

January 25, 2017

Ms. Deborah G. Andrews
Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, Fourth Floor
389 Congress Street
Portland, ME 04101

RE: Historic Preservation COA Application

Dear Deb,

Attached please find a completed Historic Preservation Certificate of Appropriateness application, \$125.00 application fee, and a copy of the supporting materials for the David E. Shaw and Family Sculpture Park project at Portland Museum of Art. A copy of this information is included in this submission on the attached disc.

Thank you in advance for your time and consideration as you review this application.

Sincerely,



Tatyanna Seredin, ASLA
Maine Licensed Landscape Architect
Mohr & Seredin Landscape Architects, Inc.



Stephen B. Mohr, ASLA
Maine Licensed Landscape Architect
Mohr & Seredin Landscape Architects, Inc.

From: Nick Oliver [mailto:noliver@portlandmuseum.org]

Sent: Wednesday, January 25, 2017 1:14 PM

To: Stephen Mohr <Smohr@mohrseredin.com>

Cc: Tanya Seredin <Tseredin@mohrseredin.com>; Kim Cornwall <office@mohrseredin.com>; Andrew Eschelbacher <aeschelbacher@portlandmuseum.org>

Subject: Authorization to submit application

Stephen

Please accept this email as authorization to complete and submit an application, on behalf of the Portland Museum of Art and relating to the David E. Shaw Sculpture Park, to the City of Portland's Historic Preservation Board.

Sincerely,

Nick Oliver

Building Manager

Portland Museum of Art

Seven Congress Square

Portland, Maine 04101

PH: (207) 775-6148, ext. 3275

Cell: (207) 632-3696

FAX: (207) 773-7324

noliver@portlandmuseum.org

portlandmuseum.org

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Date: 25 JANUARY, 2017

**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:

7 CONGRESS SQUARE (FMA) SCULPTURE GARDEN IS ON HIGH STREET

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.

THE SCULPTURE GARDEN WILL BE OPEN TO THE PUBLIC VIA A
NEW GATE IN THE EXISTING FENCE ON HIGH STREET. THE
IMPROVEMENTS TO THE INTERIOR OF THE GARDEN ARE ALL
GROUNDPLANE CHANGES TO ASSURE A.D.A. COMPLIANCE.
THE MODIFICATIONS TO THE FENCE TO CREATE ACCESS ARE
THE ONLY ARCHITECTURAL FEATURE CHANGES. THESE MODIFICATIONS
ARE SHOWN IN THE ATTACHED PLANS AND DETAILS.

CONTACT INFORMATION:

APPLICANT

Name: MOHR & SEREDIN LANDSCAPE ARCHTS
Address: 18 PLEASANT STREET
PORTLAND, ME
Zip Code: 04101
Work #: 207 871-0003
Cell #: 207 415-2647
Fax #: 207 871-1419
Home: N/A
E-mail: SMOHR@MOHRSEREDIN.COM

BILLING ADDRESS

Name: SAME AS APPLICANT
Address: _____

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONTRACTOR

Name: NOT YET SELECTED
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROPERTY OWNER

Name: PORTLAND MUSEUM OF ART
Address: 7 CONGRESS SQUARE
PORTLAND ME
Zip Code: 04101
Work #: 207 775-6148 (MOL OLIVER)
Cell #: NA
Fax #: N/A
Home: N/A
E-mail: noliver@portlandmuseum.org

LANDSCAPE ARCHITECT

Name: MOHR & SEREDIN LANDSCAPE ARCHTS, INC.
Address: 18 PLEASANT STREET
PORTLAND, ME
Zip: 04101
Work #: 207 871-0003
Cell #: 207 415-2647
Fax #: 207 871-1419
Home: N/A
E-mail: SMOHR@MOHRSEREDIN.COM


Applicant's Signature
FOR MOHR & SEREDIN

SEE AUTHORIZATION EMAIL
Owner's Signature (if different)

Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$65.00
- **HP Board Review** \$125.00
- **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) _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726, dga@portlandmaine.gov) or Rob Wiener (756-8023), 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, 4th Floor
389 Congress Street
Portland, ME 04101

Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.



M O H R & S E R E D I N

Landscape Architects, Inc.

COPY

January 23, 2017

Ms. Deb Andrews, Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, Fourth Floor
389 Congress Street
Portland, ME 04101

RE: Proposed Site and Landscape changes at the Portland Museum of Art Sculpture Garden on High Street

Dear Deb,

On behalf of the Portland Museum of Art (PMA) we submit this letter and the attached plans for consideration by the Portland Historic Preservation Board at their February 1, 2017 meeting. As previously discussed with you, this item will be placed on the regular agenda for the meeting so that the details for the project can be discussed with the Board Members. We will attend the meeting with Andrew L. of PMA to answer any questions should the Board members request additional information beyond what is depicted on the attached plans.

As part of their long range plan for the museum, the PMA board and staff want to add to the sculpture collection in the High Street Sculpture Garden , and to open the garden to the public with access directly from High Street. Currently access into the Sculpture Garden is on a limited basis and is only possible from the interior of the building or from a small gate at the McLellan House. PMA wants to be able to open the gates on to High Street and allow daily access in and out of the Sculpture Garden during normal museum hours, without the need to pass through the Museum.

As can be seen in the attached proposed plans the spacing and layout of the existing ornamental fence posts and fence sections remain as existing after the new access gate is constructed. The two 6 foot hinged gates will create a 12 foot wide portal when the gates are open. We have worked very closely with the PMA staff to design the new entry gates so that the existing character and visual integrity of the fence remains, and the museum staff will have a functional gate which the staff can open on a daily basis. The new gates will be wood fencing supported by a steel frame painted to match the fence color. A bottom panel will be added to both gates and be painted to match the existing granite base of the existing fence.

Integral with the direct access to a public street are the required changes in the Sculpture Garden to assure universal access throughout the garden. The connections at High Street and at the PMA building have both been designed as new stone entry pads, and an ADA compliant walkway is proposed in the interior of the garden to replace the red crushed stone walkway. The new walk will be either aggregate with brick edging, or a brick walkway.

The vegetative changes within the garden will be minimal. Overgrown shrubs are proposed to be pruned, several diseased and dying plants will be removed, and the existing plant materials will be fertilized for vigor, and new plantings will be installed to be consistent with the character of the existing garden. Conduits will be installed for future lighting of additional sculptures in the garden and no new general site lighting is proposed for the garden.

Please let us know if you have any questions or need additional materials. As always, we appreciate your assistance and guidance.

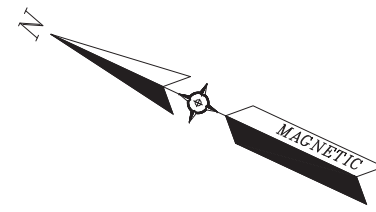
Yours truly,



Tatyanna Seredin, ASLA
Maine Licensed Landscape Architect
Mohr & Seredin Landscape Architects, Inc.

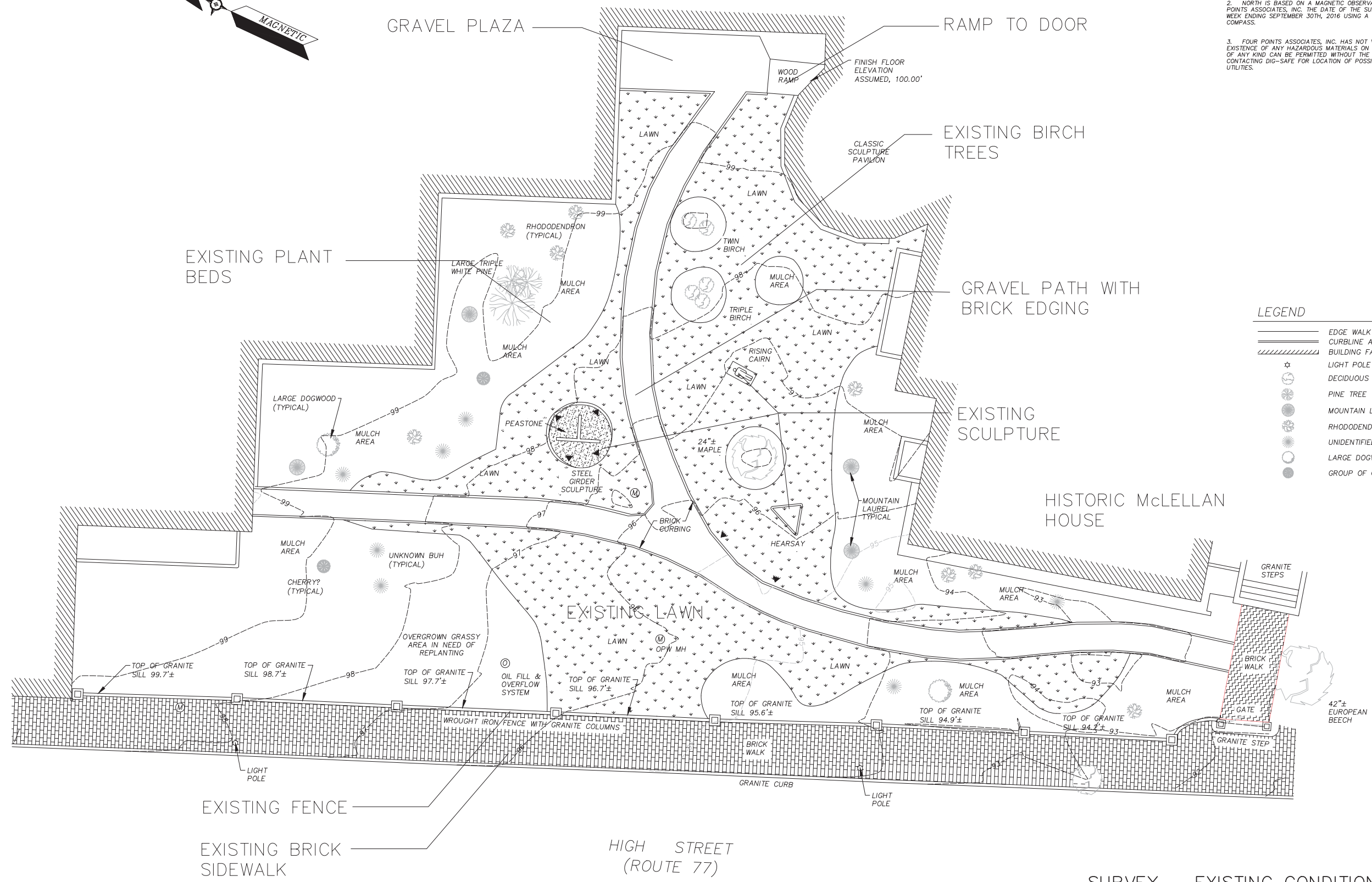


Stephen B. Mohr, ASLA
Maine Licensed Landscape Architects
Mohr & Seredin Landscape Architects, Inc.



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A TOPOGRAPHIC SURVEY COMPLETED IN THE FIELD WITH AN ASSUMED ELEVATION OF 100 FEET AT THE FINISH FLOOR ELEVATION OF THE CLASSIC SCULPTURE PAVILION.
2. NORTH IS BASED ON A MAGNETIC OBSERVATION BY FOUR POINTS ASSOCIATES, INC. THE DATE OF THE SURVEY DURING THE WEEK ENDING SEPTEMBER 30TH, 2016 USING A HAND HELD SUUNTO COMPASS.
3. FOUR POINTS ASSOCIATES, INC. HAS NOT VERIFIED THE EXISTENCE OF ANY HAZARDOUS MATERIALS ON SITE. NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE FOR LOCATION OF POSSIBLE UNDERGROUND UTILITIES.



LEGEND

	EDGE WALKWAY
	CURBLINE AS MARKED
	BUILDING FACE
	LIGHT POLE
	DECIDUOUS TREE
	PINE TREE
	MOUNTAIN LAUREL
	RHODODENDRON BUSH
	UNIDENTIFIED BUSH
	LARGE DOGWOOD
	GROUP OF CHERRY/ALDER ?

SURVEY – EXISTING CONDITIONS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM FOUR POINTS ASSOCIATES, INC. ANY ALTERATIONS AUTHORIZED SHALL BE THE SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.

DATE:	10/07/2016	STATUS:	SUBMITTED FOR REVIEW
REV:	A	DWG NAME:	16036TP
PROJ. NO.:	16036	SCALE:	1"=10'
		PLAN BY:	D. DOSTIE

NAME:	
U.C. #:	
DONALD E. DOSTIE	
PLS #2147	

TOPOGRAPHIC SURVEY
OF: PORTLAND MUSEUM OF ART GARDEN
 HIGH STREET
 PORTLAND, MAINE
FOR: MOHR & SEREDIN
 18 PLEASANT STREET
 PORTLAND, MAINE 04101

Four Points Associates, Inc.
 Donald E. Dostie, PLS #2147
 9 Ralph Avenue, Lewiston, ME 04240 Tel. 207-577-9840

PLAN DATE: 10/07/2016



Path looking south to McLellan entrance. Prune and rejuvenate plantings, regrade walk to drain appropriately, place sculpture where opportunities exist.

Looking north toward Congress Street. Gate to be inserted in center of second fence panel.



Looking toward High Street

Existing aggregate plaza

PMA
Sculpture Garden

Existing Views





Proposed location for gate



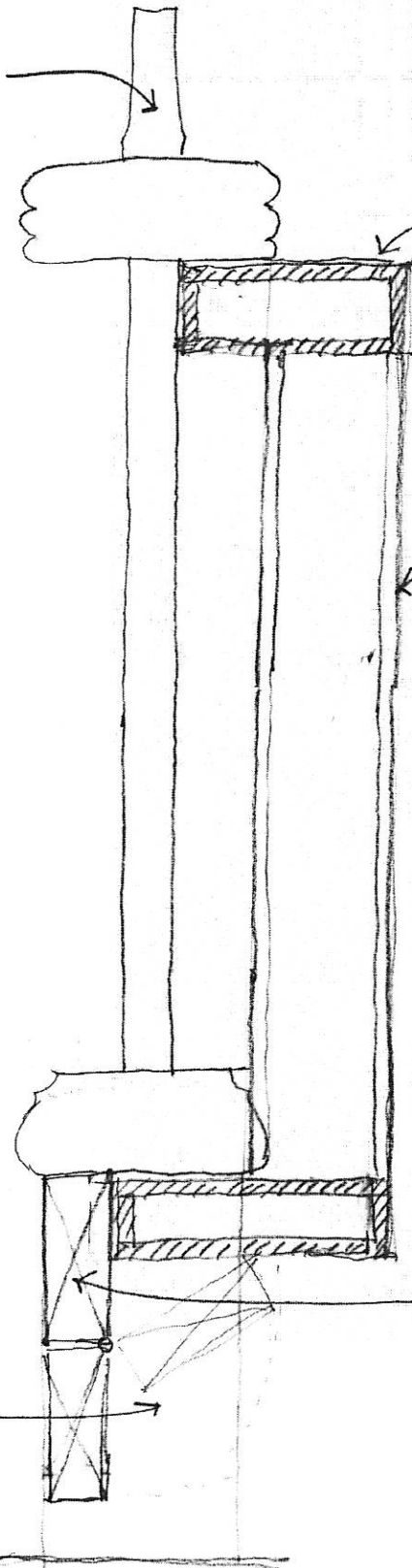
Looking north into existing garden



Looking south into existing garden

PMA
Sculpture Garden
Existing Views

EXISTING FENCE
TO BE CONVERTED
TO 2-6' WIDE
GATES.



HORIZONTAL TUBULAR
STEEL RAILS TO
SUPPORT EXIST. FENCE -
UNDER TOP & BOTTOM
RAIL

VERTICAL TUBULAR
STEEL GATE FRAME -
WELD TO HORIZONTAL
RAIL & PAINT TO
MATCH FENCE

ATTACH STEEL GATE
FRAME TO EXISTING
WOODEN FENCE

WOODEN FACE - PAINT
TO MATCH GRANITE COLOR

HINGE BOTTOM TO
ALLOW GATE TO
OPEN UPHILL

GRANITE
BASE
BEYOND

± 3" = 1'-0" (NTS)

FMA
DETAIL SECTION:
FENCE WITH GATE
FRAME

12-13-14
M&S, LA, Inc.