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Level I – Minor Residential
Other Application Standards

Requests for Waivers	
Basement Stars	See below
Understory Plantings (14-526.b. 2.b)	
Number of Bicycle Parking Spaces (14-526.a.4.c)	
Compact Parking Spaces (14-526.d.f)	

Increase in Area	
Sec. 14-436. Building extensions. (b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback*: The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures	The structure is lawfully nonconforming. The expansion is no more than 80% thru a combination of raising the existing roof configuration the minimum amount required to create an additional story of habitable space, and by the use of dormers. The existing 1st floor footprint is 907 sf. The altered 1st floor footprint is 960 sf.

Setbacks	
Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings. Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards. b. *R-3, R-4, R-5, R-5A, R-6:* Rear yard: Five (5) feet. Side yard: Five (5) feet	The structure is lawfully nonconforming. No building addition will be located within the 5'side yard setback.

Existing Windows at Property Line	
The north side of the existing house is located on the property line. The north wall has 6 windows, which are non-conforming.	No new windows. A decrease in area of existing windows will bring them closer to conformance.

New Basement Stairs	
The existing basement stairs are unsafe and highly non conforming with a 9" rise and a 8" tread.	The new basement stairs have a 7 ¾" rise and a 10" tread, bringing them closer to conformance.

Transportation Standards (14-526.a)	
2. *Access and Circulation*: a. Site Access and Circulation. (i) The development shall provide safe and reasonable access and internal circulation for the entire site for all users of the site and shall comply with the standards set forth in Sections 1 of the Technical Manual.	Existing access is safe and reasonable and avoids avoid conflicts with existing traffic. No change.
(ii) Points of access and egress shall be located to avoid conflicts with existing turning movements and traffic flows.	
c. Sidewalks. (i) All proposed developments shall provide sidewalks along all frontages in accordance with Sections 14-498 and	Existing sidewalks are in standard condition. No change.
(ii) Where sidewalks already exist but are in substandard condition, they shall be repaired or replaced	

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4. *Parking:* a. Location and Required Number of Vehicle Parking Spaces: (i) Off-street parking shall meet the applicable zoning requirements,	(3) units = (3) spaces required. (2) on site and (1) on street already endorsed by the Deputy City Engineer per email dated 9/20. See Attachment 8.
b. Location and Required Number of Bicycle Parking Spaces	(3) units = (3) bicycle spaces required. There is abundant space on the site for informal bike parking, such as in the yard, in the basement etc. Therefore a waiver to (14-526.a.4.c) is requested to allow informal, rather than, formal designated parking for 2 bicycles.
(c) Development with zero (0) to ten (10) required vehicle parking spaces shall provide at least two (2) bicycle parking spaces	

Environmental Quality Standards (14-526.b)	
1. *Preservation of Significant Natural Features:* a. The site plan shall preserve and protect significant natural features by incorporating them into site design. Significant natural features shall be defined as	NA
(i) Populations of trees and plants listed on the Official List of Endangered and Threatened Plants	
(ii) Habitat for species appearing on the official state of federal list	
(iii)High and moderate value waterfowl and wading bird habitat	
(iv) Aquifers on islands in Casco Bay,	
(v) Waterbodies including wetlands, watercourses, significant vernal pools and floodplains.	

2. *Landscaping and Landscape Preservation:* a. *Landscape Preservation.*	
(i) Site development shall be designed to incorporate, and limit disturbance to or removal of existing trees, as specified below. Preserved trees may be counted towards site landscaping requirements.	No trees, only minor shrubs on site
(ii) All development subject to zoning setbacks shall preserve a minimum of 30% of existing trees	
(iii)Protection during Construction: The site plan shall include adequate measures to protect vegetation	
(v) In addition to the provisions of this section, all development within the Shoreland Zone	NA
b. *Site Landscaping.* (i) Landscaped Buffers: (a) *Screening.* Loading and servicing areas, dumpsters, storage areas and utility structures, except for renewable energy systems, shall be screened from view from public sidewalks, streets and adjacent properties by dense evergreen landscaping,	NA, no loading and servicing areas, dumpsters etc
(b) *Understory Plantings.* All development subject to required zoning setbacks shall include a minimum of six (6) shrubs per forty five (45) linear feet of all frontages	The Balzano family has owned 52 Monument St since 1952. The existing site already has several shrub, which are far away from site work. Therefore a waiver is requested of (14-526.b. 2.b) to meet the requirement with existing shrubs, rather than new ones.
(ii) *Parking Lot Landscaping:* (a) Developments with five (5) or more parking spaces shall include at least two (2) trees	NA, less than (5) spaces required.
(iii)*Street Trees:* (a) All development shall include street trees in numbers and locations as specified in Section 4 of the Technical Manual.	NA, (1) existing street tree along Monument St &(1) along Waterville St.

3. *Water Quality, Stormwater Management and Erosion Control:* a. All development must demonstrate that the proposed site improvements are designed to minimize the amount of stormwater leaving the site. This must include consideration of the design and location of improvements to minimize the total area of impervious surface on the site and stormwater management techniques to minimize both the volume and rate of runoff from the lot. The stormwater management plan must demonstrate the following:	The existing site has 283 sf of impervious area in (1) oversized parking space that will be reduced to 240 sf from (2) compact spaces (16 x 15). Storm water is minimized by (2) onsite parking spaces, instead of (3). All stormwater will surface sheet drain to curbs and will not create ponding on adjacent lots. No storm water will be piped directly into a public subsurface system.
(i) Any stormwater draining onto or across the lot in its pre-improvement state will not be impeded or re-directed so as to create ponding on, or flooding of, adjacent lots;	

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From: Barbara Barhydt
To: Denis Lachman
Cc: "Jake Keeler"; David Margolis-Pineo; Marge Schmuckal
Subject: RE: 52 Monument Street - Parking
Date: Friday, September 20, 2013 1:36:26 PM
Attachments: Preapplication Form.pdf

Hi Denis:

I forwarded your material to David Margolis-Pineo, Deputy City Engineer, at Public Services. He has indicated that either option A or B would meet city standards. The maximum curb cut width is 20 feet at the property/ street line; however you could expand the pavement to something wider on private property. Depending upon the maneuvering of the vehicles, we could also look at a waiver for compact parking spaces (8 x 15).

Once you have a concept developed, you could request a pre-application meeting in order to discuss the proposal in more detail. At those meetings we have representation from zoning, traffic, dps, fire, planning and the inspections office. I am attaching the form if you are interested.

Thanks.

Barbara

Barbara Barhydt
Development Review Services Manager
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>>> "Denis Lachman" <denis@lachmanarchitects.com> Wednesday, September 18, 2013 12:31 PM >>>
Hi Barbara, Thanks very much for our conversation and follow-up email below confirming the Level I: Minor Residential Application (with evidence).

We also discussed **Parking** for a 3-unit building. Per your request please find attached an existing conditions site plan and aerial photo for your use discussing options with the City Engineer. It illustrates that this limited site makes it nearly impossible to create a code conforming functioning parking lot for 3 spaces (with required turning and backing allowances) accessed from a single width curb cut and driveway. The site plan also illustrates the existing conditions – an over-sized parking space (10' 3" X 27'), and existing curb cut (10' 3").

For a 3-unit building, we understand there to be at least 3 options described below, and maybe others as well.

Options	On-Site Parking Spaces	On-Street Parking Spaces	Curb Cut	Comments
A	(2) 9 x 18 back-out	1	Enlarge existing cut from 10' 3" to 18'	Preserves existing on-street parking with ½ space net loss. Our preferred option.
B	(3) 9 x 18; 2 are back-out + 1 is stacked	0	Enlarge existing cut from 10' 3" to 18'	Preserves existing on-street parking with ½ space net loss. However stacking is awkward and potentially contentious

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Public Infrastructure and Community Safety Standards (14-526.c)	
1. *Consistency with City Master Plans:* a. All developments shall be designed so as to be consistent with City Council approved master plans and facilities plans	The existing site has emergency vehicle access from 2 frontages. No change. The existing house has entry lights at doors. No change.
2. *Public Safety and Fire Prevention:* a. The development shall incorporate the following public safety principles for Crime Prevention through Environmental Design (CPTED) into site design to enhance the security of public and private spaces and to reduce the potential for crime:	
b. Provide adequate emergency vehicle access to the site	
3. *Availability and Adequate Capacity of Public Utilities:* a. The development shall not overburden sanitary sewers and storm drains, water lines, or other public infrastructure and utilities.	All stormwater will surface sheet drain to curbs and will not flow into subsurface system.
b. Electrical service shall be underground unless otherwise specified for industrial uses, or if it is determined to be unfeasible due to extreme cost, the need to retrofit properties not owned by the applicant or complexity of revising existing overhead facilities.	The existing property has overhead services. No change.
c. Installation of new or upgrades to existing sanitary sewers, storm drains, water lines or other utilities shall meet the provisions outlined in Section 2 and Section 9 of the Technical Manual.	The existing property is served by existing sanitary sewers, water lines etc. No stormwater will not flow into subsurface system.
d. All development within 200 feet of a public sanitary collection and treatment system	NA

Site Design Standards (14-526.d)	
5. *Historic Resources:* a. Developments affecting designated landmarks or within designated historic districts or historic landscape districts:	NA
(f) *General Waiver* 1. Except for the requirements set forth in Section 14-526 (a)-(d) for which individual waiver criteria are provided	Many Munjoy Hill residents do not have cars, and those that do commonly have small ones. Therefore a waiver is requested of (14-526.d.f) to allow (2) 8 x 15 compact spaces rather than (2) 9 x 18 standard spaces.

R-6 Infill Development Design Principles & Standards	
New residential construction within Portland's compact R-6 zones should relate to the predominant character defining features of the neighborhood. The design of new development is critical, particularly elements such as the orientation and placement of a building on a site; relationship to the street; and mass, form and materials. 52 Monument Street is a 19th century 2 ½ storey house typical of its era and neighborhood. An ell appears to have been added later. Both the house and the property have well been maintained are in good condition. The project is to make alterations necessary to convert the single family house to 3 units. It is neither *new residential construction* nor *infill development.*	
The Standards shall define "Neighborhood" as the buildings within a two block radius of the site. Special attention shall be given to the existing buildings on both sides of the street within the block of the proposed site. If the building is proposed on a corner lot, then buildings on the adjoining block shall also be considered.	See Attachment 9
…submit photographs or other visual tools to depict the buildings within a two block radius of the site in order to determine the building elements that contribute to and are compatible with the predominant character defining architectural features of the neighborhood. Special attention shall be given to the existing buildings on both sides of the street within the block of the proposed site. If the building is proposed on a corner lot, then depictions of buildings on the adjoining block shall also be required	See Attachment 10
PRINCIPLE A ***Overall Context*** *A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood*….reinforce positive features of the surrounding area, which provide its unique identity…the scale, mass, orientation, and articulation of an infill building should be compatible with that of the buildings that surround it… visual compatibility of new residential construction in an existing neighborhood	The existing house has scale, form, mass, orientation, and articulation compatible with residential buildings within a two-block radius of the site, that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood The altered ell also has the same.

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STANDARD A-1 **Scale and Form** Relate the scale and form of the new building to those found in residential buildings within a two-block radius of the site, that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.	
STANDARD A-2 **Composition of Principal Facades** Relate the composition of the new building façade, including rhythm, size, orientation and proportion of window and door openings, to the facades of residential buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing facades on both side of the street within the block of the proposed site.	The existing house has a primary façade fronting Monument St and a secondary façade fronting Waterville St. The existing primary façade's rhythm, size, orientation and proportion of window and door openings are compatible with to the facades of residential buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. No change to the relationship to the street.
STANDARD A-3 **Relationship to the Street** Respect the rhythm, spacing, and orientation of residential structures along a street within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing streetscape on both side of the street within the block of the proposed site.	

PRINCIPLE B ***Massing*** *The massing of the building reflects and reinforces the traditional building character of the* *neighborhood through a well composed form, shape and volume…* The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius. The massing of a building can be defined as the overall geometry (length, width, and height) of its perceived form. The overall height of the form (actual and perceived) as well as the geometry of its roof is of particular importance in defining the massing of a building.	The existing structure consists of the original primary house and a secondary ell. The project is to convert the single family house to 3 units. Sec. 14-436 specifically allows this type of conversion by expansion *"by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers"*. The primary house's main roof form (9:12 gable) is raised the minimum amount to create an additional story of habitable space with a 8' ceiling by the use of dormers. The ell is raised the minimum amount to create an additional story of habitable space with a 8' ceiling by the use of a flat roof. Flat roof are common within a two-block radius of the site and are compatible with the predominant character-defining architectural features of the neighborhood. There are approximately 99 structures within a 2 block radius of 52 Monument St. Approximately 33 of these or 33% have totally or partially flat roofs.
STANDARD B-1 **Massing** The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius.	
STANDARD B -2 **Roof Forms** Roof forms shall refer to the architectural forms found within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing roof forms on both side of the street within the block of the proposed site.	
STANDARD B -3 **Main Roofs and Subsidiary Roofs** The building shall have a clear main roof form. Subsidiary roof forms and dormers shall be clearly subordinate to the main form in size, space and number. Where a building has multiple rooflines (e.g., main roof, dormer roof, porch roof, etc.) there shall not be more that two roof pitches or outlines overall.	
STANDARD B-4 **Roof Pitch** Gable roofs shall be symmetrical with a pitch of between 7:12 and 12:12. Hip roofs with a shallow pitch and flat roofs shall have a cornice of at least 12 inches in width. The slope of the roof may be either parallel or perpendicular to the street. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No mono pitch roofs shall be less than 7:12, except for porch roofs. There is no minimum pitch for porch roofs.	
STANDARD B-5 **Facade Articulation** Provide variety in the massing by incorporating at least two or more of the following architectural elements. Such features shall be applied to the front façade and those portions of the building that are readily visible from the public way. 1. Gables or dormers. 2. Balconies. 3. Recessed entries. 4. Covered porches, covered entries or stoops. 5. Bay windows.	The existing house and the altered ell incorporate 1. Gables or dormers. 2. Balconies. 3. Recessed entries. 4. Covered porches, covered entries or stoops.
STANDARD B-6 **Garages** Attached and detached garages	No garages

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PRINCIPLE C Orientation to the Street *The building's façade shall reinforce a sense of the public realm of the sidewalk while providing a sense of transition into the private realm of the home….* Design of dwellings can enhance the pedestrian friendliness and sociability of the streetscape while protecting the privacy of the residents' internal home life.	The existing house's main entrance is emphasized and oriented to the street, typical of similar houses of the same period within a 2 block radius. No change. The original main entrance door opening was 4'-4" wide had a pair of doors. Those doors were later removed and the same opening was infilled with a single door with a sidelite. This change will be reversed returned to a pair of doors in the same opening. See Attachment 11.
STANDARD C-1 **Entrances** Emphasize and orient the main entrance to the street. The main entrance of the structure shall either face the street and be clearly articulated through the use of architectural detailing and massing features such as a porch, stoop, portico, arcade, recessed entry, covered entry, trim or be located on the side and be accessed by a covered porch that extends to the front of the building, at the primary street frontage.	
STANDARD C-2 **Visual Privacy** Ensure the visual privacy of occupants of dwellings through such means as placing the window sill height at least 48" above the adjoining sidewalk grade; providing the finished floor elevation of a residence a minimum of 24" above sidewalk elevation; incorporating porches along the front side of the building façade design; or other measures.	The existing house has visual privacy typical of similar houses of the same period within a 2 block radius. No change.
STANDARD C-3 **Transition Spaces** Create a transition space between the street and the front door with the use of such features as porches, stoops, porticos, arcades, recessed entries, covered entries, trim, sidewalk gardens or similar elements.	The existing house's primary entrance has public-to-private transitions typical of similar houses of the same period within a 2 block radius. No change.

PRINCIPLE D Proportion and Scale *Building proportions must be harmonious and individual building elements shall be human scaled….* classical proportions which have endured as aesthetically pleasing regardless of the style of architecture or the culture of origin. Scale has to do with the size of the architectural components in relation to the overall building size, and also in relation to the predominant character defining architectural features of the neighborhood.	Both the existing primary house and the altered ell are harmoniously proportioned and human scaled. Examples include the scale of architectural components (windows, doors, decks etc) in relation to the overall façade and building.
STANDARD D-1 **Windows** The majority of windows shall be rectangular and vertically proportioned. The use of classical proportions is encouraged. Special accent windows may be circular, square or regular polygons. Doorways, windows and other openings in the façade (fenestrations) shall have a proportional relationship to the overall massing of the building.	The existing primary house's windows and fenestration are rectangular, vertically proportioned in relationship to the overall massing of the building. The altered ell's windows and fenestration are also rectangular and vertically proportioned in relationship to the overall massing of the building. There are no horizontal or ribbon windows.
STANDARD D-2 **Fenestration** Doorways, windows and other openings (fenestration) shall be scaled appropriately to the overall massing of the building. The area of fenestration of the front façade (and for corner lots, both street-facing facades) shall be at least 12% of the total facade area. Appropriately scaled windows or other building openings shall be included on all sides of a building.	
STANDARD D-3 **Porches** When porches are attached to the front façade….Porches and balconies must have a minimum depth of 6 feet and a minimum square footage of 48 square feet. The depth may be reduced to 5 feet provided that the square footage is increased to 60 square feet.	The existing primary house has no porch at the front facade. No change. The altered ell has also has no porch at its side façade.

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PRINCIPLE E Balance *The building's façade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements*….Balance refers to the composition of façade elements….A balanced façade composition generally employs overall or local symmetry.	The existing primary house has the majority of window's and door's head heights aligned along a common horizontal datum line, the majority of windows are stacked in vertical alignment and primary window compositions are arranged symmetrically around the building façade's centerline. No change. The altered ell also has the majority of window's and door's head heights aligned along a common horizontal datum line, the majority of windows are stacked in vertical alignment and primary window compositions are arranged symmetrically around the building façade's centerline.
STANDARD E-1 **Window and Door Height** The majority of window's and door's head heights shall align along a common horizontal datum line.	
STANDARD E-2: **Window and Door Alignment** The majority of windows shall stack so that centerlines of windows are in vertical alignment.	
STANDARD E-3: **Symmetricality** Primary window compositions (the relationship of two or more windows) shall be arranged symmetrically around the building façade's centerline (overall symmetry) or around another discernable vertical axis line.	

PRINCIPLE F Articulation *The design of the building is articulated to create a visually interesting and well composed residential façade*…. Articulation refers to the manner in which the shapes, volumes, architectural elements and materials of a building's surface are differentiated yet work together. A well-composed building articulation adds visual interest and individual identity to a home while maintaining an overall composition.	The existing primary house has articulation typical of similar houses of the same period within a 2 block radius. The altered ell has similar articulation, though adapted to its contemporary period. Both the existing primary house and the altered ell demonstrate articulation in the following ways: surface articulation, window patterns of no more than two window types, visual cohesion of the façade, stoops and entryways that are architecturally integrated, main entries emphasized and integrated architecturally using such features as porch or stoop forms, recessed entries and trim so that the entry is oriented to the street and articulated by incorporating the following architectural elements on all façades facing and adjacent to the street: 1. Eaves and rakes have a minimum projection of 6 inches. 2. All exterior façade trim such as that used for windows, doors, corner boards and other trim, has a minimum width of 4 inches. 3. Off sets in building faces or roof forms more than 12 inches. The existing primary house and the altered ell have no delineation between floors.
STANDARD F-1 **Articulation** Buildings shall provide surface articulation by employing such features such as dimensional trim, window reveals, or similar elements appropriate to the style of the building. Trim and details shall be designed and detailed consistently on the facades visible from the public right of way.	
STANDARD F-2 **Window Types** Window patterns shall be composed of no more than two window types and sizes except where there is a design justification for alternate window forms.	
STANDARD F-3 **Visual Cohesion** Excessive variations in siding material shall not be allowed if such changes disrupt the visual cohesion of the façade. Materials shall be arranged so that the visually heavier material, such as masonry or material resembling masonry, is installed below lighter material, such as wood cladding.	
STANDARD F-4 **Delineation between Floors** Buildings shall delineate the boundary between each floor of the structure through such features as belt courses, cornice lines, porch roofs, window head trim or similar architectural features.	
STANDARD F-5: **Porches, etc.** Porches, decks, balconies, stoops and entryways shall be architecturally integrated into the overall design of the building in a manner that compliments its massing, material, and details.	
STANDARD F-6: **Main Entries** Main entries shall be emphasized and shall be integrated architecturally into the design of the building, using such features as porch or stoop forms, porticos, recessed entries, trim or a combination of such features, so that the entry is oriented to the street.	
STANDARD F-8: **Articulation** Provide articulation to the building by incorporating the following architectural elements. Such features shall be on all façades facing and adjacent to the street. 1. Eaves and rakes shall have a minimum projection of 6 inches. 2. All exterior façade trim such as that used for windows, doors, corner boards and other trim, shall have a minimum width of 4 inches except for buildings with masonry exteriors. 3. If there are off sets in building faces or roof forms, the off sets shall be a minimum of 12 inches. 4. Pronounced and decorative cornices.	

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PRINCIPLE G Materials *Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.*	The existing primary house utilizes appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood typical of similar houses of the same period within a 2 block radius. The altered ell utilizes similar building materials, though adapted to its contemporary period. Both the existing primary house and the altered ell demonstrate compatibility of material in the following ways: windows are limited to two types, and window detailing is consistent throughout, the existing brick chimney is functionally obsolete and will be removed, existing and new walkways will be constructed of permanent materials.
STANDARD G-1 **Materials** Use materials and treatments for the exterior walls (including foundation walls) and roofing that are harmonious with those in buildings within a two-block radius of the site that contribute to and are compatible with the predominant character defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.	
STANDARD G-2 **Material and Façade Design** The selection of façade materials shall be consistent with the façade design and appropriate to their nature. For example, brick facing should not appear to be thin layers on the façade, or to overhang without apparent support.	
STANDARD G-3 **Chimneys** Chimneys shall be of brick, finished metal, stone or boxed in and clad with materials to match the building.	
STANDARD G-4 **Window Types** A variety of window treatments and skylights are acceptable. However, within a single building the types of windows shall be limited to two types, and window detailing shall be consistent throughout.	
STANDARD G-5 **Patios and Plazas** Patios and plazas shall be constructed of permanent materials such as concrete, brick or stone.	

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Attachment 9

Massing & Roof Forms Within Two Block Radius

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Attachment 10

Properties in the Vicinity of 52 Monument St

52 Monument St from the corner
of Monument and Waterville

52 Monument St from
Waterville St side

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65 Monument St

61 Monument St

53 Monument St

51 Monument St

47 Monument St

43 Monument St

44 Monument St

48 Monument St

Xx Monument St

52 Monument St

62 Monument St

52 Monument St, Waterville St side

52 Monument St, Waterville St side

73 Waterville St

65 Waterville St

Xx Waterville St

70 Waterville St

72 Waterville St

74 Waterville St

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83 St Lawrence St

77 & 75 St Lawrence St

71 St Lawrence St

65 St Lawrence St

61 St Lawrence St

59 St Lawrence St

xx St Lawrence St

72 St Lawrence St

xx St Lawrence St

44 Monument St, Lawrence St side

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Attachment 11

Entrances

STANDARD C-1 **Entrances** Emphasize and orient the main entrance to the street. The main entrance of the structure shall either face the street and be clearly articulated through the use of architectural detailing and massing features such as a porch, stoop, portico, arcade, recessed entry, covered entry, trim or be located on the side and be accessed by a covered porch that extends to the front of the building, at the primary street frontage.

The main entrance faces the street and is clearly articulated through the use of architectural detailing and features, a stoop, a covered entry. The original main entrance door opening was 4'-4" wide had a pair of doors with lites, as illustrated in the photo below. That pair of doors were later removed and the same opening was infilled with a single door with a sidelite, the current condition, as ilustraetd to the left. This change will be reversed and returned to a pair of doors in the same opening.

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