



James Dealaman <jdealaman@portlandmaine.gov>

Fwd: Granite Block 215 Commercial Street 2nd workshop request

Robert Wiener <rwiener@portlandmaine.gov>
To: James Dealaman <jdealaman@portlandmaine.gov>

Fri, Jun 2, 2017 at 11:17 AM

Hi Jimmy,

I don't know if you received these revised alternatives for the second workshop (June 7) on 211 - 215 Commercial St.

----- Forwarded message -----

From: **Glenn Harmon** <glennharmon@gmail.com>
Date: Mon, May 8, 2017 at 1:44 PM
Subject: Granite Block 215 Commercial Street 2nd workshop request
To: dga@portlandmaine.gov, Robert Wiener <RWIENER@portlandmaine.gov>

Hi Deb and Rob, please add the Granite Block for a second workshop to the next available meeting agenda, whenever seems best.

After beneficial input from the Board at the initial workshop, we have abandoned the notion of connecting all four doghouse dormers with a continuous shed dormer infill and have come up with three alternative approaches (attached). All three are limited to infilling and/or connecting the pairs of dormers only, and do not bridge across the center party wall, which allows the strong doghouse/roof relationship to continue reading as the character defining feature it has become. The cheek walls to the east and west of the outermost dormers remain as they are currently, no encroachment on the gambrel is proposed. The smaller roof area between the pairs of dormers is in shadow for the majority of its viewable approach, the exception being near dead on elevation from the parking lot across Commercial Street.

Option A shows infill windows connecting either pair of doghouse dormers with a shallow shed roof. The plane of the windows is proposed to align with the existing dormer, or can be set back some nominal distance to create a slight visual break.

Option B shows reverse cut-out dormer windows with an extended deep sill (7' +/-), the exact depth will be determined by the geometry of the window head height where it intersects the roof plane.

Option C shows flush skylights infilling between the doghouse dormers, similar in concept to the skylights used at the Blanchard Block, 111 Commercial Street.

The only other new element is the proposal to add two windows in the east gambrel directly above the existing windows. These will be a continuation of the fenestration below in size and material. The purpose is to provide light and view from the new 6th floor space. These are shown on the Option A image.

The Wharf Street dormer option remains as initially presented.

Many thanks

Glenn

 [graniteblockA.pdf](#)

 [graniteblockB.pdf](#)

 [graniteblockC.pdf](#)

 [graniteblocksectionB.pdf](#)

 [graniteblocksectionC.pdf](#)

 [grnaiteblocksectionA.pdf](#)

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