

61-F-6
Ped. & Vehicular
improv.

Waynflete
Campus

Waynflete
School



LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA

ATT. 2

Timothy A. Patch, PLS
Edward M. Lawrence, PLS

June 17, 1999

3295

Deb Andrews, Historic Preservation Coordinator
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

Waynflete School Middle School Facility Addition
Conditional Use/ Site Plan Review – Final Submission

Dear Deb:

On behalf of our client HKTA/ architects I am pleased to submit the attached (7 copies) of revised Documentation and Final Plans for your review prior to the Public Hearing scheduled for June.

The following Site Plans are being submitted:

- L-1 Final Site Plan including 1"=80' Context Plan; 1"=20' Site Plan; 1"=10' Detail Site Plan.
- L-2 Site Details and Notes

The following revised exhibit is attached hereto:

Fig. 4. "Tree Planting" Photo-imaging of Ornamental tree planting Spring St. view

Project Description:

Waynflete School is proposing an Addition (link) and Renovations to the Middle School Facility located at the corner of Spring and Storer Streets. The Addition will connect the R.C. Hyde House (west) and Morrill House (east). The south side, ground floor of the link will provide a new main entrance and interior gathering area for the Middle School Facility. A large ornamental flowering tree (4 ½ inch caliper crabapple) is proposed to screen the view of the addition from Spring St.

The proposed addition has a footprint of approximately 971 sf. The total building footprint for the two "houses" and the new link will be approximately 5,132 sf.

The proposed project will not increase staffing or enrollment. No new drives or parking are proposed. Site work will be limited to removal of shrubs; removal of bituminous pavement, relocation of existing stone slabs used for seating, a new concrete pavement at the building entrance, landscaping to replace shrubs, and recessed soffit lighting at the entrance. As requested, the existing basketball pole, backboard and a tetherball pole will be removed.

A new covered entrance is proposed to the basement level of Hurd House on . The small building addition on the south side will require the removal of approximately 6 lf. of dry laid stone wall and construction of a small concrete sidewalk pad. Loam and sod is proposed to replant disturbed lawn area.

Pedestrian and Vehicular Circulation:

The proposed addition will not alter the existing pedestrian or vehicular circulation. Pedestrians can approach the building from Spring St. via Storer St. or along a sidewalk on the westerly side of Hyde House. The site is also connected by bituminous sidewalks to a vehicular drop-off area and parking lot behind the Thomas Building, to the west of the Middle School Facility.

LAND USE CONSULTANTS INC

Utilities:

The existing facility is served by public water and sewer from Spring Street. The Hyde building is also sprinklered. Electric power is fed from a utility pole on Spring Street, overhead to a meter panel on the west side of Morrill House. The building subcontractor is doing mechanical and electrical design. We will be submitting a letter from the Portland Water District. No increase in student or staff enrollment is proposed so no additional sewer flow is proposed.

Storm Drainage:

The front of the building drains toward Spring Street to a curb inlet at Spring near Storer St. The rear area of the building sheet flows easterly toward Storer St. and westerly toward the campus and eventually infiltrating plant beds or lawns. A parking area located to the east of the Gym drains to a catch basin. Storer St. appears to sheet flow to the south to Danforth St. and in turn, follows the gutter along the northerly side of Danforth St. to a curb inlet on the easterly side of the intersection of Danforth and Fletcher St. David Kamila, PE has prepared a brief storm water summary that is attached hereto. The proposed building link will have a flat roof which will be drained internally. Roof rains will be tied to the combined sewer in Spring Street with a separate storm drain. We do not anticipate this drain being larger than 4"-6". The size will be determined by the mechanical design-build contractor. The 24" sewer in Spring St. is approximately 8.5 ft. deep.

Lighting:

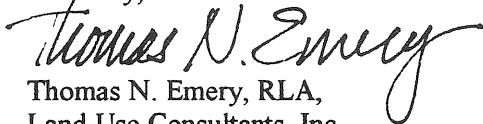
Lighting to the rear of the Middle School Facility is very much residential in character. Both Hyde and Morrill have small, wall mounted flood lamps above or adjacent to the rear entrances. The garage (locker building) behind Hyde/Morrill has a small wall pack light soffit mounted above the door on the westerly side of the building. Hurd House has a wall pack light mounted at about 16 ft. on the northerly side of the building. There is a utility light (250 w Mercury vapor) mounted on the back (westerly) side of Hurd that illuminates the HC Lift and lawn on the easterly side of Daveis Hall. There is a soffit mounted wall pack light on the back of the small garage on the southwesterly side of Hurd House.

Solid Waste:

Waynflete School is served by Waste Management. Solid waste is stored in containers in the garage located on the southerly side of Hurd House. Containers include 2-3 yard dumpsters for regular trash, 1-3 yard dumpster for cardboard recycling, and 6 bins for paper recycling. There will be no increase in solid waste as a result of the new addition. Construction debris will be removed to a licensed disposal facility.

We are looking forward to attending the public hearing in June at which time HKTA/ architects will present a rendering of the new addition that will show the proposed façades and demonstrate how the addition links the existing building and complements the historic, Waynflete Campus and west end neighborhood. Please call me with any questions, comments or requests for additional documentation.

Sincerely,



Thomas N. Emery, RLA,
Land Use Consultants, Inc.

cc: Robert E. Howe, AIA, HKTA/ architects

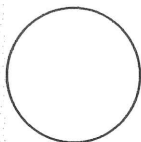
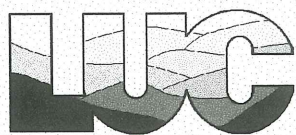
encl.

• REFERENCE HKTA/ architects Sketch

PROPOSED PINK FLOWERING OR
JAPANESE FLOWERING
CRAB APPLE. 4" CALIPER



Spring Street View



LAND USE CONSULTANTS, INC.
Land Planners ♦ Engineers ♦ Surveyors
966 Riverside Street
Portland, Maine 04103
Tel. 207.878.3313 Fax. 207.878.0201

• **PREPARED FOR:**
**Waynflete School
Middle School Facility**
338-342 Spring St.
Portland, Maine

• **TITLE:**
TREE PLANTING

• **DATE:**
6-07-99

• **SCALE:**
NTS

• **JOB NO:**
3295

• **FIGURE NO:**
4..

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

June 14, 1999

Hymie Gulak
Waynflete School
360 Spring Street
Portland, Maine 04102

Re: Building Addition connecting Morrill House and Cook Hyde House

Dear Mr. Gulak:

On June 7, 1999, the City of Portland's Historic Preservation Committee voted 6-0 (Parker abstaining due to late arrival) to recommend to the Portland Planning Board approval of your application for a Certificate of Appropriateness. The recommendation is for the construction of a building addition that will connect Morrill House and Cook Hyde House, at 338 and 342 Spring Street. The decision is based on revised plans and specifications submitted for the 6/7/99 meeting.

The Historic Preservation Committee's recommendation is subject to the following conditions:

- * That the brick proposed for the Spring Street facade be Morin's "All Black" Old Port blend, which was presented as an option at the meeting. Mortar to be tinted dark gray with concave tool joints. Staff to review and approve test patch prior to commencement of final bricklaying.
- * Plans may be revised to feature operable windows on the Spring Street facade, provided such windows are installed across the entire width of each floor to ensure visual consistency. (It is understood that the overall design of the window will remain essentially the same.) A detail showing the revised windows shall be submitted to staff for final review and approval.
- * That the windows proposed for the Spring Street facade be non-reflective and untinted.
- * That the aluminum window frames feature a painted, as opposed to anodized, finish.

In addition, based on public comment the Historic Preservation Committee will ask the Planning Board to consider the following suggested conditions of approval as part of the Board's site plan review:

- * To minimize impact on abutting residential structures at night, recessed incandescent downlights are recommended in the connector. Waynflete is also asked,

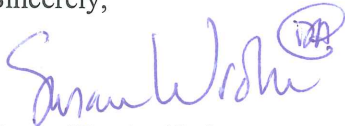
as a general policy, to turn off the lights in the connector after hours.

* That a mature tree be planted near the Spring Street sidewalk line.

The Historic Preservation Committee's recommendation will be forwarded to the Portland Planning Board for consideration at its June 22, 1999 meeting. The Planning Board will make a final decision regarding the issuance of a Certificate of Approval in conjunction with their site plan and conditional review of the project.

Provided the Planning Board approves the requested Certificate of Appropriateness, all improvements shall be carried out as shown on the plans and specifications submitted for the June 7, 1999 meeting, except as to comply with any conditions imposed by the Planning Board, which may or may not include the foregoing recommended conditions. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by the planning 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.

Sincerely,



Susan Wroth, Chair
Historic Preservation Committee

cc: Approval Letter File
Portland Planning Board
Deborah Andrews, Senior Planner
Robert Howe, HKTA Architects

338-342 Spring St. - Planning

Anne Pringle - supports the process, the level of detail

Robert Hawes

Standards suggest that
specifically not intended to resemble the
historic

Mara Ubaw - refers to petition -

Martha Dapven - good balance has been achieved
supports the process, the deliberation
of the Committee

Mary Rose Starr

- the Committee should be ashamed

Jane Dapven - in support - Waynflete is an asset.

Vanessa Allston - former student, resident of Pine Street
conflicts between residential neighbors
as a printer I am opposed. - will be ever
change

Dorothy -

Sonia Robertson - Waynflete has done their best -
they need to address their programmatic needs.

Board discussion

Notion

Kan Cole

John Richards - wants to Commend the
Committee

commend the Committee for seeing it
through

Eric Rodriguez - commend the Committee ; Weyaffete
the addition is as good as ;

Jamie Caron -

PLANNING BOARD REPORT #24-99

**BUILDING ADDITION CONNECTING 338 AND 342 SPRING STREET
CONDITIONAL USE, SITE PLAN AND HISTORIC PRESERVATION REVIEW
WAYNFLETE SCHOOL, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

June 22, 1999

I. INTRODUCTION

Waynflete School requests approval to construct a building addition that will connect two of its campus structures, Morrill House at 338 Spring Street and Cook Hyde House at 342 Spring Street. The subject structures are located within the R4 zone and the Western Promenade Historic District. The project will be reviewed for conformance with the site plan and historic preservation ordinances, as well as the zoning ordinance's conditional use standards.

*location
fronts on
Spring St.
rear is
viewable
from Storer
St.*

Although a relatively small scale project, the proposed connector is subject to major site plan review because Waynflete's two pending building addition projects (a proposed addition to 64 Emery is also currently before the Board) total more than 10,000 square feet of added space. Also, because this is being reviewed as a major development, it is the Planning Board that will make the final decision regarding the project's conformance with the standards of the historic preservation ordinance, with a recommendation by the Historic Preservation Committee. The Committee has completed its review of the project; its recommendation is included in this report.

564 notices were sent to area residents. A legal ad appeared in the 6/14/99 and 6/15/99 editions of the Portland Press Herald.

II. SUMMARY OF FINDINGS

Zone:	R4
Overlay Zone:	Western Promenade Historic District
Footprint of Addition:	971 sq. ft.
Total Footprint of Combined Structures:	5,132 sq. ft.
Total Square Footage of Addition:	2,318 sq. ft. (3 floors)
Setback of Addition:	25' from front facades of adjoining buildings, 45' from sidewalk (third floor is set back additional 18')
Height of Addition:	35' (adjoining buildings are 40' high)
Adjacent Land Uses:	school, single family homes

III. PROPOSED DEVELOPMENT

Waynflete School proposes to construct a three story building addition that will connect the school's Cook Hyde and Morrill houses located at 338 and 342 Spring Street. The two buildings are historic residential structures that received previous Board approval for institutional use. The addition is proposed in order to bring most of Waynflete's Middle School program under one roof and make the adjoining buildings code compliant and handicap accessible. No increase in enrollment or staffing is projected with this project; it is intended only to consolidate and improve facilities for the middle school program. Because the two subject buildings are located near the corner of Spring and Storer Streets, both the front and rear (campus-facing) elevations of the proposed connector will be clearly visible from a public way.

The proposal calls for connecting the two buildings such that the front facade of the connector will be set back approximately 25 feet from the fronts of the adjoining structures and approximately 45 feet back from the Spring Street sidewalk. At the rear, the addition will be almost flush with the rear walls of the

flanking buildings. The link will be two stories high closest to Spring Street with a narrow third story set back an additional 18' from Spring St. The overall height of the addition is 35'; the structures it adjoins are approximately 40' tall.

The final proposed design for the Spring Street facade calls for continuous bands of windows on all three floors. On the first two floors the glazing is set within a dark brick frame. The top floor features full glazing on both faces, creating a fairly transparent link at this level. The 18' setback for the third floor allows the cornices of the two historic structures to remain intact as viewed from the street. (The actual connections at this level occur at the backs of the two main blocks (see enclosed third floor floorplan.)

The rear or campus-facing facade is distinctly different both in massing and design. Here, the addition abuts the two rear ells of the Cook Hyde and Morrill houses, which are smaller scale (two story) and utilitarian in design. Where the challenge of the Spring Street facade was to design a fairly neutral foil against which the richly detailed Victorian residential structures would visually dominate, the plainness of the existing rear ells allowed for a more expressive design on the campus-facing elevation. The connector's rear facade features a variety of setbacks and is sheathed in a combination of clapboard and matchboard siding with a high degree of contemporary glazing.

Site features are limited, given the constrained project site. At the rear, a concrete entry slab is proposed. (Landscaping was not proposed as this area serves a major circulation function within the interior of the campus.) On the Spring Street side, a combination of yews and azaleas are to be planted immediately in front of the connector. In response to requests from neighbors at previous public hearings who asked for a mature tree to obscure the connector's visibility, a 4" flowering crab is now proposed to be planted near the sidewalk line (although not yet shown on the site plan.)

IV. PROJECT'S CONFORMANCE WITH CAMPUS MASTER PLAN

In 1995, Waynflete completed a campus master plan based on projected programmatic and infrastructure needs. The campus master plan was undertaken at the urging of the Planning Board, which stated that no further conditional use requests, building or infrastructure projects would be considered until Waynflete addressed its campus needs in a comprehensive planning effort.

Shortly after completion of the master plan, Waynflete presented to the Planning Board a proposed campus site plan which showed substantial building additions proposed for several of the school's existing buildings. Included in the proposed site plan was the footprint of an addition linking Cook Hyde and Morrill House. While strictly conceptual at the time, the site plan showed a substantially larger addition than is now being proposed. However, it should be noted that the site plan suggested that the addition would be located behind the rear ells of Cook Hyde and Morrill, a considerable distance away from Spring Street and not attached to the principal residences themselves.

While undertaken at the request of the Planning Board, the campus master plan and the building projects it suggested did not require formal approval by the Board or the Historic Preservation Committee. The master plan was presented in informational workshops only, with the understanding that any specific project would be subject to formal review and approval as plans developed.

IV. HISTORIC PRESERVATION COMMITTEE REVIEW AND RECOMMENDATION

The Historic Preservation Committee, which began its review on April 21st, held two workshops on the proposed connector, including an on-site workshop to better assess the project's context, its visual impact

on the abutting structures and its visibility from various vantage points. On May 19, a public hearing was held, followed by formal deliberations. On that date, following extensive discussion, the Committee voted unanimously to table the application pending reconsideration of the third floor and submission of alternative design solutions for the Spring Street facade. (For a detailed summary of the Committee's comments and concerns, see June 7 HP staff memo--Attachment 6.) The Committee also requested that the Maine Historic Preservation Commission be asked to review and comment on the design as proposed with respect to its conformance with the *Secretary of the Interior's Standards for Rehabilitation* (Portland's review standards are based directly on the Secretary's Standards).

Public comment at the May 19 hearing was sharply divided. Waynflete parents and trustees who live in the neighborhood, as well as other area residents, expressed support for the connector as presented, stating that it met both Waynflete's programmatic needs and the ordinance's requirements for compatibility. Several of the immediate abutments and other neighborhood residents expressed opposition to the very presence of a connector, arguing that it would unduly compromise the historic structures and, by joining the two residential scale structures, create an institutional scale structure which would be at odds with the prevailing development pattern in the area. Still others, including representatives of Greater Portland Landmarks, expressed the view that a connector, if sensitively designed, could preserve the essential form and architectural integrity of the two historic structures and be compatible with the character of the neighborhood. However, they argued that the design and materials as presented failed to meet the test of compatibility. It should be noted that most of the debate focused on the Spring Street elevation; there appeared to be less concern about the campus-facing facade, which is also visible from a public way.

On June 1st, planning staff met with representatives of the Maine Historic Preservation Commission (MHPC) and the project architect to review Waynflete's May 19 proposal, as well as earlier design alternatives which had been explored by Waynflete. Enclosed with Attachment 6 is the Commission's analysis of the designs presented and their conclusion that they did not meet the *Secretary's Standards*.

MHPC's concerns and comments were consistent with those expressed by the Historic Preservation Committee throughout its review process. Briefly, it was the position of MHPC that although the connector had been set back considerably from the front plane of the two existing buildings thereby maintaining a sense of separation, its opacity (a solid brick wall punctuated by residential scale windows on the first two floors and a solid wall on the third) fundamentally altered the perceived mass of the combined structures. Also, the materials proposed (red brick for the lower floors and architectural shingles at the third floor) did not provide a sufficiently clear distinction between the historic buildings and the new addition, as is required by the preservation standards.

During the June 1st ^{meeting} ~~hearing~~, several alternative approaches were discussed, including one which incorporated large expanses of glass within a relatively minimal dark brick frame and a consistent fenestration pattern on all three floors. It was felt that this treatment would reduce the connector's mass and unify the design of the addition in such a way that it would become a more neutral - and clearly contemporary - foil for the two historic structures. Note that MHPC's report was written before receiving the final revised design based on this discussion.

On June 7th, Waynflete returned to the Historic Preservation Committee with a substantially revised design approach. The new design included changes in both plan and elevation and was a direct response to the ideas discussed at the June 1st meeting. In fact, with further design development the project architect was able to achieve greater transparency and a deeper setback for the third floor than he had previously thought feasible.

Public comment was taken at the June 7th meeting, but was confined to the design revisions made after last hearing. The response continued to be mixed, but was much more limited, given the fact that many of those attending had not yet had an opportunity to review the revised design.

Following further discussion by the Committee, a clear concensus developed that the revised design met the applicable review standards of the historic preservation ordinance. By a vote of 6-0, the Committee voted to recommend to the Planning Board approval of the application for a Certificate of Appropriateness, subject to conditions. (See decision letter for recommended conditions - Attachment 5) The Planning Board will also note that, in response to public comment, the Committee is suggesting consideration of two site plan conditions as well, both of which address the visual impact of the addition.

Note: This detailed chronology and description of earlier design proposals is provided in an effort to put the enclosed public comments in the context of this project's evolving design. Many of the letters make reference to previous design proposals. Whether the positions expressed have changed with the final design remains to be seen.

VI. STAFF REVIEW

In addition to the Historic Preservation Committee's review, the proposal has been reviewed by planning, legal, zoning engineering, traffic, and parking staff for conformance with the site plan ordinance and the conditional use standards of the Land Use Code.

VII. HISTORIC PRESERVATION REVIEW

A detailed discussion of the Historic Preservation Committee's review process and final recommendation appears in Section V of this report. In reviewing the proposal's conformance with the standards of the Historic Preservation ordinance, five of the ten review standard are applicable in this instance. The are as follows:

- Standard #1: Every reasonable effort shall be made to provide a compatible use for a property which required 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.
- Standard #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.
- Standard #5: Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- Standard #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.

Standard #10: Whenever 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.

Two other documents are instructive in reviewing this project: the City of Portland's *Historic Resources Design Manual*, which contains illustrated guidelines and is incorporated by reference in the historic preservation ordinance, and *Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns*. These are enclosed as Attachments 7 and 8.

As noted above, by a vote of 6-0 (Parker abstaining) the Committee found that Standards #1, 2, 5, 9, and 10 (Sec. 14-650) had been met, and is recommending that the Planning Board approve the Certificate of Appropriateness.

The Committee also recommended a number of conditions of approval, which are itemized in the decision letter (Attachment 5). The final proposal now before the Planning Board has been revised to satisfy most of these conditions. Two conditions remain to be satisfied:

- * That a sample mock-up of the brickwork be reviewed and approved by staff prior to commencing with work.
- * That a revised window detail be submitted for staff review and approval.

VIII. SITE PLAN REVIEW

1/2. Traffic and Parking

The proposed project will have no impact on existing vehicular circulation, traffic, or parking at around the school. The project represents a consolidation of existing programs and does not entail an increase in enrollment or staff.

Mr. Ash and Mr. Peverada have reviewed the plans and visited the area to assess current traffic and parking patterns. They are satisfied that the existing facilities and management techniques implemented with the campus master plan are effective in meeting Waynflete's current needs. (See Attachments 11 and 12).

Should parking or traffic be raised as a remaining issue, staff recommends that it be addressed at the time Waynflete's proposed Emery Building addition is reviewed by the Board.

3/4. Bulk, Location, Height & Use

While an existing view corridor into the campus will be closed, the proposed addition will not result in a reduction in light and air, or a significant increase in winds or snow loads which would cause health or safety problems for abutting uses.

By setting the addition back a considerable distance from Spring Street and the front facades of the adjoining buildings, the impact of the increased mass has been reduced and the essential scale and form of the residential structures is retained. This also minimizes any potential diminution in value of surrounding residences.

5. Sewer, Storm Drain, and Water

The existing buildings are served by public water and sewer from Spring Street. No increase in staff or student enrollment is proposed with the development, therefore no additional sewer flow is expected, or increased burden on existing utilities.

6. Landscaping

No landscaping is proposed on the campus side of the addition, as this is a prime circulation area. On the Spring Street side, yews and azaleas are proposed immediately in front of the addition. In response to a request from neighbors who seek to minimize the visibility of the addition, Waynflete proposes to add a 4" caliper crabapple tree near the sidewalk. See Attachment 2a for illustration of proposed tree at maturity. (The site plan has not yet been revised to reflect this change.)

The project site features no significant existing vegetation.

7. Drainage

The proposed building link will have a flat roof and will be drained internally. Roof drains will be tied to the combined sewer in Spring Street with a separate storm drain. At the rear of the addition the proposed concrete slab will pitch away from the building. According to Jim Wendel, topo lines on submitted site plan are misleading and would suggest that ponding would be created on the Spring Street side of the addition. A site visit has confirmed this not to be the case. Mr. Wendel is satisfied that the drainage provisions are adequate. (See Attachment 10.)

8. Lighting

Both Hyde House and Morrill have existing small wall mounted flood lamps above or adjacent to the rear entrances, which are characterized as "residential in character". The existing lighting does not cause glare or direct spillover to residential abutters. A recessed can lamp is proposed directly over the new entrance.

No exterior lighting is proposed for the Spring Street elevation of the connector. However, neighbors have expressed concern about the impact of interior lights, particularly as the addition features a high degree of glazing. On the lower floors, Waynflete is proposing recessed can lamps (incandescent) for the interior space closest to Spring Street. On the third floor, incandescent wall sconces will be installed at either end of the connector. While this is staff's understanding of Waynflete's intentions, the plans do not include this detail. The Board might consider a condition of approval which confirmed this scheme.

9. Fire/Life Safety

The proposed addition significantly improves life safety provisions for the two existing buildings, which currently do not meet code.

10. City Infrastructure

The proposed addition will not affect existing City infrastructure, existing or planned.

11. View Corridors

The placement and massing of the proposed addition will obstruct the existing view into the campus from Thomas Street. However, this view corridor is not identified in the View Corridor Protection Plan, and no significant landmarks or natural features will be obscured by the addition.

12. Natural Resources

The project will have no significant impact on existing natural resources, including groundwater, wetland, etc.

IX. CONDITIONAL USE REVIEW

1. General Conditional Use standards (Sec 14-474)

- a. There are unique or distinctive characteristics or effects associated with the proposed use;
- b. There will be an adverse impact upon the health, safety or welfare of the public or the surrounding area; and
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The unique characteristics of this project have been discussed in the sections concerning historic preservation review. The project is a challenging one in that it calls for connecting at relatively close viewing distance two architecturally significant residential scale structures within the Western Promenade Historic District. Such a project has the potential of fundamentally altering the scale and prevailing development pattern in this R4 zone, as well as undermining the integrity of the historic buildings. However, it was the conclusion of the Historic Preservation Committee that the setback of the proposed addition, together with its neutral design treatment, allows the historic buildings to read as separate structures with minimal loss to their character-defining features and to visually dominate the streetscape.

In staff's view the project will not have an adverse impact upon the health, safety or welfare of the public or surrounding area. And, while the proposed connector represents an alteration which is not typical for the largely residential R4 zone, the proposal must be evaluated in the context of the particular use. Building additions are often necessary in order for institutions to remain in residential scale structures which, when built, did not anticipate handicap accessibility or code requirements. The question is usually not whether, but how, such additions can be successfully introduced.

2. Institutional Conditional Use Standards Applicable in the R4 Zone

- a. Expansion beyond existing lot; Utilization of existing facilities

The proposed project is contained within Waynflete's current campus and responds to the underlying directive included in this standard in that it proposes to make more efficient use of existing facilities.

b. Residential Displacement

The project does not entail displacement of existing residential uses. While the Cook Hyde house was initially required to retain its residential use on the upper floors following Waynflete's acquisition of the building, the Planning Board later voted to allow expansion of the institutional use throughout the entire structure.

XI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and material submitted by the applicant and on the basis of information contained in Planning Report #25-99 relevant to the standards of the Site Plan and Historic Preservation ordinances and the Zoning ordinance's conditional use standards, the Planning Board finds:

- i. That the proposed development is/is not in conformance with the Historic Preservation Ordinance of the Land Use Code and approves/denies the applicant's request for a Certificate of Appropriateness.

Potential Conditions of Approval:

5-0 to approve

- * that a sample mockup of the brickwork be reviewed and approved by staff prior to commencement of the work
- * that a final window detail for the Spring Street facade be submitted for staff review and approval.

- ii. That the proposed development is/is not in conformance with the Site Plan Ordinance of the Land Use Code.

5-0 to approve

Potential Conditions of Approval:

*4-6 ornamental deciduous trees
Cde: would suggest a more mixture trees*

- * that the site plan be revised to show a 4" caliper crabapple to be planted in front of the addition, near the Spring Street sidewalk.
- * that recessed incandescent light fixtures be installed in that portion of addition's interior closest to Spring Street. On the third floor, fixtures to be installed only on either end of the connector, not visible from the street.

*subject to the approval of the City Council
wants substantial evergreen*

- iii. That the proposed development is/is not in conformance with the Conditional Use standards of the Land Use Code.

5-0 to approve

ATTACHMENTS

1. Perspective drawing of proposed addition
2. Written statement by Land Use Consultants re: Site plan provisions
3. Floor plans, elevations and details
4. Site plan and site details
5. Historic Preservation Committee's letter of recommendation
6. Portions of staff report from June 7 HP meeting, including correspondence from Maine Historic

7. Preservation Commission, previous design proposal
8. Preservation Brief #14
9. Excerpt from Historic Resources Design Manual
10. Petition and Letters
11. Memo from DRC
12. Memo from Parking Manager
13. Memo from Traffic Engineerl

HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE

PUBLIC HEARING
338 & 342 SPRING STREET

TO: Chair Wroth and Members of the Historic Preservation Committee
FROM: Deborah Andrews, Senior Planner
DATE: June 4, 1999
RE: June 7, 1999 - Unfinished Business

Application For: Certificate of Appropriateness - Building Addition Linking Two Structures

Address: 338 and 342 Spring Street
Cook Hyde House and Morrill House

Applicant: Waynflete School
represented by project architect, Robert Howe, HKTA Architects

Background:

On May 19th, the Historic Preservation Committee held a public hearing and began final deliberations on a proposal by Waynflete School to construct a building addition connecting the Cook Hyde and Morrill houses at 338 and 342 Spring Street. Following extensive discussion of the proposal and a series of preliminary votes on aspects of plan, the Committee voted unanimously to table final action on the application. The tabling action was taken in order for the project architect to submit for consideration alternative sheathing materials for the lower stories and to reconsider and/or redesign the third floor component. The Committee also requested that the Maine Historic Preservation Commission be asked to review and comment on the proposal with respect to its conformance with the Secretary of the Interior's Standards for Rehabilitation.

On Monday, June 7, the Committee will resume its deliberations and, presumably, vote on the project. As noted in previous memos, the Committee's action will be in the form of a recommendation to the Planning Board, which will make the final decision on the applicant's request for a Certificate of Appropriateness in conjunction with their site plan review.

Recap of May 19th Meeting:

Public comment on the proposed connector was sharply divided. Several area residents and Waynflete parents or trustees expressed support for the connector as presented, stating that it met both Waynflete's programmatic needs and the ordinance's requirements for compatibility. They supported the use of brick and architectural shingles for the third floor, citing that they are materials characteristic of the neighborhood. Several of the immediate neighbors and other residents of the neighborhood expressed opposition to the concept of a connector, arguing that by joining the two residential scale structures, an institutional scale structure would be created, which would be at odds with the prevailing development pattern in the area. Still others expressed the view that a connector, if sensitively designed, could be compatible with the character of the neighborhood, but that the design and materials as presented failed to meet the test of compatibility. It should be noted that most of the debate focused on the north elevation which faces Spring Street. There appeared to be less concern about the campus-facing facade, which is also visible from a public way.

The Committee's deliberations concentrated on the north elevation as well, as there appeared to be general support for the south elevation. Committee members expressed concern about the opaque nature of north elevation, which featured a jumbo brick facade with a centered pair of windows for the two lower stories and fiber cement shingles for the vertical face of the third floor. Regarding the jumbo brick, Committee members also felt that it was not sufficiently distinct from the material of the adjoining buildings and did not meet the ordinance requirement that there be a clear differentiation between the new and old. Several members reiterated their earlier suggestions that a more transparent treatment for these floors be explored. As for the third floor, its very presence was opposed by some members as it is at this level that the connections between the buildings became most awkward and visually distracting. Other members expressed that view that a third floor, if more transparent in treatment, could be successful. However, they could not support the third floor in its proposed form, which featured opaque cladding and awkward connections to the adjoining buildings.

Following this discussion, the Committee took two preliminary votes in order to assess whether there was a consensus on various aspects of the plan and to give guidance to the applicant. By a vote of 5-2 (Wroth, Romano opposed) the Committee approved the concept of a connector between the buildings. By a vote of 0-7, the Committee failed to approve the third floor as presented. The Committee encouraged the project architect to explore whether the third floor could be eliminated and/or develop an alternative treatment which was more transparent and which would have less visual impact. The Committee also asked that alternative cladding materials be presented for the lower two floors which would provide a clearer distinction between the old and the new. A more transparent treatment was encouraged for this component as well.

Review and Comment from the Maine Historic Preservation Commission

As the Committee requested, staff asked the Maine Historic Preservation Commission to review the proposed plan and to evaluate its conformance with the Secretary of the Interior's Standards

for Rehabilitation. (It should be noted that Portland's review standards are based on the Secretary's Standards.) The Commission was also asked to suggest appropriate treatments that meet the standards. A site visit was also arranged to better assess the project's impact. In attendance at the June 1st site visit were project architect Bob Howe, Kirk Mohny of the Maine Historic Preservation Commission and Deb Andrews, staff to the Historic Preservation Committee.

The analysis and comments of the Commission are enclosed as Attachment 2. As the letter indicates, during the June 1st site visit there was discussion of an alternative treatment which in the view of City staff and Mr. Mohny could address some of the problems identified in earlier proposals and meet the intent and standards of the ordinance as regards new additions. This treatment would incorporate large expanses of glass within a relatively minimal brick frame and would feature a consistent treatment for all three floor, creating a neutral "hyphen" for the adjoining buildings.

Note that the letter from the Maine Historic Preservation Commission was written prior to receipt of the final revised design and therefore does not specifically address the latest proposal. (Staff has sent a copy of the revised design to the Commission and hopes to have a response by Monday's meeting.) In reading Mr. Shettleworth's comments on the alternative approach discussed during the site visit, the Committee should bear in mind that the final design incorporates more glass and a deeper setback for the third floor than was anticipated at the June 1st meeting.

Revised Design for North Elevation

Attachments 3 -5 show a substantially revised design proposal for the connector's north elevation. The new design reflects changes in both the plan and the elevations. At the third floor level, the connector has been set back an additional 3 feet (now a total of 18 feet) from the front facade of the lower stories. (See enclosed third floor plan.) This change allows for a true separation from the cornices of the adjoining buildings and eliminates the need to return directly into them. The visibility of the third floor is also reduced by the increased setback. The third floor now features continuous glazing on both the north and south sides, creating a more transparent connector.

The lower two stories now show continuous glazing as well, set off by a darker brick. The applicant proposes to use Morin's "All Black" Old Port blend, which will be clearly differentiated from the adjoining red brick structures. (A sample will be provided on Monday.) In this treatment, the glazing is dominant with the brick providing a secondary framework. Other architectural details include:

- * The foundation level projects 2" beyond the principal facade, echoing the foundation lines of the adjoining buildings
- * The "storefront" glazing system features an aluminum frame and mullions. The finish is to be a black baked enamel painted finish. The window frames will be

set back 3 inches from the face of the brick and the mullions will project 2 inches from the glass. This will provide a level of depth and relief to the facade.

- * Rowlock brick sills are shown under the windows, with a soldier course above the windows.
- * Clear glass is proposed for the windows.

Note that where earlier designs featured different fenestration treatments and materials for the lower floors and the third floor, now all three levels are consistent in design. This creates a more cohesive, neutral, and clearly contemporary foil for the adjoining historic buildings.

Standards for Review

As with the previous design proposals, the Committee is instructed to evaluate the new proposal based on the ordinance standards. The National Park Service's Preservation Brief #14, *New Exterior Additions to Historic Buildings: Preservation Concerns* should also be consulted in reviewing the proposal. See especially page 11 of the Brief, which summarizes the goals and factors to be considered in assessing the compatibility of new additions.

Attachments:

1. Letter to Maine Historic Preservation Commission
2. Response from the Maine Historic Preservation Commission
3. Perspective drawing of revised north elevation
4. Elevation of north facade
5. Section of north facade
6. Previous proposed elevations (north and south)
7. Preservation Brief #14
8. Letters from the public

Att. 1

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

May 26, 1999

Earle G. Shettleworth, Director
Maine Historic Preservation Commission
55 Capitol Street
Augusta, Maine 04330

Dear Earle,

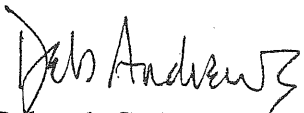
The City of Portland's Historic Preservation Committee is currently reviewing proposals for two significant building additions on the Waynflete School campus, which is located within the Western Promenade Historic District. The projects include a 10,000 sq. ft. building addition to the Upper School building at 64 Emery Street (the former Home for Aged Women) and an addition which will connect the Ruth Cook Hyde and Morrill Houses at 338 and 342 Spring Street.

During the the Historic Preservation Committee's last meeting on these proposals, it was suggested that the Maine Historic Preservation Commission be asked to serve as a resource in evaluating the visual impact and compatibility of the proposed building additions, given the Commission's recognized expertise in assessing new additions to historic buildings for their conformance with the Secretary of the Interior's Standards for Rehabilitation.

Enclosed are plans and elevations for the two projects. The Committee respectfully requests that your staff review the enclosed materials and provide comments and any suggestions for the Committee's consideration. The Historic Preservation Committee is scheduled to meet again on June 7th; if it is feasible to respond prior to this date it would be most appreciated.

Thank you for your assistance. If you have any questions about the enclosed material, please do not hesitate to call.

Sincerely,



Deborah G. Andrews
Historic Preservation Program Coordinator

cc: Susan Wroth, Chair, Historic Preservation Committee
Hymie Gulak, Waynflete School



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

ANGUS S. KING, JR.
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

June 3, 1999

Deborah G. Andrews
Historic Preservation Program Coordinator
City of Portland
389 Congress Street
Portland, Maine 04101-3503

Re: Proposed Connector Between 338 and 342 Spring Street, Portland

Dear Deb:

Pursuant to your May 26, 1999, letter in which you requested the Maine Historic Preservation Commission's opinion on the subject project, I am writing to advise you of our assessment of the design. Our review of this proposal has been made within the framework of the *Secretary of the Interior's Standards for Rehabilitation*, and is based on drawings prepared by HKTA/architects as well as Tuesday's on-site discussion between Bob Howe, Kirk Mohny of my staff, and you.

The two buildings that are involved with this project are the Italianate style Seth C. Dyer House (338 Spring St.) of 1867-68, and the neighboring John Randall House (342 Spring St.), a Second Empire style building constructed about 1860-62. The Dyer and Randall houses are contributing buildings to the Western Promenade Historic District, which is both a designated local and National Register district. Both of these former residences are two-and-a-half story brick buildings that are distinguished by their high degree of historic integrity, common material palettes and massing, and shared site features that include common setbacks, granite stoops, and low granite boundary walls. Surrounding buildings share many of these same characteristics with the result that the immediate environment of which the subject buildings are a part is an important consideration.

As shown in the North Elevation Study drawings, the proposed project seeks to join the existing freestanding buildings with a three-story connector that expands on the south side to include a new entrance and a science classroom. The connection point on the opposing side elevations of the two buildings will result in the displacement of the first and second story windows that are located near the rear corners. Further alterations will be made to both rear elevations. We believe that five of the Standards for Rehabilitation are relevant for consideration in reviewing this project.

Standard 1 states that: "A property will be used as it was historically or be given a new use



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that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.” Although Waynflete School presently uses both of the buildings for offices and classrooms, it has incorporated this new use in a manner that has not materially altered the historic properties. Its proposal to fully utilize the interior space results in a requirement to meet increased life-safety and accessibility codes, and it has chosen an alternative that clearly alters “distinctive materials, features, spaces, and spatial relationships.” We recognize that the continued viability of these two buildings may depend on Waynflete’s ability to incorporate the necessary code and accessibility upgrades into a single addition. In that case, it becomes especially important to design the addition in a manner that minimizes the impact on the historic properties.

Standard 2 states that: “The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.” This Standard underscores the importance of identifying character defining features, in order to be able to determine how a project will or will not impact them. In this case, important character defining features of both buildings include their free standing relationship to each other, their brick construction (although the type of brick and quality of finish varies between them), and their architectural detailing such as brackets, window hoods, etc. As noted in the discussion of Standard 1, the proposed undertaking alters the historic relationship between these two properties, and it results in the removal of windows on the side elevations.

Standard 5 states that: “Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.” Although the proposed connector alters several windows on the side elevations, it preserves the distinctive cornice treatments of the two buildings. These are features which are “examples of craftsmanship” that characterize the two properties. So too, is the method and type of brickwork that is exhibited on the exterior walls.

Standard 9 states that: “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.” The discussion of Standards 1 and 2 highlighted the fact that the proposed project will have an impact on distinctive features of these two properties. Standard 9 reiterates the point that new construction should not destroy these characteristics. It also describes the fundamental approach in designing for new construction, namely that the new work shall be clearly modern yet compatible with the old. Thus, if the proposed addition is judged to be the only feasible alternative to addressing the project needs, then the challenge is to design a connector that satisfies Standard 9.

Standard 10 states that: “New additions and adjacent or related new construction will be



undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” Although the proposed addition will impact windows on the side elevations of both buildings, we believe that the essential form of these buildings would be relatively unimpaired if the connector were to be removed in the future.

During Tuesday’s on-site meeting, the initial design for this project was briefly discussed. This proposal incorporated a first story window which mimicked one on the facade of 338 Spring Street and utilized third story dormers that borrowed from the roof treatment of 342 Spring Street. It is our understanding that the third story in this scheme was not recessed from the front wall plane to the extent that it is shown in subsequent designs. Although designing new construction to closely match historic buildings is often considered to be an appropriate treatment, Standard 9 emphasizes that a clear distinction should be made between the old and the new in order to avoid confusion between historic and contemporary fabric. In this context, the initial design would not satisfy the Standards.

The present proposal for the design of the north elevation (which was reviewed at the Historic Preservation Committee’s May 19th meeting) consists of a two-story connector that is physically linked to the historic buildings below their respective cornices. A third story corridor is set back about fifteen feet from the north plane of the connector. Several treatments for the facade of the connector’s lower two stories have been discussed that include the use of paired double hung sash windows and surface materials which vary from standard brick, jumbo brick, masonry units that imitate ashlar granite, and wooden matchboard. In contrast, the third story is shown with a bank of so-called “storefront” windows and architectural shingles.

The Standards place great emphasis on the preservation of distinctive character defining features of historic properties, and the existing free standing relationship of the subject buildings is an important characteristic that should be preserved. When reviewing proposed additions to historic buildings, we often recommend the use of a transparent connector between the old and new in order to make a clear distinction between the two blocks. Typically, this transparency is achieved through the use of glass, a solution that also avoids the problem encountered with masonry buildings when trying to match new materials and workmanship with the existing conditions. Standard 9 also underscores the fact that new additions should be clearly modern yet compatible in scale, materials, and massing to the historic property.

The present proposals do not appear to satisfy the Standards. First, the connector links the two free standing buildings with a relatively solid two-story wall that is punctuated with small residential scale double hung windows. Second, the mass of this connector is increased by the third floor corridor which -- despite its setback from the north plane -- further compromises the separation

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of the two historic buildings. Finally, it does not appear that the various surface materials which have been explored to date will minimize the project's impact due to the fact that all of these materials are opaque. Although the connector is set back considerably from the front plane of the two buildings, it does not change the fact that its presence fundamentally alters the historic relationship between them.

During the on-site meeting, there was some discussion about an approach that would substantially increase the number of windows on the first and second stories of the connector in a pattern that matched those proposed for the third story and then use a dark brick on the balance of the wall surface. Such an approach would reduce the connector's mass and would unify the fenestration pattern on all three levels with windows that are clearly distinctive from those on either of the two existing buildings. The use of dark brick would further distinguish the old from the new. It is our understanding that this option is being explored, but we have not as yet reviewed a conceptual design. While this approach represents an improvement on the other alternatives, it will not provide a fully transparent link between the historic properties. To our knowledge, such an option has not been explored by Waynflete, and we urge the school to do so.

The design challenge posed by this project is a substantial one, and although we believe that it can be solved in a manner that preserves the important characteristics of the two historic buildings, it will require further consideration on the part of Waynflete to do so. Please do not hesitate to contact me if the Commission may be of further assistance in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Earle".

Earle G. Shettleworth, Jr.
Director

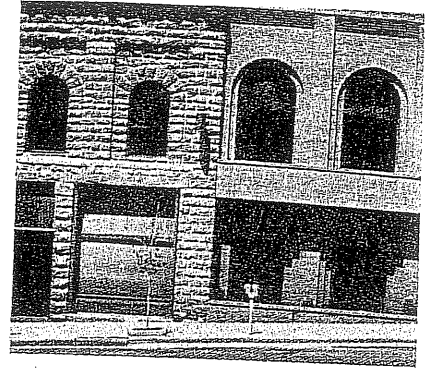
14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Kay D. Weeks



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services



Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering nonsignificant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned. A new addition should be constructed in a manner that preserves significant materials and features and preserves the historic character. Finally, an addition should be differentiated from the historic building so that the new work is not confused with what is genuinely part of the past.

Change is as inevitable in buildings and neighborhoods as it is in individuals and families. Never static, buildings and neighborhoods grow, diminish, and continue to evolve as each era's technological advances bring conveniences such as heating, street paving, electricity, and air conditioning; as the effects of violent weather, uncontrolled fire, or slow unchecked deterioration destroy vulnerable material; as businesses expand, change hands, become obsolete; as building codes are established to enhance life safety and health; or as additional family living space is alternately needed and abandoned.

Preservationists generally agree that the history of a building, together with its site and setting, includes not only the period of original construction but frequently later alterations and additions. While each change to a building or neighborhood is undeniably part of its history—much like events in human life—not every change is equally important. For example, when a later, clearly nonsignificant addition is removed to reveal the original form, materials, and craftsmanship, there is little complaint about a loss to history.

When the subject of *new* exterior additions is introduced, however, areas of agreement usually tend to diminish. This is understandable because the subject raises some serious questions. Can a historic building be enlarged for a new use without destroying what is historically significant? And just what *is* significant about each particular historic building that should be preserved? Finally, what new construction is appropriate to the old building?

The vast amount of literature on the subject of change to America's built environment reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. Within the historic preservation programs of the National Park Service, however, the focus has been and will continue to be the protection of those resources identified as worthy of listing in the National Register of Historic Places.

National Register Listing—Acknowledging Change While Protecting Historical Significance

Entire districts or neighborhoods may be listed in the National Register of Historic Places for their significance to a certain period of American history (e.g., activities in a commercial district between 1870 and 1910). This "framing" of historic districts has led to a concern that listing in the National Register may discourage any physical change beyond a certain historical period—particularly in the form of attached exterior additions. This is not the case. National Register listing does *not* mean that an entire building or district is frozen in time and that no change can be made without compromising the historical significance. It also does not mean that each portion of a historic building is equally significant and must be retained intact and without change. Admittedly, whether an attached new addition is small or large, there will always be *some* loss of material and *some* change in the form of the historic building. There will also generally be some change in the relationship between the buildings and its site, neighborhood or district. Some change is thus anticipated within each rehabilitation of a building for a contemporary use.

Scope of National Park Service Interest in New Exterior Additions

The National Park Service interest in new additions is simply this—a new addition to a historic building has the potential to damage and destroy significant historic material and features and to change its historic character. A new addition also has the potential to change how one perceives what is genuinely historic and thus to diminish those qualities that make the building eligible for listing in the National Register of Historic Places. Once these basic preservation issues have been addressed, all other aspects of designing and constructing a new addition to extend the useful life of the historic building rest with the creative skills of the architect.

The intent of this Brief, then, is to provide guidance to owners and developers planning additions to their historic

buildings. A project involving a new addition to a historic building is considered acceptable within the framework of the National Park Service's standards if it:

1. Preserves significant historic materials and features; and
2. Preserves the historic character; and
3. Protects the historical significance by making a visual distinction between old and new.

Paralleling these key points, the Brief is organized into three sections. Case study examples are provided to point out acceptable and unacceptable preservation approaches where new use requirements were met through construction of an exterior addition. These examples are included to suggest ways that change to historic buildings can be sensitively accomplished, not to provide indepth project analyses, endorse or critique particular architectural design, or offer cost and construction data.

1. Preserving Significant Historic Materials and Features

Connecting a new exterior addition always involves some degree of material loss to an external wall of a historic building and, although this is to be expected, it can be minimized. On the other hand, damage or destruction of *significant* materials and craftsmanship such as pressed brick, decorative marble, cast stone, terra-cotta, or architectural metal should be avoided, when possible.

Generally speaking, preservation of historic buildings is enhanced by avoiding all but minor changes to primary or "public" elevations. Historically, features that distinguish one building or a row of buildings and can be seen from the streets or sidewalks are most likely to be the significant ones. This can include window patterns, window hoods, or shutters; porticoes, entrances, and doorways; roof shapes, cornices, and decorative moldings; or commercial storefronts with their special detailing, signs, and glazing. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form, and alignment. Because significant materials and features should be *preserved*, not damaged or hidden, the first place to consider constructing a new addition is where such material loss will be minimized. This will frequently be on a secondary side or rear elevation. For both economic and social reasons, secondary elevations were often constructed of "common" material and were less architecturally ornate or detailed.

In constructing the new addition, one way to minimize overall material loss is simply to reduce the size of the new addition in relationship to the historic building. If a new addition will abut the historic building along one elevation or wrap around a side and rear elevation, the integration of historic and new interiors may result in a high degree of loss—exterior walls as well as significant interior spaces and features. Another way to minimize loss is to limit the size and number of openings between old and new. A particularly successful method to reduce damage is to link the new addition to the historic block by means of a hyphen or connector. In this way, only the connecting passageway penetrates a historic side wall; the new addition can be visually and functionally related

while historic materials remain essentially intact and historic exteriors remain uncovered.

Although a general recommendation is to construct a new addition on a secondary elevation, there are several exceptions. First, there may simply be no secondary elevation—some important freestanding buildings have significant materials and features on all sides, making any aboveground addition too destructive to be considered. Second, a structure or group of structures together with their setting (for example, in a National Historic Park) may be of such significance in American history that any new addition would not only damage materials and alter the buildings' relationship to each other and the setting, but seriously diminish the public's ability to appreciate a historic event or place. Finally, there are other cases where an existing side or rear elevation was historically intended to be highly visible, is of special cultural importance to the neighborhood, or possesses associative historical value. Then, too, a secondary elevation should be treated as if it were a primary elevation and a new addition should be avoided.

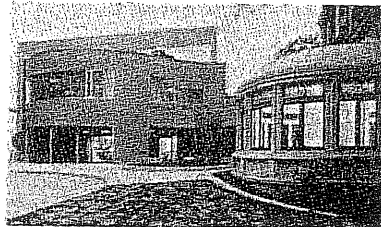


Photo: Maxwell Mackenzie

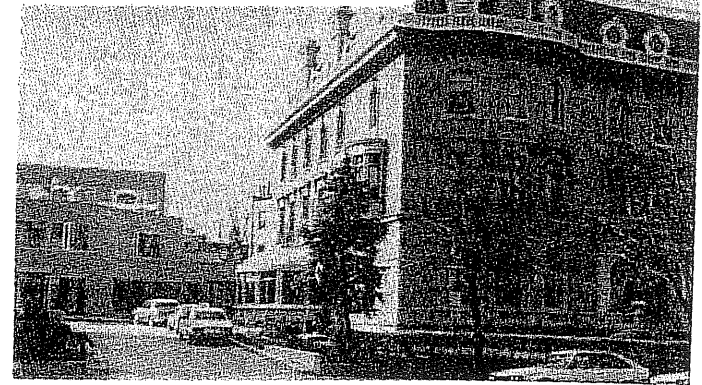


Photo: Gary L. Hume

Historic residential structure with new office addition. This approach preserves significant historic materials and features.

Built in 1903 as the private residence of a wealthy mine owner, the 3½ story building utilizes a variety of materials, including granite, limestone, marble, and cast iron. Of special interest is the projecting conservatory on a prominent side elevation. The Walsh-McLean House in Washington, D.C., has been used as the Indonesian Embassy since 1954. When additional administrative space was required for the embassy in 1981, loss of significant exterior materials was minimized by utilizing a narrow hyphen connector that cuts through a side wall behind the distinctive conservatory. Finally, the modestly scaled addition is well set back on the adjoining site, thus preserving the historic character of this individually-listed property.

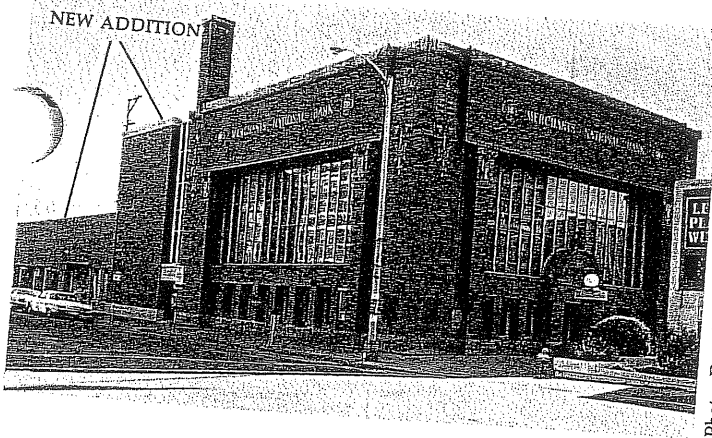
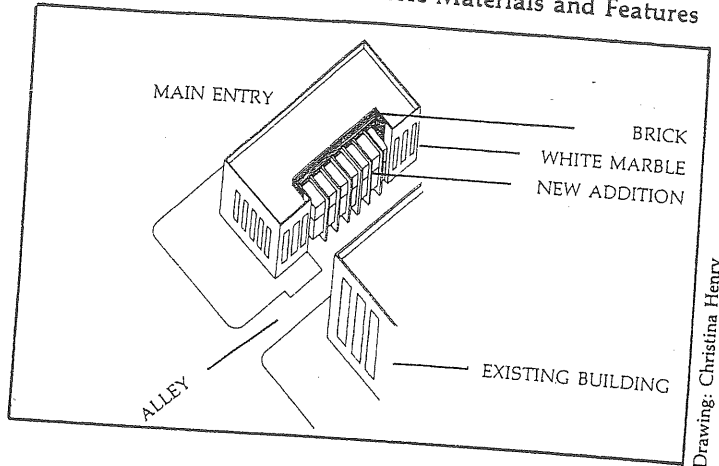


Photo: David Nystuen

Preserving Significant Historic Materials and Features



Drawing: Christina Henry

Historic bank structure with new drive-in bank addition. This approach preserves significant materials and features.

The bank building in Winona, Minnesota, (Purcell, Feick, and Elmslie, 1911-1912) is a noteworthy example of Prairie School architecture. Of particular significance is the ornamental work in terra-cotta and stained glass. In 1969-70 a brick addition was joined to the historic structure on the unornamented north and east party walls. This responsible approach successfully met additional square footage requirements for bank operations while retaining the historic banking room with its stained glass panels and skylighted space.

Historic library with new reading room addition. This approach preserves significant historic materials and features.

When Washington, D.C.'s Folger Shakespeare Library (Paul P. Cret, 1929) required additional space for a new reading room in 1983, significant exterior materials and interior spaces were respected. This expansion was successfully accomplished by filling-in a nonsignificant, common brick, U-shaped service area on the building's rear elevation, thus permitting almost total savings of the historic decorative marble on significant front and side facades. The new reading room addition was sensitively joined to the historic library by a limited number of doorways, further enhancing overall preservation of historic materials.

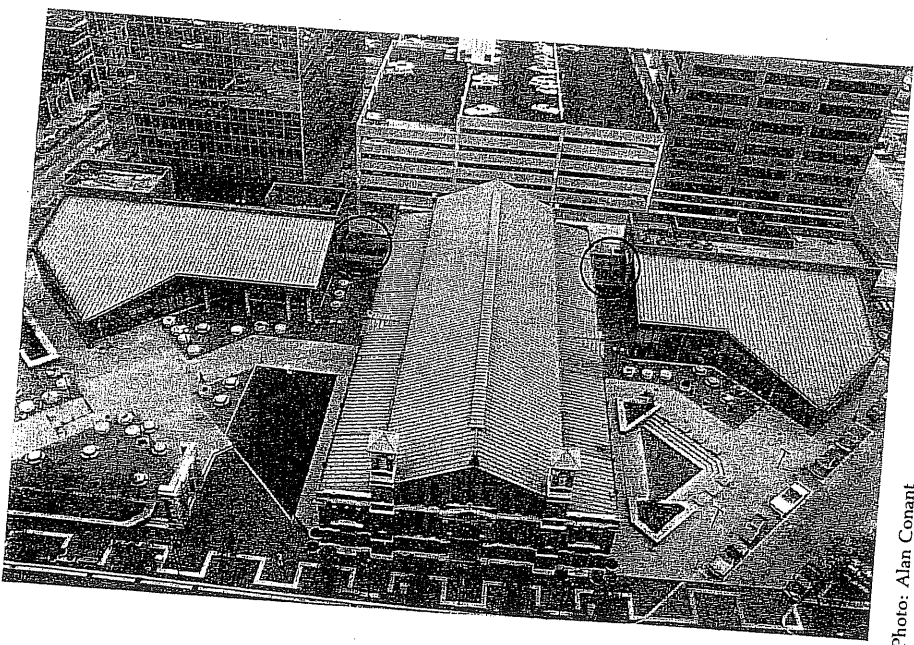


Photo: Alan Conant

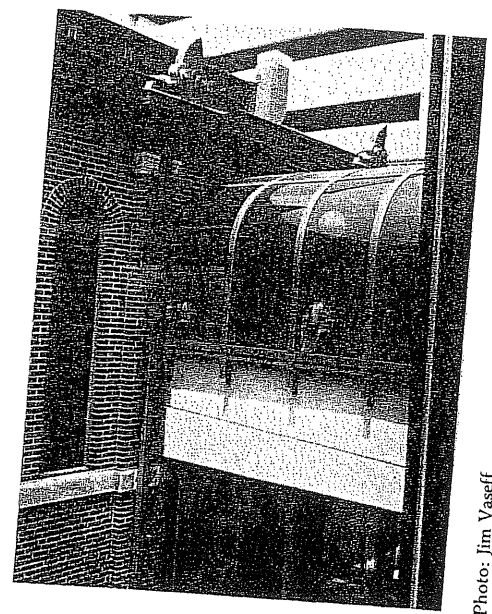


Photo: Jim Vaseff

Historic city market with flanking new retail additions. This approach preserves significant historic materials and features.

Aerial view shows the two-level connectors (circled) between Indianapolis' 1886 City Market and the new retail business wings. Historic openings on both levels at the rear of the building have been utilized for entrance and egress to the new additions, requiring minimal intrusion in the historic fabric of the side walls. A detail photograph shows how the glass and metal connectors parallel the form of the historic round-headed window openings. Finally, because the new additions are essentially detached from the original market building, the external form and the interior plan, with its significant cast-iron roofing system, have been retained and preserved.



Photo: A. Pierce Bounds

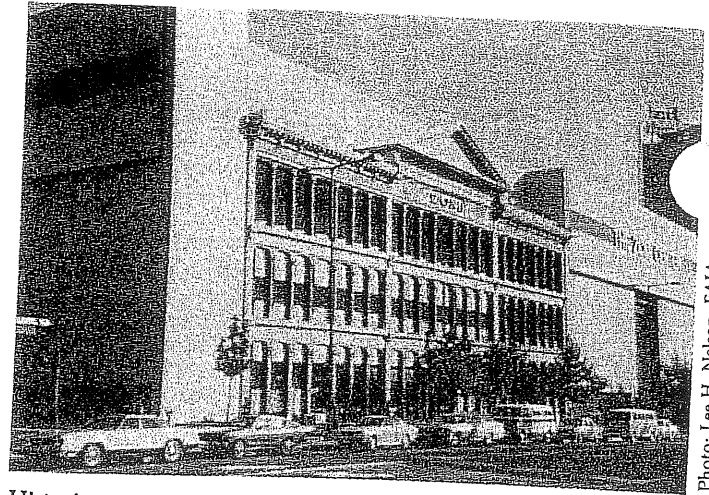


Photo: Lee H. Nelson, FAIA

Historic cast-iron storefront re-installed as facade on modern department store. This approach results in the destruction of significant materials and features.

Where there is need for a substantially larger building, the most destructive approach is to demolish everything but the facade of the historic building. In the example above, the 3-story-cast-iron front was originally the facade of a large, 19th century department store. In the 1970s, when the rest of the building was demolished, the metal facade was dismantled, then re-assembled on a new site where it has become the ornamental entrance to a modern department store.

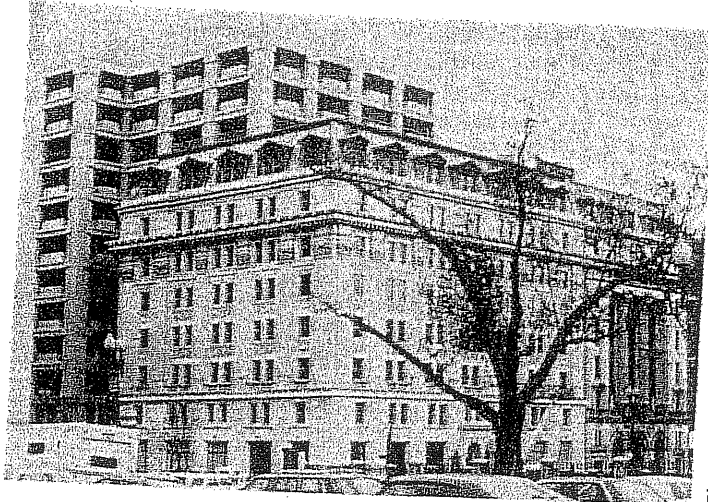


Photo: Michael J. Auer

Historic theater and office building with new office addition. This approach results in the destruction of significant materials and features.

Materials and features comprise the life history of a building from its initial construction to its present configuration; their destruction thus represents an equivalent and unfortunate loss to history. Chase's Theater and Riggs Building were constructed in Washington, D.C. in 1911-1912 as one architectural unit. Originally 11 bays wide, it featured elaborate granite, terra-cotta and marble ornamentation (see "before" above). As part of a plan to increase office space in a prime downtown location, 6 side bays and the significant theater space of the historic structure were demolished to make way for a major new addition (see "after" below).

2. Preserving the Historic Character

The second, equally important, consideration is whether or not the new addition will preserve the resource's historic character. The historic character of each building may differ, but a methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But while written and pictorial documentation can provide a framework for establishing the building's history, *the historic character, to a large extent, is embodied in the physical aspects of the historic building itself—its shape, its materials, its features, its craftsmanship, its window arrangements, its colors, its setting, and its interiors.* It is only after the historic character has been correctly identified that reasonable decisions about the extent—or limitations—of change can be made.

To meet National Park Service preservation standards, a new addition must be "compatible with the size, scale, color, material, and character" of the building to which it is attached or its particular neighborhood or district. A new addition will always change the size or actual bulk of the historic building. But an addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a tidy square or cubic footage ratio, but the historic building's existing proportions, setting and setting can help set some general parameters for enlargement. To some extent, there is a predictable relationship between the size of the historic resource and the degree of change a new addition will impose.

For example, in the case of relatively low buildings (small-scale residential or commercial structures) it is difficult, if not impossible, to minimize the impact of adding an entire new floor even if the new addition is set back from the plane of the facade. Alteration of the historic proportions and profile will likely change the building's character. On the other hand, a rooftop addition to an eight story building in a historic district of other tall buildings might not affect the historic character simply because the new work would not be visible from major streets. A number of methods have been used to help predict the effect of a proposed rooftop addition on the historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-assisted design (CAD). Sometimes a rough full-size mock up of a section or bay of the proposed addition can be constructed using temporary material; the mock-up can then be photographed and evaluated from critical vantage points.

In the case of freestanding residential structures, the preservation considerations are generally twofold. First, a large addition built out on a highly visible elevation can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Second, an addition that fills in a planned void on a highly visible elevation (such as a "U" shaped plan or feature such as a porch) may also alter the historic form and, as a result, change the historic character.

Some historic structures such as government buildings, metropolitan museums, or libraries may be so massive in scale that a large-scale addition may not compromise the historic character. Yet similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the *relationship* between actual size and relative scale will be a key to preserving the character of the historic building.

Constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also address preservation of the historic character. Primarily, such placement will help to preserve the building's historic form and relationship to its site and setting. Historic landscape features, including distinctive grade variations, need to be respected; and any new landscape features such as plants and trees kept at a scale and density that would not interfere with appreciation of the historic resource itself.

In highly developed urban areas, locating a new addition on a less visible side or rear elevation may be impossible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. If a new addition is being connected to the adjacent historic building on a primary elevation, the addition may be set back from the front wall plane so the vertical edges defining the historic form are still apparent. In all other cases, some variation in material, detailing, and color may provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

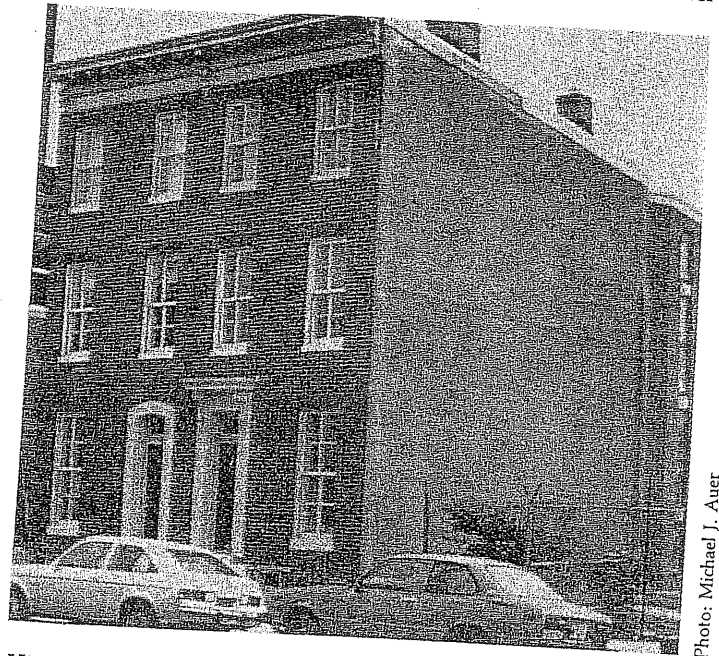


Photo: Michael J. Auer

Historic townhouse with compatible new stairtower addition. This approach preserves the historic character.

Creating two separate means of egress from the upper floors may be a fire code requirement in certain types of rehabilitation projects. This may involve a second stair within the historic building or an exterior fire stair. To meet preservation concerns, an exterior fire stair should always be subordinate to the historic structure in size and scale, and preferably, placed on a secondary side or rear elevation. Finally, as in any other type of addition, the material and color should be compatible with the historic character of the building. Because this modest brick stairtower has been placed on a rear elevation as a subsidiary unit, the form, features and detailing of the historic building have been preserved.

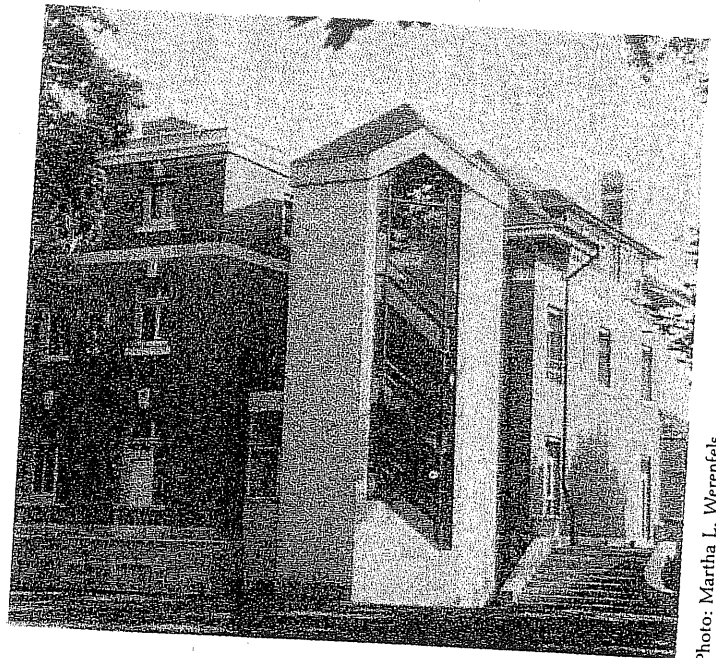


Photo: Martha L. Werenfels

Historic university building with incompatible new stairtower addition. This approach changes the historic character.

In contrast, this stairtower has been constructed on a highly visible side elevation and, together with its width and height, has obscured the historic form and roofline. The materials and color of the addition further enhance its prominence.



Photo: Rodney Gary

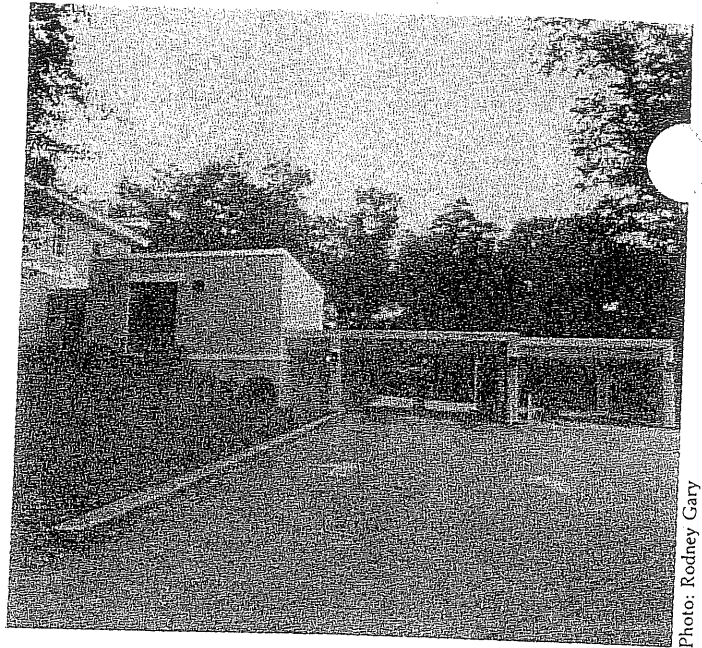
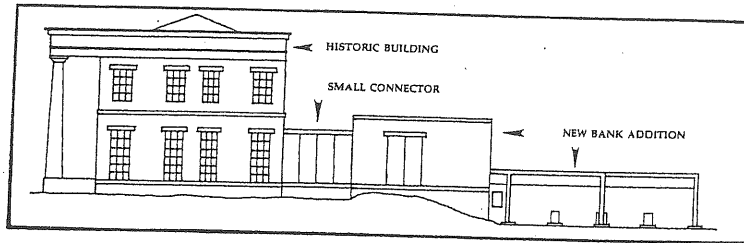


Photo: Rodney Gary

Historic residential structure with new drive-in bank addition. This approach preserves the historic character.

Built in 1847 and individually listed in the National Register in 1973, the Stephen Upson House in Athens, Georgia, is a two-story, five-bay structure featuring a distinctive columned portico. Of particular importance in its successful conversion from residential to commercial use in 1984 was the sensitive utilization of a sloping, tree-shaded historic site consisting of over 6 acres. A low-scale office and drive-in bank addition have been attached by a small glass connector at the rear of the historic building. A drawing, below, shows how the three-unit addition has been stepped down the hill, each unit set further back from the historic structure as it extends horizontally. As a result, the new addition is only partially visible from the historic "approach;" it can, however, be seen at full size from a new service road on the rear elevation (see photos, above).



Drawing: Christina Henry

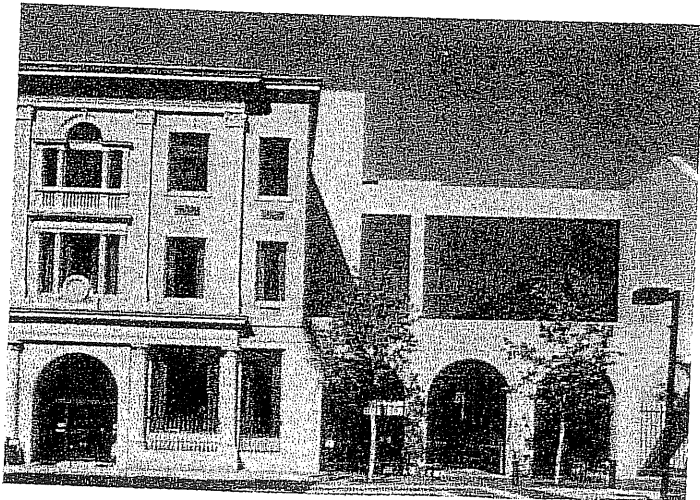


Photo: Joseph Boryshten Tcaez.

Historic bank with compatible new bank addition. This approach preserves the historic character.

The overall size of an 1893 bank in Salem, Massachusetts, was nearly doubled in 1974 when a new addition was constructed on an adjacent lot, yet the addition is compatible with the historic character. A deep set-back and similarity in scale permit the historic form to be appreciated; the addition is also compatible in materials and color. Finally, the pattern of arched and rectangular openings of the historic building is suggested in the new work.

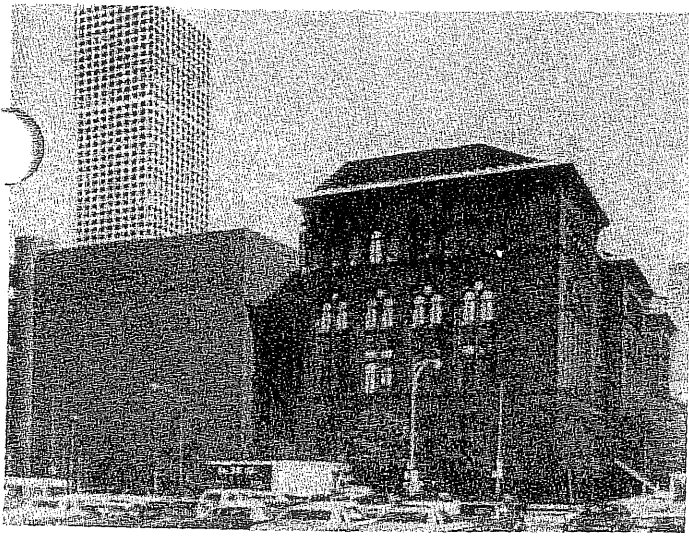


Photo: Harry Weese & Associates

Historic library with new addition for "uncommon" and rare books. This approach preserves the historic character.

Designed by architect Henry Ives Cobbs and completed in 1892, the Newberry Library in downtown Chicago extends the length of a city block and features a series of elongated, arch-headed windows. In 1981, when additional space was required with light and humidity control for storage of the rare book collection, a 10-story, windowless brick addition was linked to the historic block on side and rear elevations. Although constituting major expansion, the new wing still reads as a subsidiary unit to the substantially larger historic library complex. Its simple rectangular shape and lack of ornamentation stand in contrast with the highly articulated historic library complex; the rhythm of the historic windows is suggested in the windowless addition through a series of recessed square and arched bands. This is one example of a solution that is considered compatible with the historic character.

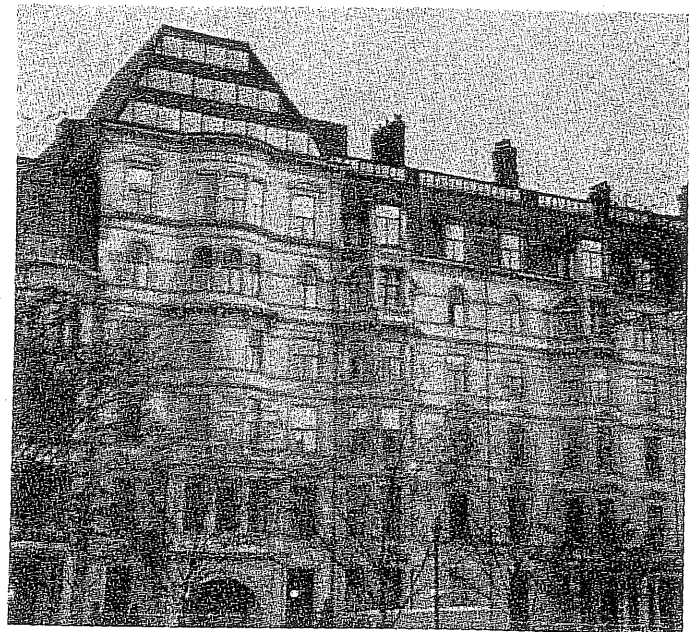


Photo: Baird M. Smith, AIA

Historic residential buildings with incompatible three-story rooftop addition. This approach changes the historic character.

The historic character of one building or an entire row of buildings may be radically altered by even one highly visible, inappropriately scaled rooftop addition. This is partly because the proportions or dimensions of a historic building play such a major role in determining its identity. Major expansion at the roofline alters the proportions and profile of the building—a change that is particularly noticeable when seen in outline against the sky. A modest clerestory addition (extending across townhouses to the right) is almost overlooked because the focal point of the row is a three-story, pyramidally-shaped glass and metal addition whose mass, size, and scale overpowers the block's residential character.



Photo: David Kroll

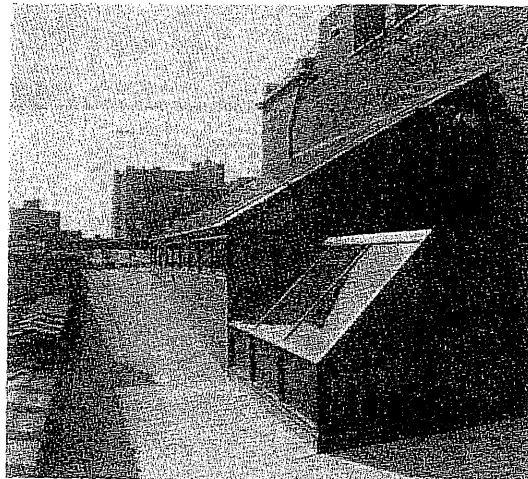


Photo: David Kroll

Historic commercial building with compatible new, one-story rooftop addition. This approach preserves the historic character.

This rooftop addition—sharing a similarity to the example above in its use of glass and metal and an angular shape—has been set back from both the front and side roof edges against a party wall, thus preserving the character of the historic building as well as the district. Although the addition appears to be very small from a street perspective, in actuality it is spacious enough to be used as a business conference room and employee lounge.

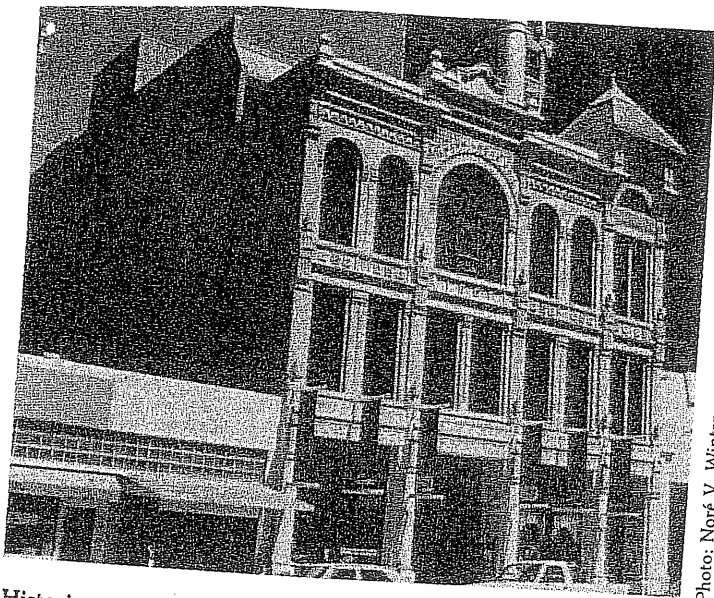


Photo: Noré V. Winter

Historic commercial building with compatible new 2-story rooftop addition. This approach preserves the historic character.

Small-scale residential or commercial buildings are extremely difficult to expand at the roofline. An additional story will usually result in a radical change to the historic building's proportions and profile, even when the addition is set back from the roof edge. In this particular case, however, the prominence of the resource's parapet and corner tower together with the deep setback made it possible to successfully add two new stories to a small-scale historic building.

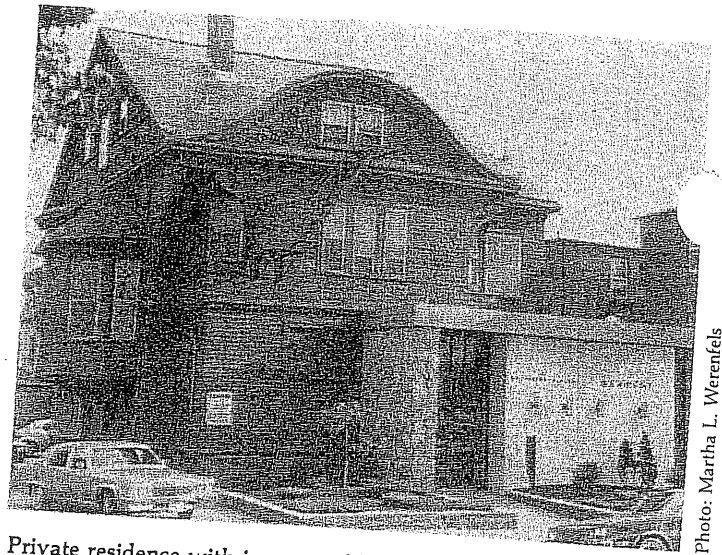


Photo: Martha L. Werenfels

Private residence with incompatible new office addition. This approach changes the historic character.

Successfully introducing a new addition into a residential neighborhood depends in large measure on the degree of visibility from the streets and sidewalks. In a neighborhood where lots were historically small, but deep, and houses were constructed close together, adding a new room to a secondary elevation may often be undertaken without changing the historic character. The historic character of this late 19th/early 20th century wood-frame residential structure was compromised when a masonry wrap-around addition was constructed on highly visible elevations within the district. Historic features were also destroyed in making changes necessary for office use.

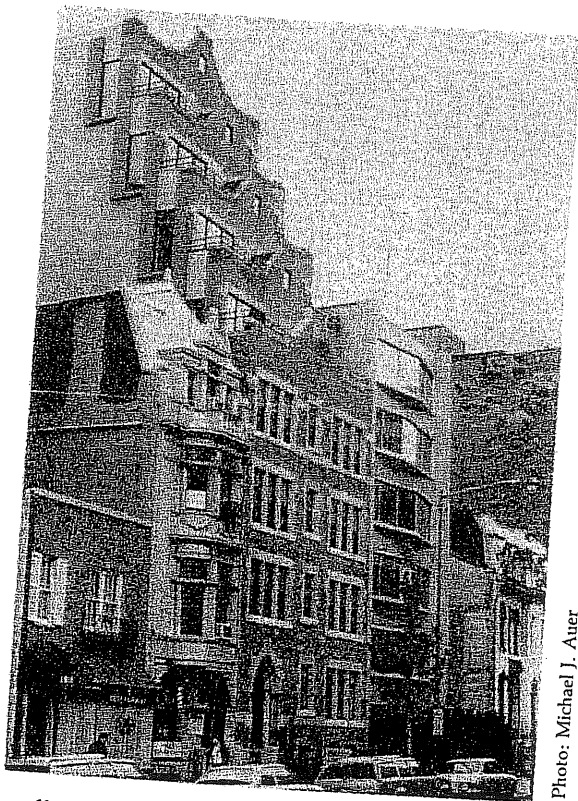
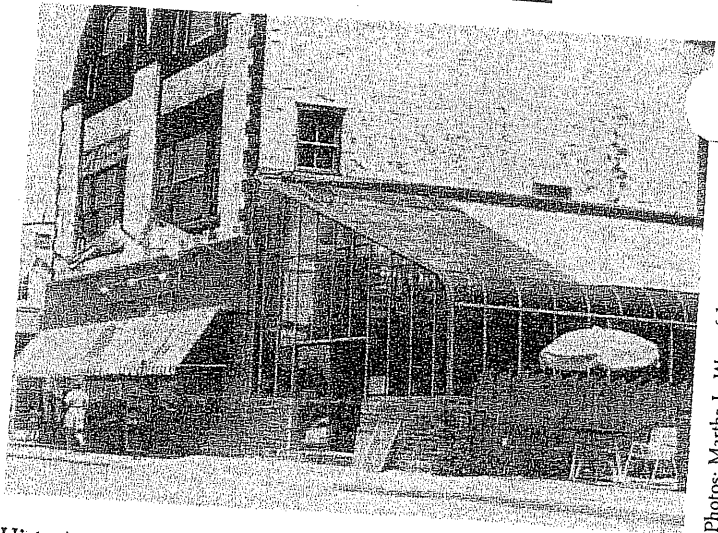


Photo: Michael J. Auer

Historic office building with incompatible new 4-story rooftop addition. This approach changes the historic character.

In this example, the historic character of a similarly-scaled commercial building has been radically changed by the addition of four stories that intentionally repeat the distinctive historic arched parapet feature at each level. The net effect is to have created a new four-story building atop a four-story historic building.



Photos: Martha L. Werenfels

Historic commercial structure with incompatible new greenhouse addition. This approach changes the historic character.

Glass—particularly in conjunction with inappropriate location, scale, and form—can be an exceedingly troublesome material. In theory, glass would seem to be the perfect material for a new addition because the historic building's materials and features can be "read" through the transparent material. But glass is never fully invisible during the day because of its reflective nature; at night, the bright light in a glass addition may become a somewhat disturbing aspect that competes with the historic building. This large greenhouse restaurant addition, constructed on a highly visible side elevation within the district, is also flush with the historic facade. Inappropriate scale and high visibility coupled with the amount of glass used in this particular addition have radically altered the character of a modest freestanding structure and its setting.

3. Protecting the Historical Significance— Making a Visual Distinction Between Old and New

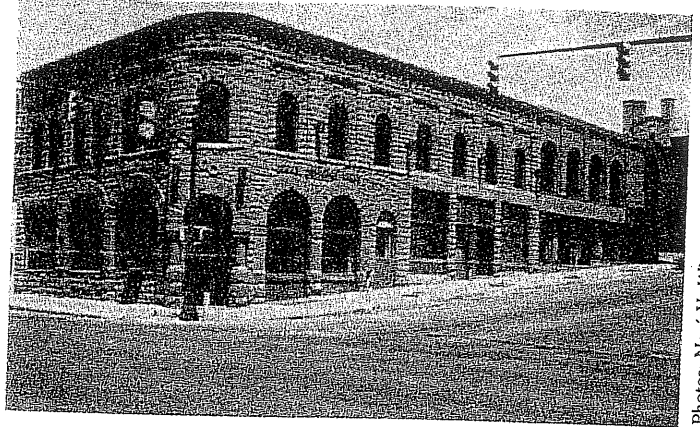
Following statement of approach could be applied fully to the preservation of districts, sites, buildings, structures, and objects of National Register significance: "A conservator works within a conservation ethic so that the integrity of the object as an historic entity is maintained. The concern is not just with the original state of the object, but the way in which it has been changed and used over the centuries. Where a new intervention must be made to save the object, either to stabilize it or to consolidate it, it is generally accepted that those interventions must be *clear, obvious, and reversible*. It is this same attitude to change that is relevant to conservation policies and attitudes to historic towns . . ."¹

Rather than establishing a clear and obvious difference between old and new, it might seem more in keeping with the historic character simply to repeat the historic form, material, features, and detailing in a new addition. But when the new work is indistinguishable from the old in appearance, then the "real" National Register property may no longer be perceived and appreciated by the public. Thus, the third consideration in planning a new addition is to be sure that it will protect those visual qualities that made the building eligible for listing in the National Register of Historic Places.

A question often asked is what if the historic character is *not* compromised by an addition that appears to have been built in the same period? A small porch or a wing copied the historic materials and detailing placed on a lower elevation might not alter the public perception of the historic form and massing. Therefore, it is conceivable that a modest addition could be replicative without changing the resource's historic character; generally, however, this approach is not recommended because using the same wall plane, roof line, cornice height, materials, siding lap, and window type in an addition can easily make the new work appear to be part of the historic building. If this happens on a visible elevation, it becomes unclear as to which features are historic and which are new, thus confusing the authenticity of the historic resource itself.

The National Park Service policy on new additions, adopted in 1967, is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by 64 national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park*

System thus states, ". . . a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." Similarly, the Secretary of the Interior's 1977 "Standards for Rehabilitation" call for the new work to be "compatible with the size, scale, color, material, and character of the property, neighborhood, or environment."



Photos: Noré V. Winter

Historic bank with new bank addition. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

Constructed in the early 1890s in Durango, Colorado, the split-faced ashlar bank structure is characterized by its flat roof, rounded form at the main entrance, a series of large arched window and door openings, and heavily textured surfaces. When additional office space was needed in 1978 to serve a commercially revitalized historic district, the new work was respectful of the historic structure through its proportional similarities, and alignment of openings and cornice. While echoing the historic bank's arched and rectangular shapes, the addition features a contrasting, smooth-faced brick that—together with the variation in window size, recessed detailing, and exaggerated verticality of the pilasters—places the new work in a clearly contemporary idiom and also permits the historic building to predominate.

¹ Roy Worskett, RIBA, MRTIP, "Improvement of Urban Design in Europe and the United States: New Buildings in Old Settings." Background Report (prepared by, 1984) for Seminar at Strasbourg, France, October, 1984.

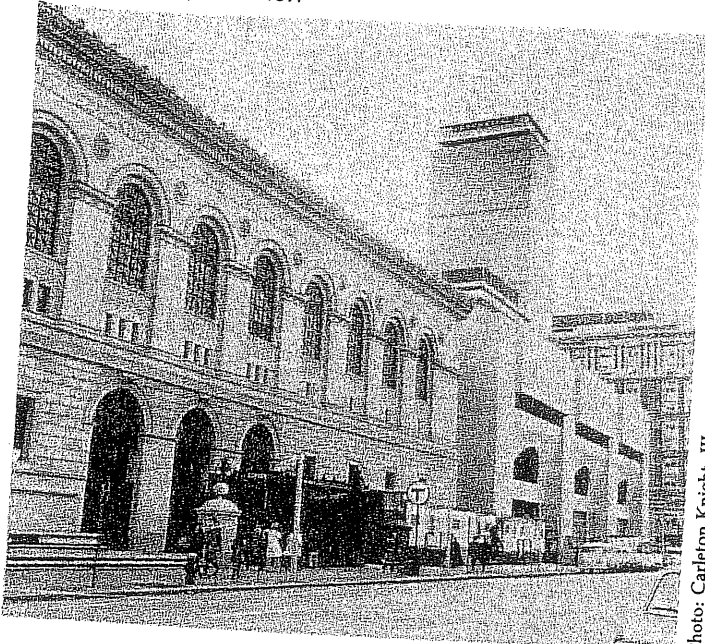


Photo: Carleton Knight, III

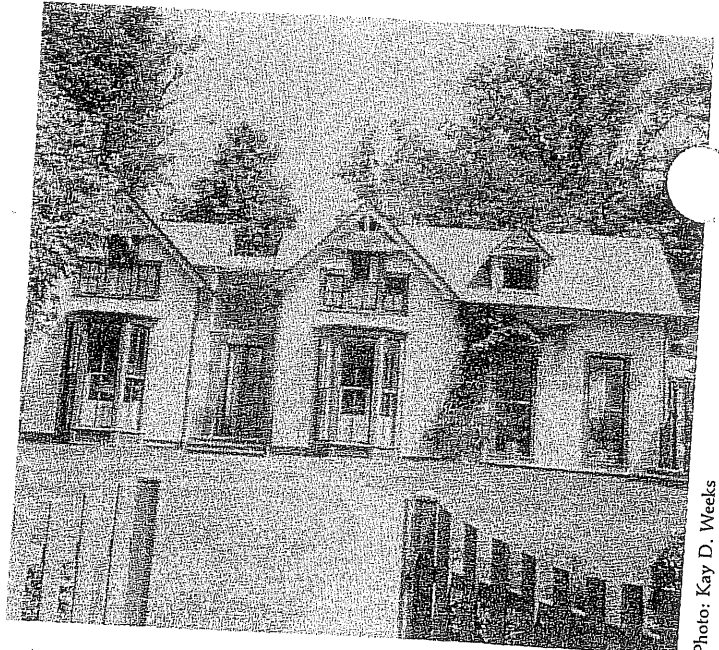


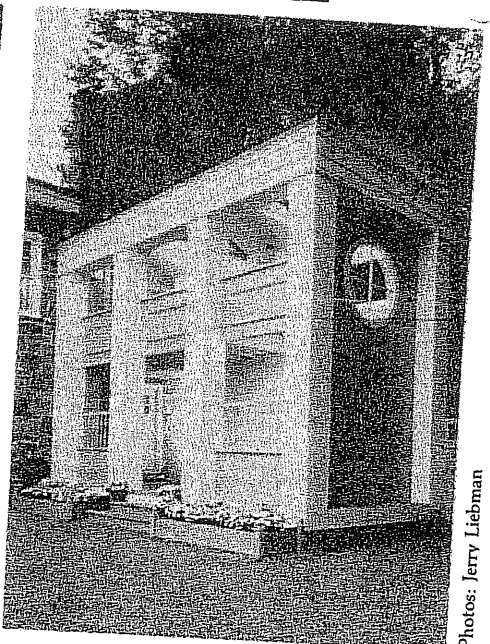
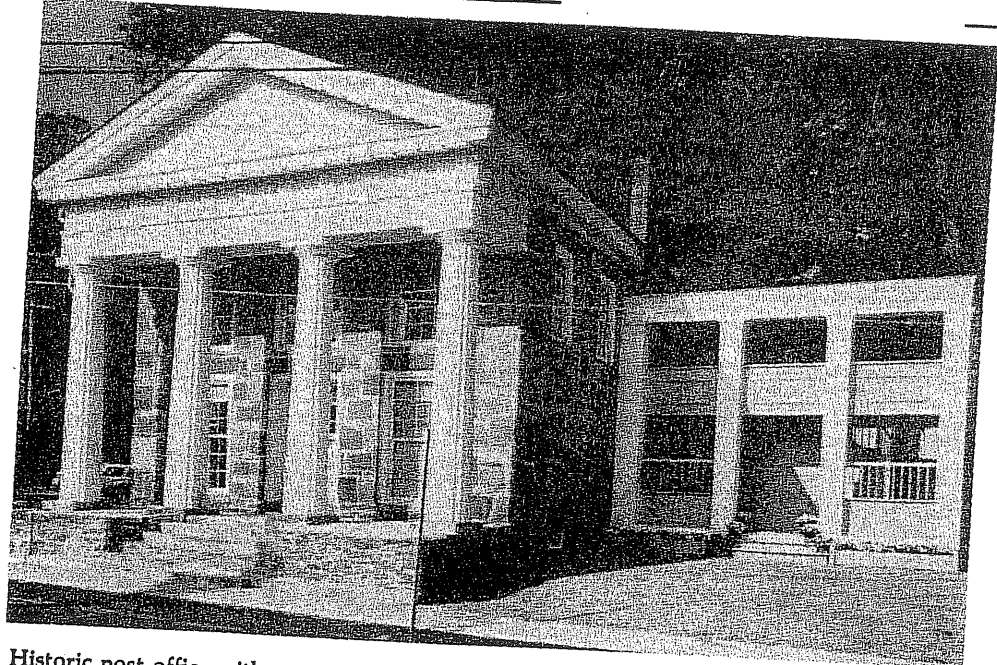
Photo: Kay D. Weeks

Historic library with new library wing. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

Charles Follen McKim's Boston Public Library, a 3 story, granite-faced, rectangular structure built between 1888-1895, was significantly expanded in 1973 by Phillip Johnson's new library addition on highly visible side and rear elevations. While the new addition is closely related to the historic block in its basic proportions, Johnson's bold use of material and detailing—juxtaposed to McKim's delicately patterned facade—provide clear differentiation between old and new and result in an addition that is unequivocally a product of its own time.

Private residence with new addition. This approach does not protect the historical significance of the resource because it fails to make a visual distinction between what is old and what is new.

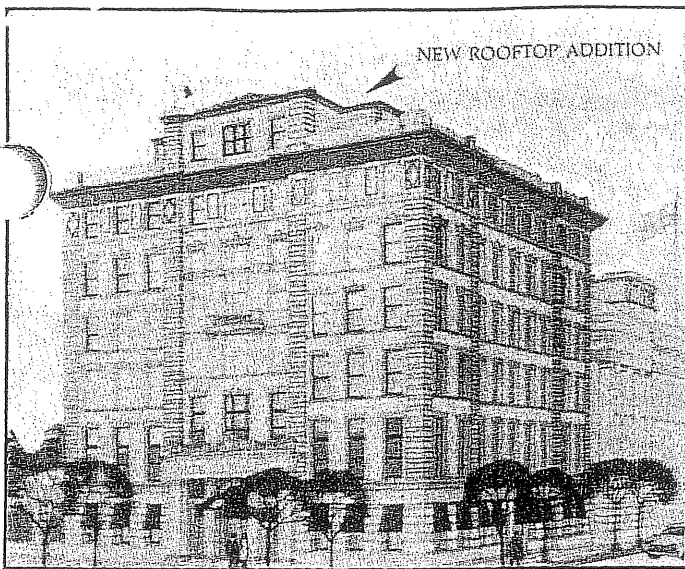
The most distinctive portion of this c. 1900 wood-frame residence—the decorative gable and three-part window—was repeated in a new addition to the left. As a result of copying the form, features and detailing of the new addition on the front elevation, the historic building and the new addition are virtually indistinguishable.



Photos: Jerry Liebman

Historic post office with new commercial entrance addition. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

An 1810 granite and wood structure in Chester, Connecticut has been used over its long history as a post office, a school, and most recently, for two businesses—one downstairs and one upstairs. In 1985, as part of the conversion of the second floor into a graphic art studio, an extensively deteriorated straight-run wooden stair was replaced by this small new entrance and stairtower addition. Because of the addition's deep set-back and restrained size, the form, features, and detailing of the historic structure continue to dominate both site and streetscape; moreover, the new work has a separate identity and could not be mistaken as part of the historic building.



Drawing: National Register files

Historic city hall with new rooftop office addition. This approach does not protect the historical significance of the resource because it fails to make a visual distinction between what is old and what is new.

The drawing shows a proposed penthouse addition to a former municipal building. Originally a flat-roofed structure with a modestly detailed cornice, the proposed new addition has changed the proportions and profile, creating a verticality and degree of ornamentation that never existed historically. These changes have effectively *re-defined* the historic character. With its highly replicative ornamentation, the addition has become an integral component of the historic design. The result is that a passerby would probably not be able to tell that the rooftop addition is new and not part of the original construction.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS

Preserve Significant Historic Materials and Features

Avoid constructing an addition on a primary or other character-defining elevation to ensure preservation of significant materials and features.

Minimize loss of historic material comprising external walls and internal partitions and floor plans.

Preserve the Historic Character

Make the size, scale, massing, and proportions of the new addition compatible with the historic building to ensure that the historic form is not expanded or changed to an unacceptable degree.

Place the new addition on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building.

Consider setting an infill addition or connector back from the historic building's wall plane so that the form of the historic building—or buildings—can be distinguished from the new work.

Set an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Protect the Historic Significance—Make a Visual Distinction Between Old and New

Plan the new addition in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed.

Conclusion

A major goal of our technical assistance program is a heightened awareness of significant materials and the historic character *prior* to construction of a new exterior addition so that essential change may be effected within a responsible preservation context. In summary, then, these are the three important preservation questions to ask when planning a new exterior addition to a historic resource:

1. Does the proposed addition preserve significant historic materials and features?
2. Does the proposed addition preserve the historic character?
3. Does the proposed addition protect the historical significance by making a visual distinction between old and new?

If the answer is YES to all three questions, then the new addition will protect significant historic materials and the historic character and, in doing so, will have satisfactorily addressed those concerns generally held to be fundamental to historic preservation.

WAINFIELLE

2771 Pg. 451 Date 6/1/62

HYDE, RUTH COOK

Pg. _____ Date _____

SEE COLIF. 5

Pg. _____ Date _____

Pg. _____ Date _____

Pg. _____ Date _____

Pg. _____ Date _____

Pg. _____ Date _____

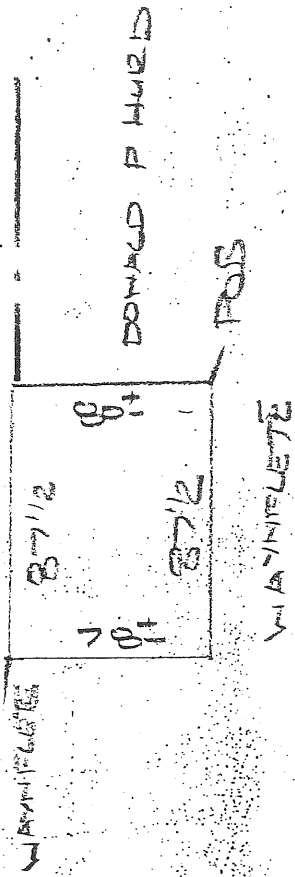
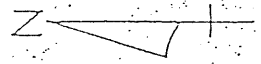
Pg. _____ Date _____

CLIENT WAINFIELLE

JOB #

T.M. Col-F-11
LOT

ADDRESS



Deed Research By _____

DATE _____

R. P. TITCOMB ASSOCIATES, INC.
50 Gray Road
Falmouth, Maine 04105

F-11

2771 — 491

No. 100

491

Know All Men by these Presents,

That I, RUTH COOK HYDE of Portland in the County of Cumberland and State of Maine

Hyde

in consideration of One Dollar (\$1.00) and other valuable considerations, being less than One Hundred Dollars (\$100.00)

to

paid by WAYNFLETE SCHOOL, a corporation organized and existing under the laws of Maine and located at Portland in the County of Cumberland and State of Maine

Waynflete School

-
War

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Waynflete School, its successors

~~With~~ and Assigns forever,

the following described property:

A certain lot or parcel of land situated in said Portland beginning at the southeasterly corner of land of the Grantor adjoining the southwesterly corner of land, now or formerly, of Donald P. Hurd et al; thence northerly by said Hurd land eighty (80) feet, more or less, to its northwesterly corner; thence westerly eighty-seven and one-half (87½) feet to the northeasterly corner of land of the Grantee; thence southerly by Grantee's land seventy-eight (78) feet, more or less, to an angle and other land of the Grantee; thence easterly by the Grantee's land eighty-seven and one-half (87½) feet to the point of beginning.

Being the southerly portion of the premises conveyed to Charles Cook by Joseph W. Symonds, Assignee, by deed dated December 23, 1886, recorded in Cumberland County Registry of Deeds in Book 531, Page 430, and by Anna Louise Wilson by deed dated June 23, 1887, recorded in said Registry of Deeds in Book 533, Page 323.

This conveyance is made subject to the following restrictions which shall run with the land for the benefit of the remaining portion of said premises:

- (1) said lot shall not be used as a playground;
- (2) no structure shall be built upon any portion of said premises except that a building not exceeding in height above sea level the present roof of Sills Hall, so-called, may be erected upon the most southerly twenty (20) feet of said land.

CLIENT WALTON WELLS

JOB #

TM 61.F.5
LOT

ADDRESS

Date 3.24.87

7683 Pg. 42

Hilde, Zuma Code (Main)

Date 10.20.39

1579 Pg. 385 P/O

SMITH, ISABELLE B.

Pg. DEC

COOK, ROBERT B.

Pg. DEC

Date 4.4.28

COOK, JESS (WIVES)

Pg. _____

Date _____

Pg. _____

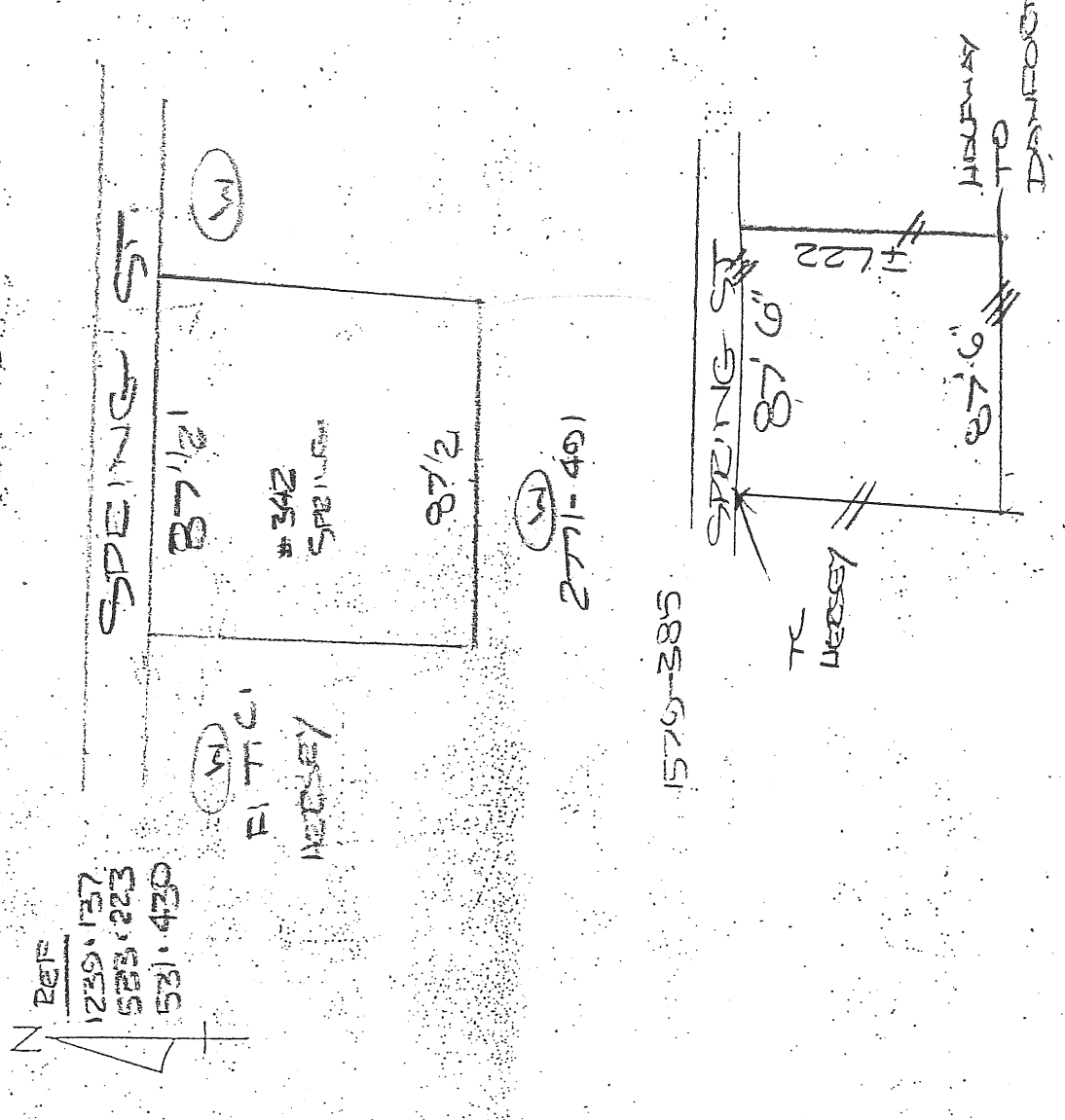
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1579-385

Deed Research By _____

DATE _____

R. P. TITCOMB ASSOCIATES, INC.
50 Gray Road
Falmouth, Maine 04105

NO. 1.06

BK 7683 P 0042

015342

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD F. DANA
of Portland, County of Cumberland, State of Maine,
duly appointed and acting Personal Representative(s) of the Estate of RUTH COOK
HYDE, deceased, whose Will was duly admitted to probate in the Probate
Court for the County of Cumberland, Maine, by the power conferred by law,
and every other power, (in distribution of the estate) grants to
WAYNFLETE SCHOOL, 360 Spring Street, Portland, Maine

being the person(s) entitled to distribution, the real property in Portland
, County of Cumberland, State of Maine,
described as follows:

A certain parcel of land with the buildings thereon situated in Portland,
Cumberland County, Maine and bounded and described as follows:

Beginning on the Southerly side of Spring Street at the Northeasterly corner
of other land of the Grantee, formerly of T. C. Hersey; thence, running Easterly
by Spring Street eighty-seven and one-half (87½) feet to the Northwesterly corner
of other land of the Grantee; thence, running Southerly by said Grantee's land to
land conveyed by Ruth Cook Hyde to the Grantee by deed dated June 1, 1962 and
recorded in Cumberland County Registry of Deeds in Book 2771, Page 491; thence,
running Westerly by said Grantee's land eighty-seven and one-half (87½) feet to the
first mentioned land of Grantee; thence, running Northerly by said Grantee's land to
Spring Street and the point of beginning.

Said parcel is numbered 342 Spring Street and is bounded Easterly, Southerly
and Westerly by land of the Grantee and Northerly by Spring Street. Being a portion
of the premises conveyed to Charles Cook by deeds dated December 23, 1886 and June
23, 1887 recorded respectively in said Registry of Deeds in Book 531, Page 430 and
Book 533, Page 223.

Reference is also made to a deed from Alfred P. Cook et als to Harriet B. Cook
dated April 4, 1928 recorded in said Registry of Deeds in Book 1239, Page 137 and
from Isabelle B. Smith to Ruth Cook Hyde recorded in said Registry of Deeds in
Book 1579, Page 385.

Also releasing to the Grantee the restrictions in said deed to the Grantee
recorded in said Registry of Deeds in Book 2771, Page 491.

WITNESS my hand and seal this 24th day of March, 1987.

Signed, Sealed & Delivered
in Presence of

Lois J. Brown

Edward F. Dana
Edward F. Dana, Personal Representative

STATE OF MAINE, COUNTY OF CUMBERLAND, ss. March 24th, 1987.

Then personally appeared the above named EDWARD F. DANA
in his said capacity and acknowledged the foregoing
instrument to be his free act and deed.

Before me,

Lois J. Brown
Justice of the Peace / Notary Public
Attorney at Law

LOIS J. BROWN
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES NOVEMBER 8, 1993

RECEIVED
RECORDED REGISTRY OF DEEDS
1987 MAR 24 AM 10:35

CUMBERLAND COUNTY
James J. Walsh

SEAL

F5

WAINWRIGHT

2700 Pg. 51 Date

HERBICK, STANLEY E JR

2277 Pg. 338 Date 2.23.1956

FISHER, FRANK D.

11321 Pg. 375 Date 6.13.29

SOULE, GENESEE F.

1115 Pg. 132 Date 5.7.22

DYER, SETH H.

895 Pg. 387 P/O Date 7.8.1908

DYER, SETH

347 Pg. 561 Date 11.12.1866

RICHARDSON, RUSSELL

344 Pg. 296 Date

328 Pg. 338 Date

CONAN, RICHARD O.

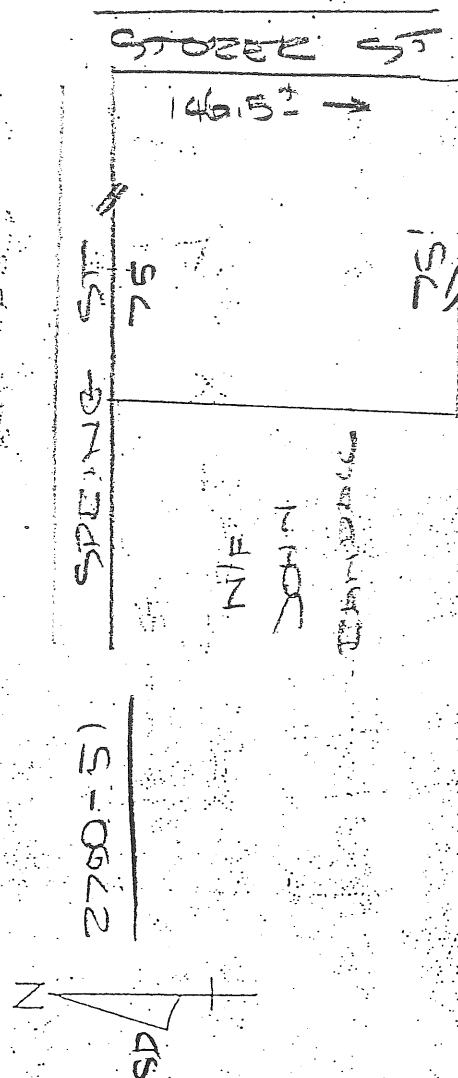
Pg. Date

WAINWRIGHT

CLIENT ADDRESS

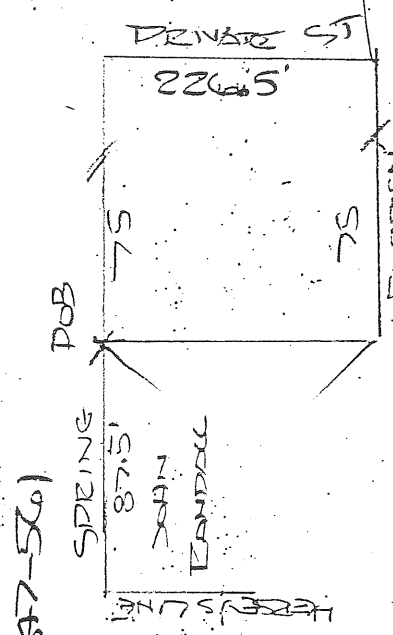
JOB # TM LOT

Col-F-Co



S/D
347-561
EXC BARRENE

→ RTI in STORES St



Deed Research By _____
DATE _____
R.P. TITCOMB ASSOCIATES, INC.
50 Gray Road
Falmouth, Maine 04105

FC

Know All Men by These Presents,

51

That we, STANLEY E. HERRICK, JR. and SARAH H. HERRICK, both of Portland in the County of Cumberland and State of Maine,

Herrick Jr &

in consideration of One Dollar (\$1.00) and other valuable consideration,

to

paid by THE WAYNFLETE SCHOOL, a literary, educational and scientific corporation organized and existing under the provisions of Chapter 70 of the Revised Statutes of 1930 and all acts additional thereto and amendatory thereof and located at said Portland, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THE WAYNFLETE SCHOOL, its successors

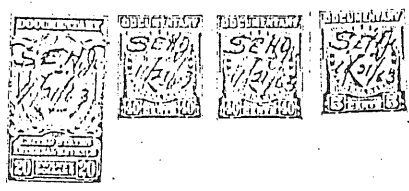
Waynflete School

War

and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Spring Street in said Portland and bounded and described as follows, to wit: Beginning at the northerly corner of land now or formerly of John Randall in the line of said Spring Street; thence running easterly on the line of said street seventy-five (75) feet to Storer Street, so called; thence southerly by said Storer Street one hundred forty-six and one-half (146½) feet, more or less, to land conveyed by Seth C. Dyer to C. J. Barbour; thence westerly by said Barbour land and parallel with said Spring Street seventy-five (75) feet to land now or formerly of John Randall; thence northerly by said Randall land to the place of beginning; together with all my right, title and interest in and to said Storer Street.

Being the same premises conveyed to the Grantors herein by Frances D. Fisher by Warranty Deed dated February 23, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2277, Page 88.

This conveyance is made subject, however, to a certain mortgage given by these Grantors to the Federal Loan and Building Association dated June 17, 1960 and recorded in said Registry of Deeds in Book 2543, Page 63, which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.



WAINWRIGHT

CLIENT _____ ADDRESS _____ JOB # 61-F-7 T.M. LOT

2908 Pg. 73 Date 7.12.65

LURD, DONALD P. +

2166 Pg. 315 Date 3.10.54

FOSTER, SASI C.

1868 Pg. 50 Date 4.24.47

ABBOTT, CHESTER G.

1623 Pg. 420 Date 1.3.41

CATHEROR, RUTH B.

1622 Pg. 261 Date 11.26.40

FPNB, EXEC

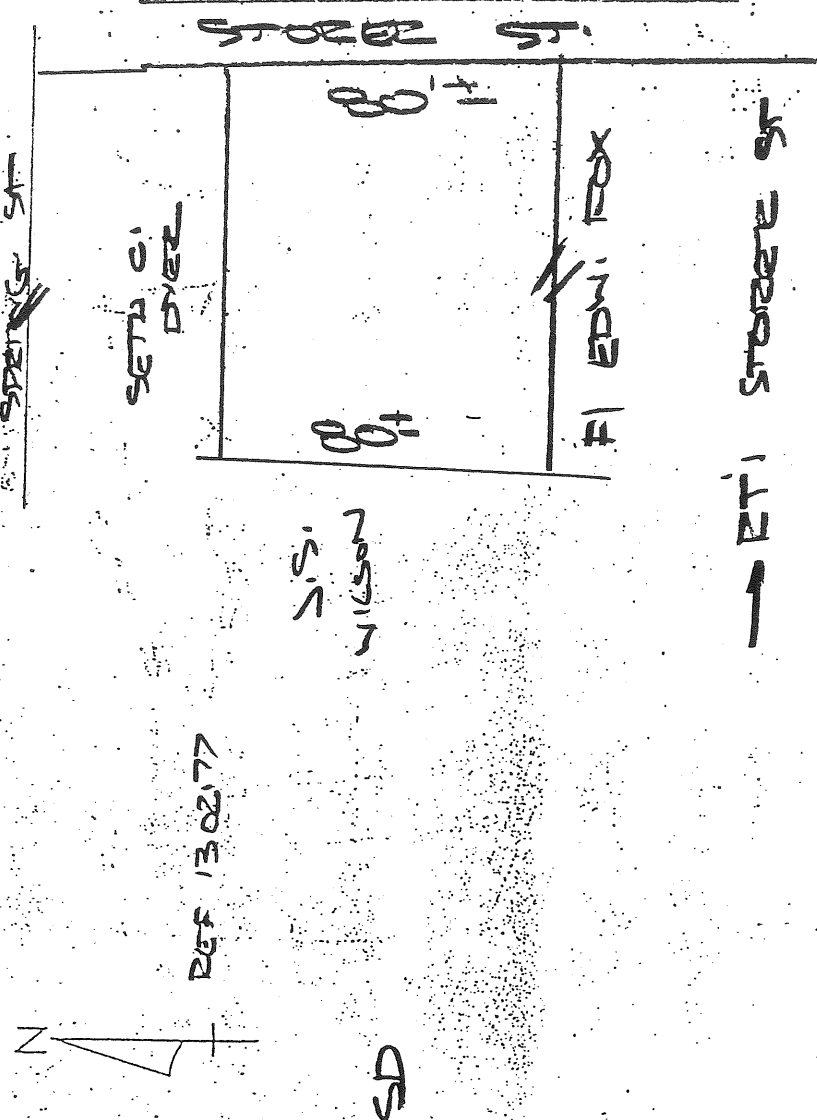
LIBBY, ALICE MILLIKEN

1302 Pg. 77 Date 8.3.28

LIBBY, JOSHUA C.

573 Pg. 177 Date 5.12.16

TORRANCE, ANDREW M.



P7

2908 —

73
73

(100)

Know all Men by these Presents,

That We, DONALD P. HURD and JOSEPHINE A. HURD, both of Portland,
in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other good and valuable
considerations to us

paid by WAYNFLETE SCHOOL, a charitable corporation located in Portland
in said County and State,

the receipt whereof we do hereby acknowledge, do hereby
give, grant, bargain, sell and convey, unto the said Waynflete School, its
successors ~~and assigns~~ assigns forever,

a certain lot or parcel of land, with the buildings thereon situated
on the westerly side of Storer Street in Portland, in the County of
Cumberland and State of Maine, bounded and described as follows:

Beginning on said westerly side of Storer Street and the north-
easterly corner of land formerly of Edward Fox; thence westerly by
said Fox land and parallel with Spring Street to land formerly of
J. S. Wilson; thence northerly by said Wilson land about eighty (80)
feet to land formerly of Seth C. Dyer; thence easterly by said Dyer
land and parallel with said first described line to said westerly side
of said Storer Street; thence southerly by said westerly side of said
Storer Street about eighty (80) feet to the point begun at, together
with all our right, title and interest in and to said Storer Street.

Reference may be had to deed from Joshua C. Libby to Alice
Milliken Libby dated August 3, 1928 and recorded in Cumberland County
Registry of Deeds, Book 1302, Page 77 and deeds therein mentioned.

Being the same premises conveyed to us by Warranty Deed of
James C. Foster and Ann F. Foster recorded in Cumberland County
Registry of Deeds.

Hurd &

to

Waynflete
School

War

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

FAX TRANSMISSION COVER SHEET

Date: 7/12/99
To: HYMIE GOLAN
Company: WAYNFLEET SCHOOL
Fax #: 772-4782
From: DEB ANDREWS
RE:

As I mentioned in my phone message, the bank used the wrong form - they used the default bond form, rather than the letter of credit.

Attached is the correct form for the bank to follow.

YOU SHOULD RECEIVE 5 PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 OR 207-874-8719.

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
7 LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	_____
				Allowance	\$4,000.00	
8 MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL:	_____	_____	_____	_____	_____	_____
GRAND TOTAL:	_____	_____	_____	\$4,000.00	_____	_____

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A: 1.7% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

FAX TRANSMISSION COVER SHEET

Date:

6/22/99

To:

SUSAN WROTH

From:

DEB ANDREWS

Fax:

575-3831

Re:

Planning Board report on
Waynflete connector.

YOU SHOULD RECEIVE _____ PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 or 207-874-8719.

June 20, 1999
17 Thomas Street
Portland, ME 04102

Joseph E. Gray, Jr.
Director of Planning and Urban Development
City Hall, 4th Floor
389 Congress Street
Portland, Maine 04101

Re: Waynflete's proposal to connect 338 and 342 Spring Street

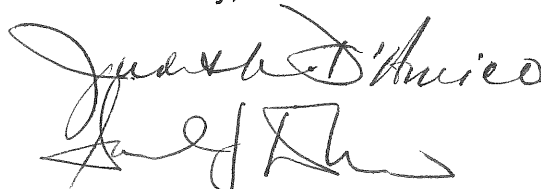
Dear Mr. Gray:

As former Waynflete parents and residents of Thomas Street, we are writing to oppose the construction of a building addition which will connect the structures at 338 and 342 Spring Street. We feel that Waynflete has a covenant with its neighbors to co-exist within the neighborhood without disrupting the residential quality of its life and its beautiful homes. Connecting these two former residences which sit at the end of Thomas Street destroys the streetscape pattern of individually-unique buildings. We feel the addition institutionalizes the look of the neighborhood.

Along with 73 of our neighbors who will be affected by the building addition proposed by Waynflete, we signed a petition in opposition to the connection of two former residences, 338 and 342 Spring Street, now utilized by Waynflete School. Since we know from previous experience that our neighbors do not sign petitions without considerable questioning, we ask that the petition be taken seriously because many of the signers, believing that they have expressed their opposition via the petition, will not write additional letters to you and the Board.

We trust you will hear our concerns and that you will act in a responsible manner in accordance with the wishes of the vast majority of neighborhood residents.

Yours truly,

The image shows two handwritten signatures in black ink. The top signature is for Judith D'Amico, and the bottom signature is for Samuel J. D'Amico. Both signatures are fluid and cursive.

Judith D'Amico
Samuel J. D'Amico



LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA

Timothy A. Patch, PLS
Edward M. Lawrence, PLS

June 17, 1999

3295

Deb Andrews, Historic Preservation Coordinator
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

**Waynflete School Middle School Facility Addition
Conditional Use/ Site Plan Review – Final Submission**

Dear Deb:

On behalf of our client HKTA/ architects I am pleased to submit the attached (7 copies) of revised Documentation and Final Plans for your review prior to the Public Hearing scheduled for June.

The following Site Plans are being submitted:

- L-1 Final Site Plan including 1"=80' Context Plan; 1"=20' Site Plan; 1"=10' Detail Site Plan.
- L-2 Site Details and Notes

The following revised exhibit is attached hereto:

Fig. 4. "Tree Planting" Photo-imaging of Ornamental tree planting Spring St. view

Project Description:

Waynflete School is proposing an Addition (link) and Renovations to the Middle School Facility located at the corner of Spring and Storer Streets. The Addition will connect the R.C. Hyde House (west) and Morrill House (east). The south side, ground floor of the link will provide a new main entrance and interior gathering area for the Middle School Facility. A large ornamental flowering tree (4 ½ inch caliper crabapple) is proposed to screen the view of the addition from Spring St.

The proposed addition has a footprint of approximately 971 sf. The total building footprint for the two "houses" and the new link will be approximately 5,132 sf.

The proposed project will not increase staffing or enrollment. No new drives or parking are proposed. Site work will be limited to removal of shrubs; removal of bituminous pavement, relocation of existing stone slabs used for seating, a new concrete pavement at the building entrance, landscaping to replace shrubs, and recessed soffit lighting at the entrance. As requested, the existing basketball pole, backboard and a tetherball pole will be removed.

A new covered entrance is proposed to the basement level of Hurd House on . The small building addition on the south side will require the removal of approximately 6 lf. of dry laid stone wall and construction of a small concrete sidewalk pad. Loam and sod is proposed to replant disturbed lawn area.

Pedestrian and Vehicular Circulation:

The proposed addition will not alter the existing pedestrian or vehicular circulation. Pedestrians can approach the building from Spring St. via Storer St. or along a sidewalk on the westerly side of Hyde House. The site is also connected by bituminous sidewalks to a vehicular drop-off area and parking lot behind the Thomas Building, to the west of the Middle School Facility.

LAND USE CONSULTANTS INC

Utilities:

The existing facility is served by public water and sewer from Spring Street. The Hyde building is also sprinklered. Electric power is fed from a utility pole on Spring Street, overhead to a meter panel on the west side of Morrill House. The building subcontractor is doing mechanical and electrical design. We will be submitting a letter from the Portland Water District. No increase in student or staff enrollment is proposed so no additional sewer flow is proposed.

Storm Drainage:

The front of the building drains toward Spring Street to a curb inlet at Spring near Storer St. The rear area of the building sheet flows easterly toward Storer St. and westerly toward the campus and eventually infiltrating plant beds or lawns. A parking area located to the east of the Gym drains to a catch basin. Storer St. appears to sheet flow to the south to Danforth St. and in turn, follows the gutter along the northerly side of Danforth St. to a curb inlet on the easterly side of the intersection of Danforth and Fletcher St. David Kamila, PE has prepared a brief storm water summary that is attached hereto. The proposed building link will have a flat roof which will be drained internally. Roof rains will be tied to the combined sewer in Spring Street with a separate storm drain. We do not anticipate this drain being larger than 4"-6". The size will be determined by the mechanical design-build contractor. The 24" sewer in Spring St. is approximately 8.5 ft. deep.

Lighting:

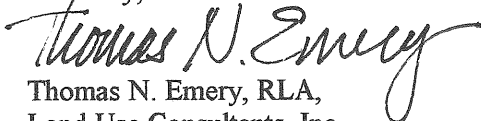
Lighting to the rear of the Middle School Facility is very much residential in character. Both Hyde and Morrill have small, wall mounted flood lamps above or adjacent to the rear entrances. The garage (locker building) behind Hyde/Morrill has a small wall pack light soffit mounted above the door on the westerly side of the building. Hurd House has a wall pack light mounted at about 16 ft. on the northerly side of the building. There is a utility light (250 w Mercury vapor) mounted on the back (westerly) side of Hurd that illuminates the HC Lift and lawn on the easterly side of Daveis Hall. There is a soffit mounted wall pack light on the back of the small garage on the southwesterly side of Hurd House.

Solid Waste:

Waynflete School is served by Waste Management. Solid waste is stored in containers in the garage located on the southerly side of Hurd House. Containers include 2-3 yard dumpsters for regular trash, 1-3 yard dumpster for cardboard recycling, and 6 bins for paper recycling. There will be no increase in solid waste as a result of the new addition. Construction debris will be removed to a licensed disposal facility.

We are looking forward to attending the public hearing in June at which time HKTA/ architects will present a rendering of the new addition that will show the proposed façades and demonstrate how the addition links the existing building and complements the historic, Waynflete Campus and west end neighborhood. Please call me with any questions, comments or requests for additional documentation.

Sincerely,



Thomas N. Emery, RLA,
Land Use Consultants, Inc.

cc: Robert E. Howe, AIA, HKTA/ architects

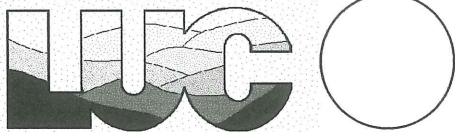
encl.

REFERENCE HKTA/ architects Sketch

PROPOSED PINK FLOWERING OR
JAPANESE FLOWERING
CRAB APPLE. 4" CALIPER



Spring Street View



LAND USE CONSULTANTS, INC.
Land Planners ♦ Engineers ♦ Surveyors
966 Riverside Street
Portland, Maine 04103
Tel. 207.878.3313 Fax. 207.878.0201

• **PREPARED FOR:**
**Waynflete School
Middle School Facility**
338-342 Spring St.
Portland, Maine

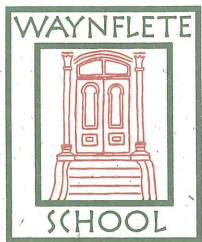
• **TITLE:**
TREE PLANTING

• **DATE:**
6-07-99

• **SCALE:**
NTS

• **JOB NO:**
3295

• **FIGURE NO:**
4..



*Del
F-1
Joe*

May 13, 1999

Councilor Karen Geraghty
20 Taylor Street
Portland, Maine 04101

Dear Karen:

I am writing to clear up any misunderstandings about Waynflete's mailings to neighbors for the neighborhood meeting last night, May 12. I apologize if you were inconvenienced by not receiving a flyer until Tuesday night. If you or any other neighbors who could not attend the meeting on short notice would like to meet with us about the building and renovation plans, please give me a call.

As I recall the events that transpired, Mark Segar, Joe Gray, Deb Andrews and you met on Friday, April 30 during which the date for Waynflete's neighborhood meeting was chosen as May 12. The next work day, May 3, we sent a mailing to 144 households on our neighborhood mailing list and called for the City's mailing list as well. We received that in the middle of the week but we were not able to cross check that list with our own and do a second mailing to households that were not on our list until May 10. We would have preferred to have reached all those households with the first mailing but unfortunately it was not possible.

We are now entering the extra names we received from the City in our data base which should allow us to reach a broader audience for future mailings. We also intend to update our list with the City's lists on a regular basis. Unfortunately, there will likely still be people we do not reach, but we will make the best effort possible.

Please let me know if there is anything else we can do in this regard.

Sincerely,

Anne C. Hagstrom
Assistant to the Headmaster



Mr. John H. Carroll, Chair
City of Portland Planning Board
C/o Ms. Deborah Andrews, Senior Planner, Planning Department
City Hall, 389 Congress Street, Portland, Maine, 04101

21 April, 1999

Dear Mr. Carroll and Members of the Planning Board,

As a neighbor of Waynflete School, I am writing to express concerns and opposition to current proposals made by the school to connect the historic Morrill and Ruth Cook Hyde Houses on Spring Street, (338 - 342 Spring Streets), and to erect a classroom tower as an addition to the former Home for Aged Women at 64-66 Emery Street. Both proposals are flawed and both plans erode and degrade the historic neighborhood in which Waynflete School exists. In addition both institutional proposals harm neighboring residents by disregarding the sensitive nature of the communal streetscapes which individual homeowners are however required to maintain.

Most of all, each project clearly reflects the lack of a carefully considered master plan developed by a master architect experienced in resolving the delicate balance between the historic residential site sensitivities which ring the Waynflete campus and the aggressively unattractive space and use needs projected by the school.

In short the solutions proposed by Waynflete School overwhelm neighboring residences and remove from the public enjoyment the sky vista and open space always seen as the processional destination down Thomas Street. Instead of continuing to be an institutional neighbor housed in historic structures seemingly in step with and responsive to the surrounding scale, Waynflete emerges, through these plans, as an inappropriately visible institutional developer of lands which greatly affect the surrounding historic neighborhood.

The Waynflete School enjoys significant benefits at public expense as a 501©(3) not for profit educational institution, benefits not enjoyed by neighboring individual property owners who pay high taxes and who are required to follow the Review Standards contained in Portland's Historic Preservation Ordinance. As a large non-profit institution, The Waynflete School benefits at the public expense and I would suggest because of these substantial benefits needs to be particularly mindful of the public good and also mindful of the significant educational potential any institutional action might provide.

In other words, the school's need for space provides an opportunity for Waynflete to set a higher standard for the community which subsidizes its tax exemption. This can be done by giving back to that community, through better site use and better design and materials buildings of a quality which will make its neighbors and city proud, not ashamed and sad because of the urban landscape which is being lost little by little, project by project.

What is proposed by The Waynflete School may seem small and insignificant. But as a neighbor who lives in a handsome historic home just down the block, I know how small changes add up to overwhelming loss - usually recognized too late. Please slow down this process of damage to Portland's West End. Please ask the school to engage in a reflective self-study of current and projected space uses and needs. Please ask the west ends largest non-profit to show good community leadership by coming back with designs which celebrate and affirm for the long term the best of Portland's architectural history rather than obscure, overshadow, confuse and diminish what more and more visitors come to Portland to see.

Portland is a city of beautiful neighborhoods. Please do not let Waynflete begin the process of thoughtless expansion at the expense of the historic neighborhood which gave it birth, tax free.

Sincerely,

A handwritten signature in black ink that reads "John Holverson". The signature is written in a cursive style with a large initial "J" and a horizontal line under the "n" in "Holverson".

John Holverson
292 Spring Street
Portland, Maine, 04102

Draft -
final copy in signature
file to be signed

June 25, 1999

Hymie Gulak
Waynflete School
360 Spring Street
Portland, Maine 04102

re: Proposed Middle School Connector; 338 & 342 Spring Street

Dear Mr. Gulak:

On June 22, 1999 the Portland Planning Board voted 5-0 (Carroll, Hagge absent) to approve your application to construct a building addition which will connect the Cook Hyde and Morrill houses at 338 and 342 Spring Street. The Board found that the application met the standards of the Site Plan and Historic Preservation ordinances as well as the conditional use standards of the Land Use code.

The approval was granted for the project with the following condition(s):

- i. that a sample mockup of the brickwork be reviewed and approved by historic preservation staff prior to commencement of work
- ii. that a final window detail for the Spring Street facade be submitted for historic preservation staff review and approval
- iii. that the site plan be revised to show a 4"-6" caliper ornamental deciduous tree to be planted in front of the addition, near the Spring Street sidewalk. City Arborist to review and approve final tree selection
- iv. that recessed incandescent light fixtures be installed in that portion of the addition's interior closest to Spring Street. On the third floor, fixtures to be installed only on either end of the connector, not visible from the street.

The approval is based on the submitted site plan and elevations and the findings related to site plan historic preservation and conditional use review standards as contained in Planning Report # 24-99, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,

John H. Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator

Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

PLANNING BOARD REPORT #24-99

**BUILDING ADDITION CONNECTING 338 AND 342 SPRING STREET
CONDITIONAL USE, SITE PLAN AND HISTORIC PRESERVATION REVIEW
WAYNFLETE SCHOOL, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

June 22, 1999

I. INTRODUCTION

Waynflete School requests approval to construct a building addition that will connect two of its campus structures, Morrill House at 338 Spring Street and Cook Hyde House at 342 Spring Street. The subject structures are located within the R4 zone and the Western Promenade Historic District. The project will be reviewed for conformance with the site plan and historic preservation ordinances, as well as the zoning ordinance's conditional use standards.

Although a relatively small scale project, the proposed connector is subject to major site plan review because Waynflete's two pending building addition projects (a proposed addition to 64 Emery is also currently before the Board) total more than 10,000 square feet of added space. Also, because this is being reviewed as a major development, it is the Planning Board that will make the final decision regarding the project's conformance with the standards of the historic preservation ordinance, with a recommendation by the Historic Preservation Committee. The Committee has completed its review of the project; its recommendation is included in this report.

564 notices were sent to area residents. A legal ad appeared in the 6/14/99 and 6/15/99 editions of the Portland Press Herald.

II. SUMMARY OF FINDINGS

Zone:	R4
Overlay Zone:	Western Promenade Historic District
Footprint of Addition:	971 sq. ft.
Total Footprint of Combined Structures:	5,132 sq. ft.
Total Square Footage of Addition:	2,318 sq. ft. (3 floors)
Setback of Addition:	25' from front facades of adjoining buildings, 45' from sidewalk (third floor is set back additional 18')
Height of Addition:	35' (adjoining buildings are 40' high)
Adjacent Land Uses:	school, single family homes

III. PROPOSED DEVELOPMENT

Waynflete School proposes to construct a three story building addition that will connect the school's Cook Hyde and Morrill houses located at 338 and 342 Spring Street. The two buildings are historic residential structures that received previous Board approval for institutional use. The addition is proposed in order to bring most of Waynflete's Middle School program under one roof and make the adjoining buildings code compliant and handicap accessible. No increase in enrollment or staffing is projected with this project; it is intended only to consolidate and improve facilities for the middle school program. Because the two subject buildings are located near the corner of Spring and Storer Streets, both the front and rear (campus-facing) elevations of the proposed connector will be clearly visible from a public way.

The proposal calls for connecting the two buildings such that the front facade of the connector will be set back approximately 25 feet from the fronts of the adjoining structures and approximately 45 feet back from the Spring Street sidewalk. At the rear, the addition will be almost flush with the rear walls of the

flanking buildings. The link will be two stories high closest to Spring Street with a narrow third story set back an additional 18' from Spring St. The overall height of the addition is 35'; the structures it adjoins are approximately 40' tall.

The final proposed design for the Spring Street facade calls for continuous bands of windows on all three floors. On the first two floors the glazing is set within a dark brick frame. The top floor features full glazing on both faces, creating a fairly transparent link at this level. The 18' setback for the third floor allows the cornices of the two historic structures to remain intact as viewed from the street. (The actual connections at this level occur at the backs of the two main blocks (see enclosed third floor floorplan.)

The rear or campus-facing facade is distinctly different both in massing and design. Here, the addition abuts the two rear ells of the Cook Hyde and Morrill houses, which are smaller scale (two story) and utilitarian in design. Where the challenge of the Spring Street facade was to design a fairly neutral foil against which the richly detailed Victorian residential structures would visually dominate, the plainness of the existing rear ells allowed for a more expressive design on the campus-facing elevation. The connector's rear facade features a variety of setbacks and is sheathed in a combination of clapboard and matchboard siding with a high degree of contemporary glazing.

Site features are limited, given the constrained project site. At the rear, a concrete entry slab is proposed. (Landscaping was not proposed as this area serves a major circulation function within the interior of the campus.) On the Spring Street side, a combination of yews and azaleas are to be planted immediately in front of the connector. In response to requests from neighbors at previous public hearings who asked for a mature tree to obscure the connector's visibility, a 4" flowering crab is now proposed to be planted near the sidewalk line (although not yet shown on the site plan.)

IV. PROJECT'S CONFORMANCE WITH CAMPUS MASTER PLAN

In 1995, Waynflete completed a campus master plan based on projected programmatic and infrastructure needs. The campus master plan was undertaken at the urging of the Planning Board, which stated that no further conditional use requests, building or infrastructure projects would be considered until Waynflete addressed its campus needs in a comprehensive planning effort.

Shortly after completion of the master plan, Waynflete presented to the Planning Board a proposed campus site plan which showed substantial building additions proposed for several of the school's existing buildings. Included in the proposed site plan was the footprint of an addition linking Cook Hyde and Morrill House. While strictly conceptual at the time, the site plan showed a substantially larger addition than is now being proposed. However, it should be noted that the site plan suggested that the addition would be located behind the rear ells of Cook Hyde and Morrill, a considerable distance away from Spring Street and not attached to the principal residences themselves.

While undertaken at the request of the Planning Board, the campus master plan and the building projects it suggested did not require formal approval by the Board or the Historic Preservation Committee. The master plan was presented in informational workshops only, with the understanding that any specific project would be subject to formal review and approval as plans developed.

IV. HISTORIC PRESERVATION COMMITTEE REVIEW AND RECOMMENDATION

The Historic Preservation Committee, which began its review on April 21st, held two workshops on the proposed connector, including an on-site workshop to better assess the project's context, its visual impact

on the abutting structures and its visibility from various vantage points. On May 19, a public hearing was held, followed by formal deliberations. On that date, following extensive discussion, the Committee voted unanimously to table the application pending reconsideration of the third floor and submission of alternative design solutions for the Spring Street facade. (For a detailed summary of the Committee's comments and concerns, see June 7 HP staff memo--Attachment 6.) The Committee also requested that the Maine Historic Preservation Commission be asked to review and comment on the design as proposed with respect to its conformance with the *Secretary of the Interior's Standards for Rehabilitation* (Portland's review standards are based directly on the Secretary's Standards).

Public comment at the May 19 hearing was sharply divided. Waynflete parents and trustees who live in the neighborhood, as well as other area residents, expressed support for the connector as presented, stating that it met both Waynflete's programmatic needs and the ordinance's requirements for compatibility. Several of the immediate abutters and other neighborhood residents expressed opposition to the very presence of a connector, arguing that it would unduly compromise the historic structures and, by joining the two residential scale structures, create an institutional scale structure which would be at odds with the prevailing development pattern in the area. Still others, including representatives of Greater Portland Landmarks, expressed the view that a connector, if sensitively designed, could preserve the essential form and architectural integrity of the two historic structures and be compatible with the character of the neighborhood. However, they argued that the design and materials as presented failed to meet the test of compatibility. It should be noted that most of the debate focused on the Spring Street elevation; there appeared to be less concern about the campus-facing facade, which is also visible from a public way.

On June 1st, planning staff met with representatives of the Maine Historic Preservation Commission (MHPC) and the project architect to review Waynflete's May 19 proposal, as well as earlier design alternatives which had been explored by Waynflete. Enclosed with Attachment 6 is the Commission's analysis of the designs presented and their conclusion that they did not meet the *Secretary's Standards*.

MHPC's concerns and comments were consistent with those expressed by the Historic Preservation Committee throughout its review process. Briefly, it was the position of MHPC that although the connector had been set back considerably from the front plane of the two existing buildings thereby maintaining a sense of separation, its opacity (a solid brick wall punctuated by residential scale windows on the first two floors and a solid wall on the third) fundamentally altered the perceived mass of the combined structures. Also, the materials proposed (red brick for the lower floors and architectural shingles at the third floor) did not provide a sufficiently clear distinction between the historic buildings and the new addition, as is required by the preservation standards.

During the June 1st ^{meeting} ~~hearing~~, several alternative approaches were discussed, including one which incorporated large expanses of glass within a relatively minimal dark brick frame and a consistent fenestration pattern on all three floors. It was felt that this treatment would reduce the connector's mass and unify the design of the addition in such a way that it would become a more neutral - and clearly contemporary - foil for the two historic structures. Note that MHPC's report was written before receiving the final revised design based on this discussion.

On June 7th, Waynflete returned to the Historic Preservation Committee with a substantially revised design approach. The new design included changes in both plan and elevation and was a direct response to the ideas discussed at the June 1st meeting. In fact, with further design development the project architect was able to achieve greater transparency and a deeper setback for the third floor than he had previously thought feasible.

Public comment was taken at the June 7th meeting, but was confined to the design revisions made after last hearing. The response continued to be mixed, but was much more limited, given the fact that many of those attending had not yet had an opportunity to review the revised design.

Following further discussion by the Committee, a clear consensus developed that the revised design met the applicable review standards of the historic preservation ordinance. By a vote of 6-0, the Committee voted to recommend to the Planning Board approval of the application for a Certificate of Appropriateness, subject to conditions. (See decision letter for recommended conditions - Attachment 5) The Planning Board will also note that, in response to public comment, the Committee is suggesting consideration of two site plan conditions as well, both of which address the visual impact of the addition.

Note: This detailed chronology and description of earlier design proposals is provided in an effort to put the enclosed public comments in the context of this project's evolving design. Many of the letters make reference to previous design proposals. Whether the positions expressed have changed with the final design remains to be seen.

VI. STAFF REVIEW

In addition to the Historic Preservation Committee's review, the proposal has been reviewed by planning, legal, zoning engineering, traffic, and parking staff for conformance with the site plan ordinance and the conditional use standards of the Land Use Code.

VII. HISTORIC PRESERVATION REVIEW

A detailed discussion of the Historic Preservation Committee's review process and final recommendation appears in Section V of this report. In reviewing the proposal's conformance with the standards of the Historic Preservation ordinance, five of the ten review standard are applicable in this instance. The are as follows:

- Standard #1: Every reasonable effort shall be made to provide a compatible use for a property which required 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.
- Standard #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.
- Standard #5: Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- Standard #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.

Standard #10: Whenever 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.

Two other documents are instructive in reviewing this project: the City of Portland's *Historic Resources Design Manual*, which contains illustrated guidelines and is incorporated by reference in the historic preservation ordinance, and *Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns*. These are enclosed as Attachments 7 and 8.

As noted above, by a vote of 6-0 (Parker abstaining) the Committee found that Standards #1, 2, 5, 9, and 10 (Sec. 14-650) had been met, and is recommending that the Planning Board approve the Certificate of Appropriateness.

The Committee also recommended a number of conditions of approval, which are itemized in the decision letter (Attachment 5). The final proposal now before the Planning Board has been revised to satisfy most of these conditions. Two conditions remain to be satisfied:

- * That a sample mock-up of the brickwork be reviewed and approved by staff prior to commencing with work.
- * That a revised window detail be submitted for staff review and approval.

VIII. SITE PLAN REVIEW

1/2. Traffic and Parking

The proposed project will have no impact on existing vehicular circulation, traffic, or parking at or around the school. The project represents a consolidation of existing programs and does not entail an increase in enrollment or staff.

Mr. Ash and Mr. Peverada have reviewed the plans and visited the area to assess current traffic and parking patterns. They are satisfied that the existing facilities and management techniques implemented with the campus master plan are effective in meeting Waynflete's current needs. (See Attachments 11 and 12).

Should parking or traffic be raised as a remaining issue, staff recommends that it be addressed at the time Waynflete's proposed Emery Building addition is reviewed by the Board.

3/4. Bulk, Location, Height & Use

While an existing view corridor into the campus will be closed, the proposed addition will not result in a reduction in light and air, or a significant increase in winds or snow loads which would cause health or safety problems for abutting uses.

By setting the addition back a considerable distance from Spring Street and the front facades of the adjoining buildings, the impact of the increased mass has been reduced and the essential scale and form of the residential structures is retained. This also minimizes any potential diminution in value of surrounding residences.

5. Sewer, Storm Drain, and Water

The existing buildings are served by public water and sewer from Spring Street. No increase in staff or student enrollment is proposed with the development, therefore no additional sewer flow is expected, or increased burden on existing utilities.

6. Landscaping

No landscaping is proposed on the campus side of the addition, as this is a prime circulation area. On the Spring Street side, yews and azaleas are proposed immediately in front of the addition. In response to a request from neighbors who seek to minimize the visibility of the addition, Waynflete proposes to add a 4" caliper crabapple tree near the sidewalk. See Attachment 2a for illustration of proposed tree at maturity. (The site plan has not yet been revised to reflect this change.)

The project site features no significant existing vegetation.

7. Drainage

The proposed building link will have a flat roof and will be drained internally. Roof drains will be tied to the combined sewer in Spring Street with a separate storm drain. At the rear of the addition the proposed concrete slab will pitch away from the building. According to Jim Wendel, topo lines on submitted site plan are misleading and would suggest that ponding would be created on the Spring Street side of the addition. A site visit has confirmed this not to be the case. Mr. Wendel is satisfied that the drainage provisions are adequate. (See Attachment 10.)

8. Lighting

Both Hyde House and Morrill have existing small wall mounted flood lamps above or adjacent to the rear entrances, which are characterized as "residential in character". The existing lighting does not cause glare or direct spillover to residential abutters. A recessed can lamp is proposed directly over the new entrance.

No exterior lighting is proposed for the Spring Street elevation of the connector. However, neighbors have expressed concern about the impact of interior lights, particularly as the addition features a high degree of glazing. On the lower floors, Waynflete is proposing recessed can lamps (incandescent) for the interior space closest to Spring Street. On the third floor, incandescent wall sconces will be installed at either end of the connector. While this is staff's understanding of Waynflete's intentions, the plans do not include this detail. The Board might consider a condition of approval which confirmed this scheme.

9. Fire/Life Safety

The proposed addition significantly improves life safety provisions for the two existing buildings, which currently do not meet code.

10. City Infrastructure

The proposed addition will not affect existing City infrastructure, existing or planned.

11. View Corridors

The placement and massing of the proposed addition will obstruct the existing view into the campus from Thomas Street. However, this view corridor is not identified in the View Corridor Protection Plan, and no significant landmarks or natural features will be obscured by the addition.

12. Natural Resources

The project will have no significant impact on existing natural resources, including groundwater, wetland, etc.

IX. CONDITIONAL USE REVIEW

1. General Conditional Use standards (Sec 14-474)

- a. There are unique or distinctive characteristics or effects associated with the proposed use;
- b. There will be an adverse impact upon the health, safety or welfare of the public or the surrounding area; and
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The unique characteristics of this project have been discussed in the sections concerning historic preservation review. The project is a challenging one in that it calls for connecting at relatively close viewing distance two architecturally significant residential scale structures within the Western Promenade Historic District. Such a project has the potential of fundamentally altering the scale and prevailing development pattern in this R4 zone, as well as undermining the integrity of the historic buildings. However, it was the conclusion of the Historic Preservation Committee that the setback of the proposed addition, together with its neutral design treatment, allows the historic buildings to read as separate structures with minimal loss to their character-defining features and to visually dominate the streetscape.

In staff's view the project will not have an adverse impact upon the health, safety or welfare of the public or surrounding area. And, while the proposed connector represents an alteration which is not typical for the largely residential R4 zone, the proposal must be evaluated in the context of the particular use. Building additions are often necessary in order for institutions to remain in residential scale structures which, when built, did not anticipate handicap accessibility or code requirements. The question is usually not whether, but how, such additions can be successfully introduced.

2. Institutional Conditional Use Standards Applicable in the R4 Zone

- a. Expansion beyond existing lot; Utilization of existing facilities

The proposed project is contained within Waynflete's current campus and responds to the underlying directive included in this standard in that it proposes to make more efficient use of existing facilities.

b. Residential Displacement

The project does not entail displacement of existing residential uses. While the Cook Hyde house was initially required to retain its residential use on the upper floors following Waynflete's acquisition of the building, the Planning Board later voted to allow expansion of the institutional use throughout the entire structure.

XI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and material submitted by the applicant and on the basis of information contained in Planning Report #25-99 relevant to the standards of the Site Plan and Historic Preservation ordinances and the Zoning ordinance's conditional use standards, the Planning Board finds:

- i. That the proposed development is/is not in conformance with the Historic Preservation Ordinance of the Land Use Code and approves/denies the applicant's request for a Certificate of Appropriateness.

Potential Conditions of Approval:

- * that a sample mockup of the brickwork be reviewed and approved by staff prior to commencement of the work
- * that a final window detail for the Spring Street facade be submitted for staff review and approval.

- ii. That the proposed development is/is not in conformance with the Site Plan Ordinance of the Land Use Code.

Potential Conditions of Approval:

- * that the site plan be revised to show a 4" caliper crabapple to be planted in front of the addition, near the Spring Street sidewalk.
- * that recessed incandescent light fixtures be installed in that portion of addition's interior closest to Spring Street. On the third floor, fixtures to be installed only on either end of the connector, not visible from the street.

- iii. That the proposed development is/is not in conformance with the Conditional Use standards of the Land Use Code.

ATTACHMENTS

1. Perspective drawing of proposed addition
2. Written statement by Land Use Consultants re: Site plan provisions
3. Floor plans, elevations and details
4. Site plan and site details
5. Historic Preservation Committee's letter of recommendation
6. Portions of staff report from June 7 HP meeting, including correspondence from Maine Historic

- 7. Preservation Commission, previous design proposal
- 8. Preservation Brief #14
- 9. Excerpt from Historic Resources Design Manual
- 10. Petition and Letters
- 11. Memo from DRC
- 12. Memo from Parking Manager
- 13. Memo from Traffic Engineerl



LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
Edward M. Lawrence, PLS

May 6, 1999

3295

Deb Andrews, Historic Preservation Coordinator
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

**Waynflete School Middle School Facility Addition
Conditional Use/ Site Plan Review – Final Submission**

Dear Deb:

On behalf of our client HKTA/ architects I am pleased to submit the attached (7 copies) of Documentation and Final Plans for your review prior to the Public Hearing scheduled for May 25th.

The following Site Plans are being submitted:

- L-1 Final Site Plan including 1"=80' Context Plan; 1"=20' Site Plan; 1"=10' Detail Site Plan.
- L-2 Site Details and Notes
- A1.1, A1.2, A2.1 Architectural Floor Plans and Elevations

The following exhibits are attached hereto:

1. USGS Locus Plan
2. Medium Intensity Soils Map
3. Zoning Map
4. Storm Water Narrative
5. Deeds

Project Description:

Waynflete School is proposing an Addition (link) and Renovations to the Middle School Facility located at the corner of Spring and Storer Streets. The Addition will connect the R.C. Hyde House (west) and Morrill House (east). The south side, ground floor of the link will provide a new main entrance and interior gathering area for the Middle School Facility.

The proposed addition has a footprint of approximately 971 sf. The total building footprint for the two "houses" and the new link will be approximately 5,132 sf.

The proposed project will not increase staffing or enrollment. No new drives or parking are proposed. Site work will be limited to removal of shrubs; removal of bituminous pavement, relocation of existing stone slabs used for seating, a new concrete pavement at the building entrance, landscaping to replace shrubs, and recessed soffit lighting at the entrance. **As requested, the existing basketball pole, backboard and a tetherball pole will be removed.**

A new covered entrance is proposed to the basement level of Hurd House on . The small building addition on the south side will require the removal of approximately 6 lf. of dry laid stone wall and construction of a small concrete sidewalk pad. Loam and sod is proposed to replant disturbed lawn area.

Pedestrian and Vehicular Circulation:

The proposed addition will not alter the existing pedestrian or vehicular circulation. Pedestrians can approach the building from Spring St. via Storer St. or along a sidewalk on the westerly side of Hyde

LAND USE CONSULTANTS INC

House. The site is also connected by bituminous sidewalks to a vehicular drop-off area and parking lot behind the Thomas Building, to the west of the Middle School Facility.

Utilities:

The existing facility is served by public water and sewer from Spring Street. The Hyde building is also sprinklered. Electric power is fed from a utility pole on Spring Street, overhead to a meter panel on the west side of Morrill House. The building subcontractor is doing mechanical and electrical design. We will be submitting a letter from the Portland Water District. No increase in student or staff enrollment is proposed so no additional sewer flow is proposed.

Storm Drainage:

The front of the building drains toward Spring Street to a curb inlet at Spring near Storer St. The rear area of the building sheet flows easterly toward Storer St. and westerly toward the campus and eventually infiltrating plant beds or lawns. A parking area located to the east of the Gym drains to a catch basin. Storer St. appears to sheet flow to the south to Danforth St. and in turn, follows the gutter along the northerly side of Danforth St. to a curb inlet on the easterly side of the intersection of Danforth and Fletcher St. David Kamila, PE has prepared a brief storm water summary that is attached hereto. The proposed building link will have a flat roof which will be drained internally. Roof rains will be tied to the combined sewer in Spring Street with a separate storm drain. We do not anticipate this drain being larger than 4"-6". The size will be determined by the mechanical design-build contractor. The 24" sewer in Spring St. is approximately 8.5 ft. deep.

Lighting:

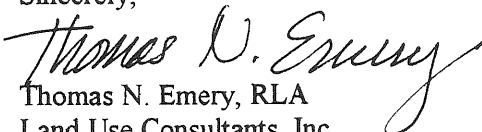
Lighting to the rear of the Middle School Facility is very much residential in character. Both Hyde and Morrill have small, wall mounted flood lamps above or adjacent to the rear entrances. The garage (locker building) behind Hyde/Morrill has a small wall pack light soffit mounted above the door on the westerly side of the building. Hurd House has a wall pack light mounted at about 16 ft. on the northerly side of the building. There is a utility light (250 w Mercury vapor) mounted on the back (westerly) side of Hurd that illuminates the HC Lift and lawn on the easterly side of Daveis Hall. There is a soffit mounted wall pack light on the back of the small garage on the southwest side of Hurd House.

Solid Waste:

Waynflete School is served by Waste Management. Solid waste is stored in containers in the garage located on the southerly side of Hurd House. Containers include 2-3 yard dumpsters for regular trash, 1-3 yard dumpster for cardboard recycling, and 6 bins for paper recycling. There will be no increase in solid waste as a result of the new addition. Construction debris will be removed to a licensed disposal facility.

We are looking forward to attending the public hearing on May 25th at which time HKTA/ architects will present a rendering of the new addition that will show the proposed façades and demonstrate how the addition links the existing building and complements the historic, Waynflete Campus and west end neighborhood. Please call me with any questions, comments or requests for additional documentation.

Sincerely,

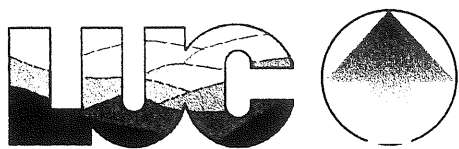
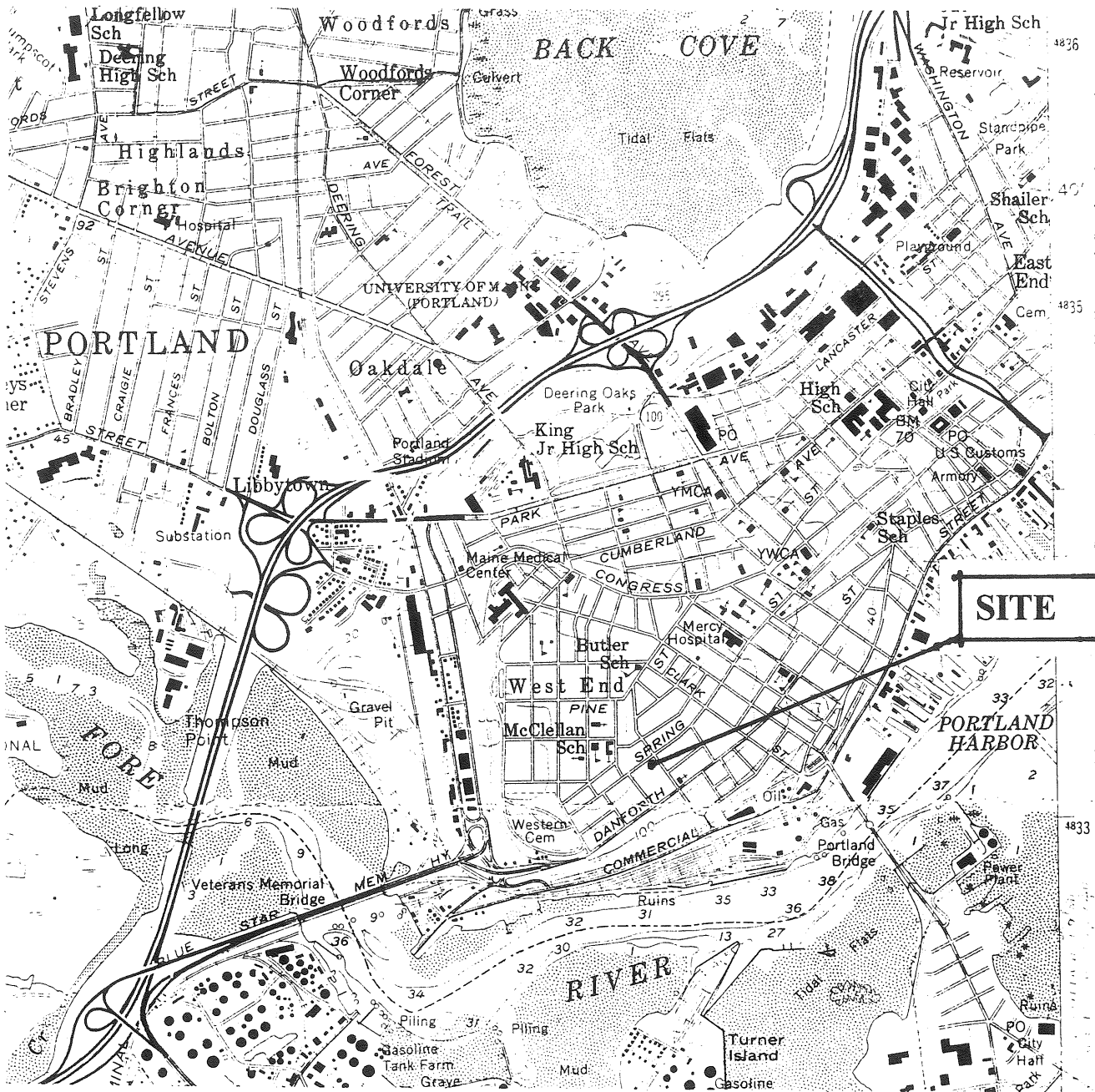

Thomas N. Emery, RLA
Land Use Consultants, Inc.

cc: Robert E. Howe, AIA, HKTA/ architects
encl.

**Middle School Facility
Waynflete School**

EXHIBITS

REFERENCE USGS Portland West, ME 15' Quad 1978



LAND USE CONSULTANTS, INC.
 Land Planners ♦ Engineers ♦ Surveyors
 966 Riverside Street
 Portland, Maine 04103
 Tel. 207.878.3313 Fax. 207.878.0201

• **PREPARED FOR:**
**Waynflete School
 Middle School Facility**
 338-342 Spring St.
 Portland, Maine

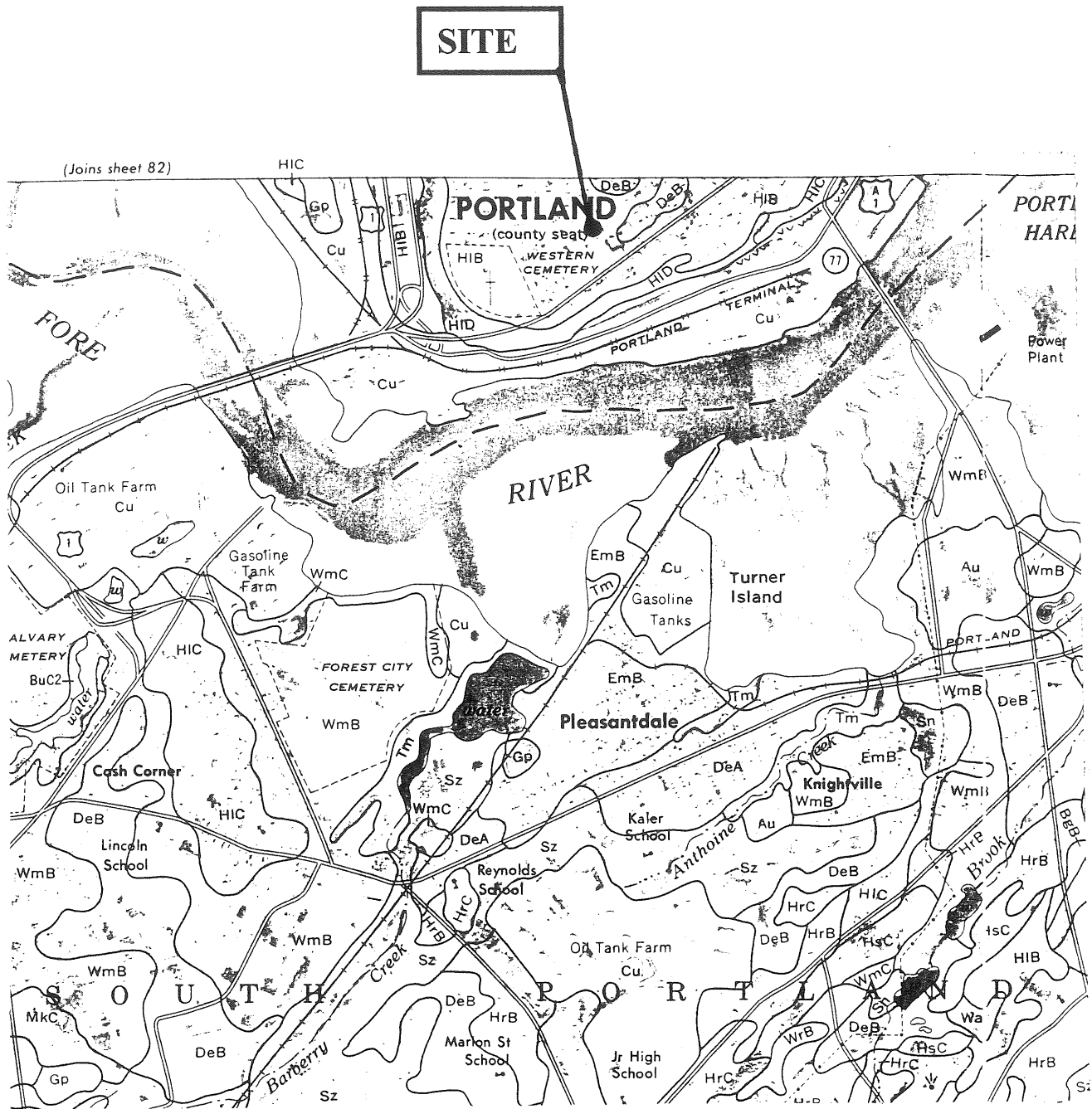
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USGS LOCUS

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 5-04-99

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• **JOB NO.:**
 3295

• **FIGURE NO.:**
 1.



LAND USE CONSULTANTS, INC.
 Land Planners ♦ Engineers ♦ Surveyors
 966 Riverside Street
 Portland, Maine 04103
 Tel. 207.878.3313 Fax. 207.878.0201

• **PREPARED FOR:**
**Waynflete School
 Middle School Facility**
 338-342 Spring St.
 Portland, Maine

• **TITLE:**
**MEDIUM INTENSITY
 SOILS MAP**

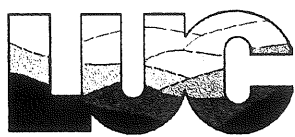
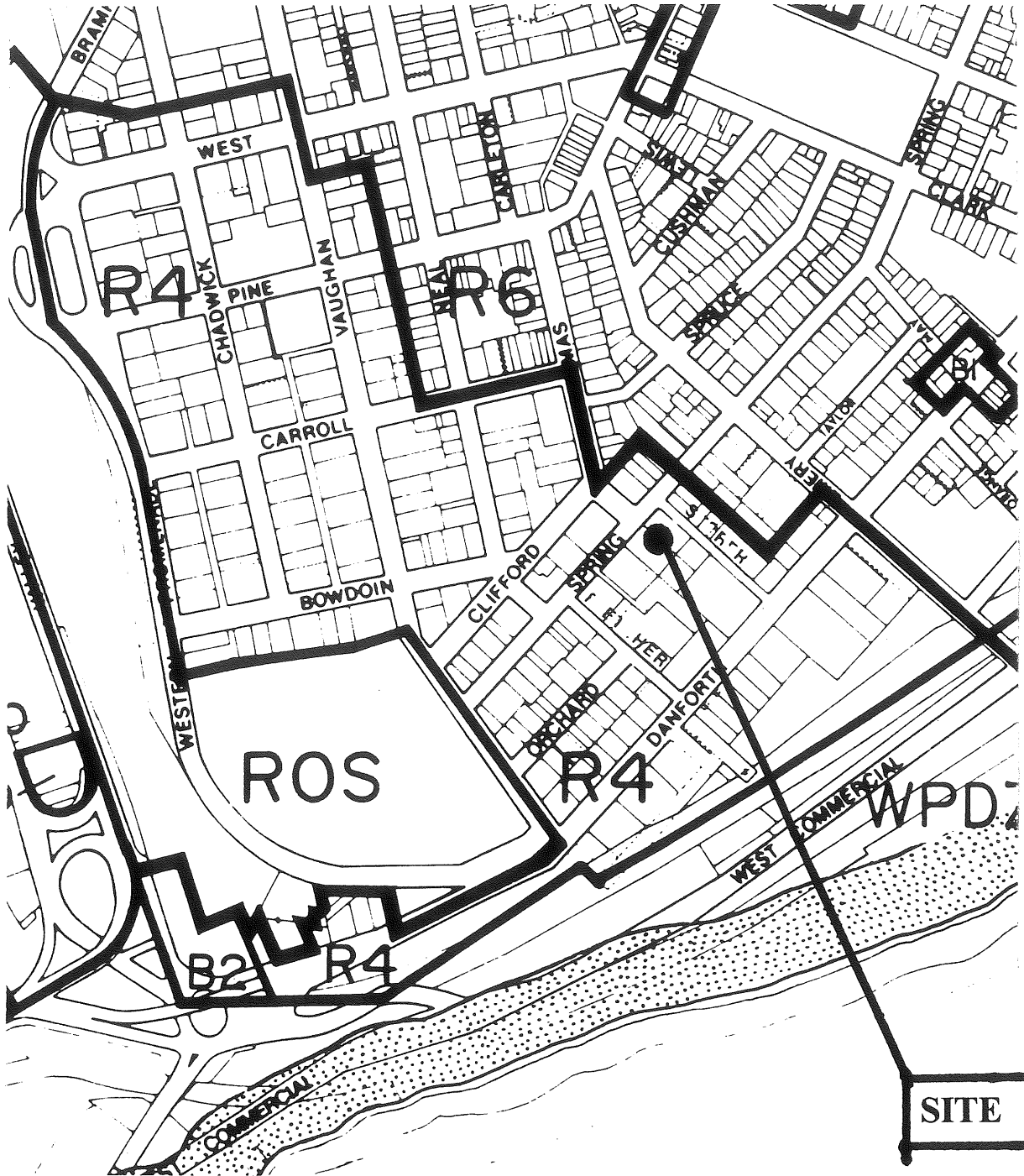
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• **JOB NO.:**
 3295

• **FIGURE NO.:**
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REFERENCE PORTLAND ZONING ORD (R4 District)



LAND USE CONSULTANTS, INC.
 Land Planners ♦ Engineers ♦ Surveyors
 966 Riverside Street
 Portland, Maine 04103
 Tel. 207.878.3313 Fax. 207.878.0201

• **PREPARED FOR:**
 Waynflete School
 Middle School Facility
 338-342 Spring St.
 Portland, Maine

• **DATE:**
 5-04-99

• **SCALE:**
 No Scale

• **TITLE:**

ZONING MAP

• **JOB NO:**
 3295

• **FIGURE NO:**
 3.



LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
Edward M. Lawrence, PLS

May 6, 1999

Mr. Robert E. Howe, AIA, President
HKTA Architects
4 Milk Street
Portland, ME 04101

Waynflete School Addition, Drainage

Dear Bob:

I have reviewed the plans for the proposed addition to the R. C. Hyde and Morrill Houses on the Waynflete School Campus and based on a discussion with Tom Emery, and his onsite observations, do not expect any adverse impact on or off the site as a result of the stormwater runoff from this project.

The area proposed to be developed is currently a lawn area between the buildings which drains by sheet flow across the campus in a generally southerly direction and mostly is absorbed by infiltration into lawns and planting beds. No stormdrains or catch basins exist in this area of the campus.

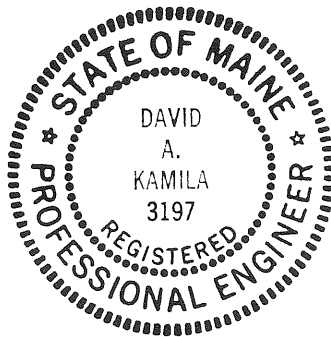
The proposed addition will create approximately 1,000 sq. ft. of impervious roof surface along with a small entry plaza. The roof will largely be drained by an internal building drain which will be connected to the 24 in. combined system in Spring Street.

Due to the relatively small amount of runoff involved with this project (less than a typical single family home) there should not be any adverse impact on the existing drainage system.

Please call if you wish to discuss this in more detail.

Sincerely,

David A. Kamila, P. E.
Vice President



DAK/pp

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Portland Planning Board

FROM: Deborah Andrews, Senior Planner

DATE: April 27, 1999

RE: Site Plan and Conditional Use Review of Proposed Building Addition;
338 and 342 Spring Street; Waynflete School, Applicant

Introduction

On April 13, representatives of Waynflete School met with the Planning Board to give an update on their 1994 campus master plan. This presentation was made to provide a context for next week's workshop where Waynflete had intended to introduce plans for two significant building addition projects. These projects include a 9925 square foot building addition to 64 Emery Street (the former Home for Aged Women which houses Waynflete's Upper School) and an addition which will link the Ruth Cook Hyde and Morrill Houses on Spring Street. Although Waynflete has decided to postpone their presentation on the Emery Building addition, pending further design development, the school would like to move forward as planned with a workshop on the Cook Hyde/Morrill House connector.

As an institutional conditional use application, the Cook Hyde/Morrill House project is being reviewed by the Planning Board. It is standard practice to refer minor site plans for Planning Board review in conjunction with institutional conditional uses. In this case, notwithstanding the fact that Waynflete has asked for a phased review of their two projects, the two building additions combined have a total floor area in excess of 10,000 square feet and therefore will be reviewed as a major site plan. Both projects are being reviewed for conformance with the standards of the historic preservation ordinance, but because this falls under major site plan review the Historic Preservation Committee's decisions on the two additions will be in the form of recommendations to the Planning Board.

Cook Hyde/Morrill House Connector

Waynflete proposes to construct a building addition which will connect the school's Cook Hyde and Morrill Houses. These properties face Spring Street and are located adjacent to the corner of Spring and Storer Streets. Because the buildings are close to the corner, both the front and rear elevations of the proposed connector will be clearly visible from a public way. The proposed addition is intended to bring most of Waynflete's Middle School program under one roof and make the two buildings handicap accessible.

Enclosed are photographs of the front and rear elevations of the subject buildings as viewed from various vantage points. Also enclosed are a site plan, sketches of the preliminary design and a project description which explains the architect's design intent. As the Board will note, the proposal calls for connecting the two buildings such that the rear elevation of the addition is flush with the rear walls of the flanking structures. The front facade of the connector will be set back approximately 25 feet from the front facade of the adjoining structures and some 45 feet from the Spring Street sidewalk. With an overall height of three stories, the link will be two stories high closest to Spring Street and step up a story toward the rear of the buildings. As currently designed, some of the cornice detailing of the existing structures will need to be removed where the link connects at the third floor.

The proposed design for the Spring Street facade borrows architectural details from each of the adjoining structures in an effort to meld this addition with its abutments. The rear facade of the addition is both more utilitarian and contemporary in design. As the Board will note from the enclosed photographs, this project is a challenging one in that it links two prominent and architecturally distinct structures at relatively close viewing distance from the street. While similar in overall mass and setback, the building's heights and cornice lines do not align, nor are the roof forms of the Italianate and Second Empire buildings similar.

The Historic Preservation Committee began its review of the project in a preliminary workshop this week. Questions for discussion included whether the connector should incorporate design elements from the buildings it connects or be clearly distinct from them and whether the connector should be treated as a recessive backdrop or make an architectural statement in and of itself. Materials were also discussed; the project architect is considering brick at this time, but may opt for another material given the potential awkwardness of meeting new brick to old. The Historic Preservation Committee noted the difficulty in detailing the transitions from the connector to the abutting structures at their respective rooflines and suggested that the project architect explore whether the design could be revised so that the connection at the third floor level be made at the rear of the principal structures, out of view of Spring Street.

With respect to the site plan itself, the enclosed was delivered after DRC Jim Wendell left for vacation and therefore we cannot include his assessment at this time.

Master Plan Issues Raised at Previous Workshop

Enclosed is a letter from Waynflete headmaster, Mark Segar, which responds to questions raised at the April 13 workshop regarding implementation of the 1994 campus master plan, in particular concerns about parking and traffic. Also enclosed is a report from the school's transportation manager, Mark Bennet, which outlines the measures taken to address traffic and parking issues. Mr. Segar notes that the school currently diverts 4 buses off Spring Street into its existing loop road behind Thomas House for afternoon departures and plans to implement the same practice for morning drop offs. As for parking, the Planning Board might remember that Waynflete had in fact followed through on its master plan proposal to create a 10-space parking lot off Emery Street, but that plan was rejected by the neighborhood and the City. Nevertheless, a small number of parking spaces have been added since 1994 with the acquisition of the 305 Danforth

Street property and with restriping of existing lots.

It is the position of Waynflete that the management measures and minor infrastructure changes that have been undertaken by the school have significantly improved traffic and parking conditions and that this has been confirmed by the fact that traffic and parking were not raised as significant neighborhood issues in a recent meeting with area residents. Given this situation and the fact that enrollment and staff size is not expected to increase, Waynflete does not propose to construct a new loop road as originally outlined in their 1994 master plan. Larry Ash, Traffic Engineer, has made a site visit to Waynflete to review the adequacy of existing conditions and has reviewed the log of neighborhood calls; the comments of Mr. Ash and Mr. Peverada will be available at Wednesday's workshop.

With respect to Board jurisdiction over this issue, while Waynflete's master plan was undertaken at the request of the Planning Board, it did not require formal approval. As such, the Board cannot require that parking and traffic improvements shown on the plan be implemented. If, in the context of reviewing a conditional use application or site plan it was demonstrated that the new use or project created a significant problem as regards parking or traffic, then improvements could be required.

Note also that Mr. Segar's letter states that the basketball hoop near Storer Street will be relocated. Staff understands that it will be moved either toward the interior of the campus or to the playing field abutting Danforth Street.

Attachments

1. Letter from Mark Segar, Headmaster
2. Memo from Scott Simons listing improvements completed since masterplan adoption
3. Report from Waynflete's transportation manager
4. Photographs of project site
5. Project description
6. Elevation sketches
7. Floor plans
8. Site plan

CITY OF PORTLAND, MAINE

PLANNING BOARD

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Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

June 25, 1999

Hymie Gulak
Waynflete School
360 Spring Street
Portland, Maine 04102

re: Proposed Middle School Connector; 338 & 342 Spring Street

Dear Mr. Gulak:

On June 22, 1999 the Portland Planning Board voted 5-0 (Carroll, Hagge absent) to approve your application to construct a building addition which will connect the Cook Hyde and Morrill houses at 338 and 342 Spring Street. The Board found that the application met the standards of the Site Plan and Historic Preservation ordinances as well as the conditional use standards of the Land Use code.

The approval was granted for the project with the following condition(s):

- i. that a sample mockup of the brickwork be reviewed and approved by historic preservation staff prior to commencement of work
- ii. that a final window detail for the Spring Street facade be submitted for historic preservation staff review and approval
- iii. that the site plan be revised to show a 4"-6" caliper ornamental deciduous tree to be planted in front of the addition, near the Spring Street sidewalk. City Arborist to review and approve final tree selection
- iv. that recessed incandescent light fixtures be installed in that portion of the addition's interior closest to Spring Street. On the third floor, fixtures to be installed only on either end of the connector, not visible from the street.

The approval is based on the submitted site plan and elevations and the findings related to site plan historic preservation and conditional use review standards as contained in Planning Report # 24-99, which is attached.

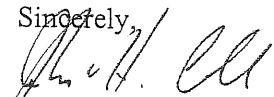
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



John H. Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator

Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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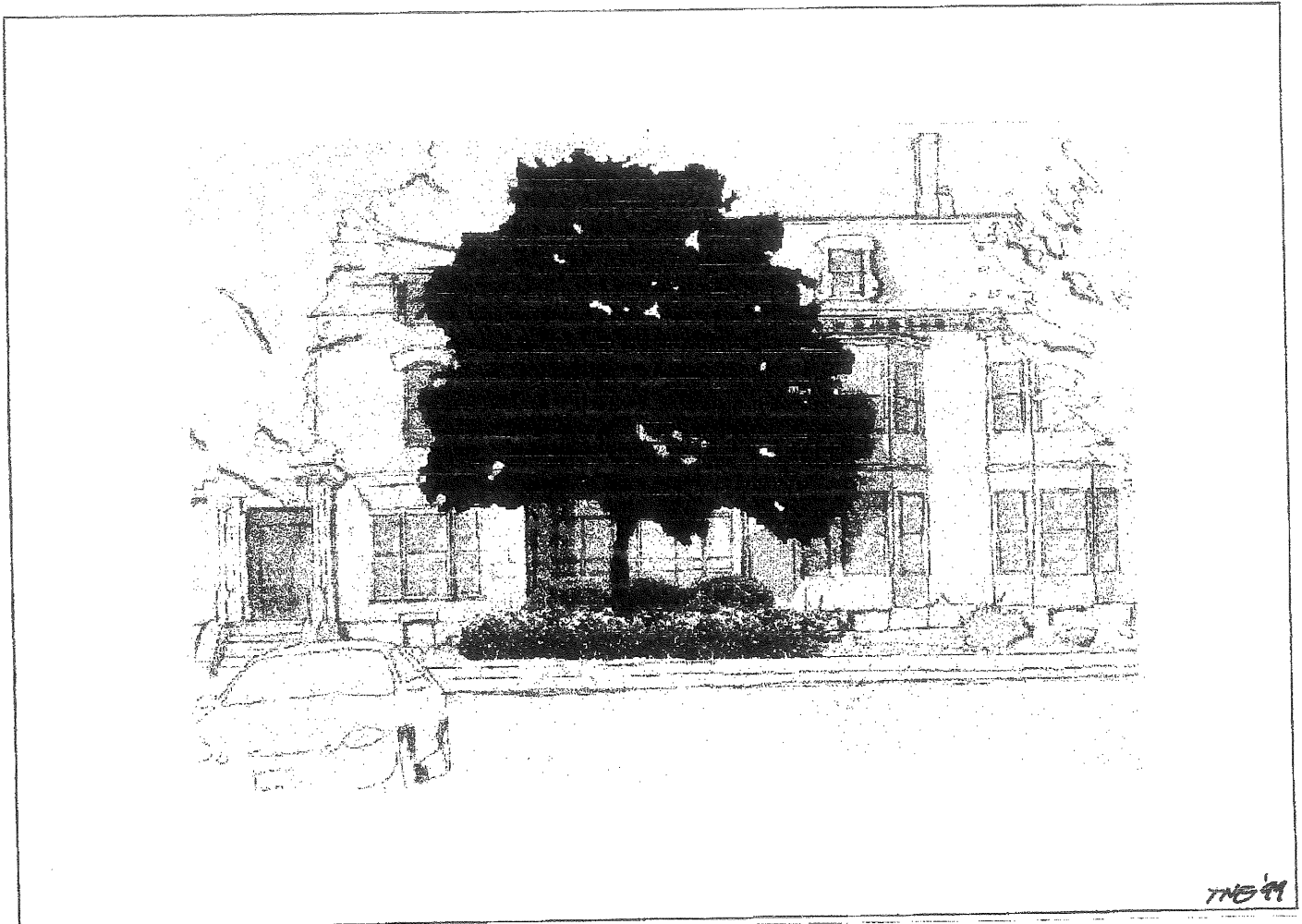
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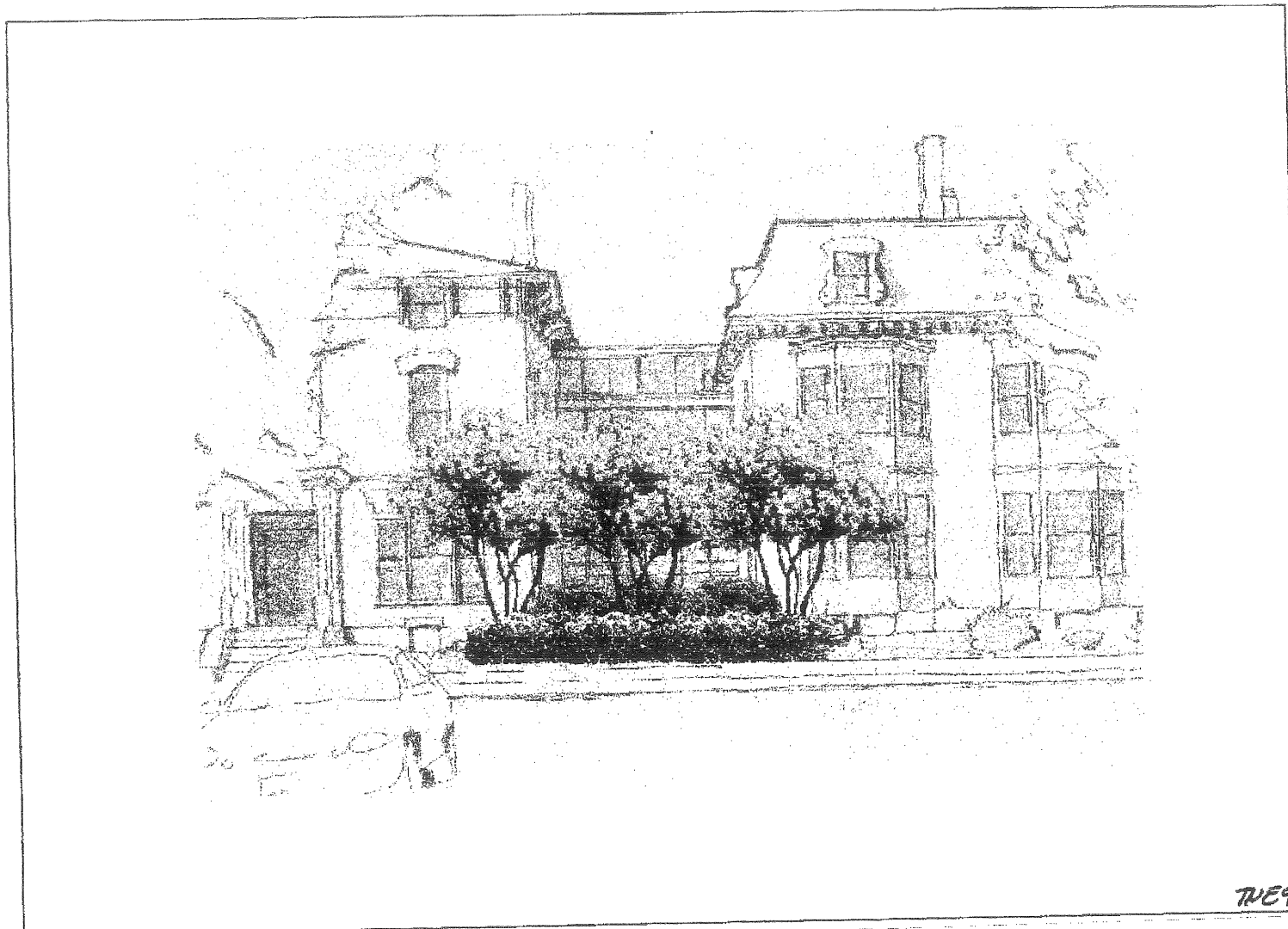


Proposed Maple
Waynflete Middle School



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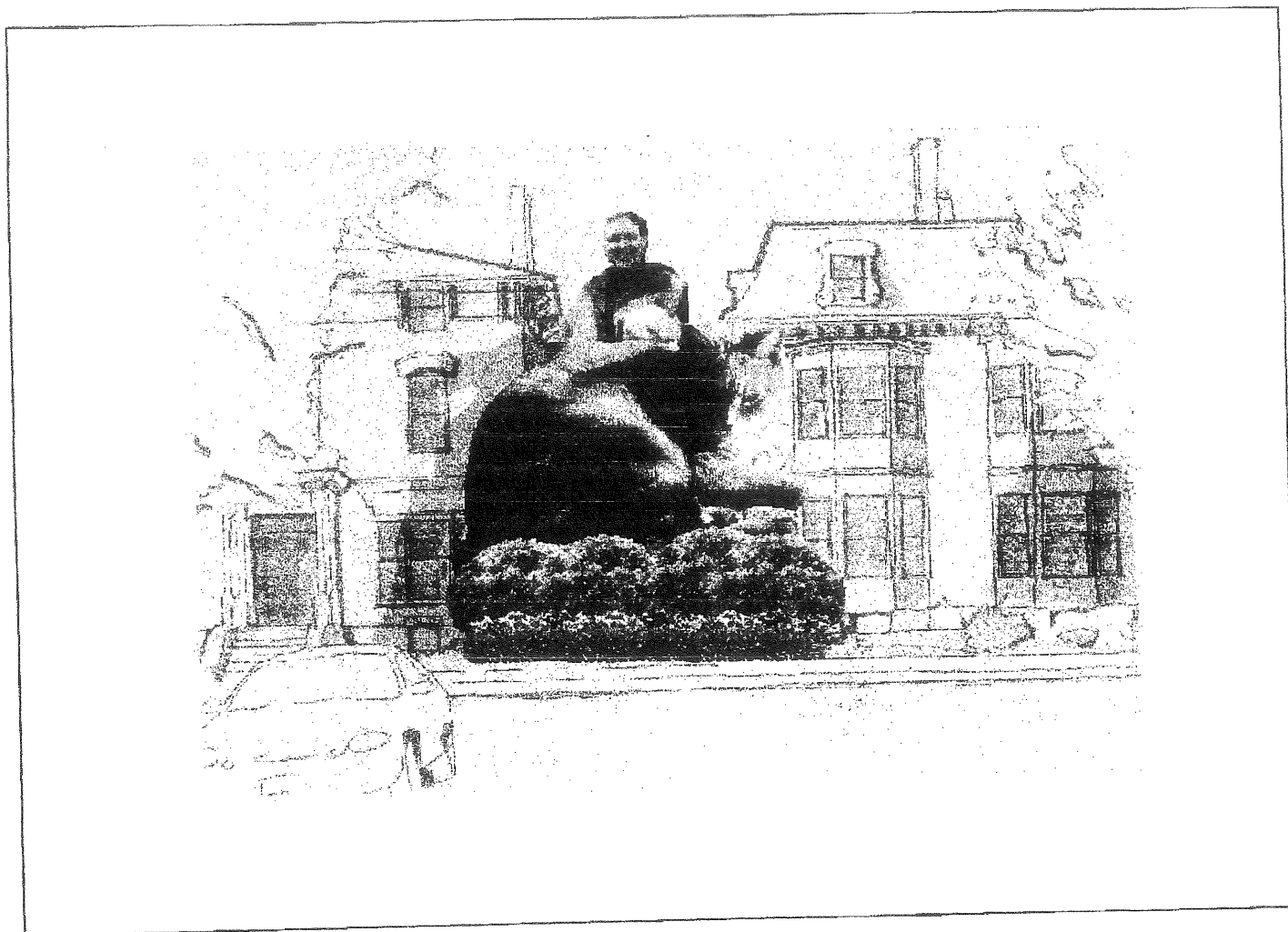
TUE 99

Proposed Flowering Crabapples
Wayflete Middle School

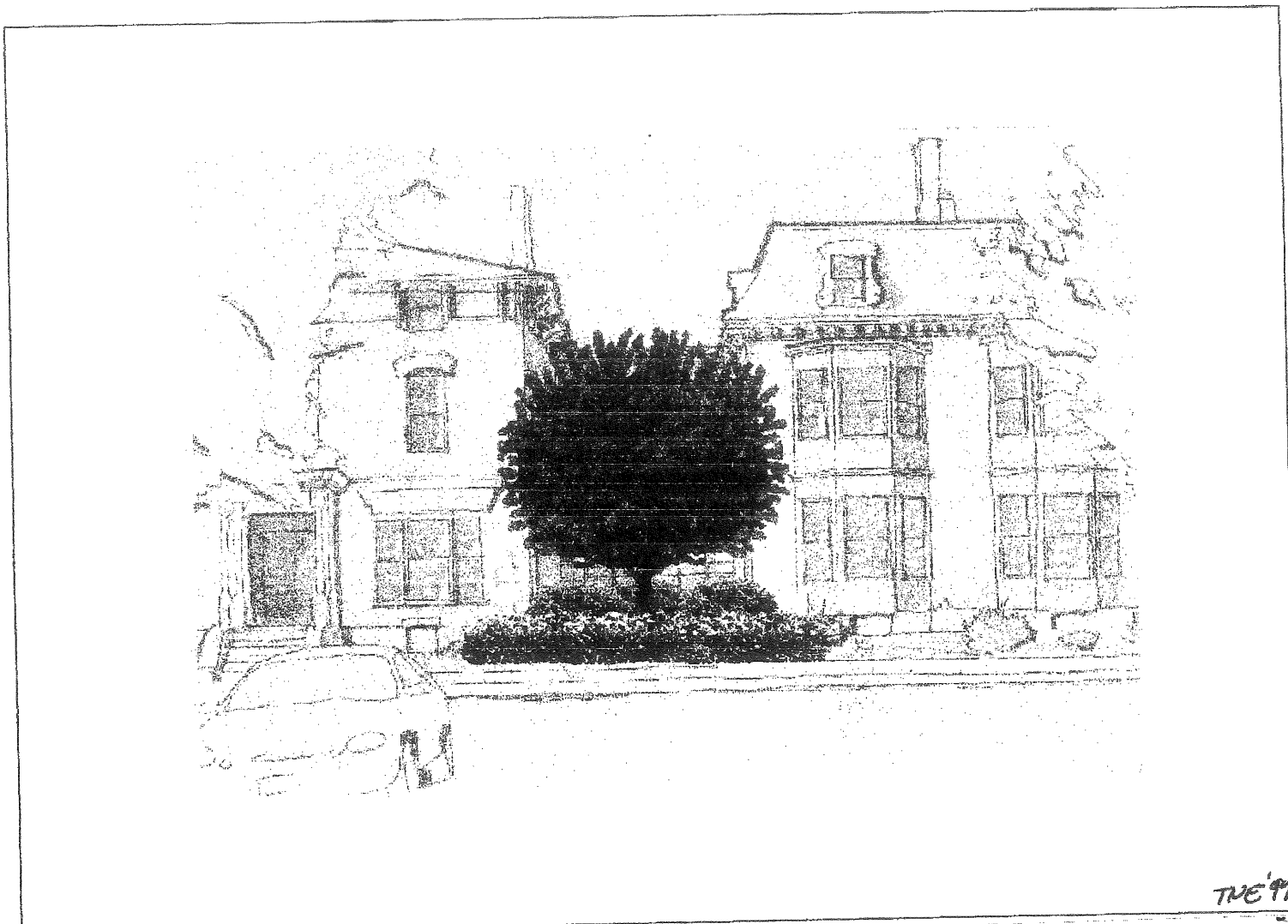


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Woman with Cat
Waynflete Middle School



TNE '91

Proposed Flowering Crabapple
Wayflete Middle School



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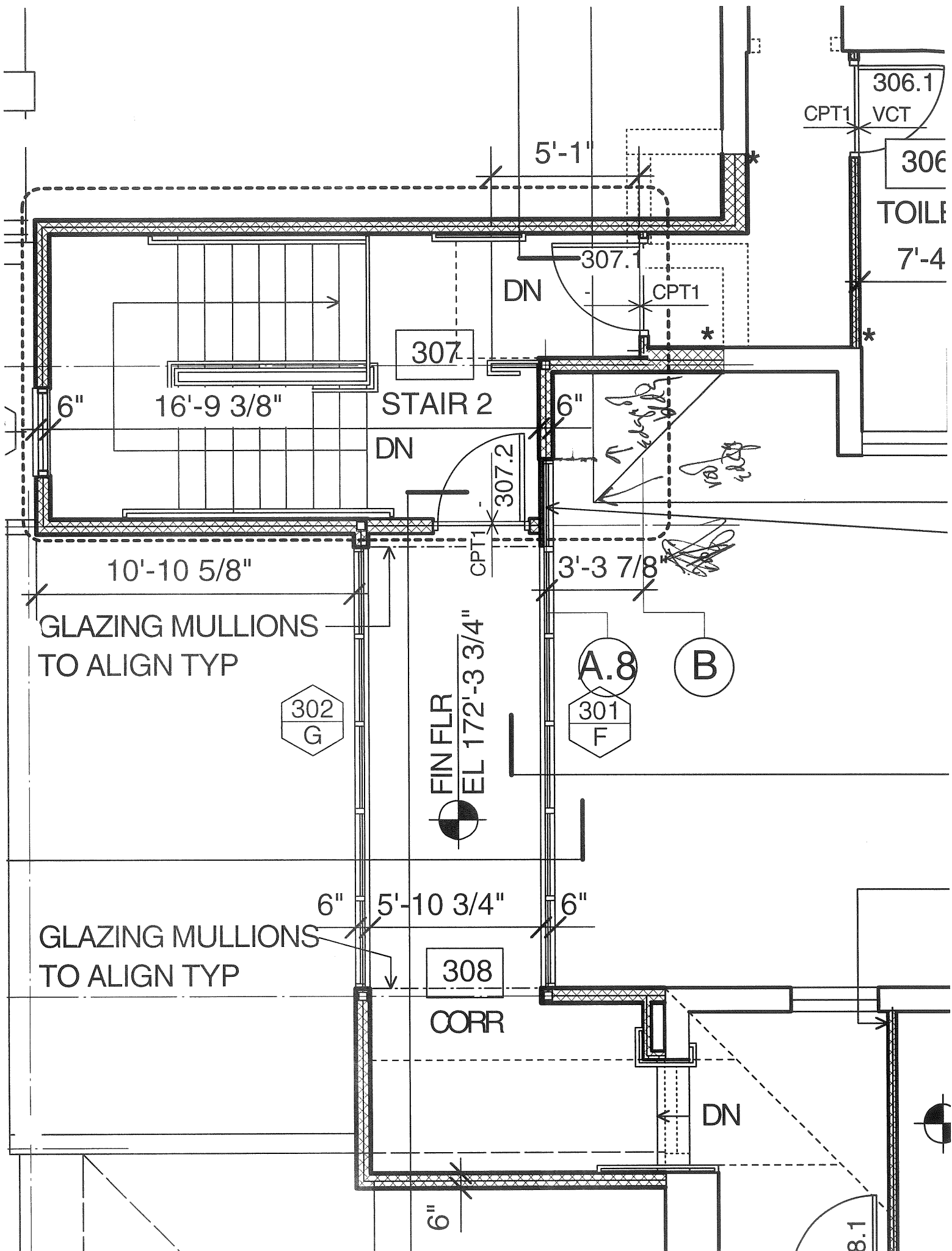


Proposed 6" Caliper Maple
Waynflete Middle School



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306.1

CPT1 VCT

306

TOILET

7'-4"

5'-1"

307

STAIR 2

16'-9 3/8"

6"

DN

CPT1

DN

307.2

CPT1

3'-3 7/8"

10'-10 5/8"

GLAZING MULLIONS TO ALIGN TYP

302
G

FIN FLR
EL 172'-3 3/4"

A.8

B

301
F

GLAZING MULLIONS TO ALIGN TYP

6"

5'-10 3/4"

6"

308

CORR

DN

6"

8.1