



December 3, 2013

Nell Donaldson
City of Portland, Division of Planning
389 Congress Street
Portland, Maine 04101

Dear Nell,

We are writing in response to comments forwarded us by the project landscape architect, Pat Carroll.

Item 4.
Site Design Standards

Historical Resources

As the project evolves with new owners and the intention of preserving more of the original building, our recent submission is reflecting a traditional approach to the building facades.

The 1924 photo referenced in the letter has been made available to us by Sutherland Consulting, an Augusta Maine preservation firm.

Enclosed drawings portray the recalling the original handrail design of the lower levels. To maintain a compliance with current building codes, the diagonal handrail will require the design be coordinated to limit the openings or the inclusion of a glass barrier set to the inside of the deck. The upper level deck handrail design facing the promenade and the handrails on the new addition maintain the original simpler approach of vertical balusters as seen in the photograph. Thereby, with these restraints in the upper limits of the building the presence of diagonal handrail below becomes a stronger element in the overall composition.

The revised window head lintels are detailed on the drawings. A lintel trim profile has been included in the project.



At this time, dentil moulding has been removed from the exterior trim palette.

All other proposed work will remain as outlined in our most recent submission.

Feel free to contact us should you have additional comments.

Sincerely,

A handwritten signature in black ink that reads 'Mark Mueller'. The signature is fluid and cursive, with a long, sweeping tail on the 'l'.

Mark Mueller
RA