

# David Matero | Architecture



November 30, 2015

Mr. Robert Wiener  
Preservation Compliance Coordinator  
City of Portland, Maine  
398 Congress Street  
Portland, ME 04101

**RE: 9 Dana Street  
Amigos Mexican Restaurant and Bar**

Dear Mr. Wiener

The owner of Amigos Mexican Restaurant and Bar, Bruce Mills, is interested in capitalizing on views of the Portland waterfront, as well as enhancing the second floor of the restaurant by expanding the second floor seating to the exterior.

There is currently a ground floor patio enclosed in a double square-top stockade fence. Part of the patio is covered with a single-sloped roof.



The proposal is to completely make-over the patio and fence, and in lieu of a sloped roof, construct a roof deck with stairs down to grade. The roof deck will be a steel structure to minimize the need for posts to keep the structure as light as possible.

The steel structure will be painted to match the color of the building, blue-gray, to help maintain consistency with the color palette. Under the roof deck will be tongue and groove Douglas Fir to provide a pleasant glow under the deck. Recessed lighting will illuminate the patio under the deck.



The roof of the deck will provide very nice views of the Portland waterfront over the existing parking lot, as well as good viewing of people strolling Wharf Street. The deck floor will be a waterproof and traffic surface to provide long term maintenance and a watertight roof (see attachment). A door will be added in façade of the building to provide patron access, as well as emergency egress.

The railing system is designed to be both code compliant and see-through. A stainless steel bracket system will not only provide appropriate strength as a railing system, it prevents people from hanging over the edge and accidentally dropping objects to patrons below because it pushes the deck patrons further from the edge. Although this reduces the potential number of seats on the deck, the owner feels this is a much safer approach to the railing system. An added bonus is that it creates a visually interesting railing system with stainless steel brackets and cables, and a solid Douglas Fir cap that is angled to prevent anyone from resting drinks on the rail or sitting on it.

The lighting on the deck is designed to be as unobtrusive as possible. Slim, 8' high stainless steel poles at the outer corners with Delta Star halogen light fixtures (see attachment) will illuminate the outer edge and stairs of the deck, these same fixture will be mounted to the edge of the building with the ability to aim all the fixtures onto the deck with cutoff potential so neighbors and pedestrians will not be blinded.

A new fence will be constructed within the property lot line. The painted Cedar fence will be 6' high along the parking area and east side of the lot, very similar in height to the existing fence. The fence continues at 6' high but then drops down to 48" high along a portion of Wharf Street. By reducing the height along Wharf Street the patio is engaged with the pedestrian street. Although for security reason patrons must enter through the main entrance of the restaurant, the bar seating along Wharf is much more social and inviting. The fence will allow some light and shadow play as the spacing between vertical wood is 1 ½".

The existing concrete patio will be completely redone, and will remain concrete.

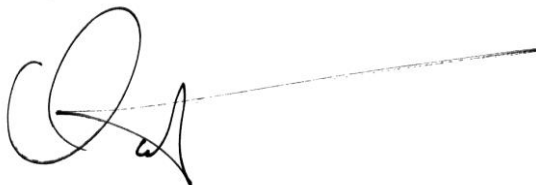
It is the intention of this project to make great strides in improving this area along Wharf Street. By using a more industrial approach to the architecture, and using color to tie in the new and old along with wood to for added color and warmth, we hope the goals of the project is an appropriate response to Wharf Street.

Along with this cover letter, which shall be considered the project description, is the following:

Cover Letter  
Application  
Light Fixture Cut Sheet  
Deck material information

Drawings:  
Standard Boundary Survey  
EX1, Existing Conditions  
A1, Patio Plan and Ceiling Plan  
A2, Roof Deck Plan  
A3, Proposed Building Elevations  
A4, Proposed Building Elevations and Sections  
A5, Existing / Proposed Renderings  
A6, Existing / Proposed Renderings

Sincerely,

A handwritten signature in black ink, appearing to read 'David Matero', with a long horizontal line extending to the right from the end of the signature.

David Matero, AIA, LEED AP  
Principal  
david@davidmatero.com  
207.671.6820



Jeff Levine, AICP, Director  
Planning & Urban Development Department

**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

\_\_\_\_\_  
Applicant Signature:

11.30.15  
\_\_\_\_\_  
Date:

\_\_\_\_\_  
I have provided digital copies and sent them on:

\_\_\_\_\_  
Date:

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



Date: 11.30.15

**HISTORIC PRESERVATION**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

**PROJECT ADDRESS:**

9 Dana Street, Portland, ME

**CHART/BLOCK/LOT:** \_\_\_\_\_ (for staff use only)

**PROJECT DESCRIPTION:** Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

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See cover letter attachment

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**CONTACT INFORMATION:**

**APPLICANT**

Name: Bruce Mills  
Address: 9 Dana Street  
Portland, ME 04101  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: 207-450-4266  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: bamills29@yahoo.com

**BILLING ADDRESS**

Name: Bruce Mills  
Address: 9 Dana Street  
Portland, ME  
Zip: 04101  
Work #: \_\_\_\_\_  
Cell #: 207-450-4266  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: bamills29@yahoo.com

**CONTRACTOR**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**PROPERTY OWNER**

Name: TransMaine (Steve McDuffie)  
Address: 230 Anderson Street  
Portland, ME  
Zip Code: 04101  
Work #: 207-773-7206  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**ARCHITECT**

Name: David Matero Architecture  
Address: 100 Front Street, Suite 40  
Bath, ME  
Zip: 04530  
Work #: \_\_\_\_\_  
Cell #: 207-671-6820  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: david@davidmatero.com

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Owner's Signature (if different)

## Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$50.00
- **HP Board Review** \$100.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$750.00
- **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

### Noticing/Advertisements for Historic Preservation Board Review\*

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each  
(notices are sent to neighbors prior to any workshop or public hearing meetings)

\* You will be billed separately for these costs.

## Activities Requiring Approval in Historic Districts

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

**Please check all those activities that apply to your proposed project.**

### Alterations and Repair

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

### Additions and New Construction

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

### Signage and Exterior Utilities

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

### Site Alterations

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

### Moving and Demolition

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

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



## ATTACHMENTS

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

- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- Details or wall sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures, fencing)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) Renderings of proposed work  

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If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726, [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)) or Rob Wiener (756-8023), [rwiener@portlandmaine.gov](mailto:rwiener@portlandmaine.gov))

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

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



DS

# DELTA STAR™

"I love this fixture because...it gives me maximum flexibility! I can dim to get to the exact light balance on a project (sometimes I want a brighter background, other times I want a dimmer background). The ability to dim allows me to compose the scene like a painting, from on the ground instead of up in a tree. The interchangeable optics are another great feature, in case I get caught out, or when the plant material grows and I need a more open beam."

*Linda Lees, Lightstudio Inc., BKU Fall 2012*

### Cut-off fixture when aimed down

MATERIAL\*



FOR USE WITH



Power Supplies



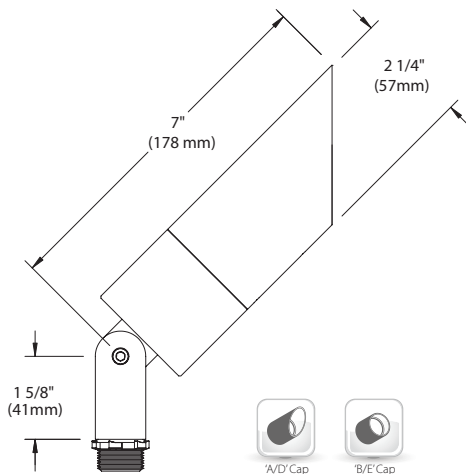
Options



Mounting



Shown with 'A' Cap  
in Black Wrinkle (BLW) finish



\*Delta Star with MR16 Halogen source is only available in aluminum and brass. See page 303 for Catalog ordering information.

# A<sub>fi</sub>

## LIQUID APPLIED WATERPROOFING

The SOPREMA LIQUID GROUP offers cutting edge liquid applied waterproofing solutions for every situation. Today's commercial and industrial building industry is an ever changing landscape where the efficient thrive and the slow die. The SOPREMA LIQUID GROUP is a dynamic organization comprised of an industry leading team capable of constant innovation and quick action to capitalize on rapidly evolving market conditions.

With five product lines, including the state-of-the-art, third generation **ALSAN** RS line of PMMA (polymethyl methacrylate) technology, the SOPREMA LIQUID GROUP is recognized as a leader in the liquid applied waterproofing industry. When planning a liquid applied waterproofing project with SOPREMA, you are receiving a world of support. For over 100 years, SOPREMA has been known for its utilization of advanced research and development capabilities that do not follow trends, but set the mark for the competition to follow.



# SOPREMA

## ALSAN FINISH



SOPREMA, Inc.  
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Wadsworth, OH 44281

[www.soprema.us](http://www.soprema.us)  
1.800.356.3521



A FAST CURING TWO-COMPONENT , HIGH GLOSS, ALIPHATIC URETHANE

# INTRODUCING **ALSAN FINISH** FROM SOPREMA

# A<sub>fi</sub>

SOPREMA's **ALSAN FINISH** is a high build, high performance, two component, chemically cured aliphatic urethane gloss enamel designed to be used over numerous SOPREMA products for many applications. **ALSAN FINISH** may be used in areas that require maximum gloss or color repair due to the membrane installation process, adverse weather damage or day to day maintenance/traffic issues.

**ALSAN FINISH** can be brushed, rolled or spray applied directly to all approved substrates.

#### **ALSAN FINISH:**

- Excellent gloss and color retention
- Excellent abrasion and chemical resistance
- Excellent resistance to marring, chipping and scratching
- Requires no priming
- Available in high-gloss white
- Available in multiple safety colors



**ALSAN FINISH HI-TRAC ADDITIVE** may be combined with **ALSAN FINISH** to provide a white or colored, tractionable surface while maintaining the reflective and SRI value of the coating. The unique texturing affect of the HI-TRAC ADDITIVE will impart a smoother "feel" than other types of texturing agents due to its carefully controlled, rounded, almost spherical shape.

## **ALSAN FINISH OVER SOPRASTAR:**

Will provide a long lasting, brilliant white finish ideal for cool roof system restoration or repair. This versatile product may also be used to help blend flashing into the SOPRASTAR field cap or mask excess lap bleed.

## **ALSAN FINISH OVER GRANULATED MEMBRANE:**

Creates a white, cool roof solution for existing granulated cap membranes. No priming is necessary.

## **ALSAN FINISH DIRECT TO METAL:**

Coat rooftop metal fixtures and HVAC units to create an aesthetically pleasing finish. No priming is necessary.

## **ALSAN FINISH SAFETY COLORS:**

Add a color pack to **ALSAN FINISH** and create an economical solution ideal for creating rooftop walkways, skylight outlines and safety borders.

## **ALSAN FINISH HI-TRAC ADDITIVE:**

For the ultimate in safety solutions, add **ALSAN FINISH HI-TRAC ADDITIVE** to create a tractionable surface while maintaining reflectivity and SRI value.

## **SOPREMA'S ALSAN FLASHING**

is a patented, one component, moisture cured polyurethane and bitumen resin designed to make difficult flashing jobs easier. Used with **ALSAN PolyFleece**, the combination creates a watertight, puncture and UV resistant liquid applied flashing or field membrane. When combined with **ALSAN Finish**, the end result is a highly reflective, bright white flashing solution.

Available Colors:

