

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA

HISTORIC PRESERVATION BOARD MEETING

On May 1, 2019, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. **ROLL CALL AND DECLARATION OF QUORUM**
 2. **REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 17, 2019**
 - i. Certificate of Appropriateness for New Hotel Construction; Once Center Street; Fathom Companies, Applicant. **THE DECISION FROM THE PREVIOUS MEETING FOR THIS ITEM WILL BE POSTED SHORTLY.**
 3. **COMMUNICATION AND REPORTS**
 4. **WORKSHOP - 5:00 PM**
 - i. Preliminary Review of Proposed New Construction; 46 Free Street; JB Brown, Applicant.
- BREAK FOR DINNER - MEETING RESUMES AT 7:00 P.M.**
5. **PUBLIC HEARING**
 - i. Certificate of Appropriateness for Window Replacement; Exterior Alterations; 446 Fore Street; 446 Fore Street, LLC., Applicant.
 - ii. Certificate of Appropriateness for Dormer Replacement; 434 Fore Street; Terrapin Properties, Applicant.
 6. **CONSENT AGENDA**

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
40-46 FREE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: April 24, 2019
RE: May 1, 2019 WORKSHOP – Preliminary Review of Proposed Mixed-Use Construction

Address: 40-46 Free Street

Applicant: J. B. Brown & Sons
Vin Veroneau, President

Architect: Ryan Senatore Architecture

Introduction

Architect Ryan Senatore, representing J. B. Brown & Sons, has requested a preliminary workshop to introduce plans for a six-story, mixed-use structure at 40-46 Free Street. As proposed, the building will feature 5 retail spaces at the ground floor level and 51 apartments on the upper floors. The subject property, located on the south side of Free Street, is currently occupied by a large surface parking lot that extends from Free Street to Spring Street Arterial. The proposed building will occupy the upper (Free Street) end of the site, allowing for continued surface parking behind the building facing Spring Street.



Mr. Senatore has provided a fairly complete submission for this preliminary stage of the review process, including wall sections and details. Mechanicals are also shown on the plans. As a preliminary workshop, the applicant and architect are seeking the Board's feedback prior to proceeding further with design development.

Project Context

The development site is bracketed on Free Street by a 3-story commercial building to the west and a continuous row of historic commercial blocks to the east that range in height from 2 to 4 stories. Note that most of the buildings in this row are 4 stories (including a story within the mansard roof). Only the immediate westerly abuttor is 2 stories.

Immediately across the street from the proposed development is a 6+ level parking garage. West of the garage is the recently renovated Aura building that rises about 3 stories tall. On the east side of the garage is a long, 2-story commercial block. Beyond this building, at the eastern terminus of Free Street, are two 4-story commercial buildings.

Free Street itself is quite narrow and therefore very intimate in character as compared to Congress, especially at the easternmost end of the street where it is (mostly) bracketed on both sides by buildings.

The south end of the project site faces Spring Street Arterial, which obviously has a distinctly different character. There are no Spring Street-facing buildings along the entire block between Center and Cross Streets; one sees only the rear elevations of the Free Street-facing buildings, together with the surface parking and access drive behind them. The view from Spring Street is somewhat buffered by generous tree planting.

Note that given the grade change from Free to Spring, the rear elevations of the Free Street buildings are an additional story tall.

Buildings at the east end of Free Street are almost entirely red brick, with granite used at the ground floor level and for window trim. The exceptions to this rule are the handsome granite Italianate façade at 22 Free Street and the Aura building which features a contemporary material palette.

The historic structures feature a straightforward building composition of defined base, middle, and top and rely on surface detail (projecting lintels, cornices, brick stringcourses, etc.) to provide surface texture and visual interest.

Note that the garage on the north side of the block, while contextual in terms of its brick exterior, otherwise departs from its context in that it lacks a defined base, features continuous horizontal openings rather than individual punched vertical openings and lacks

any surface detail or three-dimensional texture. Not only does this treatment separate the building from its context, it has the effect of increasing the apparent scale of the building.

Proposed Project

The project calls for a six-story structure facing Free Street (seven stories as viewed from Spring Street). The sixth story is set back from the Free Street façade to mitigate the building's scale as viewed from the street. (The distance of the setback is not indicated on the plans.) As noted above, the building extends only a portion of the depth of the lot and is shallower than the two flanking structures—see site plan and renderings.

The ground floor of the Free Street façade features five retail entrances. (The entrance to the apartments on the upper levels is located on the west elevation.) Granite is used at the ground floor level to define the building base, with granite piers and lintels framing the storefront bays. The granite extends from the ground level up to the fifth-floor level at the two ends of the building and wraps around the corners for a distance of one bay. The upper façade is mostly brick with metal panels used to highlight a series of projecting three-story bays. This metal panel cladding is also shown within the indented bays at the fifth-floor level and across the sixth floor exterior.

The exterior of the building is very clean and spare, with no surface detail such as projecting lintels, beltcourses or cornices. Instead, the design relies on shifts in plane and projecting multi-story box bays to provide visual relief. Above each storefront entrance a sign band projects beyond the façade and serves as the base for the three-story bay above it. At these bays, at the fifth floor level, the wall is set back from the principal wall plane, providing a balcony for the units at that level. A railing extends across the entire width of the building at the sixth-floor level, enclosing the decks for the top floor units.

Upper floor fenestration is varied and includes vertical single-lite openings as well as large, square openings. The larger openings define the bays and the windows are subdivided to include the same vertical module as the individual punched openings. A third subdivided window type is featured near the two ends of the façade. Fenestration at the sixth floor does not follow the rhythm established on the other floors.

Given the spacing between this building and its abutments on both sides, the east and west elevations will be clearly visible. On the west wall, granite turns the corner from the front façade for a distance of one bay, terminating at the fifth-floor level. Otherwise, the exterior is clad in brick. The entrance to the upper floor apartments is located on this elevation, near the Free Street corner. The center portion of the upper facade includes only a continuous narrow vertical strip of windows. Stacked square window openings are shown at each end. The center portion of the west elevation extends well above the sixth-floor level, accommodating a stair tower and elevator overrun. A portion of the stair tower roofline is pitched to mitigate its overall height. A fence with gate extends the width of

the opening between the proposed development and the abutting building. The fence is positioned just beyond the apartment entry and obscures the view of 15 heat pumps installed on the lower portion of the wall at the building's southwest corner.

The east elevation is more highly glazed and, unlike the west elevation, reads as a more primary façade. As with the west elevation, the granite treatment at the corner extends four floor levels for a distance of one bay. A double-wide projecting bay, clad in metal panels, is centered on this elevation and extends to the cornice above the fifth floor. At the southeast corner of the building, near the rear parking area, the building steps back to include a series of corner decks serving all upper floor levels.

Terraced stairs with landings and planters are proposed between the new building and the two-story commercial block to the east. The passageway leads to the rear parking area.

The change in grade from Free St. to Spring St. allows for parking to be provided at the ground floor level at the rear of the building. A garage door is located at the southeast corner of the rear elevation. The rear elevation does not include the projecting bays featured on the front façade, but does include a wide inset deck at the southeast corner that extends the full height of the upper façade. The center portion of the top floor is set back a similar distance to the setback on the Free Street elevation.

Applicable Review Standards, *Preliminary Staff Comments*

Standards for Review of Construction

In considering a certificate of appropriateness involving new construction, the historic preservation board shall consider the following compatibility factors as may be applicable to the context of the proposed construction.

Scale and Form

Height

Width

Proportions of principal facades

Roof Shapes

Scale of the structure

The footprint and overall scale of the proposed structure is substantially larger than most of the buildings that make up its immediate context, with the exception of the large parking garage located directly across the street (which certainly should be acknowledged as part of the context). Much of the remaining context is made up of narrower individual buildings that share party walls. The façade of the Second Empire block at 10-20 Free Street, although quite wide, is broken up into a series of bays that is reinforced by paired dormers at the mansard roof.

As the Board has seen in other large-scale infill projects, the overall size of a building can be mitigated or broken down through a variety of architectural moves, thereby achieving

compatibility with its smaller-scale context. In this case, the architect is relying on a number of devices to break down the overall width of the building and lower its apparent height. The sixth floor has been set back from the Free Street façade and the projecting upper floor bays terminate just below the fifth-floor level, further reducing the apparent height. The series of four multi-story projecting bays also serve to scale the building by breaking up the width of the façade.

In his cover letter, Mr. Senatore describes his efforts to scale the façade, through recessing and projecting various elements. It should be noted that while the projecting bays are effective in providing a visual rhythm and breaking up the façade's overall width, there is no precedent for projecting bays in this context.

Compositions of Principal Facades

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections

Proportion of Openings

Relationship of materials, texture and color

Presence of signs, canopies and awnings

Although the window openings on the Free Street façade vary in size and proportion--which is not consistent with the very regular fenestration of the surrounding context--the project does nonetheless achieve a regular rhythm of solids and voids on the upper façade. Similarly, the projecting bays and ground floor entries follow a regular rhythm.

With respect to the proportion of openings, it is true that many of building's upper floor window openings are larger and not of the same vertical proportion of windows in the surrounding context. However, the larger windows have been subdivided to better relate to the vertical proportions of traditional windows.

Staff's major concern about the proposed Free Street façade is that it overly complex and includes too many materials on the upper façade. In particular, staff questions the introduction of granite above the ground floor level at the two ends of the building. In staff's view, the granite adds a level of complexity that is unnecessary and erodes the overall massing of the building, which should read as quite simple and straightforward.

Staff also notes that the base height of the proposed building is lower than that of the flanking buildings. The strong datum line established by the neighboring buildings' storefront lintel is not followed by the proposed structure. Could the base height be adjusted to continue this strong datum?

Relationship to the Street

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

The easternmost end of Free Street is characterized by buildings with shared party walls, creating a continuous street wall. The proposed structure is separated from its abutments on

both sides, albeit by a relatively narrow distance. Note that the B3 zone does not require sideyard setbacks.

Other Staff Comments

**Regarding the elevator overrun at the western edge of the building, the Board might ask what is dictating its overall height. Does the elevator need to provide access to the roof? Can it be reduced? Given its position at the edge of the roof, it exaggerates the building's height as one approaches from the west—see perspective view.*

** It is clear from the submission that the number of required mechanicals is significant—see heat pumps on south and west elevations in addition to rooftop mechanicals. Every effort should be made to minimize the visibility of mechanicals. Staff questions whether the mechanicals will be visible as viewed from Spring Street Arterial; the rendering of that view suggests not. The Board will want to confirm that. If visible, perhaps consideration should be given to “corralling” the mechanicals in a continuous screen.*

**Although not a historic preservation consideration, staff is interested to know whether the proposed site plan, which relies on an existing driveway to access the parking underneath the building (as well as the surface parking at the rear) will preclude the option of building another structure at the southern end of the lot, facing Spring Street. From an urban design perspective, it would be unfortunate to forfeit this option.*

Attachments

1. Cover letter from project architect
2. Applicant submission, including context photos, site plan, floor plans, renderings and details

April 1, 2019

Deb Andrews

Historic Preservation Program Manager
389 Congress Street
4th Floor
Portland, ME 04101

Re: 40 Free Street Mixed Use

Deb,

Please see the attached submission for the Historic Board Review for the proposed mixed use project to be located at 40 Free Street in Portland. The existing site is a surface parking lot between existing masonry buildings on Free Street, with a large surface lot behind the proposed structure. The building is 6 stories above Free Street with a daylight basement covered parking level accessed from the existing parking lots to the Southeast of the building. 40 Free Street has five retail suites on the Free Street level each with their own entry, as well as a common entry and associated elements for the 51 apartments above. Levels two through six are residential apartments, varying from 11 to 7 units per floor.

The buildings massing responds to the existing neighborhood context by recessing and projecting elements to scale the facade. The building's 6th floor is stepped back to break the street wall height down to a more compatible scale with the surrounding structures, as well as providing exterior decks for those units. The facade is broken horizontally as well, this is achieved through the use of recessed entries to the retail suites and projecting bays above them. This establishes an ordered rhythm along Free Street with visual interest and a varied shadow lines. The facade materials utilized again scale the facade and relate it to the existing site context. The dominant facade material is brick found extensively in the neighborhood context. The building has a base of granite panels that relate to historic first floor retail building materials in the surrounding context. The granite is pulled upward at the building corners to anchor the building and relate to the adjacent four story granite facade at 22 Free Street. The projecting

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senatorearchitecture.com

ryan@senatorearchitecture.com

bays along Free Street are clad with a flat metal panel dark in color to contrast the masonry's color and texture, as well as provide a visually lighter material to scale the facade and announce the retail entries below.

We are very excited to present this significant urban infill project to the City and strengthen the Free Street, streetscape. We look forward to presenting the project at the upcoming Historic Review Board meeting.

Sincerely,



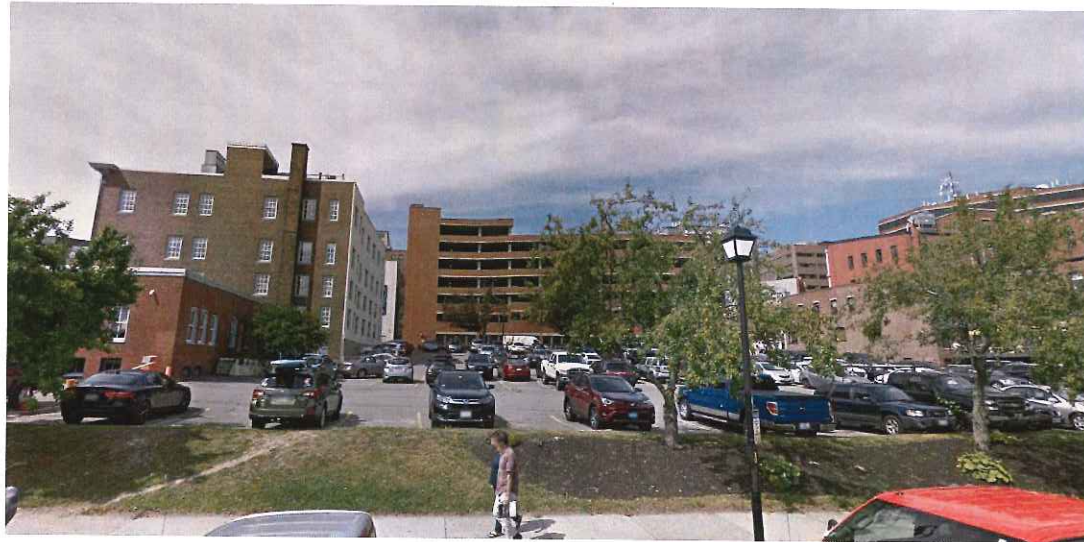
Ryan Senatore, AIA LEED-AP

Principal

FREE STREET - MIXED USE PORTLAND, MAINE

APRIL 1, 2019

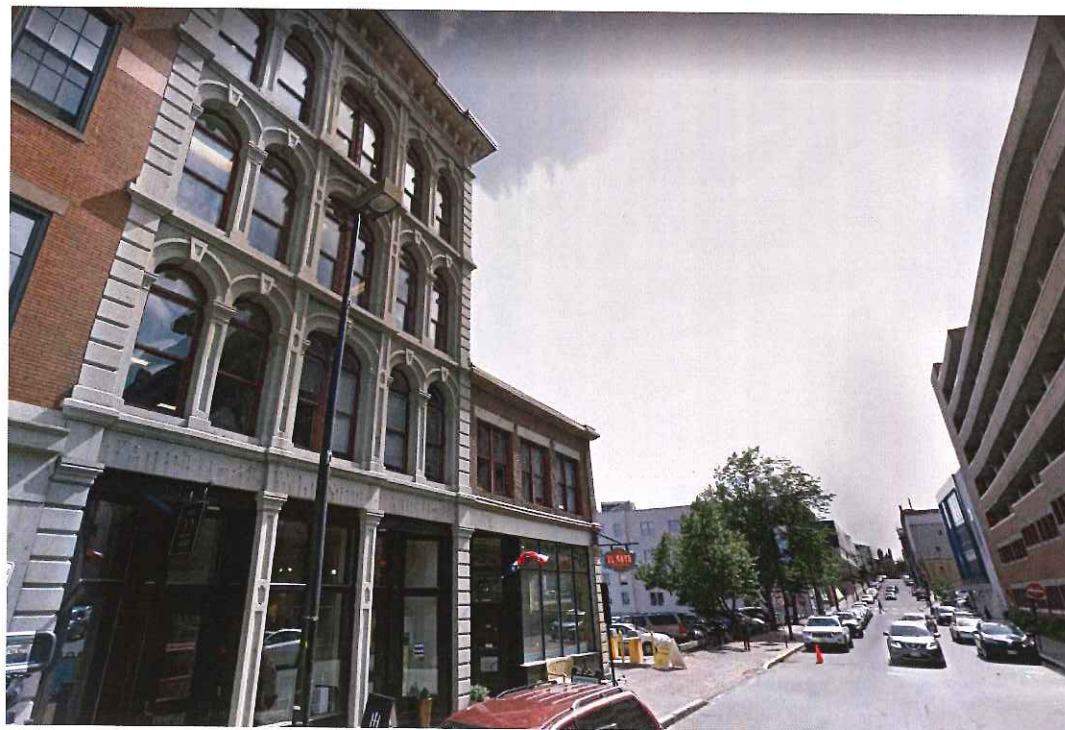
Att. 2



4 VIEW LOOKING WEST FROM SPRING STREET



2 VIEW LOOKING SOUTHWEST FROM FREE STREET

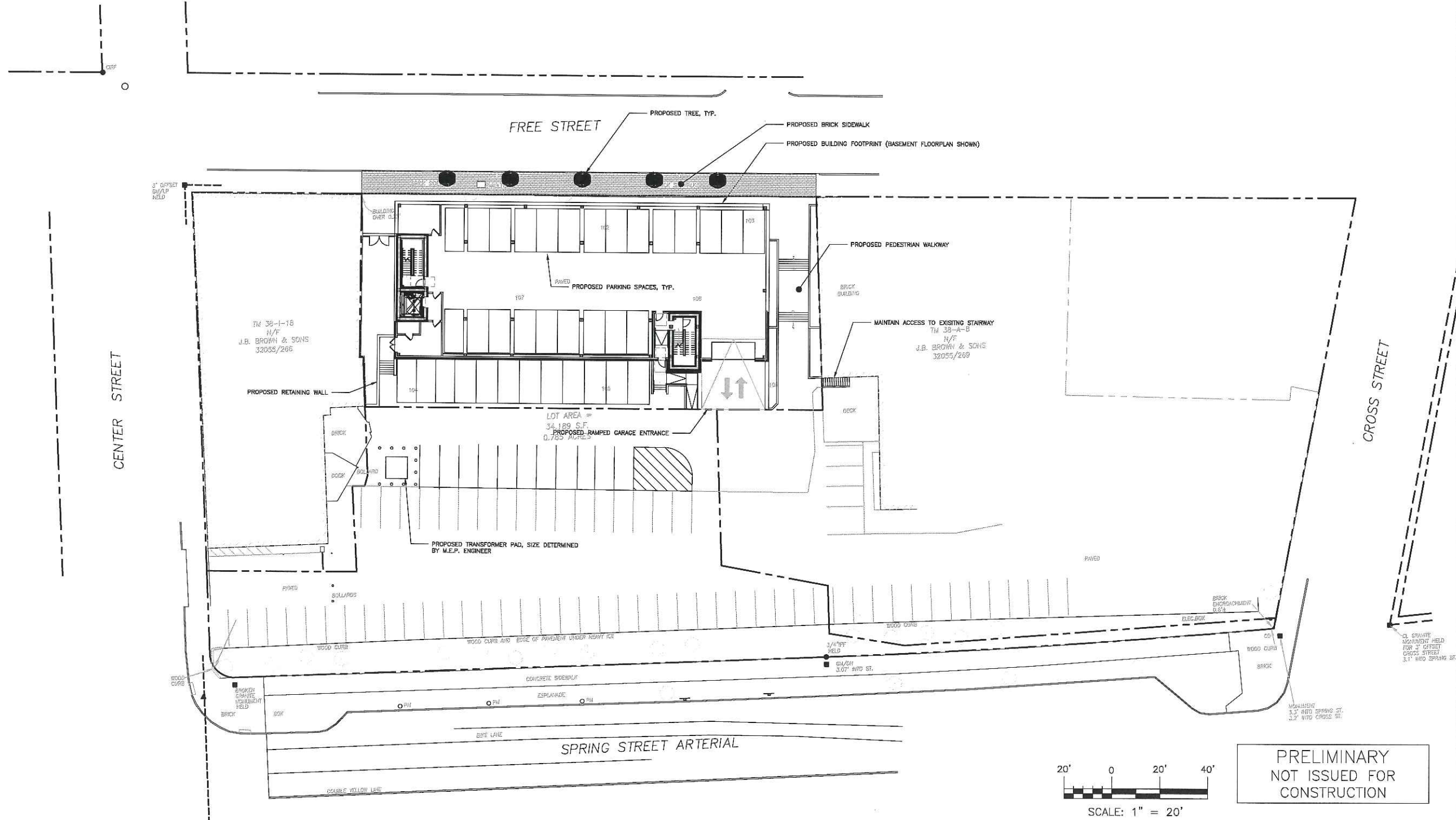


3 VIEW LOOKING SOUTHWEST FROM FREE STREET



1 VIEW LOOKING EAST ON FREE STREET

SPACE AND BULK STANDARDS			
B3 DOWNTOWN BUSINESS, DOWNTOWN ENTERTAINMENT OVERLAY ZONE, CONGRESS STREET HISTORIC DISTRICT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	34189 SF	
MINIMUM STREET FRONTAGE	15 FT	189.29 FT	189.29 FT
MAXIMUM STREET WALL BUILD-TO LINE	5 FT	NA	3 FT
MINIMUM YARD DIMENSIONS	NONE		
MINIMUM LOT WIDTH	NONE		
MAXIMUM LENGTH UNDIFFERENTIATED OF BLANK WALL ALONG PUBLIC STREET OR PEDESTRIAN WAY	15'	NA	15'
MAXIMUM LOT COVERAGE	100%	100%	100%
MINIMUM BUILDING HEIGHT	35 FT	NA	70 FT
MAXIMUM BUILDING STREET HEIGHT (FREE STREET)	90 FT	NA	70 FT
MAXIMUM BUILDING HEIGHT	150 FT	NA	81 FT
FREE STREET - PEDESTRIAN ACTIVITIES DISTRICT (PAD) OVERLAY ZONE, OTHERS - PAD ENCOURAGEMENT AREA			



ISSUED FOR	BY
CONCEPTUAL	MPB
CONCEPTUAL	MPB
CONCEPTUAL	MPB

SITE PLAN: BASEMENT	40 FREE STREET
PROJECT NAME:	40 FREE LLC.
CLIENT:	10 FREE STREET, PORTLAND 04101

ACORN ENGINEERING, INC. ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AMENDMENTS, OR REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE PROFESSIONAL SEAL AND SIGNATURE OF THE ENGINEER.

ACORN ENGINEERING, INC. 65 HANOVER ST., PORTLAND, MAINE 04101 (207) 775-2555

FILE:	1118_CIVIL
JN:	1118
SCALE:	AS NOTED
DESIGNED BY:	MPB
DRAWN BY:	MPB
CHECKED BY:	WHS

DRAWING NO. C-10

FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

EXTERIOR MATERIALS LEGEND		
COLOR #	DESCRIPTION	COLOR NOTES
1	BRICK	XXXX
2	METAL PANEL SIDING	DARK GRAY
3	METAL PANEL SIDING	MEDIUM GRAY
4	PAINT	MATCH SIDING COLOR 2
5	PRECAST CONCRETE	MATCH STOREFRONT COLOR 6
6	ALUMINUM STOREFRONT AND WINDOWS	DARK GRAY



1 PROPOSED NORTH EXTERIOR ELEVATION (Free Street Facade)
1/8" = 1'-0"

FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

EXTERIOR MATERIALS LEGEND		
COLOR #	DESCRIPTION	COLOR NOTES
1	BRICK	XXXX
2	METAL PANEL SIDING	DARK GRAY
3	METAL PANEL SIDING	MEDIUM GRAY
4	PAINT	MATCH SIDING COLOR 2
5	PRECAST CONCRETE	MATCH STOREFRONT COLOR 5
6	ALUMINUM STOREFRONT AND WINDOWS	DARK GRAY



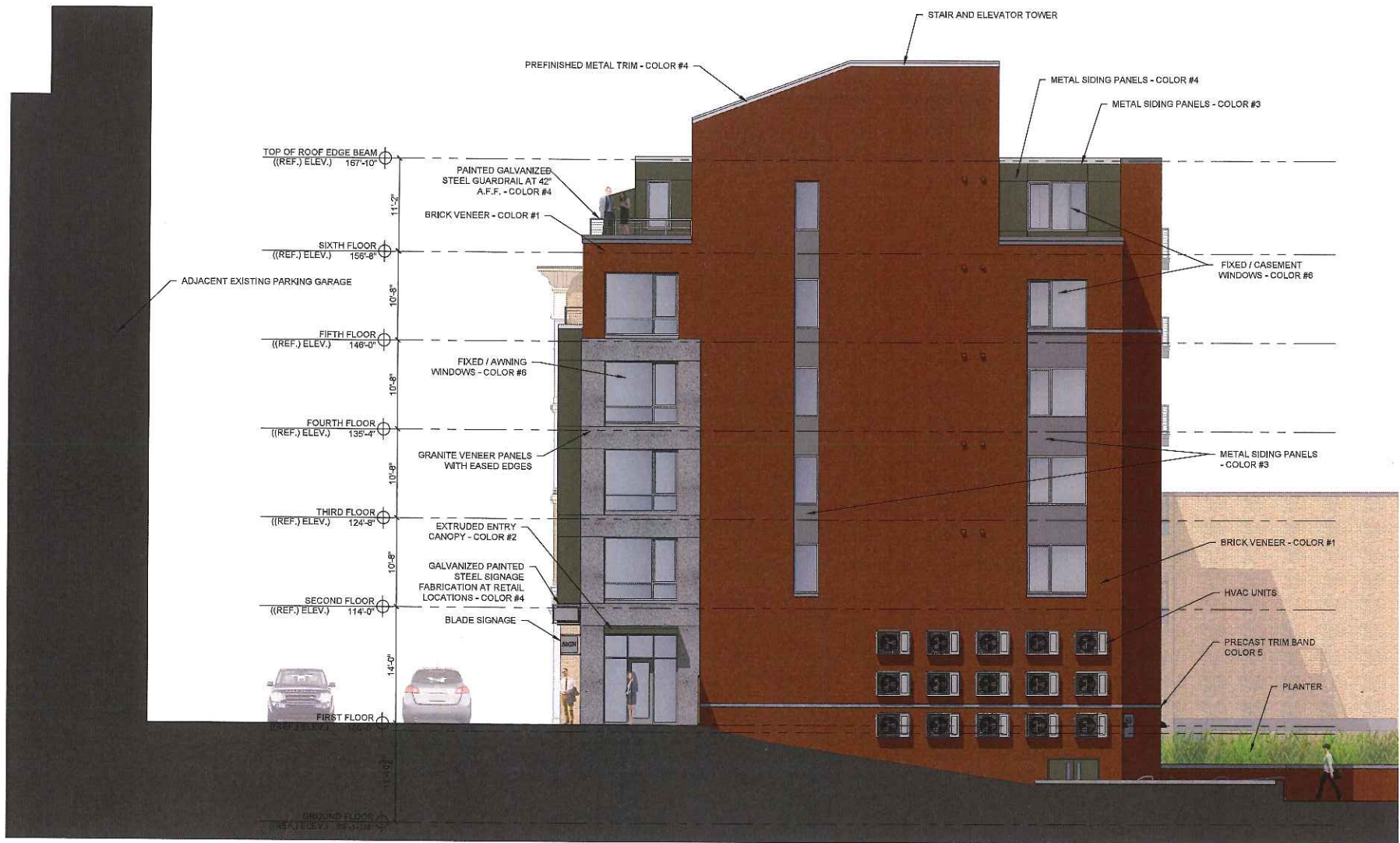
1 PROPOSED SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

EXTERIOR MATERIALS LEGEND		
COLOR #	DESCRIPTION	COLOR NOTES
1	BRICK	XXXX
2	METAL PANEL SIDING	DARK GRAY
3	METAL PANEL SIDING	MEDIUM GRAY
4	PAINT	MATCH SIDING COLOR 2
5	PRECAST CONCRETE	MATCH STOREFRONT COLOR 6
6	ALUMINUM STOREFRONT AND WINDOWS	DARK GRAY



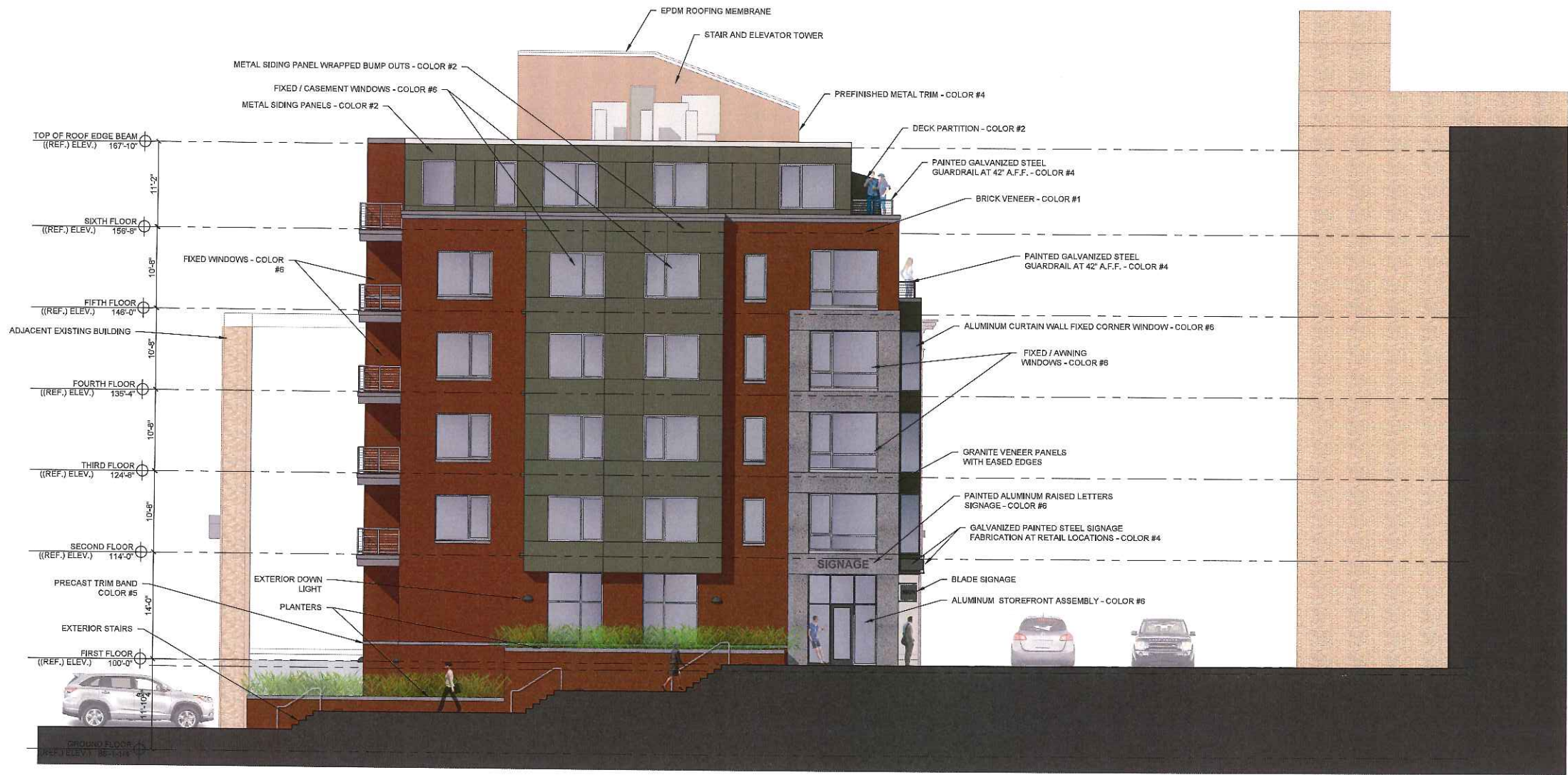
1 PROPOSED WEST EXTERIOR ELEVATION
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

EXTERIOR MATERIALS LEGEND		
COLOR #	DESCRIPTION	COLOR NOTES
1	BRICK	XXXX
2	METAL PANEL SIDING	DARK GRAY
3	METAL PANEL SIDING	MEDIUM GRAY
4	PAINT	MATCH SIDING COLOR 2
5	PRECAST CONCRETE	MATCH STOREFRONT COLOR 6
6	ALUMINUM STOREFRONT AND WINDOWS	DARK GRAY



1 PROPOSED EAST EXTERIOR ELEVATION
1/8" = 1'-0"

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019



1 VIEW LOOKING WEST ON FREE STREET
NT.S.

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J. B. BROWN & SONS

RYAN SENATORE **ARCHITECTURE**

FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019



1 VIEW LOOKING EAST ON FREE STREET
R.T.S.

J. B. BROWN & SONS

RYAN SENATORE **ARCHITECTURE**

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019



① VIEW LOOKING SOUTHWEST ON FREE SREET

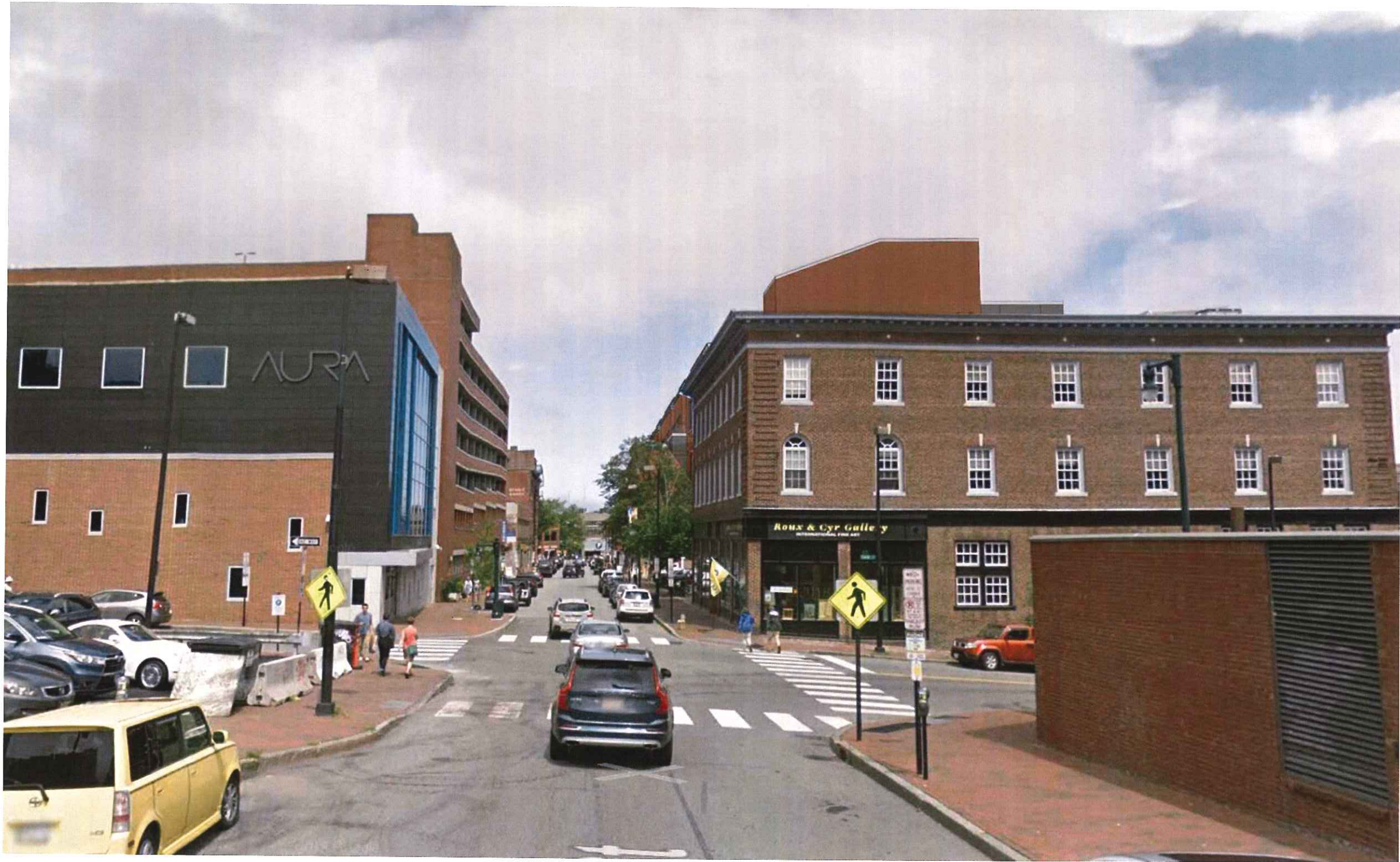
J. B. BROWN & SONS

RYAN SENATORE **ARCHITECTURE**

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019



1 VIEW LOOKING NORTHEAST ON FREE STREET

J. B. BROWN & SONS

RYAN SENATORE **ARCHITECTURE**

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019



1 VIEW LOOKING WEST FROM SPRING STREET

J. B. BROWN & SONS

RYAN SENATORE **ARCHITECTURE**

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FREE STREET - MIXED USE PORTLAND, MAINE

APRIL 1, 2019



1 PERSPECTIVE VIEW OF EXTERIOR STAIR
NTS

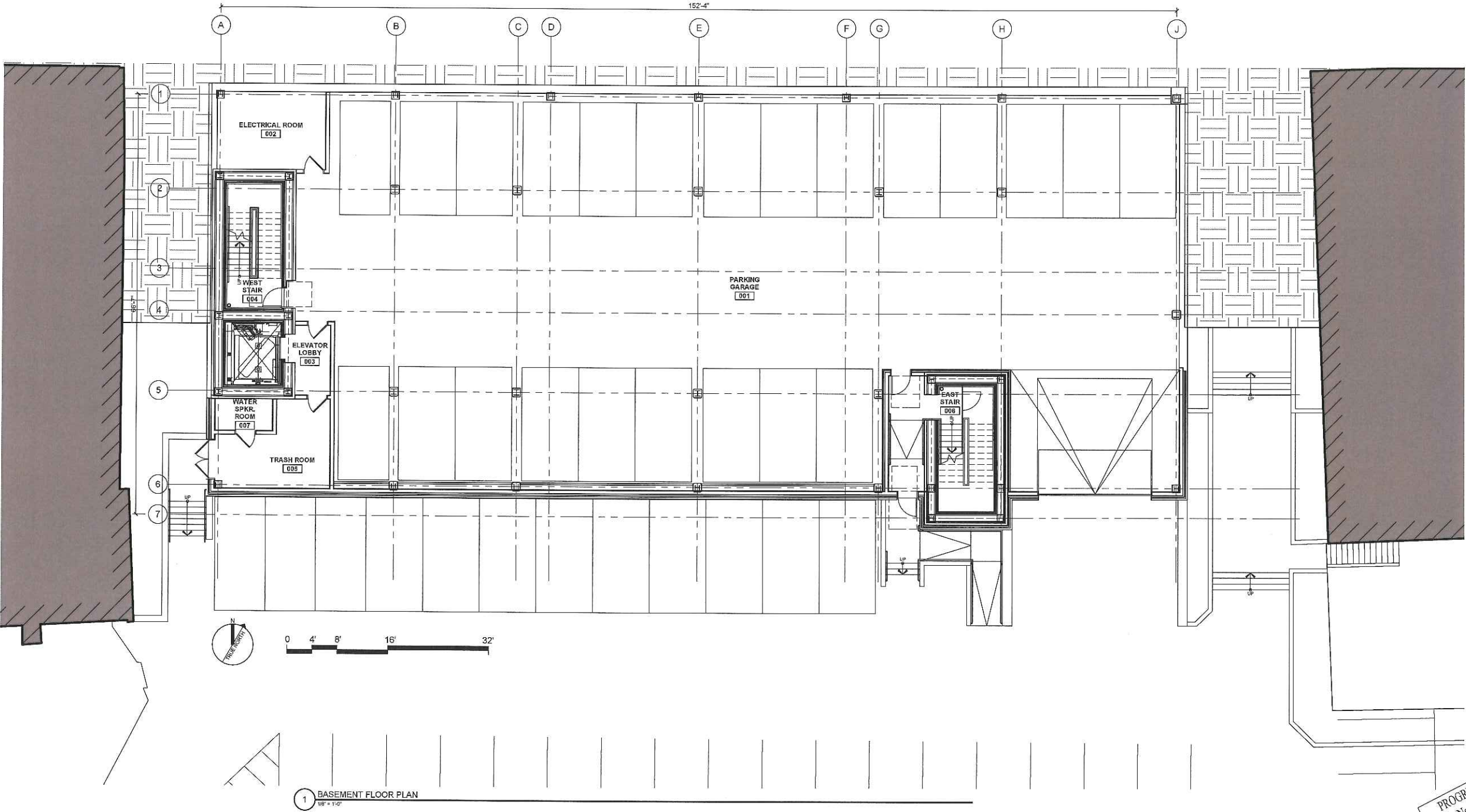
J. B. BROWN & SONS

RYAN SENATORE **ARCHITECTURE**

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019



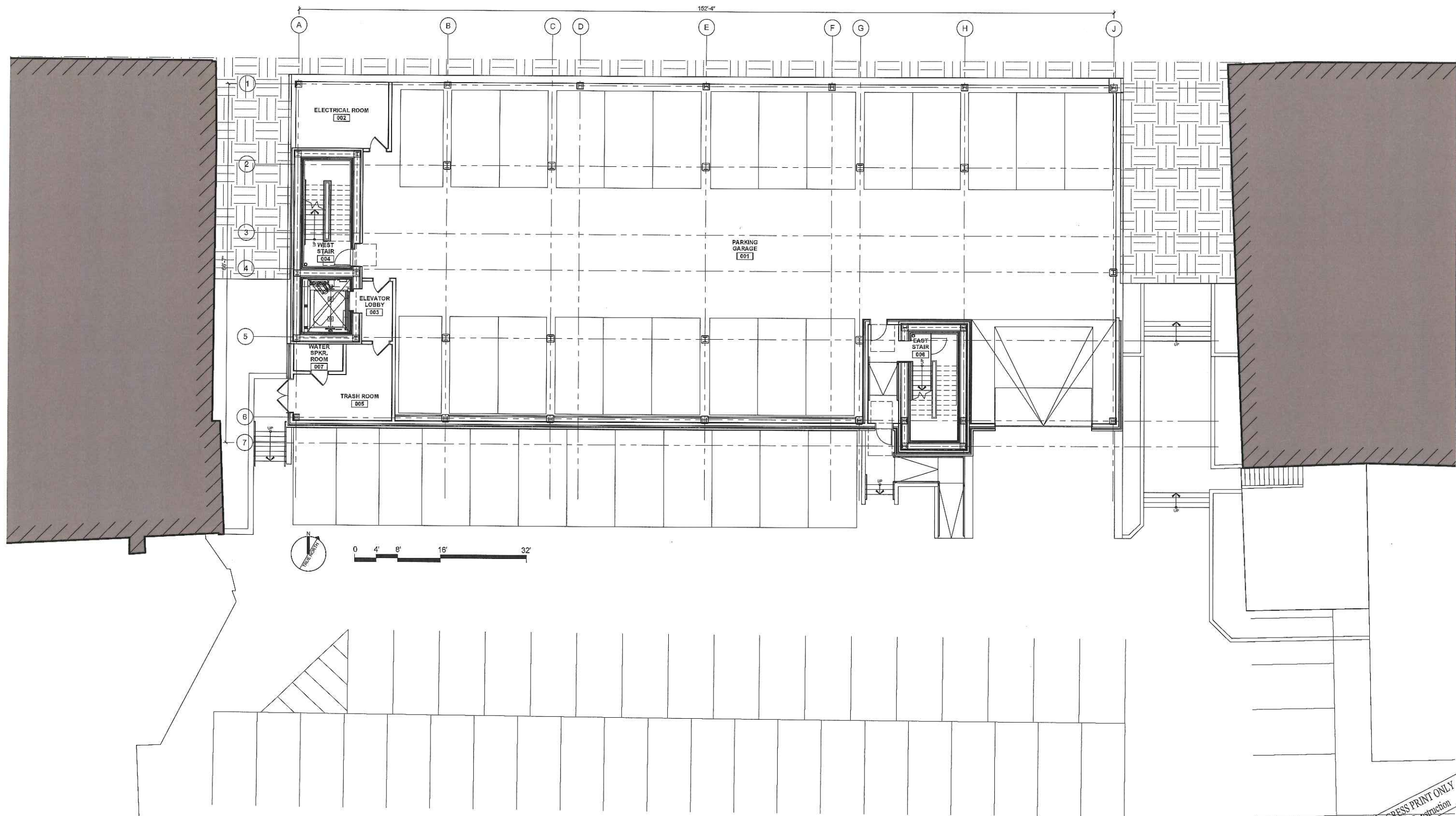
1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

NOTE:
ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF
STUD AT EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS

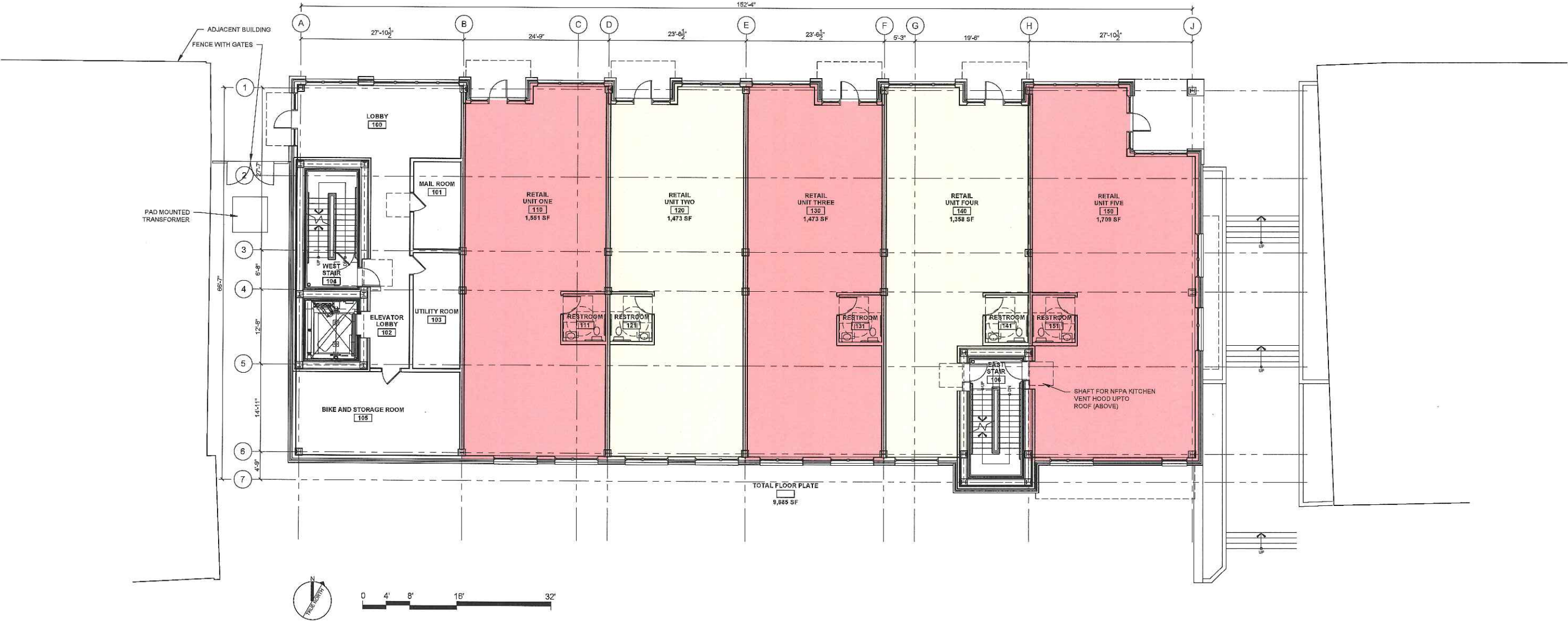


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Not for Construction

FREE STREET - MIXED USE PORTLAND, MAINE

NOTE:
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STUD AT EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS

APRIL 1, 2019



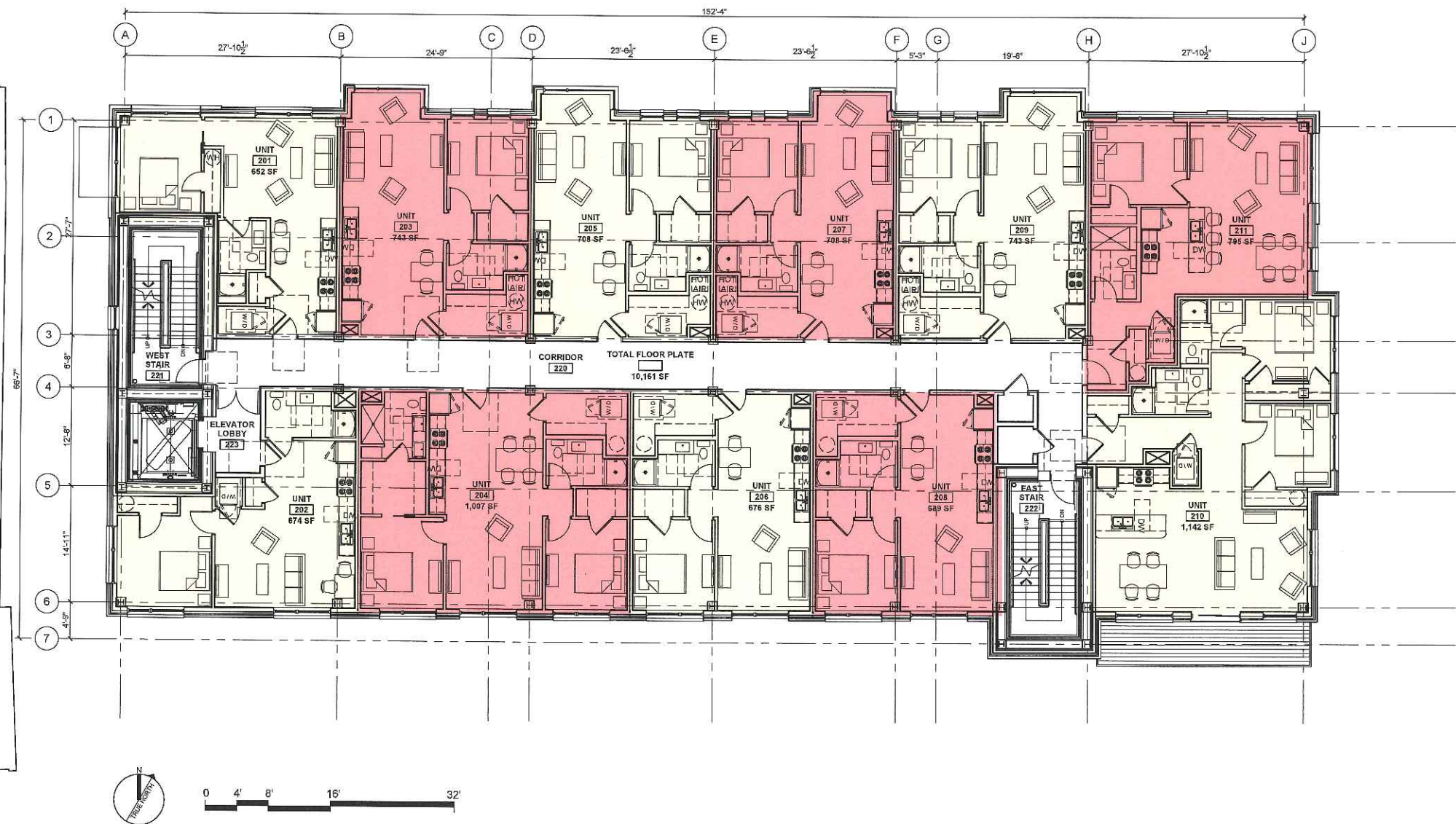
1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

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Not for Construction

FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

NOTE:
ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF
STUD AT EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS



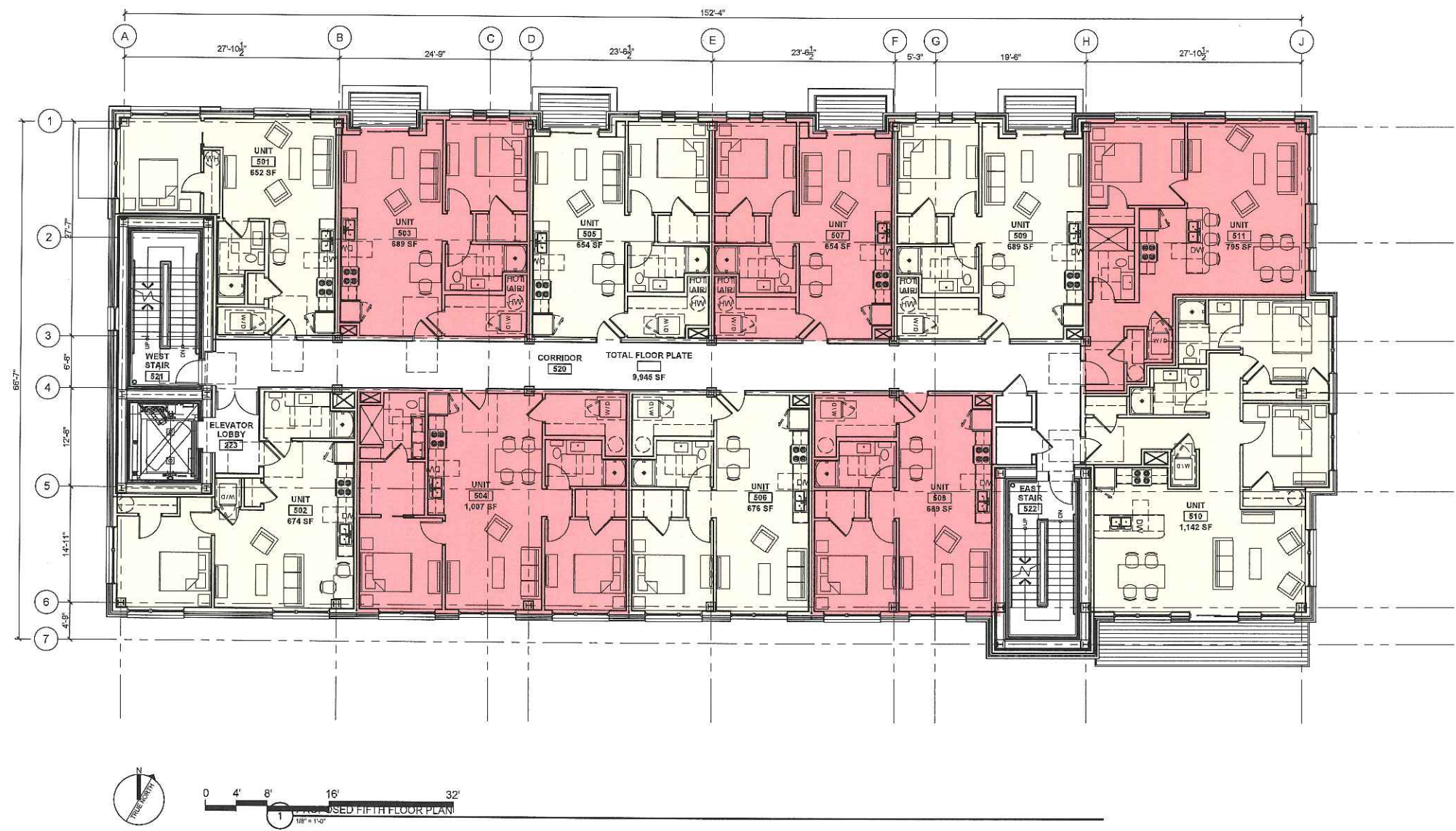
1 PROPOSED SECOND FLOOR PLAN - (THIRD AND FOURTH FLOOR PLANS SIMILAR)
1/8" = 1'-0"

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

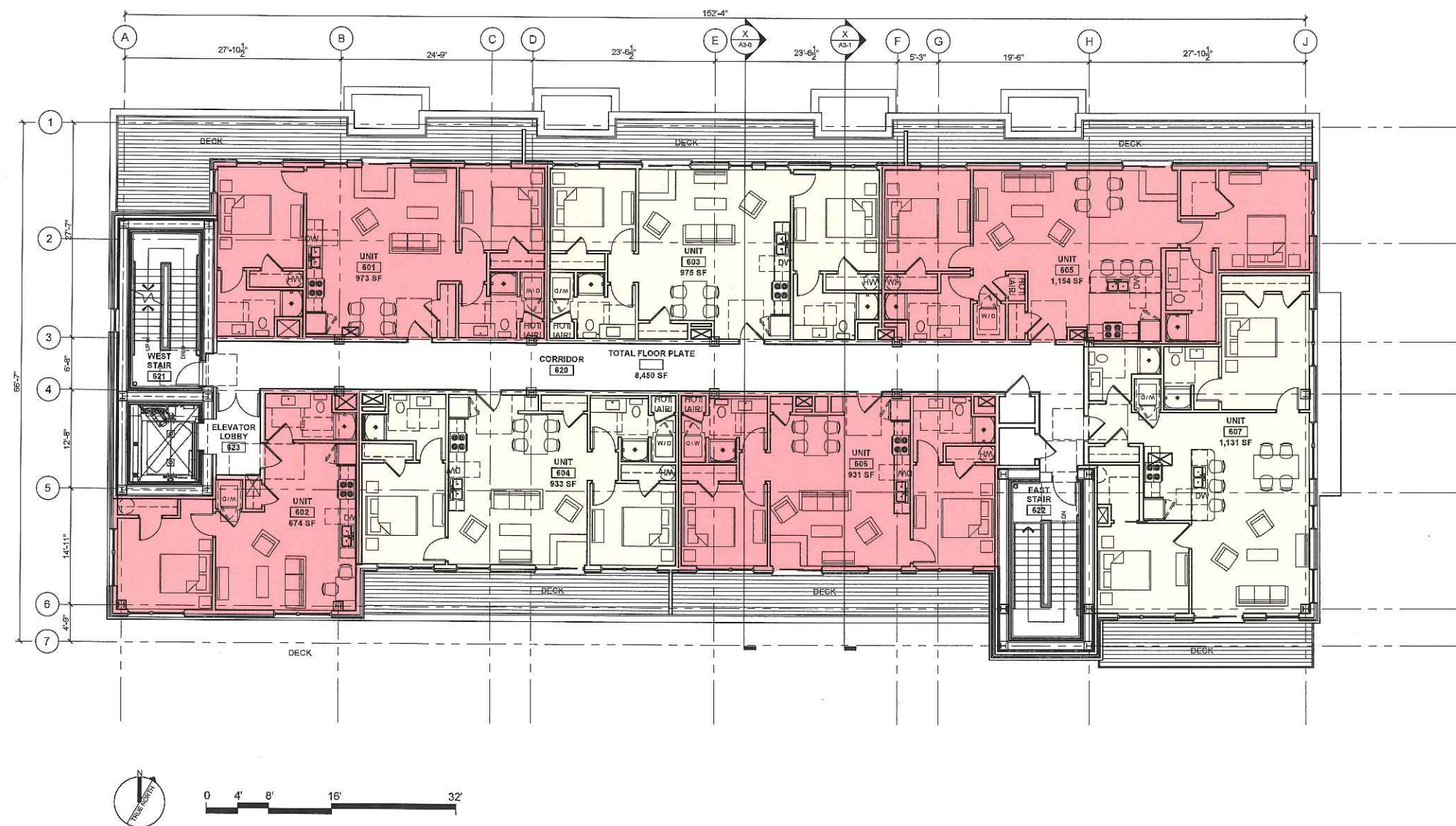
NOTE:
ALL SQUARE FOOTAGES CALCULATED USING OUTSIDE FACE OF
STUD AT EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS



FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

NOTE:
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STUD AT EXTERIOR WALLS AND CENTERLINE OF SHARED WALLS

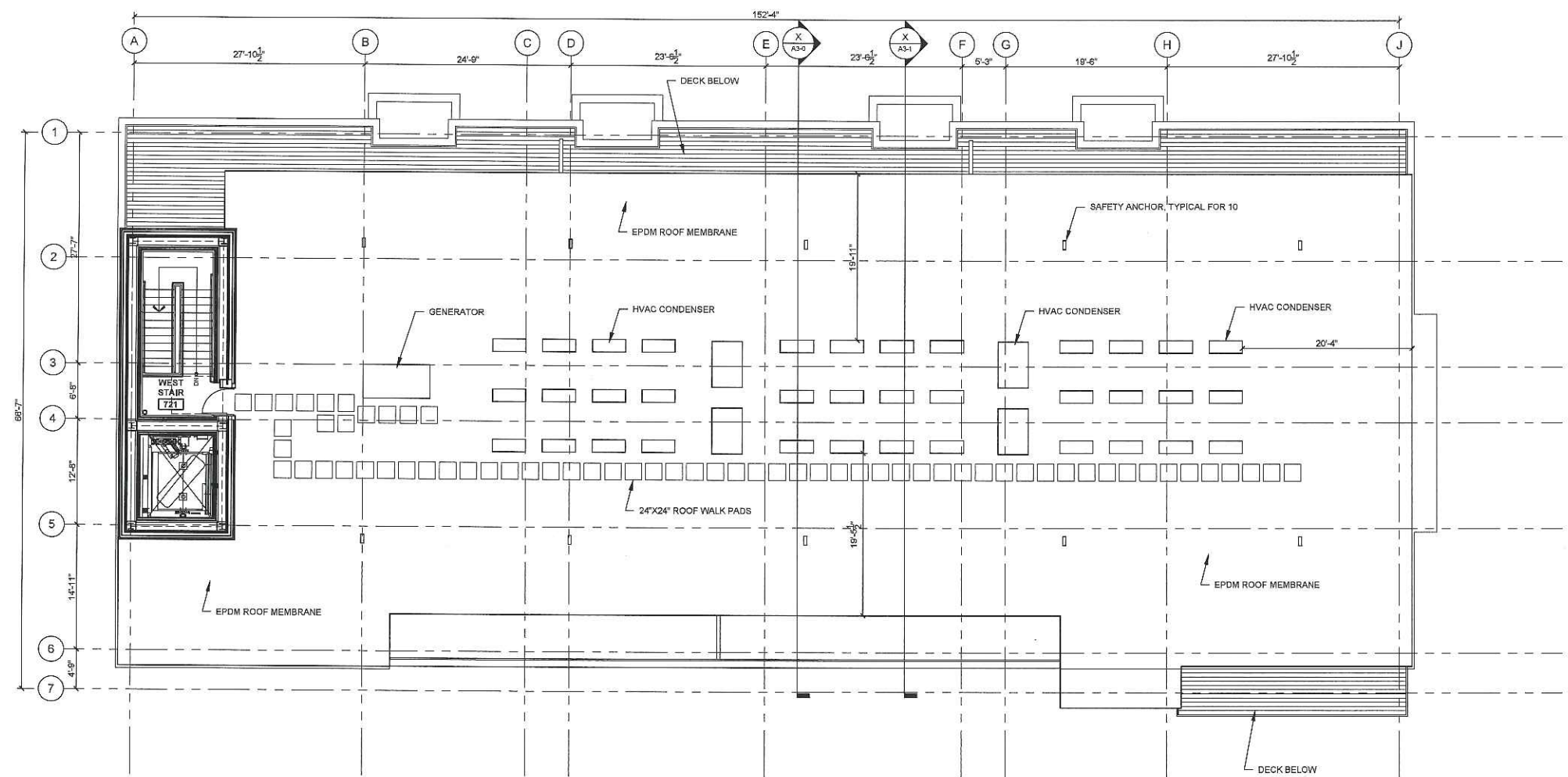


1 PROPOSED SIXTH FLOOR PLAN
1/8" = 1'-0"

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

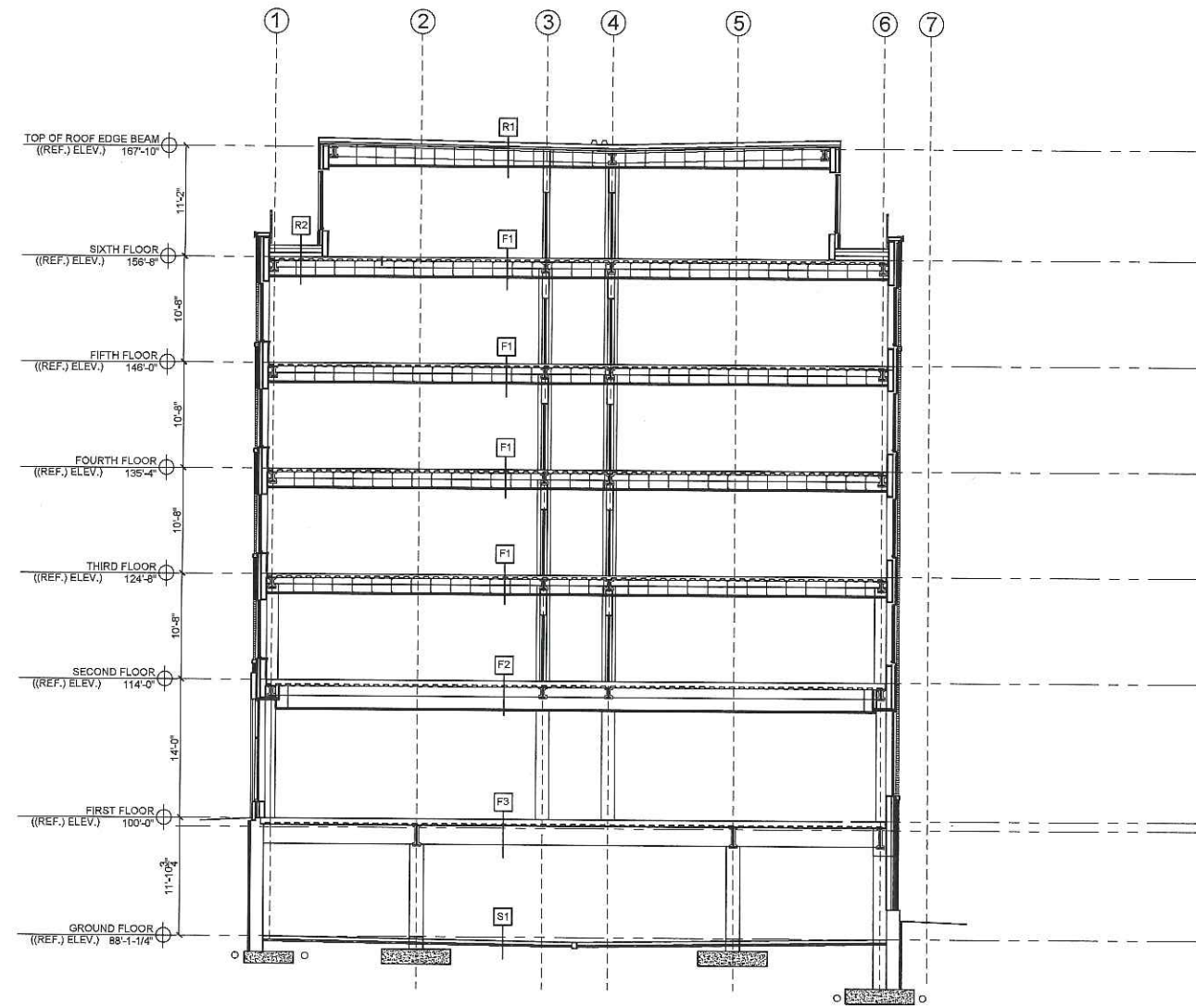


1 ROOF PLAN
1/8" = 1'-0"

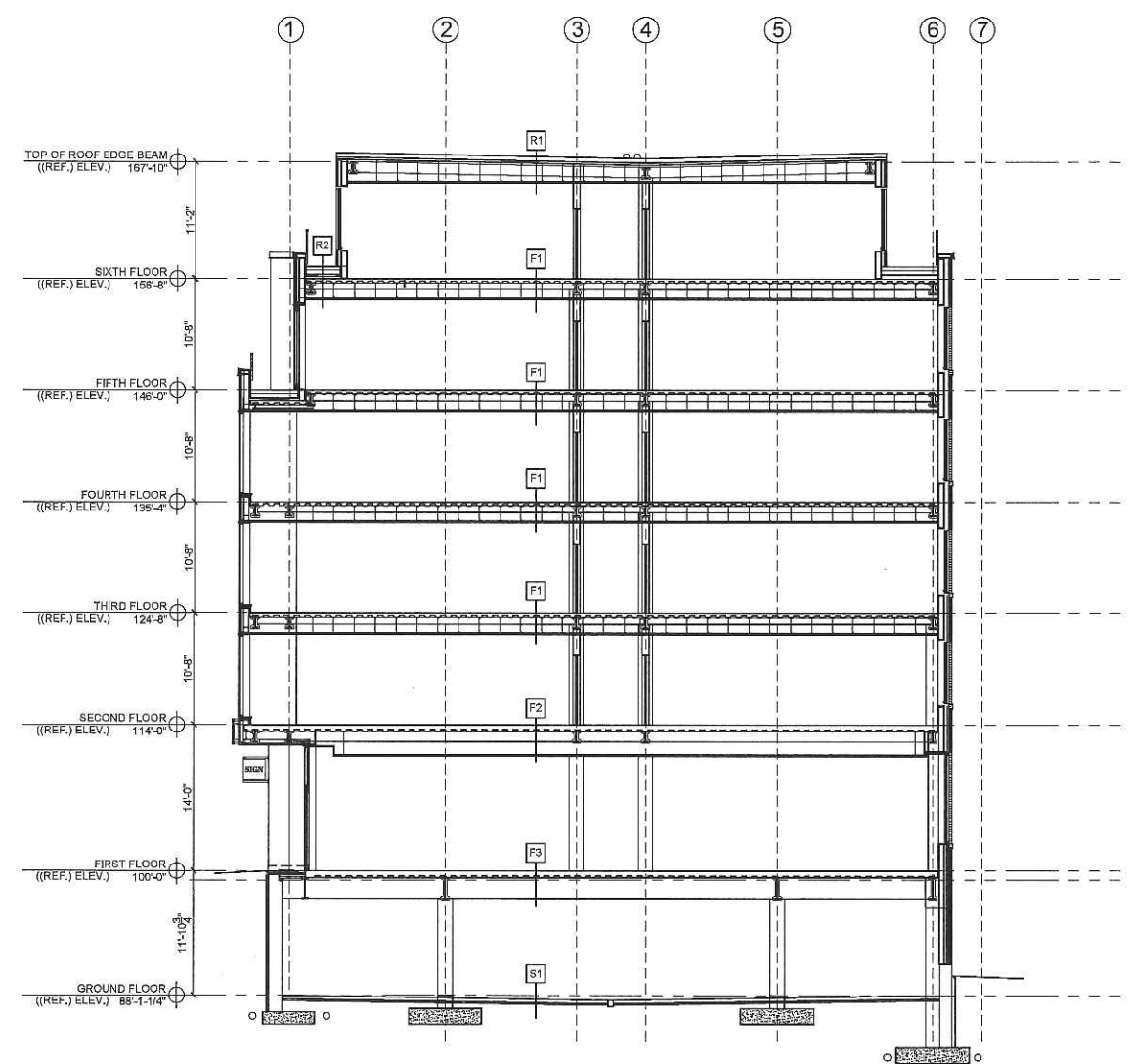
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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019



2 SECTION
1/8" = 1'-0"



1 SECTION THROUGH ENTRY BAYS
1/8" = 1'-0"

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FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019

QSP2 GeoPak



4 VIEW LOOKING WEST FROM SPRING STREET



2 VIEW LOOKING SOUTHWEST FROM FREE STREET



5 PROPOSED WALL PACK EXTERIOR LIGHT



3 VIEW LOOKING WEST FROM SPRING STREET

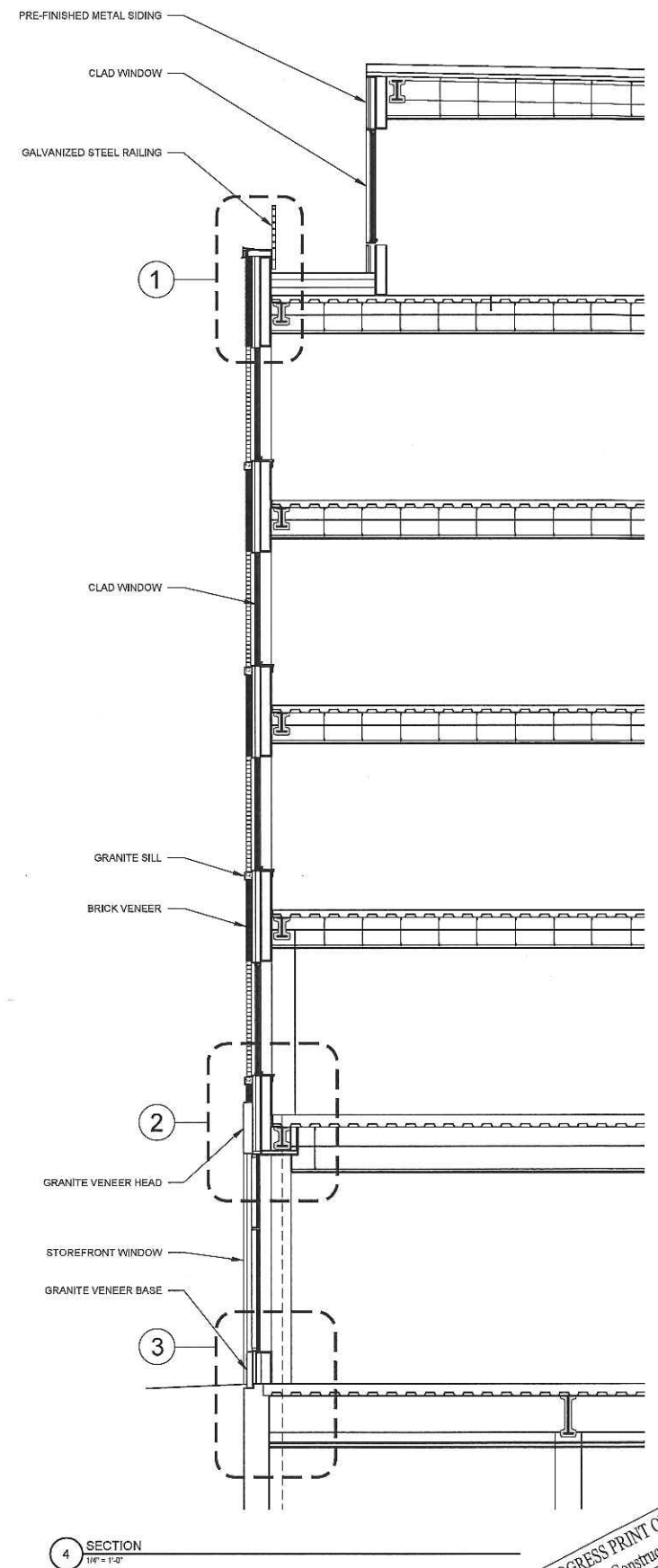
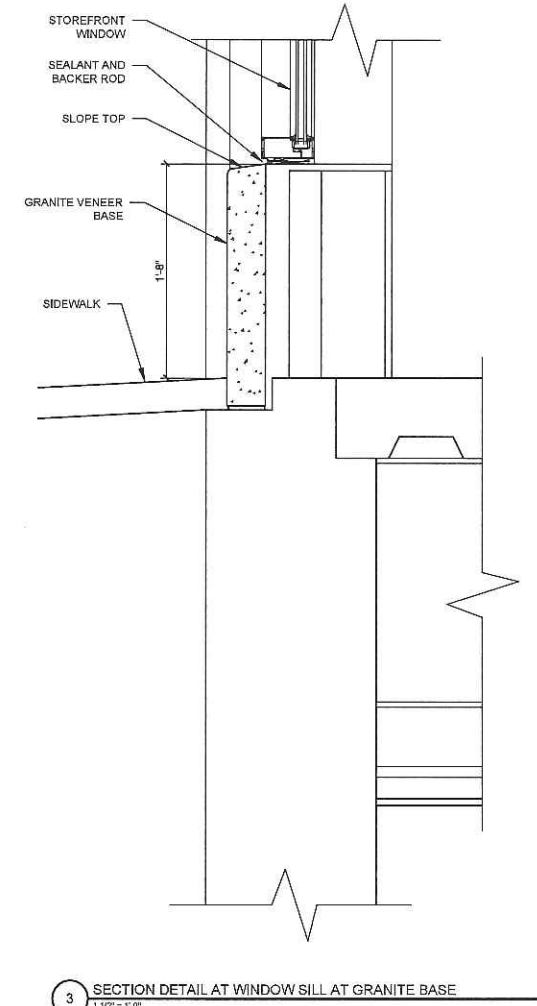
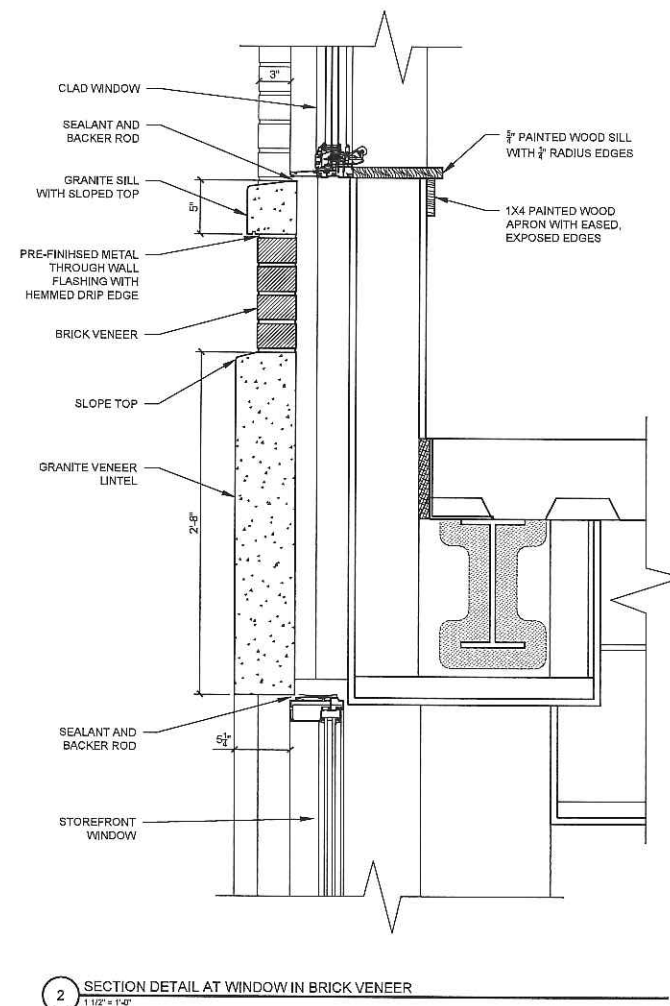
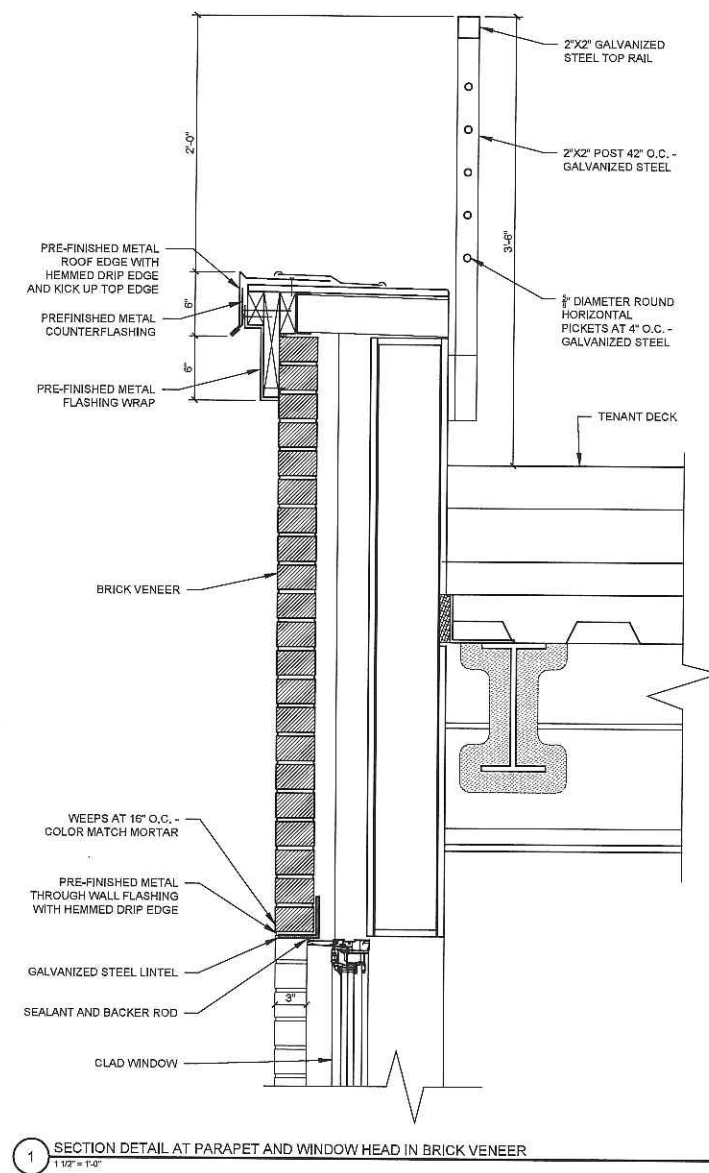


1 VIEW LOOKING NORTHEAST ON FREE STREET

PROGRESS PRINT ONLY
Not for Construction

FREE STREET - MIXED USE
PORTLAND, MAINE

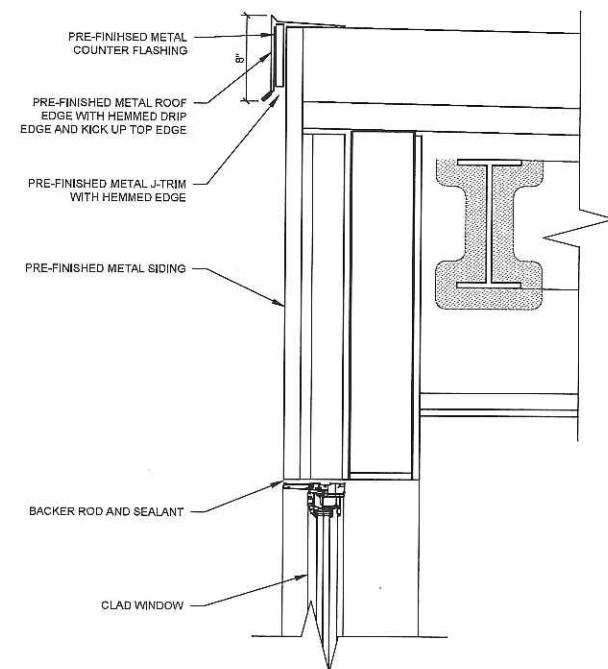
APRIL 1, 2019



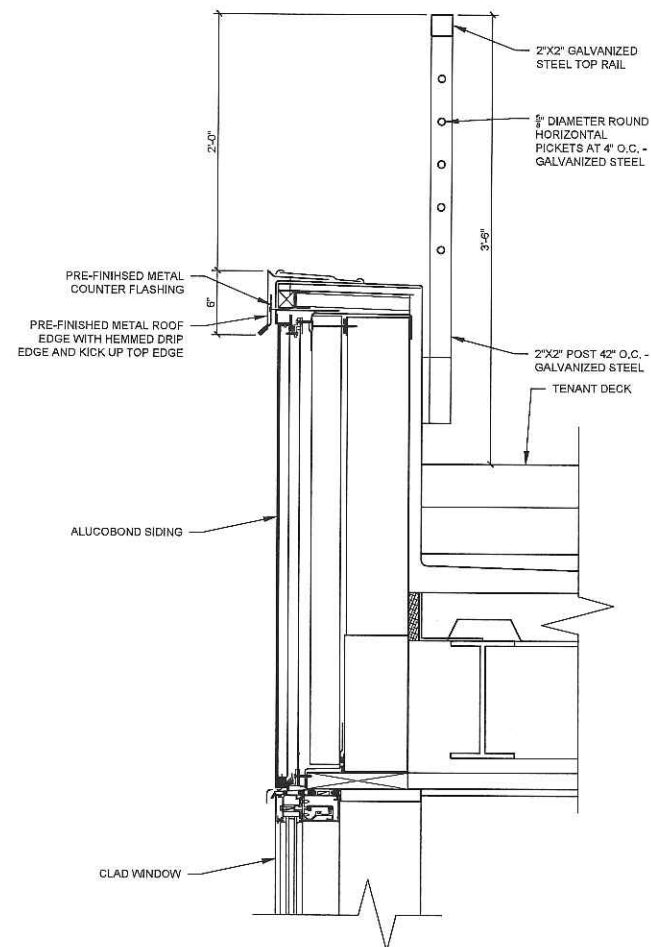
PROGRESS PRINT ONLY
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FREE STREET - MIXED USE PORTLAND, MAINE

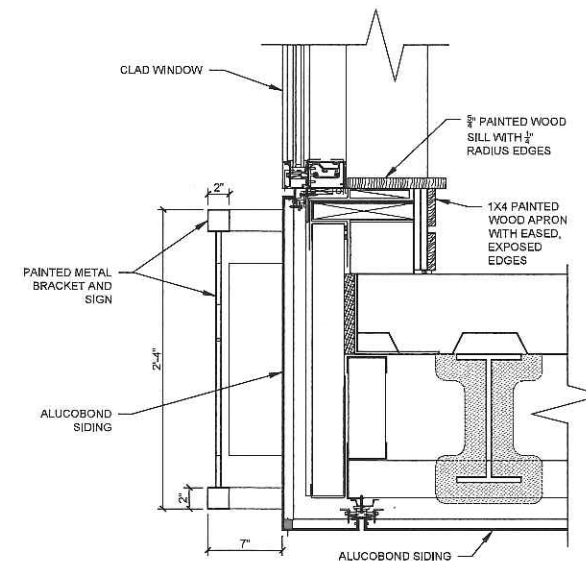
APRIL 1, 2019



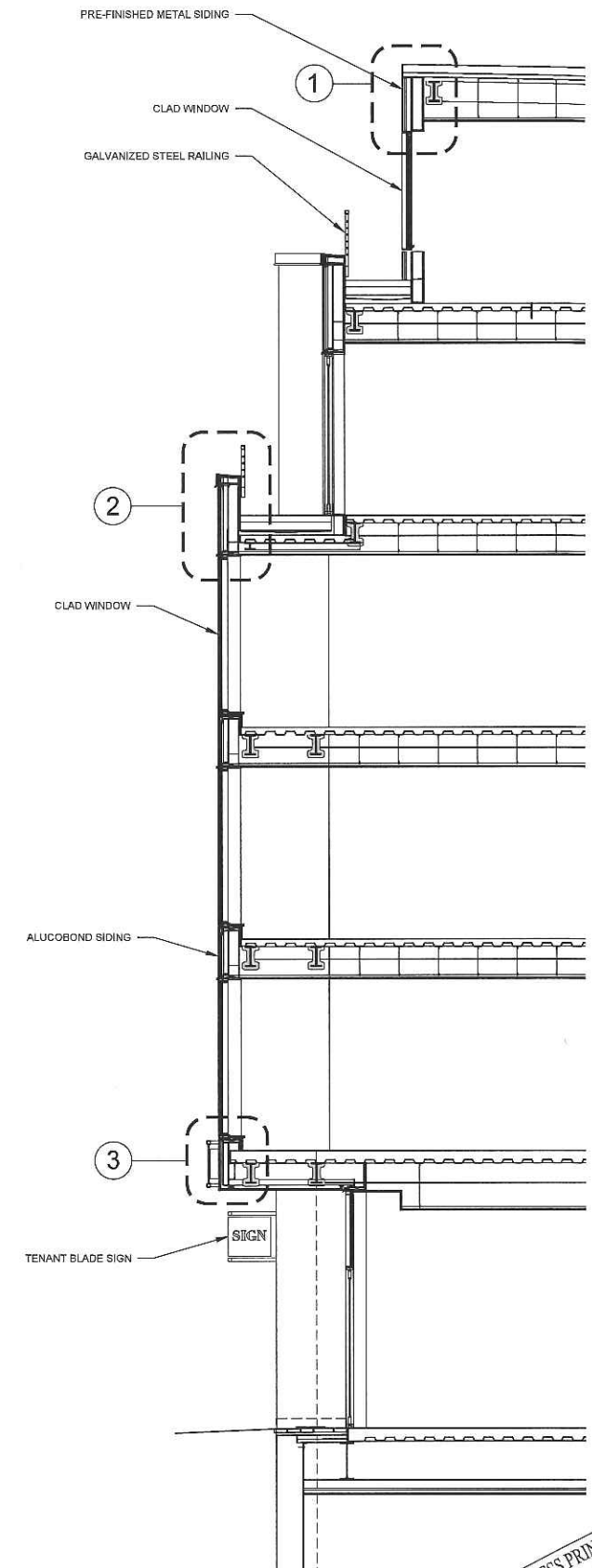
1 SECTION DETAIL AT HIGH ROOF AND WINDOW HEAD IN METAL SIDING
1 1/2" = 1'-0"



2 SECTION DETAIL AT HIGH ROOF AND WINDOW HEAD IN METAL SIDING
1 1/2" x 1'-0"



3 SECTION DETAIL AT BUMP OUT ON FRONT FACADE



4 SECTION
1/4" = 1'-0"

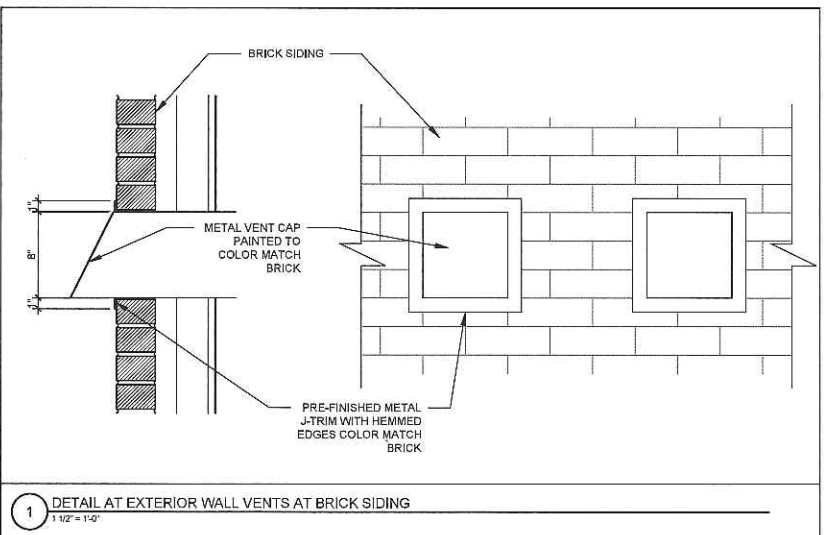
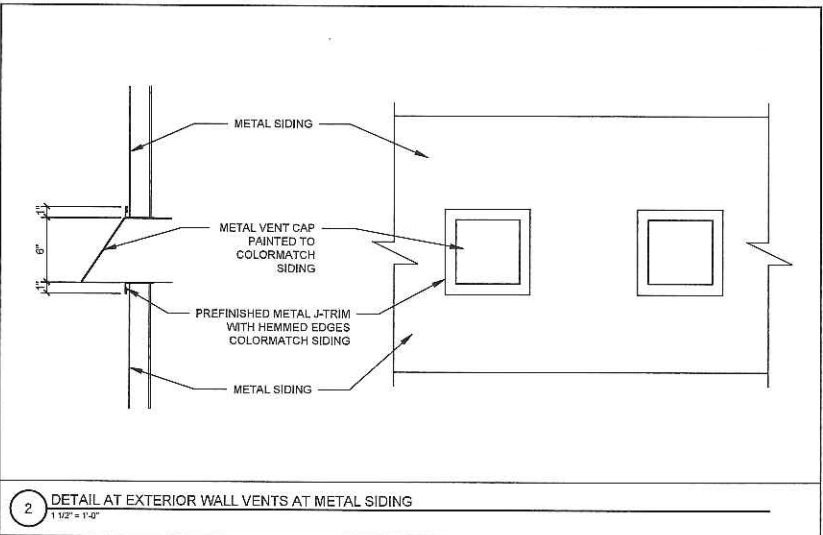
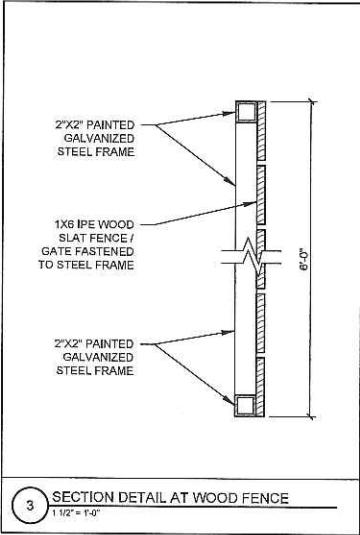
PROGRESS PRINT ONLY
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J. B. BROWN & SONS

RYAN SENATORE **ARCHITECTURE**

FREE STREET - MIXED USE
PORTLAND, MAINE

APRIL 1, 2019



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**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
446 FORE STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: April 26, 2019
RE: May 1, 2019 **Public Hearing** – Exterior Renovations and Rooftop Mechanicals

Address: 446 Fore Street
Applicants: 446 Fore Street, LLC
Project Architect: Ryan Senatore
Project Manager: Mike Barton

Introduction

The owners of 446 Fore Street, LLC have engaged architect Ryan Senatore and project manager Mike Barton to renovate the upper floors and exterior of the property, which is commercial and office space on the lower floors and residential on the upper three floors. Mr. Senatore and Mr. Barton requested a public hearing with the Board on their proposals for the exterior alterations, which include new rooftop HVAC equipment. Staff met with the consultants early in April, and supported the repair and updating of the building which has endured modifications and deferred maintenance under previous owners.

The Second Empire property was built in 1876, and sits prominently at the corners of Fore, Union, and Wharf Streets. The low building immediately east of the subject property leaves much of the eastern face visible, in addition to the other three sides. Like 434 Fore Street which is also on the May 1st agenda, the owners purchased the properties early in 2017 and have exhibited a promising interest in taking good care of the buildings. To renovate 446 Fore Street the partners are seeking tax credits, and are working with consultant Christine Beard of Essex Preservation Consulting.

Mr. Senatore has provided plans and elevations that call out the various improvements. Staff has provided photos of existing conditions as well as the 1924 tax photo.

Subject Property

The Rufus Dunham Block was built for commercial use, and now houses a bar / nightclub on the first floor and Wharf Street level, and offices on the second floor. Despite a number of modifications, it looks much like it did in 1924 – except for the ground floor Fore Street storefront, and the fact that in 1924 the first four floors were completely covered by the neighboring building on the east, that is now only one story. Among the other changes that have taken place:

- Windows are mostly late 20th Century, 1/1 aluminum units.
- The granite lintel above the storefront on Fore Street is completely covered by wood sign boards.

- Granite lintels over the windows were replaced by brick soldier courses.
- A large garage or warehouse door occupied the second and third bays from the left in 1924; now those bays contain storefront windows with brick bulkheads, as does the fifth bay at the western end.
- Double Victorian doors are now single doors with updated surrounds.
- The usual clutter of wiring, gutter down pipes, and obsolete hardware has accumulated on the facades over the years.

Proposed Alterations

Among the improvements proposed by Mr. Senatore and Mr. Barton are a number that will make a significant difference in the appearance and integrity of the property:

- All windows except the ground floor storefront are proposed to be replaced with 6/6 aluminum clad windows.
- Four window openings on the east wall that had been filled in with masonry are to have new windows installed. Two new window openings are also planned for the east side of the fifth floor.
- Brick walls are to be repointed and repaired.
- The fire escape on the west wall, which looks much like it did in 1924, is to be repaired.
- Fifth floor dormer trim is to be repaired and painted, and new black metal flashing is to be installed at the roof edge.
- Roofing is proposed to be replaced on the mansards, with architectural asphalt shingles.
- A number of HVAC units are proposed to be mounted near the center of the roof, surrounded by a metal screen.
- Applicants propose to replace the gutters with color-appropriate ones, and rationalize the downpipe(s) that currently traverse the facades – especially on Union Street.

Staff Comments

It is exciting to see this building being cared for in a manner that respects its historic character. There are a number of details to be added to the plans, such as detailed window specifications, which could be reviewed by staff before permits are finalized. Perhaps the three most significant proposals for the Board's consideration – which will no doubt be scrutinized in the tax credit review as well – are the choice of clad windows, the replacement of the remaining slate on the north mansard, and the rooftop mechanical units that are proposed to be surrounded by a black metal screen.

If the details of the windows are carefully specified they will be a big improvement over the existing aluminum ones; staff believes that especially since they are not replacing original historic windows (which are gone,) high quality clad units that match the historic appearance can be approved in a downtown commercial setting. It appears that painted wood brick mould still exists at the edges of the masonry openings. Staff recommends requiring that trim this be retained, and repaired or replicated as needed.

Despite the setbacks from the roof edge, the screen around the compressors will possibly be visible from a distance, up and down Fore Street, and up Union Street. No renderings have been offered to show at what distance these appurtenances might be visible. The centralized surround for the units

will interfere with the roofline at some distance, but is preferable to a jumble of individual boxes. Staff hopes that an ancillary benefit will be the removal of all window air conditioners in the building – the most visible being two that face Union Street.

The slate on the north (front) mansard appears to be in poor condition, but staff believes it would be an unfortunate loss to lose this reminder of the historic material. It may be that the tax credit reviewers will take the same view. For the mansards that are already asphalt, staff suggests that a slate substitute such as a Slateline asphalt shingle might be more appropriate than architectural shingles.

Other minor improvements that will enhance the spruced up appearance at the property include:

- Replacing sign lighting with small, discrete, black fixtures with hidden wiring
- Removing obsolete hardware, except that which is part of the historic fabric
- Additional or updated lighting at entrances
- Painting cameras that may be necessary but have not been reviewed; they should be black, not white
- Removing obsolete hardware that does not have historic significance, and removing wires and conduit wherever possible

Some of these items may warrant additional review by staff when details are available.

Applicable Review Standards

Standards for Review of Alterations

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (7) *The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural,*

historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 1, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations at 446 Fore Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Architect's plans and elevations
2. Staff photos of existing conditions
3. Google views from July, 2018
4. 1924 tax photos

- ELEVATION NOTES
- 1.) PREPARE AND REPAIR ALL EXISTING SIDING FOR NEW PAINT COATING, PER PAINT MANUFACTURER INSTRUCTION.
 - 2.) SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECS
 - 3.) FOR EXTERIOR VENT LOCATIONS SEE MECHANICAL PLANS ALL VENTS AND PENETRATIONS TO BE FLASHED INTO EXISTING FACADE AND PAINTED TO MATCH EIFS THEY ARE MOUNTED WITHIN
 - 4.) G.C. TO PROVIDE A PARTIAL FULL SCALE MOCKUP FOR OWNER APPROVAL OF FINISH PRIOR TO CONSTRUCTION
 - 5.)

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APARTMENT - RENOVATIONS
446 FORE STREET
PORTLAND MAINE

RSA
RYAN SENATORE
ARCHITECTURE
585 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
rsenatorearchitecture.com

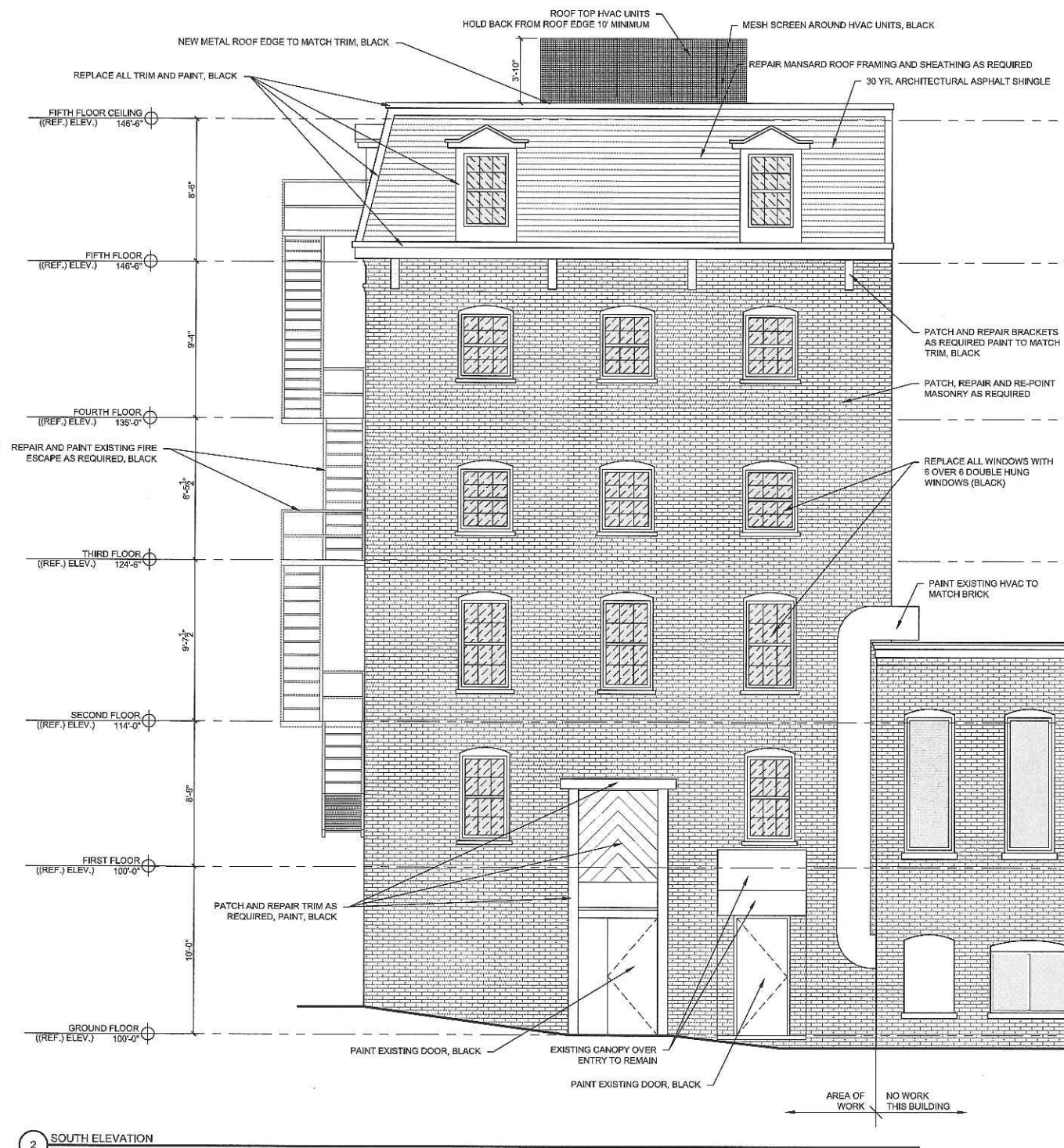
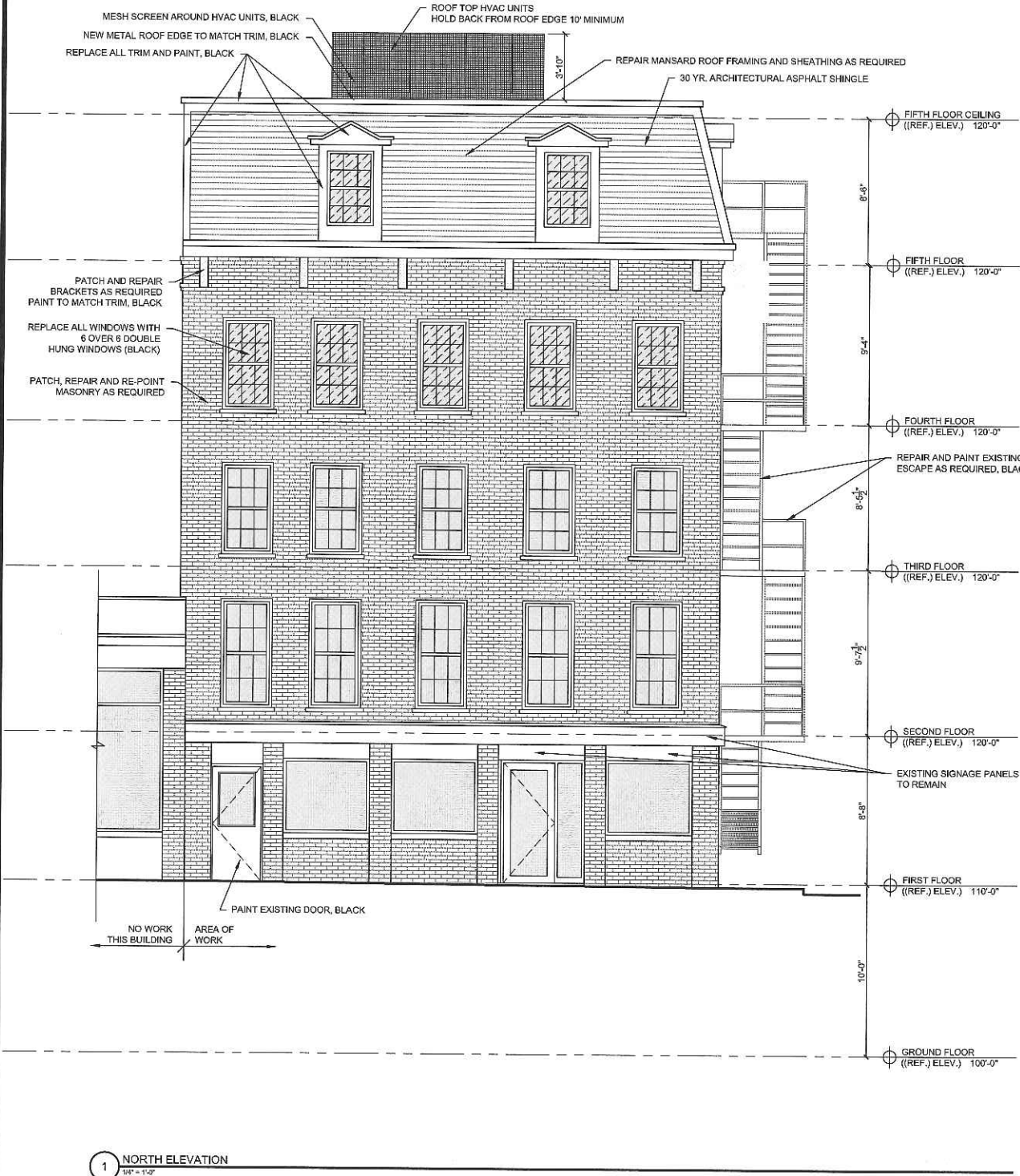
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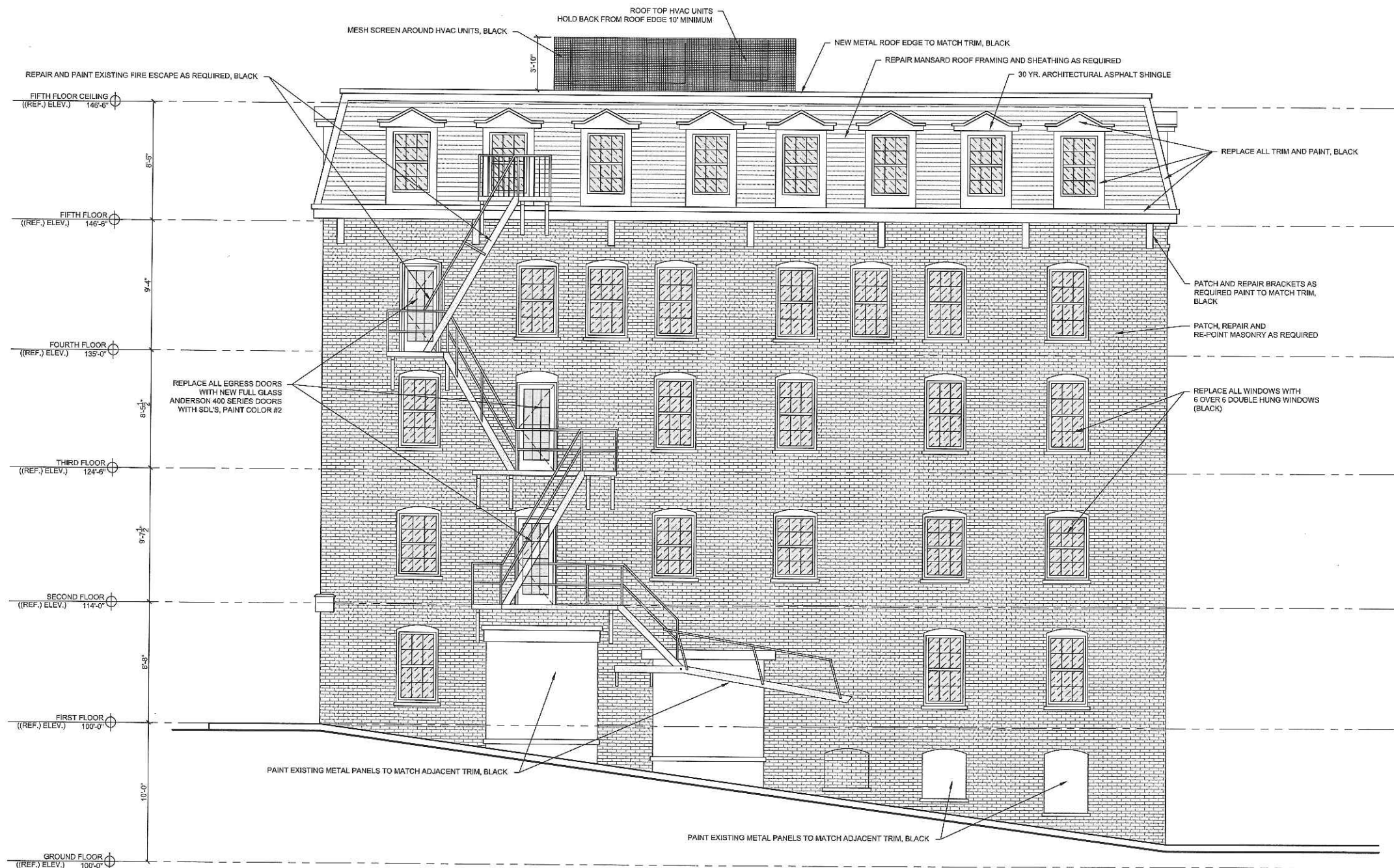
REVISIONS
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APRIL 22, 2019

DATE:
PROJECT No. 1842
DRAWN BY: JPF
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR
ELEVATIONS

A2-0





ELEVATION NOTES

- 1.) PREPARE AND REPAIR ALL EXISTING SIDING FOR NEW PAINT COATING, PER PAINT MANUFACTURER INSTRUCTION.
- 2.) SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECS
- 3.) FOR EXTERIOR VENT LOCATIONS SEE MECHANICAL PLANS ALL VENTS AND PENETRATIONS TO BE FLASHED INTO EXISTING FACADE AND PAINTED TO MATCH EIFS THEY ARE MOUNTED WITHIN
- 4.) G.C. TO PROVIDE A PARTIAL FULL SCALE MOCKUP FOR OWNER APPROVAL OF FINISH PRIOR TO CONSTRUCTION
- 5.)

APARTMENT - RENOVATIONS

446 FORE STREET
PORTLAND MAINE



RYAN SENATORE
ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

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APRIL 22, 2019

DATE:

PROJECT No. 1842

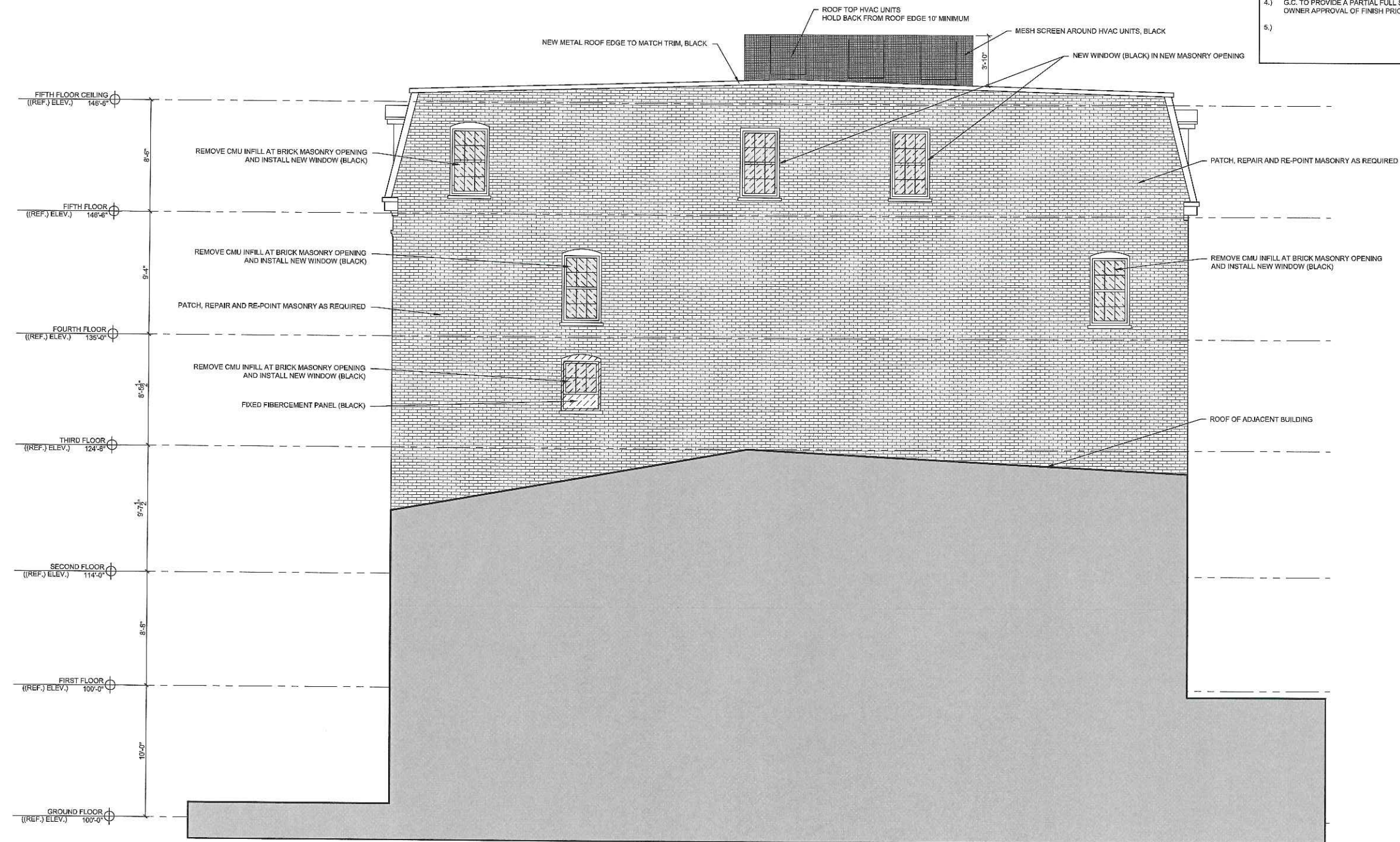
DRAWN BY: JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
EXTERIOR
ELEVATIONS

A2-1



- ELEVATION NOTES**
- 1.) PREPARE AND REPAIR ALL EXISTING SIDING FOR NEW PAINT COATING, PER PAINT MANUFACTURER INSTRUCTION.
 - 2.) SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECS
 - 3.) FOR EXTERIOR VENT LOCATIONS SEE MECHANICAL PLANS ALL VENTS AND PENETRATIONS TO BE FLASHED INTO EXISTING FACADE AND PAINTED TO MATCH EIFS THEY ARE MOUNTED WITHIN
 - 4.) G.C. TO PROVIDE A PARTIAL FULL SCALE MOCKUP FOR OWNER APPROVAL OF FINISH PRIOR TO CONSTRUCTION
 - 5.)

APARTMENT - RENOVATIONS
 446 FORE STREET
 PORTLAND MAINE

RSA
 RYAN SENATORE
 ARCHITECTURE
 585 CONGRESS STREET
 PORTLAND, MAINE 04101
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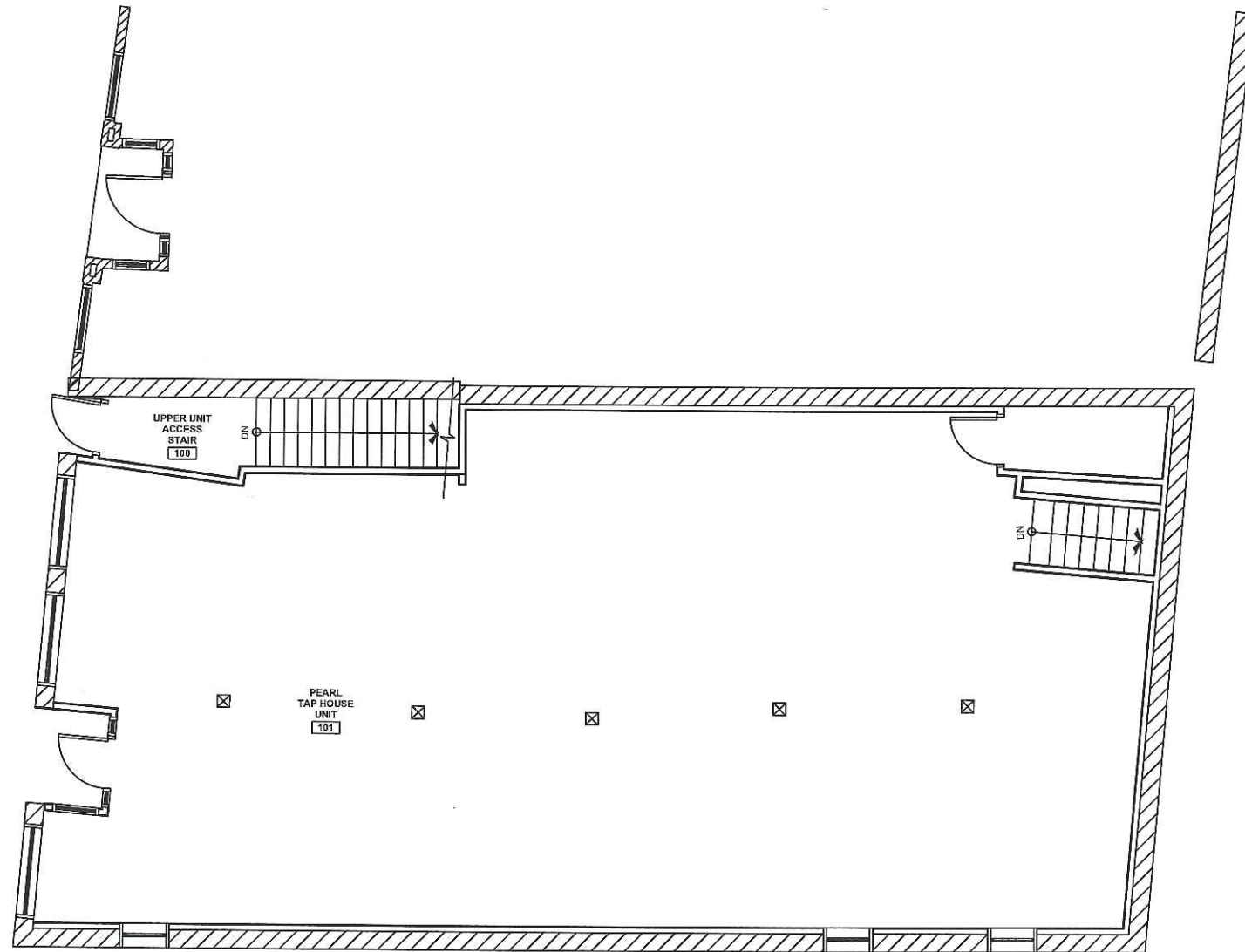
REVISIONS
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 APRIL 22, 2019

DATE: _____
 PROJECT No. 1842
 DRAWN BY: JFF
 CHECKED BY: RJS
 SCALE: AS NOTED

SHEET TITLE:
 EXTERIOR
 ELEVATION

A2-2

1 EAST ELEVATION
 1/8" = 1'-0"



WALL LEGEND	
	EXISTING WALL
	NEW WALL

1 FIRST FLOOR PLAN
1/8" = 1'-0"

APARTMENT - RENOVATIONS
446 FORE STREET
PORTLAND MAINE

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CONSULTANTS:

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FEBRUARY 05, 2019

DATE:

PROJECT No. 1842

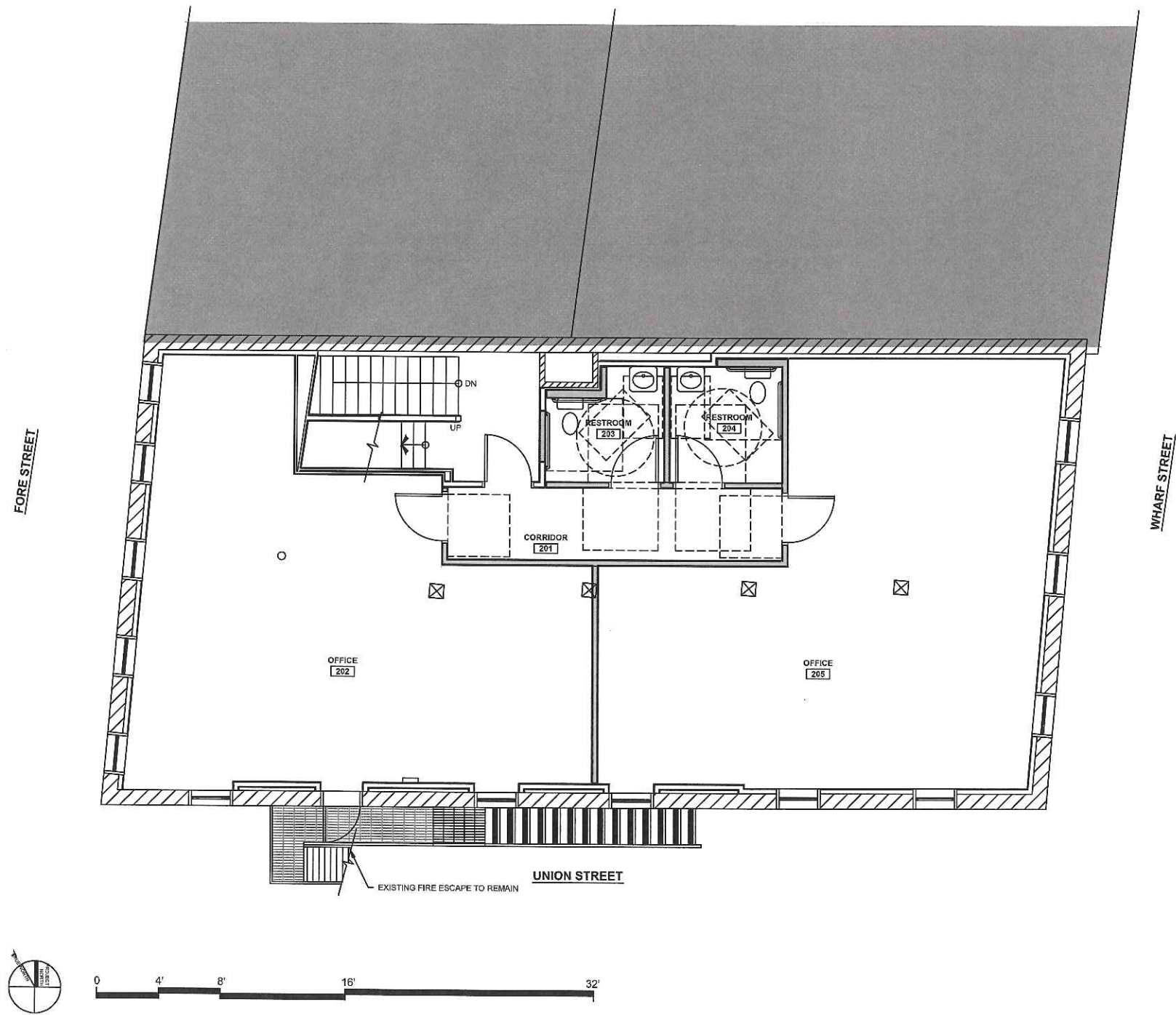
DRAWN BY: JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
FIRST FLOOR
PLAN

A1-1



WALL LEGEND	
	EXISTING WALL
	NEW WALL

1 SECOND FLOOR PLAN
1/4" = 1'-0"

APARTMENT - RENOVATIONS
446 FORE STREET
PORTLAND MAINE



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CONSULTANTS:

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FEBRUARY 05, 2019

DATE:

PROJECT No. 1842

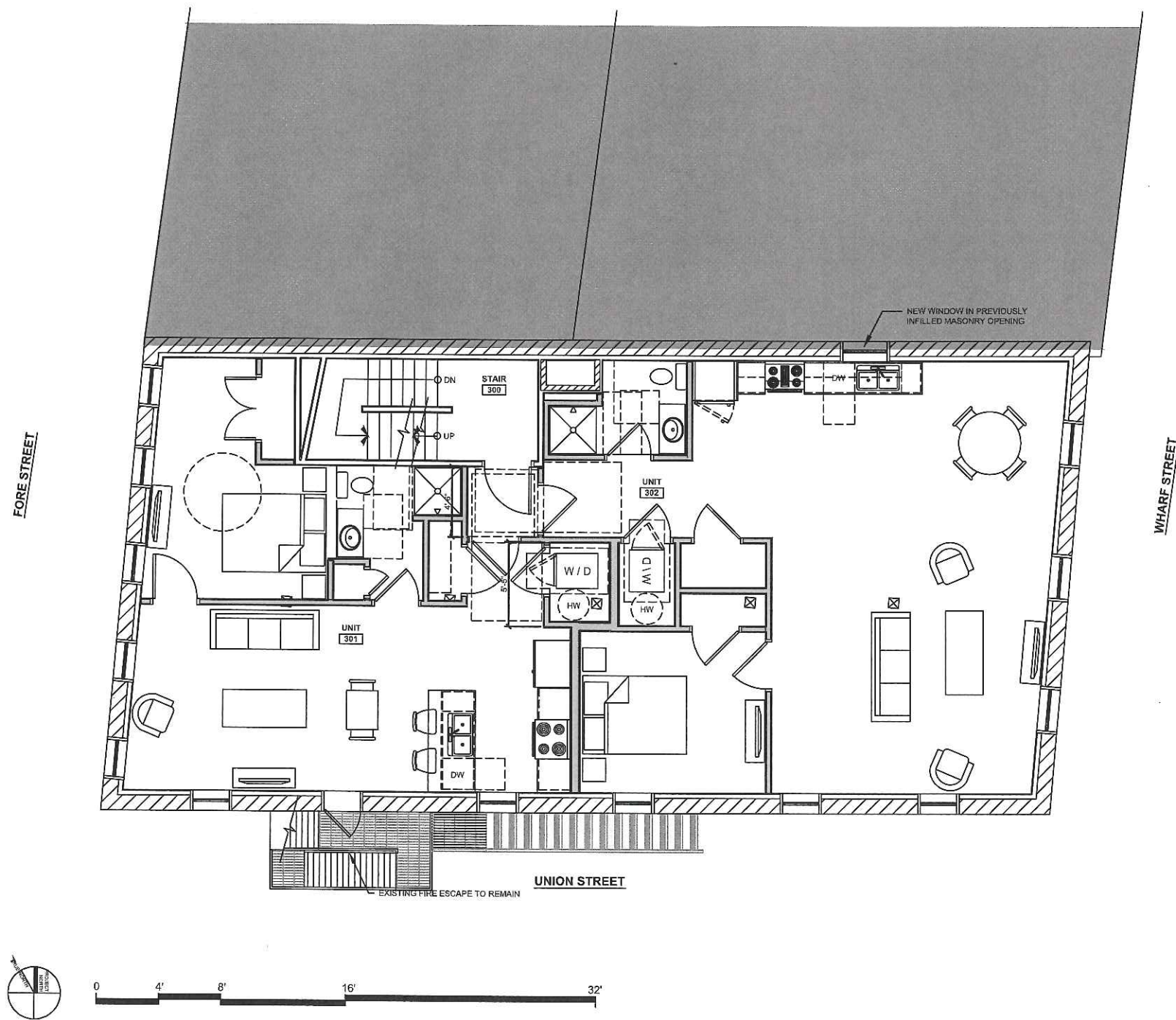
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CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
SECOND FLOOR
PLAN

A1-2



1 THIRD FLOOR PLAN
1/4" = 1'-0"

APARTMENT - RENOVATIONS
446 FORE STREET
PORTLAND MAINE

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CONSULTANTS:

REVISIONS
PROGRESS PRINT ONLY
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FEBRUARY 05, 2019

DATE:

PROJECT No. 1842

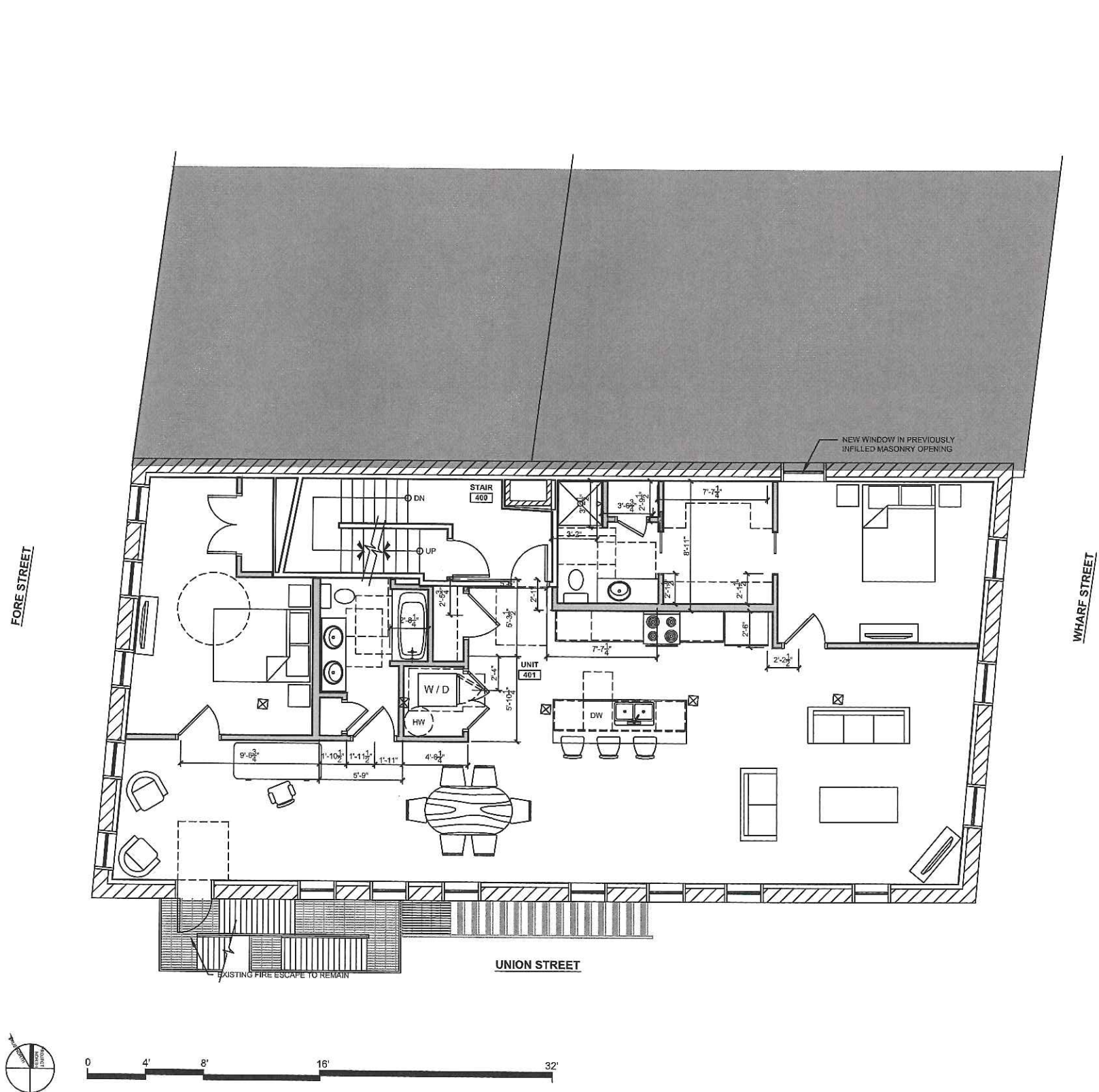
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CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
THIRD FLOOR
PLAN

A1-3



1 FOURTH FLOOR PLAN
1/4" = 1'-0"

APARTMENT - RENOVATIONS
446 FORE STREET
PORTLAND MAINE

RSA
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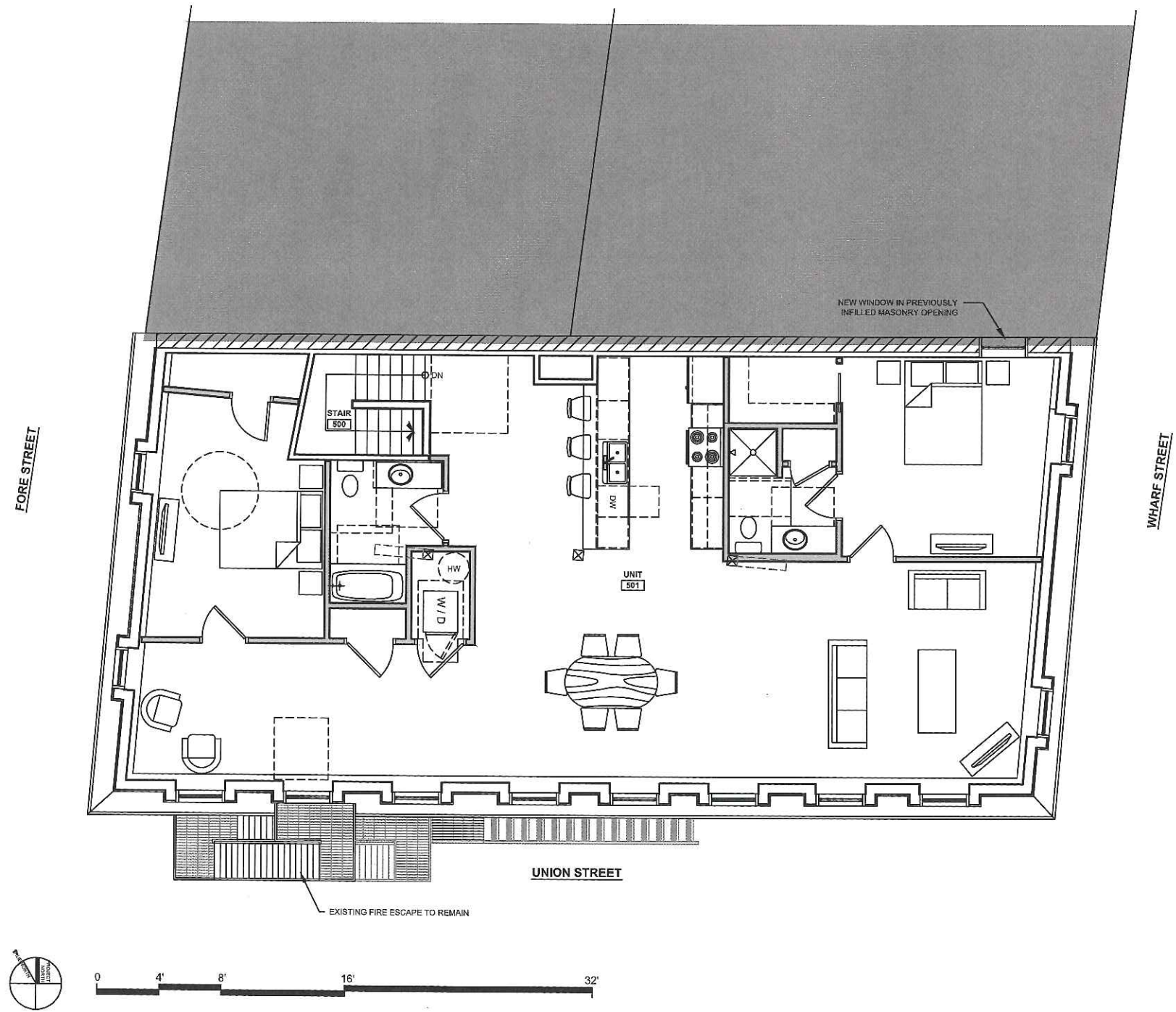
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REVISIONS
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FEBRUARY 05, 2019

DATE: _____
PROJECT No. 1842
DRAWN BY: JPF
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
FOURTH FLOOR
PLAN

A1-4

WALL LEGEND	
	EXISTING WALL
	NEW WALL



1 FIFTH FLOOR PLAN
1/4" = 1'-0"

APARTMENT - RENOVATIONS 446 FORE STREET PORTLAND MAINE



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CONSULTANTS:

REVISIONS

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FEBRUARY 05, 2019

DATE:

PROJECT No. 1842

DRAWN BY: JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
FIFTH FLOOR
PLAN

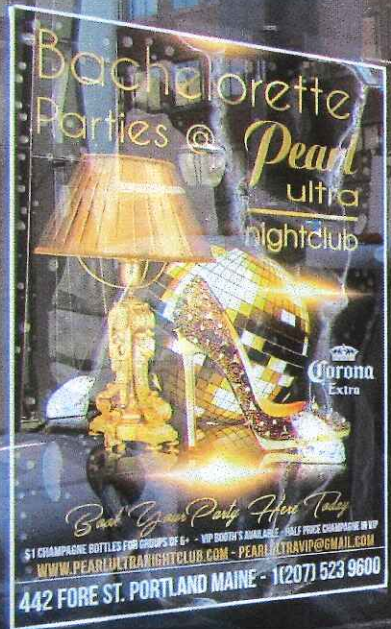
A1-5



ATTACHMENT 2



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TAP
HOUSE

Pearl

UTION







GOOGLE JULY 2018

ATTACHMENT 3



GOOGLE JULY 2018

10 ft



ATTACHMENT 4

CHASE BABBITT
BRASS FOUNDER, COPPERSMITH
AND MACHINIST.

1890's

CHASE BABBITT
BRASS FOUNDER, COPPERSMITH
AND MACHINIST.

440
FOR

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
434 FORE STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: April 26, 2019
RE: May 1, 2019 **Public Hearing – Rooftop Dormer and Mechanicals**

Address: 434 Fore Street
Applicants: Terrapin Properties, LLC
Project Architect: Ryan Senatore
Project Manager: Mike Barton

Introduction

On behalf of Terrapin Properties LLC, architect Ryan Senatore and project manager Mike Barton have requested a public hearing with the Board on their proposal for a replacement dormer and new and relocated HVAC equipment on the rear roof of 434 Fore Street. Mr. Senatore and Mr. Barton met some time ago with HP staff to review preliminary drawings, and having received staff feedback, they will present the proposal for a public hearing on May 1, 2019. The late Federal Style building, completed in 1826, is part of the historic Fore Street row between Exchange and Union Streets. The current tenant facing Fore Street is Gorgeous Gelato, with the Drink Exchange occupying the frontage on Wharf Street. A dormer exists on the rear roof plane – probably built in the 1980's – for which a larger replacement dormer is proposed.

There is moderate visibility of the existing dormer from Wharf Street; longer views are mostly blocked by other buildings and the narrowness of Wharf Street. An existing HVAC compressor sits on the east side of the dormer, with a wood safety rail in front (downslope) of it. The proposed dormer would extend from the demising parapet wall on the east to the demising parapet on the west of the subject property, with HVAC units proposed for the dormer roof with a metal screen proposed to limit visibility of the mechanical units from Fore Street.

Mr. Senatore has provided plans, elevations, renderings, and photos of existing views from Wharf Street. Staff has provided additional photos of present conditions as well as the 1924 tax photo.

Subject Property

Known as the Eleazer Wyer and Joseph Noble Block, 434 Fore Street survived the Great Fire of 1866. Despite a number of significant modifications over the years, with its neighbor to the east it conveys the sense of the early streetscape. Home to the Port Bakehouse and Baker's Table in the late 20th Century, when the central front entrance was made into windows and the two windows on the sides were entrances, it now has a restored central entry on Fore Street. The flared lintels on the front are probably not original, but were present in 1924. Upper floor windows on both front and

rear, originally 6/6, were replaced with modern 1/1 windows before 1990.

The Wharf Street façade also shows numerous modifications, including modern windows and gutters as well as the common accumulation of utility wires and pipes. The tops of the existing dormer, compressor, and wooden guard rail are quite visible from eye level on the street. On the second floor, what was probably a central warehouse door is infilled with wood and a too-small window.

Proposed Alterations

Mr. Senatore's proposed dormer spans the entire width of the property's roof, and the face is in the same plane as the existing dormer – slightly up the roof slope and inset from the face of the lower floors. The material palette includes recessively colored charcoal standing seam roofing and siding, with black metal trim, gutters and downpipes, and black aluminum clad windows in a contemporary grid. Facing Wharf Street, new 6/6 windows are also proposed for the third and fourth floors; though the second floor (which is the first floor if approached from Fore Street) windows are not proposed to be changed at this time, the plans call for matching black paint to better integrate the façade.

Plans call for the HVAC units that are now located on the east side wall of the dormer to be relocated to the new shallow-pitched roof. Although the equipment is proposed to be located down the shallow slope from the ridge, the units would be visible from Fore Street above the ridge. A black metal mesh screen is proposed that will be high enough to completely cover the view of the units from Fore Street – depending on the permeability of the mesh screen.

Staff Comments

When Mr. Senatore and Mr. Barton met with staff, staff expressed more concern about the likely visibility of the HVAC units from the north than about the proposed dormer. As Board members know, mechanical and HVAC locations are a conundrum staff struggles with frequently. The added screen will be visible, but quieter than unscreened units would be. If the Board is comfortable with the argument that no alternative location is available and the interference with the roof line is tolerable, staff wonders whether further study will be needed concerning:

- The exact placement of the units
- Whether the units are the least tall available units
- What size and color of mesh or grid would be most successful as a true screen?
- Would it be possible to carefully paint the exterior of the compressor cabinets to as recessive a color as possible?

Staff agrees with the choice of a recessive palette for the dormer – despite the increased size, the proposed dormer has a more compatible appearance than the existing one. When staff met with the architect and project manager, it was recommended that the front wall of the dormer be as low as possible. As depicted in the section drawing, the sloped ceiling is at 7'-6" from the floor at the rear wall, and probably cannot be reduced further without a thinner roof system.

Staff welcomes the opportunity to clean up the Wharf Street face of the building, and the window replacements on the upper floors would be a big improvement. One question staff poses is whether the shorter windows on the fourth floor are short enough to warrant a 3/3 configuration rather than 6/6. Staff can review the detailed window specifications prior to final approval of the permits, and

if any masonry work such as repointing, or new ventilation is proposed staff can review those as well.
Applicable Review Standards

Standards for Review of Alterations

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 1, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations at 434 Fore Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

- 1. Architect's letter introducing the project
- 2. Architect's plans, elevations, and renderings
- 3. Architect's photos of existing conditions (from Wharf Street)
- 4. Staff photos of existing conditions
- 5. 1924 tax photo

January 30, 2019

Deb Andrews
Historic Preservation Program Manager
City of Portland Maine
389 Congress Street
Portland, Maine 04101
874-8726

Re: 434 Fore Street Dormer

Deb,

Attached you will find our proposed new dormer design at 434 Fore Street that will replace the existing dormer on the roof. The project includes building a new dormer with a clean monochromatic aesthetic set back from the Wharf Street brick facade. New and relocated rooftop HVAC equipment is proposed on the low slope dormer roof which is centered on the new roof, minimizing any view from Wharf and Fore Streets.

Please review and let us know what HP Review Process is appropriate and when we can get on a meeting agenda.

Sincerely,



Ryan Senatore, AIA LEED BD+C

Principal

ATTACHMENT 1

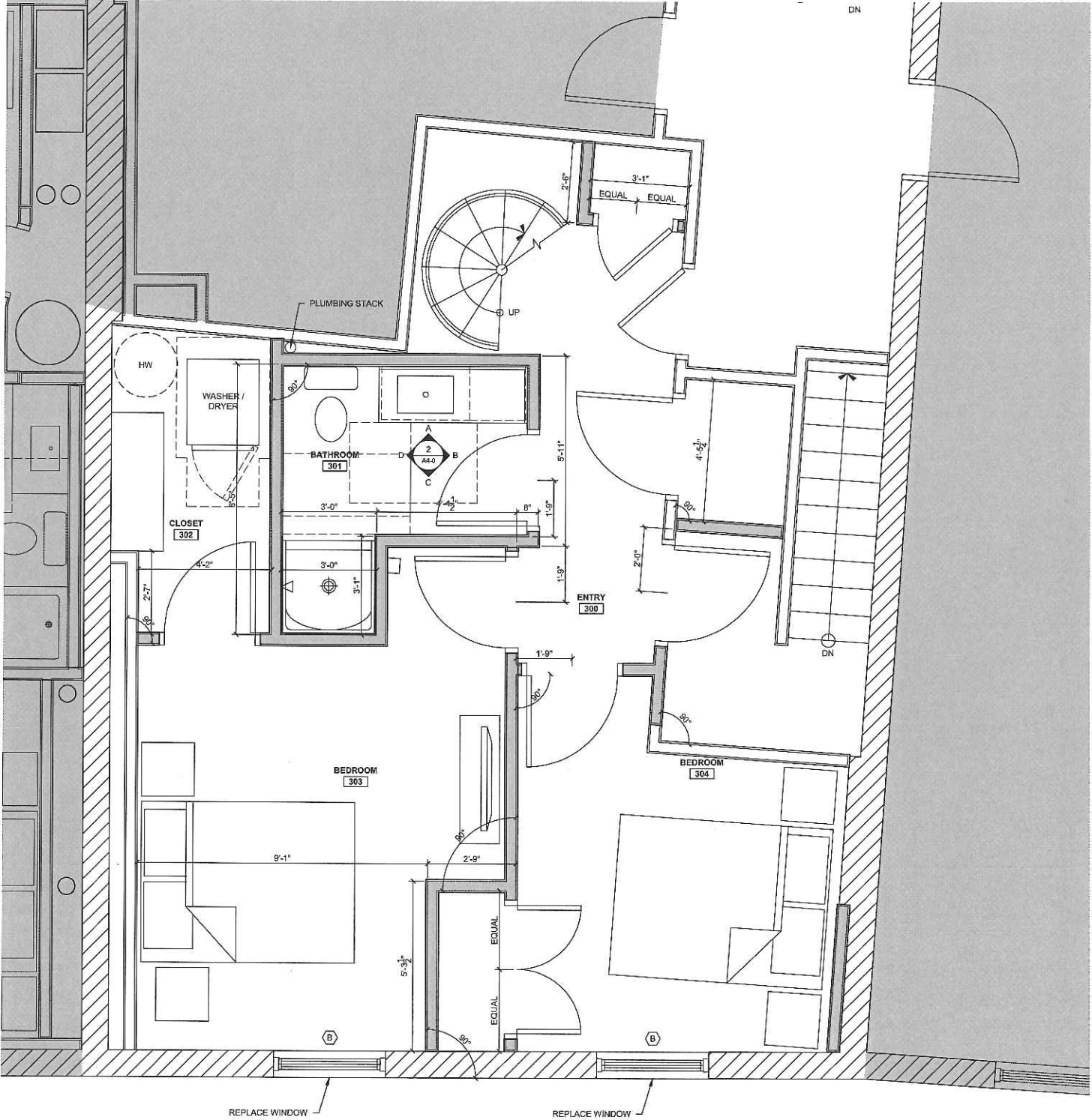
207-650-6414

senatorearchitecture.com

ryan@senatorearchitecture.com

434 FORE STREET - LOFT RENOVATION
PORTLAND, MAINE

APRIL 08, 2019



ATTACHMENT 2



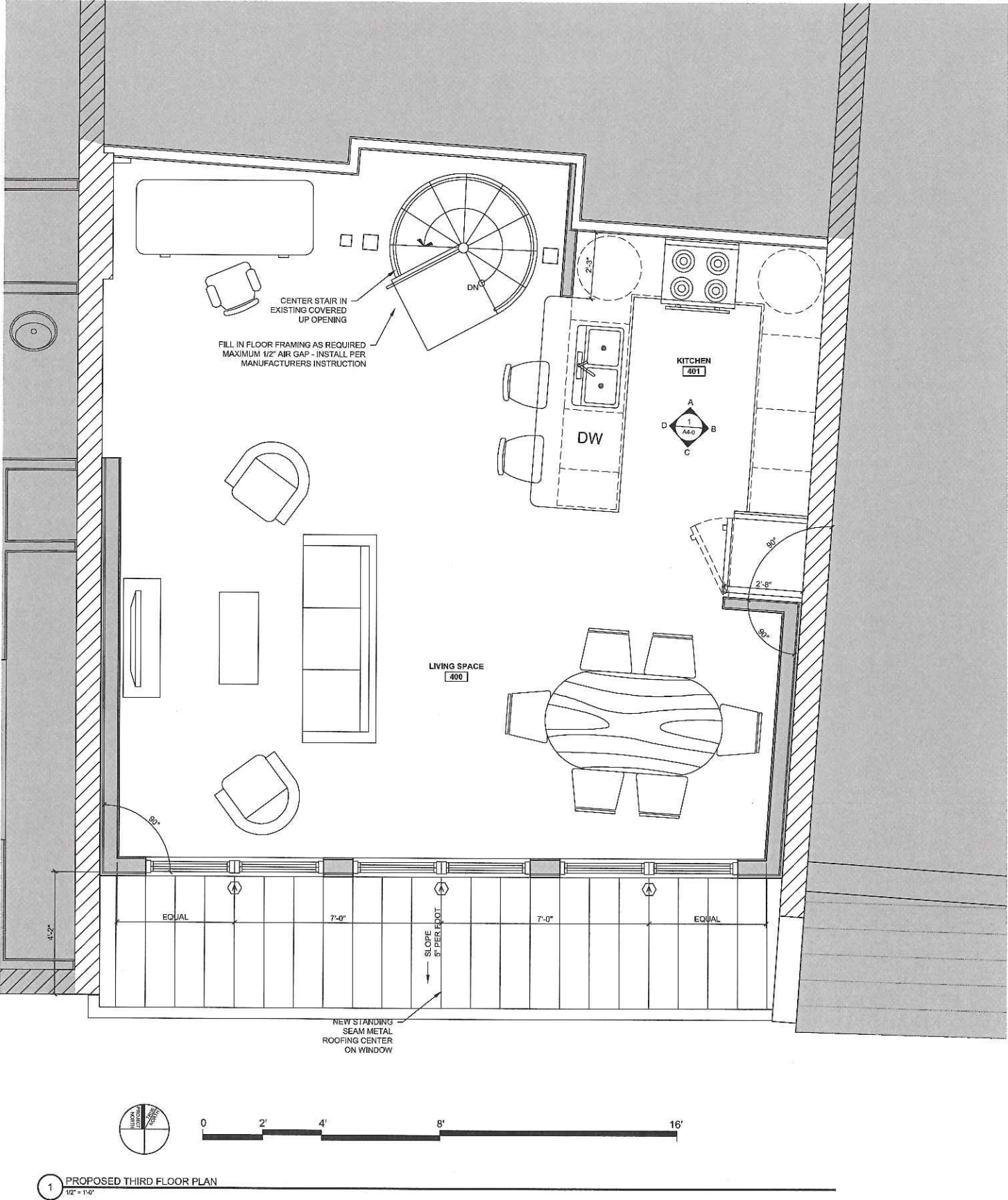
0 2' 4' 8' 16'

1 PROPOSED THIRD FLOOR PLAN
1/2" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

434 FORE STREET - LOFT RENOVATION
PORTLAND, MAINE

APRIL 08, 2019

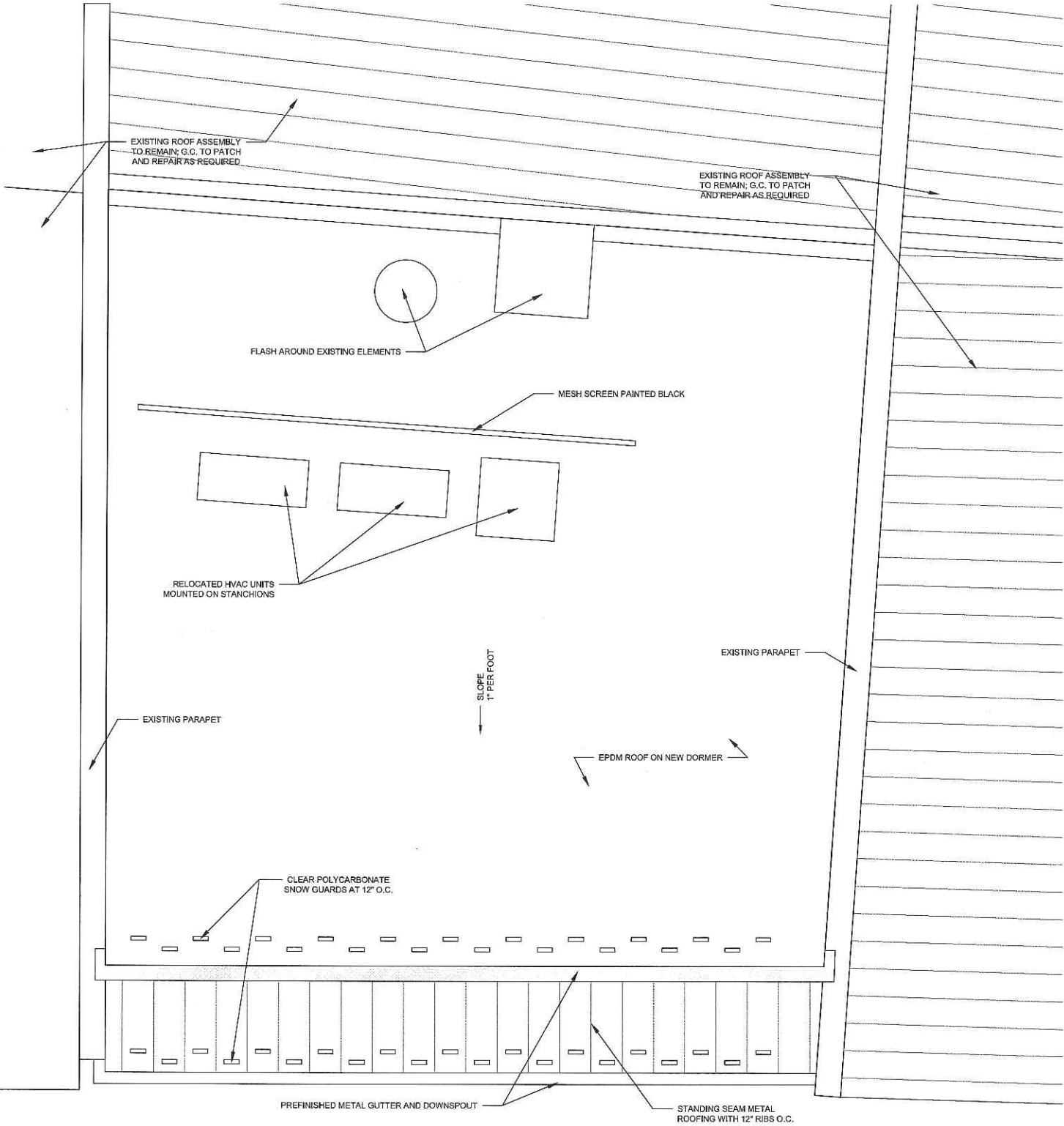


1 PROPOSED THIRD FLOOR PLAN
1/2" = 1'-0"

PROGRESS PRINT ONLY
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APRIL 08, 2019

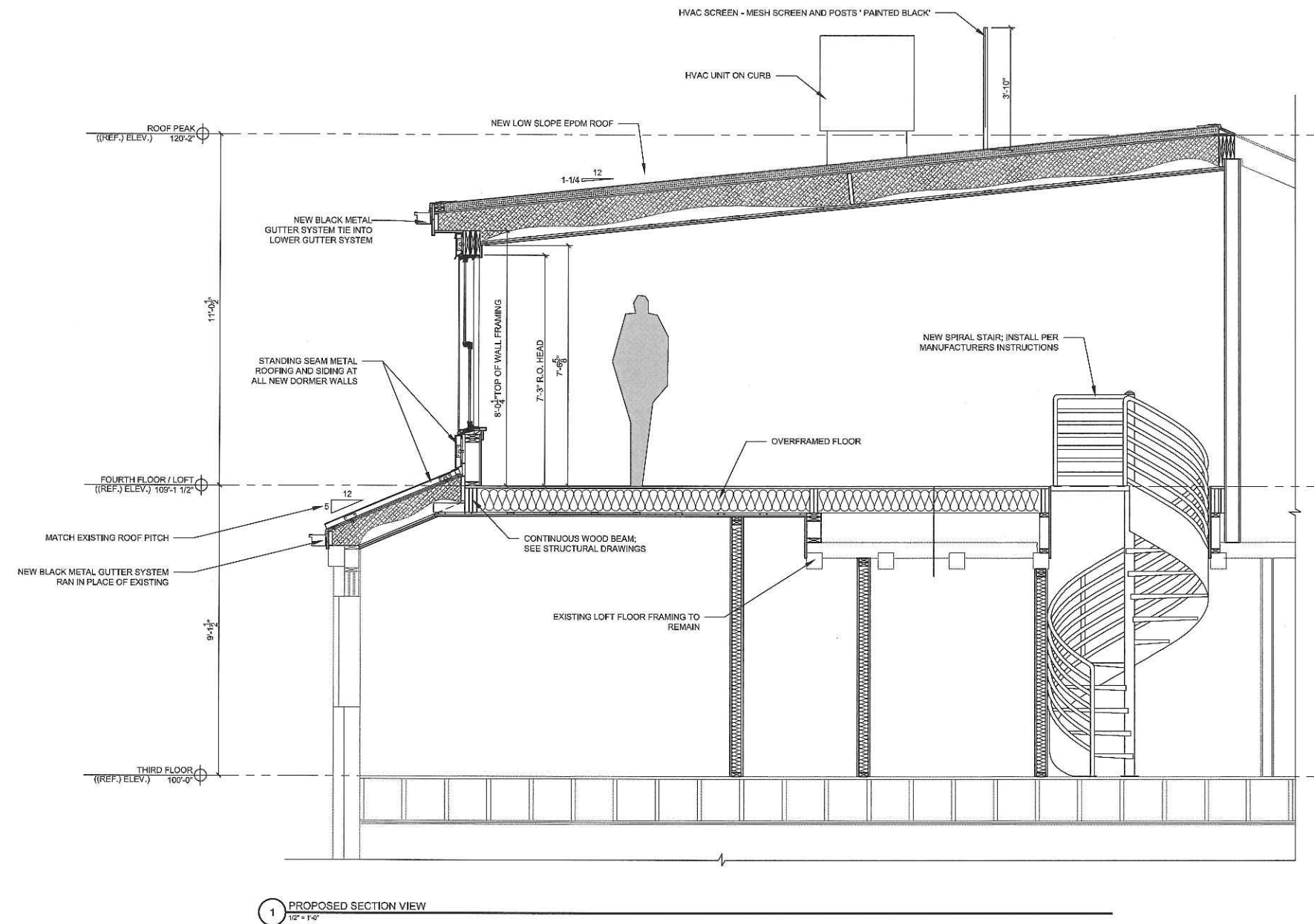


1 PROPOSED THIRD FLOOR PLAN
1/2" = 1'-0"

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1 PROPOSED SOUTH EXTERIOR ELEVATION
1/2" = 1'-0"

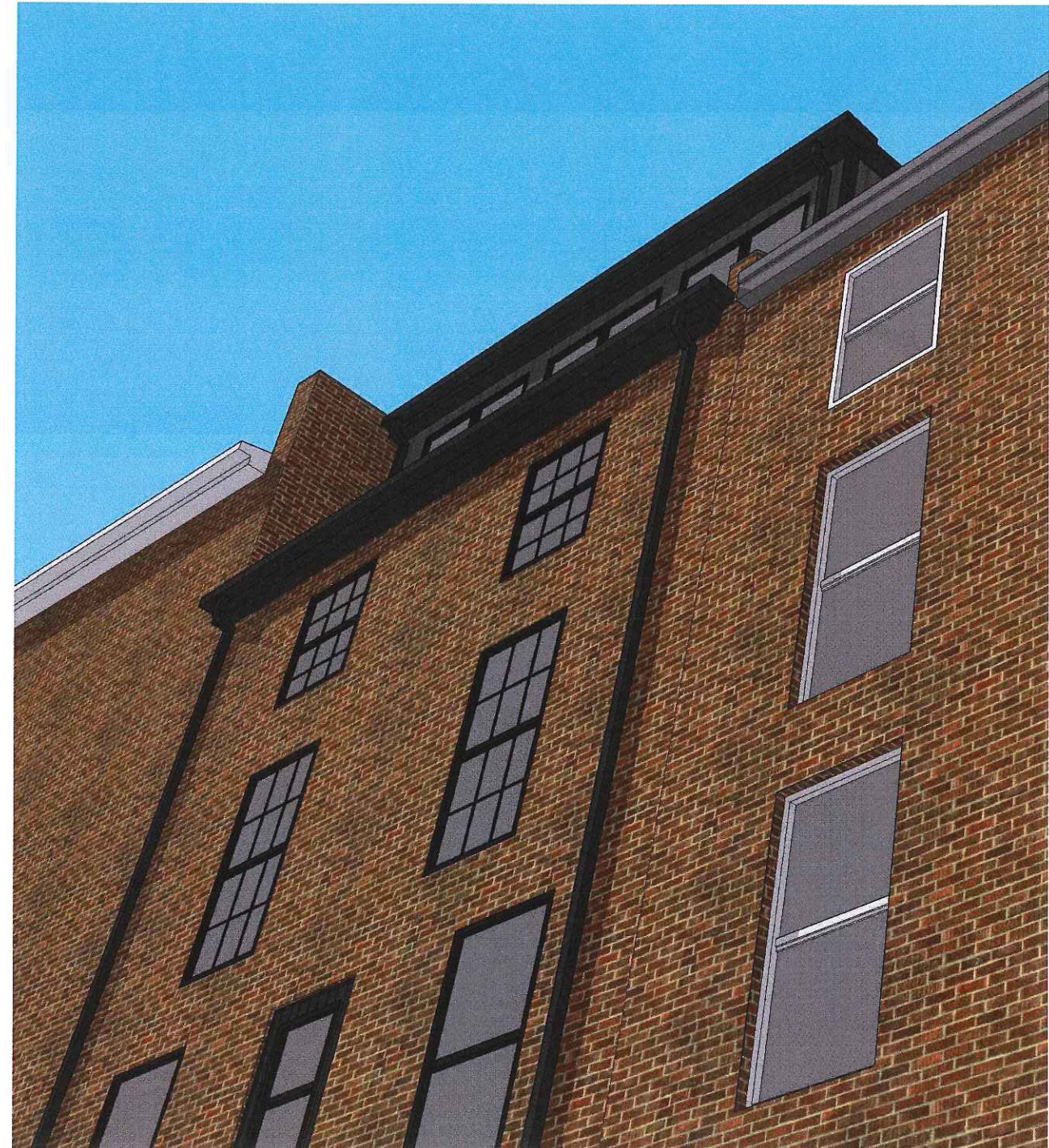
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1 BIRDS EYE VIEW LOOKING WEST ABOVE WHARF STREET
1/2" = 1'-0"



2 VIEW LOOKING WEST ON WHARF STREET
1/2" = 1'-0"

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1 VIEW LOOKING SOUTH EAST ON FORE STREET
N.T.S.

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ATTACHMENT 3





ATTACHMENT 4









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ATTACHMENT 5