



Date: MARCH 22, 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:

360 SPRING STREET, PORTLAND, MAINE, 04102

061-F002001, 061-F003001, 061-F004001, 061-F005001

CHART/BLOCK/LOT: _____ (for staff use only) F006001, 061-F007001

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.

SEE ATTACHED COVER LETTER FOR
AMENDMENT TO PREVIOUSLY APPROVED
SITE PLAN.

CONTACT INFORMATION:

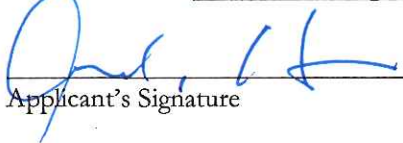
APPLICANT ANNE HAGSTROM
DIRECTOR OF FINANCE
AND OPERATIONS
Name: AND OPERATIONS
Address: WAYN FLETE SCHOOL
360 SPRING STREET
PORTLAND, ME 04102
Zip Code: _____
Work #: 207.774.7863
Cell #: EXT. 1227
Fax #: _____
Home: _____
E-mail: AHAGSTROM@WAYNFLETE.
ORG

PROPERTY OWNER
Name: SAME AS APPLICANT
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS
Name: PLEASE BILL ARCHITECT
Address: _____
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT AUSTIN SMITH
Name: SCOTT SIMONS ARCHITECTS
Address: 75 YORK STREET
PORTLAND, ME
Zip: 04001
Work #: 207.772.4656
Cell #: _____
Fax #: 207.828.4656
Home: _____
E-mail: AUSTIN@SIMONSARCHITECTS.COM

CONTRACTOR CORDELIA PITMAN
Name: WRIGHT-RYAN CONSTRUCTION
Address: 10 DANFORTH STREET
PORTLAND, ME
Zip Code: 04101
Work #: 207.773.3625
Cell #: _____
Fax #: _____
Home: _____
E-mail: CPITMAN@WRIGHT-RYAN.COM


Applicant's Signature

Owner's Signature (if different)

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

March 14, 2017

Deb Andrews, Historic Preservation Program Manager
Historic Preservation Office
389 Congress Street
Portland, ME 04101

Re: Waynflete Site Plan Amendment

Dear Deb,

On behalf of Waynflete, Scott Simons Architects is submitting Amendment Application for our approval for the Waynflete School Campus Upgrades Project, received on June 14, 2016. The project is located at 360 Spring Street, and includes the demolition and reconstruction of the Lower School and Gymnasium. The amendment to our approval is for the following:

1. Phasing of the construction of the project such that the Lower School will be constructed in its entirety prior to the start of construction of the Gymnasium.
2. Construction of temporary modular units on the property for use as classrooms, along with associated site improvements.

PROJECT PHASING

The change being proposed by this Amendment is the phasing of the project to allow for the construction of the Lower School first, separate from the construction of the Gymnasium. Attached, please find updated drawings showing the first "Lower School Only" phase as well as a copy of the previously-approved "Lower School and Gym" drawings, representing the second phase. Fundraising efforts will continue during Lower School construction, with the hopes of being able to start construction of the Gymnasium within the timeframe of the current approval. We understand that if this does not happen, resubmission of the gymnasium for re-approval will be required prior to start of Phase 2 construction.

Site grading and locations of utilities have been modified to accommodate the phasing of the project, but the general site layout has not changed. The subsurface stormwater management system located within the Waynflete playfield has not been changed and will be installed in its entirety, sized to accommodate the Lower School and the future Gymnasium. The buildings have changed minimally and landscaping has been adjusted for the phased approach.

All proposed handicap-accessible ramp improvements on Danforth Street and brick sidewalk improvements on Spring Street will be completed as part of the Lower School phase of work. Adjustments to the sidewalk work have been made since the last submission to account for comments received as part of the conditions of approval from the planning board. The improvements are shown on the plans and details have been provided for specific ramps and crossings.

An overall discussion of the project's continued compliance with the previously submitted Site Plan application will follow later in this letter.

MODULAR UNIT CONSTRUCTION

To accommodate many of the students who will be displaced during the construction of the Lower School, four modular buildings will be installed on the site. The modular units will be installed on "Parcel B" as identified on the Boundary Survey. They will be located on an area that is currently surfaced with pavement, grass, and woody vegetation. Some tree clearing will be required, but the site is currently flat and no grading will be necessary to accommodate the modular units. Existing bituminous walkways will be utilized where possible, and additional stone dust pathways will also be installed to provide access routes to the modular buildings. Standard drawings for the proposed modular buildings are attached (Attachment 1), and civil plans C-300 and C-301 have been included in the amendment plan set that show the site's existing conditions, proposed layout, and utility requirements.

New water and sewer services will be required to accommodate the modular buildings. Locations of these services have been shown on the plans.

The modular buildings will be temporary and utilized during the Lower School construction. Following completion of that work, the buildings will be removed and the site will be restored per the restoration plan that is enclosed. Tree removal will be required for the installation of the buildings. No landscaping improvements are proposed at the time of building installation, but new trees and lawn area will be planted as part of the site restoration work.

Waynflete does not anticipate that any significant changes to on-site traffic management will be required for the use of the modular buildings on the campus. Existing campus drop-off locations, including locations on Fletcher Street and the loop road off Spring Street, will continue to be utilized for bus and car drop off, and faculty and staff will utilize existing pedestrian pathways to bring the students to the modular units. Waynflete intends to increase crossing guard staff to help manage pedestrian movement during construction. One of the modular units will be installed in an area that currently contains 11 parking spaces that are utilized by staff. During construction, these spaces will be unavailable, and staff parking will be accommodated through other spaces on the Waynflete property, leased off-site parking spaces, and on-street parking when necessary.

Thank you for your help coordinating the review of this project. If you have any questions, please feel free to contact us.

Sincerely,



Austin K. Smith
Principal, Scott Simons Architects

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice-Chair
Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

January 19, 2017

Anne Hagstrom, Director of Finance and Operations
Waynflete School
360 Spring Street
Portland, Maine 04102

Re: Construction of New Gymnasium and Lower School Addition

Dear Ms. Hagstrom

On June 1, 2016, the City of Portland's Historic Preservation Board voted unanimously to approve your proposal to replace Waynflete School's existing gymnasium and to construct a new Lower School complex which involves the removal of a portion of the existing complex. The Board's final review and approval followed two preliminary workshop sessions.

Historic Preservation Board approval was made subject to the condition that the planting plan along the Fletcher Street frontage of the gymnasium be revised to include evergreens and shrubs to provide a landscape character more consistent with the surrounding residential context and mitigate the impact of the building's long frontage. *This condition was subsequently satisfied with submission of a revised planting plan.*

Also on June 1, 2016, the Historic Preservation Board voted unanimously to approve the proposed dumpster screening and parking lot in the vicinity of the Arts Center. Approval was made without conditions.

All improvements shall be carried out as shown on the plans and specifications submitted for the 6/01/16 public hearing, except as to comply with the conditions 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.

Sincerely,

A handwritten signature in black ink that reads "Deborah Andrews". The signature is written in a cursive style with a large initial "D" and a stylized "A".

Deborah Andrews
Historic Preservation Program Manager

Cc: Scott Simons, Scott Simons Architects