

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080857

PERMIT ISSUED

AUG 8 2008

This is to certify that BOODILLY LLC / E.W. Littlefield, Inc. & Sonshas permission to Change of use from Church restaurant interior exterior renovations/restorationAT 17 CHESTNUT ST

027 C011001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State of Oregon and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procedure before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig 1228

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Flavie Burke 8/8/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0857	Issue Date:	CBL: 027 C011001
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Location of Construction: 17 CHESTNUT ST	Owner Name: BOODILLY LLC	Owner Address: 158 WOODVILLE RD	Phone:
Business Name:	Contractor Name: E.W. Littlefield, Inc. & Sons	Contractor Address: 2715 Athens Road Harton	Phone: 2079382661
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-3

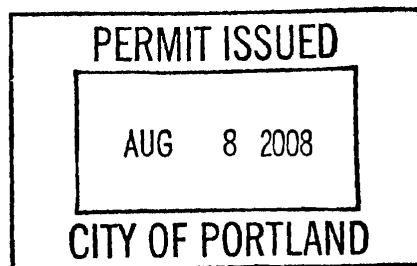
Past Use: Chestnut Street Church	Proposed Use: Restaurant - Change of use from Church to restaurant interior and exterior renovations/restoration	Permit Fee: \$10,095.00	Cost of Work: \$1,000,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>3</i> <i>IBC-2003</i>	

Proposed Project Description: Change of use from Church to restaurant interior and exterior renovations/restoration	Signature: <i>Greg Cass</i>	Signature: <i>JMB 8/7/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 07/14/2008	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Stamp from applied for</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/17/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <i>To D.A. 7/17/08</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>7/17/08</i> <i>D. Andrew</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Michael Hammen
Ted Oldham
Cordelia Pitman

June 30, 2008

Anne and Peter Verrill
158 Woodville Road
Falmouth, ME 04105

Re: Certificate of Appropriateness for Exterior Alterations to former Chestnut Street Church, including revisions to previously-approved plans

Dear Mr. and Mrs. Verrill:

On June 18, 2008, the City of Portland's Historic Preservation Board reviewed your proposal for exterior alterations and repairs to the former Chestnut Street Church at 17 Chestnut Street. The proposal, prepared by architect Dean Bingham and preservation consultant Amy Cole-Ives, included revisions to previously-approved plans for alterations at the rear of the church as well as additional exterior work. Following deliberations, the Historic Preservation Board voted 6-0 (Oldham absent) to approve the project, based on findings that the proposed scope of work met the historic preservation ordinance's Standards for Review of Alterations.

Board approval was made subject to the following conditions:

- * The electrical gas meters shall be moved as far back from the Chestnut Street elevation as possible. Final proposed location to be reviewed and approved by historic preservation staff.
- * The location and screening of waste storage to be reviewed and approved by staff.
- * Section and elevation drawings for proposed door canopies to be submitted to staff. Detailing of proposed canopies to be distinguished slightly from that on existing bay windows to make a distinction between original details and later additions.
- * Any roof penetrations to be submitted to staff for review and approval.
- * Details for proposed storms for double-hung windows to be reviewed and approved by staff.
- * If you elect to add protective panels in front of stained glass windows, details for such shall be submitted to staff for review and approval.
- * Consideration shall be given to the feasibility of recessing vestry doors into the masonry opening.

- * Final brick selection for rear corner to be approved by staff.
- * Screening material for rooftop mechanicals at rear corner to be metal, rather than wood. Final details, finish and color for metal screen to be reviewed and approved by staff.
- * Detail of new brownstone capital to be submitted to staff for review and approval.
- * Signage and exterior lighting details to be submitted to staff for review and approval.

All improvements shall be carried out as shown on the plans and specifications submitted by your consultant team for the June 18, 2008 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

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

Note: This approval does not constitute a building permit. Please contact Building Inspections (874-8703) to apply for a permit.

Sincerely,

Deborah Andrews
Historic Preservation Program Manager

cc: Dean Bingham, AIA
Amy Cole-Ives, Sutherland Preservation & Consulting



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>19 CHESTNUT STREET, PORTLAND, ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>16,000 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>27 C 11</u>	Applicant * must be owner, Lessee or Buyer* Name <u>ANNE & PETER VERRILL</u> Address <u>270 US ROUTE 1</u> City, State & Zip <u>FALMOUTH, ME 04105</u>	Telephone: <u>712-8013</u> <u>332-1108</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,000,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>10,095.00</u> <u>R. Dean Bayher</u> <u>7/16/08</u> ck#
Current legal use (i.e. single family) If vacant, what was the previous use? <u>CHURCH</u> Proposed Specific use: <u>RESTAURANT</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>CHANGE OF USE, CHURCH TO RESTAURANT; EXTERIOR RESTORATION</u> <u>ACCESSIBLE ENTRANCE & BATHROOMS; NEW KITCHEN; MECHANICAL &</u> <u>ELECTRICAL UPGRADES</u>		
Contractor's name: <u>E. W. DITTLEFIELD, INC. & SONS</u> Address: <u>2715 ATHENS ROAD</u> City, State & Zip: <u>HARTLAND, ME 04943</u> Telephone: <u>938-2461</u> Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: R. Dean Bayher

Date: July 14, 2008

This is not a permit; you may not commence ANY work until the permit is issued

R. Dean Bingham/Architect

■ 55 Roberts Street
■ Portland, ME 04102
■ (207) 774-7779
■ rdeanbingham@mac.com

July 14, 2008

Portland Fire Department
Portland, ME 04101

Re: Grace Restaurant (FKA Chestnut Street Church, Portland, ME)

Owner/Applicant:
Anne and Peter Verrill
270 US Route 1
Falmouth, ME 04105

Architect:
R. Dean Bingham AIA
55 Roberts Street
Portland, ME 04102

Area of Structure:
Ground Floor: 6695 SF
Main Floor: 6695 SF
Balcony: 2609 SF
Total Bldg Area 16,000 SF

There is no existing fire protection, except for a number of fire alarm pull stations. We are adding a supervised wet sprinkler system to all areas of the building. In addition there will be a voice evac system. Applications and documentation for these systems will follow.

Sincerely,

R. Dean Bingham, AIA



Certificate of Design Application

From Designer:

R. DEAN BINGHAM

Date:

Job Name:

GRACE (FKA: CHESTNUT STREET CHURCH)

Address of Construction:

19 CHESTNUT STREET, PORTLAND, ME 04102

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year NFPA 101 2006 Use Group Classification (s) ASSEMBLY 300-1000

Type of Construction UNPROTECTED ORDINARY, TYPE III

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

N.A. Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1809.3)

_____ Building category and wind importance Factor, w ,
table 1604.5, 1609.5)

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category")

_____ Spectral response coefficients, S_D s & S_I (1615.1)

_____ Site class (1615.1.5)

_____ Live load reduction

_____ Roof *live* loads (1603.1.2, 1607.11)

_____ Roof snow loads (1603.7.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load P_f

_____ If $P_g > 10$ psf, snow exposure factor, C_e

_____ If $P_g > 10$ psf, snow load importance factor, I_f

_____ Roof thermal factor, C_t (1608.4)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

_____ Response modification coefficient, R_f and
deflection amplification factor C_d (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
1607.12, 1607.13, 1610, 1611, 2404)



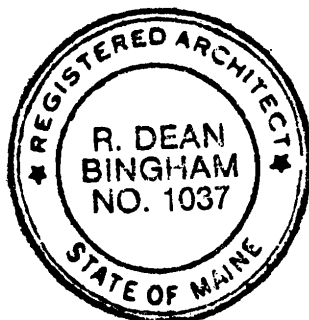
Accessibility Building Code Certificate

Designer: R. DEAN BINGHAM / ARCHITECT
Address of Project: 19 CHESTNUT STREET, PORTLAND
Nature of Project: CHANGE OF USE FROM CHURCH TO RESTAURANT,
EXTERIOR RESTORATION; ACCESSIBLE ENTRANCE &
BATH ROOMS; NEW KITCHEN; MECHANICAL &
ELECTRICAL UPGRADES;

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: R. Dean Bingham
Title: ARCHITECT
Firm: R. DEAN BINGHAM / ARCHITECT
Address: 55 ROBERTS ST.
PORTLAND, ME 04102
Phone: 207-774-7779

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: JULY 14, 2008

From: R. DEAN BINGHAM

These plans and / or specifications covering construction work on:

19 CHESTNUT STREET, PORTLAND, ME
GRACE RESTAURANT (FKA CHESTNUT STREET CHURCH.)

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: R. Dean Bingham

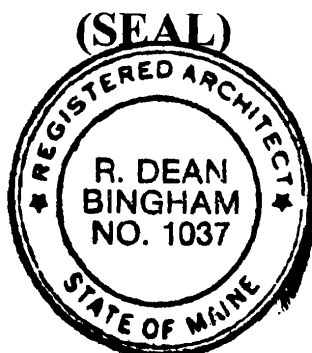
Title: ARCHITECT

Firm: R. DEAN BINGHAM / ARCHITECT

Address: 55 ROBERTS ST

PORTLAND, ME 04102

Phone: 774-7779



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.
- A health inspection is required for the license approval

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

8/8/08

Date



Signature of Inspections Official

8/8/08

Date

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0857	Date Applied For: 07/14/2008	CBL: 027 C011001
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Location of Construction: 17 CHESTNUT ST	Owner Name: BOODILLY LLC	Owner Address: 158 WOODVILLE RD	Phone:
Business Name:	Contractor Name: E.W. Littlefield, Inc. & Sons	Contractor Address: 2715 Athens Road Harton	Phone: (207) 938-2661
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Restaurant - Change of use from Church to restaurant interior and exterior renovations/restoration	Proposed Project Description: Change of use from Church to restaurant interior and exterior renovations/restoration
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 07/17/2008**Note:****Ok to Issue:**

- 1) * Approved with understanding that all conditions of approval included in the Historic Preservation Board's June 30, 2008 decision letter are met. (Conditions are itemized below.) Note: work on the items identified below may not proceed without review and approval by HP staff.
1. Electrical and gas meters shall be moved as far back from the Chestnut Street elevation as possible. Final proposed location to be reviewed and approved by historic preservation staff.
 2. Location and screening of waste storage to be reviewed and approved by HP staff.
 3. Section and elevation drawings for proposed door canopies to be submitted to HP staff. Detailing of proposed canopies to be distinguished slightly from that on existin bay windows to make a distinction between original details and later additions.
 4. If any roof penetrations are proposed, plans for such shall be submitted to HP staff for review and approval.
 5. Details for proposed storms for double-hung windows to be reviewed and approved by HP staff.
 6. If you elect to add protective panels in front of stained glass windows, details for such shall be submitted to HP staff for review and approval.
 7. Consideration shall be given to the feasibility of recessing vestry doors into the masonry opening.
 8. Final brick selection for rear corner to be approved by HP staff.
 9. Screening material for rooftop mechanicals at rear corner to be metal, rather than wood. Final details, finish and color for metal screen to be reviewed and approved by HP staff.
 10. Detail of new brownstone capital to be submitted to HP staff for review and approval.
 11. Signage and exterior lighting details to be submitted to HP staff for review and approval.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/17/2008**Note:****Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Location of Construction: 17 CHESTNUT ST	Owner Name: BOODILLY LLC	Owner Address: 158 WOODVILLE RD	Phone:
Business Name:	Contractor Name: E.W. Littlefield, Inc. & Sons	Contractor Address: 2715 Athens Road Harton	Phone (207) 938-2661
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/07/2008

Note:

Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 4) Approval of license is subject to health inspections per the Food Code.
- 5) A separate application for permit is required for the commercial hood system detailing all aspects of the hood and exhaust system.
- 6) Prior to work on the kitchen, detailed plans shall be submitted for review.
- 7) The CO shall not be issued until all conditions of the site plan exemption are met.
- 8) It is noted that there are areas of work that will require exploratory review prior to detailing the construction plans. Those plans must be submitted for review, and any structural work not noted on the approved plans shall be submitted for review prior to construction.
- 9) Prior to work on the reconstruction of the rear masonry wall, detailed plans shall be submitted for review

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 07/30/2008

Note:

Ok to Issue:

- 1) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 2) Emergency lights and exit signs are required
- 3) Emergency lights are required to be tested at the electrical panel.
- 4) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 5) The fire alarm system shall comply with NFPA 72
- 6) Application requires State Fire Marshal approval.
- 7) The sprinkler system shall be installed in accordance with NFPA 13.

Comments:

7/16/2008-ldobson: Held until 7/16/2008

7/17/2008-mes: I checked with Barbara as to what is the site plan exemption number for this project. I don't see it in the system.

7/23/2008-gg: received from historic on July 17, 2008, permit got routed to building by mistake on July 17, 2008, Captain Cass now has permit as of July 23, 2008. //gg

7/23/2008-jmb: Left a voicemail with Dean B. (architect) to call. Plan review items: stair and railing details, canopy details, wall types, detail all new masonry openings or repair of existing, full kitchen, bar and service area layout with fixture locations, exterior work details, photos and typical anchoring specs, gender ID on the turret bathrooms.

7/28/2008-jmb: Spoke with Dean B. About required details, he will submit. The kitchen layout will be done by others and reviewed separately. The rear wall construction (25'-30') will need an ska detail once the area is investigated.

Location of Construction: 17 CHESTNUT ST	Owner Name: BOODILLY LLC	Owner Address: 158 WOODVILLE RD	Phone:
Business Name:	Contractor Name: E.W. Littlefield, Inc. & Sons	Contractor Address: 2715 Athens Road Harton	Phone (207) 938-2661
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

7/28/2008-jmb: Left voice msg. With Anne V. For kithcen and service area layout details. She called back to say she has a kitchen designer drawing plans, these will need to be submitted as a condition of approval

7/31/2008-jmb: Received revised plans....need pdf or reduction of the large plans

8/7/2008-gg: received partial granted site exemption as of 8/07/08, with issued permit. /gg

2008 0120



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant
158 Woodville Rd
Falmouth, ME 04105
Applicant's Mailing Address

Application Date
June 2008
Project Name/Description
Garage

Consultant/Agent/Phone Number

Address of Proposed Site
17 Chestnut St

CBL: 027 - 001

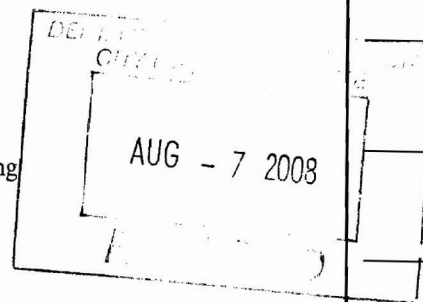
Description of Proposed Development:

Garage

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities



Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	yes
	STa - ok re placement
	B-3
	yes
	Leading up to 50 3000
	yes
	dumyster beat + clean up
	yes

From: "R. Dean Bingham" <rdeanbingham@mac.com>
To: <gec@portlandmaine.gov>
Date: 7/30/2008 2:03:27 PM
Subject: Chestnut Street Church (Grace)

Hi Greg--

Thanks for your call.

In reviewing 12.3.2 regarding the limitation about having boilers and refrigeration machinery adjacent to means of egress:

I think we can accept a condition of the permitting that any refrigeration machinery associated with the walkin cooler on the basement level shall be remotely located, NOT adjacent to the stairwell; and that the "Mechanical" space shown on the first floor will not contain "high pressure boilers, refrigerating machinery...large transformers, or other service equipment subject to explosion..."

(It seems to me that a simple walkin cooler doesn't have anything explosive related to it, unless they let the tomatoes ferment...)

In any case, the stair wall and the mechanical room walls will all be one-hour rated, and all spaces in the building are sprinklered.

If this is not suitable, please advise.

I appreciate your careful review--

Dean Bingham.

R. Dean Bingham/Architect
55 Roberts Street
Portland, ME 04102
207-774-7779
www.deanbingham.com

(GRACE)

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2

Chestnut Street Church

Property Name

Portland, Maine

Property Address

NPS Office Use Only

Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK – Includes site work, new construction, alterations, etc. Complete blocks below.

<p>Number 1</p>	<p>Architectural feature <u>Chestnut Street Church</u></p> <p>Approximate Date of feature <u>1856</u></p>	<p>Describe work and impact on existing feature: The Chestnut Street Church Society resided at this location from 1808 until the existing 1856 National Register listed church building was deconsecrated in January 2006. The entire church parcel was purchased by a developer who demolished the attached 1924 gymnasium, redeveloped the now free-standing 1924 community house and constructed a new eight story loft-style condominium building and parking lot. Plans to convert the church building into office space were not executed.</p> <p>The church building has been sold as a separate parcel to restaurateurs who are applying to do a certified historic rehabilitation of the building as a restaurant and meeting/banquet space. The proposed rehabilitation maintains the character defining features of both the exterior and interior of the building with only minor modifications to accommodate modern amenities and code required alterations for use of the building as a restaurant.</p>
<p>Number 2</p>	<p>Architectural feature <u>site work</u></p> <p>Approximate Date of feature <u>unknown</u></p>	<p>Describe work and impact on existing feature: No work is planned for the north and east alleys. In kind repair work will be undertaken on the south brick sidewalk if necessary after construction. Minimal re-grading and re-paving will be undertaken as necessary on the west alley for the new accessible entrance at the southwest corner and at the north end for the lower level entrances.</p> <p>JUL 23 2008</p>
<p>Number 3</p>	<p>Architectural feature <u>roof and gutters</u></p> <p>Approximate Date of feature <u>unknown</u></p>	<p>Describe work and impact on existing feature: Flashing and slate shingles will be repaired in kind as necessary. The copper gutters will be repaired or replaced as necessary with 20oz copper matching the existing profiles. Rectangular dark bronze finished aluminum downspouts will be installed with neoprene membrane separation between the copper and aluminum to prevent deterioration of the aluminum through galvanic action. Aluminum downspouts are being proposed due to concerns about the potential for theft of copper downspouts.</p>
<p>Number 4</p>	<p>Architectural feature <u>brick masonry walls</u></p> <p>Approximate Date of feature <u>1856</u></p>	<p>Describe work and impact on existing feature: Damaged brickwork will be repaired and rebuilt as necessary. Missing, broken or deteriorated units will be replaced with bricks that match the size, color, texture and flash of the original bricks. The original coursing, joint width and adjacent mortar color will be matched in all repair work. The ASTM C-270 proportion specification for Type O Cement-Lime mortar with sand that is graded to match the original sand in color, texture and particle size distribution will be used for all repairs and repointing. All work will follow <i>Preservation Brief #2</i>.</p>

Describe existing feature and its condition:
The Chestnut Street Church is located on the north side of Chestnut Street with the gable end façade fronting on the street. It is located between Portland City Hall on the east (City Hall faces Congress Street) and the former church community house on the west. True north for the church is actually the rear left facing corner of the building, however, for ease of description for this application the rear wall will be referenced as the north elevation, the front façade as the south elevation and the two side walls referenced as east and west. As such, the two side alleys run north/south and the sidewalk in front of the church east/west. See attached National Register Nomination form for detailed description of the physical appearance of the church.

Photo no. 1-10 Drawing no. _____

Describe existing feature and its condition:
The south (front) of the church is directly on the city sidewalk, which is paved in brick with a granite curb this sidewalk is in good to fair condition. The west alley between the church and the former community house is paved with concrete. The alley between the north elevation and auditorium of the City Hall is asphalt. The east alley between the church and City Hall is concrete on the south half and asphalt on the north half. The paved alley surfaces are in fair to poor condition.

Photo no. 11-14 Drawing no. _____

Describe existing feature and its condition:
The center steeply pitched roof is shingled with Vermont semi-weathering gray slate (historically called sea green slate). The roof has had some patching with dark unfading gray or Monson slate, the coursing alternates between approximately 7 rows of short shingles to approximately 9 rows of longer shingles, and the peak is covered with a plain metal ridge cap. The lower sloped side aisle roofs are covered with standing seam copper and the rear apse roof has asphalt shingles. The roof is in fair to good condition. The church has ogee shaped copper gutters in fair to poor condition. Some of the downspouts are missing and the remaining ones are a mix of fluted steel and square pvc downspouts in fair to poor condition.

Photo no. 15-17 Drawing no. A4, A5

Describe existing feature and its condition:
The brick masonry walls are laid almost entirely in stretcher (running) bond, which was considered fashionable in the mid-nineteenth century in America. The north (rear) wall with apse is laid in common bond. The walls of the church are in remarkably good condition especially given that stretcher bond (without metal ties) has not proven itself to be a very strong wall type. The front and side walls of the building were built with a high quality patent pressed brick of very uniform color and texture. The rear wall and connector were built with a common water-struck brick with a light flash.

See continuation sheet.

Photo no. 17-23 Drawing no. A4, A5

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Number 5	Architectural feature <u>brownstone trim</u> Approximate Date of feature <u>1856</u>	Describe work and impact on existing feature: The Portland Connecticut brownstone trim will be repaired and rebuilt as necessary. Brownstone units in good structural condition will be honed or re-tooled where possible to re-establish an appropriate surface appearance. Units in fair condition will be patched with Jahn M-70 to re-establish original profiles and surface appearance. Missing units or units in poor condition will be cast and replaced with Jahn M-150 to re-establish original profiles and surface appearance. All work undertaken using Jahn will follow the manufacturer's specifications for material handling, application and finishing. All repaired and replaced brownstone units will match the original size, shape, profile, color and texture of the original brownstone units in good condition. Where there is no representative stone remaining with an original profile intact, a compatible design will be submitted for review and approval to the SHPO prior to casting and installation. Original joint width and locations in the rebuilt work will be maintained unless otherwise approved by the SHPO.
Describe existing feature and its condition: The front façade is extensively ornamented and detailed with Portland Connecticut brownstone that is in poor condition. This façade has a brownstone base course and stairs leading to the three Gothic arch entrances with brownstone architraves. There is a brownstone belt course that is at the sill level of the lowest lancet windows in the towers. The lancet windows and trefoil windows have highly deteriorated brownstone architraves. The center entrance is visually set apart by the field of honed ashlar that rises above the door to a molded corbel table that defines the base of the soaring stained glass rose window set in a brownstone architrave. The cornice on this façade is also molded brownstone. See continuation sheet. Photo no. <u>24-37</u> Drawing no. <u>A4, A5</u>		
Number 6	Architectural feature <u>windows</u> Approximate Date of feature <u>1856</u>	Describe work and impact on existing feature: The wooden window frames will have basic maintenance in repainting and caulking between the brick molding and brick. The non-stained glass double hung sash will have exterior storm windows installed to improve the thermal efficiency of the windows. The exterior storm windows will be painted to match the wooden window and the dimensions of the frame will match that of the prime window so as not to obstruct any visual glass area of the prime window. The window frames on the south façade will require more extensive repair, including epoxy repairs and Dutchmen repairs, prior to repainting and caulking. Due to the poor condition of the stained glass, wood frame and brownstone trim of the trefoil windows; these will be removed for restoration and reinstalled. All repair work will follow the recommendations of Preservation Briefs 9 and 33. The applicant is currently considering the pros and cons of replacing the existing protective glazing system (much of which is missing from the south window) with a new protective glazing system for the large stained glass windows. If the applicant decides to replace the protective glazing system, an amendment with the supporting documentation on the proposed protective glazing system will be submitted to the SHPO and NPS.
Describe existing feature and its condition: The front (south) façade of the building has one large center stained glass rose window and two trefoil stained glass windows. Each tower has three lancet windows with leaded diamond shaped glass. All stained and leaded glass windows are set in wooden frames in fair to poor condition. Much of the protective plexiglass is missing from the windows on this façade. The lower level (vestry / church hall) of the east and west facades each has wooden double hung windows and two wooden bay windows. These are in fair to good condition and have protective plexiglass in place. See continuation sheet. Photo no. <u>38-42</u> Drawing no. <u>A4, A5</u>		
Number 7	Architectural feature <u>front (south façade) doors</u> Approximate Date of feature <u>1856</u>	Describe work and impact on existing feature: The doors will be repaired and painted as necessary. The only change that will be made is that the east and west doors will be secured in the closed position and will have weather stripping and caulk installed to minimize air leakage.
Describe existing feature and its condition: One of the character defining features of the south (front) façade of the building are the three entrance doors. Set in a Gothic arch brownstone architrave, these double leave diagonal boarded doors have stunning decorative iron hinges, escutcheon plates and door knobs. The east and west entrances have wooden molded infill in the arch of the door, and the center entrance has stained glass in a molded wooden frame. All the doors are in good condition. Photo no. <u>3, 26, 28, 43, 44, 52</u> Drawing no. <u>A4</u>		
Number 8	Architectural feature <u>basement window / new accessible entrance</u> Approximate Date of feature <u>1856</u>	Describe work and impact on existing feature: This opening will be made taller to accommodate an accessible entrance. The walkway will be re-graded and repaved as necessary for an accessible entrance and necessary lighting and automatic door hardware will be installed. Additionally, a canopy will be added over the door. The canopy will be the width of the existing brownstone lintel, extend out to the edge of the brick buttress (2 feet 9 inches) and will be constructed with a similar shape and trim as the bay window roofs.
Describe existing feature and its condition: There is a blocked up basement window or service entrance at the south end of the west elevation directly behind the southernmost buttress. Currently this opening leads into the basement underneath the entrance foyer. It is a basic opening with a brownstone lintel in poor condition. Photo no. <u>45-47</u> Drawing no. <u>A5</u>		

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Number 9	<p>Architectural feature <u>church hall entrance</u></p> <p>Approximate Date of feature <u>1856</u></p> <p>Describe existing feature and its condition: The exterior entrance to the lower level church hall (proposed banquet room) is on the west elevation. It is made up of wooden double four panel doors and transom with five lights. This entrance was enclosed until the recent demolition by the previous owner of the connector and gymnasium addition. The doors and door frame are in fair to poor condition and the adjacent masonry was left in an unfinished condition. This door will serve as the primary entrance for the banquet space and will be the accessible entrance for the lower level.</p> <p>Photo no. <u>48-49</u> Drawing no <u>A5</u></p>	<p>Describe work and impact on existing feature: The wooden doors and transom will be repaired and repainted if it is possible to do so and achieve a weather tight enclosure. Panic hardware and an aluminum threshold will be installed. If the existing doors cannot be made serviceable for this exterior application, wooden replacement doors that match the size and configuration of the existing doors will be installed. An entrance canopy will be constructed over the door in the same manner as the accessible entrance. The canopy will only extend out to the edge of the buttresses and will have a similar shape and trim as the bay window roofs.</p>
Number 10	<p>Architectural feature <u>rear stair enclosure</u></p> <p>Approximate Date of feature <u>1856 or 1870s, 1920s</u></p> <p>Describe existing feature and its condition: The rear stair enclosure currently has a temporary wood stud and tar paper wall on its west side because the demolition of the gymnasium resulted in this structure being open to the weather. The masonry that was formerly connected to the gymnasium addition was left in an unfinished condition. There currently is also a rough opening in the masonry at the northwest corner of the church hall that may have originally been a door. This opening will be rebuilt and reused as a second egress door for the banquet room.</p> <p>Photo no. <u>7, 13, 50, 51</u> Drawing no <u>A5</u></p>	<p>Describe work and impact on existing feature: The applicant is proposing to reuse the existing exterior walls of the stair enclosure and construct a new west wall with a brick veneer to enclose this space. An egress door for the proposed new interior fire rated stair will be located at the south end of the stair enclosure, adjacent to the northernmost buttress of the west wall of the church. The egress door will be flush metal painted dark bronze with no hardware. Mechanical units will be located on the roof of the stair enclosure and will be screened by a five foot privacy fence. There is a panel door stored inside the building that may be able to be reused as the secondary egress door for the banquet room. If this door cannot be reused a new four panel door with matching panel proportions will be used instead.</p>
Number 11	<p>Architectural feature <u>lighting and signage</u></p> <p>Approximate Date of feature <u>unknown</u></p> <p>Describe existing feature and its condition: There are currently two modern lights on the front of the building and a Methodist Church sign box on the southeast corner of the building.</p> <p>Photo no. <u>3, 14, 19, 33</u> Drawing no _____</p>	<p>Describe work and impact on existing feature: Light fixtures will be added to the exterior of the building only to achieve adequate lighting for pedestrian entrance and egress and to limit dark spots in the vicinity of the building. See attachments for proposed locations and fixtures. The proposed signage for the building is simply a flush mounted sign in the location of the recently removed plaque on the left side of the front center entrance door on Chestnut Street.</p>
Number 12	<p>Architectural feature <u>interior of the Chestnut Street Church</u></p> <p>Approximate Date of feature <u>1856, 1959</u></p> <p>Describe existing feature and its condition: The interior of the Chestnut Street Church is made up of the following spaces: entrance foyer, sanctuary, class rooms and offices, church hall, kitchen, and rear stair. All of these spaces are in good to fair condition and have a high percentage of historic materials and finishes intact, as well as some modern alterations.</p> <p>Photo no. _____ Drawing no _____</p>	<p>Describe work and impact on existing feature: The historic features and finishes of the interior of the Chestnut Street Church are largely intact and will remain so in the proposed rehabilitation of the church into a restaurant and banquet hall. Modern code requirements for restaurant and banquet hall occupancies will have the greatest impact on the building in terms of accessibility, life safety and kitchen and bathroom requirements.</p>

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<p>Number 13</p>	<p>Architectural feature <u>entrance foyer</u></p> <p>Approximate Date of feature <u>1856</u></p> <p>Describe existing feature and its condition: The center entrance doors on the front facade open in to reveal a multi-level entrance foyer the full width of the building. From the center entrance there are two options, a center stair leading down to the lower level class rooms, offices and church hall, or side stairs leading up to the three entrance doors to the sanctuary. The center door to the sanctuary is directly above the stair leading down to the church hall. The stained glass that tops the center exterior entrance doors is visible from the center sanctuary entrance platform. The two side entrance doors open in to small entryways with steep winding stairs leading up to the sanctuary level side aisle entrance doors. See continuation sheet.</p> <p>Photo no. <u>52-62</u> Drawing no <u>A2, A6, A7</u></p>	<p>Describe work and impact on existing feature: The center stairs leading down to the banquet hall will be shifted back towards the entrance to allow for the construction of a mid-level landing with doors that will separate and secure the restaurant space from the banquet hall below. The southwest entryway will be altered by the removal of the stair treads for the installation of the accessible entrance door and lift that will service the restaurant. The southeast entryway will be altered by the removal of the stair treads for the installation of a floor to support a space for a coat check. The center entranceway will be altered by the removal of the stair treads and installation of an interior glass vestibule and new stair treads. All existing historic stairway walls, molded paneled guardrails and newel posts will remain. The mid-level platforms may need to be lowered for new stair heights. All historic interior doors will be either re-used in place or fixed in place. The single fixture bathrooms will remain in the octagonal towers and will have new plumbing fixtures installed.</p>
<p>Number 14</p>	<p>Architectural feature <u>sanctuary</u></p> <p>Approximate Date of feature <u>1856, 1959</u></p> <p>Describe existing feature and its condition: The nave of the church is wide open with two side aisles delineated by a row of columns that support both the front of the side balconies and the roof framing. All of these structural elements, as well as the Gothic arched paneling, have original grain painted finish in excellent condition. The side balconies are accessed by, and continuous with, the south gallery that is built above the entrance foyer. The side balconies stop short of the north wall by 20 feet, creating the appearance of a transept, which is emphasized by the fully visible triple lancet stained glass windows in the exterior walls.</p> <p>See continuation sheet.</p> <p>Photo no. <u>63-78</u> Drawing no <u>A2, A6, A7, A8</u></p>	<p>Describe work and impact on existing feature: The nave of the church is going to be the primary dining space for the restaurant. The only alterations to this open space will be the addition of a men's and a women's bathroom on the south wall, the construction of a free standing bar (modular unit not permanently affixed to floor) in the center of the nave, the construction of a bar at the north end of the nave in the location of the 1959 platform, and the addition of a service stair connecting the east balcony to the food prep area behind the north bar. The existing light fixtures will be re-used and supplemented with unobtrusive modern lighting.</p>
<p>Number 15</p>	<p>Architectural feature <u>chancel</u></p> <p>Approximate Date of feature <u>1856</u></p> <p>Describe existing feature and its condition: The hexagonal chancel is outlined by a Gothic chancel arch decorated with gold leaf stenciling. The chancel screen was designed by the architect of the church to replicate the front façade of the building. This screen contains details, such as the carved English Decorated Style finials, that are now missing on the exterior of the building. The space behind the chancel screen is mostly filled with remnants of the pipe organ.</p> <p>Photo no. <u>79-81</u> Drawing no <u>A2, A6</u></p>	<p>Describe work and impact on existing feature: The chancel will be the main kitchen for the restaurant. The chancel screen will remain in place and will have all of the large kitchen equipment behind it. The multi-level chancel floor will be reconstructed to be one level with food preparation counters placed between the chancel screen and the bar. Horizontal board wainscoting will be added to cover the area exposed by the removal of the upper levels of the raised chancel floor. See attached letter from architect Dean Bingham for detailed description of this work.</p>
<p>Number 16</p>	<p>Architectural feature <u>balconies and gallery</u></p> <p>Approximate Date of feature <u>1856</u></p> <p>Describe existing feature and its condition: The east and west balconies and south gallery are accessed by stairs in the southeast and southwest corners of the nave. Like the entrance foyer, the stairs and railings of the balconies and gallery are constructed with the Gothic arched panels. There are three continuous stepped levels with pews and a fourth level along the perimeter of the wall without pews. The south gallery is built around the two front towers and has doors that access them.</p> <p>Photo no. <u>82-87</u> Drawing no <u>A3, A6, A7</u></p>	<p>Describe work and impact on existing feature: The balconies will be dining and cocktail space and the gallery will have a bar spanning the south wall between the towers. The towers will be wine cellars. The floor of the third level will be extended out to the balcony and gallery railing to create a flat space wide enough for tables. A 42" high cable rail guardrail will be attached to the new floor inset from the existing wooden guardrail. The stained glass windows may need to have interior guard panels added over them adjacent to the eating areas.</p>

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PART 2

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Number 17	Architectural feature <u>lower level classrooms and offices</u>	Describe work and impact on existing feature: The center hall and perimeter walls of the classroom and office space will remain in place and the interior spaces will be rehabilitated into bathrooms, office space and a conference room.
	Approximate Date of feature <u>1856</u>	
<p>Describe existing feature and its condition: The lower level classrooms are accessed from the interior via the center stair from the front entrance foyer. There is a center hall with two doors off each side leading into four separate offices and classroom spaces. The door frames in the hallway are defined by engaged colonettes and the hall walls are vertical beaded board on the bottom with 15/9 double hung windows above. The classroom and office spaces are separated by vertically sliding dividers that originally could have been opened up to create one space via double hung triple panel dividers. The bottom section of the divider is wood and made with eight vertical panels and the middle and top sections are glazed with 24 lights of translucent textured obscure glass.</p> <p>Photo no. <u>88-91</u> Drawing no <u>A1, A6, A7, A8, E1</u></p>		
Number 18	Architectural feature <u>church hall</u>	Describe work and impact on existing feature: The only alterations to this room will be on the north wall where the doorways to the rear stair enclosure will be modified for the new layout and the kitchen protrusion will be rebuilt and refaced, if possible with beaded board wainscot removed from the rear stairway. Also, the florescent tube lights on the ceiling will be replaced with recessed lights.
	Approximate Date of feature <u>1856, 1950s</u>	
<p>Describe existing feature and its condition: The church hall is an open room with a wooden floor, a plaster ceiling and clustered colonnette columns. The exterior walls have vertical beaded board wainscoting with plaster walls above, bay windows and Gothic arched lights in the double hung windows. The south wall of the room is made up of the folding doors to the original classroom and office spaces. The arched opening to the center hall has been infilled with doors and panels to match the original folding door partitions. The 20th century kitchen protrudes into the northeast corner of the room and the northwest corner of the room has doors leading into the kitchen, rear entry, and service space and former connector to the gymnasium addition. The church hall room is generally in fair to good condition.</p> <p>Photo no. <u>92-97</u> Drawing no <u>A1, A6, A7, E1</u></p>		
Number 19	Architectural feature <u>church hall kitchen</u>	Describe work and impact on existing feature: A modern kitchen geared towards banquet events will be built in the location of the current kitchen. This kitchen will also support the restaurant kitchen above.
	Approximate Date of feature <u>c. 1959</u>	
<p>Describe existing feature and its condition: The church hall kitchen is located in the lower level of the apse and in the northeast corner of the church hall. The kitchen appears to date from the mid-20th century.</p> <p>Photo no. <u>97-99</u> Drawing no <u>A1, A6, E1</u></p>		
Number 20	Architectural feature <u>rear stairway</u>	Describe work and impact on existing feature: This is the only space in the building where the proposed work necessitates the removal of all the historic finishes. The east half of this space needs to be made into a walk-in cooler and the level above needs to be mechanical space to be adjacent to the kitchens. The west half of the space needs to be a fire-rated stairway as a second means of egress for the restaurant kitchen. The beaded board wainscoting and trim will be salvaged in the demolition, and will be re-used as much as possible for the re-finishing of the kitchen where it protrudes into the banquet room.
	Approximate Date of feature <u>1856 or 1870s, 1920s</u>	
<p>Describe existing feature and its condition: The rear stair enclosure is comprised of two spaces, the stairway on the east and service space on the west. Both spaces are finished with wooden flooring, beaded board wainscoting with plaster walls above, four paneled doors and plaster ceilings.</p> <p>Photo no. <u>100-104</u> Drawing no <u>A1, A6, E1</u></p>		See continuation sheet for No. 21.

CONTINUATION / AMENDMENT SHEET

Chestnut Street Church
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Instructions. Read the instruction carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: continues Part 1 continues Part 2 amends Part 1 amends Part 2 NPS Project Number: _____

No. 4 cont: The brickwork has been repointed and appears to have been aggressively cleaned given the original mortar and brick surface revealed by the recent removal of a plaque next to the front center entrance door. The front façade has two prominent eight sided towers with lancet windows and corner buttresses. The east and west elevations each have 10 buttresses. A number of the buttresses have been repaired over time, and at least three of them are currently in poor condition. The side buttresses have metal covers acting as copings, the front corner buttresses have brownstone coping stones that are covered with the same type metal covers. The north, east and west elevations have a simple denticulated brick cornice. The segmental arch and Gothic arch window openings on the north, east and west elevations are made with a single wythe header course.

No. 5 cont: To varying degrees, the brownstone on the front façade has had previous repairs with cement based patching mortars and renders, waterproof coatings, and tooling back to remove loose stone. The southernmost window on the west façade has an entire brownstone frame in similarly poor condition. Other than this one window, however, the side and rear facades only have brownstone window sills on the upper windows and both sills and lintels on the lower windows, which are all in fair to good condition.

No. 6 cont: The upper level (sanctuary level) has tall Gothic arched windows with stained glass set in wooden frames. These too are in fair to good condition and have protective plexiglass in place. The rear (north) wall has wooden double hung windows on both levels of the stair enclosure (northwest corner) and at the lower level of the apse. There are small lancet shaped stained glass windows at the top of the apse. The windows on the north wall are in fair to good condition.

No. 13 cont: At mid-level platforms on the exterior wall are doors into the octagonal towers, each of which has been turned into a small single fixture restroom. The edges of the foyer platforms are established and secured by Gothic arched guardrail paneling. There are various styles of metal and wooden handrails throughout the foyer appearing to date from different time periods from 1856 to 2006. The floors are covered with red carpeting, the ceilings are plaster and the walls are finished with a mix of vertical beaded board and plaster. Doors, trim and paneling are finished variously with black paint, grain painting, or stained varnish. The interior doors have four panels and rounded top corners.

No. 14 cont: Extending out from the chancel are the remaining portions of the platform, pulpit and lectern installed in 1959. It appears that the door in the northwest corner also dates to the 1959 renovation work, and possibly the chandelier and drop pendant light fixtures as well. Two 1870s gas light sconces remain on the south wall. The floor is wood with carpet, the walls have horizontal board wainscoting with plaster above and the ceiling is plaster.

No. 17 cont: The southeast room was converted into a bathroom sometime in the 20th century. Some permanent walls were also constructed between the southwest rooms sometime in the 20th century.

No. 21

Architectural feature: mechanical systems

Approximate Date of feature: 1856

Description existing feature and its condition: All of the mechanical systems of the building have reached the end of their service life and will need to be upgraded and replaced.

Describe work and impact on existing feature: All levels of the building will be fully covered by an NFPA 13 sprinkler system. The sprinkler piping will be painted to match the adjacent woodwork or plaster. The exact HVAC system has not been determined yet. An amendment will be submitted to the SHPO and NPS with documentation of the proposed HVAC system when this information is available.

Name _____ Signature _____ Date _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

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- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standard for Rehabilitation" if the attached conditions are met.
- The National Park Service had determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

See Attachments

GRACE : SELECTED PHOTOS, AS MARKED

Chestnut Street Church, Portland, Maine
Historic Preservation Certification Application Part 2 Photo List

Historic Photos – Chestnut Street Church, Portland, Maine

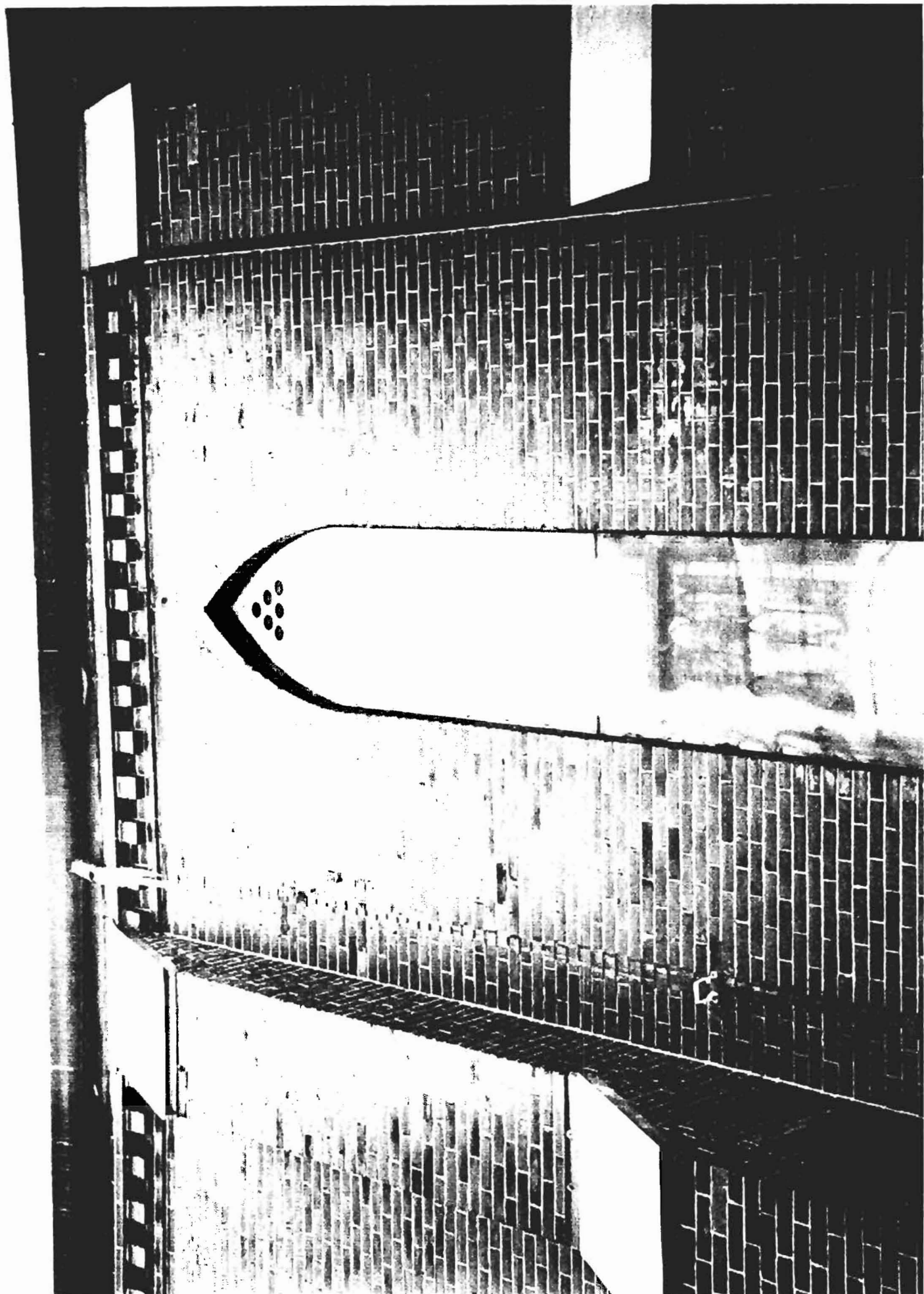
1. Chestnut Street Church, exterior. Courtesy Maine Historic Preservation Commission.
2. Chestnut Street Church, interior. Courtesy Maine Historic Preservation Commission.

Exterior Photos – Chestnut Street Church, Portland, Maine

3. Front (south) façade. February 2008.
4. Chestnut Street, view northwest. February 2008.
5. Chestnut Street, view northeast. February 2008.
6. West elevation. Parking lot location of demolished gymnasium. February 2008.
7. West elevation. February 2008.
8. North elevation. Northeast side of rear apse. February 2008.
9. View west from City Hall clock tower down towards north half of church, parking lot and new loft building. February 2008.
10. View south down east alley, City Hall on left. February 2008.
11. View west at brick sidewalk on Chestnut Street in front of church. March 2008.
12. View north up west alley, former church community house on left. March 2008.
13. View east down north alley, City Hall Auditorium on left. February 2008.
14. View north up east alley, City Hall on right. March 2008.
15. East side of roof from City Hall clock tower. February 2008.
16. South end of roof from City Hall clock tower. February 2008.
17. East elevation, copper gutter and missing downspout, brick buttresses, denticulated brick cornice, running bond brickwork. February 2008.
18. Northeast corner of building, common bond brickwork on north elevation. February 2008.
19. South façade, location of removed church sign with original condition brickwork revealed. February 2008.
20. South façade detail: cleaned and repointed brickwork on left, original brickwork on right. February 2008.
21. East elevation, deteriorated brick buttress that will have to be rebuilt at the top. February 2008.
22. East elevation, brick buttress with metal cap. February 2008.
23. Southeast corner buttresses with brownstone coping with metal cap. February 2008.
24. South façade, detail: southeast tower brownstone base. Note deteriorated cement based parging and column bases.

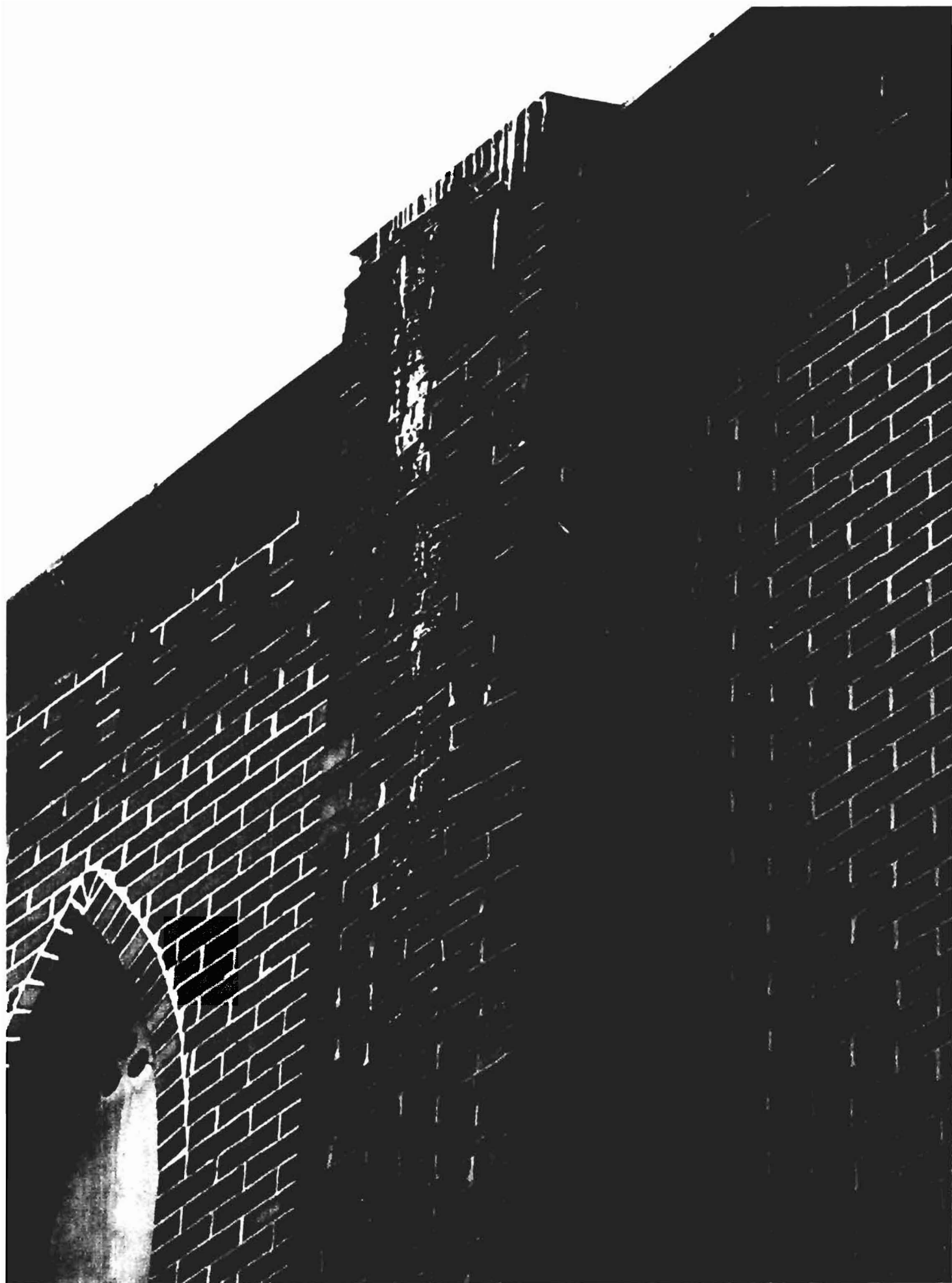
Chestnut Street Church, Portland, Maine
Historic Preservation Certification Application Part 2 Photo List

25. South façade, detail: southeast entrance deteriorated architrave base. February 2008.
26. Southeast entrance doors. February 2008.
27. Southeast entrance detail: deteriorated architrave capital. February 2008.
28. South façade, center entrance doors. February 2008.
29. Center entrance detail: deteriorated architrave capital. February 2008.
30. Center entrance detail: ashlar above door and corbel table. February 2008.
31. South façade, detail: rose window with brownstone architrave and partially missing protective glazing panels. February 2008.
32. South façade, detail: molded brownstone cornice. February 2008.
33. South façade, detail: tower lancet window with brownstone architrave. February 2008.
34. South façade, detail: upper tower lancet window with brownstone architrave. February 2008.
35. South façade, detail: trefoil window with brownstone architrave. February 2008.
36. West elevation, detail: south window with brownstone architrave. February 2008.
37. East elevation, lower level sash windows with brownstone lintels and sills. February 2008.
38. South façade, detail: tower lancet window with diamond leaded glass in wooden frame. February 2008.
39. South façade, detail: deteriorated wooden frame of rose window. February 2008.
40. East façade, bay windows. February 2008.
41. East façade, triple stained glass transept windows. February 2008.
42. Rear apse, stained glass windows. February 2008.
43. South façade, detail: decorative door hinge. February 2008.
44. South façade, detail: decorative escutcheon plate and door knob. February 2008.
45. Southwest corner, location of proposed accessible entrance. February 2008.
46. View north of location of proposed accessible entrance. February 2008.
47. View south of location of proposed accessible entrance. March 2008.
48. West elevation entrance door. February 2008.
49. West elevation, detail: entrance door. February 2008.
50. West elevation, north end showing rear stair enclosure. February 2008.
51. West elevation, detail: rear stair enclosure with temporary wall where gymnasium used to be attached. February 2008.



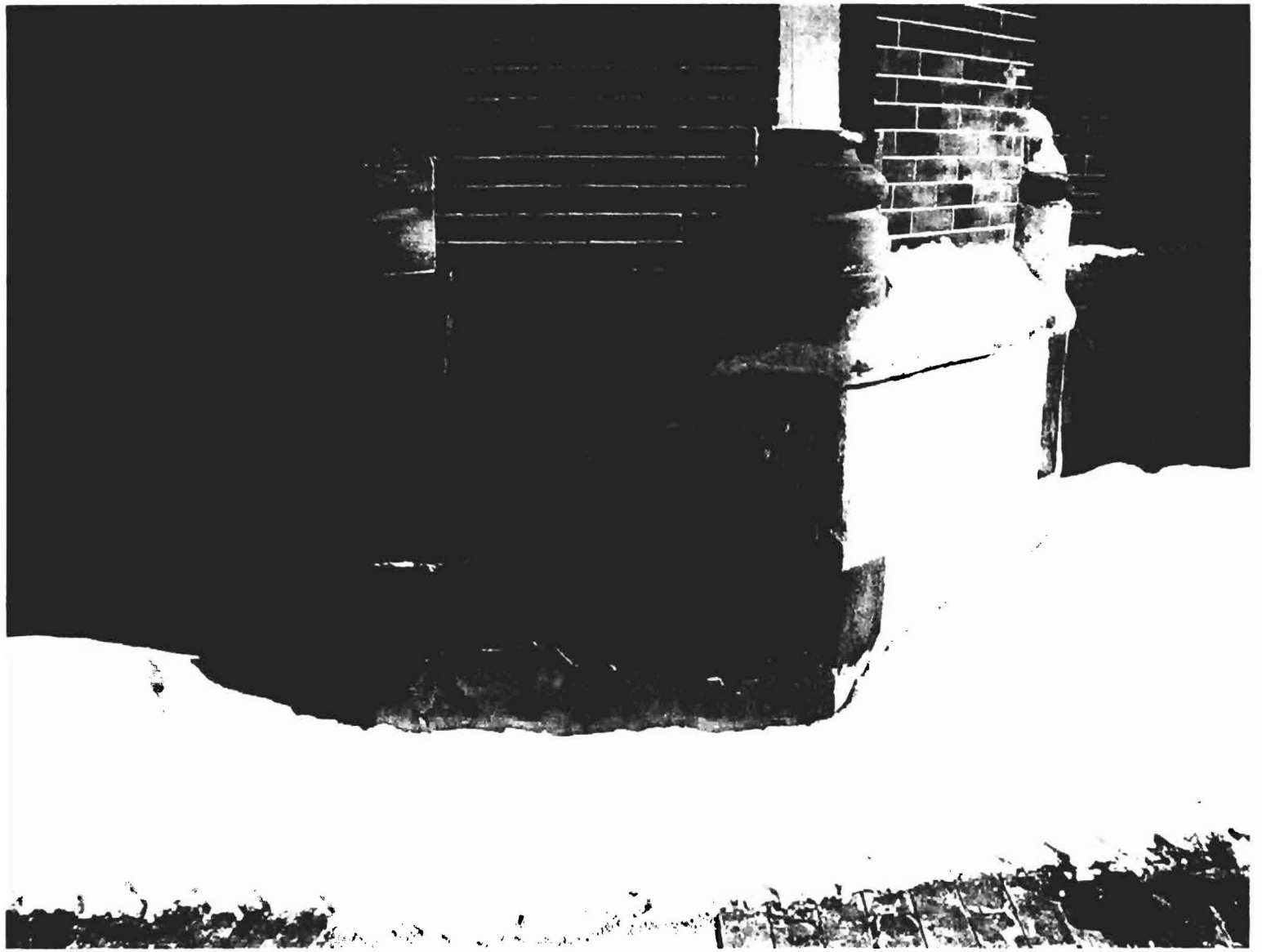
GRACE.

PHOTO #17



GRACE.

PHOTO #21



(GRAVE)

PHOTO # 24



GRACE,

PHOTO # 25



'GRACE'

PHOTO #26



'GRACE'

PHOTO #27



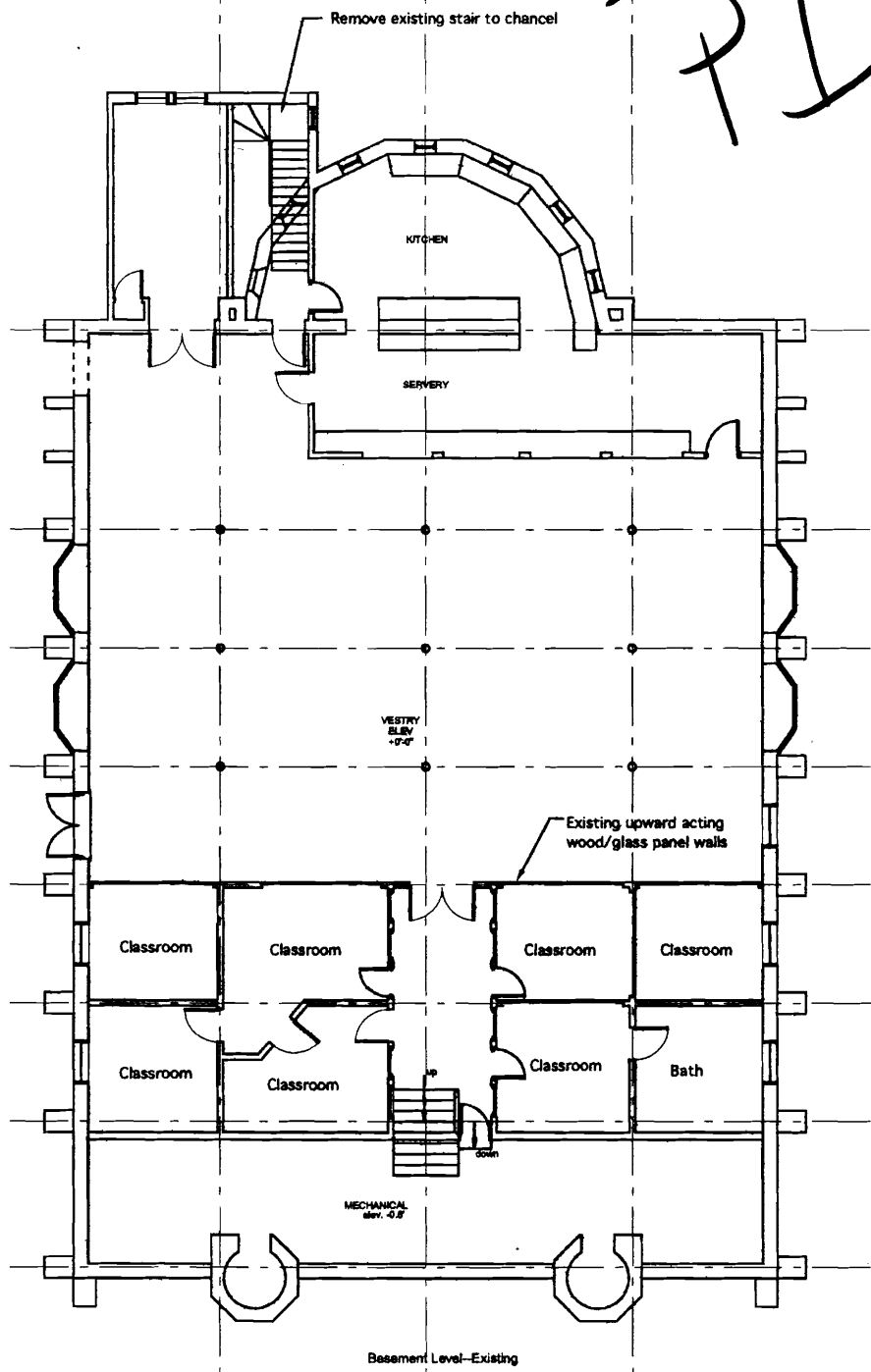
GRACE.

PHOTO # 46

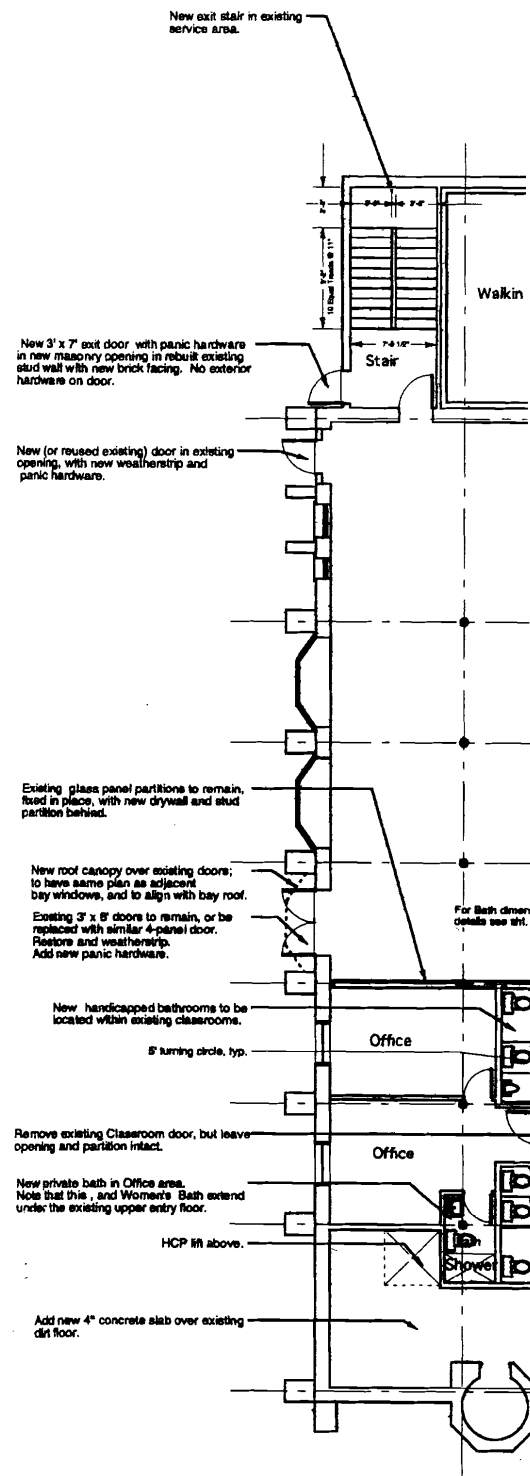


GRABUE,

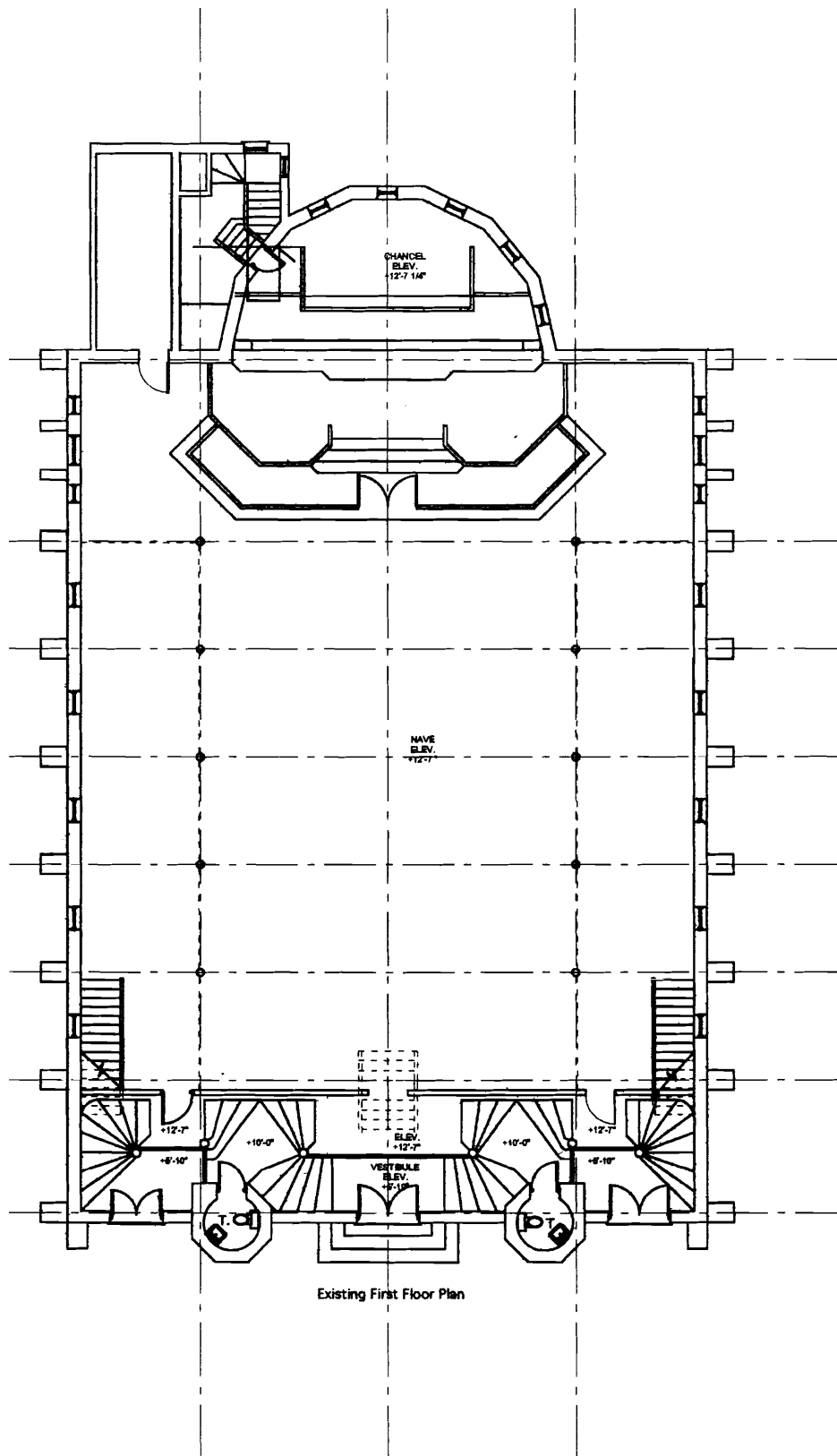
PHOTO # 47



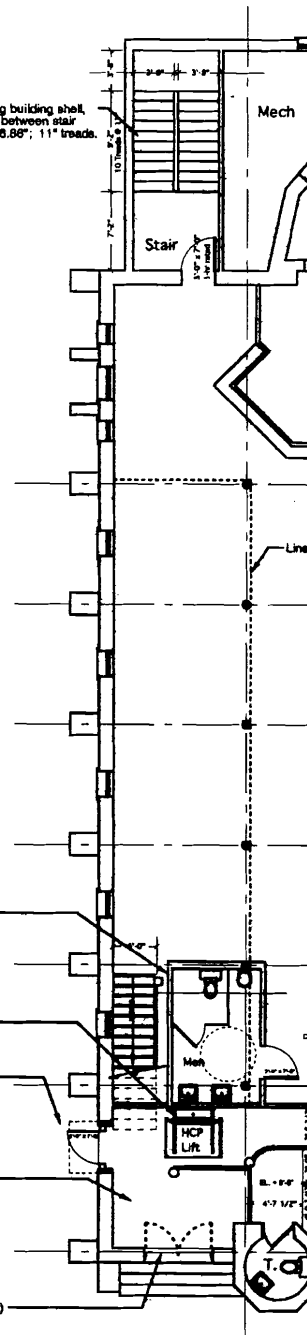
PDF

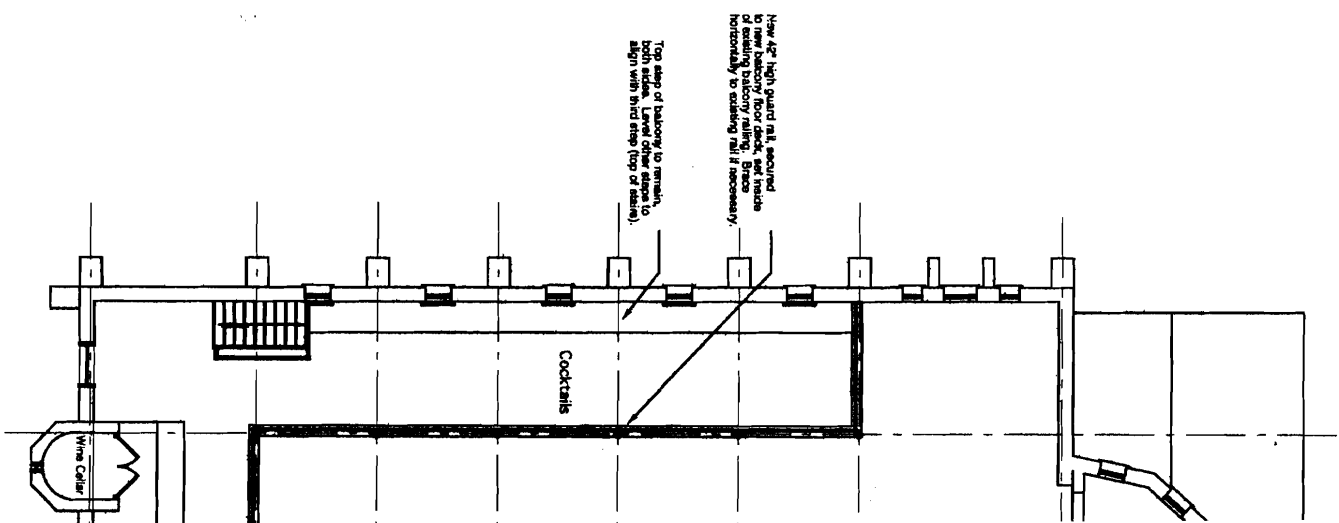
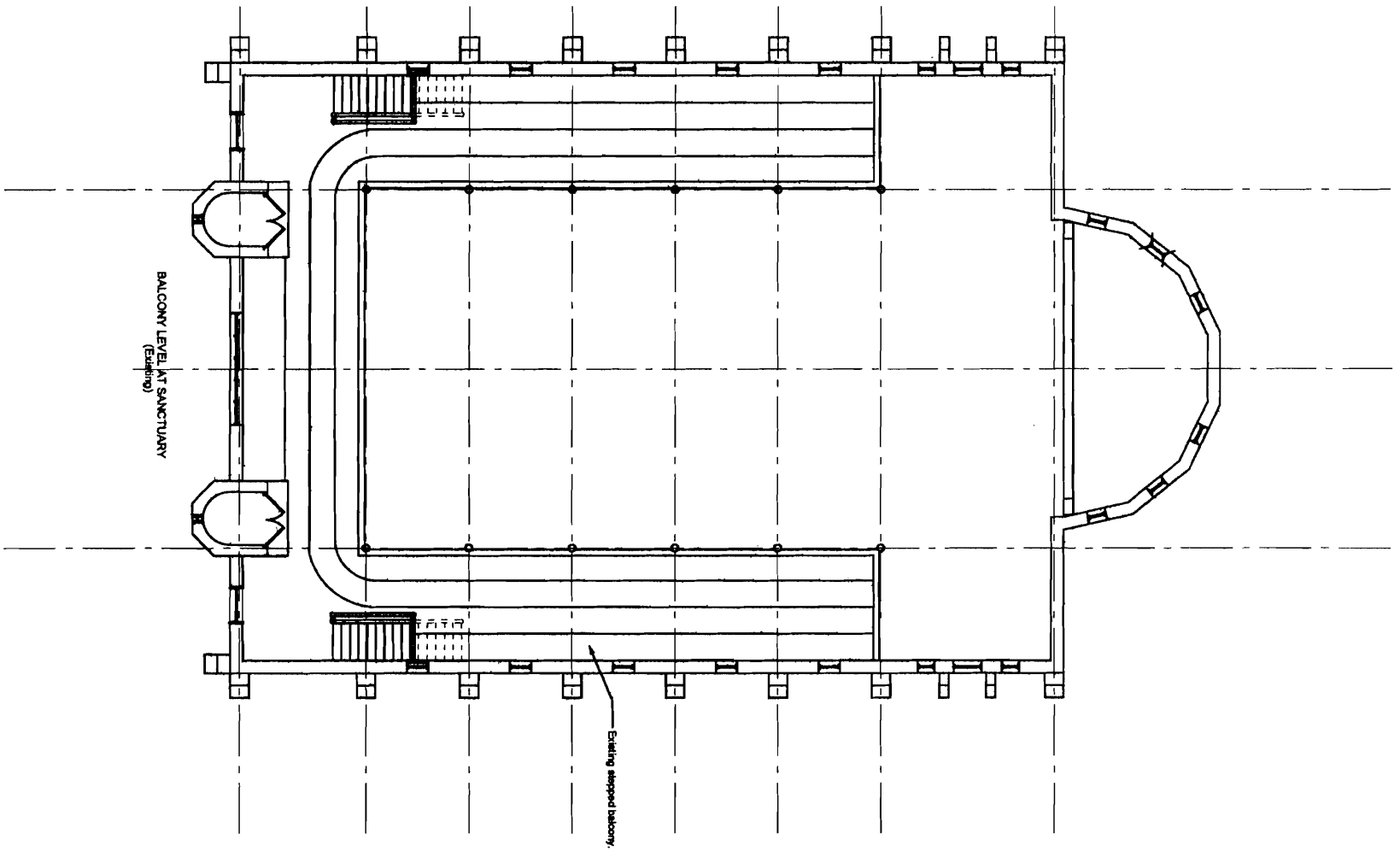


B-3 Zone
Restaurant use is perm
NO parking - reg
existing B

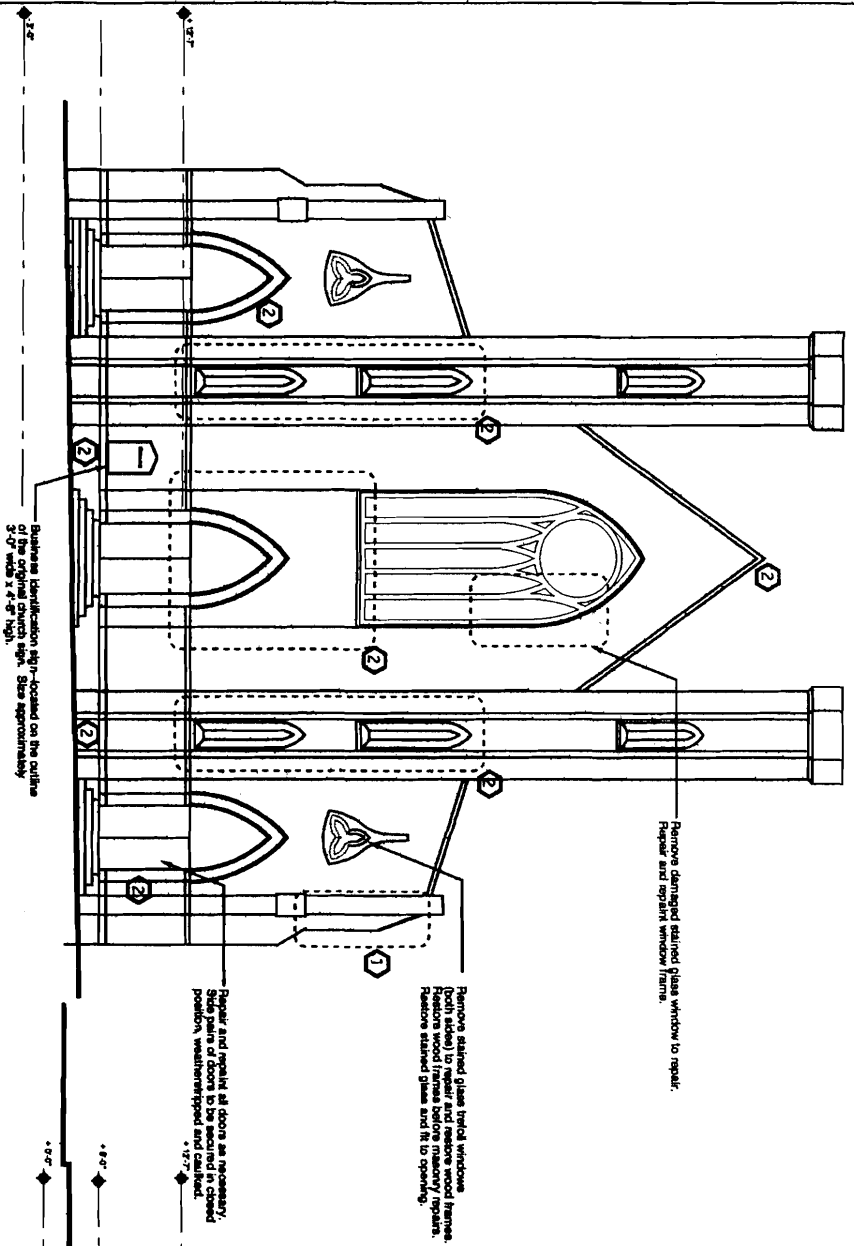


New exit stair constructed inside existing building shell, with new one-hour fire separation walls between stair and interior spaces. 22 equal risers @ 6.88"; 11" treads.

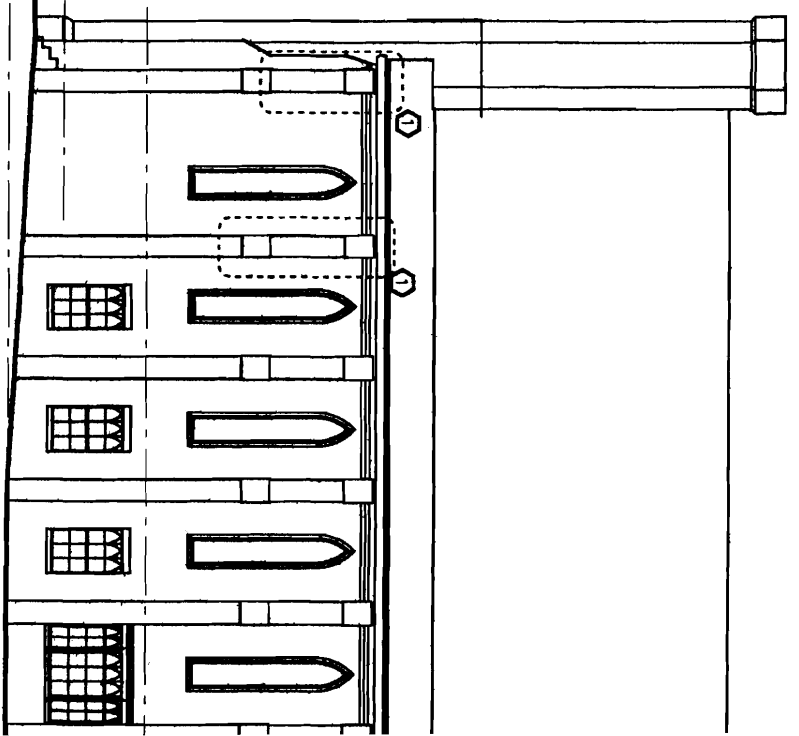


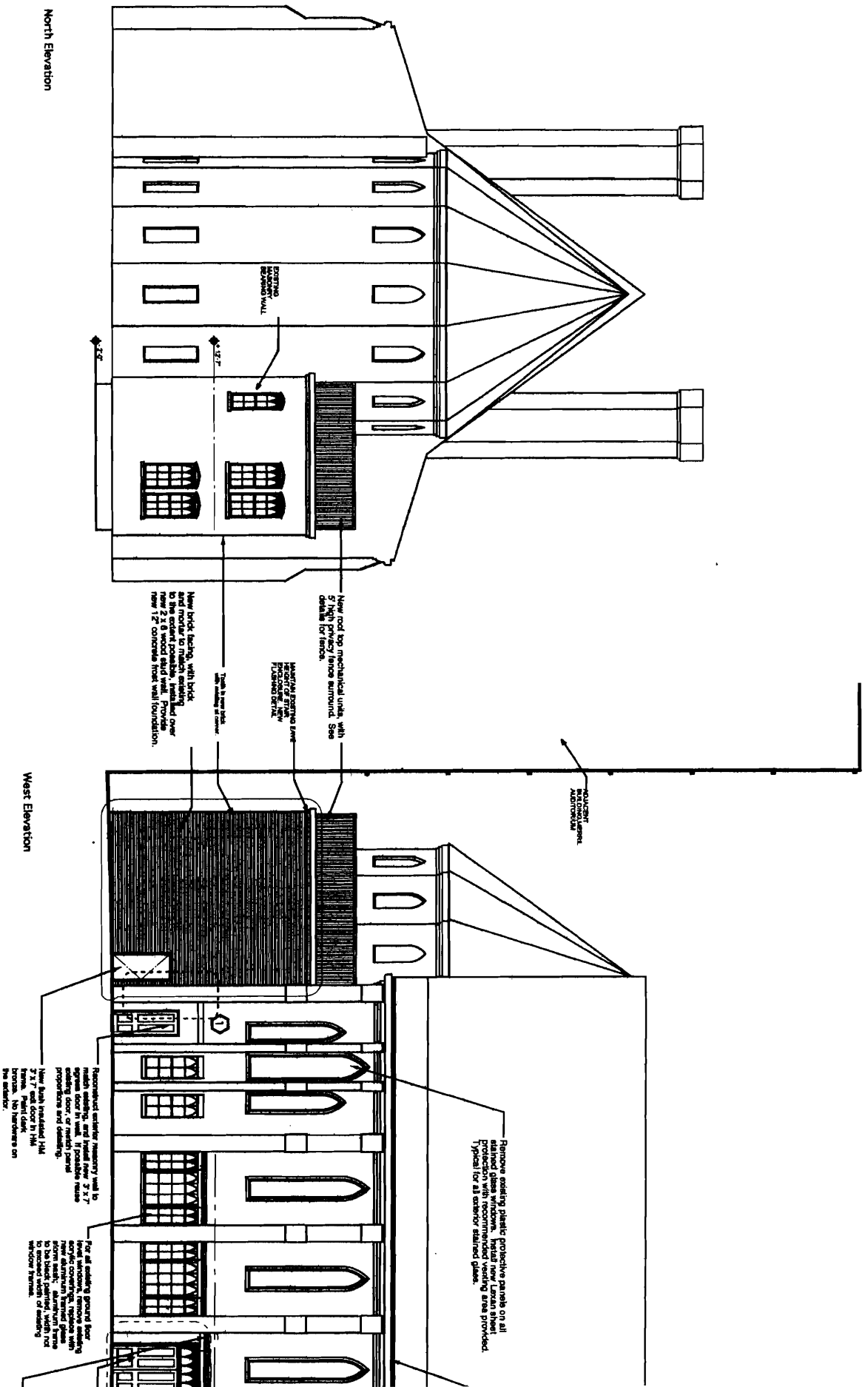


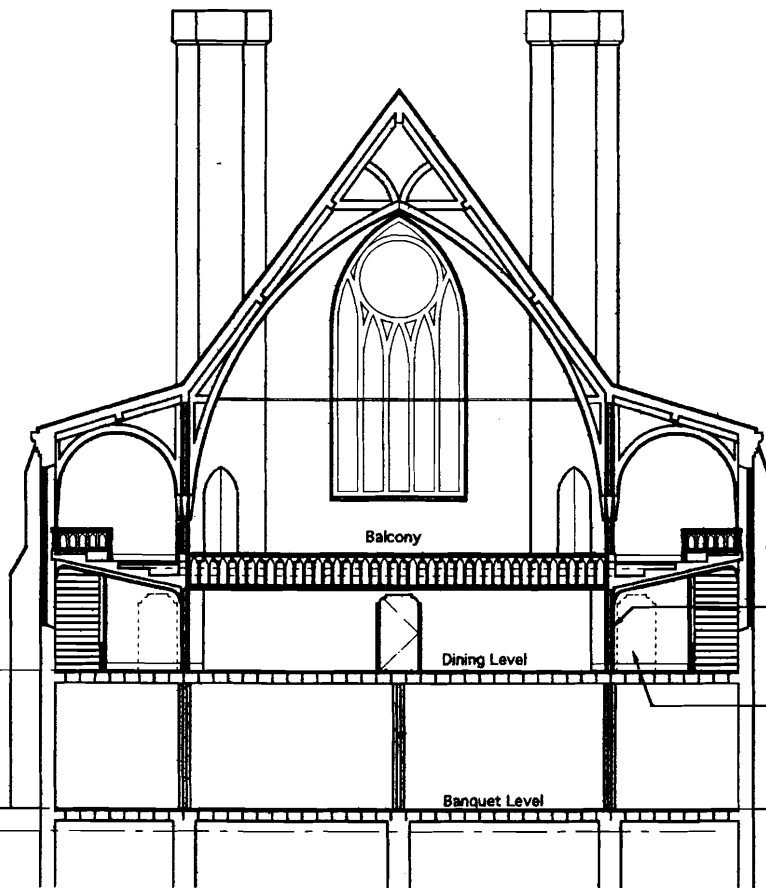
South Elevation



East Elevation







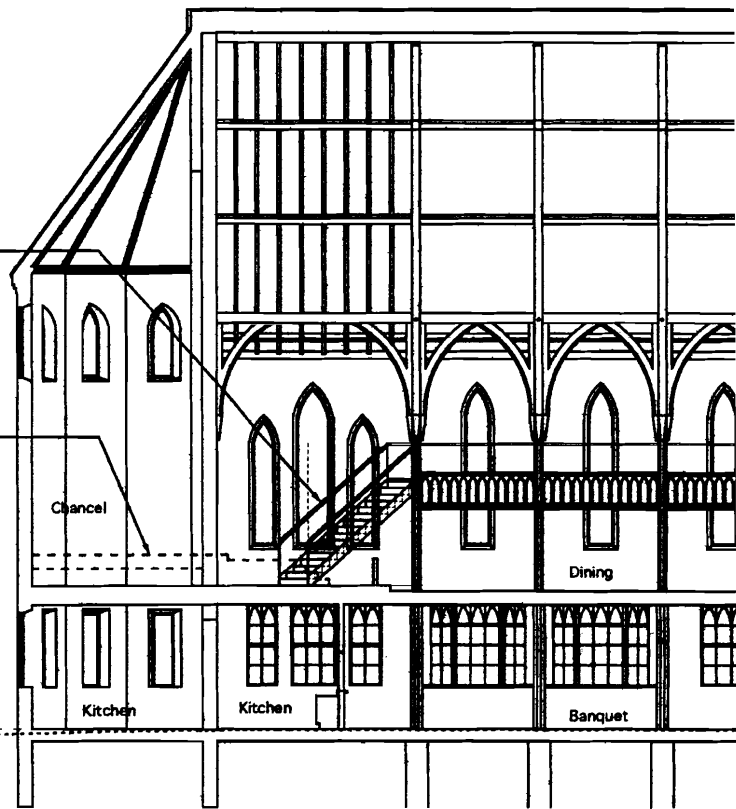
Cross Section
(looking toward entry)

New 'flying' stair, with solid stringers, risers and treads, cable handrail with wood cap to match guard at balcony.

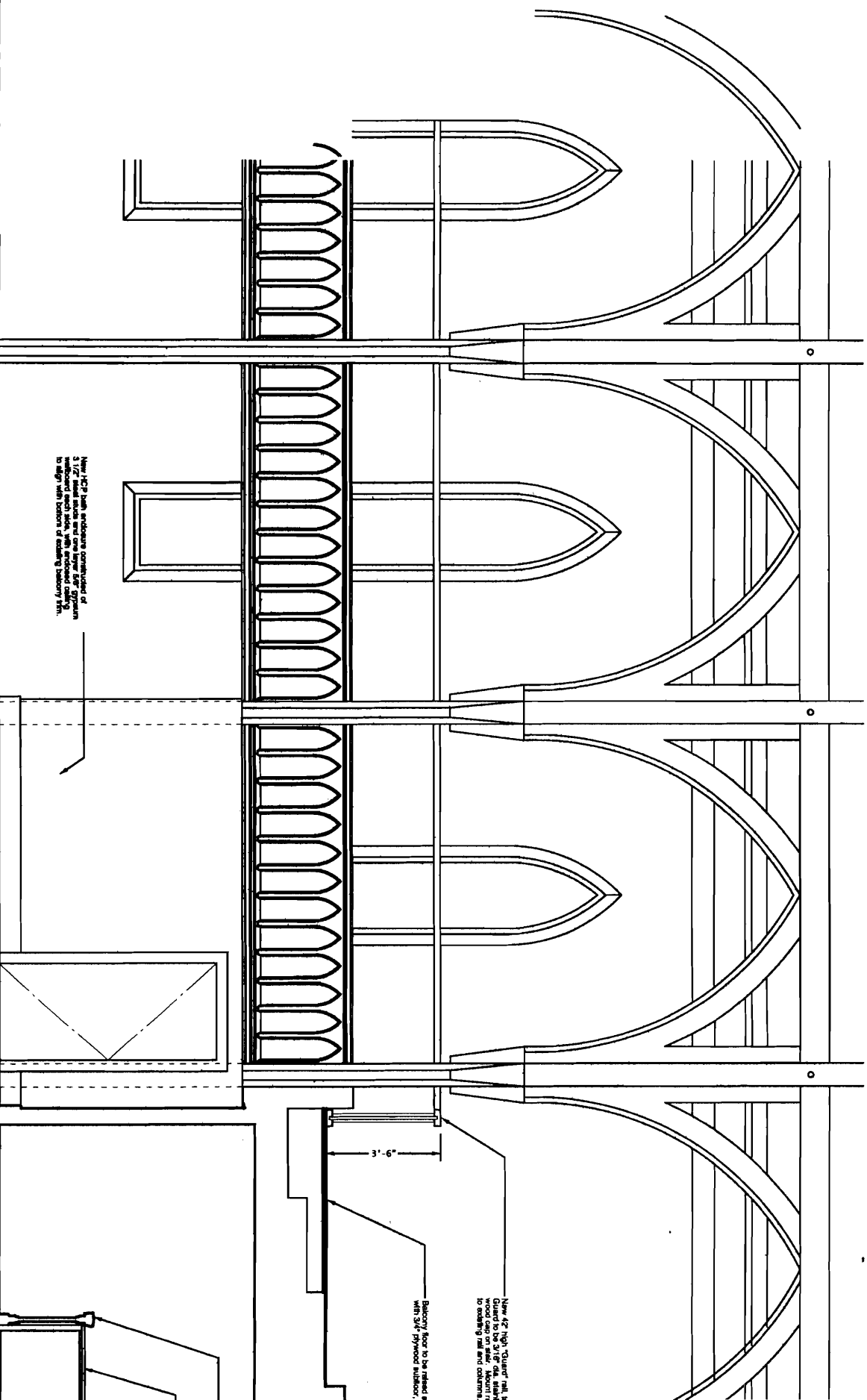
Remove existing Chancel floor deck. Install new floor in line with existing raised front area (one step above dining.) Dotted line shows existing.

Wood column, and beam below balcony, to remain exposed. New drywall to die into face of column and beam. Typical both sides.

New bath walls to extend to underside of balcony only.



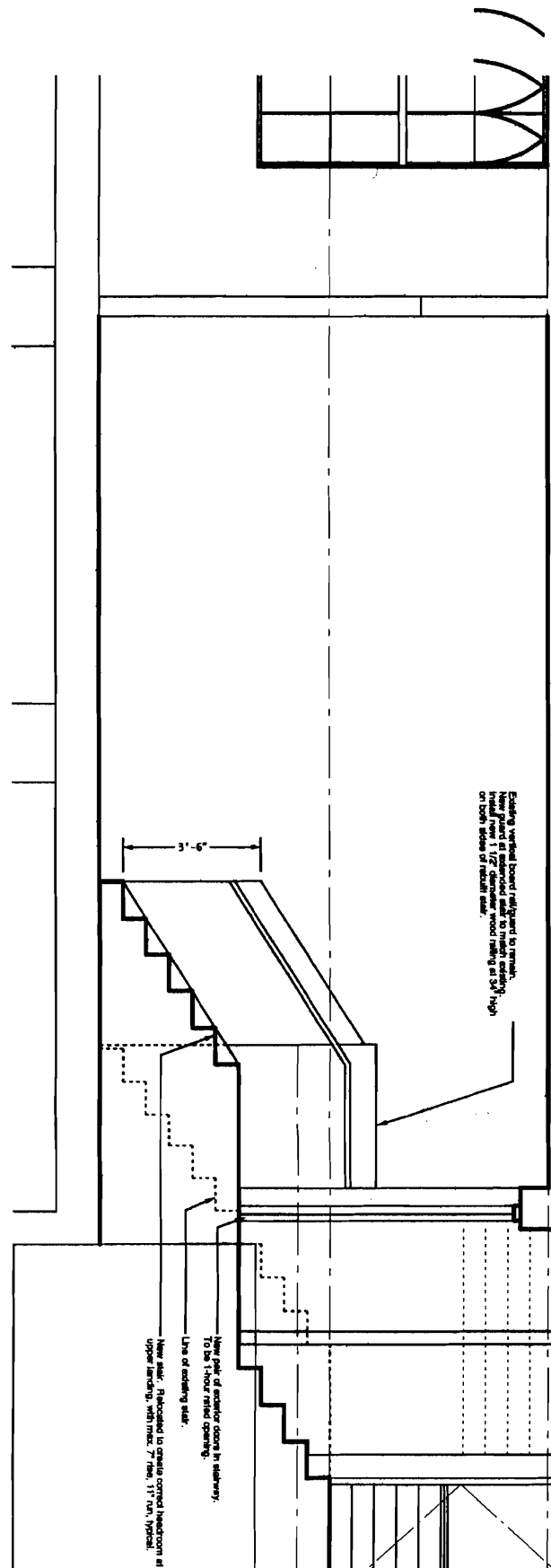
Longitudinal Section

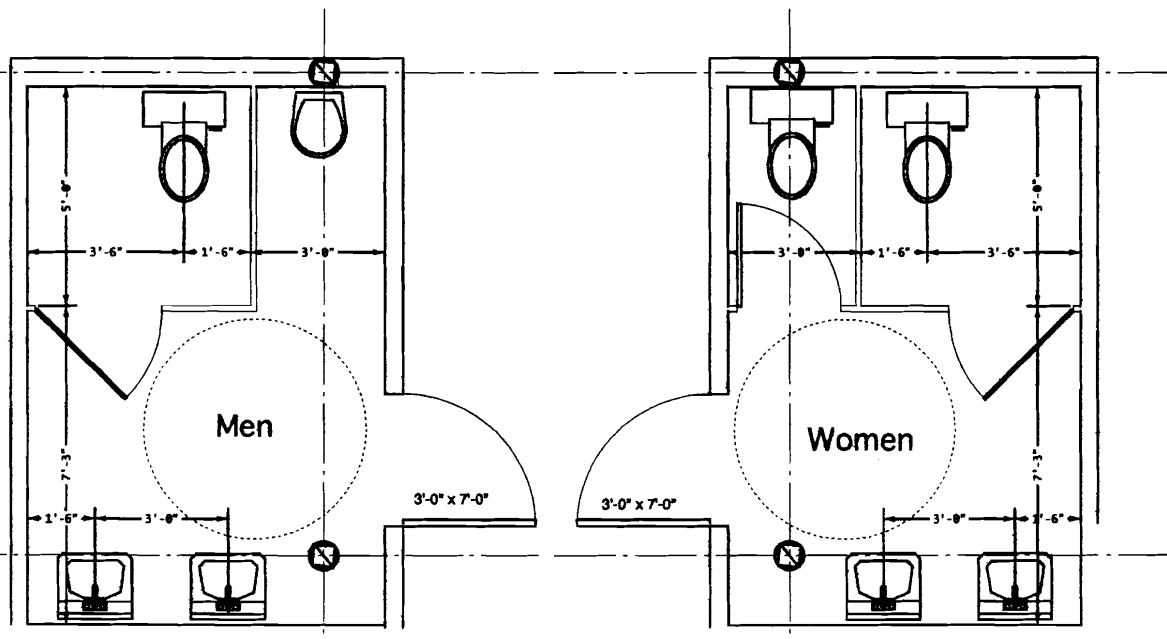


Hand-drawn railing consisting of 3/4\"/>

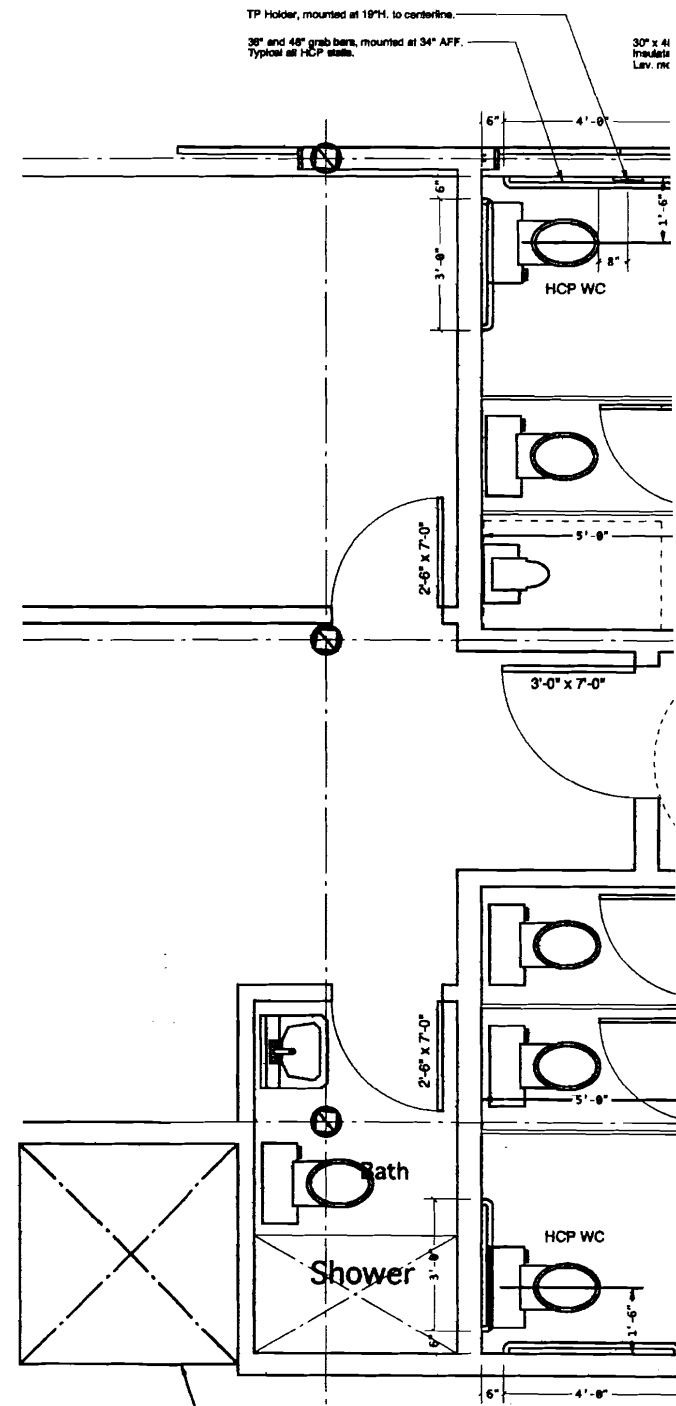
Existing vertical board railing to remain. Install new 1 1/2\"/>

New oak of exterior door in stairway. To be 1-hour rated opening.
 Line of existing stair.
 New stair. (Relocated to create central headroom at upper landing, with max. 7' free, 11\"/>





First Floor Men's & Women's HCP Bathrooms
Scale: 1/2" = 1'-0"

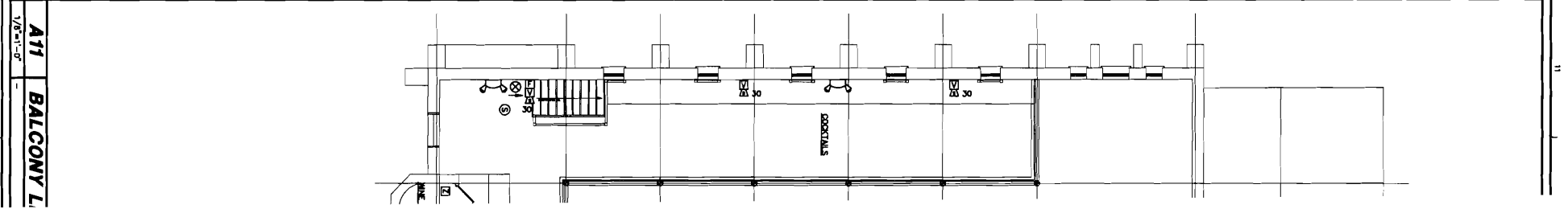
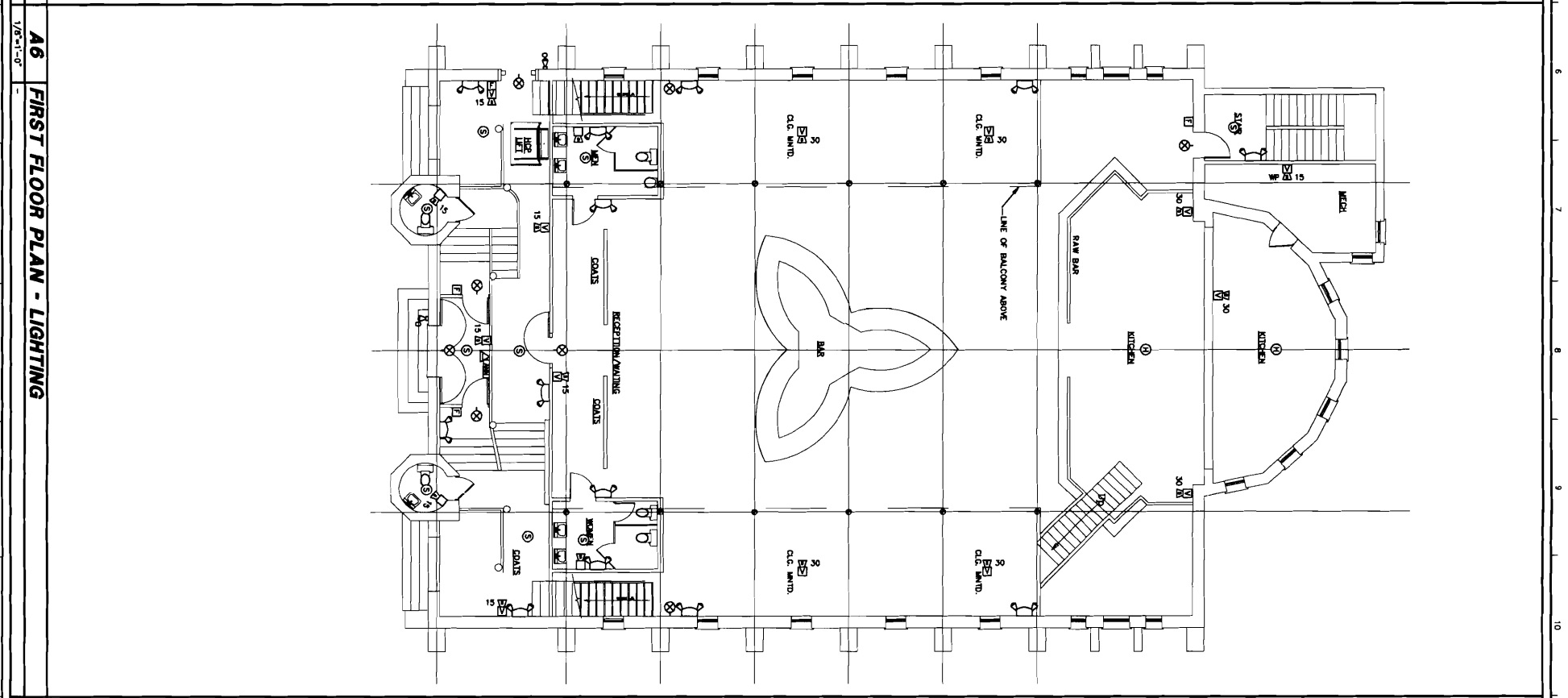
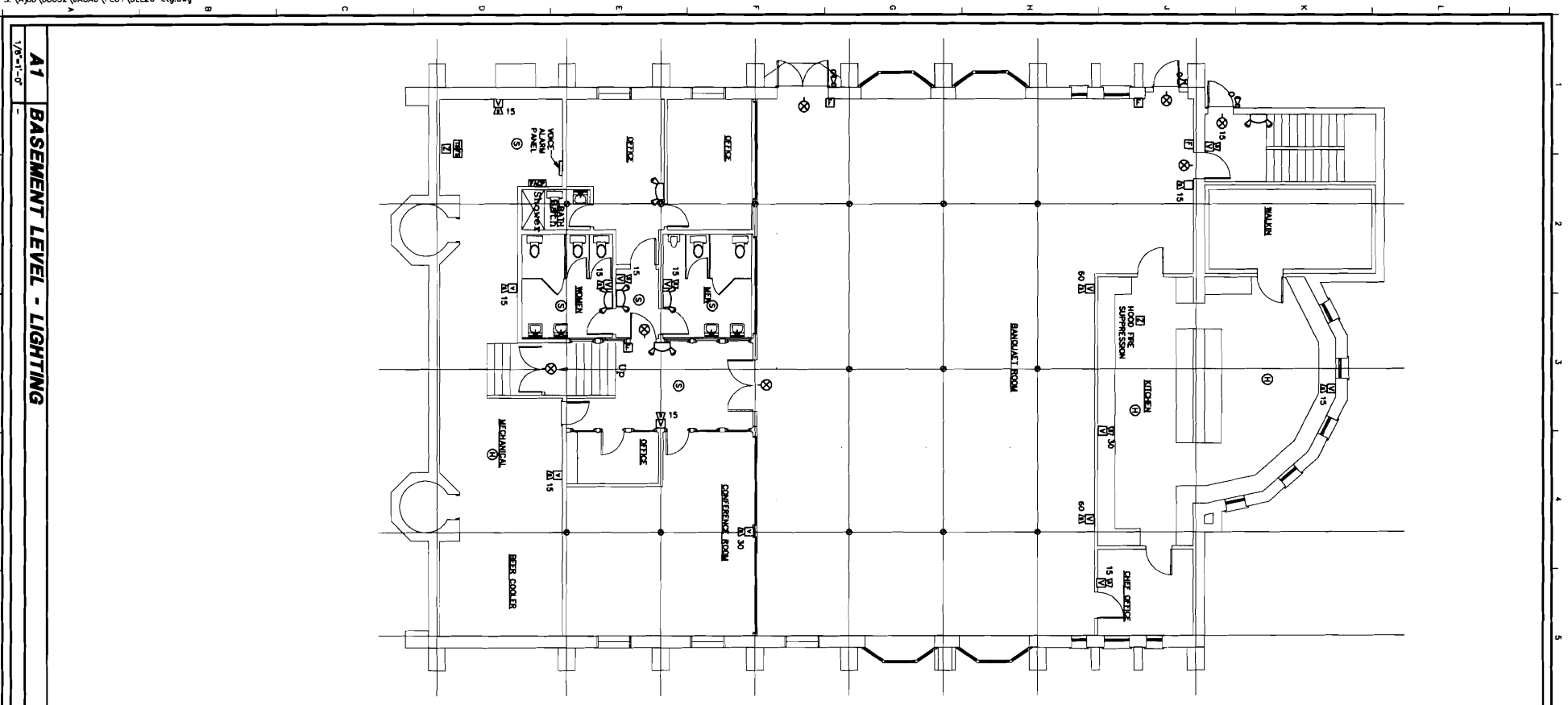


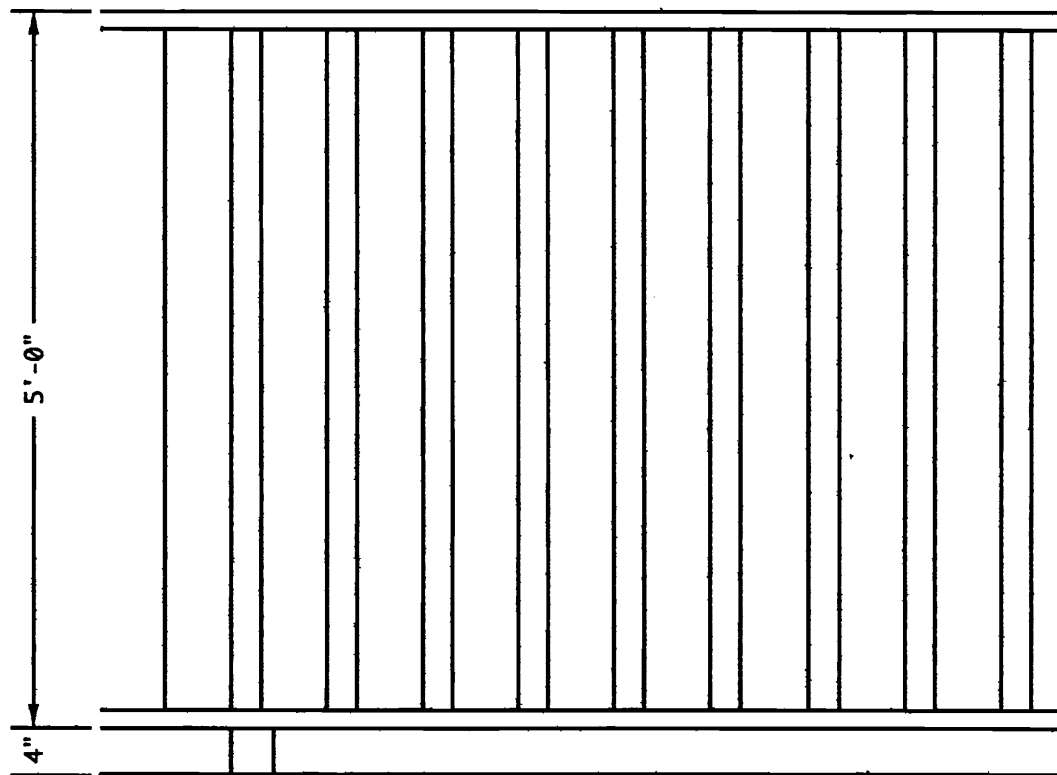
TP Holder, mounted at 19" H. to centerline.
36" and 48" grab bars, mounted at 34" AFF.
Typical at HCP stalls.

30" x 48" Transfer Lav. rkt

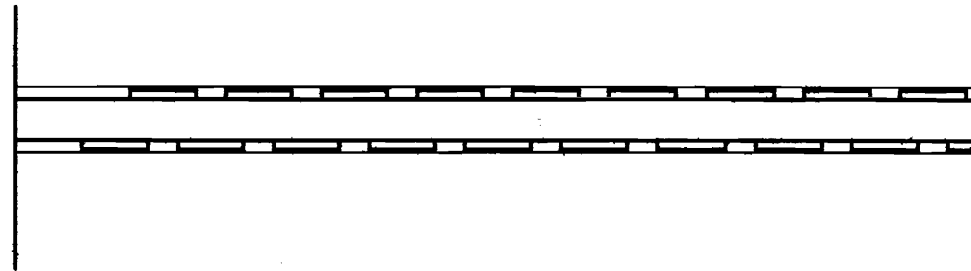
HCP 911 in Main Entry, above.
Adjust basement bath location as necessary
to clear 911.

Ground Floor Men's & Women's HCP Bathrooms
Scale: 1/2" = 1'-0"

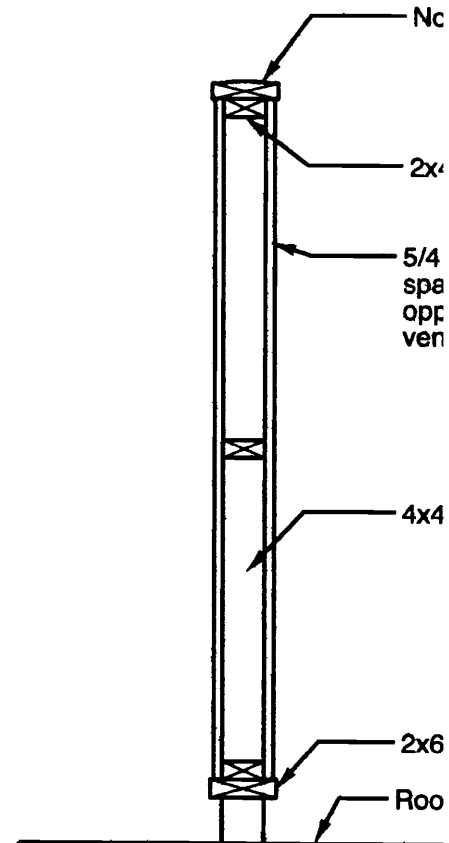




Fence Elevation



Fence Plan



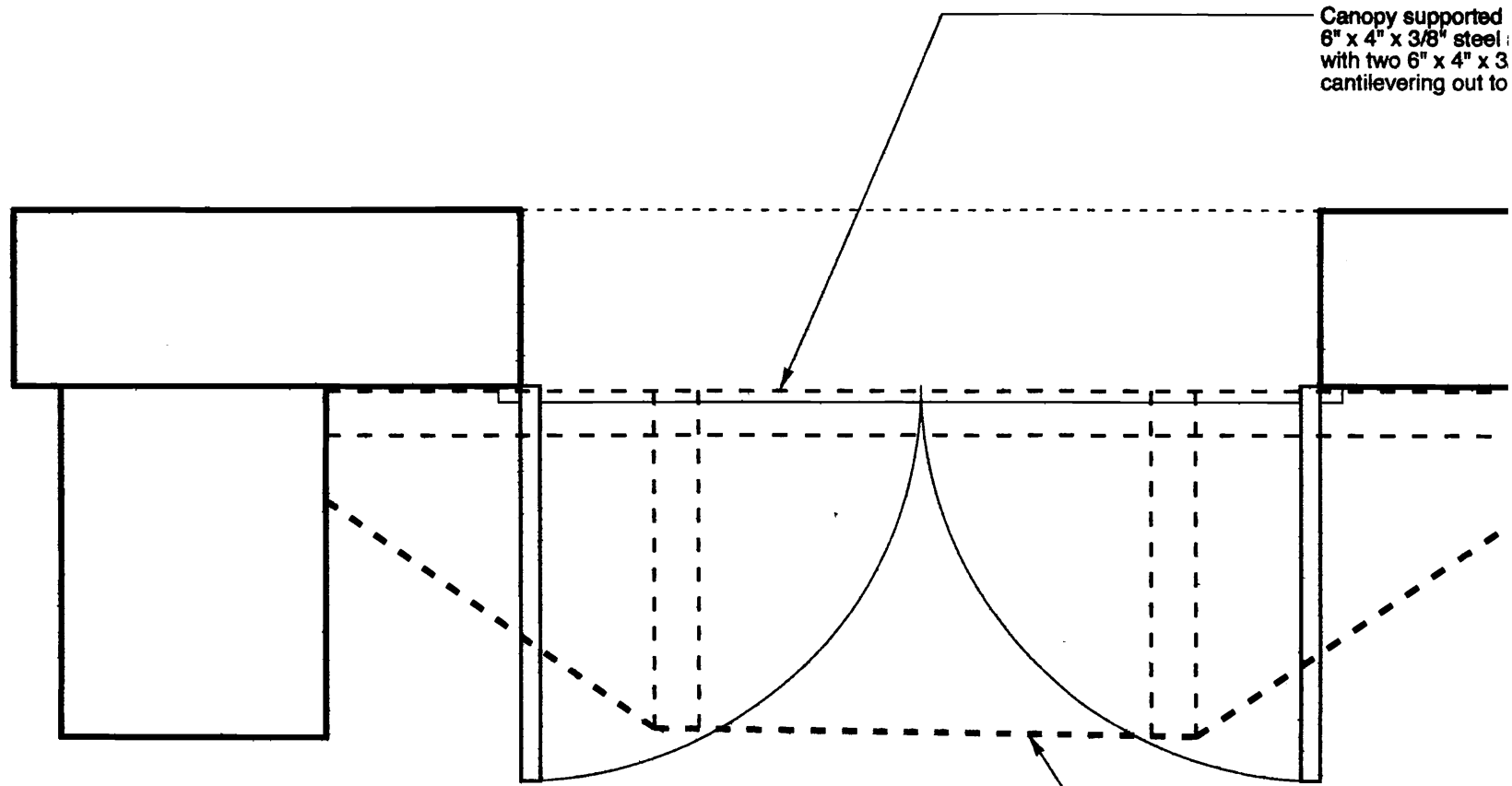
Vertical Fence Section

Mechanical Screen Fence Details

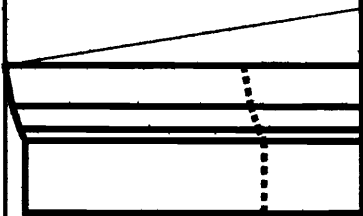
Scale: 3/4" = 1'-0"

Notes:

1. All exposed lumber to be Western Red Cedar, with weathering grey stain finish.
2. All framing lumber to be pressure treated southern yellow pine.
3. Connection to roof to be determined, dependent on final roof construction.
4. All exposed fasteners to be stainless steel.



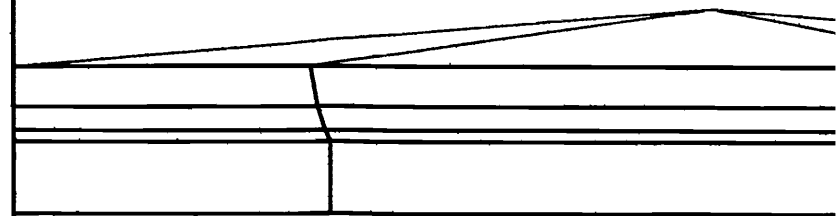
Plan of New Canopy Roof at Function Room Entrance
(see SK3 for elevation and section)



New canopy over existing doors;
bottom to align with top of transom trim.
Fascia trim to replicate existing fascia on adjacent
bay windows.
Face of canopy to align with face of pilaster.
Canopy roof to be lead coated copper, 1:12 pitch,
with integral drip at face,
and flashed into joints in brick wall above.

Face of masonry wall.

Outside face of brick pilaster.



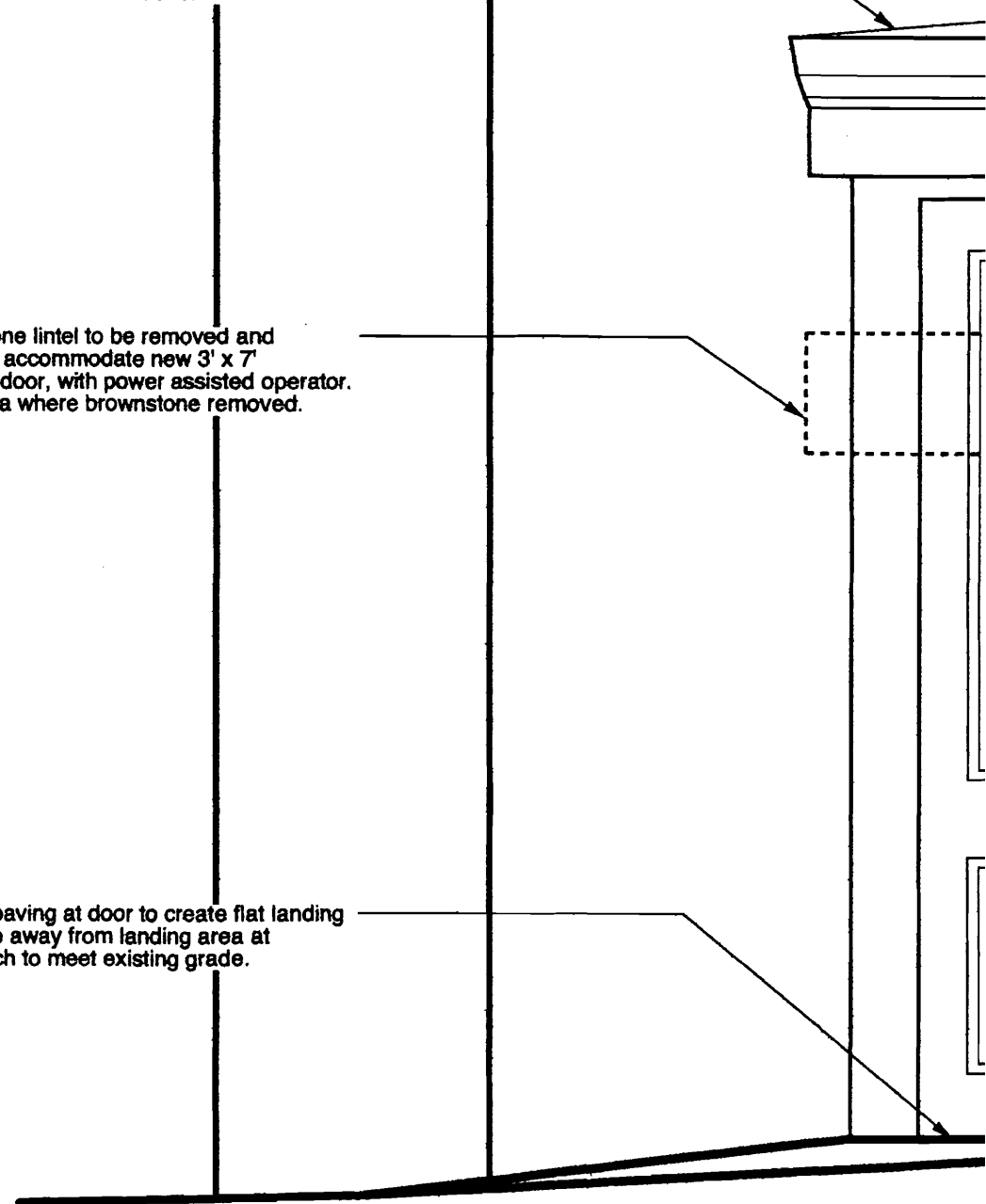
Section Through Function Room Entrance/Canopy

Elevation of Function Room Entrance/Canopy

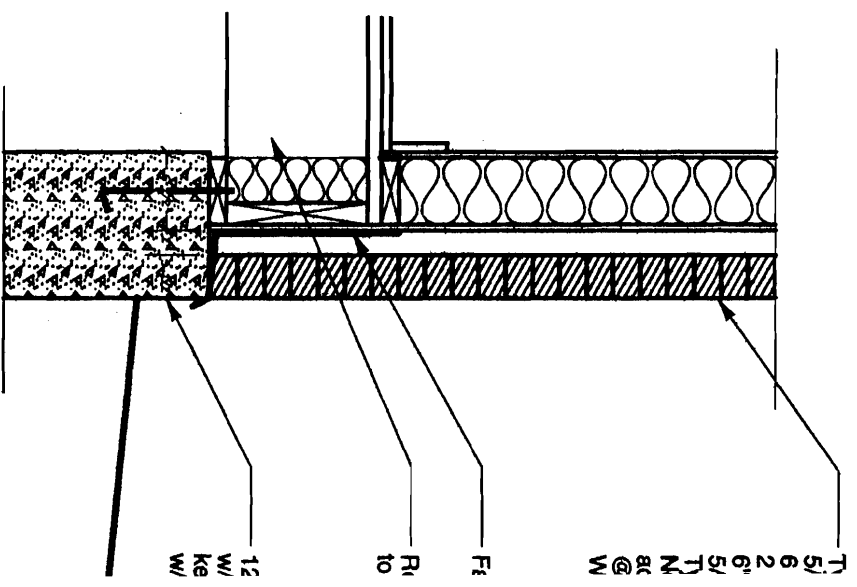
New canopy over enlarged handicapped entrance;
to match construction of new canopy over
Function Room entrance at basement level.
Width of bottom to align with existing brownstone
lintel width.
See SK3 for additional information.

Existing brownstone lintel to be removed and
opening raised to accommodate new 3' x 7'
4-panel entrance door, with power assisted operator.
Patch brick in area where brownstone removed.

Adjust grade and paving at door to create flat landing
at entrance. Slope away from landing area at
maximum 1:20 pitch to meet existing grade.



Elevation of New Handicapped Entrance and Canopy



Section Through New Stair Wall
 (where gymnasium removed)
 Scale: 3/4" = 1'-0"