

Historic Preservation Board

Wednesday, December 7, 2022 Via Zoom



MEMBERS

Hillary Bassett
Brad Miller
Robert O'Brien
John O'Leary
Jeffrey Talka
Julia Tate
Rob Whitten

REMOTE ACCESS INFORMATION:

The Historic Preservation Board will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Board. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

You are invited to a Zoom webinar.

When: Dec 7, 2022 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Workshop 12/7/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/86205562240>

Or One tap mobile : US: +13092053325,,86205562240# or +13126266799,,86205562240#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053

Webinar ID: 862 0556 2240

International numbers available: <https://portlandmaine-gov.zoom.us/j/86205562240>

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **ELECTION OF NEW OFFICERS**
 - i. Nominations and Board Approval for new Chairperson and Vice-Chairperson.
3. **REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 16, 2022**

- i. PUBLIC HEARING
465 Congress Street: *Naifeh, Pollard, O'Brien, Tate, Whitten present; Bassett, Turk absent*
- ii. WORKSHOP
25 Commercial Street: *Naifeh, Pollard, O'Brien, Whitten present; Tate recused; Bassett, Turk absent*

4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 16, 2022

- i. Certificate of Appropriateness for Proposed Addition; 465 CONGRESS STREET; CTR Congress LLC, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002148-2022. The Board voted 5-0 (Bassett and Turk absent) to approve the application with conditions.

5. COMMUNICATION AND REPORTS

6. WORKSHOP

- i. Preliminary Review of Proposed Alterations; 175 VAUGHAN STREET; Elizabeth Wilson and Benjamin Conniff, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002239-2022.
- ii. Preliminary Review of Proposed Alterations; 25 FOREST AVENUE; Portland Stage Company, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002249-2022.

7. PUBLIC HEARING - THERE ARE NO PUBLIC HEARING ITEMS

8. CONSENT AGENDA

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: December 2, 2022
RE: 175 Vaughan Street – FIRST WORKSHOP – Alterations
PROJECT ID: HPBR-002239-2022
MEETING: December 7, 2022

Owner: Elizabeth Wilson & Benjamin Conniff
Architect: Margaret D. Innes, Studio E, Inc.

A sign announcing the Historic Preservation Board’s meeting on December 7, 2022 was posted at the property on November 27, 2022. A legal ad was published in the Portland Press Herald on November 25, 2022 and November 26, 2022, and 85 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

The applicant is proposing to

- Reopen the enclosed front porch;
 - Reconstruct missing portions of exterior wall;
 - Reintroduce missing windows in wood including original stained glass found on site and new stained glass based on existing stained glass and photos;
 - Put in an exterior door in an existing opening between the front porch and the interior;
 - Remove all vinyl siding and metal trim to expose the existing wood clapboards, repairing or replacing damaged or missing siding and trim;
 - Restore existing wood windows;
 - Install new exterior storm windows; and
 - Add functional wood shutters fitted to a number of openings.
-

SUMMARY OF HISTORIC CONTEXT

175 Vaughan Street is located mid-block on the east side of Vaughan Street between West and Pine Streets. The structure is a contributing building in the West End Historic District, having been constructed in 1886 following a design by John Calvin Stevens (Figure 2). Some plans for Stevens’ design were included in his 1889 publication with Albert Winslow Cobb, *Examples of American Domestic Architecture* (see Att. 2).

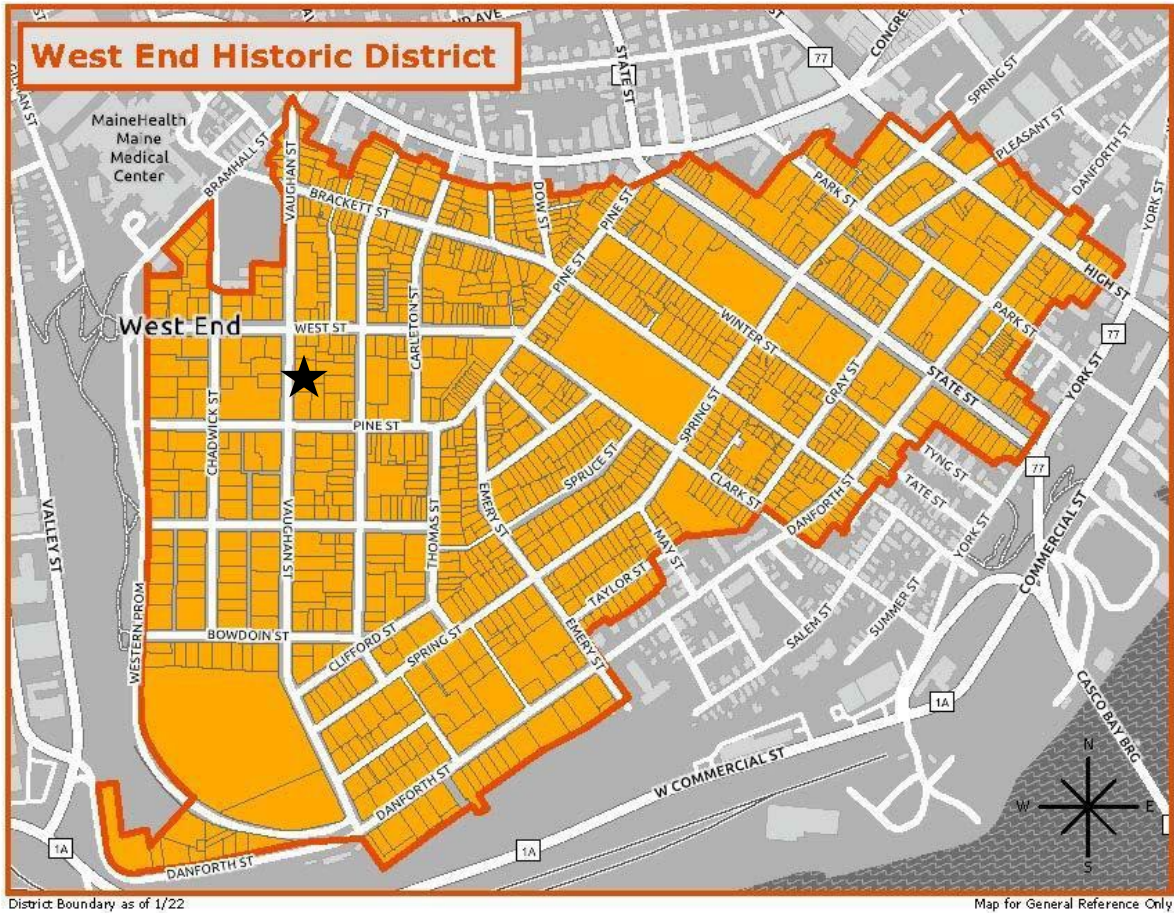


Figure 1: Map of West End Historic District showing location of 175 Vaughan Street with black star.



Figure 2: Undated Photograph (pre-1909) showing 175 Vaughan as originally designed by John Calvin Stevens for Cyrus F Davis, constructed in 1886.



Figure 3: 1896 Sanborn Fire Insurance Map showing location of 175 Vaughan Street with a red box. Note the original, simple rectangular plan of the Stevens design.

Based on Sanborn Maps, at some point between 1896 and 1909 the exterior of the house was heavily modified, adding a rear one-story addition, oriel window above the original primary entry, a double-height front bay, partial-width front porch with Tuscan columns, and several other bay window additions. While not the original design of the structure, the late nineteenth/early twentieth century redesign lends the structure a Queen Anne character that still makes it contributing within the district. Additionally, some elements of the original Stevens Design, such as the original mass and the highly decorative side-entry porch and door surround, are still clearly visible on the structure.



Figure 4: 1924 Tax Photo showing the appearance of 175 Vaughan Street after its redesign between 1896 and 1909.



Figure 5: 1909 Sanborn Fire Insurance Map showing location of 175 Vaughan Street with a red box. Note the added front porch, rear addition and various bay additions.

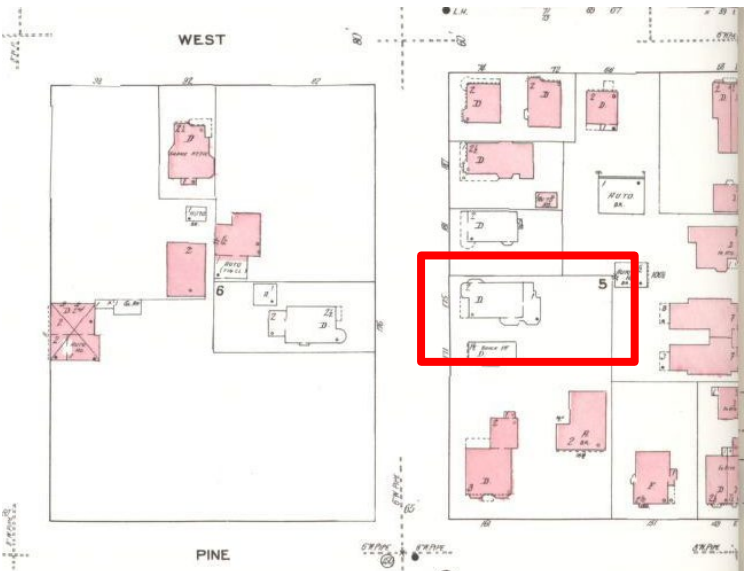


Figure 6: 1954 Sanborn Fire Insurance Map showing location of 175 Vaughan Street with a red box. Note that the front porch is still shown as open.

In 1961, the front porch was enclosed including a new front door and steps, and the open side porch was removed as part of a renovation that converted the porch to a waiting room and the front parlor into a doctor's office. These alterations also included the introduction of two new doorways between the formerly open porch and the interior, removal of a portion of the first-floor front bay, and infilling of a window at the front elevation. Around this time, the structure may have first been wrapped in vinyl siding as well. While these alterations are generally considered as incompatible, the structure generally retained its massing, form, and fenestration pattern allowing it to be classified as a contributing structure in the original 1984 Western Promenade National

Register Historic District Nomination and in 1990 when the district was locally designated. Given that the 1960s alterations were less than 50 years old at the time of designation and are not in keeping with the Queen Anne character of the house, they should not be considered as contributing features of the structure.

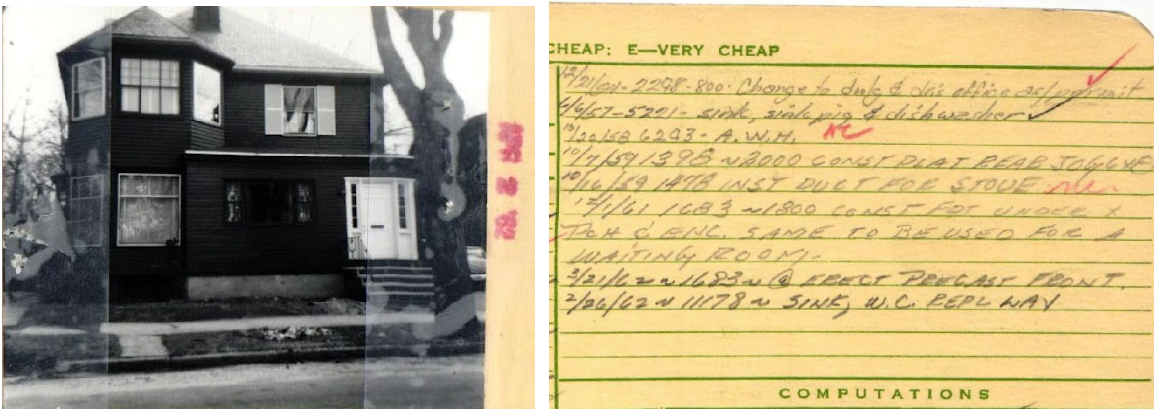


Figure 7: Excerpts from 1950 Tax Card, updated until 1962 showing that the front porch was enclosed in 1961 when a portion of the first floor was being used as a doctor's office.



Figure 8: The current appearance of 175 Vaughan Street.

STAFF COMMENTS

Generally, the scope of work is to remove the incompatible 1960s alterations and to recreate as much of the character from the late nineteenth/early twentieth century redesign of the building. While there is good evidence for the appearance of the structure in 1924 and the applicant is utilizing that evidence in their proposal, there are several existing conditions that are being accommodated in the proposed scope so as to retain some current functionality while reintroducing missing historic character.

The applicant is proposing to reopen the front porch, reintroducing the Tuscan columns and open spindle work balustrade. While the design of the Tuscan columns is clearly evident in the tax photo, the image is not clear enough to readily identify the design of the porch railing spindles. Additionally, given modern code requirements, the railing is proposed to be taller than shown in the historic images. The applicant is proposing to utilize stock turned spindles for the new porch railing; however, staff would encourage the Board to consider whether a simple round or square spindle might be more appropriate to avoid conjecture and to leave an indication that the new railing is not the original.

Additionally, the applicant is proposing to reintroduce the exterior walls and windows of the front bay, and the central window on the first floor of the front elevation as they are shown in the 1924 Tax photo. Any new windows will be wood. When the porch was enclosed, a portion of the bay was recessed to enlarge the enclosed porch, and the central window under the porch was removed. The first-floor windows at the front bay were cottage style with stained glass upper sashes, as shown in the 1924 Tax Photo. The applicant found several of the original stained-glass sashes and is proposing to reintroduce them to the front bay. They are also proposing to have new stained-glass sashes made to replace those that are missing based on the historic image and the design of the remaining sashes. Staff would recommend that the details of the design of the windows be provided at the public hearing or could be given final review by staff as a condition of approval.

Two doorways, one to either side of the window, were also added to facilitate the doctor's office at the interior. The applicant is proposing to infill the right opening, but to retain the left opening with a new, three-quarter light door and simplified trim. The applicant had indicated that retaining a direct access to the porch from the interior was essential to their programmatic needs and therefore chose to utilize an existing non-historic opening, while removing the other non-historic alterations. Staff find this to be an appropriate approach given that it does not require the destruction of any additional historic fabric and will differentiate the new door as non-historic through the simplified trim.

One other accommodation that had to be made is in the design of the new steps to the front porch. The original Stevens design featured a long, open porch along the south elevation of the building that led from the sidewalk to the covered primary side entry. When the front porch was added, this open porch was extended so that the front porch could be accessed from the side. Likely in the 1960s, the open side porch was removed to create a driveway to the south side of the house, and a set of concrete steps were installed at the front of the newly enclosed porch creating an entirely new primary entrance and changing the orientation of the house. In order to retain use of the driveway, but provide a side entrance to the porch in keeping with the 1924 appearance, the applicant is proposing to inset a small set of stairs within the footprint of the front porch in the same location the porch was first accessed from. Staff found that this will make the front porch entrance a more recessive entry and direct people towards the original primary entrance at the south side of the house, reestablishing the original orientation of the structure.

When the porch was enclosed, a portion of the floor was removed to create a basement access staircase. The applicant is proposing to retain access through the floor of the newly reopened front porch, but to reconfigure it so that the stair will be concealed below a hatch in the porch floor. This will give the appearance of a typical solid porch floor.

In addition to the above work, the applicant is also proposing to remove all of the vinyl siding and trim from the exterior, exposing historic wood clapboards which will be cleaned, replaced as necessary, and repainted. Additionally, existing trim will be preserved and missing elements such as window header trim will be recreated based on evidence found after removal of the vinyl siding. Again, staff would recommend that further detail be provided for a public hearing, or worked out with staff as a condition of approval.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a 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.	
Standard Met?	Staff Comments
Yes	The applicant is proposing a compatible continued residential use for this structure.

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 Met?	Staff Comments
Yes	The applicant is not proposing to remove or alter any remaining historic material or distinctive architectural features.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to reintroduce a turned spindle railing like the one that was historically present; however, there is limited evidence for its original detailing. The railing is also proposed to be taller than the original to meet modern code requirements. The Board should consider whether the new railing should be simplified to be distinguished as a modern feature.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	No alterations that speak to the development of the structure within the significance of the West End Historic District are proposed to be destroyed. Only those later alterations that do not contribute to the character of the district are proposed to be removed.

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 Met?	Staff Comments
Yes	The applicant is proposing to retain all existing distinctive features, and to reintroduce some missing distinctive elements such as the stained-glass windows.

Standard 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.	
Standard Met?	Staff Comments
Yes	Most historic fabric, including the wood clapboard siding is being repaired rather than replaced. Where historic fabric is missing or beyond repair, it will be replaced in kind.

Standard 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.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to use standard practices for cleaning all historic woodwork.

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 archaeological 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 Met?	Staff Comments
For Board Discussion	The applicant is proposing to differentiate some of the non-historic alterations such as the new front door in the existing non-historic opening; however, the new, taller front porch railing could also be subtly differentiated as a modern alteration.

Standard 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.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to remove or damage any historic fabric. All alterations are proposed at areas where historic fabric was previously removed or destroyed.

ATTACHMENTS

1. Cover Letter
2. Applicant Presentation



November 10, 2022

Mr. Evan Schueckler
Mr. Rob Weiner
City of Portland Historic Preservation Department
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: 175 Vaughan Street, Project Narrative

Dear Evan and Rob,

On behalf of Benjamin Conniff and Elizabeth Wilson, I am pleased to submit drawings and supporting materials for the Workshop on December 7, 2022, for some proposed exterior work.

This request is for 175 Vaughan Street (a.k.a. Cyrus F. Davis house) in the West End Historic District. Built in 1885-1886, it's considered a contributing building to the District. John Calvin Stevens designed it when he was between firms - Fassett & Stevens 1880-1884 and Stevens & Cobb, 1888-1891. We have contacted Maine Historical Society; Greater Portland Landmarks, the Portland Public Library and they don't have any of the original drawings. We have some, scant materials from the State of Maine Historic Preservation Office included in the presentation.

The present Queen Anne house includes Stevens's original 2 ½-story Colonial Revival house. Sometime between 1886 and 1924 the house was renovated to a more Queen Anne style. These changes include a 2-story turret at the northeast corner of the original building; a one-story addition on the east side of the building; 2 bay window additions to the north façade of the original building that include stained glass windows; and an open porch on the west (front) of the building. The open porch was enclosed in 1961 which included a concrete foundation. The precast steps to the enclosed porch were added in 1962. The date of the vinyl siding is unknown. In 1984 it was listed as part of a district on the National Register and in 1990 as part of a Portland Register district.

We are proposing a renovation project that brings a porch, similar to the one in the 1924 tax assessor's photograph, back to the Vaughan Street side of the house. Broadly, this will entail:

- Remove the walls which enclose the front porch and bring back the original open porch. The original roof remains and will be restored and reused.
- Restore 2 portions of the turret wall on the first floor and bring back the 2 missing windows.
- Put in an exterior door that connects the porch to the house
- Put back the large window on the porch that was original to the 1885 house.

We also propose removing all vinyl siding from all 4 facades and restoring the clapboards underneath, and repairing the driveway porch which is original to the 1885 portion of the house.

Along with this cover letter, the following documents and drawings will be uploaded to the City's Portal:

Drawings:	Cut Sheets:
Existing/Demo First Floor Plan	Front Door
Proposed First Floor Plan	Front Storm Door
Enlarged 1 st Floor Sketch	Allied Historic Storm Windows
Elevations: North	1924 Tax Assessor Photos:
Elevations: South	175 Vaughan
Elevations: West	179-181 Vaughan
Details	Photos:
Schedules: Window	Balustrade Detail
	Balustrade on Porch
Map: West End	Balustrade on Stair
Sketches by Stevens:	Door from Porch to Offices
Axonometric (ca. 1885)	Door to Porch
Misc. (ca. 1885)	Front Door Detail
Portland Historic Resource Inventory for 175 Vaughan	North Façade
	Original House (ca. 1886)
	West/South Façade
	Window Framing/Dutch Door

Here is a more detailed description of the work that we are proposing:

RECREATED FRONT PORCH:

The original roof and porch ceiling still remain in good shape. They will be repaired as needed and reused. We shall provide new wood Tuscan columns in the same configuration as they were in the 1924 photo. The style of column is referenced in the attached "Portland Historic Resource Inventory." The balustrade between the columns will need to meet modern code requirements. The proposed balustrade is made up of wood Crown Heritage #5142 – see A5-00 for drawings. In order to recreate the look of the 1924 porch railings we moved the stairs to the side and put them within the footprint of the porch floor so that they will not interfere with the driveway. We believe that this is a good compromise because it brings back the full railing along the front of the porch which is an important component.

PORCH DOOR:

The new ¾ glass porch door will be placed in an existing opening as shown. The exterior trim for this door will be painted, 2" side flat stock.

NEW WOOD WINDOWS:

We propose that we install 3 new windows as shown on the plans and elevations. These windows will all be double-hung. The 2 in the turret will have the sash proportions the same as the two existing, 1st floor windows. The upper sashes will be stained glass, which was located in the attic of the house and is original to the Queen Anne renovation done prior to 1924. The new window in the main portion of the house will have the same proportions as the original from 1885 did. We further propose to install similar stained-glass panels in the upper sashes of the other two existing, 1st floor turret windows.

SIDING:

We have done some careful siding removal to see what was underneath. We found:

- Wood Clapboards with a 3 ½" to 3 7/8" exposure
- Exterior Corner Boards are 8" wide with a 3/4" molding
- Window casings that are 2" wide with a ¾" molding on the original JCS house; we did not open up any siding around the windows of the Queen Anne additions

We could not see any evidence (shadows or remnants) of window header trim. We expect that we will see evidence of at least 2 different styles of trim as shadows when/if we remove all of the vinyl. If we get approval from the Board then we request that the window header trim be something that we can have this go through staff review once all of the siding is off. The drawings show what we believe was originally on the windows – based on photographs.

Where new clapboards are required: the new clapboards will match the existing, adjacent clapboards in wood species; all dimensions, including lengths of individual units, taper of board and thickness of butt, appearance and joint (butt or scarf)

STORMS FOR WINDOWS:

Many of the existing windows have aluminum storms. But there are a few that still have older wood storms that the Owners are no longer able to remove in order to put in screens in the warmer months. We would like to remove the wood storms while doing the siding work and replace them with new ones, using the following criteria:

- Remove existing wood storm windows and dispose of
- Repair existing wood windows as needed. Prep, prime and paint wood surfaces prior to installation of storm windows
- Install new storms. New exterior storms for operable windows shall be Allied Historic "Historic One Lite – Bottom Removable" ("HOL-B") series, color to match window sash and jambs behind. Storms shall have 1/8" annealed glass and interchangeable screen. The new storms will match the shape of the windows behind them.

New windows in the turret shall also have these same types of storms.

WOOD SHUTTERS:

We propose adding functioning wood shutters as shown on the elevations in this package.

SIDE ENTRANCE:

The existing porch shall be maintained and repaired under the following criteria:

- Hand scrape failing paint from all elements. Sand and scrape back to sound wood surface
- Remove old caulking to expose bare wood
- Treat bare wood with wood preservative
- Prime, paint with two coats finish.
- For places with rot repairs shall be done with an epoxy assembly system – Advanced Repair Technology Primatrate© and Flex-tec HV© epoxy system or equal. For places with extensive rot a dutchman repair is preferred.
- Porch floor boards shall be evaluated for possible repair or replacement. If floor boards are replaced they shall match the existing in thickness, width, shape and texture. The slope of the floor shall be maintained OR if no slope exists a slope of ¼"/foot or greater – sloping away from the house – shall be introduced.
- Porch stairs shall be evaluated for possible repair or replacement. If treads are replaced, they shall match the existing in thickness, width, shape and texture.

Thank you for your attention to this matter.

Sincerely,



Margaret D. Innes, Maine Licensed Architect
Principal, Studio E, Inc.

1924 Portland Tax Records: 175 Vaughan Street, Portland, 1924



Owner: Grace Porter Thompson
Address: 175 Vaughan Street, West End, Portland, Maine
Use: Dwelling - Single family
Local Code: Block 63G Lot 9 Book 76 Page 1
MMN item number: 78473
Architect: John Calvin Stevens









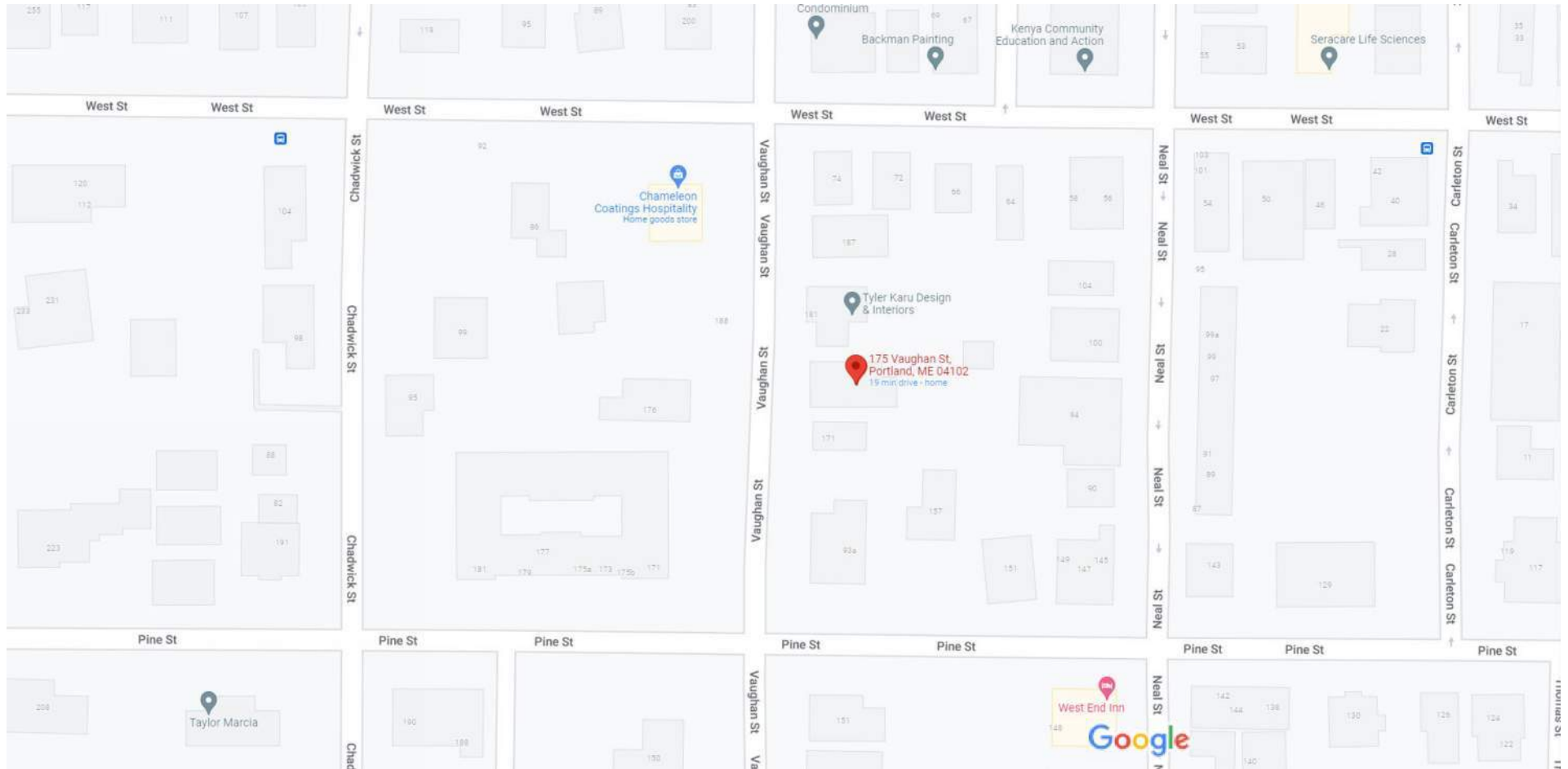










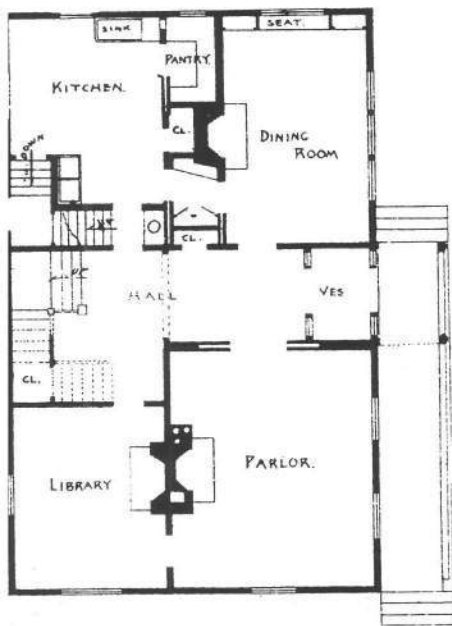


Map data ©2022 Google 50 ft

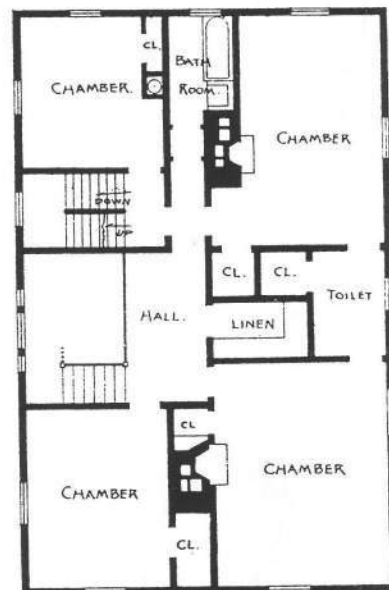




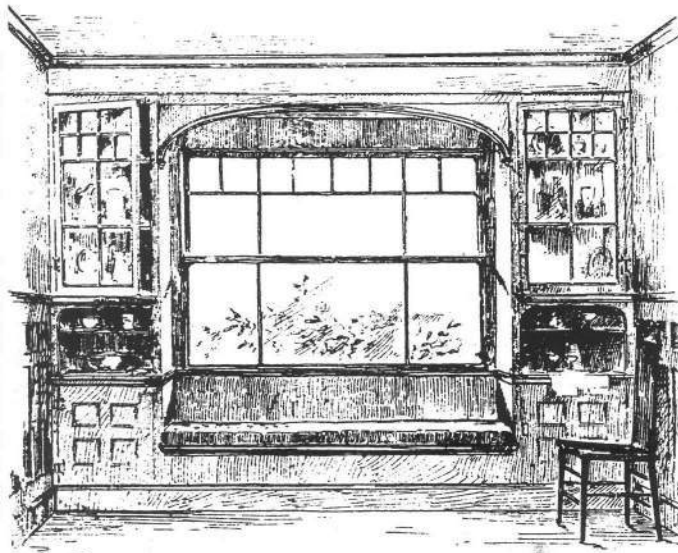
*Residence of Cyrus F. Davis,
Portland, Me..*



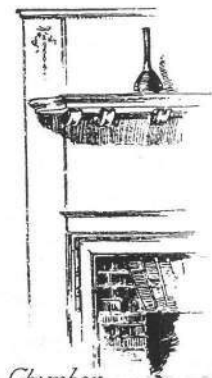
First Floor.



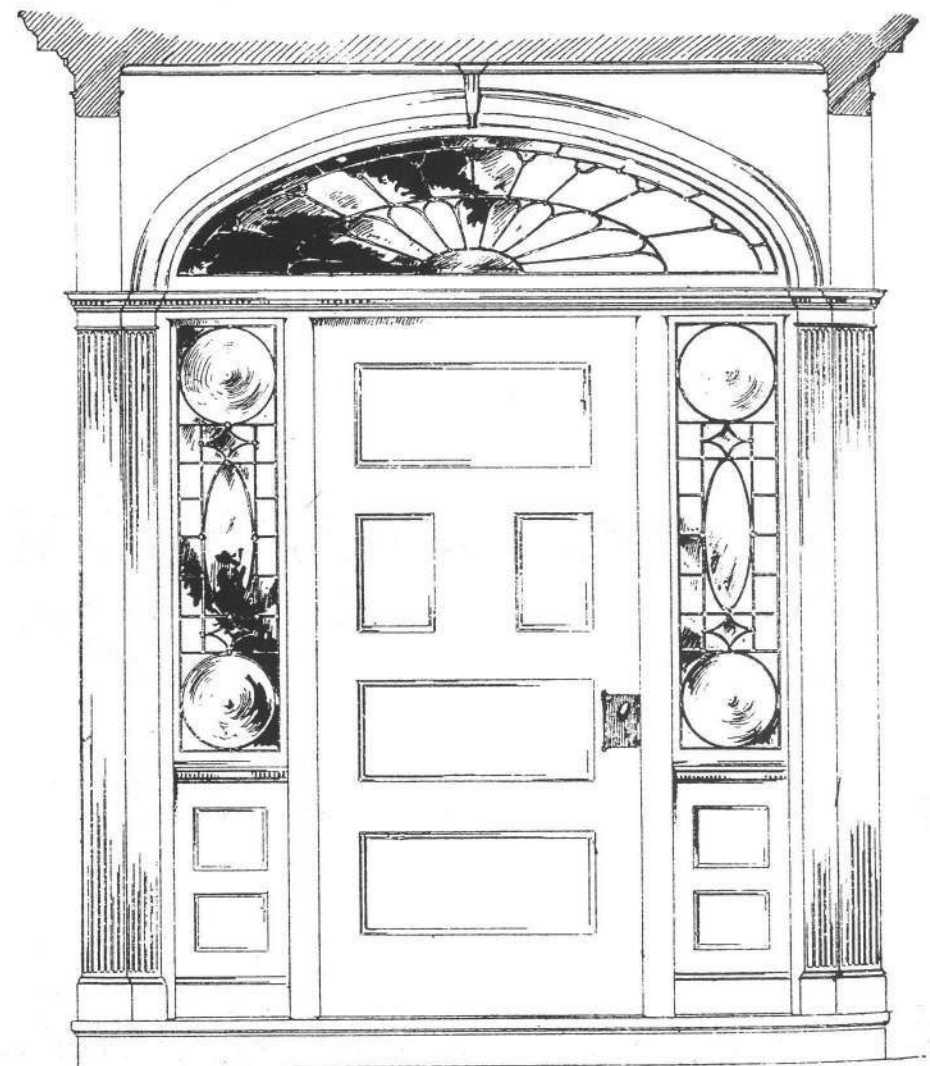
Second Floor.



End of Dining Room.

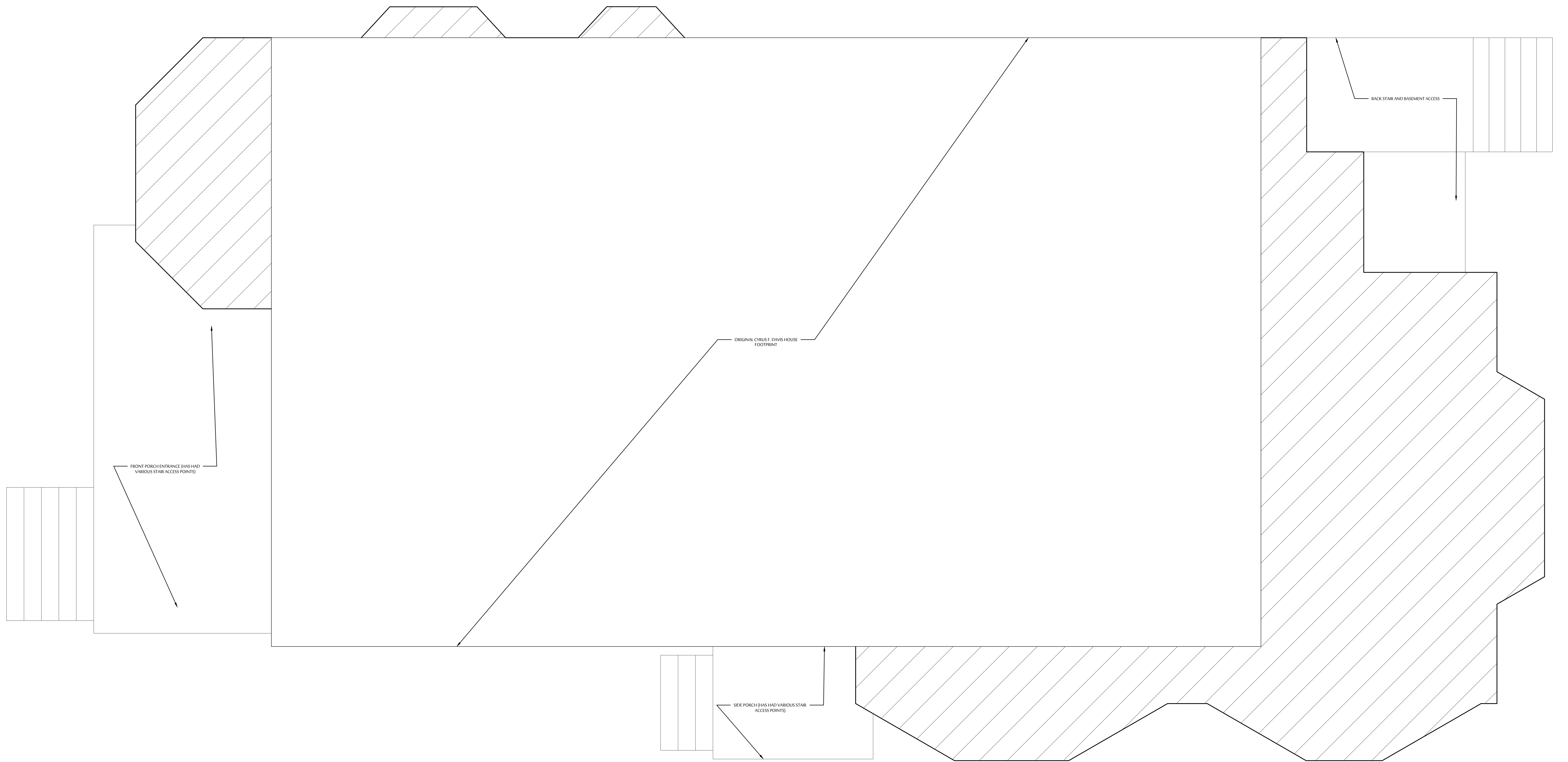


Chamber Mantel

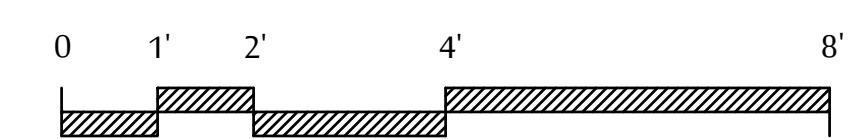


Entrance.

*Residence of Cyrus F. Davis.
Portland, Me.*

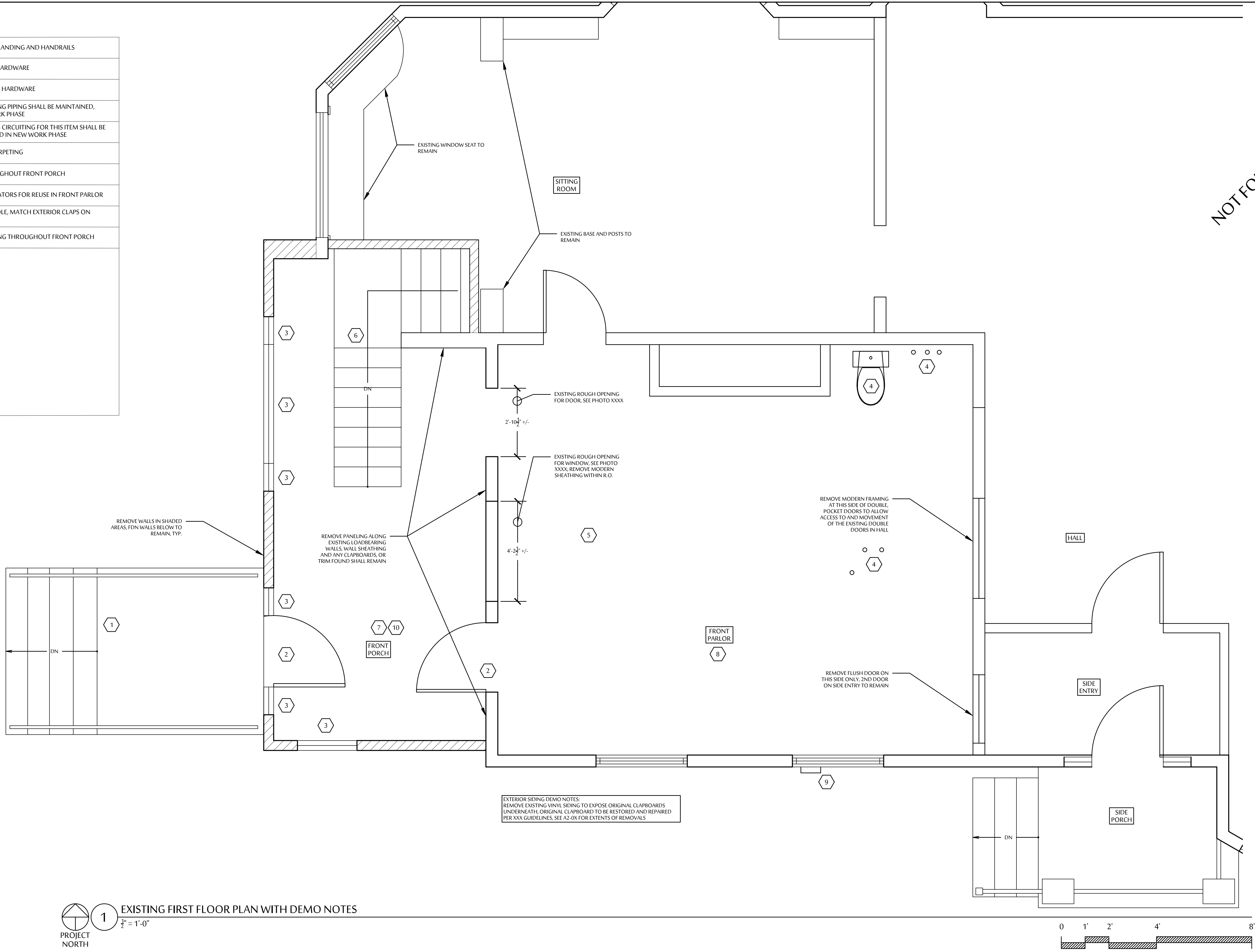


1 1st FLOOR PLAN 1886 ORIGINAL WITH CIRCA 1900 ADDITIONS
1/2" = 1'-0"



DEMOLITION LEGEND:

1	REMOVE EXISTING CONCRETE STEPS, LANDING AND HANDRAILS
2	REMOVE DOOR, DOOR FRAME AND HARDWARE
3	REMOVE WINDOW SASH, FRAME AND HARDWARE
4	REMOVE EXISTING PLUMBING, EXISTING PIPING SHALL BE MAINTAINED, REUSED AND EXTENDED IN NEW WORK PHASE
5	REMOVE EXISTING OUTLETS, EXISTING CIRCUITING FOR THIS ITEM SHALL BE MAINTAINED, REUSED, AND EXTENDED IN NEW WORK PHASE
6	REMOVE STAIRS, HANDRAILS AND CARPETING
7	REMOVE EXISTING FLOORING THROUGHOUT FRONT PORCH
8	SALVAGE EXISTING BASEBOARD RADIATORS FOR REUSE IN FRONT PARLOR
9	REMOVE EXISTING VENT CAP, SEAL HOLE, MATCH EXTERIOR CLAPS ON EXTERIOR AND WALL ON INTERIOR
10	REMOVE EXISTING ACOUSTICAL CEILING THROUGHOUT FRONT PORCH



1 EXISTING FIRST FLOOR PLAN WITH DEMO NOTES
1/2" = 1'-0"

PROJECT NORTH

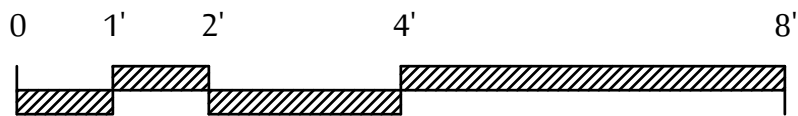
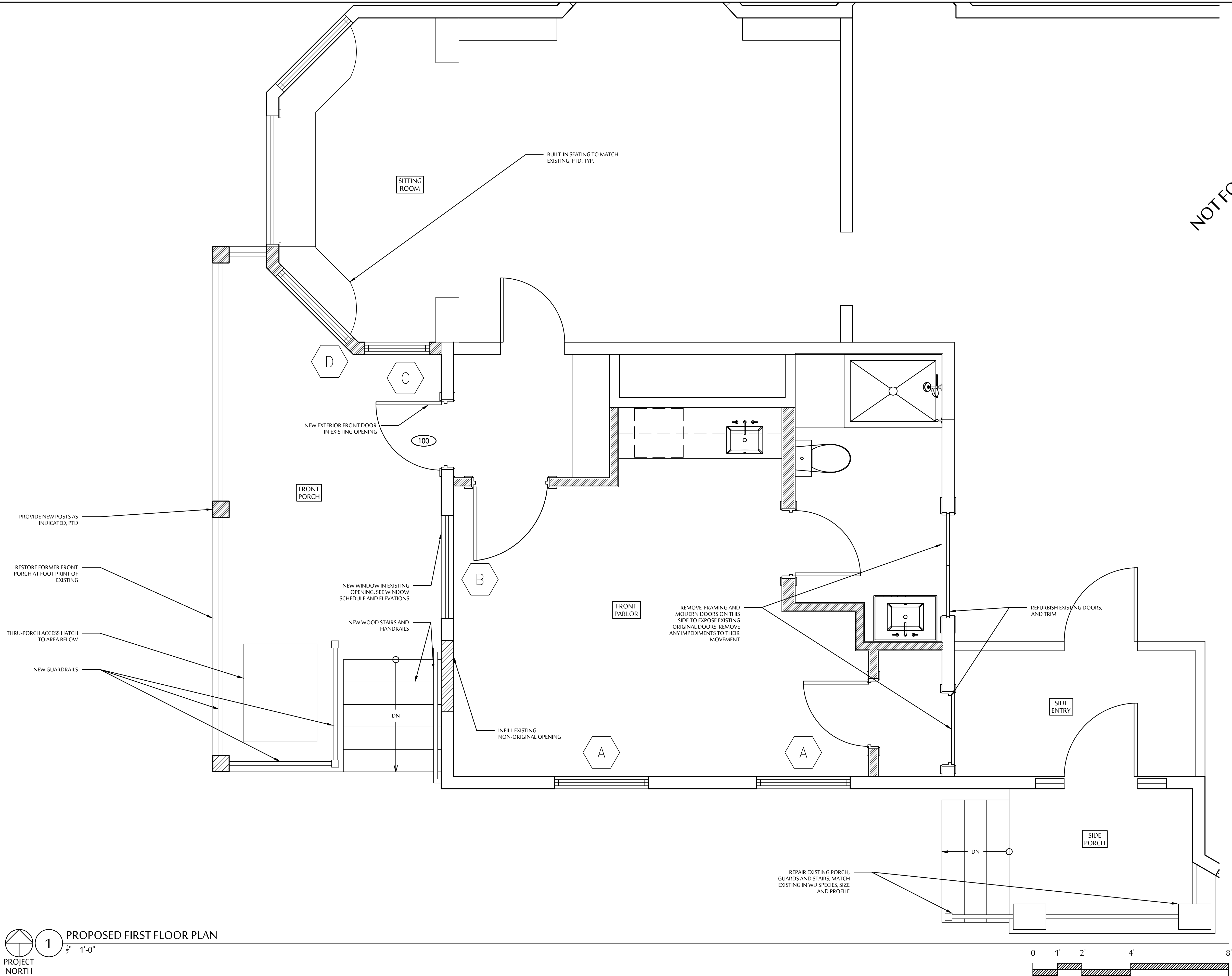
D1-01	EXISTING FIRST FLOOR PLAN WITH DEMO NOTES		CONNIFF/WILSON RENOVATIONS	175 VAUGHAN STREET, PORTLAND, ME	REVIEW FOR HP DWGS *NOT FOR CONSTRUCTION*	SEPTEMBER 30, 2022	STUDIO E ARCHITECTS 605 - 330-8 WESTBROOK, ME 04090 860 - 874 - 1033



1

PROPOSED FIRST FLOOR PLAN

$\frac{1}{2}'' = 1'-0''$



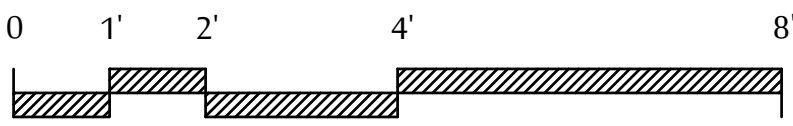
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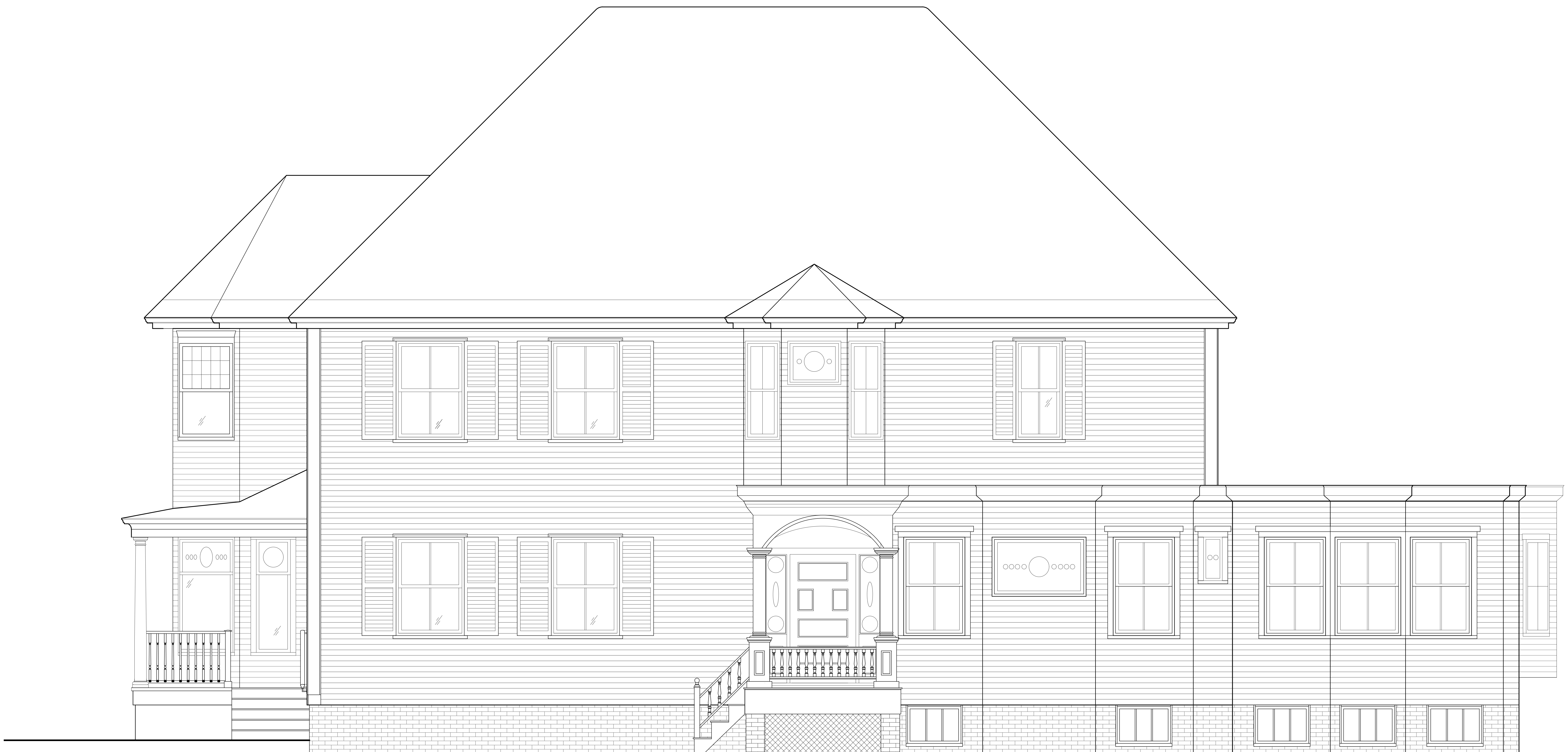
A1-01	FIRST FLOOR PLAN	CONNIFF/WILSON RENOVATIONS	175 VAUGHAN STREET, PORTLAND, ME	REVIEW FOR HP DWGS *NOT FOR CONSTRUCTION*	STUDIO E ARCHITECTS 850-874-1033 www.studioeinc.com
				SEPTEMBER 30, 2022	

NOT FOR CONSTRUCTION

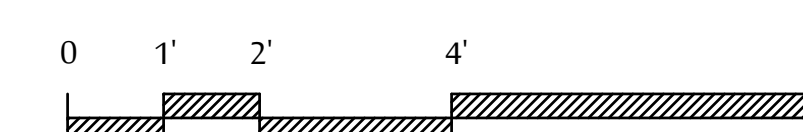


1 WEST ELEVATION
1/2" = 1'-0"



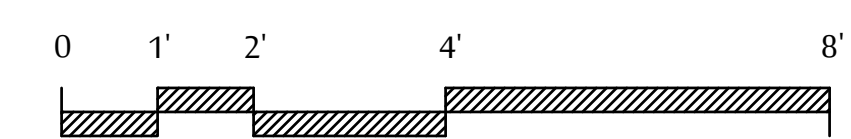


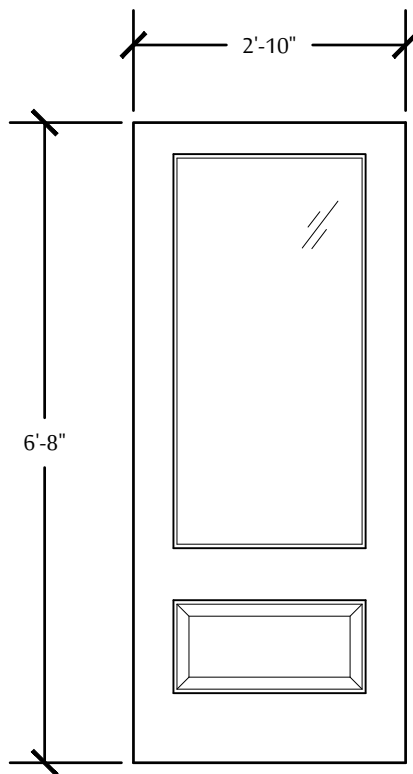
1 SOUTH ELEVATION
1/2" = 1'-0"



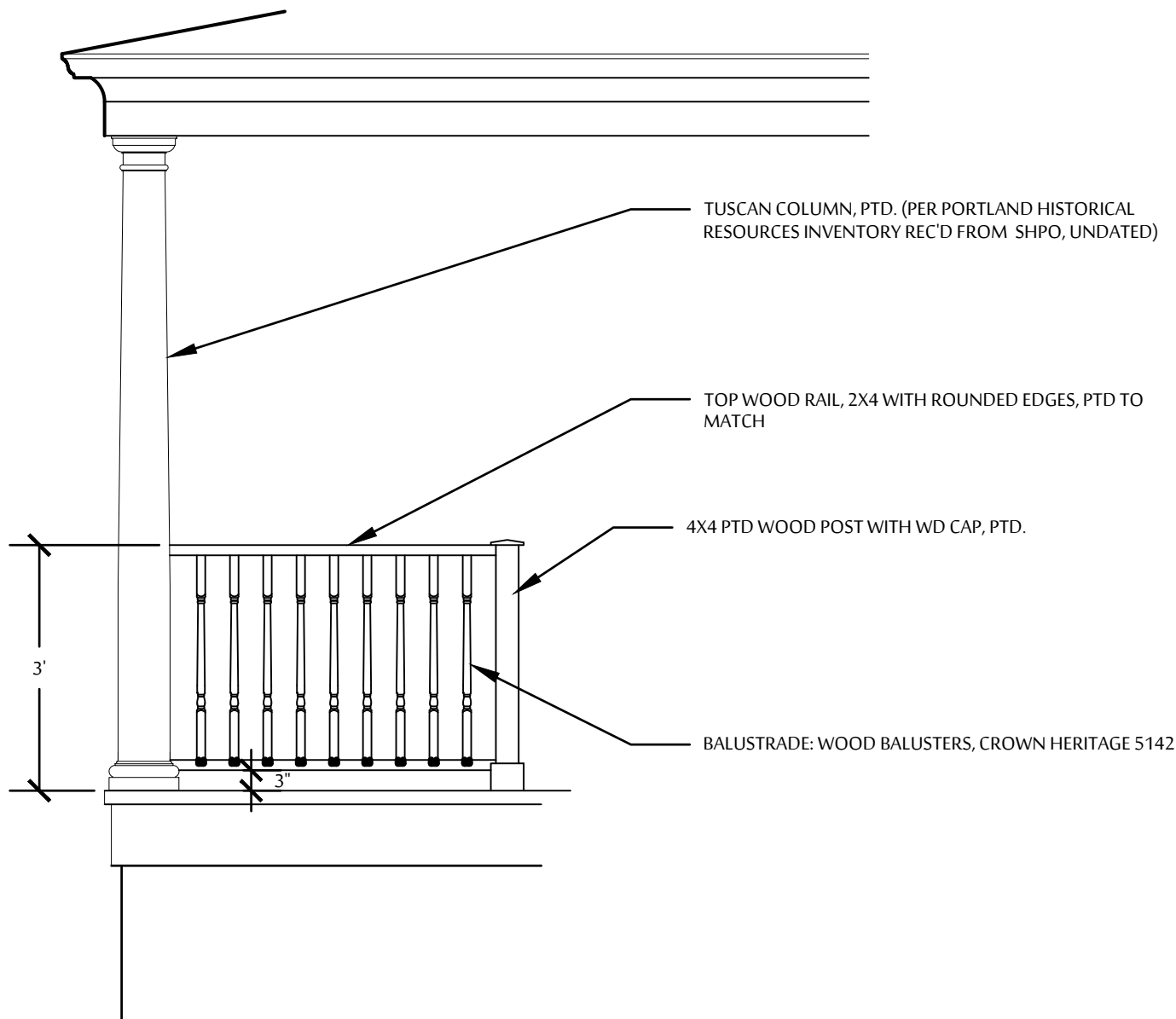


1 NORTH ELEVATION
1/2" = 1'-0"

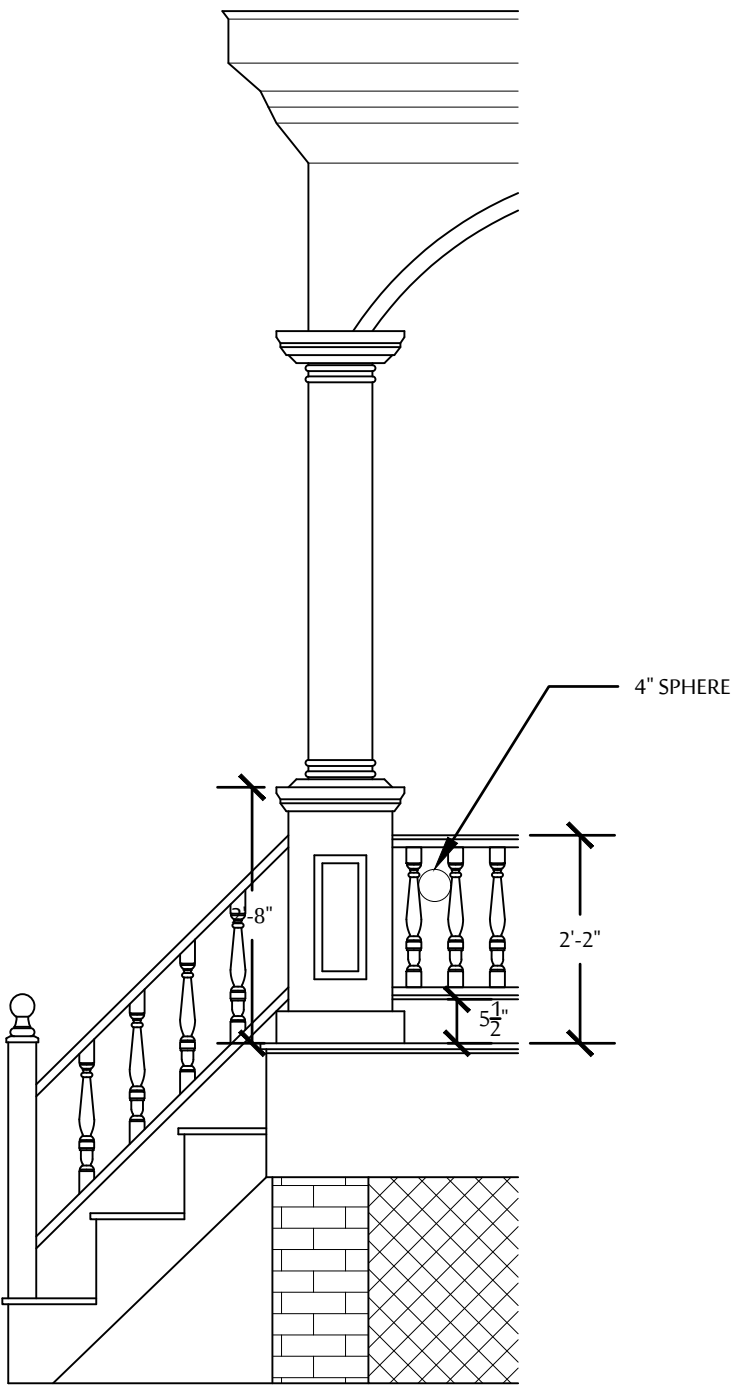




3 PORCH DOOR ELEVATION
1/2" = 1'-0"



2 PROPOSED PORCH GUARD
3/4" = 1'-0"



1 EXISTING PORCH BALUSTRADE
1/2" = 1'-0"

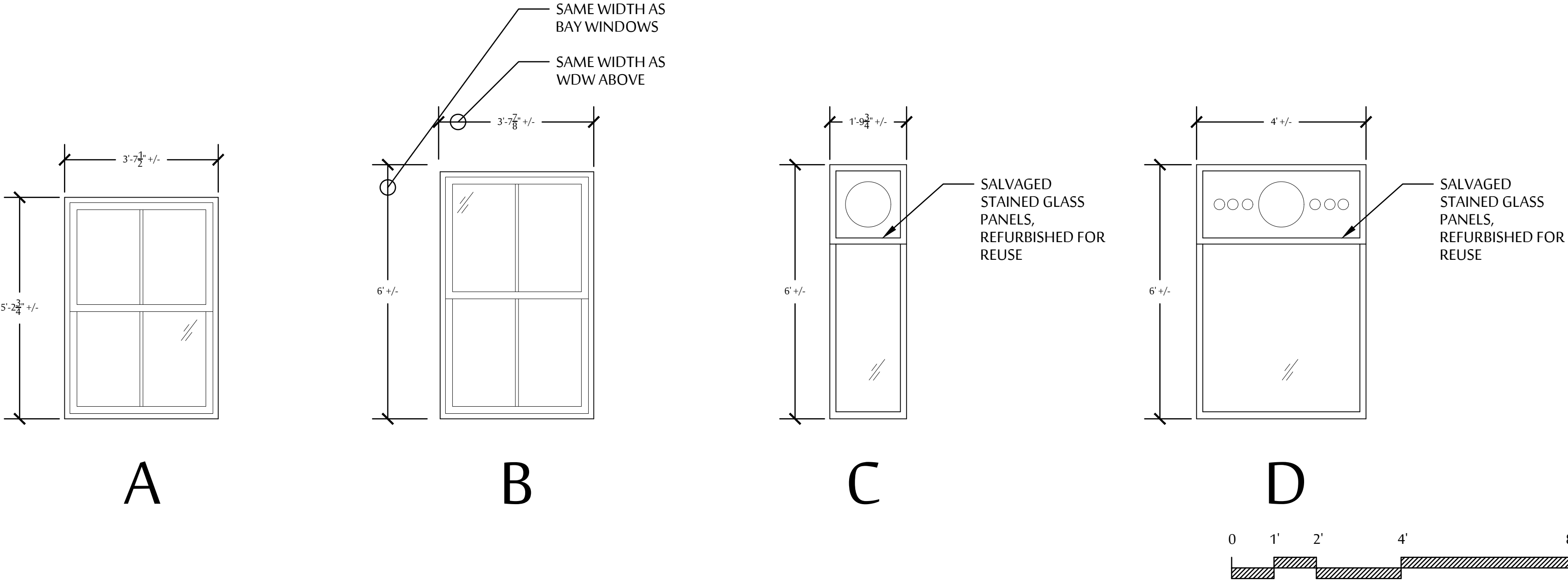
0 1' 2' 4' 8'

A5-00	PORCH DETAILS	CONNIFF/WILSON RENOVATIONS	175 VAUGHAN STREET, PORTLAND, ME	REVIEW FOR HP DWGS *NOT FOR CONSTRUCTION*	STUDIO E ARCHITECTS 850-874-1033
				DECEMBER 7, 2022	

NOT FOR CONSTRUCTION

WINDOW ELEVATIONS

1/2" = 1'-0"



WINDOW SCHEDULE

ID	MANUFACTURER	TYPE	MODEL	ROUGH OPENING		FRAME SIZE		ADDITIONAL DETAILS			
				WIDTH	HEIGHT	WIDTH	HEIGHT	U-FACTOR	SHGC	VLT	EGRESS
A	EXISTING	DOUBLE HUNG	-	-	-	43 1/2"	59 3/4"	-	-	-	YES
B	CUSTOM WOOD	DOUBLE HUNG?		50.5	82"	48"	72"			0.7	YES
C	CUSTOM WOOD	DOUBLE HUNG?		23.25	72 1/2"	21.75	72"			0.7	NO
D	CUSTOM (DUPLICATE OF SIMILAR BAY WINDOW)	DOUBLE HUNG		49 1/2"	72 1/2"	48"	72"			0.7	YES
NOTES:											
1) FOR WINDOWS "C" AND "D" UPPER SASH TO BE ORIGINAL STAINED GLASS INSERTS											
2) FOR WINDOWS "C" AND "D" PROVIDE POCKETS WITH COUNTER-WEIGHTS											
3)											
4)											
5)											
6)											
7)											
8) EXTERIOR TRIM TO BE UNCOVERED DURING VINYL SIDING REMOVAL; WHERE TRIM HAS BEEN PERMANENTLY LOST USE EXISTING FRONT WINDOW TRIM AS TEMPLATE TO REPRODUCE THE TRIM IN SAME WOOD SPECIES AND PROFILE											
9) WHERE TOP OF OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" AFF OR GREATER THAN 72" ABOVE FINISHED GRADE THEN WINDOW SHALL HAVE A FALL PROTECTION THAT COMPLIES WITH IRC R312.2.1											
10) BATHROOM WINDOW MUST BE TEMPERED GLASS											

1924 Portland Tax Records: 179-181 Vaughan Street, Portland, 1924



Owner: Elizabeth W. Jackson
Address: 179-181 Vaughan Street, West End, Portland, Maine
Use: Dwelling - Single family
Local Code: Block 63G Lot 8 Book 76 Page 1
MMN item number: 78476

Portland Historic Resources Inventory

Property Address: 175 Vaughan Street

Inventory #: WP-271

Assessor's C/B/L: 63-G-9

District: Western Promenade Map #: 271

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Western Promenade

Date of Placement: Local 08/01/1990 National 02/16/1984

Description of Significant Features and Subsequent Alterations:

The Cyrus F. Davis House at 175 Vaughan Street was designed by John Calvin Stevens in 1885-86 in the Queen Anne style at the same time Stevens was designing Shingle Style houses on Bowdoin Street, such as the Montgomery S. Gibson House at 44 Bowdoin Street. The Davis House is a two and a half story frame dwelling that has been altered by the addition of vinyl siding and the enclosure of its one-story front porch. The siding covered up the cornerboards, the wide frieze beneath the cornice, and the window enframements. Consequently, there is a uniformity to the wall surface that was not originally intended. But it is the current configuration of the porch that has drastically changed the proportions and appearance of the house. Formerly, there were two porch bays on the facade and simple Tuscan columns and a balustrade. The entrance was not located on the facade but was instead accessed by steps that led along a side porch to the door beneath an arched hood in the middle of the southern rear elevation. This entrance, now a side entrance, is topped by an arched transom and flanked by sidelights. There is an oriel window above it. The front porch abutted the two story bay window on the facade and protected an individual window opening where one would normally expect to find the front door. Today, the front porch is enclosed on all sides and accessed by permastone steps with wrought-iron railings. There is a canopy over the steps, and a tripartite picture window beside the door.

The bay window has multi-paned upper sash over 1 or 3 panes on the second story windows. There were stained glass transoms over the first floor windows, which have been removed, but one can still be seen over a one story bay window on the northern elevation. The bay window appendage is topped by a slate sheathed conical roof. Its placement and massing are characteristic of Queen Anne design, as are the rear bay windows on the southern elevation. On the northern elevation is a large Palladian window.

City Review of Certificates:

Date	Action	Type	Summary of Work
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Property Name: Cyrus F. Davis House

Property Name(Other):

Street Address: 175 Vaughan Street

Town: Portland County: Cumberland

1924 Portland Tax Records: 175 Vaughan Street, Portland, 1924



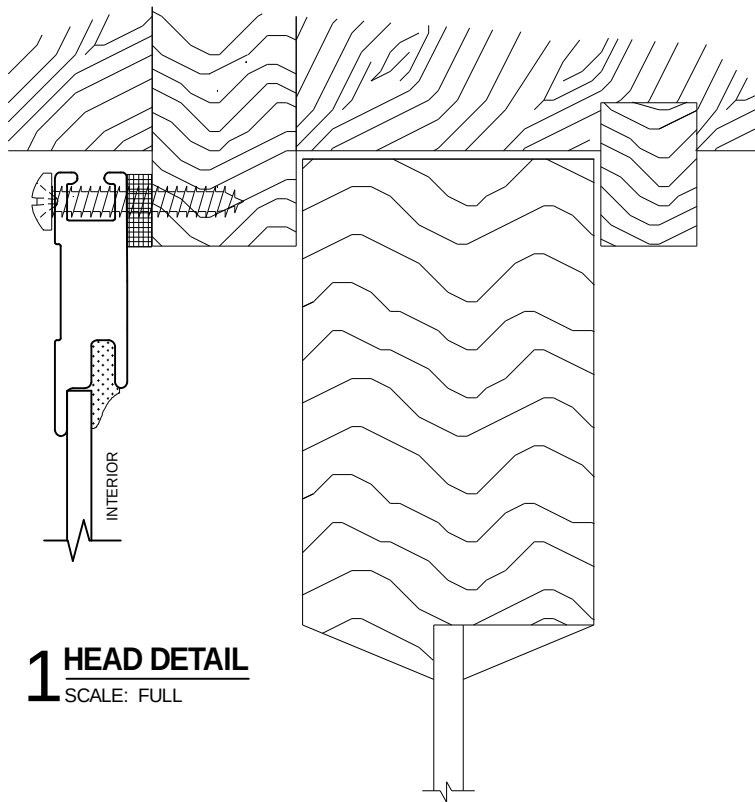
Owner: Grace Porter Thompson
Address: 175 Vaughan Street, West End, Portland, Maine
Use: Dwelling - Single family
Local Code: Block 63G Lot 9 Book 76 Page 1
MMN item number: 78473
Architect: John Calvin Stevens



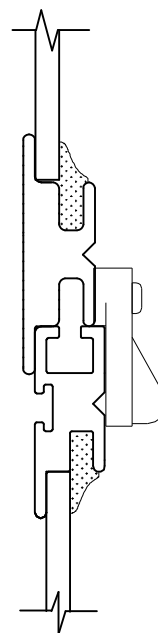


FREDERICK
V. CHASE
HOUSE
1891

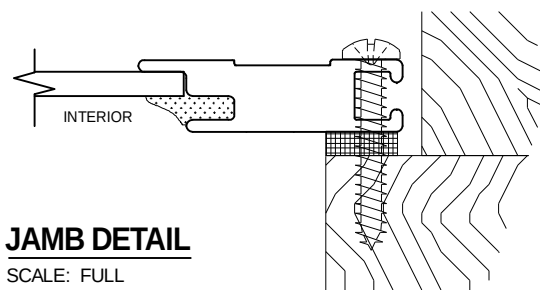
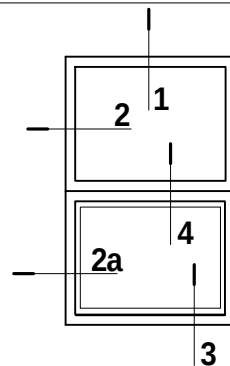
176



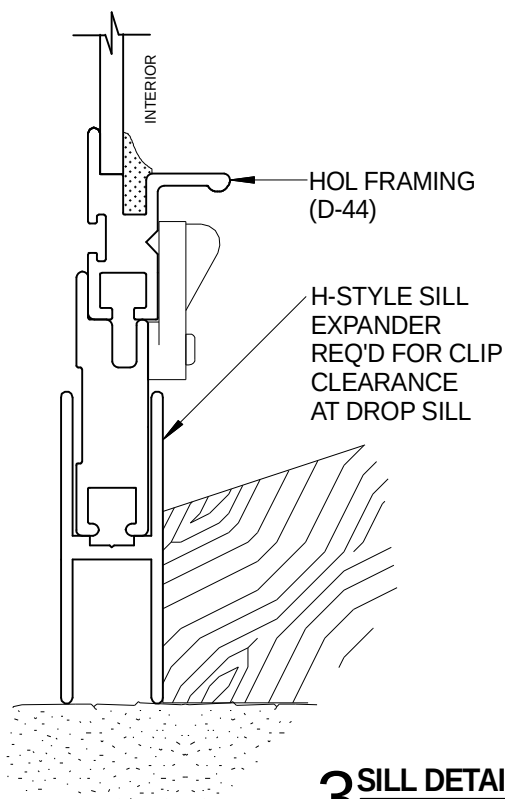
1 HEAD DETAIL
SCALE: FULL



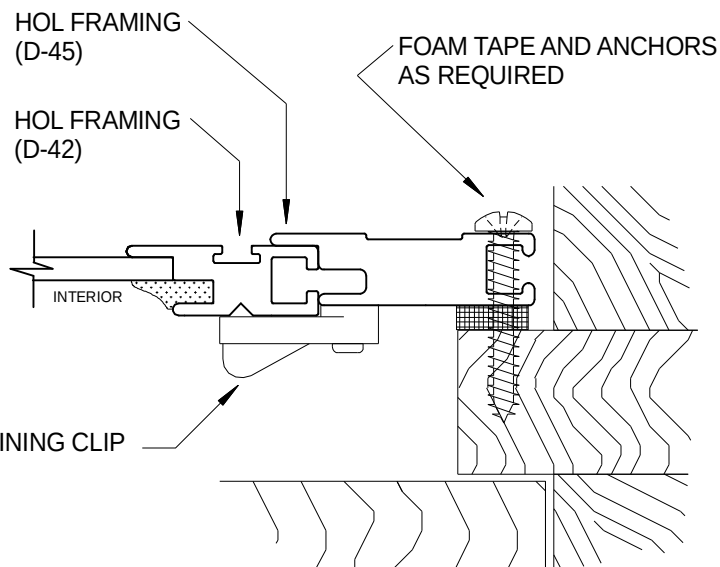
4 MUNTIN DETAIL
SCALE: FULL



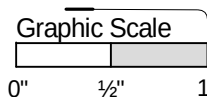
2 JAMB DETAIL
SCALE: FULL



3 SILL DETAIL
SCALE: FULL



2a JAMB DETAIL
SCALE: FULL

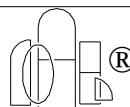


NOTE: INTERCHANGEABLE SCREEN AVAILABLE

PRODUCT
HISTORIC ONE LITE • HOL-B
BOTTOM REMOVABLE PANEL

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H-3



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10/3/17 Master Copy

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: December 2, 2022
RE: 25 Forest Avenue – Marquee & Blade Sign - Workshop
PROJECT ID: HPBR-002249-2022
MEETING: December 7, 2022

Owner: Portland Stage Company
Architect: Julia Tate, Scott Simons, and Sam Mellecker, Scott Simons Architects

A sign announcing the Historic Preservation Board's meeting on December 7, 2022 was posted at the property on 11/23/22. A legal ad was published in the Portland Press Herald on 11/25/22 and 11/26/22, and 39 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

- Steel and glass illuminated entrance canopy, or marquee
- Vertically oriented, illuminated blade sign
- Interior work to increase elevator coverage (possible overrun on roof with no visibility expected – details TBD)

Dimensions:

Canopy: 7'-1" x 25'-2" (projecting 6'-6" out from the first-floor cornice)
Canopy framing: 7"; total thickness: 9 ¼" + lights
Blade Sign: 3'-0" x 15'-8" (projecting 4' from face of wall, with stand-off brackets)

Material Specifications:

Canopy: Painted structural steel, laminated clear glass, S14 sign light bulbs
Blade sign: Painted metal box, lettering either halo lit or externally spot-lit from canopy

SUMMARY OF HISTORIC CONTEXT

Built in 1914 as an Odd Fellows Hall, 25 Forest Avenue is a contributing building in the Congress Street Historic District. The symmetrical façade features seven bays, with a prominent main entrance flanked by commercial storefronts, a single and a double to each side of the central doors. After being renovated as the Portland Performing Arts Center, the building has been home to the Portland Stage Company since 1982. Forest Avenue leads directly into the heart of Portland's downtown.



Located roughly in the middle of the block between Congress Street and Cumberland Avenue, the building's central bay had a tall blade sign in 1924, and much later, an arched awning that served as a marquee for the Performing Arts Center in the 1980's. The storefronts had a variety of more minor signs over the century, but the façade is very well preserved and intact. A rooftop addition for staging sets and a rear backstage addition are both recessive. They are sided with red metal siding and have simple geometry; despite their locations at the rear of the property, they are visible from Forest Avenue because of the surface parking lot (once occupied by a historic building) next door.

PREVIOUS REVIEW BY HISTORIC PRESERVATION STAFF AND OTHER CITY REVIEWS

After internal discussions about preliminary drawings, staff met virtually with the architect team and the Artistic Director of Portland Stage in November for a preliminary review. Staff advised that the canopy should obscure the historic façade as little as possible, and agreed with the architects that a transparent roof and minimally sized metal framing would offer a sought-after contemporary approach as well as minimal visual distraction in front of the Oddfellows' ornate entrance. The preliminary plans that will be presented on December 7 are the outcome of the early discussions with staff.

The canopy over the sidewalk will require a building permit as well as a City license, and the sign must be reviewed by the Zoning office. At this time the size of the proposed sign exceeds current limits; the design team's proposal for the workshop will need approval by the Zoning Board of Appeals. Based on the length of the building frontage, the historic precedent of a large blade in this location, and the need for Portland Stage to be a highly visible and vibrant venue in the City's Arts District, the applicants believe the sign to be appropriately scaled, and intend to pursue an approval by the ZBA. Staff suggests the Board consider the sign as proposed; it is hoped that a ZBA decision will be made final prior to this application returning to the Board for a public hearing.

PRELIMINARY SUBMISSION FOR DECEMBER 7, 2022 WORKSHOP

Please see the detailed cover letter and drawing set with supporting materials.

STAFF COMMENTS

Staff understands and supports the desire of Portland Stage to enhance the venue's presence at this location. The lighted canopy and large, distinctive blade sign promise to greatly increase the visibility of the theater from both Congress Street and lower Forest Avenue. As a gateway to the Arts District from the north (including I-295,) the City's well-known theater company seeks to add elements appropriate for a theater that are sensitive to the architecture of the host building.

The applicant team has worked with staff to reduce the mass of the proposed canopy and keep it as transparent as possible; staff would encourage further exploration to further reduce the weight of the frame if possible, but the architect indicates that ultimately the size of the structural frame will be determined by an engineer. Staff understands that while the canopy has no signage indicated on the

frame itself, its lighted prominence over the sidewalk recalls a modern interpretation of marquees of the past. Combined with the tall illuminated blade sign, the understated canopy will have some of the desired presence of a marquee. It must be acknowledged that there is no historical precedent for a marquee at this location, at least not until an awning was added in the 1980's. Therefore, staff agrees with the lightweight, contemporary approach that continues to reveal as much as possible of the entrance's prominent brackets and cornice. Drainage for the canopy is still being explored by the design team, an important question because of the busy sidewalk and entrance doors.

Staff supports the intentions of the sign design, though details including final lettering, lighting, and size are yet to be finalized. At this point it is unclear how thick the cabinet would need to be, and how much light would be emitted. On the whole, one must appreciate that the design approach to both elements is cleanly contemporary and current, and also understated just enough so as to avoid distraction from the well-preserved historic resource.

APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a 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.	
Standard Met?	Staff Comments
Yes	The Oddfellows Hall was a place of assembly; the established theater company has long occupied the building with an appropriate reuse of the resource.

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 Met?	Staff Comments
Yes	The design shows sensitivity to the façade's architecture and obscures little.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	The contemporary design is of this time, which is appropriate for a vibrant arts venue, and is clearly differentiated from the 1914 building.

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 Met?	Staff Comments
Yes	

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 archaeological 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 Met?	Staff Comments
Yes	

Standard 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.	
Standard Met?	Staff Comments
Yes	

ATTACHMENTS

1. Architect's Cover Letter
2. Architect's drawings and supporting photos

November 14, 2022

Evan R. Schueckler, Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

Dear Mr. Schueckler,

Simons Architects is pleased to submit the following project description for your review and consideration on behalf of the Portland Theater Company. A new blade sign and entry marquee at 25A Forest Avenue are proposed. While we are still developing the details of these elements, we would very much appreciate an Historic Preservation Board Workshop review at the earliest date appropriate, ahead of a Public Hearing for a Certificate of Approval. This work will be part of a larger future permit application currently being developed to be submitted in the coming months. The balance of this proposed work is within the interior of the building.

PROJECT DESCRIPTION:

BRIEF HISTORY OF PROPERTY

25A Forest Avenue was originally built as a Grand Lodge of the Independent Order of Odd Fellows, erected in 1914 according to the 1924 Tax assessment. It is listed as a contributing property within the Congress Street District. The Portland Theater company has occupied this building since 1982, after its renovation and transformation to be known as the Portland Performing Arts Center. A number of original details of the building remain. Windows on the front facade were recently restored in 2015.

SCOPE OF WORK

A new contemporary blade sign paired with a glass and steel marquee are proposed. Photos over the course of history of the building indicate both awnings and various types of signage have existed at different points in time. The Theater Company's goal is for the new blade sign and marquee to significantly improve visibility and awareness of the identity of the Theater along Forest Avenue from as far away as Congress Street. In conveying the spirit of the Theater, as well its contemporary and current approach to performance, it is hoped that the new signage will capture the interest of those passing by and signify a renewed gateway to Portland's Arts District.

MARQUEE

The new entrance marquee with lighting is a departure from the previous marquee circa 1983. The intent is that the new marquee shall be contemporary in both material and design (glass and painted steel with S14 sign lights set in a grid pattern) so as to be differentiated from yet highlight the original entrance surround and stonework, a character defining feature of the building. Storm water drainage methods are still being explored and will be discussed with the Planning department given the relationship to the Public Way.

BLADE SIGN

This proposal seeks to realize a modern nod to the blade sign on the second level of the facade of the building visible in the 1924 tax photo. This new sign is proposed to be either halo-illuminated lettering on a metal panel, or lit with a micro-spot mounted on the marquee framing below. The overall size of the sign is under preliminary review with the Zoning department and we are seeking approval of a size exceeding the limit stipulated in section 20N of the Land Use Ordinance. The proposed sign seeks to match the overall size of the sign depicted in the 1924 tax photo. Given the length of the facade of this building and institutional nature of the use, the proposed size feels appropriately scaled, though it exceeds 24sf.

Overall, these are intended to be respectful additions to the historic facade of the building, to be located above the signage entablature and implementing a glass roof so as not to obscure the original ornamental detailing and organization of the entry elements. Exposed structural elements have been sized to be as minimal as possible in appearance and new structure will be located and hidden on the interior of the building. Electrical conduit and transformers are to be designed as integral to the structure and concealed within the framing until behind the face of the building. These elements are to be attached to avoid irreversible damage to masonry work. Existing anchors and signage banners are to be removed. Approved work methods for historic masonry repair are to be followed for all facade masonry and stone work.

Please also find attached our supporting visuals including historic photos, existing photos, precedent images, plans, elevations and rendered views for your consideration. We look forward to discussing this with you and the board. Please let us know if you have any questions in the meantime.

Sincerely,

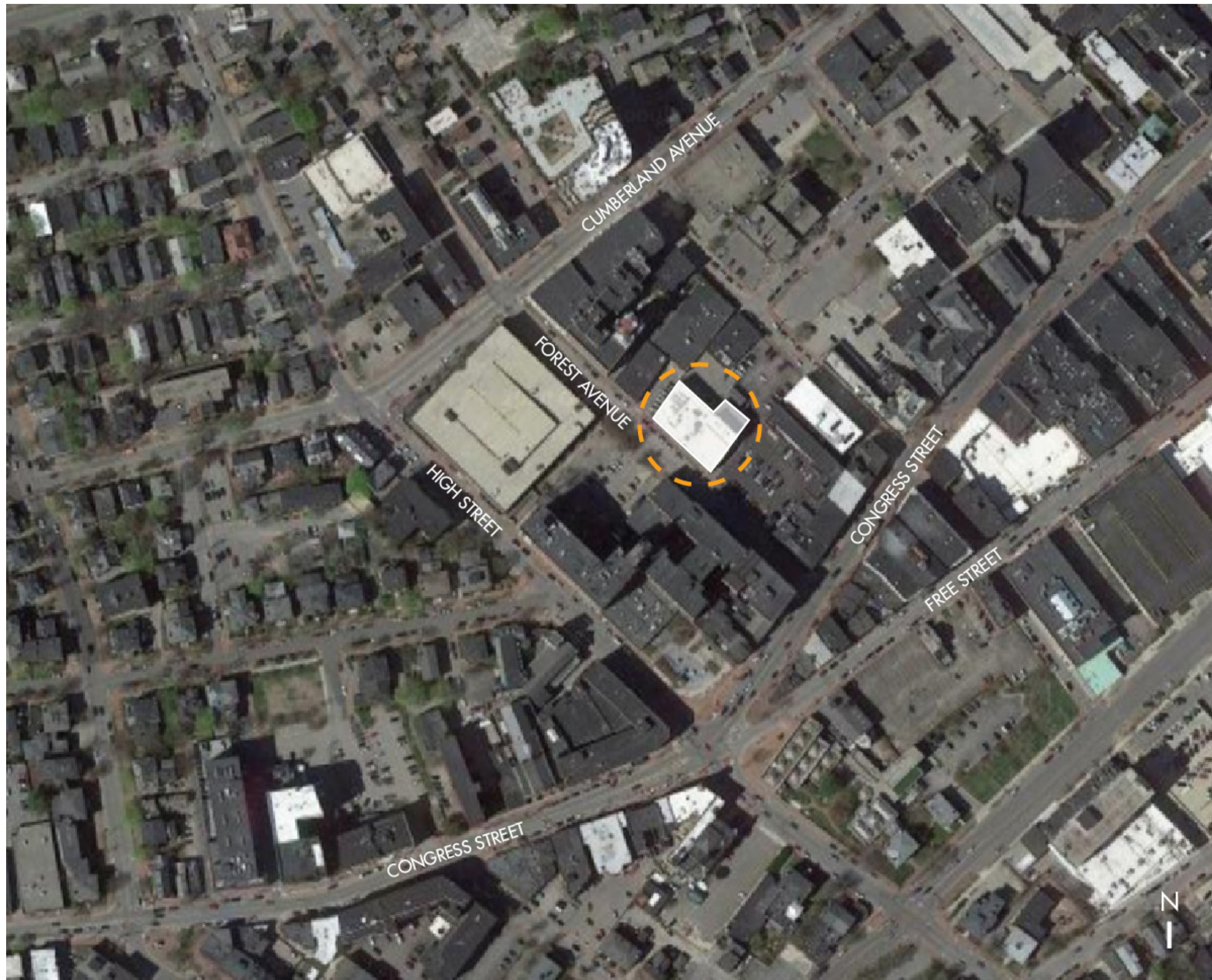


Julia Tate, RA, LEED AP

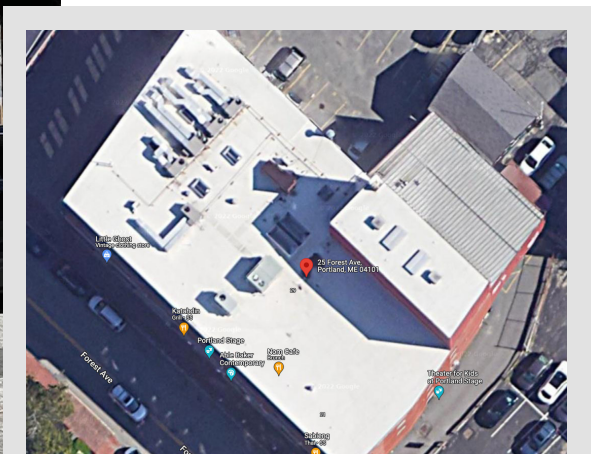


Historic Preservation Board Workshop
December 7, 2022

Site
Aerial



Site Existing Conditions





about 1914



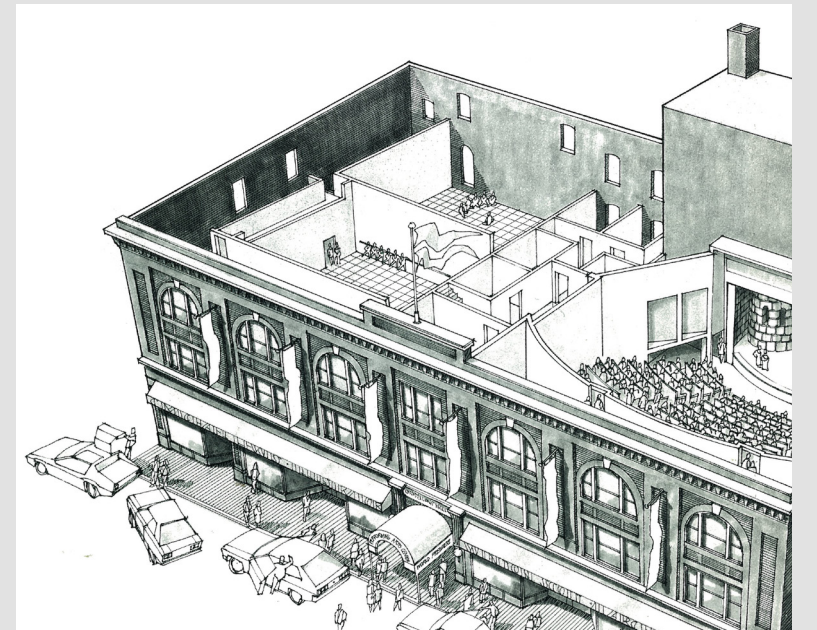
Historic Conditions



1950s

31

1924



Historic Conditions

1982-1983



Overall View
North East



Perspective View
North East

Overall View
South West





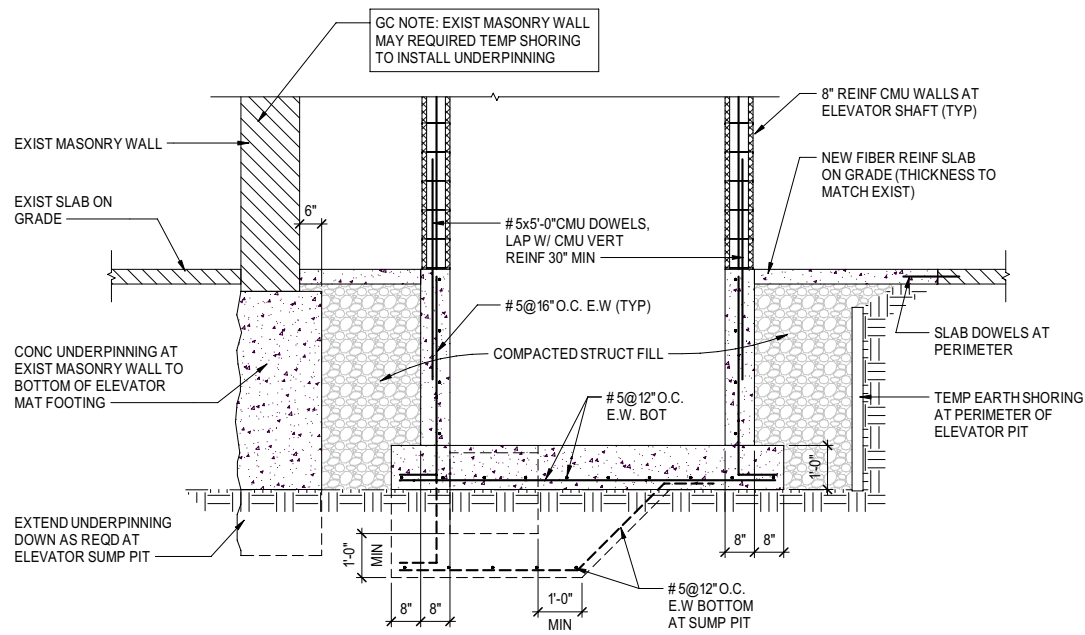
Perspective View
South West



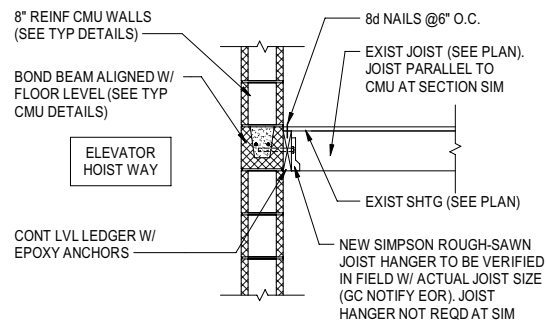
Perspective View
North

12

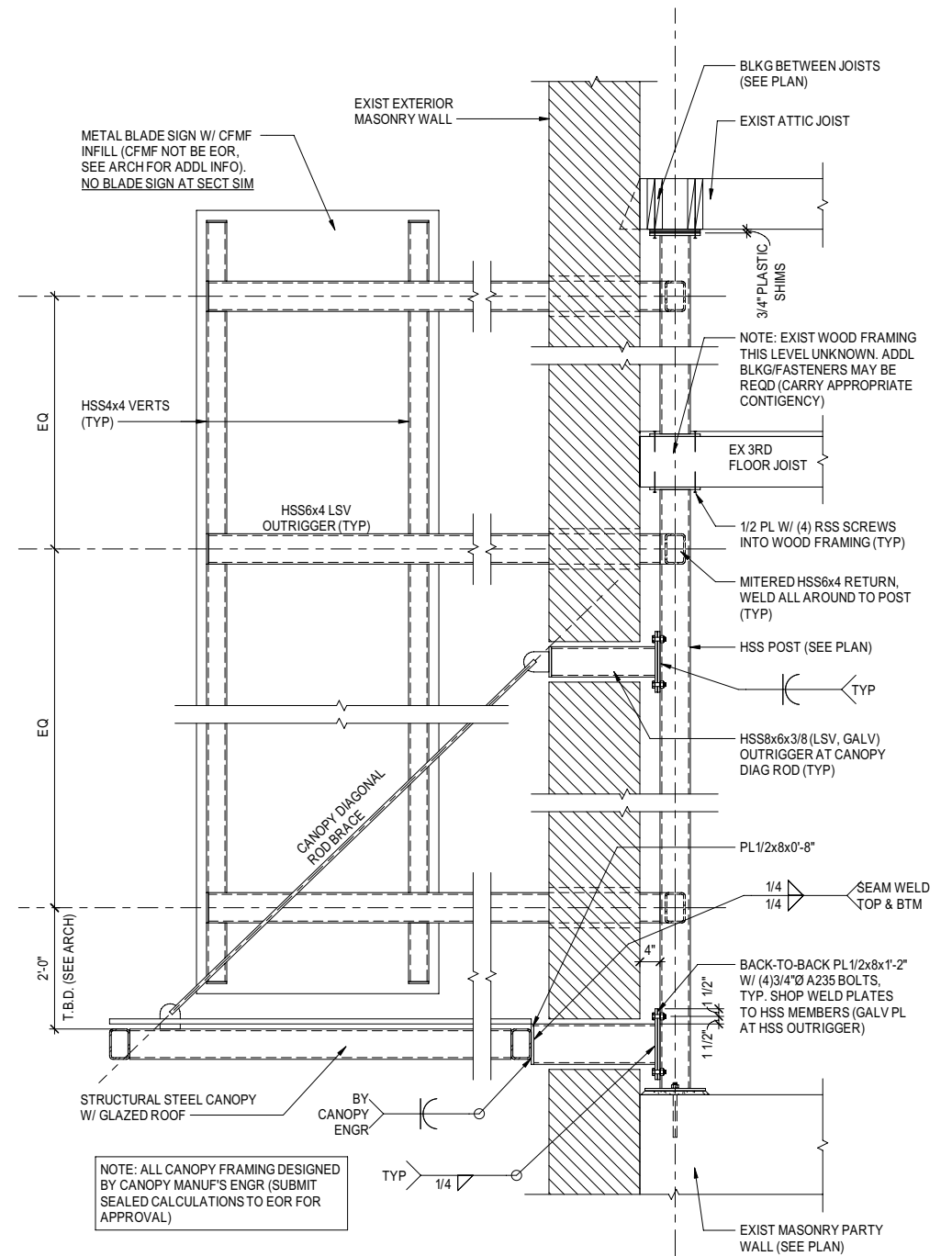




1 S-303/SECT 1
SCALE: 1/2" = 1'-0"



3 S-303/SECT 3
SCALE: 3/4" = 1'-0"



2 S-303/SECT 2
SCALE: 3/4" = 1'-0"

Structural Drawings



View from Below



View from Below

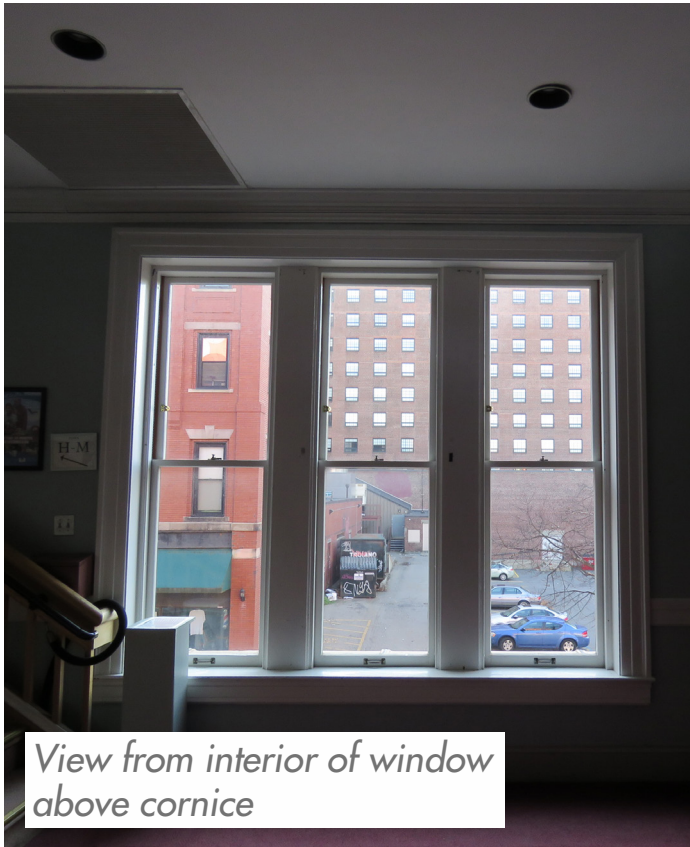
Existing Conditions
Terracotta Cornice



View from Above



View from Above



View from interior of window
 above cornice



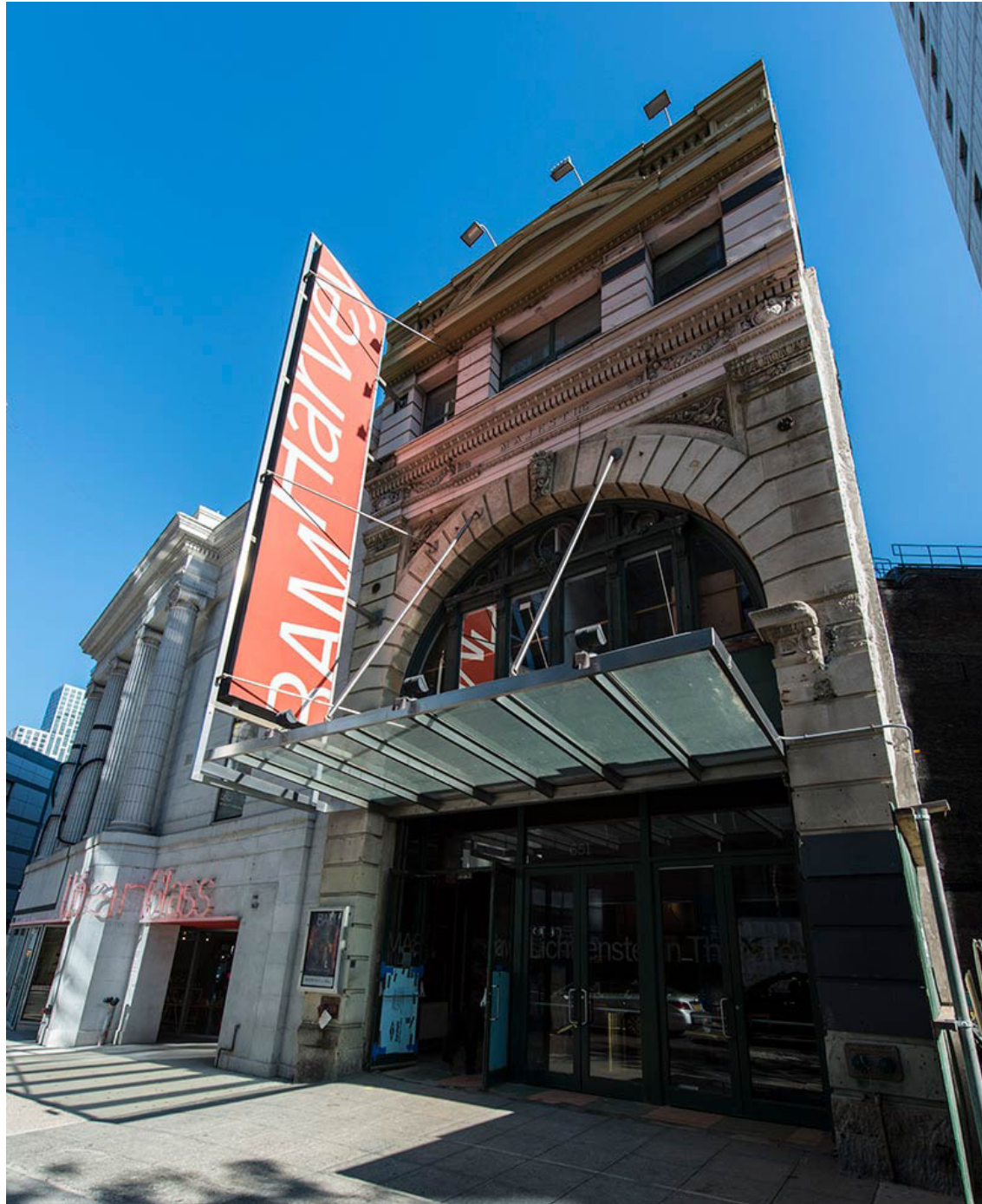
Precedent
The State Theater
Portland, ME



Congress Street
Portland, ME



Precedents
Blade Sign



Precedent

*BAM Harvey Theater
Brooklyn, NY*

- scale of sign
- transparency of canopy does not obscure historic facade
- minimal framing, contemporary



Precedent

BAM Fisher

Brooklyn, NY

- contemporary blade sign with illuminated letters



Precedent

The Public Theater New York, NY

- contemporary design, subservient to historic facade
- transparency