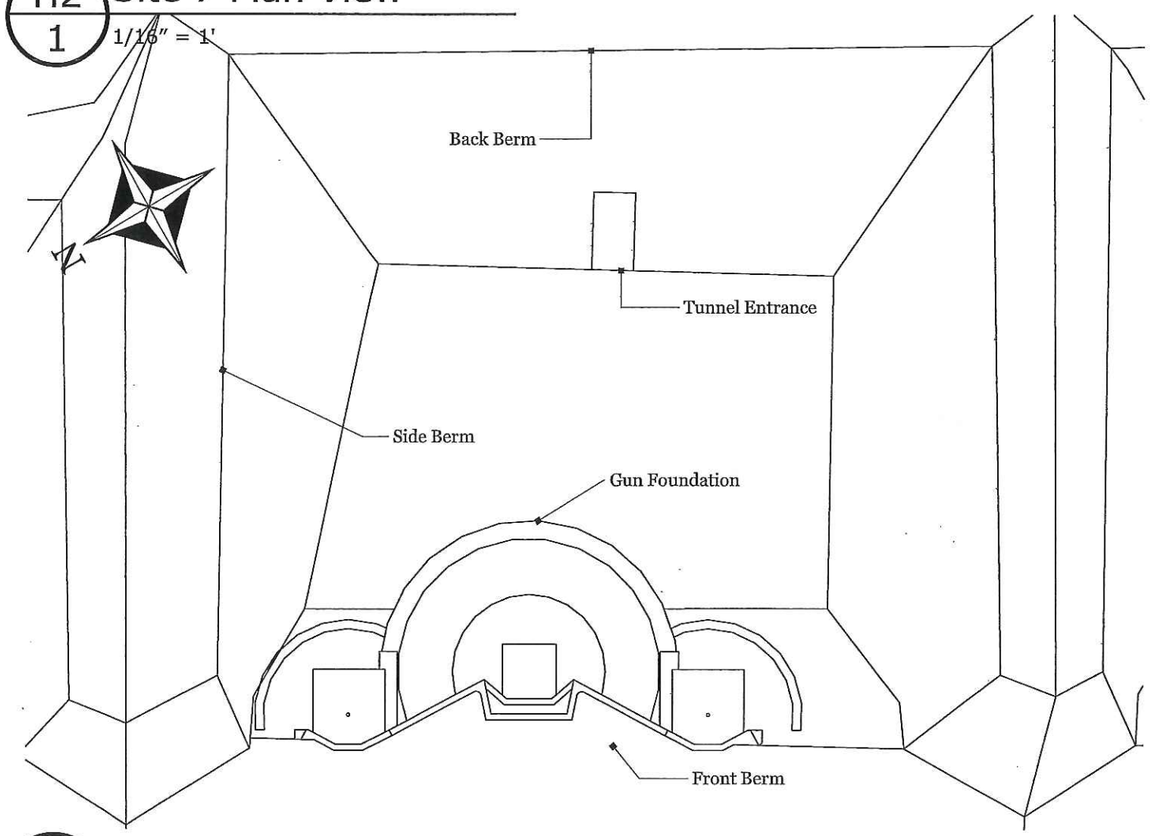
REVISIONS

	MM/DD/YY	REMARKS
1	10/4/17	Historical Workshop 2
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

H 01

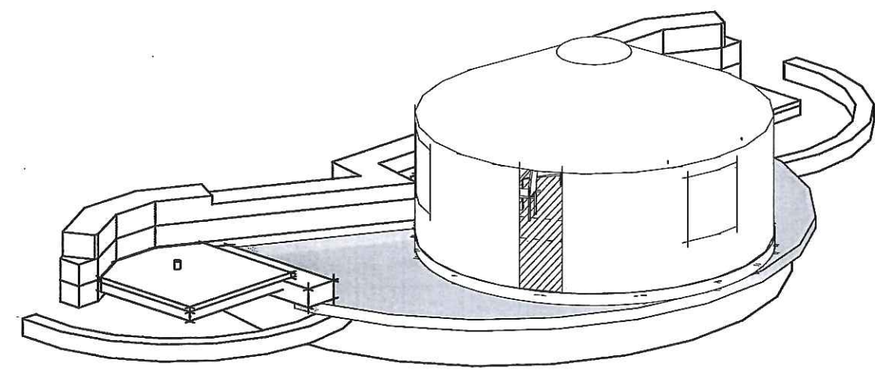
H2 / 1 Site 7 Plan View

1/16" = 1'



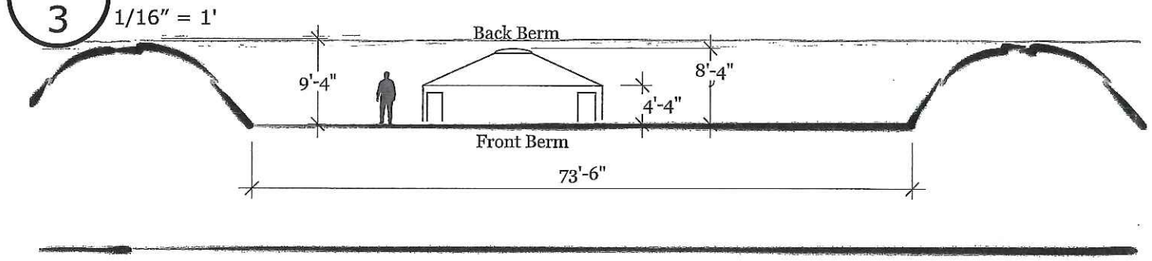
H2 / 2 Yurt on Tent Platform (typ.)

1/16" = 1'



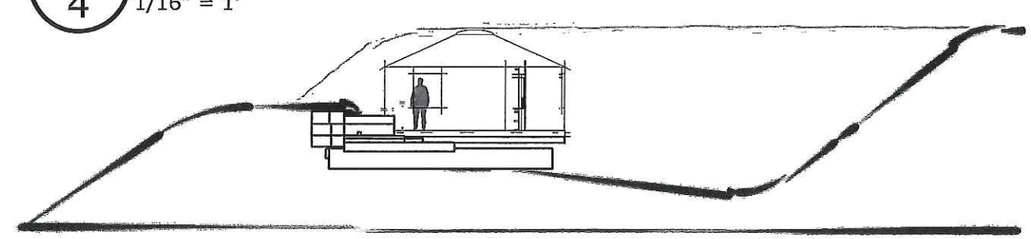
H2 / 3 Site 7 West Elevation

1/16" = 1'



H2 / 4 Site 7 South Elevation Cross Section

1/16" = 1'



0' 16' 32' 64'

Scale: 1/16" = 1'

HISTORICAL - Conceptual Campsite Elevations - Site 7

WITH LLC

418 Woodford St.
Portland, ME 04103
207-272.3898

FORTLAND - House Island, Portland ME

REVISIONS

	MM/DD/YY	REMARKS
1	10/4 /17	Historical Workshop 2
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

H 02

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
LINCOLN PARK

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: February 2, 2018

RE: February 7, 2018 – **Workshop** - Review of Proposed Restoration of Lincoln Park's Cast Iron Fencing and Granite Piers

Address: Lincoln Park
Bounded by Congress, Pearl, Federal and Franklin Streets

Property Owner: City of Portland

Project Consultant: Resurgence Engineering & Preservation
represented by John Turk and Al Hodson

Introduction

Resurgence Engineering & Preservation has been retained by the City of Portland to develop plans and specifications for the restoration of the perimeter fencing around Lincoln Park. This work follows the recent restoration of the park's fountain and reconstruction of its concrete pathways. Funding has been set aside in this year's City's Capital Improvements Program (CIP) budget, with the goal of beginning the fence restoration in late spring. Given available funding, it is likely that this year's scope of work will be limited to the Congress Street section of fencing. In conjunction with the fence project, the City will be replacing the brick sidewalk along the park's Congress Street frontage, replicating its herringbone pattern. It is the City's intention to set aside funding in upcoming CIP budgets to continue the fence restoration work.

On Wednesday, consultants John Turk and Al Hodson will review the existing condition of the fence and describe the proposed scope and methodology of work. The consultants have completed a detailed, section-by-section analysis of the fencing and piers and provided for the Board's review photographs of typical condition issues as well as drawings and specifications.

Under the provisions of the historic preservation ordinance, work which is characterized as "restoration" or "replacement in kind" does not require formal review and approval. Nonetheless, given the fact that Lincoln Park is a city-owned property and a significant historic designed landscape, staff felt it was appropriate to share with the Board the scope and nature of the planned restoration.

Brief History of Lincoln Park, Description of Fencing

Lincoln Park occupies the city block bounded by Congress, Pearl, Federal and Franklin Streets. The park was Portland's first municipal park, created in 1866 immediately following the Great Fire. It was in response to the 1866 conflagration that the city council appointed a committee "to consider the expediency of buying land somewhere within the limits of the burnt district for a public square or park." The purpose of the park was twofold: to serve as a public area in the center of the city, and to act as a firebreak should the need arise again. Originally named Phoenix Square, the name was changed to Lincoln Park in 1867 in honor of President Abraham Lincoln.

Plans for Lincoln Park were prepared by city engineer Charles Goodell. Designed as a "promenade park", the park was roughly a parallelogram in shape and divided into four sections with a circular walk in the center. Diagonal paths originated at the four corners of the park, meeting at the center. Interestingly, the fountain was not an original feature, but was added in 1871.

One of the park's most notable features is its perimeter fencing, which consists of decorative cast iron fencing and gates set within massive granite piers. Drawings for the fence and gates were prepared by Goodell's office and the cast iron fencing was produced by the Portland Company.

When Franklin Street was widened in the 1970's to create the Franklin Arterial, about one-quarter of the park was taken. Although the park's original symmetry was compromised by the taking, Lincoln Park retains much of its original layout and contributing elements.

With respect to the arterial project's impact on the perimeter fencing, while the fencing was retained and re-set, the spacing and relationship between the corner piers along the Franklin Street frontage was altered considerably.

Project Description and Scope of Work

Please see consultant's project description, photographs and drawings.

ATTACHMENTS

1. Written project description
2. Photos, plans, elevations and details

RESURGENCE
ENGINEERING AND PRESERVATION, INC.

132 BRENTWOOD STREET
PORTLAND, MAINE 04103
(207) 773-4880
WWW.RESURGENCE207.COM
AL@RESURGENCEENGINEERING.COM
JOHN.TURK@RESURGENCEENGINEERING.COM

Deb Andrews
Historic Preservation Program Manager
City of Portland Maine
389 Congress Street
Portland, ME 04101

Dear Deb,

Please find enclosed our design work for the restoration of the iron fence and granite piers at Lincoln Park. Al and I look forward to meeting with you and the Board February 7 to share the proposed scope of work.

Sincerely,

John Turk

John Turk, AIA

cc: File

Date: 29 JAN 2018

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:

350 Congress Street - Lincoln Park

CHART/ BLOCK/ LOT: 28-B-1 Congress (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.

Resurgence Engineering is working with the City of Portland and the Parks Department to assess the condition of the iron fence and granite piers at Congress St., Pearl St., Federal St., Franklin St. and to develop a treatment plan and bid documents for restoration. The project is being phased with the Congress St. side being issued as base bid, Pearl St as a possible Alternate 1 and Federal St. as a possible Alternate 2. The Franklin St. side is currently not included in the project. IRON Restoration includes disassembly of all the iron pieces; shipping them to an iron workers shop for restoration; shipping to a paint shop for galvanizing and coating and return to site. GRANITE Restoration includes lifting and resetting all piers square and plumb; removal of all exposed, octagonal pier caps and replacement in kind and gentle cleaning of surfaces. Large chips and missing sections will receive either granite (Dutchman) patch or mortar patch based on size of missing piece.

CONTACT INFORMATION:

APPLICANT
Name: City of Portland
Address: Parks Department
212 Canco Rd.
Zip Code: 04103
Work #: 207·808·5400
Cell #:
Fax #:
Home:
E-mail:

PROPERTY OWNER
Name: City of Portland
Address: 389 Congress St.
Zip Code: 04101
Work #:
Cell #:
Fax #:
Home:
E-mail:

BILLING ADDRESS
Name:
Address:
Zip:
Work #:
Cell #:
Fax #:
Home:
E-mail:

ARCHITECT
Name: Resurgence Engineering
Address: 132 Brentwood St.
Portland, ME
Zip: 04103
Work #: 207·773·4880
Cell #:
Fax #:
Home:
E-mail: al@resurgence207.com
john.turk@resurgence engineering.com

CONTRACTOR
Name: TBD
Address:
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

John Turk
Applicant's Signature

Owner's Signature (if different)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review. Please check all those activities that apply to your proposed project.

Alterations and Repair

- ☐ Window and door replacement, including storms/ screens
- ☒ Removal and/ or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of siding
- ☒ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- ☒ Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/ or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, as applicable to your project. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

_X_ Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.

_X_ Sketches or elevation drawings at a minimum 1/ 4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

_X_ Details or sections, where applicable.

_____ Floor plans, where applicable.

_X_ Site plan showing relative location of adjoining structures.

_____ Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

_____ Materials - list all visible exterior materials. Samples are helpful.

_____ Other(explain)_____

_____

_____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at dga@portlandmaine.gov

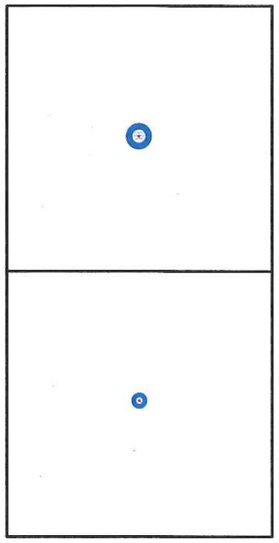
Please return this form, application fee (see attached fee schedule), and related materials to:

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

LINCOLN PARK - PORTLAND, MAINE

IRON FENCE RESTORATION - PHASE 1

HISTORIC PRESERVATION REVIEW - FEB 7, 2018



Owner:

CITY OF PORTLAND

PARKS, RECREATION & FACILITIES

www.portlandmaine.gov

Engineer:

RESURGENCE

ENGINEERING & PRESERVATION, INC.

ALFRED H. HODSON III, P.E.

JOHN D. TURK, AIA

WWW.RESURGENCEENGINEERING.COM

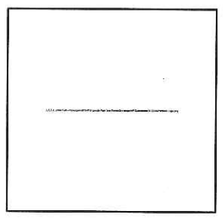
PORTLAND, MAINE

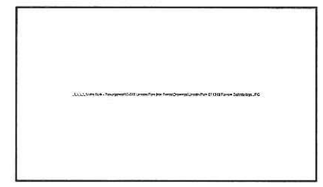
207.773.4880

Advocate:

FRIENDS OF LINCOLN PARK

www.lovelincolnpark.org





GENERAL NOTES & SITE PLAN - BASE BID

PHOTOS OF TYPICAL CONDITIONS

S-0.1 General Notes - Base Bid

S-0.2 Site Plan - Base Bid

S-0.3 Site Survey Plan - Base Bid

S-0.4 Site Details - Base Bid

IRON RESTORATION KEY ELEVATIONS

S-1.1 Congress Street Fence Sections - Base Bid

S-1.2 Congress Street Fence Sections - Base Bid

S-1.3 Pearl Street Fence Sections - Alt. 1

S-1.4 Pearl Street Fence Sections - Alt. 1

S-1.5 Federal Street Fence Sections - Alt. 2

S-1.6 Federal Street Fence Sections - Alt. 2

S-1.7 Federal Street Fence Sections - Alt. 2

S-1.8 Franklin Street Fence Sections - N.I.C.

S-1.9 Franklin Street Fence Sections - N.I.C.

IRON RESTORATION DETAILS - BASE BID

S-2.1 Congress Street Gate and Typical Railing

S-2.2 Typical New Casting Details

S-2.3 Typical New Fence Post Details

S-2.4 Typical New Top Rail Connection Details

S-2.5 Typical New Top & Bottom Rail Details

S-2.6 Typical New Gate Casting Details

GRANITE RESTORATION

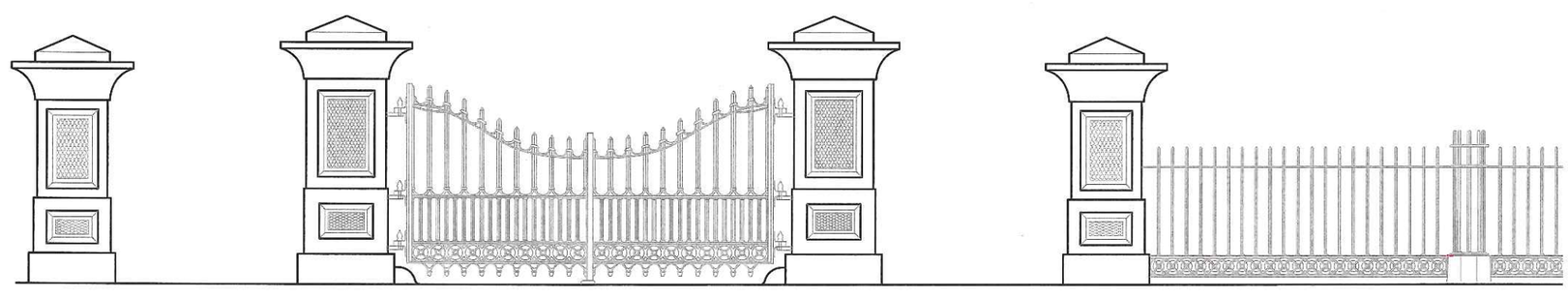
S-3.1 Granite Entry Pier Treatments - Base Bid

S-3.2 Granite Entry Pier Treatments - Base Bid & N.I.C.

S-3.3 Granite Entry Pier Treatments - N.I.C. & Alt. 2

S-3.4 Granite Entry Pier Treatments - Alt. 2 & Base Bid

S-3.5 Typical Granite Treatment Details - Phase 1



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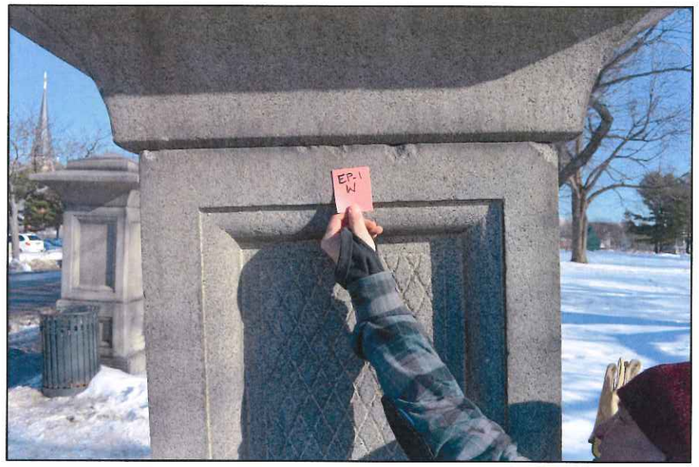
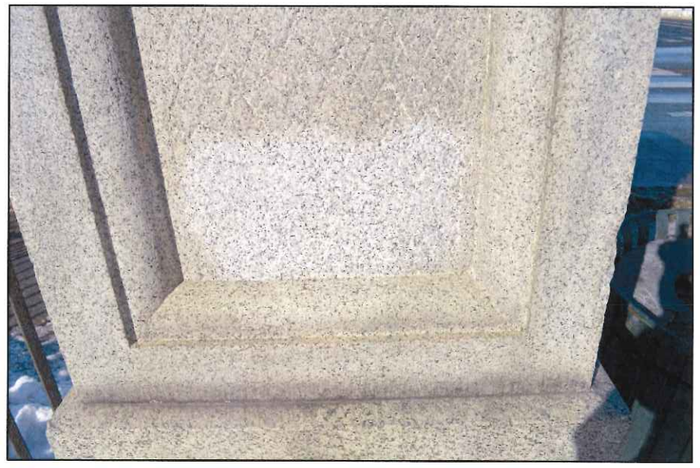


TYPICAL CHIPPING - SECTION REPAIR

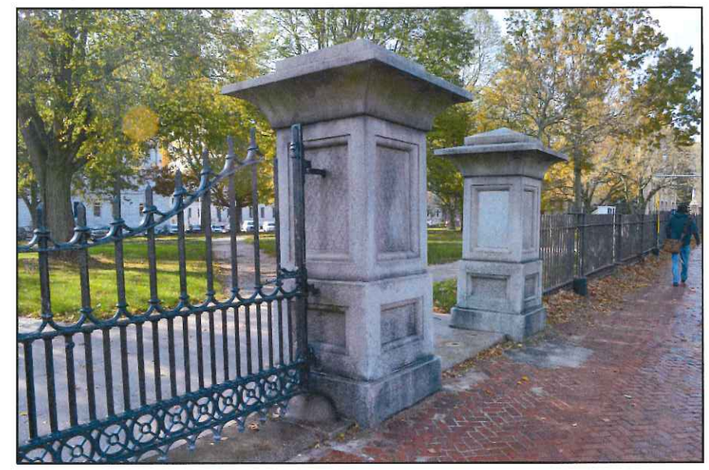
PAINT & RUST STAINING - CLEANING

TYPICAL DAMAGED GRANITE - SECTION REPAIR



TYPICAL SANBLASTING - RETOOLING

OUT OF SQUARE & PLUMB - REALIGN



MISSING GATE PIECES - RECAST REPLACEMENTS

TYPICAL DAMAGED FENCE POST - CUT REPLACEMENT

TYPICAL UPPER RAIL - NEW ANCHOR METHOD

MISSING BOTTOM RAIL SECTION - RECAST REPLACEMENT

GENERAL NOTES AND REQUIREMENTS

1. LINCOLN PARK IS PORTLAND'S OLDEST PUBLIC PARK, BUILT IN 1866. IT WAS PLACED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN 1989 AND IS RECOGNIZED AS A LOCAL PORTLAND HISTORIC LANDSCAPE DISTRICT. RECENT REPAIRS AND RESTORATION HAVE BEEN COMPLETED AND MUST BE PROTECTED AT ALL TIMES. THESE INCLUDE RESTORATION OF THE FOUNTAIN, INSTALLATION OF NEW CONCRETE SIDEWALKS, MISCELLANEOUS SCULPTURE, PLANTINGS, FURNISHINGS AND INFRASTRUCTURE.

2. GENERAL CONTRACTORS MUST ATTEND A MANDATORY, ON-SITE PRE-BID MEETING WHERE THE PARAMETERS OF THE PROJECT WILL BE REVIEWED BY THE ENGINEER AND REPRESENTATIVES FROM THE DEPARTMENT OF PUBLIC WORKS AND THE PARKS DEPARTMENT. PRIOR TO SUBMITTING BIDS, GENERAL CONTRACTORS SHALL REVIEW WITH THE CITY OF PORTLAND ALL ASPECTS OF SITE ACCESS, VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL, WORK SCHEDULE, AND COORDINATION WITH THE CITY TO ENSURE SMOOTH PROJECT FLOW.

3. THE GENERAL CONTRACTOR SHALL MAINTAIN SAFE, UNIMPEDED PEDESTRIAN ACCESS THROUGH THE PARK INCLUDING AT THE CORNERS OF PEARL AND FEDERAL, PEARL AND CONGRESS AND PEARL AND FRANKLIN. THE AWARDED AREA(S) OF WORK SHALL BE ENCLOSED AND PROTECTED WITH TEMPORARY CONSTRUCTION FENCING - A MINIMUM OF 6 FT. TALL CHAIN LINK FENCE. A SITE MOBILIZATION AREA HAS BEEN IDENTIFIED ALONG THE PEARL STREET EDGE OF THE PARK. IT SHALL BE USED AS A STAGING AREA AND SITE OF A LOCKABLE STORAGE UNIT TO STORE ALL LOOSE FENCE AND PIER COMPONENTS AND CONTRACTOR EQUIPMENT. AT NO TIME SHALL LOOSE FENCE AND PIER COMPONENTS BE LEFT UNSUPERVISED OR SECURED. VEHICULAR ACCESS TO THE MOBILIZATION AREA SHALL BE LIMITED TO THE ENTRY AT PEARL AND FEDERAL UNLESS PREVIOUSLY APPROVED BY THE CITY. CARE MUST BE TAKEN NOT TO DAMAGE THE ENTRY PIERS AND THE PUBLIC MUST BE ADEQUATELY PROTECTED AT SUCH TIMES.

4. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL REGULATORY REQUIREMENTS.

5. THE GENERAL CONTRACTOR SHALL HAVE A FULL-TIME SUPERINTENDENT ON SITE DURING ALL ACTIVE PERIODS OF WORK.

6. THE SITE PLAN AND FENCE SECTION DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE PROVIDED FOR KEYING PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD MEASURE AND VERIFY EXISTING SITE CONDITIONS AND ACCESS OPPORTUNITIES PRIOR TO SUBMITTING A BID. UPON DISCOVERY, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCY OR CONFLICT.

7. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO EXISTING PARK FEATURES INCLUDING PLANTINGS, FURNISHINGS, SIDEWALKS, INFRASTRUCTURE, ETC. SHALL BE REPAIRED IN-KIND TO THE SATISFACTION OF THE CITY AND ENGINEER.

8. PRIOR TO BEGINNING WORK, THE GENERAL CONTRACTOR SHALL ESTABLISH A BENCHMARK GRADE ELEVATION AND CONDUCT A SURVEY OF THE SITE ALONG CONGRESS STREET. GC TO COLLECT SPOT GRADES AS INDICATED ON THE SITE PLAN AND SHALL PROVIDE THIS INFORMATION TO THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS. NO DEMOLITION SHALL COMMENCE UNTIL THE CITY AND ENGINEER HAVE HAD THE OPPORTUNITY TO REVIEW THE SURVEY AND GIVE THE ORDER TO PROCEED. ONCE THE DESIGN TEAM SIGNS OFF ON THE SURVEY, DEMOLITION WORK SHALL COMMENCE. UPON COMPLETION OF DEMOLITION AND REMOVALS WORK ALONG CONGRESS STREET, INCLUDING REMOVAL OF OCTAGONAL GRANITE POST CAPS, THE CITY WILL REMOVE AND REPLACE THE EXISTING BRICK SIDEWALK AND GRANITE CURB. THE INTENT IS FOR THE SIDEWALK INSTALLATION TO BE PERFORMED DURING THE PERIOD WHEN THE IRON FENCE IS BEING RESTORED OFF SITE. ONCE THE SIDEWALK IS COMPLETE, THE GC WILL THEN HAVE A LEVEL EDGE TO WHICH TO REGRADE BETWEEN THE CONCRETE SIDEWALK WITHIN THE PARK DOWN TO THE NEW SIDEWALK. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TEMPORARY BITUMINOUS PATCHING AROUND DEMO WORK IMMEDIATELY AFTER EACH GRANITE PIER DEMO TO MAKE THE WALKING SURFACE RELATIVELY SMOOTH AND SAFE UNTIL THE CITY BEGINS BRICK SIDEWALK WORK. SEE DETAIL 2/S-0.4.

9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NUMBERING EACH FENCE AND PIER COMPONENT TO ASSURE RESTORED COMPONENTS RETURN TO THEIR ORIGINAL LOCATIONS. IN ADDITION, THE PROJECT REQUIRES THE CAREFUL REMOVAL AND SHIPPING OF HISTORIC MATERIAL TO VARIOUS SHOPS FOR RESTORATION WORK. HISTORIC COMPONENTS MUST BE CAREFULLY REMOVED AND ADEQUATELY PROTECTED TO PREVENT DAMAGE DURING EACH SHIPMENT AND FINAL INSTALLATION.

10. THE PRESCRIBED RESTORATION FIELD WORK MUST BE PERFORMED DURING APPROPRIATE WEATHER CONDITIONS. GENERAL CONTRACTOR SHALL MONITOR THE WEATHER FORECAST AND NOT SCHEDULE WORK DURING TEMPERATURES BELOW 40 F. DEGREES ABOVE 90 F. DEGREES. ALL FRESHLY INSTALLED RESTORATION WORK SHALL BE PROTECTED FROM SUNLIGHT, WIND AND RAIN FOR THE DURATION AND METHOD SPECIFIED.

10. SEE SPECIFICATIONS FOR FURTHER PROJECT REQUIREMENTS.

RESURGENCE
ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

GENERAL NOTES

Project No. 17-019
Date: 10/24/17
Issued for:

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

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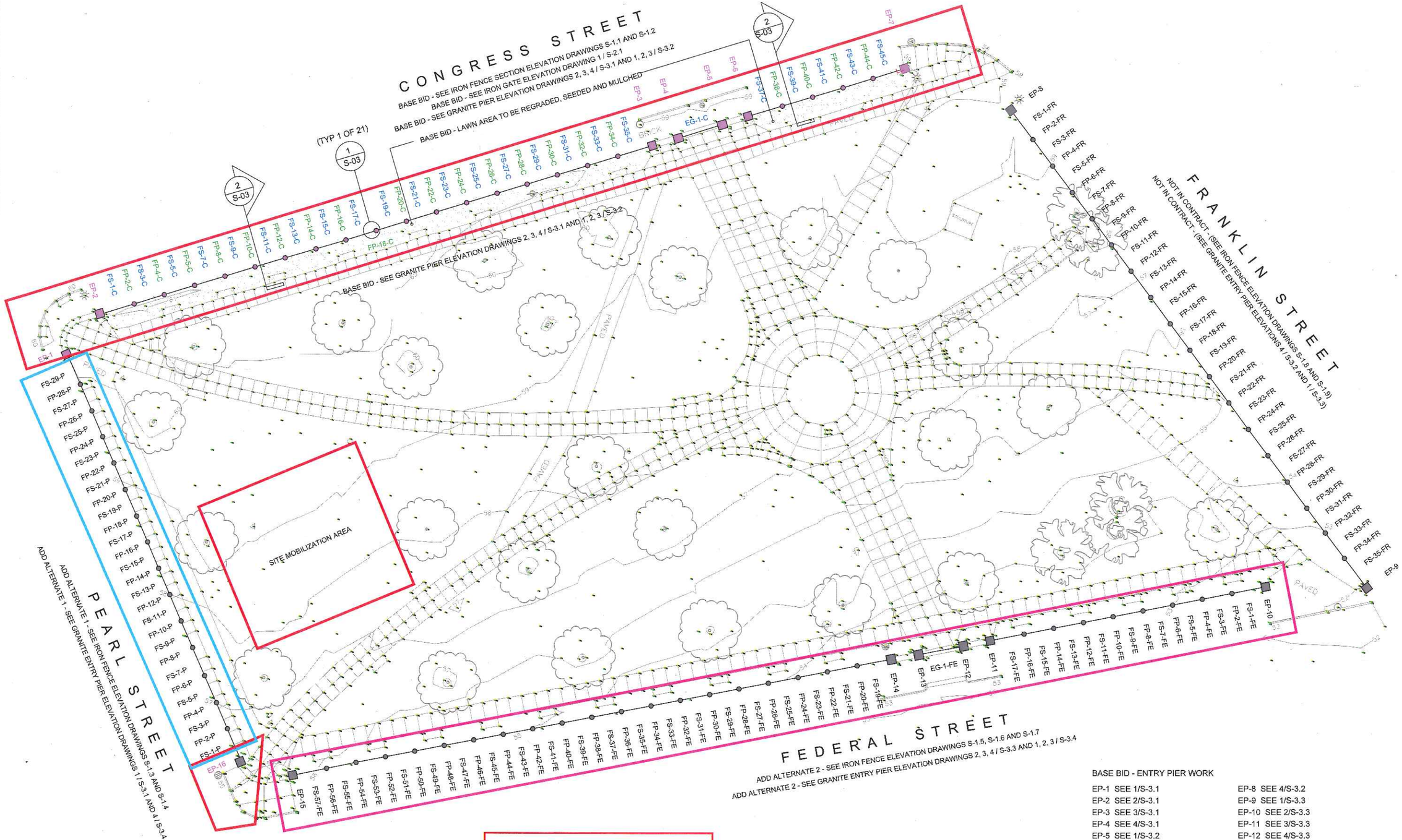
S-0.1
SHEET 2 OF 4



BASE BID - LIMIT OF WORK

ADD ALTERNATE 1 - LIMIT OF WORK

ADD ALTERNATE 2 - LIMIT OF WORK

BASE BID - ENTRY PIER WORK

EP-1 SEE 1/S-3.1	EP-8 SEE 4/S-3.2
EP-2 SEE 2/S-3.1	EP-9 SEE 1/S-3.3
EP-3 SEE 3/S-3.1	EP-10 SEE 2/S-3.3
EP-4 SEE 4/S-3.1	EP-11 SEE 3/S-3.3
EP-5 SEE 1/S-3.2	EP-12 SEE 4/S-3.3
EP-6 SEE 2/S-3.2	EP-13 SEE 1/S-3.4
EP-7 SEE 3/S-3.3	EP-14 SEE 2/S-3.4
EP-16 SEE 4/S-3.4	EP-15 SEE 3/S-3.4

BASE BID - EACH OF THE ABOVE PIER ASSEMBLIES SHALL BE LIFTED, SHIMMED AND REPOSITIONED SQUARE AND PLUMB.

ADD ALTERNATE 1 - EACH OF THE ABOVE PIER ASSEMBLIES SHALL BE LIFTED, SHIMMED AND REPOSITIONED SQUARE AND PLUMB.

1 / S-02 LINCOLN PARK SITE - KEY PLAN

1" = 16'-0" (ON 22 X 34 SHEET)

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ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

SITE - KEYPLAN

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

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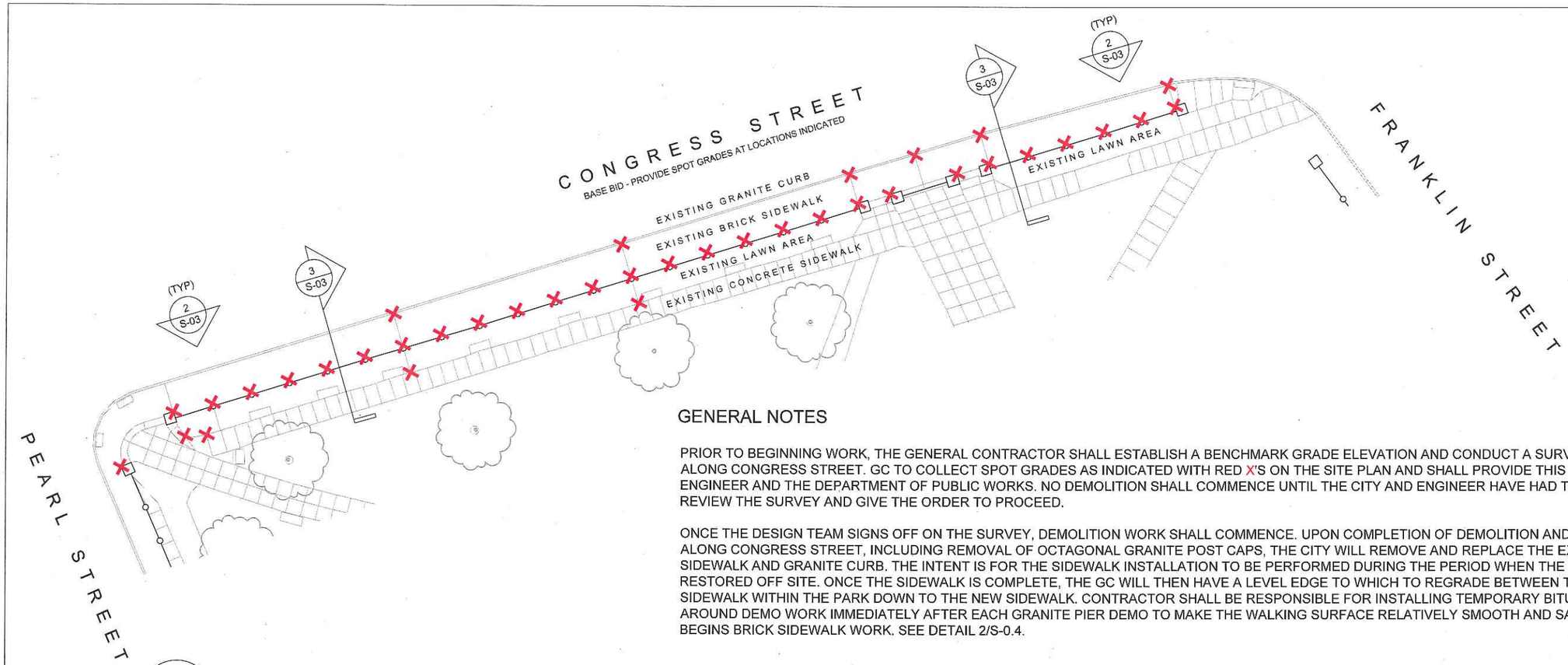


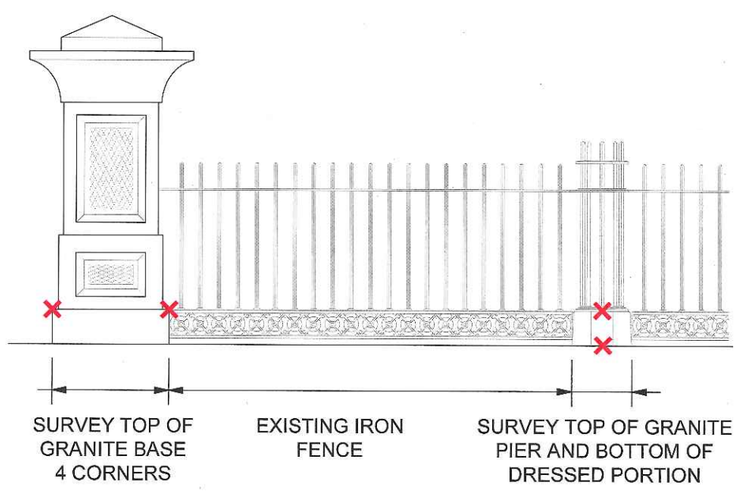
GENERAL NOTES

PRIOR TO BEGINNING WORK, THE GENERAL CONTRACTOR SHALL ESTABLISH A BENCHMARK GRADE ELEVATION AND CONDUCT A SURVEY OF THE SITE ALONG CONGRESS STREET. GC TO COLLECT SPOT GRADES AS INDICATED WITH RED X'S ON THE SITE PLAN AND SHALL PROVIDE THIS INFORMATION TO THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS. NO DEMOLITION SHALL COMMENCE UNTIL THE CITY AND ENGINEER HAVE HAD THE OPPORTUNITY TO REVIEW THE SURVEY AND GIVE THE ORDER TO PROCEED.

ONCE THE DESIGN TEAM SIGNS OFF ON THE SURVEY, DEMOLITION WORK SHALL COMMENCE. UPON COMPLETION OF DEMOLITION AND REMOVALS WORK ALONG CONGRESS STREET, INCLUDING REMOVAL OF OCTAGONAL GRANITE POST CAPS, THE CITY WILL REMOVE AND REPLACE THE EXISTING BRICK SIDEWALK AND GRANITE CURB. THE INTENT IS FOR THE SIDEWALK INSTALLATION TO BE PERFORMED DURING THE PERIOD WHEN THE IRON FENCE IS BEING RESTORED OFF SITE. ONCE THE SIDEWALK IS COMPLETE, THE GC WILL THEN HAVE A LEVEL EDGE TO WHICH TO REGRADE BETWEEN THE CONCRETE SIDEWALK WITHIN THE PARK DOWN TO THE NEW SIDEWALK. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TEMPORARY BITUMINOUS PATCHING AROUND DEMO WORK IMMEDIATELY AFTER EACH GRANITE PIER DEMO TO MAKE THE WALKING SURFACE RELATIVELY SMOOTH AND SAFE UNTIL THE CITY BEGINS BRICK SIDEWALK WORK. SEE DETAIL 2/S-0.4.

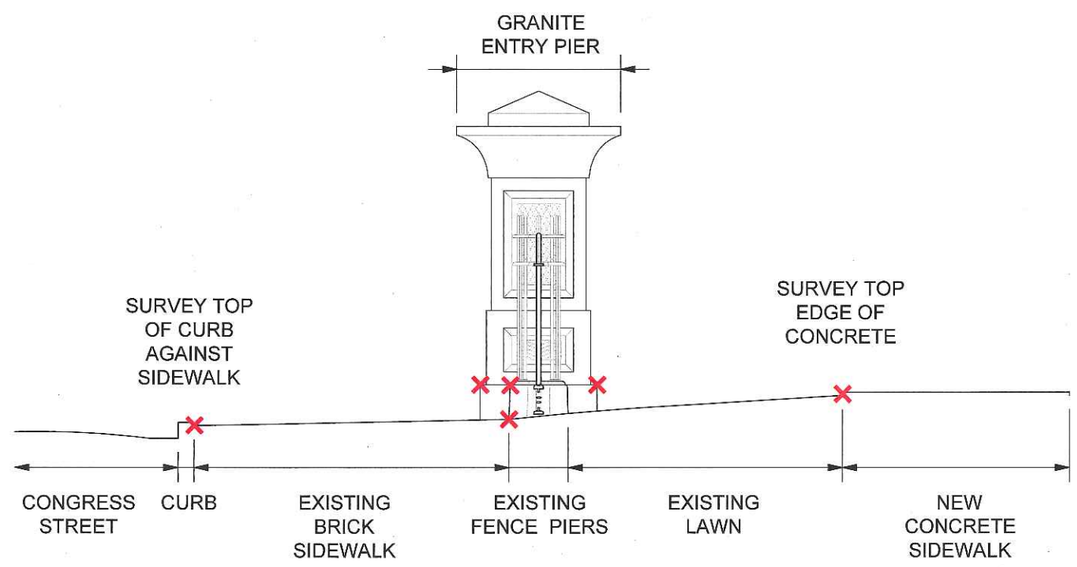
1 / S-03 SPOT GRADE SURVEY PLAN OF EXISTING CONDITIONS- BASE BID

1" = 16'-0" (ON 22 X 34 SHEET)



2 / S-03 SPOT GRADE SURVEY ELEVATION AT CONGRESS ST - BASE BID

1/2" = 1'-0" (ON 22 X 34 SHEET)



3 / S-03 SPOT GRADE SURVEY SITE SECTION - BASE BID

1/2" = 1'-0" (ON 22 X 34 SHEET)

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LINCOLN PARK IRON FENCE RESTORATION

SITE SURVEY - KEYPLAN

Project # 17-019
Date: 1/29/18
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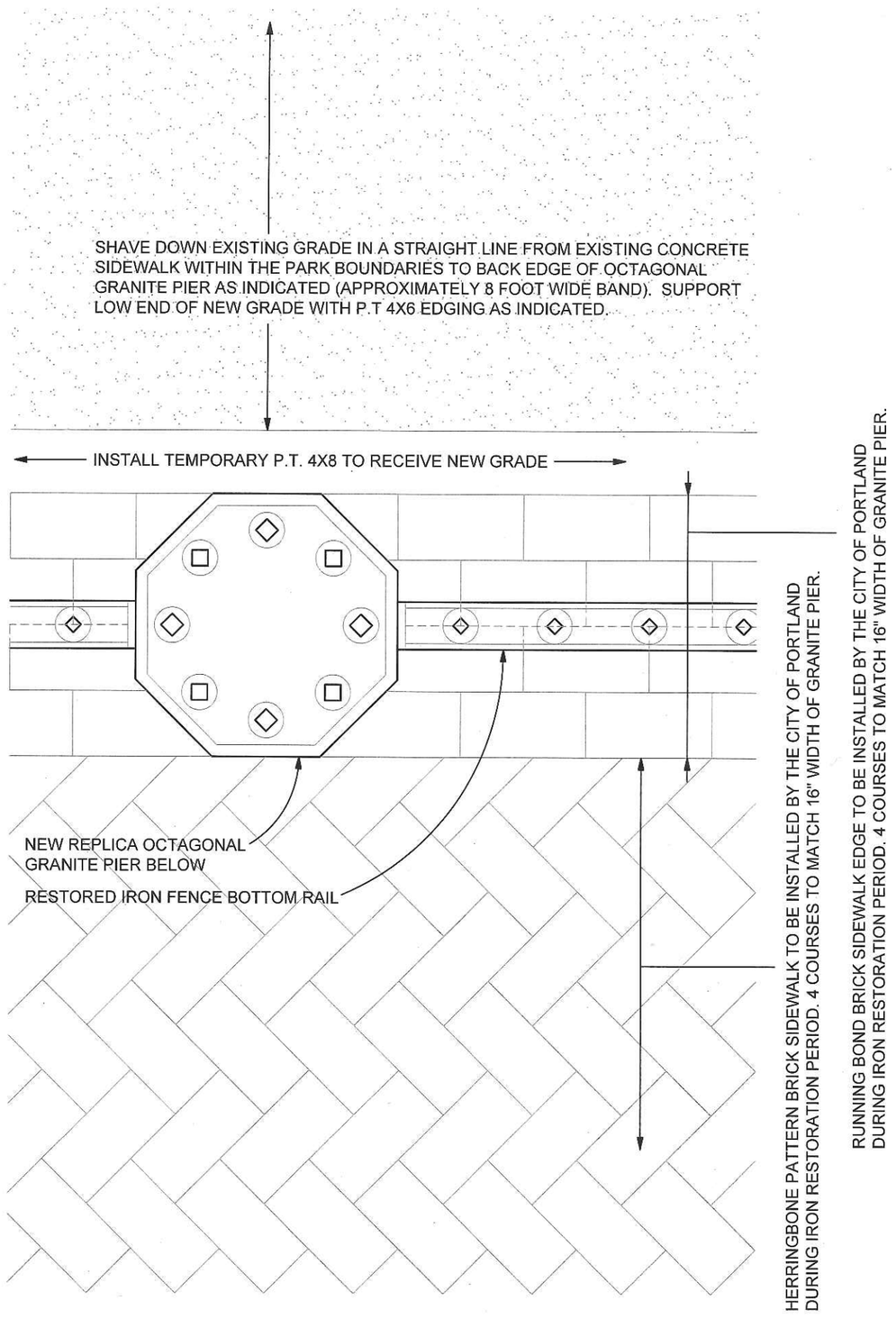
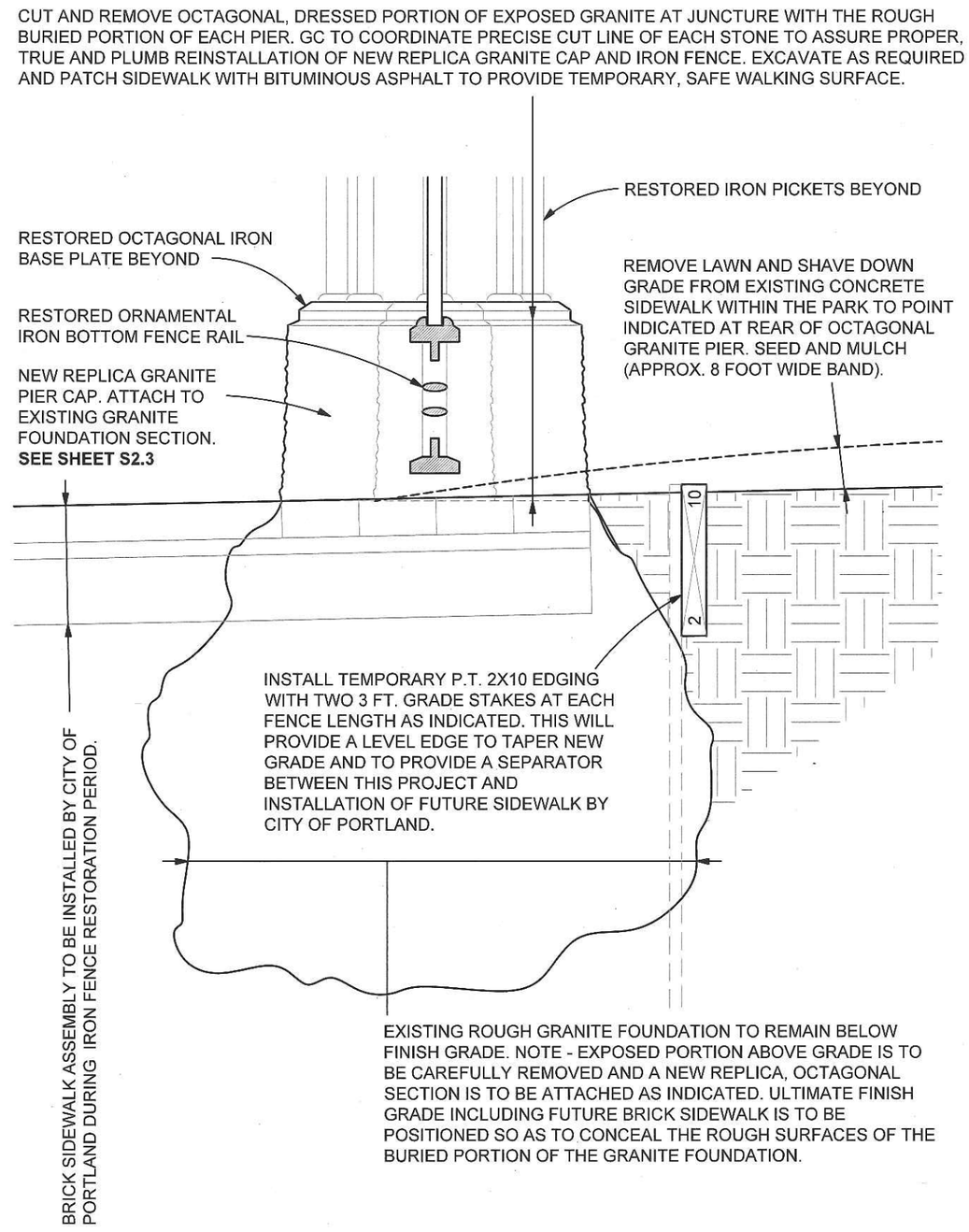


1 / S0.4 BASE BID - PLAN DETAIL AT GRADE BELOW RESTORED IRON FENCE ALONG CONGRESS ST.

1-1/2" = 1'-0" (ON 22 X 34 SHEET)



2 / S0.4 BASE BID - SECTION DETAIL AT GRADE BELOW RESTORED IRON FENCE ALONG CONGRESS STREET

1-1/2" = 1'-0" (ON 22 X 34 SHEET)

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132 BRENTWOOD STREET
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207.773.4860

LINCOLN PARK IRON FENCE RESTORATION

TYPICAL SITE DETAILS - BASE BID

Project # 17-019
Date: 1/29/18
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1	MM-DD-YY
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SHEET
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METAL DISASSEMBLY KEY NOTES

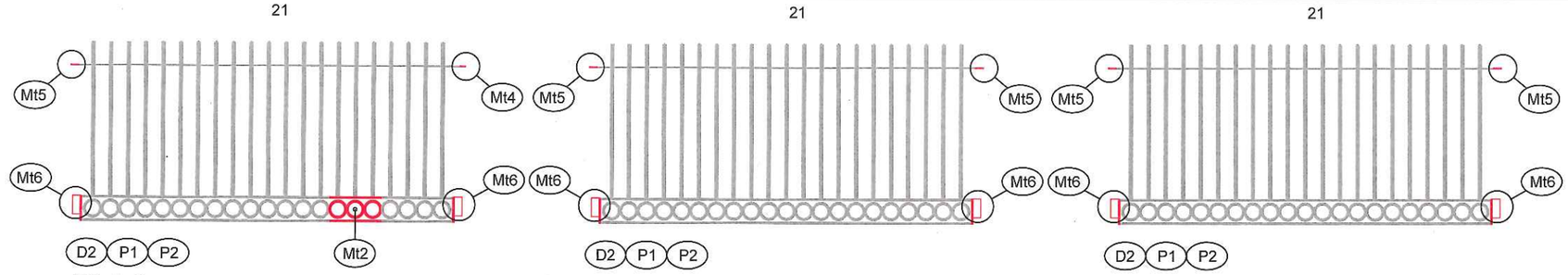
- (D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.
- (D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.
- (D3) CUT DOWN EXPOSED PORTION OF GRANITE POSTS TO BE LEVEL WITH SIDEWALK. PREP FOR NEW REPLICA GRANITE CAP STONE. SALVAGE GRANITE FOR USE AS DUTCHMAN. **SEE DETAILS 2 AND 4 ON SHEET S-2.3.**

PAINTING AND PREP KEY NOTES

- (P1) UPON REMOVAL OF IRON FENCE SECTIONS - SEND COMPONENTS TO SHOP TO BE LOW-PRESSURE GRIT BLASTED. AFTER REMOVAL OF PAINT AND RUST SEND TO IRON WORKER SHOP TO BE FULLY RESTORED. AFTER RESTORATION SEND BACK TO SAND BLASTING SHOP TO GRIT BLAST ALL NEW COMPONENTS INCLUDING LOOSE CLIP ANGLES TO DISTRESS TO MATCH. AFTER SECOND SAND BLASTING, SOLVENT CLEAN, PROTECT, PACKAGE AND SHIP TO COATING SYSTEM SHOP.
- (P2) APPLY COATING SYSTEM COMPANY'S GALVANIZING PRIMER AND FINISH COATING SYSTEM TO IRON FENCE SECTIONS, FENCE POST ASSEMBLIES, GATES AND LOOSE CLIP ANGLES. STAINLESS STEEL FASTENERS TO BE FIELD ETCHED AND HAND PAINTED USING COATING SYSTEM COMPANY'S TOUCH-UP KIT.

METAL RESTORATION KEY NOTES

- (Mt1) CAST NEW REPLICA COLLARS AND BASE PLATES AT EACH FENCE POST ASSEMBLY. REUSE AS MANY SALVAGED TALL PICKETS AS POSSIBLE AND FABRICATE NEW FROM MILD STEEL AS NECESSARY. **SEE DETAILS 3/S-2.3, 3/S-2.4 AND 1/S-2.5.**
- (Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**
- (Mt3) FABRICATE NEW SECTION OF MILD STEEL PICKET WHERE DAMAGED OR MISSING. WELD TO SOUND WROUGHT IRON TO REMAIN. **SEE DETAIL 13/S-2.2.**
- (Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**
- (Mt5) CUT END OF EXISTING WROUGHT IRON RAIL AND WELD ON NEW MILD STEEL REPLACEMENT. REINSTALL PER DETAIL. **SEE DETAIL 4/S-2.4.**
- (Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**
- (Mt7) REMOVE IRON HINGE PIN REMNANT AND CAST NEW ORNAMENTAL IRON HINGE REPLACEMENT.
- (Mt8) CAST NEW SECTION OF MISSING ORNAMENTAL TOP RAIL OF GATE. WELD NEW SECTION IN PLACE AS PER DETAIL 1-S-2.6
- (Mt9) BRAZE REPAIR



FS-1-C

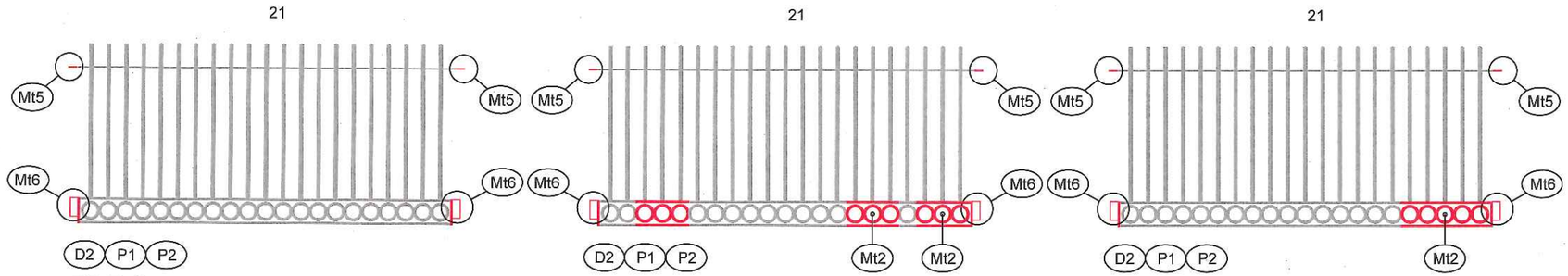
PHOTOS 1-1 THROUGH 1-4

FS-3-C

PHOTOS 3-1 THROUGH 3-2

FS-5-C

PHOTO 5-1



FS-7-C

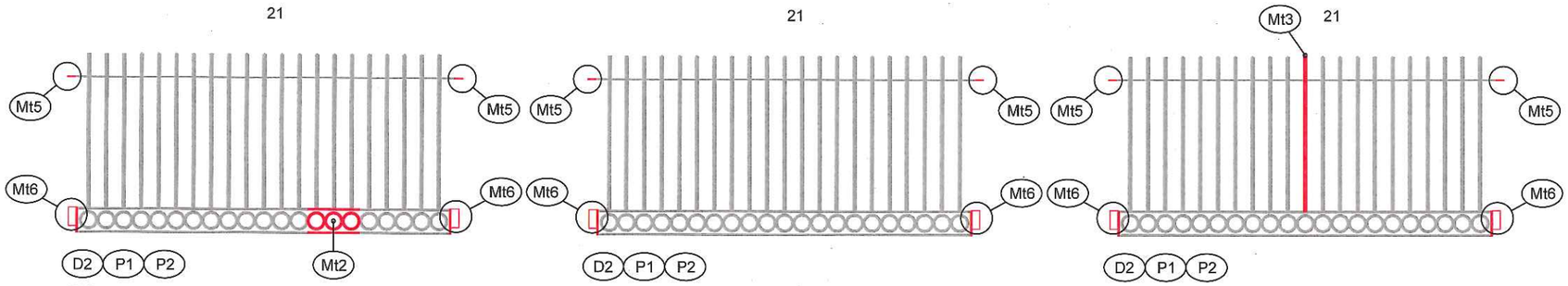
PHOTOS 7-1 THROUGH 7-2

FS-9-C

PHOTOS 9-1 THROUGH 9-5

FS-11-C

PHOTOS 1-1 THROUGH 11-4



FS-13-C

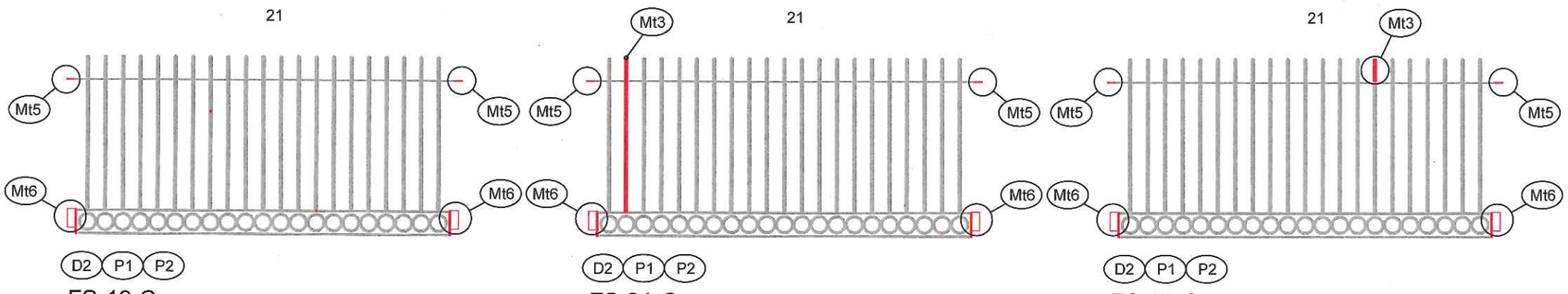
PHOTOS 13-1 THROUGH 13-4

FS-15-C

PHOTOS 15-1 THROUGH 15-2

FS-17-C

PHOTOS 17-1 THROUGH 1-3



FS-19-C

PHOTOS 19-1 THROUGH 19-4

FS-21-C

PHOTOS 21-1 THROUGH 21-3

FS-23-C

PHOTOS 23-1 THROUGH 23-2

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RESURGENCE
ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

BASE BID - CONGRESS STREET FENCE SECTIONS

Project # 17-019
Date: 1/29/18
Issued for:
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REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET

S-1.1

METAL DISASSEMBLY KEY NOTES

- (D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.
- (D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.
- (D3) CUT DOWN EXPOSED PORTION OF GRANITE POSTS TO BE LEVEL WITH SIDEWALK. PREP FOR NEW REPLICA GRANITE CAP STONE. SALVAGE GRANITE FOR USE AS DUTCHMAN. **SEE DETAILS 2 AND 4 ON SHEET S-2.3.**

PAINTING AND PREP KEY NOTES

- (P1) UPON REMOVAL OF IRON FENCE SECTIONS - SEND COMPONENTS TO SHOP TO BE LOW-PRESSURE GRIT BLASTED. AFTER REMOVAL OF PAINT AND RUST SEND TO IRON WORKER SHOP TO BE FULLY RESTORED. AFTER RESTORATION SEND BACK TO SAND BLASTING SHOP TO GRIT BLAST ALL NEW COMPONENTS INCLUDING LOOSE CLIP ANGLES TO DISTRESS TO MATCH. AFTER SECOND SAND BLASTING, SOLVENT CLEAN, PROTECT, PACKAGE AND SHIP TO COATING SYSTEM SHOP.
- (P2) APPLY COATING SYSTEM COMPANY'S GALVANIZING PRIMER AND FINISH COATING SYSTEM TO IRON FENCE SECTIONS, FENCE POST ASSEMBLIES, GATES AND LOOSE CLIP ANGLES. STAINLESS STEEL FASTENERS TO BE FIELD ETCHED AND HAND PAINTED USING COATING SYSTEM COMPANY'S TOUCH-UP KIT.

METAL RESTORATION KEY NOTES

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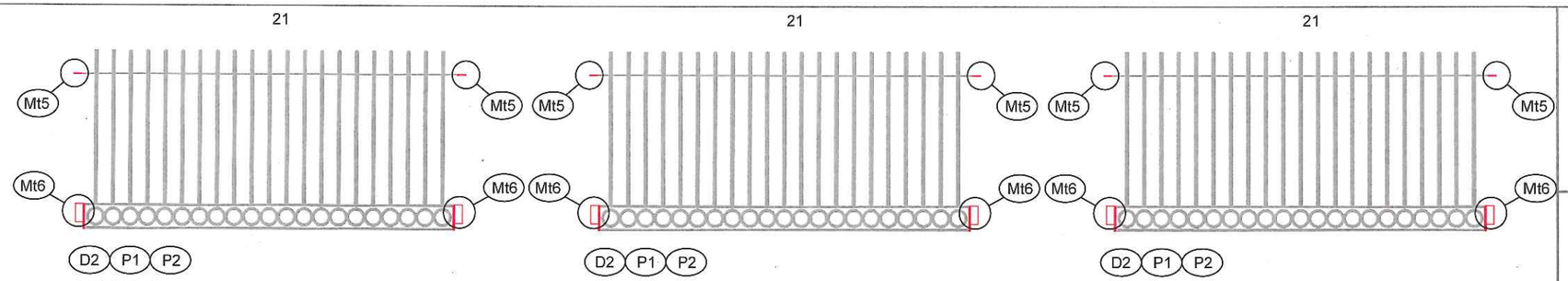
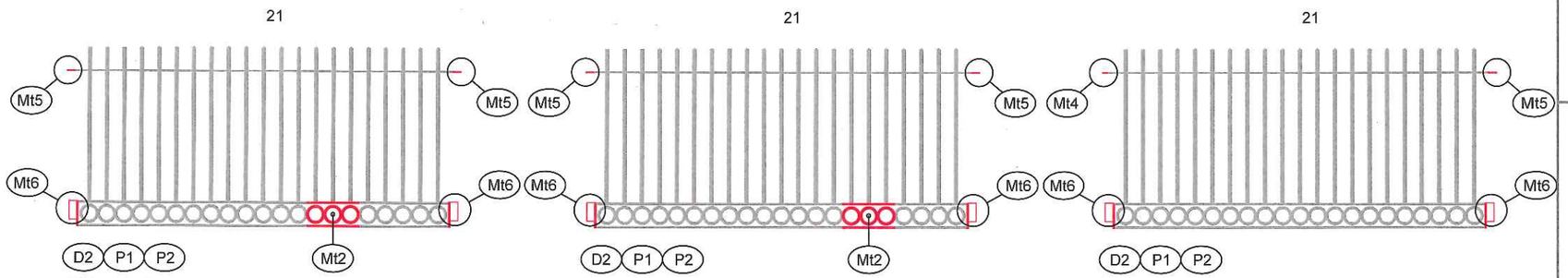
- (Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**
- (Mt3) FABRICATE NEW SECTION OF MILD STEEL PICKET WHERE DAMAGED OR MISSING. WELD TO SOUND WROUGHT IRON TO REMAIN. **SEE DETAIL 13/S-2.2.**
- (Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**
- (Mt5) CUT END OF EXISTING WROUGHT IRON RAIL AND WELD ON NEW MILD STEEL REPLACEMENT. REINSTALL PER DETAIL. **SEE DETAIL 4/S-2.4.**
- (Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**
- (Mt7) REMOVE IRON HINGE PIN REMNANT AND CAST NEW ORNAMENTAL IRON HINGE REPLACEMENT.
- (Mt8) CAST NEW SECTION OF MISSING ORNAMENTAL TOP RAIL OF GATE. WELD NEW SECTION IN PLACE AS PER DETAIL 1-S-2.6
- (Mt9) BRAZE REPAIR



FS-25-C
PHOTOS 25-1 THROUGH 25-2

FS-27-C
PHOTOS 27-1 THROUGH 27-3

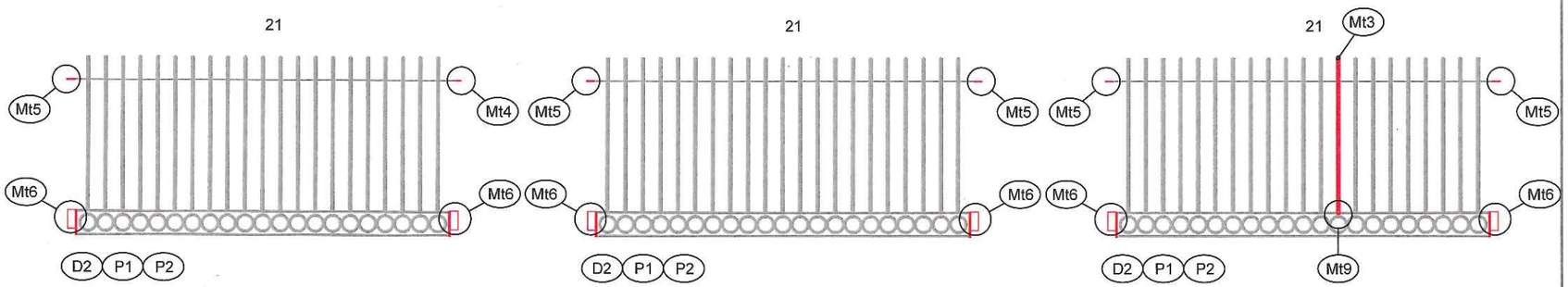
FS-29-C
PHOTO 29-1 THROUGH 29-2



FS-31-C
PHOTOS 31-1 THROUGH 31-3

FS-33-C
PHOTOS 33-1 THROUGH 33-2

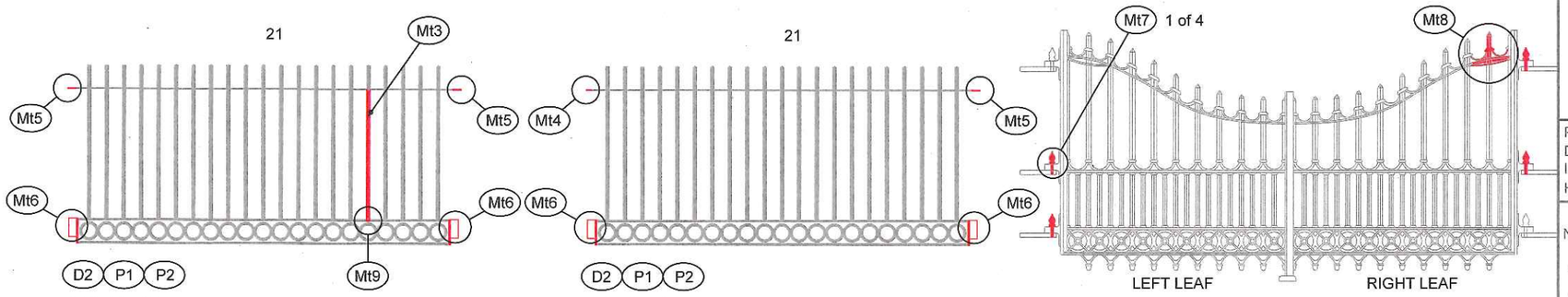
FS-35-C
PHOTOS 35-1 THROUGH 35-6



FS-37-C
PHOTOS 37-1 THROUGH 37-4

FS-39-C
PHOTOS 39-1 THROUGH 39-2

FS-41-C
PHOTOS 41-1 THROUGH 41-4



FS-43-C
PHOTOS 43-1 THROUGH 43-3

FS-45-C
PHOTOS 45-1 THROUGH 45-6

EG-1-C
PHOTOS EG-1 THROUGH EG-13

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RESURGENCE
ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

BASE BID - CONGRESS STREET FENCE SECTIONS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-1.2

METAL DISASSEMBLY KEY NOTES

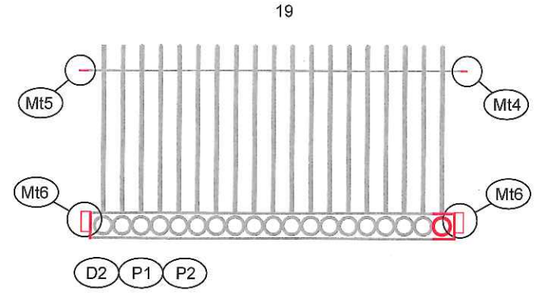
- (D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.
- (D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.
- (D3) CUT DOWN EXPOSED PORTION OF GRANITE POSTS TO BE LEVEL WITH SIDEWALK. PREP FOR NEW REPLICA GRANITE CAP STONE. SALVAGE GRANITE FOR USE AS DUTCHMAN. **SEE DETAILS 2 AND 4 ON SHEET S-2.3.**

PAINTING AND PREP KEY NOTES

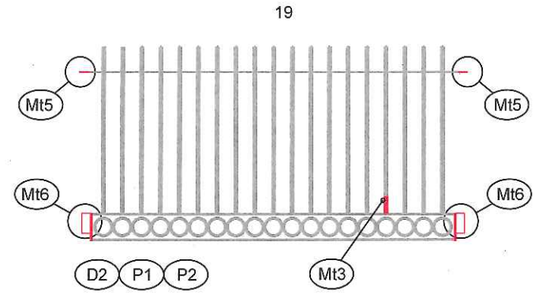
- (P1) UPON REMOVAL OF IRON FENCE SECTIONS - SEND COMPONENTS TO SHOP TO BE LOW-PRESSURE GRIT BLASTED. AFTER REMOVAL OF PAINT AND RUST SEND TO IRON WORKER SHOP TO BE FULLY RESTORED. AFTER RESTORATION SEND BACK TO SAND BLASTING SHOP TO GRIT BLAST ALL NEW COMPONENTS INCLUDING LOOSE CLIP ANGLES TO DISTRESS TO MATCH. AFTER SECOND SAND BLASTING, SOLVENT CLEAN, PROTECT, PACKAGE AND SHIP TO COATING SYSTEM SHOP.
- (P2) APPLY COATING SYSTEM COMPANY'S GALVANIZING PRIMER AND FINISH COATING SYSTEM TO IRON FENCE SECTIONS, FENCE POST ASSEMBLIES, GATES AND LOOSE CLIP ANGLES. STAINLESS STEEL FASTENERS TO BE FIELD ETCHED AND HAND PAINTED USING COATING SYSTEM COMPANY'S TOUCH-UP KIT.

METAL RESTORATION KEY NOTES

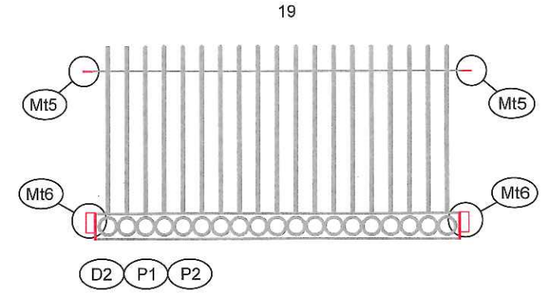
- (Mt1) CAST NEW REPLICA COLLARS AND BASE PLATES AT EACH FENCE POST ASSEMBLY. REUSE AS MANY SALVAGED TALL PICKETS AS POSSIBLE AND FABRICATE NEW FROM MILD STEEL AS NECESSARY. **SEE DETAILS 3/S-2.3, 3/S-2.4 AND 1/S-2.5.**
- (Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**
- (Mt3) FABRICATE NEW SECTION OF MILD STEEL PICKET WHERE DAMAGED OR MISSING. WELD TO SOUND WROUGHT IRON TO REMAIN. **SEE DETAIL 13/S-2.2.**
- (Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**
- (Mt5) CUT END OF EXISTING WROUGHT IRON RAIL AND WELD ON NEW MILD STEEL REPLACEMENT. REINSTALL PER DETAIL. **SEE DETAIL 4/S-2.4.**
- (Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**
- (Mt7) REMOVE IRON HINGE PIN REMNANT AND CAST NEW ORNAMENTAL IRON HINGE REPLACEMENT.
- (Mt8) CAST NEW SECTION OF MISSING ORNAMENTAL TOP RAIL OF GATE. WELD NEW SECTION IN PLACE AS PER DETAIL 1-S-2.6
- (Mt9) BRAZE REPAIR



FS-1-P



FS-3-P



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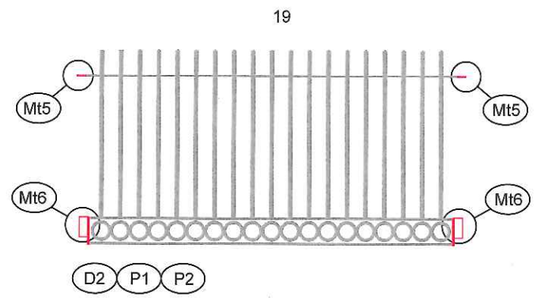
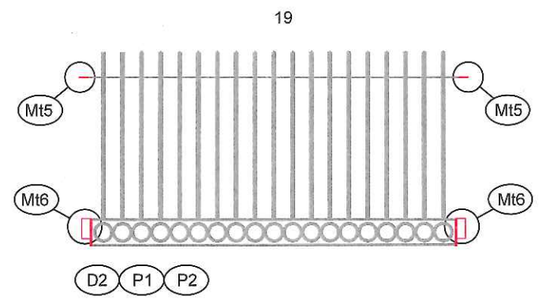
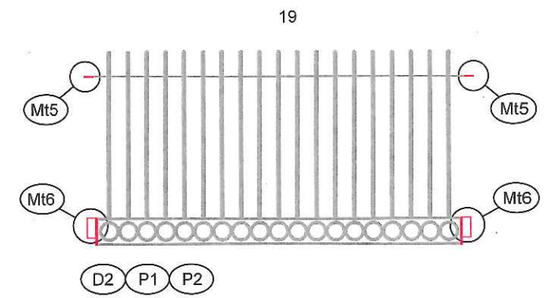


FS-7-P



FS-9-P



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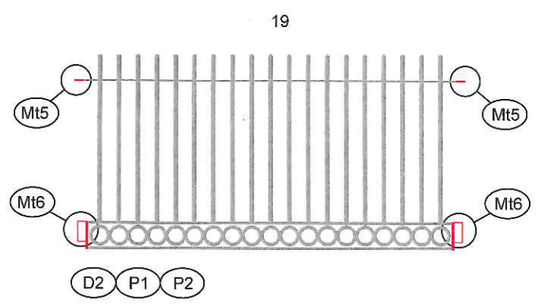
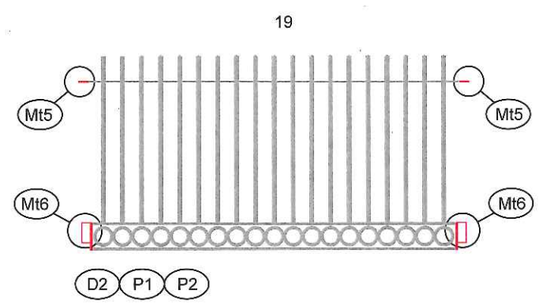


FS-13-P



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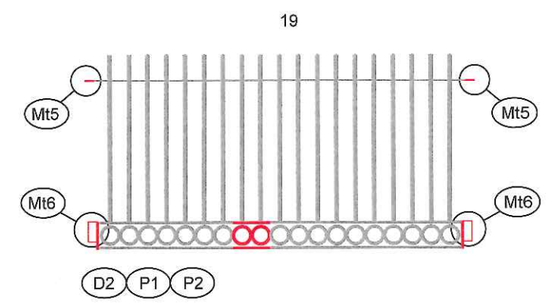
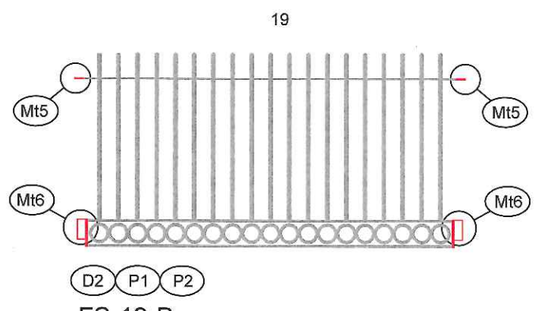
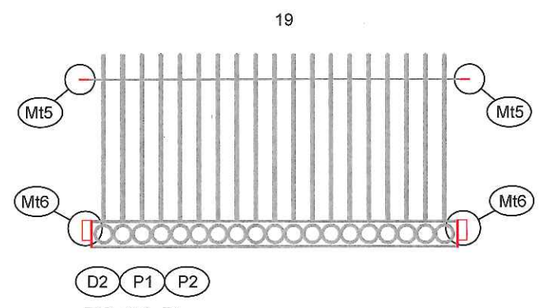


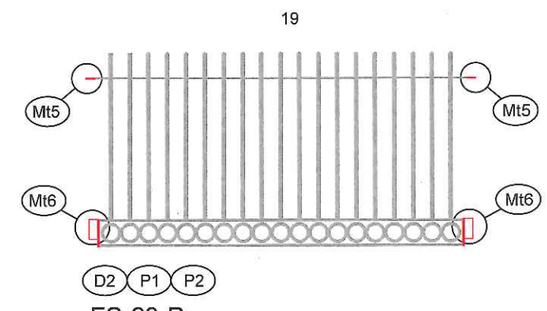
FS-17-P



FS-19-P



FS-21-P



FS-23-P

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132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

ADD ALTERNATE 1 - PEARL STREET FENCE SECTIONS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-1.3

METAL DISASSEMBLY KEY NOTES

(D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.

(D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.

(D3) CUT DOWN EXPOSED PORTION OF GRANITE POSTS TO BE LEVEL WITH SIDEWALK. PREP FOR NEW REPLICA GRANITE CAP STONE. SALVAGE GRANITE FOR USE AS DUTCHMAN. **SEE DETAILS 2 AND 4 ON SHEET S-2.3.**

PAINTING AND PREP KEY NOTES

(P1) UPON REMOVAL OF IRON FENCE SECTIONS - SEND COMPONENTS TO SHOP TO BE LOW-PRESSURE GRIT BLASTED. AFTER REMOVAL OF PAINT AND RUST SEND TO IRON WORKER SHOP TO BE FULLY RESTORED. AFTER RESTORATION SEND BACK TO SAND BLASTING SHOP TO GRIT BLAST ALL NEW COMPONENTS INCLUDING LOOSE CLIP ANGLES TO DISTRESS TO MATCH. AFTER SECOND SAND BLASTING, SOLVENT CLEAN, PROTECT, PACKAGE AND SHIP TO COATING SYSTEM SHOP.

(P2) APPLY COATING SYSTEM COMPANY'S GALVANIZING PRIMER AND FINISH COATING SYSTEM TO IRON FENCE SECTIONS, FENCE POST ASSEMBLIES, GATES AND LOOSE CLIP ANGLES. STAINLESS STEEL FASTENERS TO BE FIELD ETCHED AND HAND PAINTED USING COATING SYSTEM COMPANY'S TOUCH-UP KIT.

METAL RESTORATION KEY NOTES

(Mt1) CAST NEW REPLICA COLLARS AND BASE PLATES AT EACH FENCE POST ASSEMBLY. REUSE AS MANY SALVAGED TALL PICKETS AS POSSIBLE AND FABRICATE NEW FROM MILD STEEL AS NECESSARY. **SEE DETAILS 3/S-2.3, 3/S-2.4 AND 1/S-2.5.**

(Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**

(Mt3) FABRICATE NEW SECTION OF MILD STEEL PICKET WHERE DAMAGED OR MISSING. WELD TO SOUND WROUGHT IRON TO REMAIN. **SEE DETAIL 13/S-2.2.**

(Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**

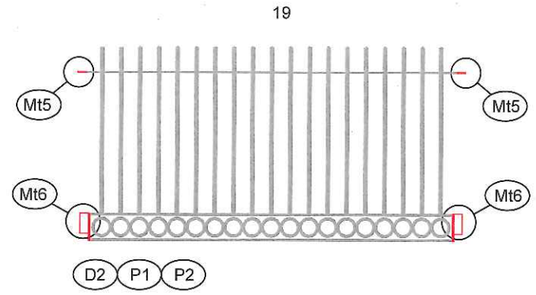
(Mt5) CUT END OF EXISTING WROUGHT IRON RAIL AND WELD ON NEW MILD STEEL REPLACEMENT. REINSTALL PER DETAIL. **SEE DETAIL 4/S-2.4.**

(Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**

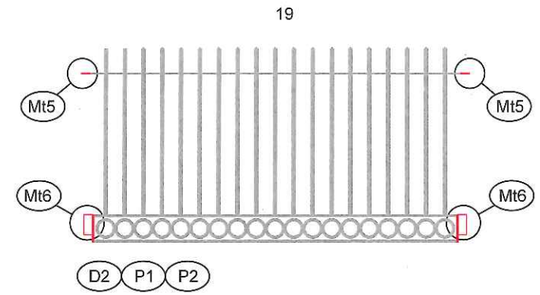
(Mt7) REMOVE IRON HINGE PIN REMNANT AND CAST NEW ORNAMENTAL IRON HINGE REPLACEMENT.

(Mt8) CAST NEW SECTION OF MISSING ORNAMENTAL TOP RAIL OF GATE. WELD NEW SECTION IN PLACE AS PER DETAIL 1-S-2.6

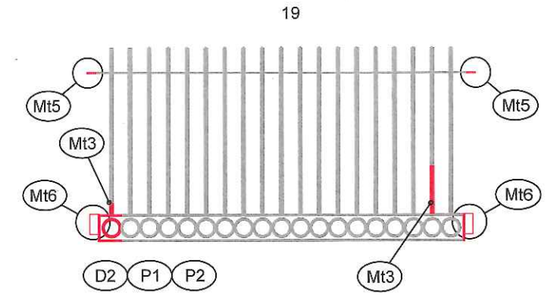
(Mt9) BRAZE REPAIR



FS-25-P



FS-27-P



FS-29-P

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RESURGENCE
ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

ADD ALTERNATE 1 - PEARL STREET FENCE SECTIONS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-1.4

METAL DISASSEMBLY KEY NOTES

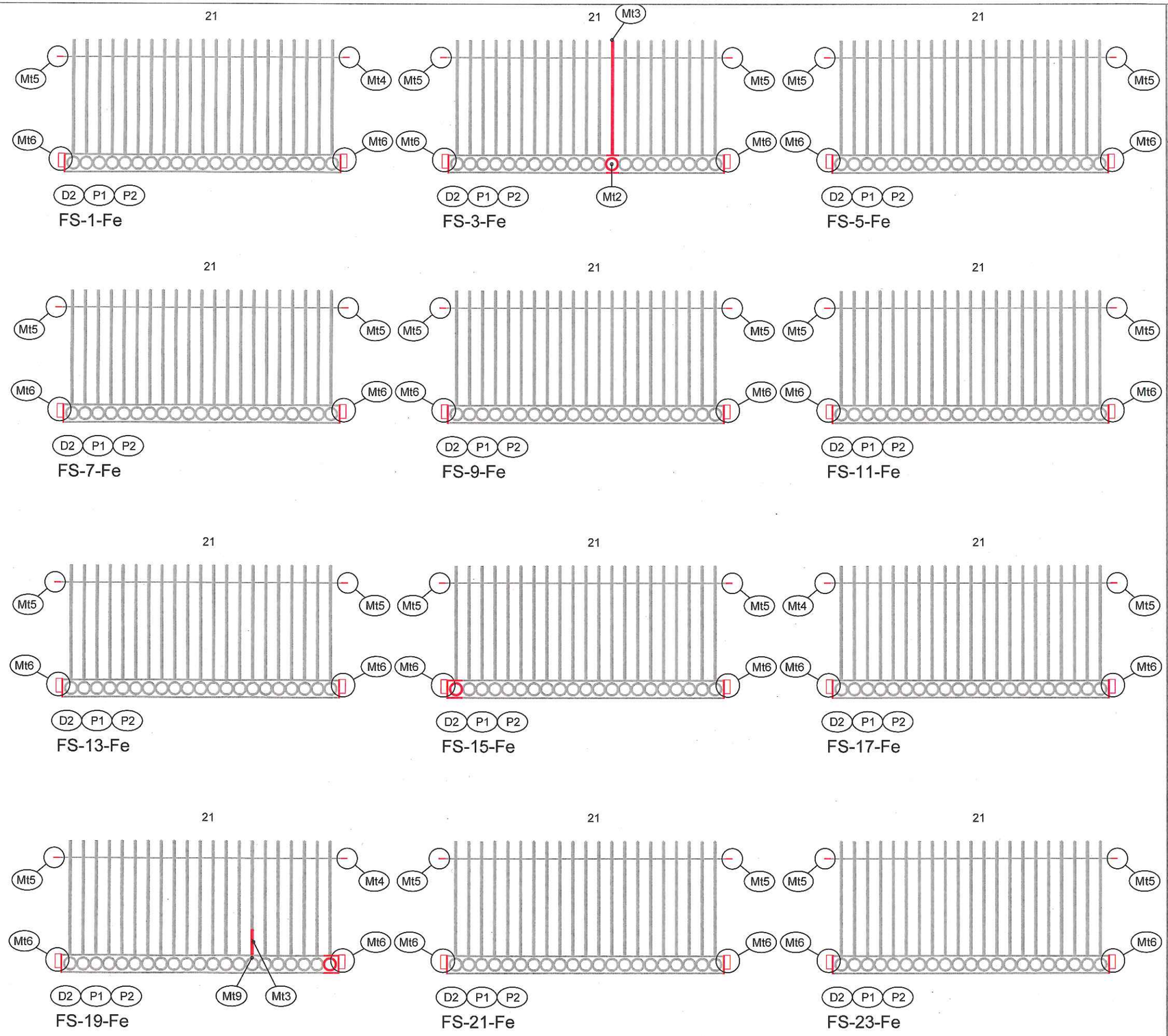
- (D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.
- (D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.
- (D3) CUT DOWN EXPOSED PORTION OF GRANITE POSTS TO BE LEVEL WITH SIDEWALK. PREP FOR NEW REPLICA GRANITE CAP STONE. SALVAGE GRANITE FOR USE AS DUTCHMAN. **SEE DETAILS 2 AND 4 ON SHEET S-2.3**.

PAINTING AND PREP KEY NOTES

- (P1) UPON REMOVAL OF IRON FENCE SECTIONS - SEND COMPONENTS TO SHOP TO BE LOW-PRESSURE GRIT BLASTED. AFTER REMOVAL OF PAINT AND RUST SEND TO IRON WORKER SHOP TO BE FULLY RESTORED. AFTER RESTORATION SEND BACK TO SAND BLASTING SHOP TO GRIT BLAST ALL NEW COMPONENTS INCLUDING LOOSE CLIP ANGLES TO DISTRESS TO MATCH. AFTER SECOND SAND BLASTING, SOLVENT CLEAN, PROTECT, PACKAGE AND SHIP TO COATING SYSTEM SHOP.
- (P2) APPLY COATING SYSTEM COMPANY'S GALVANIZING PRIMER AND FINISH COATING SYSTEM TO IRON FENCE SECTIONS, FENCE POST ASSEMBLIES, GATES AND LOOSE CLIP ANGLES. STAINLESS STEEL FASTENERS TO BE FIELD ETCHED AND HAND PAINTED USING COATING SYSTEM COMPANY'S TOUCH-UP KIT.

METAL RESTORATION KEY NOTES

- (Mt1) CAST NEW REPLICA COLLARS AND BASE PLATES AT EACH FENCE POST ASSEMBLY. REUSE AS MANY SALVAGED TALL PICKETS AS POSSIBLE AND FABRICATE NEW FROM MILD STEEL AS NECESSARY. **SEE DETAILS 3/S-2.3, 3/S-2.4 AND 1/S-2.5.**
- (Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**
- (Mt3) FABRICATE NEW SECTION OF MILD STEEL PICKET WHERE DAMAGED OR MISSING. WELD TO SOUND WROUGHT IRON TO REMAIN. **SEE DETAIL 13/S-2.2.**
- (Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**
- (Mt5) CUT END OF EXISTING WROUGHT IRON RAIL AND WELD ON NEW MILD STEEL REPLACEMENT. REINSTALL PER DETAIL. **SEE DETAIL 4/S-2.4.**
- (Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**
- (Mt7) REMOVE IRON HINGE PIN REMNANT AND CAST NEW ORNAMENTAL IRON HINGE REPLACEMENT.
- (Mt8) CAST NEW SECTION OF MISSING ORNAMENTAL TOP RAIL OF GATE. WELD NEW SECTION IN PLACE AS PER DETAIL 1-S-2.6
- (Mt9) BRAZE REPAIR



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ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

ADD ALTERNATE 2 - FEDERAL STREET FENCE SECTIONS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-1.5

METAL DISASSEMBLY KEY NOTES

- (D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.
- (D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.
- (D3) CUT DOWN EXPOSED PORTION OF GRANITE POSTS TO BE LEVEL WITH SIDEWALK. PREP FOR NEW REPLICA GRANITE CAP STONE. SALVAGE GRANITE FOR USE AS DUTCHMAN. **SEE DETAILS 2 AND 4 ON SHEET S-2.3.**

PAINTING AND PREP KEY NOTES

- (P1) UPON REMOVAL OF IRON FENCE SECTIONS - SEND COMPONENTS TO SHOP TO BE LOW-PRESSURE GRIT BLASTED. AFTER REMOVAL OF PAINT AND RUST SEND TO IRON WORKER SHOP TO BE FULLY RESTORED. AFTER RESTORATION SEND BACK TO SAND BLASTING SHOP TO GRIT BLAST ALL NEW COMPONENTS INCLUDING LOOSE CLIP ANGLES TO DISTRESS TO MATCH. AFTER SECOND SAND BLASTING, SOLVENT CLEAN, PROTECT, PACKAGE AND SHIP TO COATING SYSTEM SHOP.
- (P2) APPLY COATING SYSTEM COMPANY'S GALVANIZING PRIMER AND FINISH COATING SYSTEM TO IRON FENCE SECTIONS, FENCE POST ASSEMBLIES, GATES AND LOOSE CLIP ANGLES. STAINLESS STEEL FASTENERS TO BE FIELD ETCHED AND HAND PAINTED USING COATING SYSTEM COMPANY'S TOUCH-UP KIT.

METAL RESTORATION KEY NOTES

- (Mt1) CAST NEW REPLICA COLLARS AND BASE PLATES AT EACH FENCE POST ASSEMBLY. REUSE AS MANY SALVAGED TALL PICKETS AS POSSIBLE AND FABRICATE NEW FROM MILD STEEL AS NECESSARY. **SEE DETAILS 3/S-2.3, 3/S-2.4 AND 1/S-2.5.**
- (Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**
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- (Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**
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- (Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**
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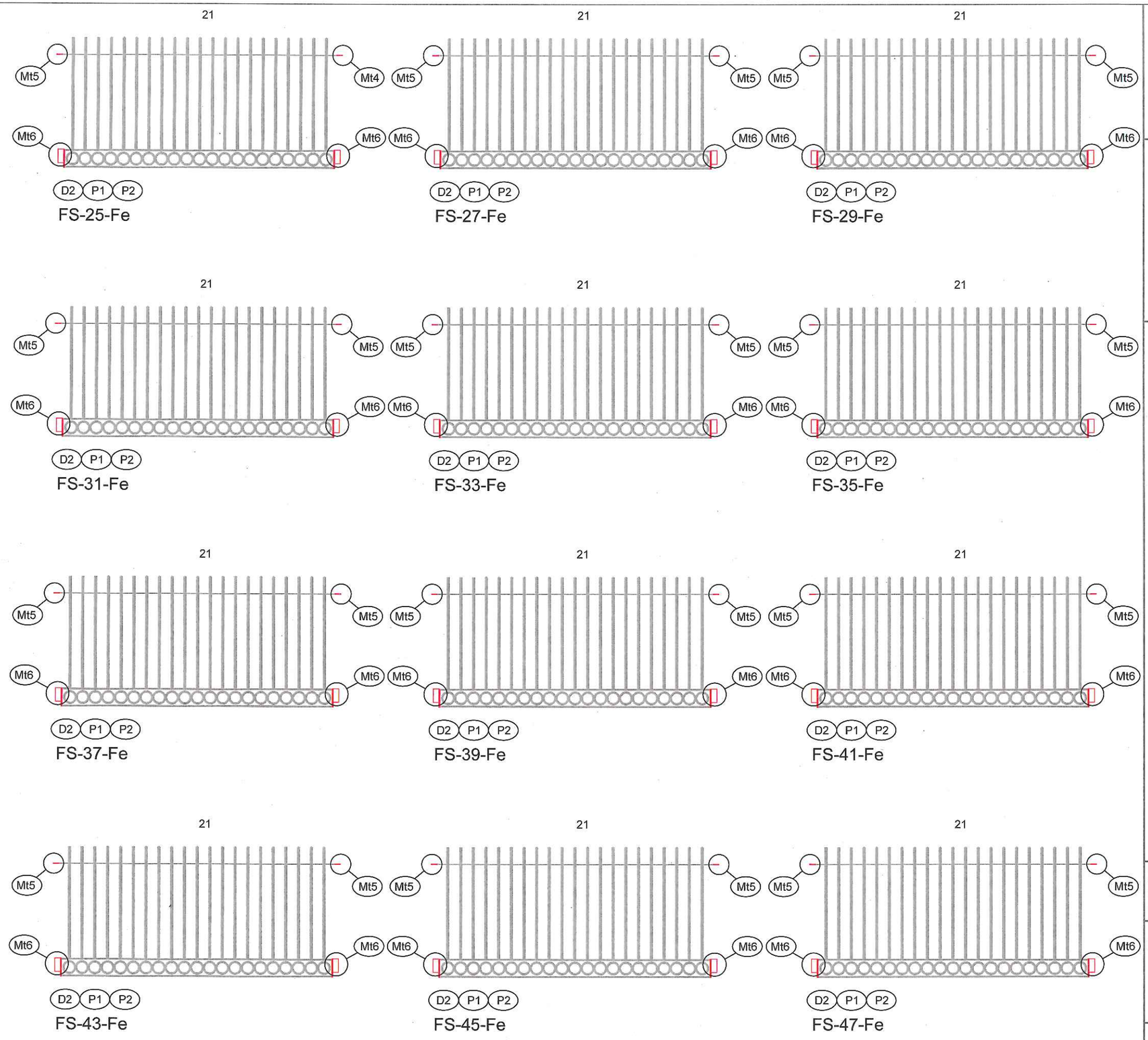
- (Mt9) BRAZE REPAIR



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ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

ADD ALTERNATE 2 - FEDERAL STREET FENCE SECTIONS

Project # 17-019
Date: 1/29/18
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SHEET
S-1.6

METAL DISASSEMBLY KEY NOTES

- (D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.
- (D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.
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PAINTING AND PREP KEY NOTES

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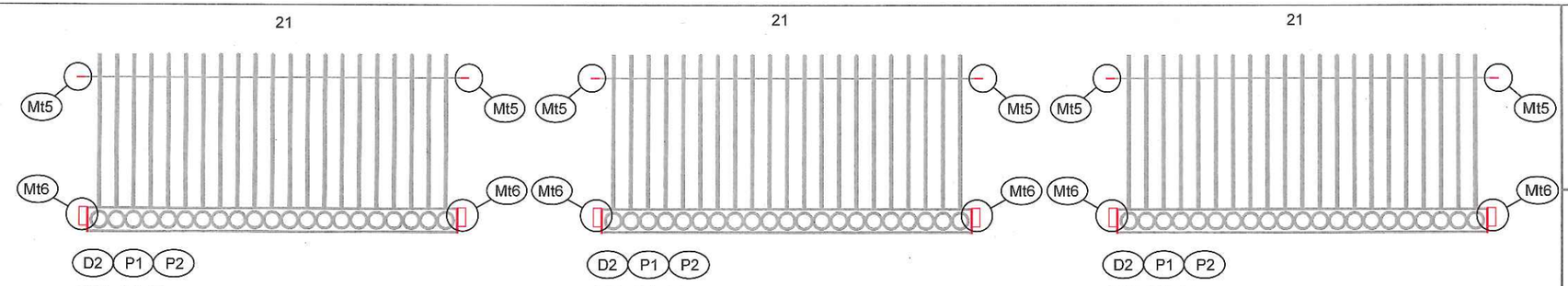
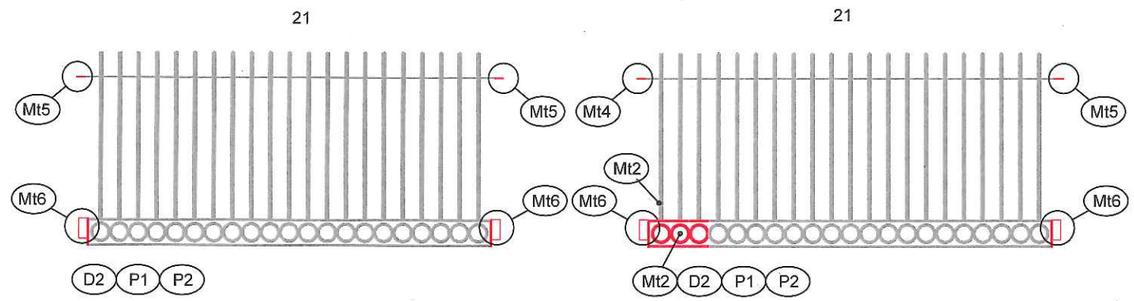
METAL RESTORATION KEY NOTES

- (Mt1) CAST NEW REPLICA COLLARS AND BASE PLATES AT EACH FENCE POST ASSEMBLY. REUSE AS MANY SALVAGED TALL PICKETS AS POSSIBLE AND FABRICATE NEW FROM MILD STEEL AS NECESSARY. **SEE DETAILS 3/S-2.3, 3/S-2.4 AND 1/S-2.5.**
- (Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**
- (Mt3) FABRICATE NEW SECTION OF MILD STEEL PICKET WHERE DAMAGED OR MISSING. WELD TO SOUND WROUGHT IRON TO REMAIN. **SEE DETAIL 13/S-2.2.**
- (Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**
- (Mt5) CUT END OF EXISTING WROUGHT IRON RAIL AND WELD ON NEW MILD STEEL REPLACEMENT. REINSTALL PER DETAIL. **SEE DETAIL 4/S-2.4.**
- (Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**
- (Mt7) REMOVE IRON HINGE PIN REMNANT AND CAST NEW ORNAMENTAL IRON HINGE REPLACEMENT.
- (Mt8) CAST NEW SECTION OF MISSING ORNAMENTAL TOP RAIL OF GATE. WELD NEW SECTION IN PLACE AS PER DETAIL 1-S-2.6
- (Mt9) BRAZE REPAIR



FS-49-Fe FS-51-Fe FS-53-Fe



FS-55-Fe FS-57-Fe

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132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

ADD ALTERNATE 2 - FEDERAL STREET FENCE SECTIONS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-1.7

METAL DISASSEMBLY KEY NOTES

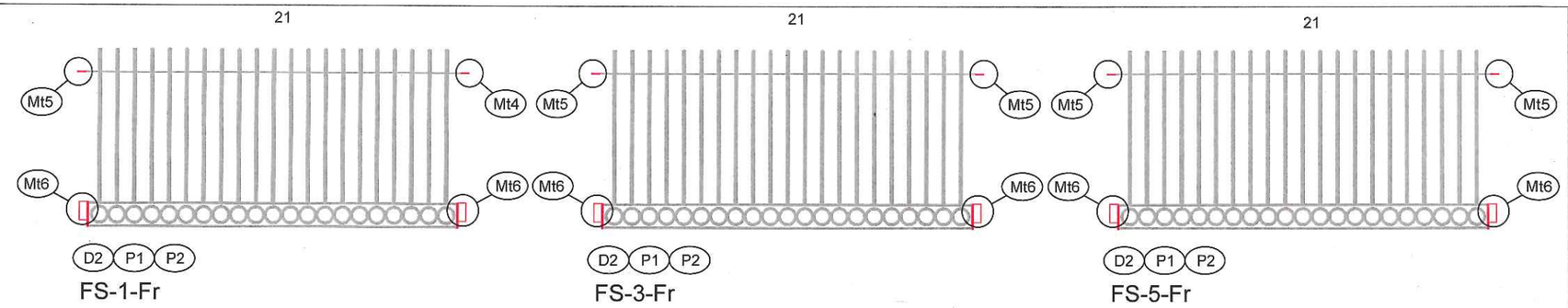
- (D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.
- (D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.
- (D3) CUT DOWN EXPOSED PORTION OF GRANITE POSTS TO BE LEVEL WITH SIDEWALK. PREP FOR NEW REPLICA GRANITE CAP STONE. SALVAGE GRANITE FOR USE AS DUTCHMAN. **SEE DETAILS 2 AND 4 ON SHEET S-2.3.**

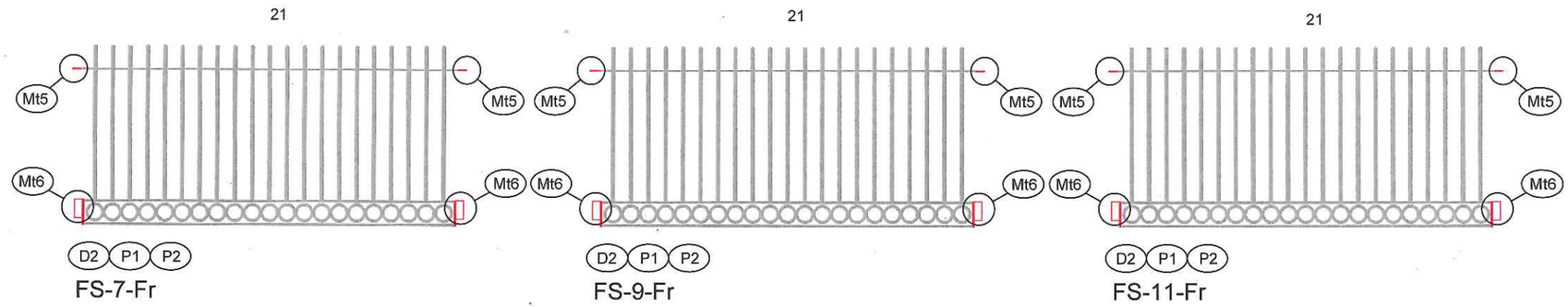
PAINTING AND PREP KEY NOTES

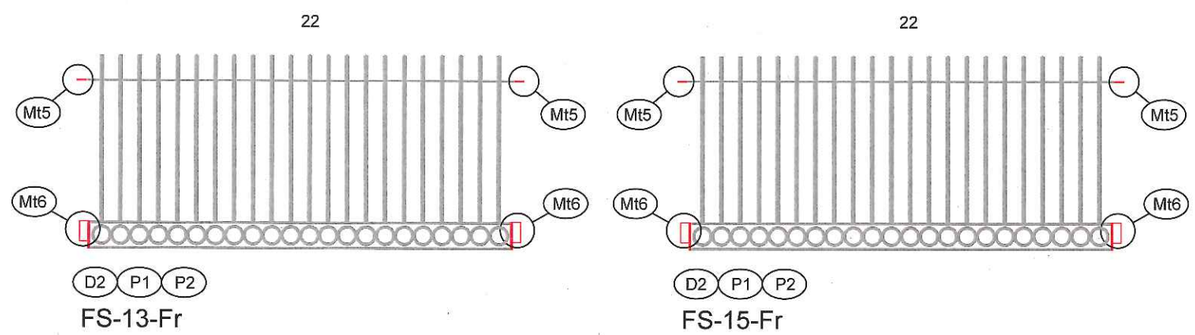
- (P1) UPON REMOVAL OF IRON FENCE SECTIONS - SEND COMPONENTS TO SHOP TO BE LOW-PRESSURE GRIT BLASTED. AFTER REMOVAL OF PAINT AND RUST SEND TO IRON WORKER SHOP TO BE FULLY RESTORED. AFTER RESTORATION SEND BACK TO SAND BLASTING SHOP TO GRIT BLAST ALL NEW COMPONENTS INCLUDING LOOSE CLIP ANGLES TO DISTRESS TO MATCH. AFTER SECOND SAND BLASTING, SOLVENT CLEAN, PROTECT, PACKAGE AND SHIP TO COATING SYSTEM SHOP.
- (P2) APPLY COATING SYSTEM COMPANY'S GALVANIZING PRIMER AND FINISH COATING SYSTEM TO IRON FENCE SECTIONS, FENCE POST ASSEMBLIES, GATES AND LOOSE CLIP ANGLES. STAINLESS STEEL FASTENERS TO BE FIELD ETCHED AND HAND PAINTED USING COATING SYSTEM COMPANY'S TOUCH-UP KIT.

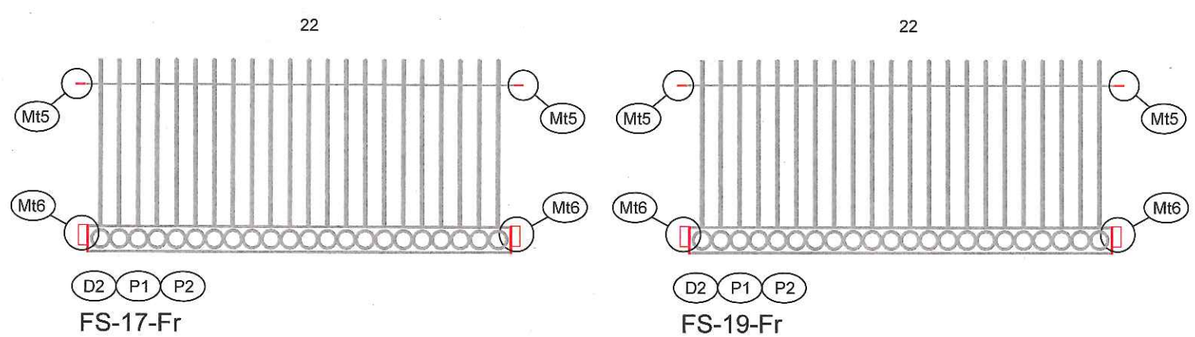
METAL RESTORATION KEY NOTES

- (Mt1) CAST NEW REPLICA COLLARS AND BASE PLATES AT EACH FENCE POST ASSEMBLY. REUSE AS MANY SALVAGED TALL PICKETS AS POSSIBLE AND FABRICATE NEW FROM MILD STEEL AS NECESSARY. **SEE DETAILS 3/S-2.3, 3/S-2.4 AND 1/S-2.5.**
- (Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**
- (Mt3) FABRICATE NEW SECTION OF MILD STEEL PICKET WHERE DAMAGED OR MISSING. WELD TO SOUND WROUGHT IRON TO REMAIN. **SEE DETAIL 13/S-2.2.**
- (Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**
- (Mt5) CUT END OF EXISTING WROUGHT IRON RAIL AND WELD ON NEW MILD STEEL REPLACEMENT. REINSTALL PER DETAIL. **SEE DETAIL 4/S-2.4.**
- (Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**
- (Mt7) REMOVE IRON HINGE PIN REMNANT AND CAST NEW ORNAMENTAL IRON HINGE REPLACEMENT.
- (Mt8) CAST NEW SECTION OF MISSING ORNAMENTAL TOP RAIL OF GATE. WELD NEW SECTION IN PLACE AS PER DETAIL 1-S-2.6
- (Mt9) BRAZE REPAIR









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ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

NOT IN CONTRACT - FRANKLIN ST FENCE SECTIONS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-1.8

METAL DISASSEMBLY KEY NOTES

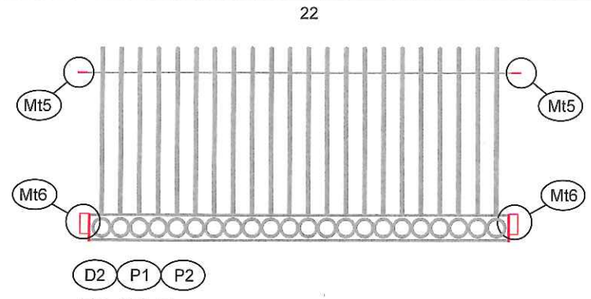
- (D1) REMOVE CAST IRON FENCE SECTION FROM FENCE POSTS AND PIERS. SALVAGE UNIT FOR RESTORATION.
- (D2) DISASSEMBLE CAST IRON FENCE POST AND SALVAGE PICKETS FOR RESTORATION. SALVAGE CAST IRON COLLARS FOR USE AS RAW MATERIAL FOR NEW CASTINGS.
- (D3) CUT DOWN EXPOSED PORTION OF GRANITE POSTS TO BE LEVEL WITH SIDEWALK. PREP FOR NEW REPLICA GRANITE CAP STONE. SALVAGE GRANITE FOR USE AS DUTCHMAN. **SEE DETAILS 2 AND 4 ON SHEET S-2.3**.

PAINTING AND PREP KEY NOTES

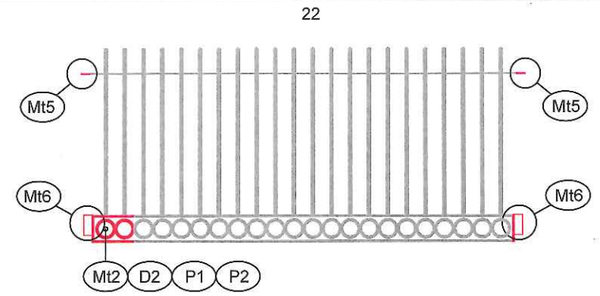
- (P1) UPON REMOVAL OF IRON FENCE SECTIONS - SEND COMPONENTS TO SHOP TO BE LOW-PRESSURE GRIT BLASTED. AFTER REMOVAL OF PAINT AND RUST SEND TO IRON WORKER SHOP TO BE FULLY RESTORED. AFTER RESTORATION SEND BACK TO SAND BLASTING SHOP TO GRIT BLAST ALL NEW COMPONENTS INCLUDING LOOSE CLIP ANGLES TO DISTRESS TO MATCH. AFTER SECOND SAND BLASTING, SOLVENT CLEAN, PROTECT, PACKAGE AND SHIP TO COATING SYSTEM SHOP.
- (P2) APPLY COATING SYSTEM COMPANY'S GALVANIZING PRIMER AND FINISH COATING SYSTEM TO IRON FENCE SECTIONS, FENCE POST ASSEMBLIES, GATES AND LOOSE CLIP ANGLES. STAINLESS STEEL FASTENERS TO BE FIELD ETCHED AND HAND PAINTED USING COATING SYSTEM COMPANY'S TOUCH-UP KIT.

METAL RESTORATION KEY NOTES

- (Mt1) CAST NEW REPLICA COLLARS AND BASE PLATES AT EACH FENCE POST ASSEMBLY. REUSE AS MANY SALVAGED TALL PICKETS AS POSSIBLE AND FABRICATE NEW FROM MILD STEEL AS NECESSARY. **SEE DETAILS 3/S-2.3, 3/S-2.4 AND 1/S-2.5.**
- (Mt2) CAST NEW SECTION OF REPLICA ORNAMENTAL BOTTOM RAIL. PREP, IRON EPOXY AND FASTEN AS PER DETAILS. **SEE DETAILS 3, 4 AND 5/S-2.5.**
- (Mt3) FABRICATE NEW SECTION OF MILD STEEL PICKET WHERE DAMAGED OR MISSING. WELD TO SOUND WROUGHT IRON TO REMAIN. **SEE DETAIL 13/S-2.2.**
- (Mt4) ATTACH NEW MILD STEEL ANCHORS TO GRANITE ENTRY PIER AND REINSTALL RESTORED CAST IRON FENCE SECTION. **SEE DETAILS 1 AND 2 ON SHEET S-2.4.**
- (Mt5) CUT END OF EXISTING WROUGHT IRON RAIL AND WELD ON NEW MILD STEEL REPLACEMENT. REINSTALL PER DETAIL. **SEE DETAIL 4/S-2.4.**
- (Mt6) EPOXY ATTACH AND FASTEN NEW VERTICAL END-RAIL AND TAB ANCHOR. **SEE DETAILS 1 AND 2 SHEET S-2.3.**
- (Mt7) REMOVE IRON HINGE PIN REMNANT AND CAST NEW ORNAMENTAL IRON HINGE REPLACEMENT.
- (Mt8) CAST NEW SECTION OF MISSING ORNAMENTAL TOP RAIL OF GATE. WELD NEW SECTION IN PLACE AS PER DETAIL 1-S-2.6
- (Mt9) BRAZE REPAIR



FS-21-Fr



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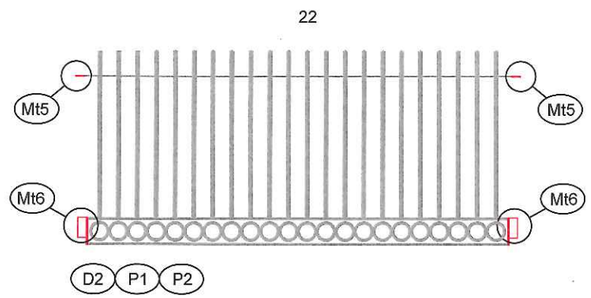

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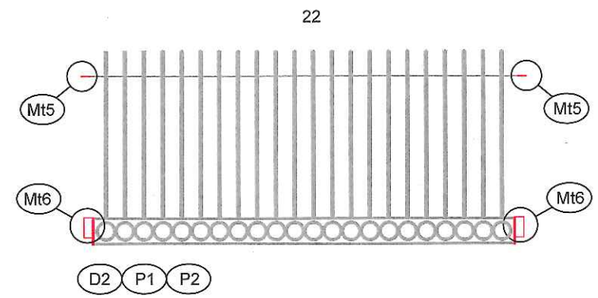

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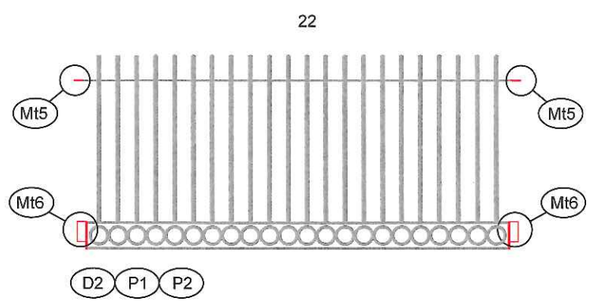
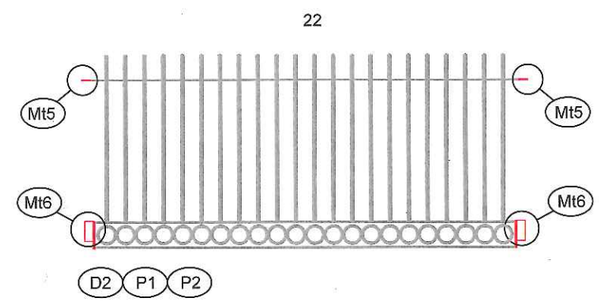


FS-29-Fr



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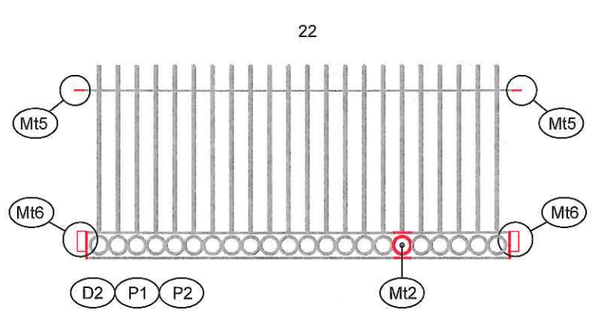
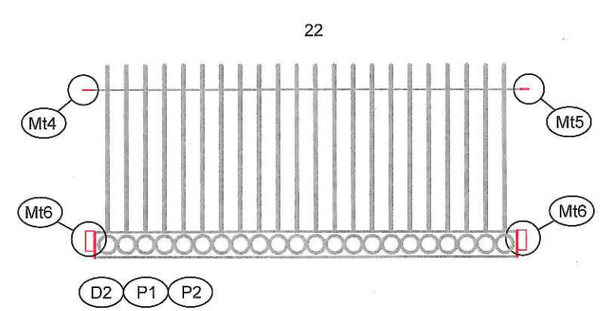


FS-33-Fr



FS-35-Fr

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132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

LINCOLN PARK IRON FENCE RESTORATION

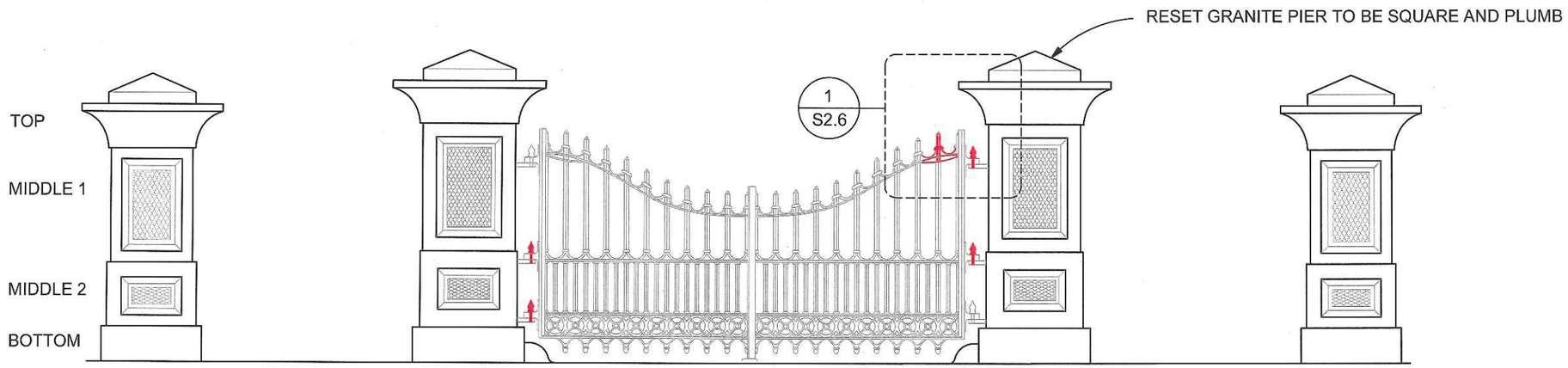
NOT IN CONTRACT - FRANKLIN ST FENCE SECTIONS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-1.9

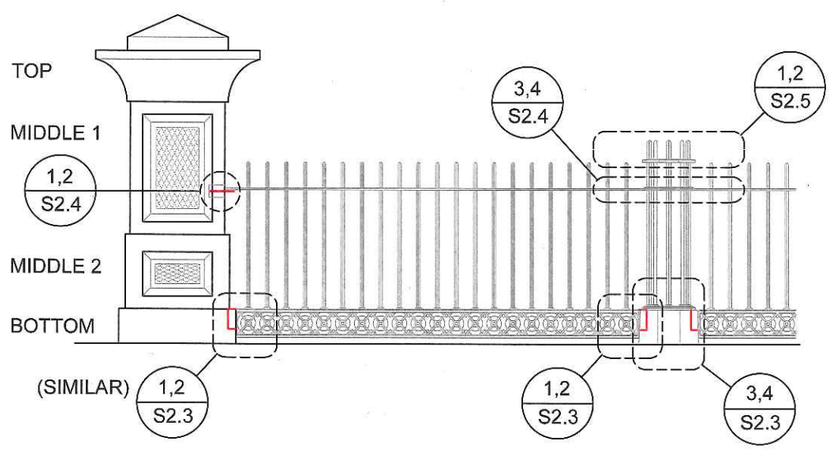


1 / S2.1 BASE BID - NORTH ELEVATION OF ORNAMENTAL ENTRY GATE AND GRANITE PIERS AT CONGRESS STREET

1/2" = 1'-0" (ON 22 X 34 SHEET)

GENERAL NOTES - GRANITE ENTRY PIERS

1. LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.
2. FLASH JOINTS BETWEEN GRANITE BLOCKS WITH 2" WIDE, 20 OZ. LEAD.
3. ASSUME PAINT REMOVAL AT 20% OF GRANITE SURFACE AREA AT MIDDLE 1, MIDDLE 2 AND LOWER BLOCKS.
4. ASSUME RUST REMOVAL AT 10% OF GRANITE SURFACE AREA AT MIDDLE 1, MIDDLE 2 AND LOWER BLOCKS.
5. GRIND OUT FERROUS MATERIAL AT DETERIORATED ANCHORS. SEE DETAILS 1 & 2 SHEET S-2.4.
6 SEE SHEETS S-3.1 THROUGH S-3.4 FOR INDIVIDUAL PIER TREATMENT SCHEDULES.



2 / S2.1 ELEVATION OF TYPICAL FENCE SECTION AT GRANITE PIER AND POST

1/2" = 1'-0" (ON 22 X 34 SHEET)

GENERAL NOTES - GRANITE ENTRY PIERS

1. LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.
2. FLASH JOINTS BETWEEN GRANITE BLOCKS WITH 2" WIDE, 20 OZ. LEAD.
3. ASSUME PAINT REMOVAL AT 20% OF GRANITE SURFACE AREA AT MIDDLE 1, MIDDLE 2 AND LOWER BLOCKS.
4. ASSUME RUST REMOVAL AT 10% OF GRANITE SURFACE AREA AT MIDDLE 1, MIDDLE 2 AND LOWER BLOCKS.
5. GRIND OUT FERROUS MATERIAL AT DETERIORATED ANCHORS. SEE DETAILS 1 & 2 SHEET S-2.4.
6. SEE SHEETS S-3.1 THROUGH S-3.4 FOR INDIVIDUAL PIER TREATMENT SCHEDULES.

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132 BRENTWOOD STREET
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LINCOLN PARK IRON FENCE RESTORATION

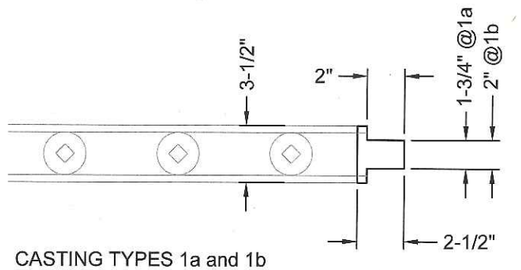
ENTRY GATE AND TYPICAL FENCE ELEVATION

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

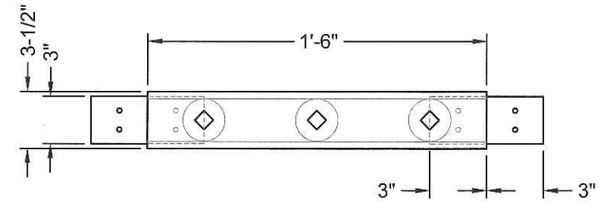
REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-2.1

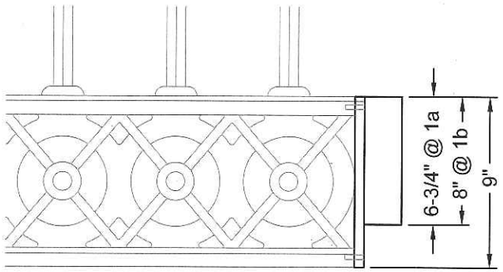


1 / S2.2 CASTING TYPES 1a and 1b
ELEVATION OF BOTTOM RAIL TAB CASTING
3" = 1'-0" (ON 22 X 34 SHEET)

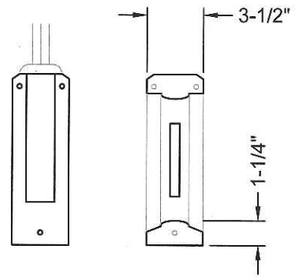


4 / S2.2 CASTING TYPE 2
TOP VIEW OF BOTTOM RAIL CASTING
3" = 1'-0" (ON 22 X 34 SHEET)

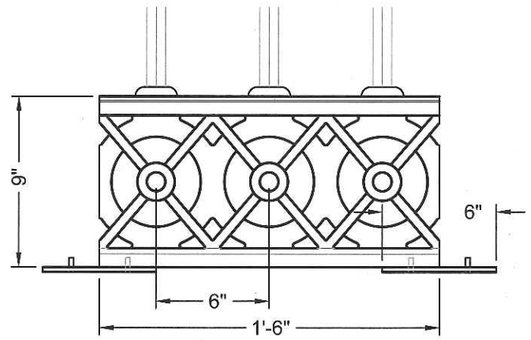
DIMENSIONS AND SHAPES ARE PROVIDED FOR PRICING PURPOSES ONLY. EACH NEW CASTING TYPE SHALL BE REPLICATED BY CREATING A MOLD FROM AN IN SITU, GOOD CONDITION EXAMPLE. PROPER ALLOWANCES SHALL BE PROVIDED IN MOLDS FOR ANTICIPATED SHRINKAGE OF IRON AS IT COOLS. EACH FINAL CASTING SHALL MATCH ORIGINAL IN DIMENSION, SHAPE, PROFILE AND TEXTURE AND BE ATTACHED AS PRESCRIBED.



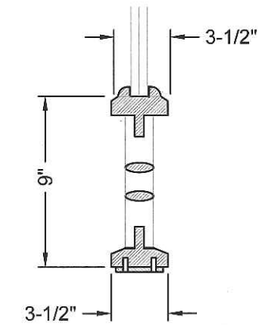
2 / S2.2 CASTING TYPES 1a and 1b
ELEVATION OF BOTTOM RAIL TAB CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



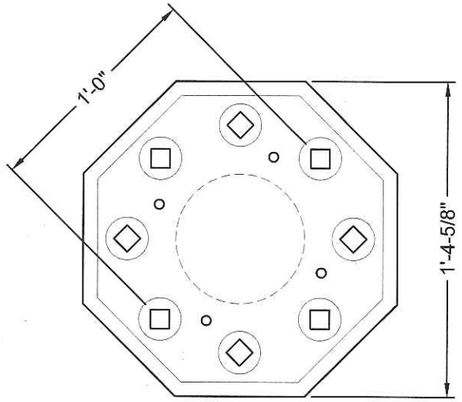
3 / S2.2 CASTING TYPES 1a and 1b
SIDES OF TAB CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



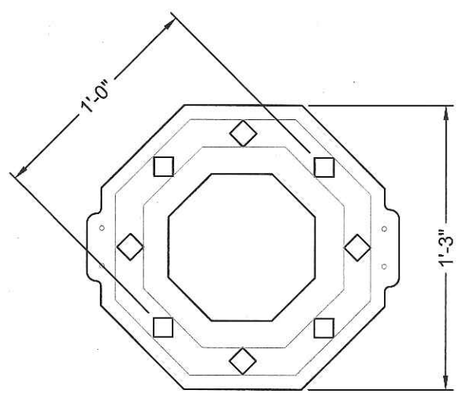
5 / S2.2 CASTING TYPE 2
ELEVATION OF ORNAMENTAL BOTTOM RAIL CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



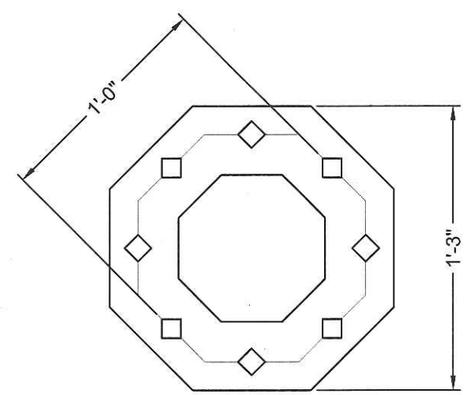
6 / S2.2 CASTING TYPE 2
SECTION OF BOTTOM RAIL CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



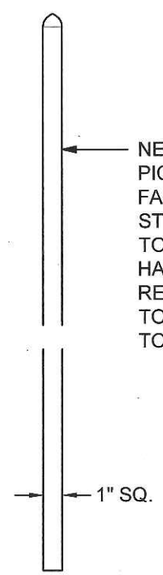
7 / S2.2 CASTING TYPE 3
TOP VIEW OF FENCE POST BASE CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



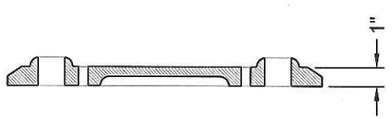
9 / S2.2 CASTING TYPE 4
TOP VIEW OF FENCE POST BASE CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



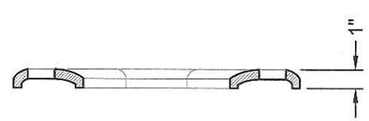
11 / S2.2 CASTING TYPE 5
TOP VIEW OF FENCE POST BASE CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



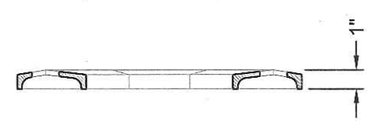
NEW PICKETS AND NEW PICKET SECTIONS TO BE FABRICATED FROM MILD STEEL BAR STOCK. FINIAL TOPS TO BE SHAPED BY HAND. NEW PICKET REPLACEMENT SECTIONS TO BE GENTLY WELDED TO EXISTING CAST IRON.



8 / S2.2 CASTING TYPE 3
TOP VIEW OF FENCE POST BASE CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



10 / S2.2 CASTING TYPE 4
TOP VIEW OF FENCE POST BASE CASTING
3" = 1'-0" (ON 22 X 34 SHEET)



12 / S2.2 CASTING TYPE 5
TOP VIEW OF FENCE POST BASE CASTING
3" = 1'-0" (ON 22 X 34 SHEET)

13 / S2.2 MILD STEEL SHAPE TYPE 6
ELEV. OF FENCE POST PICKET
3" = 1'-0" (ON 22 X 34 SHEET)

NOT FOR CONSTRUCTION

RESURGENCE
ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4880

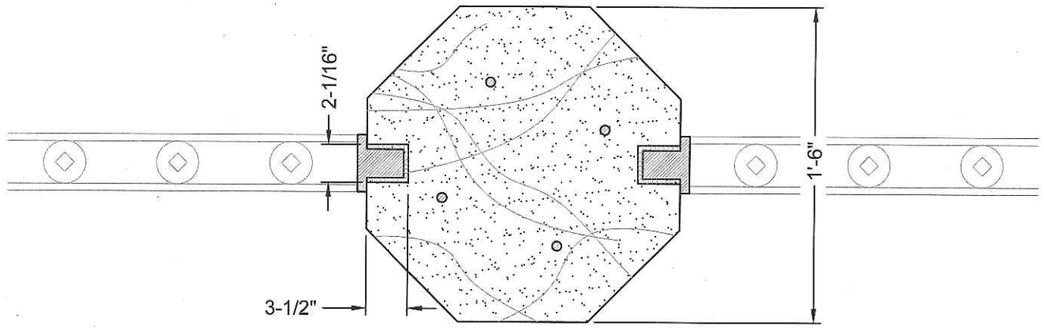
LINCOLN PARK IRON FENCE RESTORATION

TYPICAL NEW IRON CASTING DETAILS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

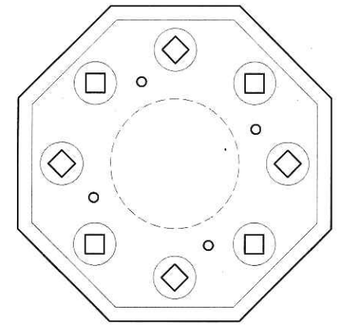
REVISIONS
NO. DATE
1 MM-DD-YY
2 MM-DD-YY

SHEET
S-2.2



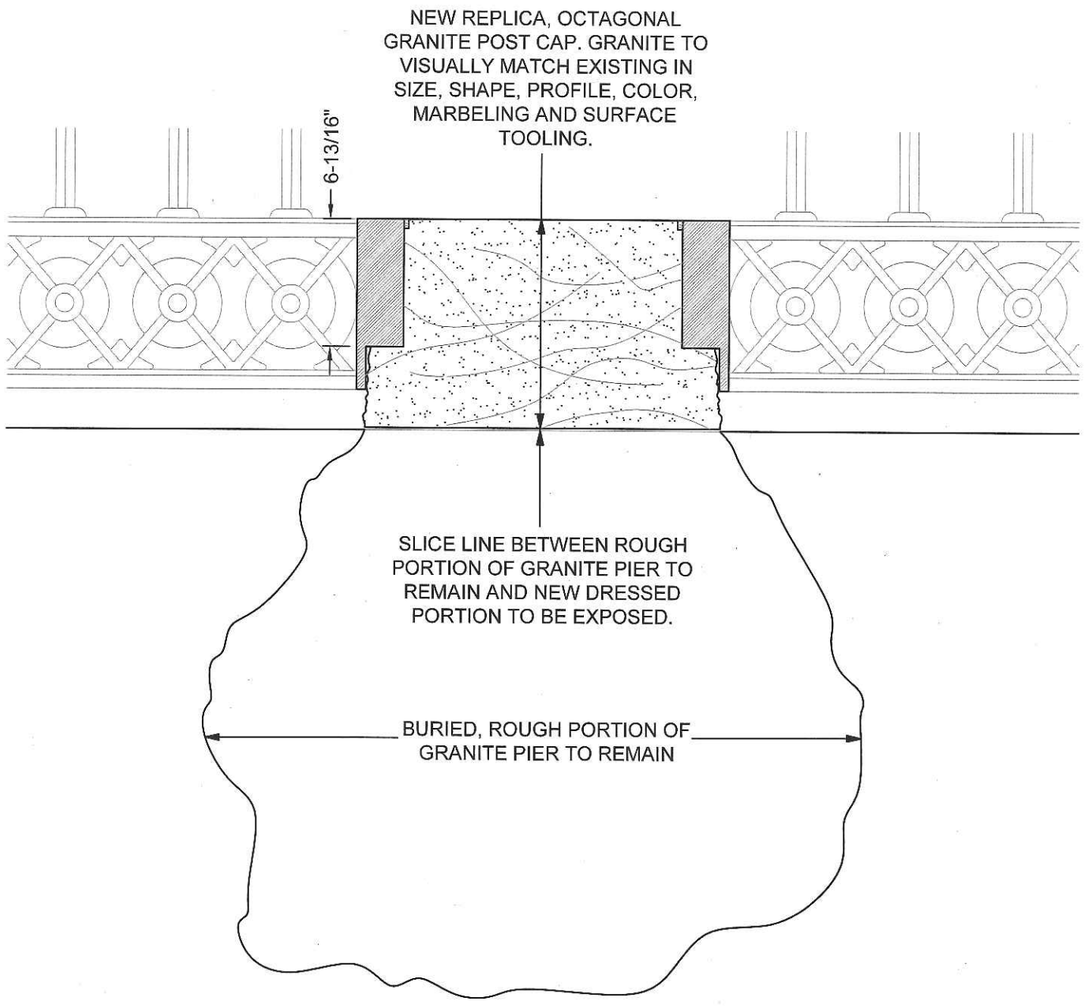
1 / S2.3 TOP VIEW OF GRANITE POST CAP

3" = 1'-0" (ON 22 X 34 SHEET)



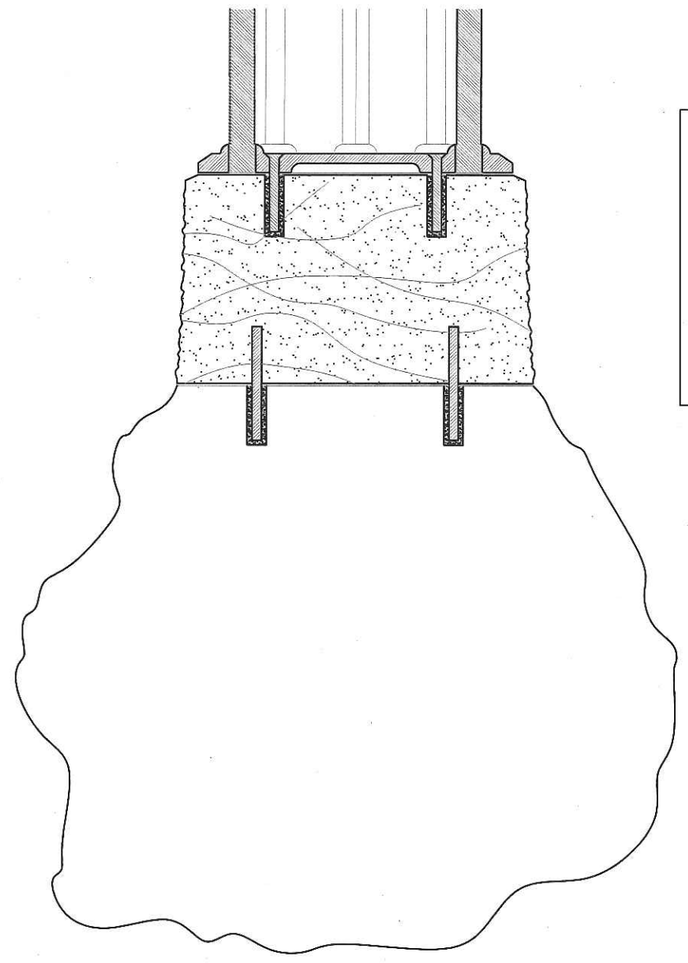
3 / S2.3 TOP VIEW OF GRANITE POST CAP AND NEW IRON CASTING PLATE

3" = 1'-0" (ON 22 X 34 SHEET)



2 / S2.3 SECTION DETAIL AT NEW GRANITE POST CAP

3" = 1'-0" (ON 22 X 34 SHEET)



4 / S2.3 SECTION DETAIL AT NEW GRANITE POST CAP AND CASTING

3" = 1'-0" (ON 22 X 34 SHEET)

AFTER OBTAINING SURVEY AND ORDER TO PROCEED WITH DEMOLITION, MASON TO SEVER THE TOP, DRESSED PORTION OF EACH OCTAGONAL GRANITE PIER POST AS INDICATED. THE INTENT IS TO REMOVE THE TOP SECTION AT THE JUNCTURE BETWEEN THE EXPOSED DRESSED PORTION AND THE BURIED ROUGH PORTION OF ATTACHED GRANITE FOUNDATION.

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LINCOLN PARK IRON FENCE RESTORATION

TYPICAL NEW FENCE POST DETAILS

Project # 17-019
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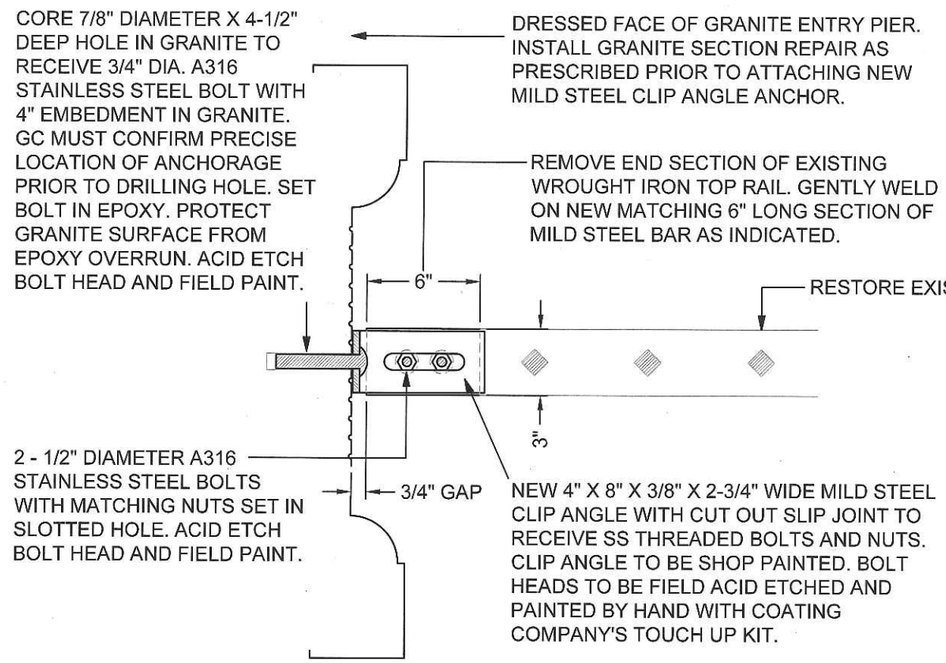
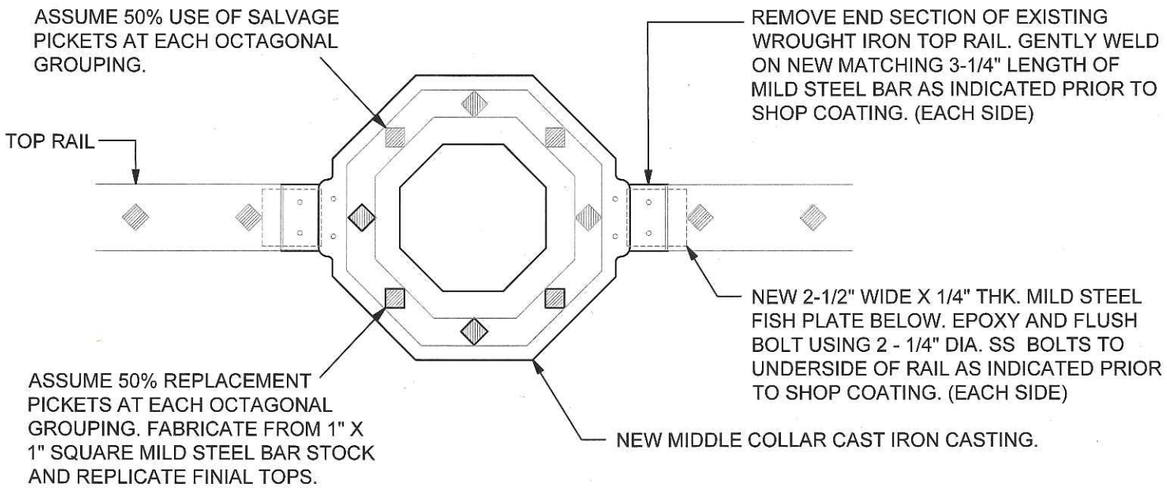


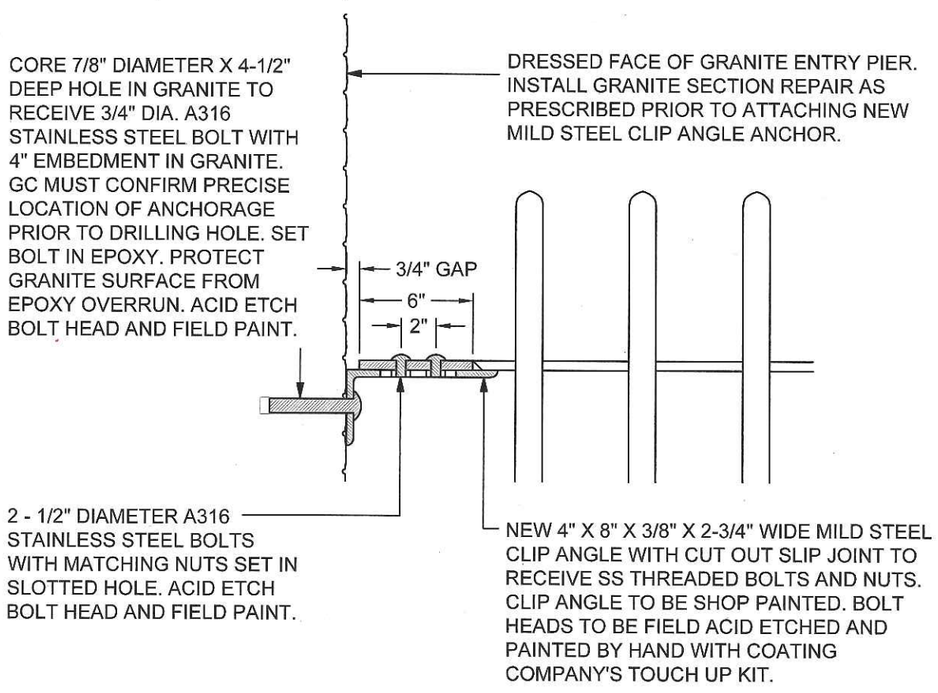
1 / S2.4 BOTTOM VIEW OF NEW ANCHOR TO GRANITE PIER

3" = 1'-0" (ON 22 X 34 SHEET)



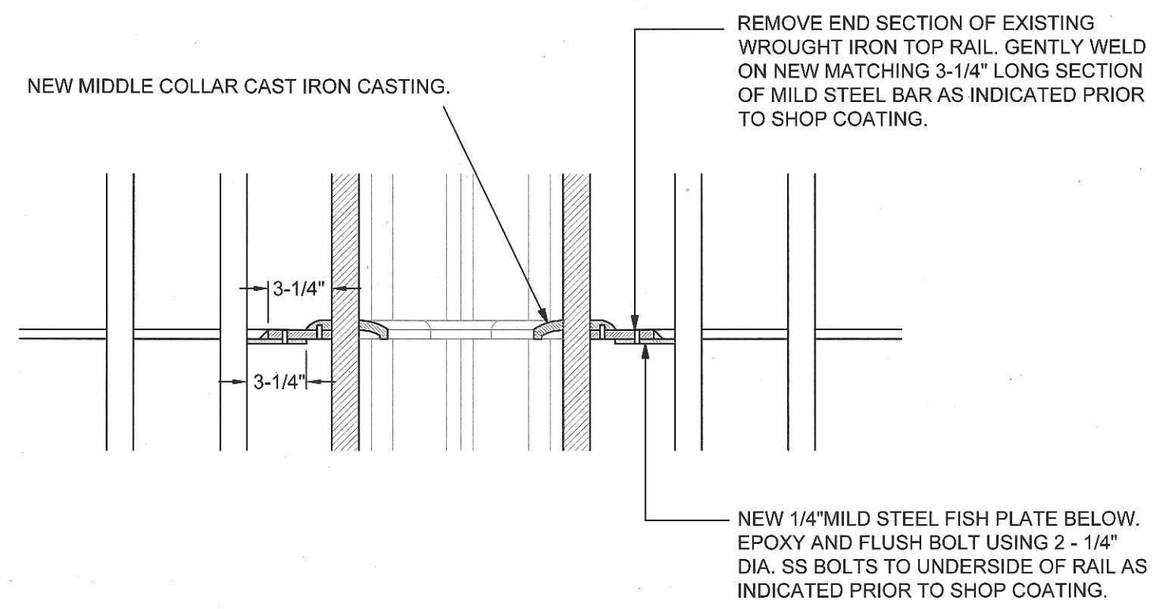
3 / S2.4 TOP VIEW OF NEW FENCE POST MID-RAIL COLLAR

3" = 1'-0" (ON 22 X 34 SHEET)



2 / S2.4 SECTION DETAIL AT NEW ANCHOR TO GRANITE PIER

3" = 1'-0" (ON 22 X 34 SHEET)



4 / S2.4 SECTION DETAIL AT NEW FENCE POST MID-RAIL COLLAR

3" = 1'-0" (ON 22 X 34 SHEET)

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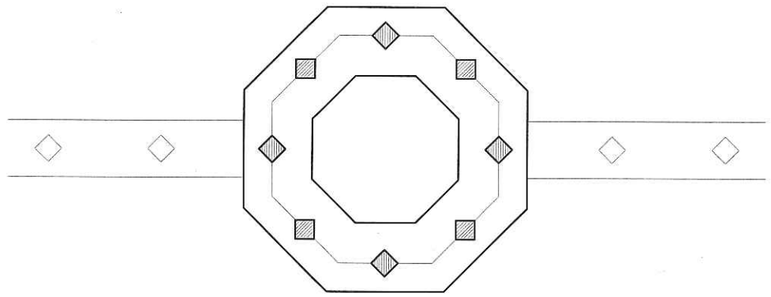
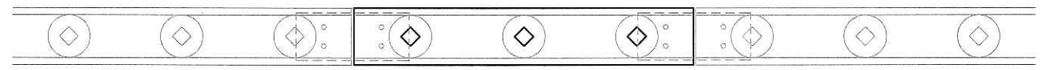


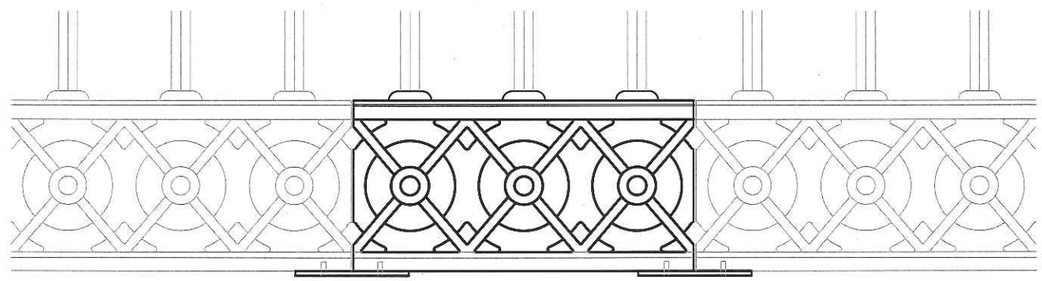
1 / S2.5 TOP VIEW OF NEW FENCE POST TOP COLLAR

3" = 1'-0" (ON 22 X 34 SHEET)



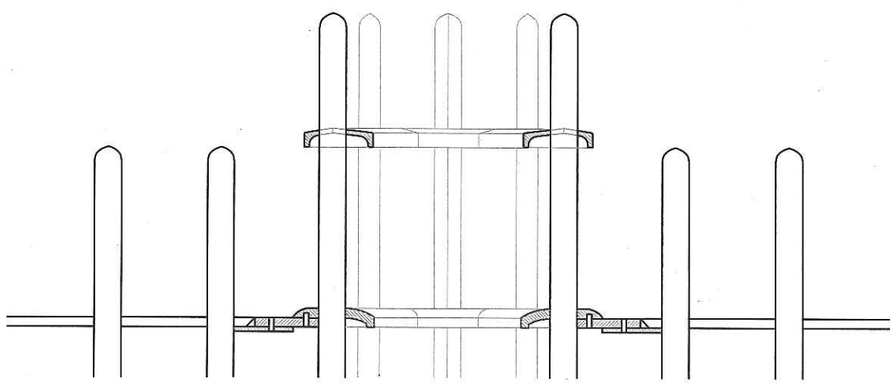
3 / S2.5 TOP VIEW OF NEW ORNAMENTAL BOTTOM RAIL

3" = 1'-0" (ON 22 X 34 SHEET)



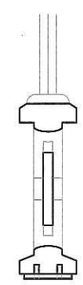
4 / S2.5 ELEVATION OF NEW ORNAMENTAL BOTTOM RAIL

3" = 1'-0" (ON 22 X 34 SHEET)



2 / S2.5 SECTION OF NEW FENCE POST TOP COLLAR

3" = 1'-0" (ON 22 X 34 SHEET)



5 / S2.5 SIDE ELEVATION OF NEW ORNAMENTAL BOTTOM RAIL

3" = 1'-0" (ON 22 X 34 SHEET)

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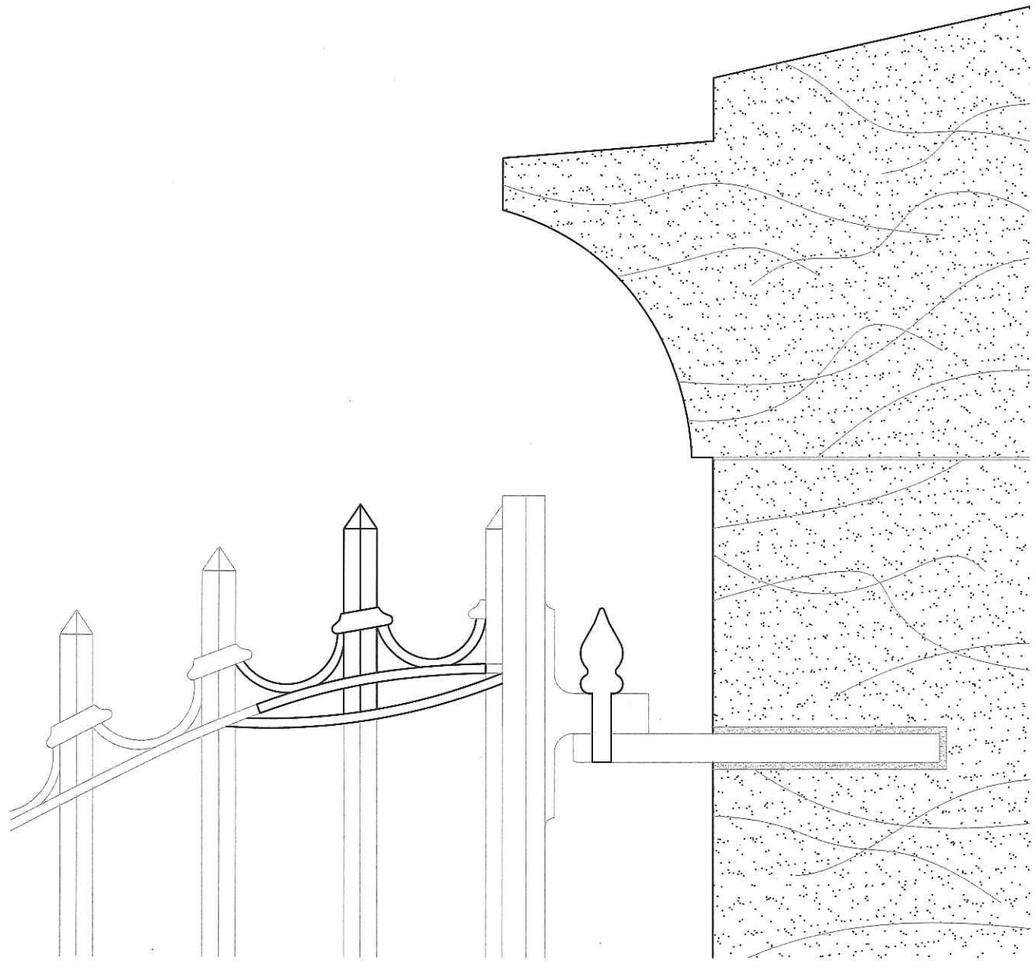

1
S2.6

ELEVATION OF NEW CASTINGS AT IRON GATE

3" = 1'-0" (ON 22 X 34 SHEET)

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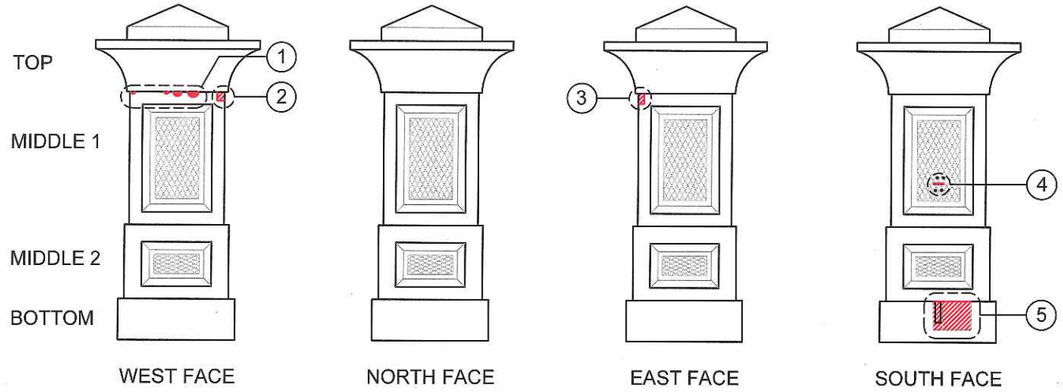
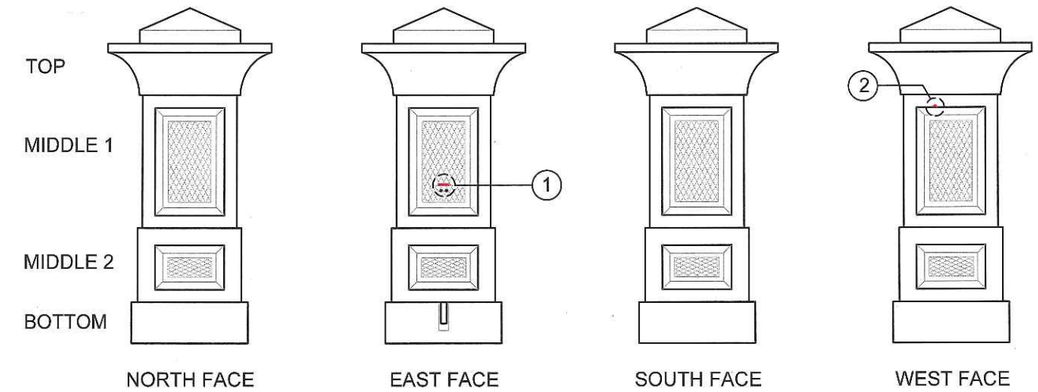


GRANITE ENTRY PIER 1 - REPAIR SCHEDULE							(SEE PHOTOS 1-1 THROUGH 1-8)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	WEST	MIDDLE 1	SECTION REPAIR	7 CUBIC INCHES	N/A	0	1-2 WEST
2.	WEST	MIDDLE 1	DUTCHMAN REPAIR	3" WIDE X 3" TALL	2"	0	1-2 WEST
3.	EAST	MIDDLE 1	DUTCHMAN REPAIR	2" WIDE X 4" TALL	2"	0	1-5 EAST
4.	SOUTH	MIDDLE 1	SECTION REPAIR	4 CUBIC INCHES	N/A	0	1-7 SOUTH
5.	SOUTH	BOTTOM	DUTCHMAN REPAIR	12" WIDE X 9.5" TALL	4"	0	1-8 SOUTH

1 / S3.1 BASE BID - GRANITE ENTRY PIER - 1

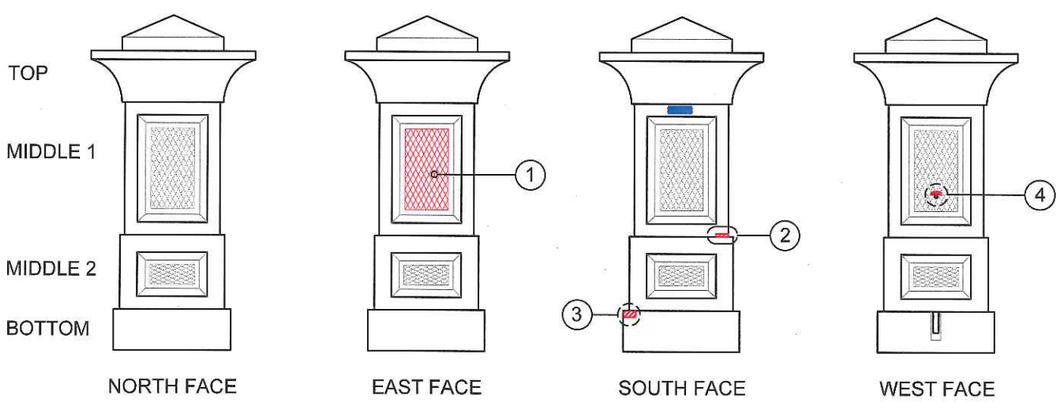
1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 2 - REPAIR SCHEDULE							(SEE PHOTOS 2-1 THROUGH 2-9)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	EAST	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	2-3 EAST
2.	WEST	MIDDLE 1	SECTION REPAIR	1 CUBIC INCH	N/A	0	2-8 WEST

2 / S3.1 BASE BID - GRANITE ENTRY PIER - 2

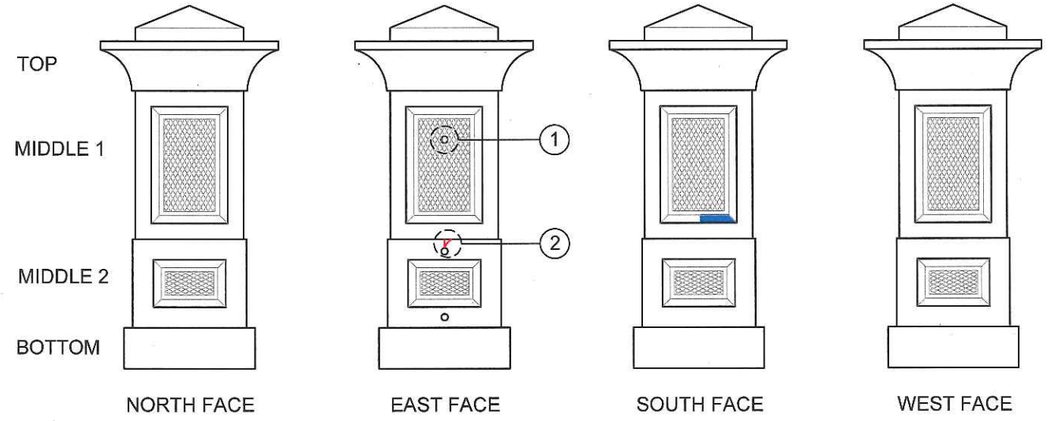
1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 3 - REPAIR SCHEDULE							(SEE PHOTOS 3-1 THROUGH 3-9)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	EAST	MIDDLE 1	RETOOL PATTERN	14" WIDE X 26" TALL	3/32"	0	3-3 EAST
2.	SOUTH	MIDDLE 1	DUTCHMAN REPAIR	4" WIDE X 3" TALL	1"	0	3-6 SOUTH
3.	SOUTH	BOTTOM	DUTCHMAN REPAIR	4" WIDE X 2" TALL	4"	0	3-6 SOUTH
4.	WEST	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	3-8 WEST

3 / S3.1 BASE BID - GRANITE ENTRY PIER - 3

1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 4 - REPAIR SCHEDULE							(SEE PHOTOS 4-1 THROUGH 4-11)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	EAST	MIDDLE 1, 2	CLEAN ANCHOR HOLE	(3) - 2" DIAMETER	12"	0	4-4 EAST
2.	EAST	MIDDLE 2	CRACK REPAIR	4" WIDE X 3" TALL	1"	0	4-5 EAST

4 / S3.1 BASE BID - GRANITE ENTRY PIER - 4

1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.

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LINCOLN PARK IRON FENCE RESTORATION

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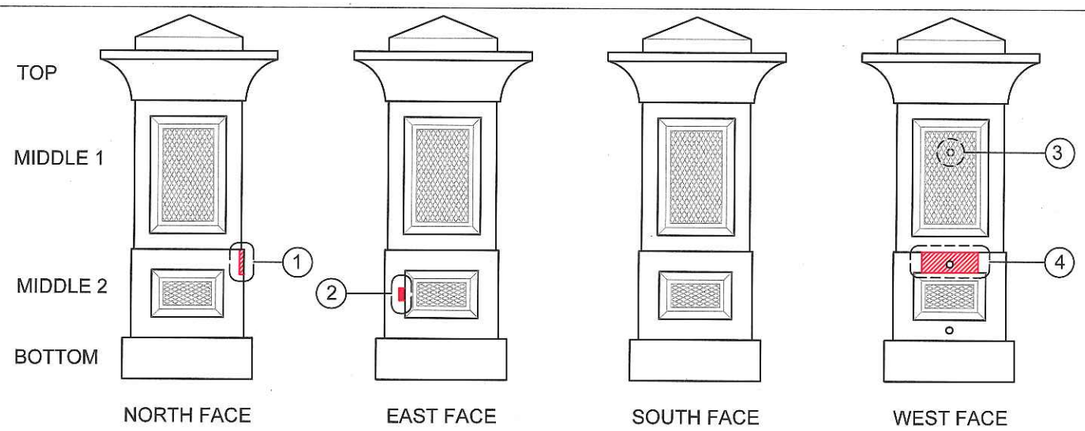
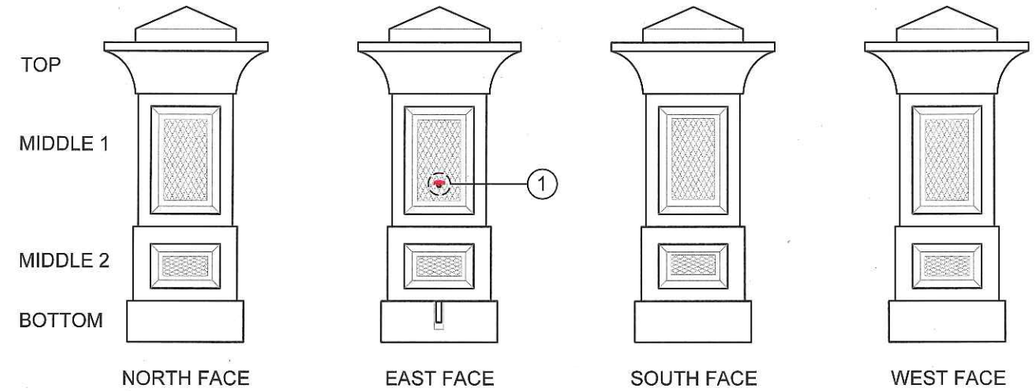


GRANITE ENTRY PIER 5 - REPAIR SCHEDULE							(SEE PHOTOS 5-1 THROUGH 5-10)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	NORTH	MIDDLE 2	DUTCHMAN REPAIR	1.5" WIDE X 8" TALL	1.5"	0	5-2 NORTH
2.	EAST	MIDDLE 2	SECTION REPAIR	4 CUBIC INCHES	N/A	0	5-3 EAST
3.	WEST	MIDDLE 1, 2	CLEAN ANCHOR HOLE	(3) - 2" DIAMETER	12"	0	5-7 WEST
4.	WEST	MIDDLE 2	DUCTHMAN REPAIR	18" WIDE X 6.5" TALL	7"	0	5-9 WEST

1 / S3.2 BASE BID - GRANITE ENTRY PIER - 5

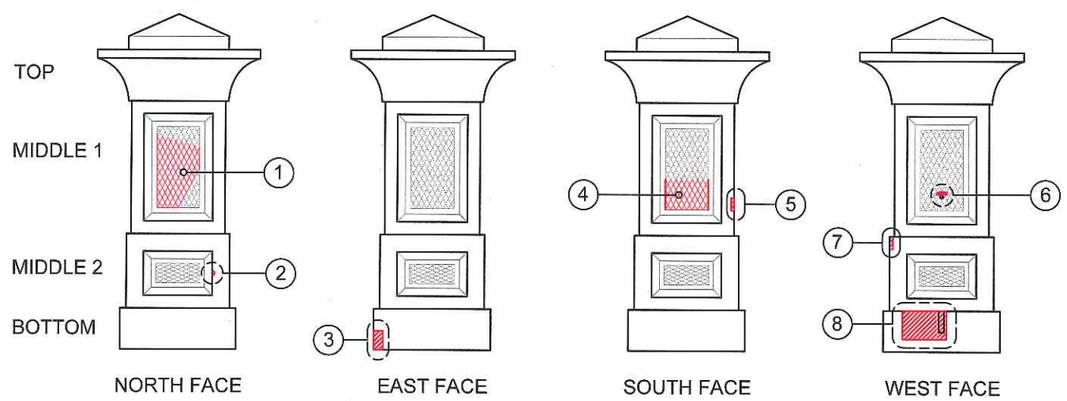
1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 6 - REPAIR SCHEDULE							(SEE PHOTOS 6-1 THROUGH 6-7)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	EAST	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	6-4 EAST

2 / S3.2 BASE BID - GRANITE ENTRY PIER - 6

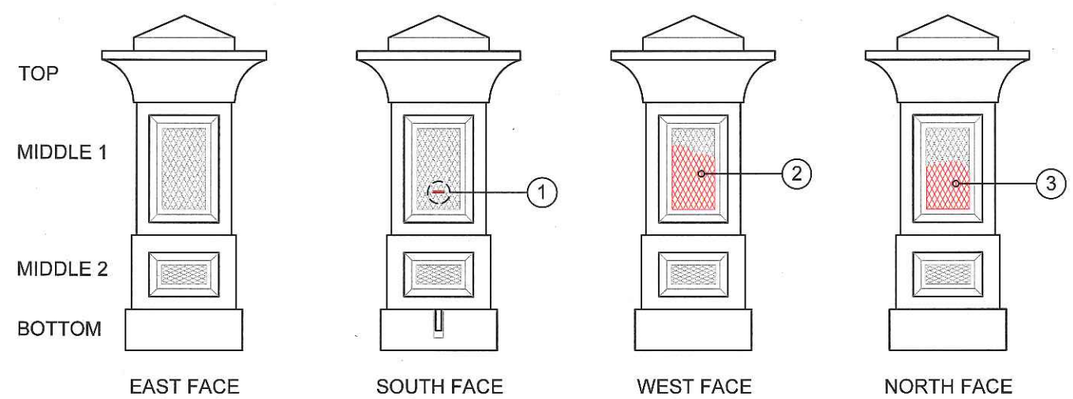
1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 7 - REPAIR SCHEDULE							(SEE PHOTOS 7-1 THROUGH 7-9)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	NORTH	MIDDLE 1	RETOOL PATTERN	14" WIDE X 20" TALL	3/32"	0	7-1 NORTH
2.	NORTH	MIDDLE 2	SECTION REPAIR	1 CUBIC INCH	N/A	0	7-1 NORTH
3.	NORTH	BOTTOM	DUTCHMAN REPAIR	2" WIDE X 6" TALL	2"	0	7-3 EAST
4.	SOUTH	MIDDLE 1	RETOOL PATTERN	14" WIDE X 10" TALL	3/32"	0	7-5 SOUTH
5.	SOUTH	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	1"	0	7-5 SOUTH
6.	WEST	MIDDLE 1	DUTCHMAN REPAIR	1 CUBIC INCH	N/A	0	7-1 NORTH
7.	WEST	MIDDLE 2	DUTCHMAN REPAIR	1" WIDE X 4" TALL	1"	0	7-7 WEST
8.	WEST	BOTTOM	DUTCHMAN REPAIR	14" WIDE X 10" TALL	3"	0	7-9 NORTH

3 / S3.2 BASE BID - GRANITE ENTRY PIER - 7

1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 8 - REPAIR SCHEDULE							(SEE PHOTOS 8-1 THROUGH 8-10)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	SOUTH	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	8-3 SOUTH
2.	WEST	MIDDLE 1	RETOOL PATTERN	14" WIDE X 18" TALL	3/32"	0	8-6 WEST
3.	NORTH	MIDDLE 1	RETOOL PATTERN	14" WIDE X 15" TALL	3/32"	0	8-9 NORTH

4 / S3.2 NOT IN CONTRACT - GRANITE ENTRY PIER - 8

1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.

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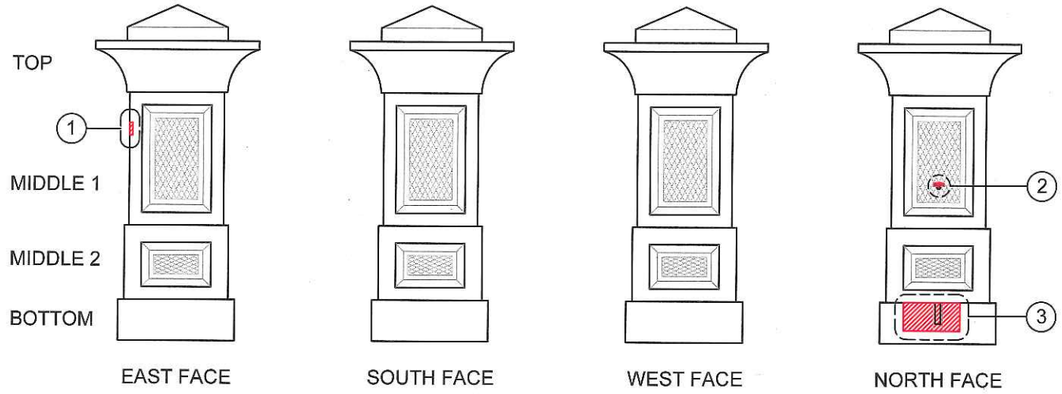
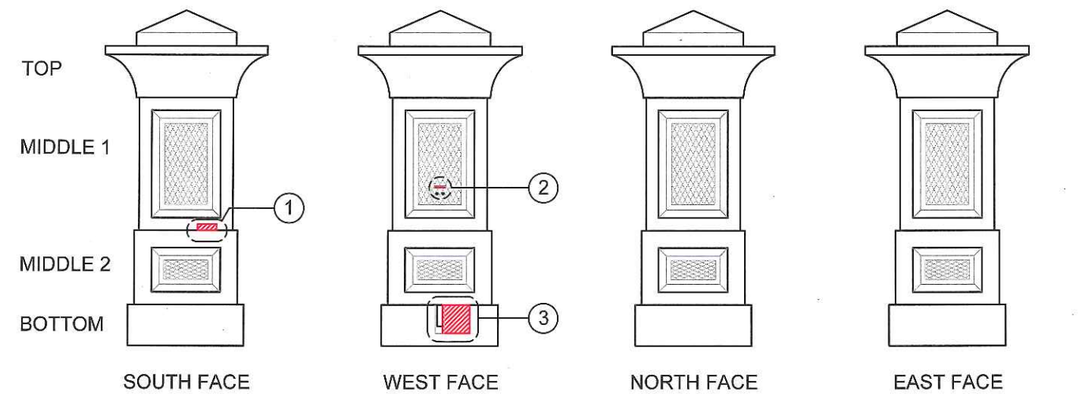


GRANITE ENTRY PIER 9 - REPAIR SCHEDULE							(SEE PHOTOS 9-1 THROUGH 9-4)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	EAST	MIDDLE 1	DUTCHMAN REPAIR	1" WIDE X 4" TALL	2"	0	9-1 EAST
2.	NORTH	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	9-3 NORTH
3.	NORTH	BOTTOM	DUTCHMAN REPAIR	18" WIDE X 9.5" TALL	3"	0	9-4 NORTH

1 / S3.3 NOT IN CONTRACT - GRANITE ENTRY PIER - 9

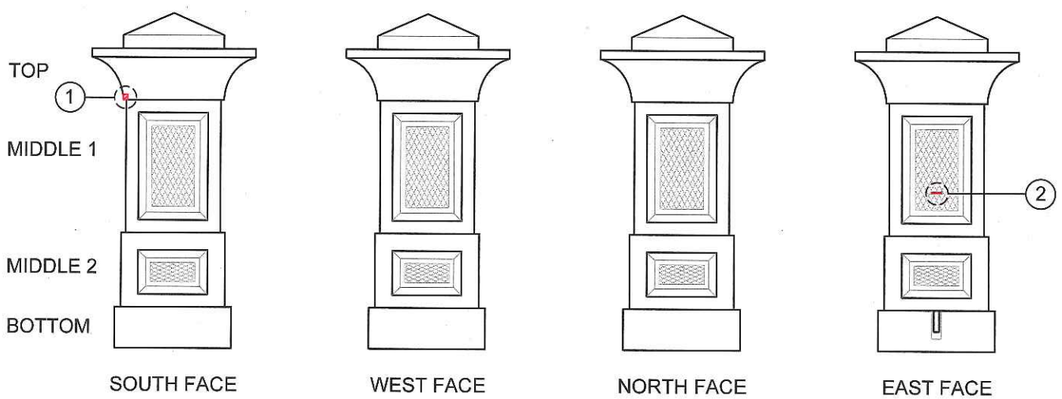
1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 10 - REPAIR SCHEDULE							(SEE PHOTOS 10-1 THROUGH 10-6)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	SOUTH	MIDDLE 1	DUTCHMAN REPAIR	6" WIDE X 2" TALL	1"	0	10-2 SOUTH
2.	WEST	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	10-3 WEST
3.	WEST	BOTTOM	DUTCHMAN REPAIR	8" WIDE X 9.5" TALL	3"	0	10-4 WEST

2 / S3.3 ALTERNATE 2 - GRANITE ENTRY PIER - 10

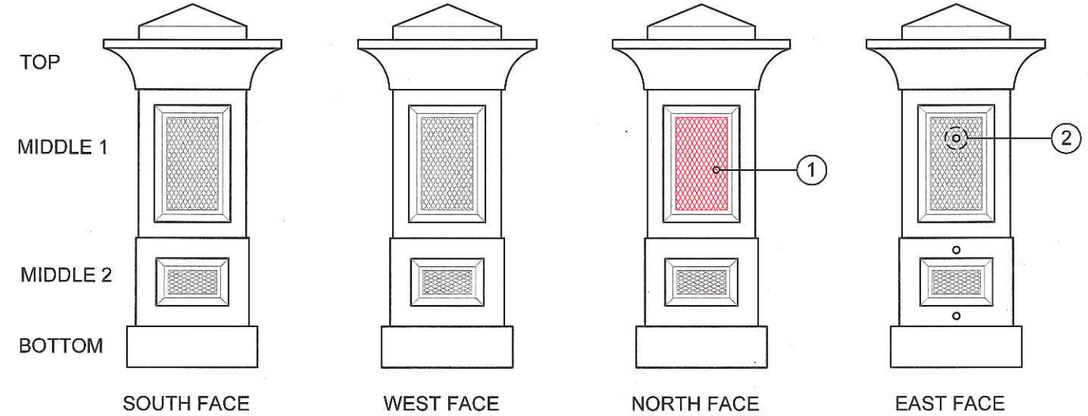
1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 11 - REPAIR SCHEDULE							(SEE PHOTOS 11-1 THROUGH 11-6)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	SOUTH	TOP	DUTCHMAN REPAIR	2" WIDE X 2" TALL	2"	0	11-2 SOUTH
2.	EAST	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	11-6 EAST

3 / S3.3 ALTERNATE 2 - GRANITE ENTRY PIER - 11

1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 12 - REPAIR SCHEDULE							(SEE PHOTOS 4-1 THROUGH 4-11)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	NORTH	MIDDLE 1	RETOOL PATTERN	14" WIDE X 30"	3/32"	0	12-4 NORTH
2.	EAST	MIDDLE 1, 2	CLEAN ANCHOR HOLE	(3) - 2" DIAMETER	12"	0	12-2 EAST

4 / S3.3 ALTERNATE 2 - GRANITE ENTRY PIER - 12

1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.

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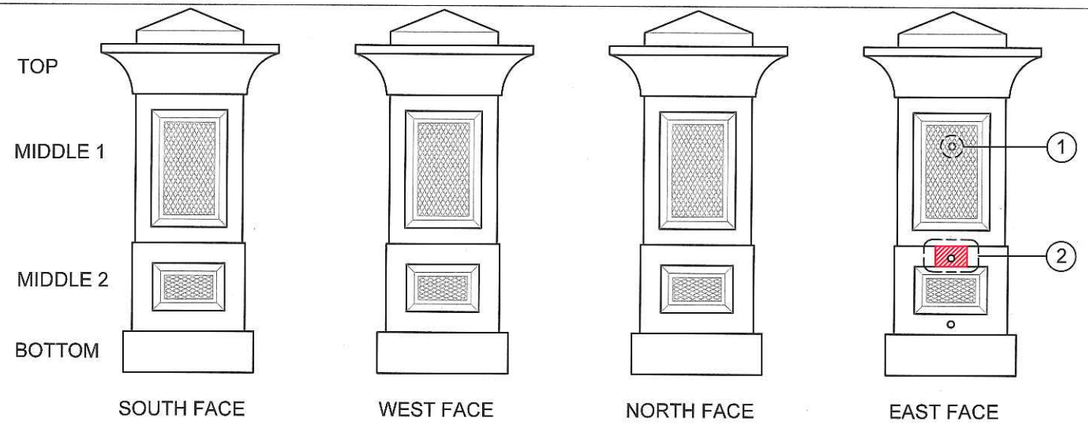
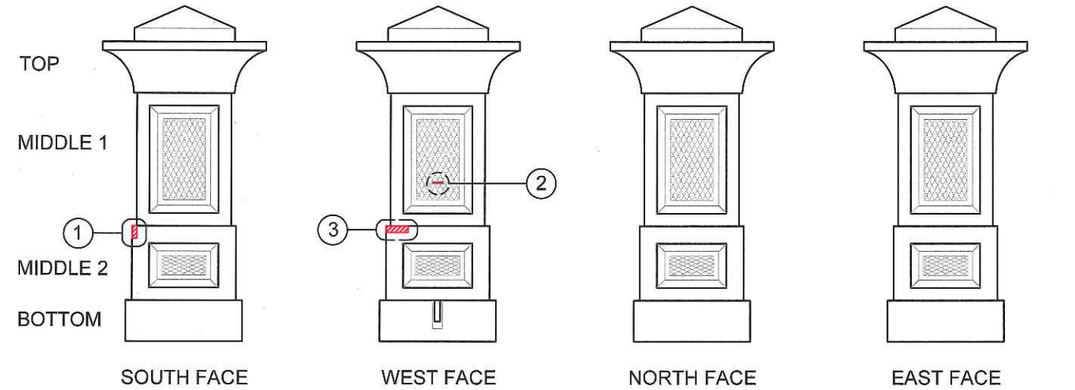
SHEET
S-3.3



GRANITE ENTRY PIER 13 - REPAIR SCHEDULE							(SEE PHOTOS 4-1 THROUGH 4-11)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	EAST	MIDDLE 1, 2	CLEAN ANCHOR HOLE	(3) - 2" DIAMETER	12"	0	13-4 EAST
2.	EAST	MIDDLE 2	DUTCHMAN REPAIR	10" WIDE X 7" TALL	12"	0	12-2 EAST

1 / S3.4 ALTERNATE 2 - GRANITE ENTRY PIER - 13

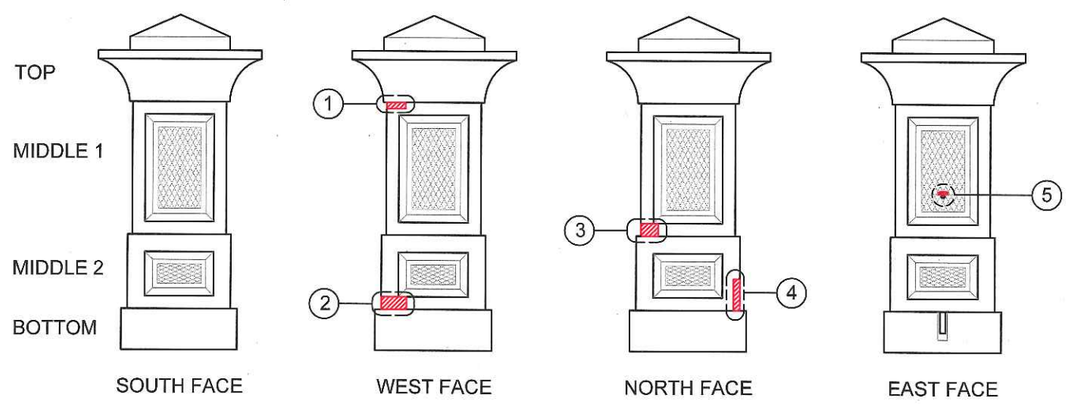
1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 14 - REPAIR SCHEDULE							(SEE PHOTOS 14-1 THROUGH 14-5)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	SOUTH	MIDDLE 2	DUTCHMAN REPAIR	1" WIDE X 4" TALL	2"	0	14-1 SOUTH
2.	WEST	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	14-2 WEST
3.	WEST	MIDDLE 2	DUTCHMAN REPAIR	7" WIDE X 2" TALL	3"	0	14-4 WEST

2 / S3.4 ALTERNATE 2 - GRANITE ENTRY PIER - 14

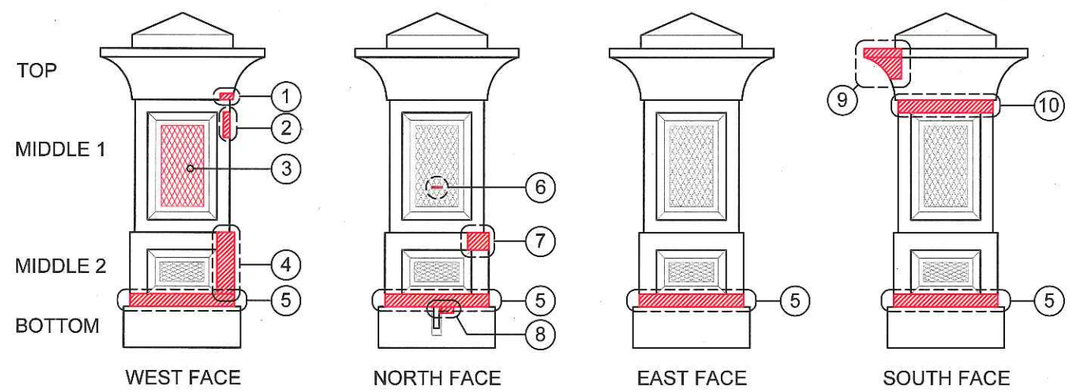
1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 15 - REPAIR SCHEDULE							(SEE PHOTOS 15-1 THROUGH 15-8)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	WEST	MIDDLE 1	DUTCHMAN REPAIR	6" WIDE X 2" TALL	6"	0	15-4 WEST
2.	WEST	MIDDLE 2	DUTCHMAN REPAIR	5" WIDE X 6" TALL	4"	0	15-5 WEST
3.	NORTH	MIDDLE 2	DUTCHMAN REPAIR	6" WIDE X 4.5" TALL	1.5"	0	15-8 NORTH
4.	EAST	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	3"	0	
5.	EAST	MIDDLE 2	DUTCHMAN REPAIR	2" WIDE X 10" TALL	2"	0	15-7 NORTH

3 / S3.4 ALTERNATE 2 - GRANITE ENTRY PIER -15

1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.



GRANITE ENTRY PIER 16 - REPAIR SCHEDULE							(SEE PHOTOS 16-1 THROUGH 16-15)
NO.	FACE	BLOCK	TYPE	AREA	DEPTH	PINS	PHOTO
1.	WEST	TOP	DUTCHMAN REPAIR	4" WIDE X 2" TALL	3"	0	16-4 WEST
2.	WEST	MIDDLE 1	DUTCHMAN REPAIR	2" WIDE X 12" TALL	1.5"	0	16-4 WEST
3.	WEST	MIDDLE 2	RETOOL PATTERN	14" WIDE X 30" TALL	3/32"	0	16-2 WEST
4.	WEST	MIDDLE 2	DUTCHMAN REPAIR	5.5" WIDE X 20" TALL	2.5"	0	16-5 WEST
5.	N, E, S, W	MIDDLE 2	DUTCHMAN REPAIR	33" WIDE X 4" TALL	33"	0	16-15 SOUTH
6.	NORTH	MIDDLE 1	SECTION REPAIR	2 CUBIC INCHES	N/A	0	16-7 NORTH
7.	NORTH	MIDDLE 2	DUTCHMAN REPAIR	6" WIDE X 4" TALL	1"	0	16-10 NORTH
8.	NORTH	MIDDLE 2	DUTCHMAN REPAIR	7" WIDE X 5" TALL	2.5"	0	16-9 NORTH
9.	SOUTH	TOP	DUTCHMAN REPAIR	12" WIDE X 10" TALL	9"	0	16-14 SOUTH
10.	SOUTH	MIDDLE 1	DUTCHMAN REPAIR	30" WIDE X 4" TALL	1.5"	0	16-14 SOUTH

4 / S3.4 BASE BID - GRANITE ENTRY PIER - 16

1/4" = 1'-0" (ON 22 X 34 SHEET) LIFT, SHIM AND REPOSITION ENTIRE PIER ASSEMBLY TO SQUARE AND PLUMB.

NOT FOR CONSTRUCTION

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LINCOLN PARK IRON FENCE RESTORATION

GRANITE ENTRY PIER TREATMENTS

Project # 17-019
Date: 1/29/18
Issued for:
HP REVIEW

REVISIONS

NO.	DATE
1	MM-DD-YY
2	MM-DD-YY

SHEET
S-3.4