

Historic Preservation Board

Wednesday, January 4, 2023 at 5:00 PM
Via Zoom



MEMBERS

Robert O'Brien, Chair
Julia Tate, Vice Chair
Hilary Bassett
Brad Miller
John O'Leary
Jeffrey Talka
Rob Whitten

REMOTE PARTICIPATION:

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: Jan 4, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Workshop 1/4/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/86805856945>

Or One tap mobile :

US: +19292056099,,86805856945# or +13017158592,,86805856945#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 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 or +1 507 473 4847

Webinar ID: 868 0585 6945

International numbers available: <https://portlandmaine-gov.zoom.us/j/86805856945>

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).

Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 7, 2022

i. **WORKSHOP**

175 Vaughan Street: Bassett, Miller, O'Brien, O'Leary, Talka, Tate present; Whitten excused at 6:00 PM

25 Forest Avenue: Bassett, Miller, O'Brien, O'Leary, Talka present; Tate recused; Whitten absent

3. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 7, 2022

i. There were no Public Hearings at this meeting.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

i. No Public Hearing

6. WORKSHOP

i. Preliminary Review of Proposed Alterations and Dormer Additions; 11 O'BRIEN STREET; Mackenzie Arsenault, 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-002110-2022.

7. CONSENT AGENDA

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: December 30, 2022
RE: 11 O'Brien Street – SECOND WORKSHOP – Alterations
PROJECT ID: HPBR-002110-2022
MEETING: January 4, 2023

Owner: MacKenzie Arsenault
Architect: Kevin Moquin, Kevin Moquin Architect, LLC

A sign announcing the Historic Preservation Board's meeting on January 4, 2023 was posted at the property. A legal ad was published in the Portland Press Herald on December 23, 2022 and December 24, 2022, and 46 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Remove two original gabled dormers at the south roof slope and remove portions of north and south roof slopes. Remove majority of roof at rear el. Remove non-historic rear deck and steps. Construct new shed-roof dormers clad in clapboard siding at north and south roof slopes. Reconstruct third floor of rear el with new clapboard clad walls and new roof with necessary head height clearances for occupancy. Construct new three-story rear deck and stair enclosure at rear el, clad in horizontal ship-lap siding with glazing at deck.

SUMMARY OF HISTORIC CONTEXT

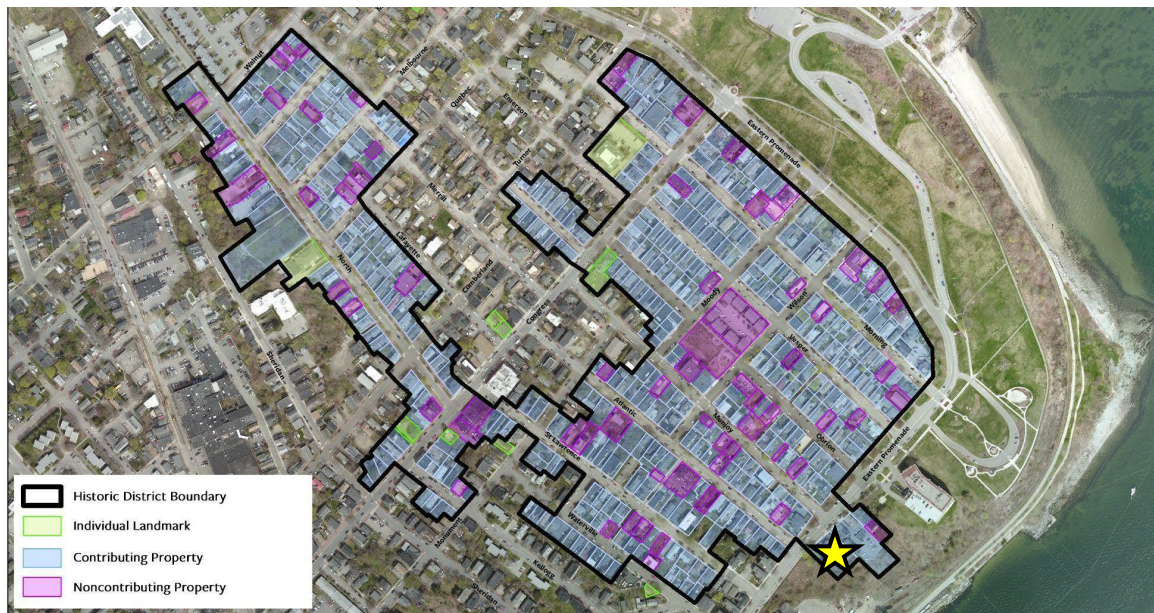


Figure 1: Map of the Munjoy Hill Historic District showing location of 11 O'Brien Street with star.

11 O'Brien Street (historically 9-11 Beckett Street) is a contributing building in the Munjoy Hill Historic District. Constructed around 1864 in the Italianate Style, the structure is two-and-a-half stories tall, with a two-and-a-half story rear el. The building has been altered since the 1924 Tax Photo, having been entirely clad in vinyl siding and metal trim/flashing, along with alterations to several window openings at the south elevation. Regardless, the building retains its overall massing, much of the original fenestration pattern, and some remnants of the historic trim details, in particular at the historic primary entrance.



Figure 2: 1924 Tax Assessors photo of 11 O’Brion (then 9-11 Beckett Street).

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

October 19, 2022, First Workshop:

At the October 19 workshop, Board discussion centered on two key elements of the proposed project, namely the proposal to remove and replace the gabled dormers at the south elevation and treatment of the rear exterior staircase and deck.

Regarding removal of the existing gabled dormers, the Board expressed mixed views on the threshold question of whether or not the existing dormers are contributing to the structure. A couple of Board members expressed the view that they are non-contributing based either on their simplicity of design or lack of material integrity. Several other Board members expressed that they found the existing dormers to be contributing given the design of the gables on the dormers and their scale and relationship to the mass of the house.

While several Board members expressed views that the dormers are contributing, there was also discussion of the proposed shed-roof dormer at the south elevation. The Board was in consensus that the proposed southern dormer was far too large in volume and overwhelmed the original mass of the structure. Even those Board members who had expressed that the existing dormers were non-contributing commented that the scale of the existing dormers relative to the primary roof was an important feature of the historic design and should be considered in the proposal for the new dormer.

The applicant also shared some concepts for a proposal to create a connection between two reconstructed gabled dormers to create the necessary head-height while keeping the sense of the two existing gabled dormers. Several Board members expressed favorable views of this potential design; however, there were still concerns over the added mass of the proposal and complexity of the design.

Regarding treatment of the rear exterior staircase and deck, the Board generally expressed support for the placement and scale of the two new elements. However, a public comment raised the question of whether the proposed staircase and porch would comply with zoning requirements for all staircases to be enclosed. Members of the Board requested that the applicant seek confirmation that the proposal meets the zoning code before returning for additional feedback. Several Board members also suggested that the rear deck element could be given additional transparency to make it more compatible with the historic structure.



Figure 3: Rendering showing the proposed dormer and rear addition presented at the October 19 workshop.

As for other elements of the design, such as the north dormer addition, reconfiguration of the rear el roof, and removal of two chimneys, the Board expressed favorable views citing that the location and scale of those features were such that they would have minimal visibility and impact on the historic character of the structure.

STAFF COMMENTS

The applicant has adjusted their proposal in three significant ways. They have changed the design of the south-facing shed-roof dormer by breaking it into two dormers, they have proposed to fully-enclose the rear staircase addition to meet zoning requirements, and they have introduced windows into the rear deck addition. The remainder of the proposal is unchanged from the previous review.

Before considering the revised dormer design, staff would recommend that the Board provide further consideration of whether the existing dormers are contributing features to the structure and provide clear guidance to the applicant on the appropriateness of their removal. The existing dormers appear to be original to the building, being shown in the 1924 tax photo. While the dormers have been clad in vinyl siding and aluminum trim/flushing, obscuring any historic trim or details and negatively impacting their integrity, they do retain their overall shape, massing, and fenestration pattern.

If the dormers are found to be contributing, then the Standards for Review would suggest it is not appropriate to remove them.

If the Board finds that the existing dormers are non-contributing, then it would be appropriate to consider the question of the revised design of the south dormer. Staff found that the proposal addresses many of the Board's concerns about the overwhelming size of a large single dormer at the south elevation. The two smaller shed-roof dormers fit much more comfortably within the plane of the south roof slope and allow the original mass of the structure to be more clearly read.



Figure 4: Rendering showing the revised proposal for dormer and rear addition.

Staff would recommend that the Board discuss the cladding materials for the proposed dormer additions. The applicant had previously noted that the dormer additions would be clad in clapboard siding; however, it may be more appropriate to clad them in a distinct siding material such as ship-lap siding to distinguish the dormer additions as non-historic.

Regarding the question of compliance of the rear staircase addition with the zoning code, the applicant did provide renderings of the proposal as presented to the Historic Preservation Board to the Zoning Administrator for comment. The Zoning Administrator reviewed the materials in a preliminary capacity and communicated that the proposal as presented should meet the intent of the zoning code. Please see Attachment 2 for this response. The applicant is proposing to clad the rear stair addition in a solid ship-lap siding, and cover it in a roof that is integrated into the roof of the dormer addition at the rear el.

Regarding treatment of the rear porch addition, the applicant is proposing to create a more solid wall at the guardrail height for the first and second stories using ship-lap siding, with large operable glazing installed in the openings above. The third floor of the deck will have an open guardrail. Staff found that the proposed cladding increases the transparency of the rear porch, while creating a relationship with the existing structure through vertically oriented windows and horizontally oriented siding. Staff would encourage the Board to consider whether that relationship could be strengthened, and whether the proposed materials are appropriate. The Structure still retains an exposed structural grid at the exterior which helps it to read as a porch addition rather than a fully conditioned rear addition.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Definitions, 17.2:

Noncontributing
A classification applied to a site, structure, object, or portion thereof, within a historic district a historic district signifying that: 1) it does not contribute generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district; 2) was built within 50 years of the date of district designation unless otherwise designated in the historic resources inventory; or 3) where the location, design, setting, materials, workmanship, and association have been so altered or have deteriorated that the overall integrity of the site, structure, or object has been irretrievably lost. A portion of an otherwise contributing or landmark structure may be determined by the Historic Preservation Board to be non-contributing if it meets one or more of the above conditions.
Staff Comments
The existing dormers retain their original shape, massing, and fenestration pattern, relating to the overall design of the structure. The gabled dormer ends match the slope of the main roof, and while the trim details have been covered with vinyl siding and metal flashing the general scale and arrangement of the details is still visible, as it is on the primary roof gable. The Board might still consider whether the legible aspects of the dormers contribute to the architectural or historic significance of the structure. (Condition 1) As noted above the dormers have been entirely clad in vinyl siding and metal flashing, which obscures any historic materials or details, negatively impacting the integrity of design, materials, and workmanship. Regardless, that the shape, massing, and fenestration are still consistent with the historic appearance means that the overall integrity of location and design of the dormers are still legible, much as can be said of the entire structure given its prior alterations. (Condition 3)

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
For Board Discussion	The applicant is proposing to remove two historic gabled dormers at the south elevation and to replace them with two wider shed roof dormers. While these dormers are original to the structure, the Board may find that they are non-contributing to the structure's architectural or historic significance.

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 not proposing to use any historicist or conjectural features for the proposed rear porch additions, though the use of clapboard at the dormers may not make it clear that the dormers are later additions. Before final review, the applicant should provide further detail on cladding materials.

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
For Board Discussion	The applicant is proposing to remove two historic gabled dormers at the south elevation and to replace them with two wider shed roof dormers. While these dormers are original to the structure, the Board may find that they are non-contributing to the structure. Additionally, the Board should consider that the material integrity of the dormers is limited given they have been covered with vinyl siding and metal flashing/trim obscuring any historic details.

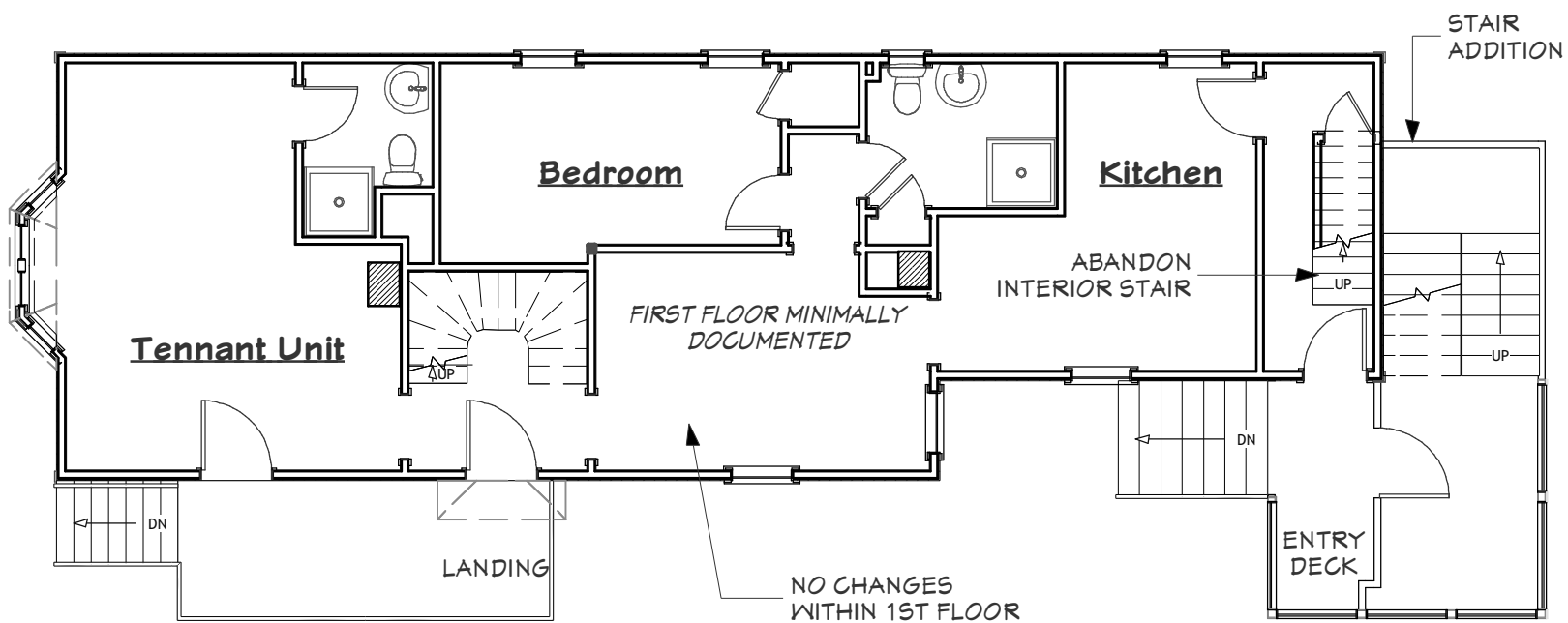
Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, 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
For Board Discussion	The applicant is proposing to remove two historic gabled dormers at the south elevation and to replace them with two wider shed roof dormers to allow for increased usability of the third floor. The applicant is currently proposing that the new dormer not recreate the appearance of the historic dormer in any way.

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 shed roof dormers and a differentiated screening system for the rear deck. However, the proposed shed roof dormer will require removal of two gabled dormers.

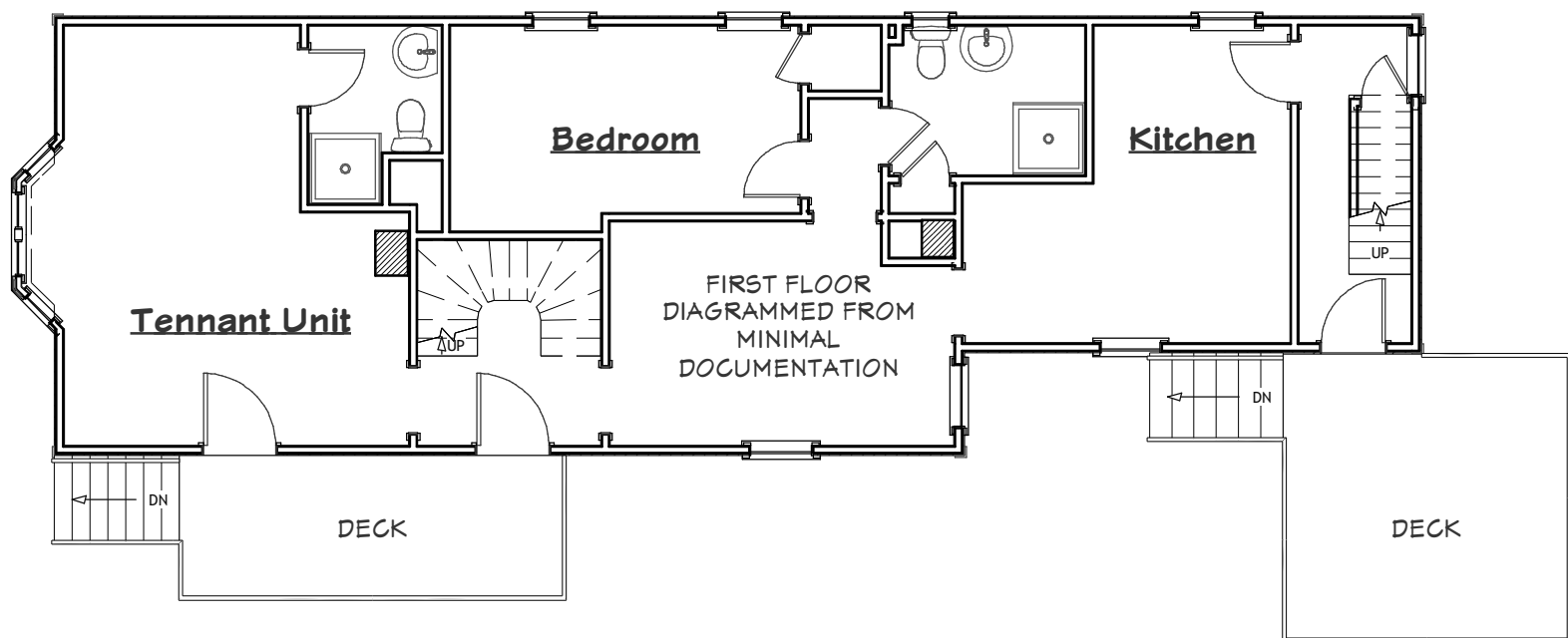
Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
For Board Discussion	The proposed shed roof dormers and rear deck would be removable at a future date largely leaving the original form of the house intact, except for the historic gabled dormers should the Board determine that they are essential to the form and integrity of the historic structure.

ATTACHMENTS

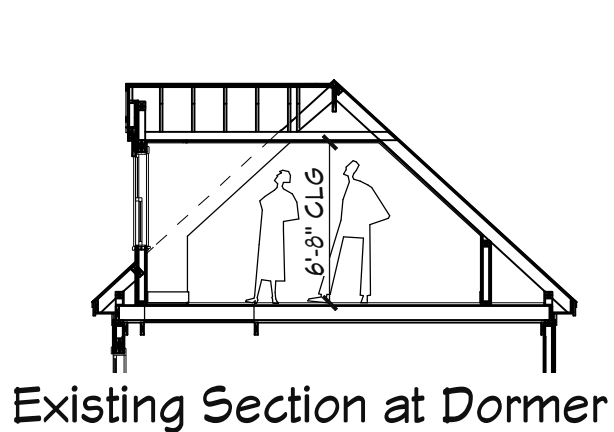
1. Applicant Drawings
2. Applicant Communication with Zoning



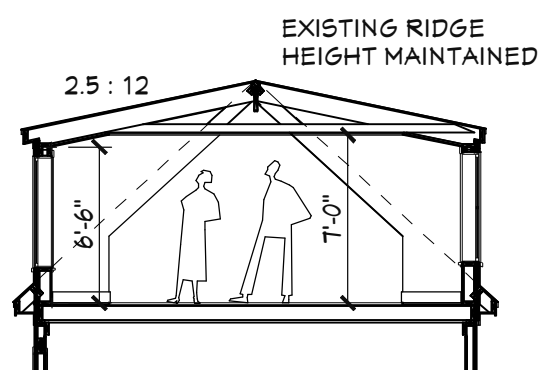
1st Floor Plan (proposed)



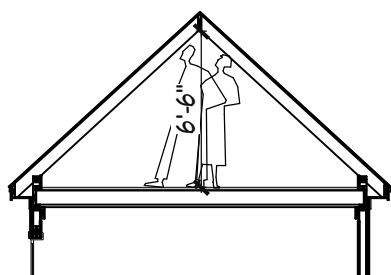
1st Floor Plan (existing)



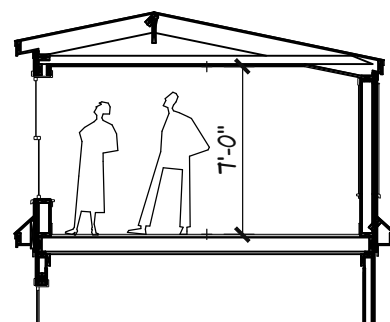
Existing Section at Dormer



Proposed Section at Dormer



Existing Section at Ell



Proposed Section at Ell



0 1'2' 4' 8'
Graphic Scale 1/8" = 1'-0"

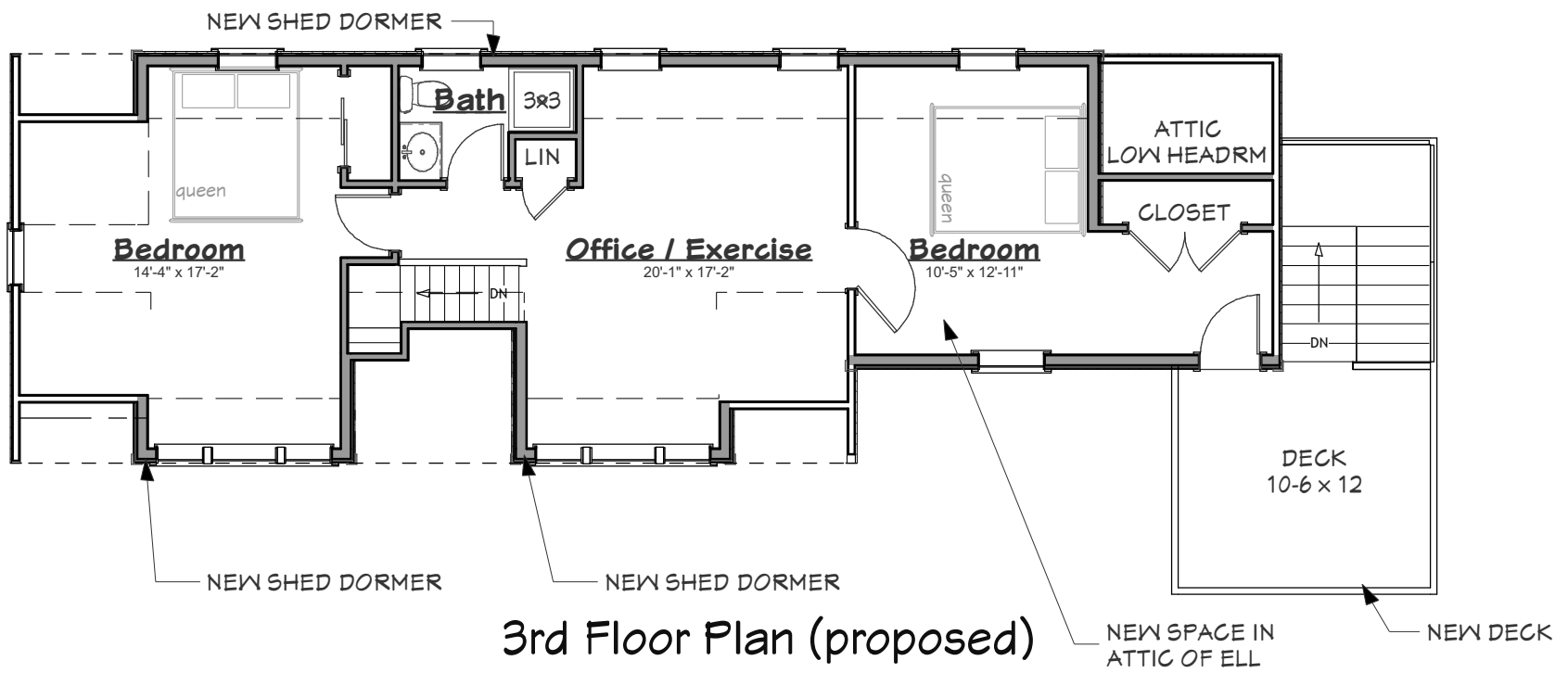
km
a

Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a.me ~ info@km-a.me
(207) 615-6421

11 O'Brion
Portland, Maine

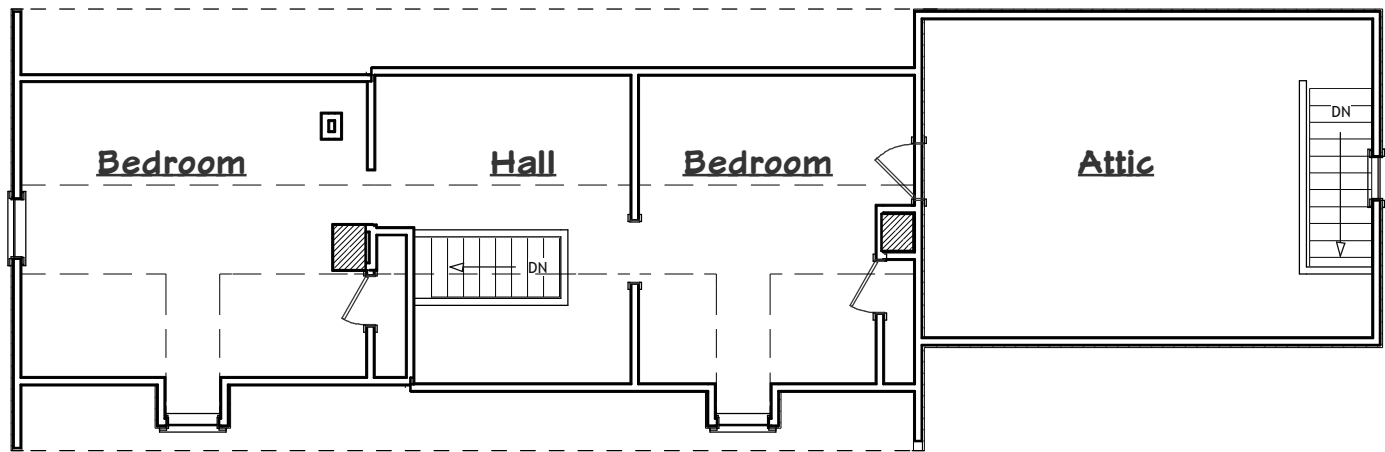
12/9/2022
1 of 7
© 2022 Kevin Moquin Architect, LLC

O'BRION STREET



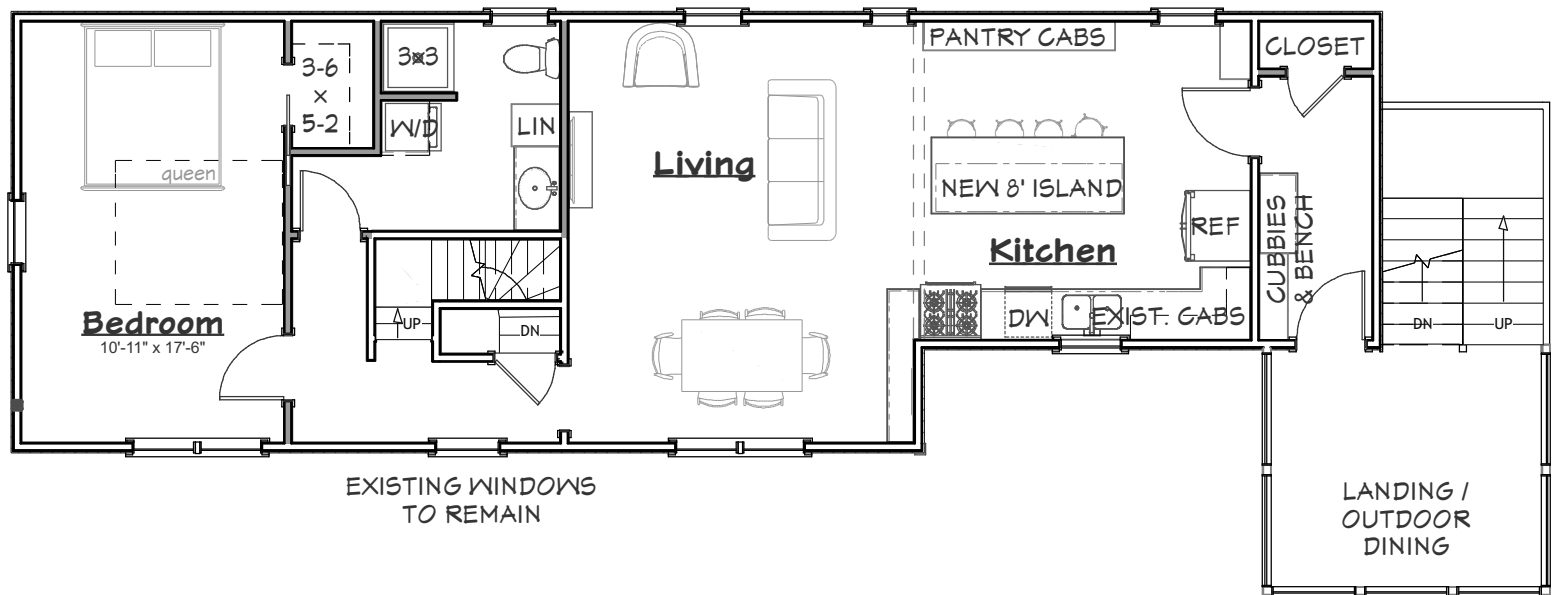
3rd Floor Plan (proposed)

BACK YARD



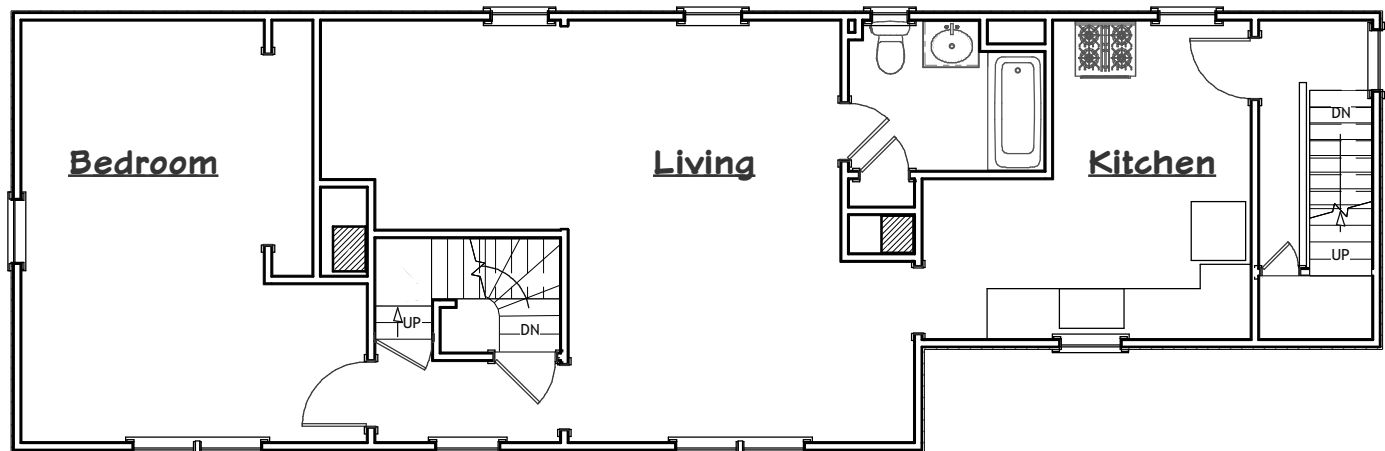
3rd Floor Plan (existing)

O'BRION STREET



2nd Floor Plan (proposed)

BACK YARD



2nd Floor Plan (existing)



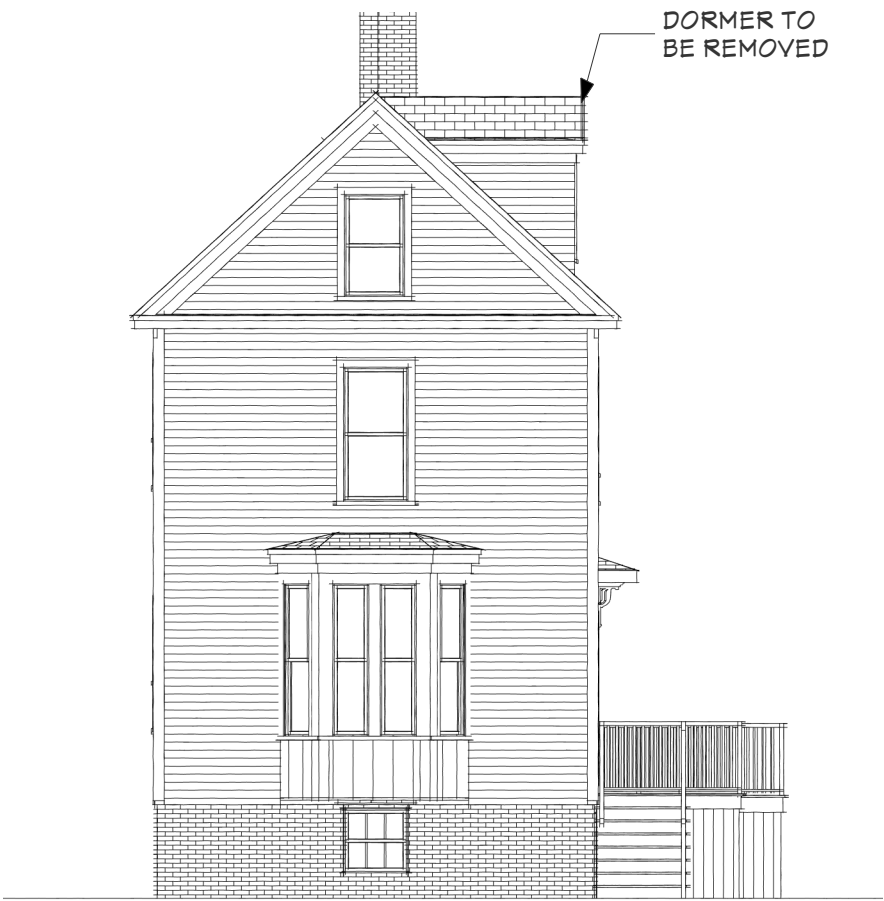
0 1' 2' 4' 8'
Graphic Scale 1/8" = 1'-0"

km
a

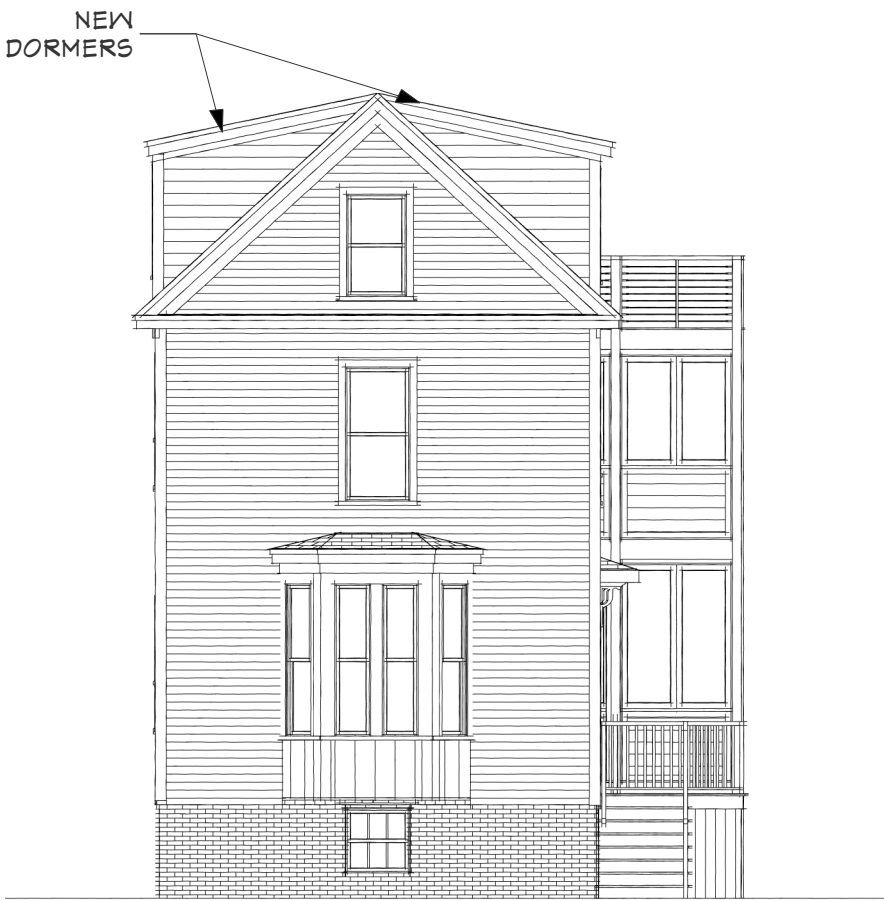
Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a.me ~ info@km-a.me
(207) 615-6421

11 O'Brion
Portland, Maine

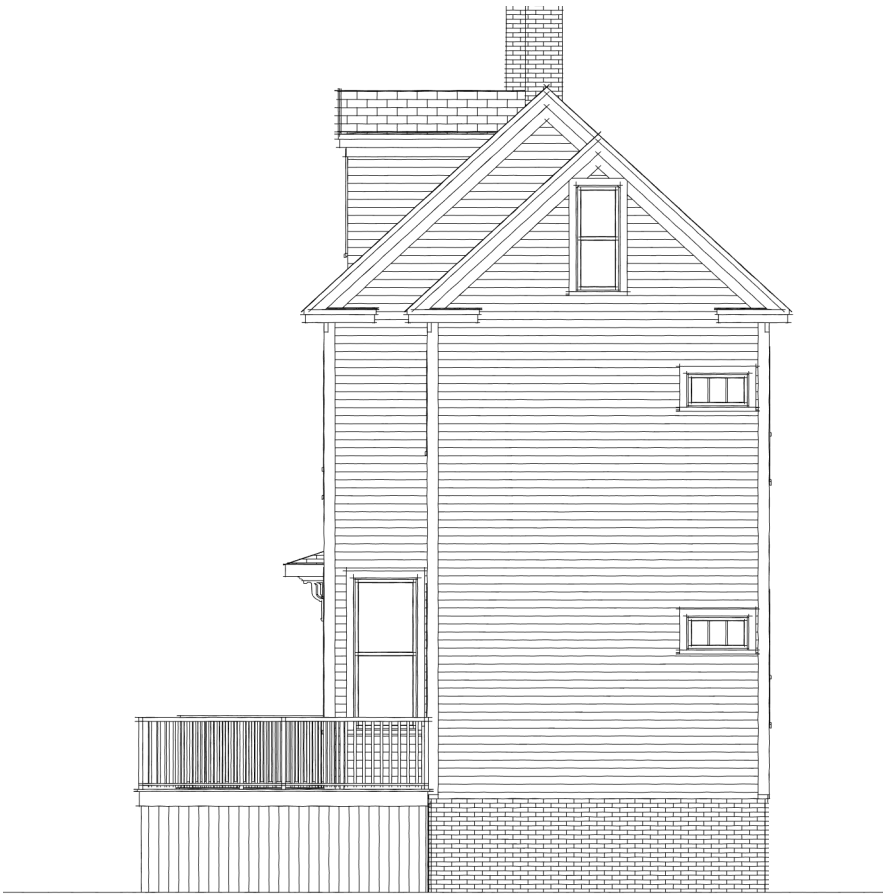
12/9/2022
2 of 7
© 2022 Kevin Moquin Architect, LLC



West Elevation (Existing)



West Elevation (Proposed)



East Elevation (Existing)



East Elevation (Proposed)



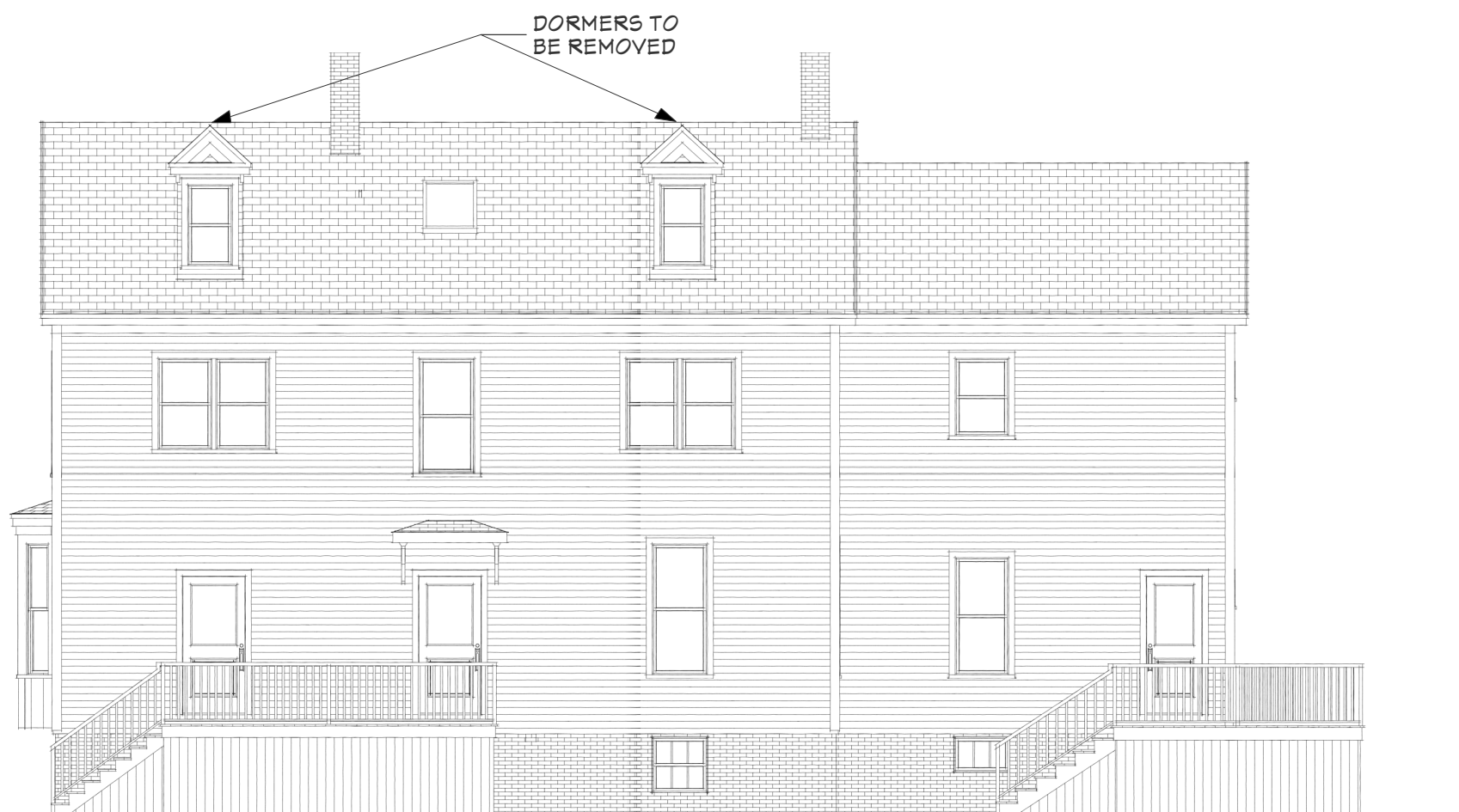
RENDERED VIEW FROM O'BRIEN STREET

0 1'2' 4' 8'
Graphic Scale 1/8" = 1'-0"

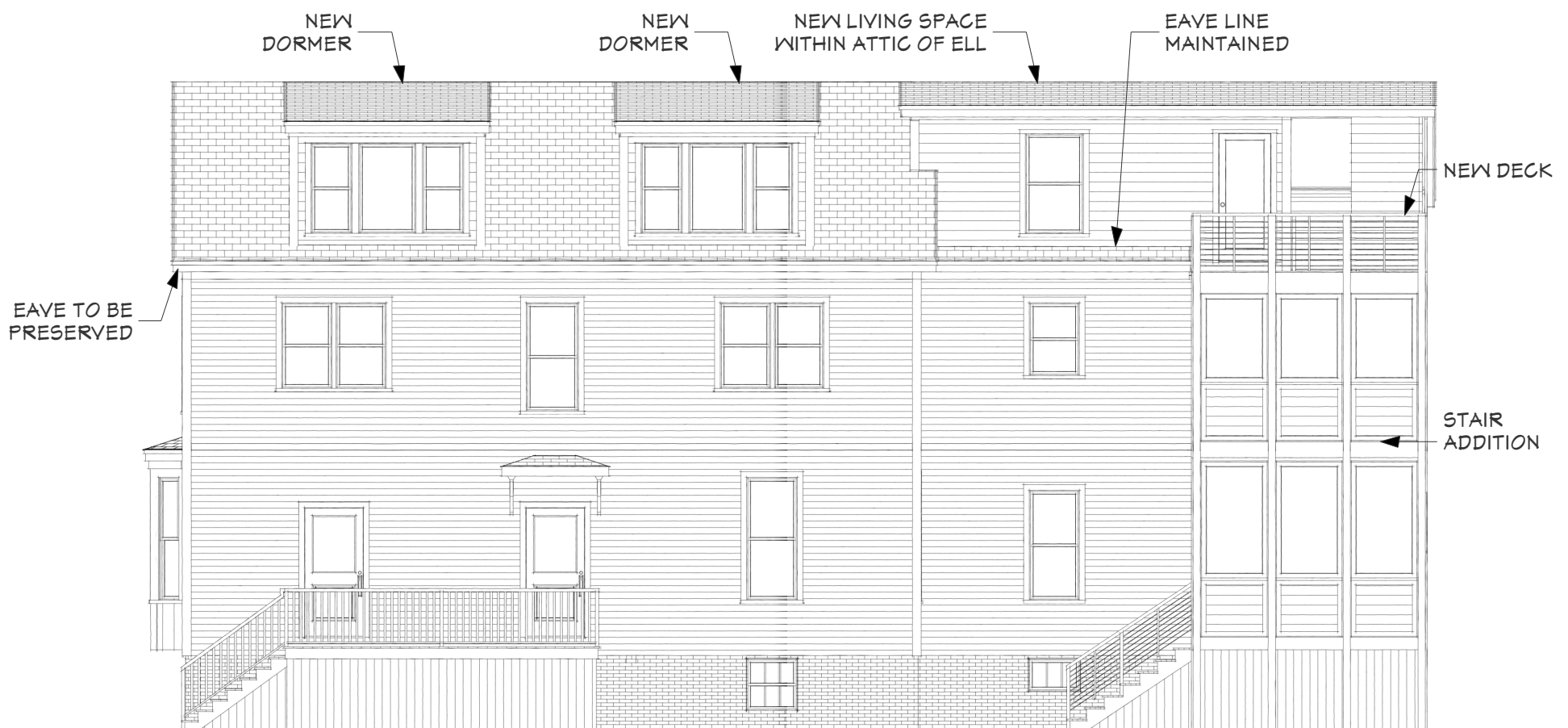
km
a
Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a.me ~ info@km-a.me
(207) 615-6421

11 O'Brien
Portland, Maine

12/9/2022
3 of 7
© 2022 Kevin Moquin Architect, LLC



South Elevation (Existing)



South Elevation (Proposed)

0 1' 2' 4' 8'
Graphic Scale 1/8" = 1'-0"

km
a

Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a.me ~ info@km-a.me
(207) 615-6421

11 O'Brion

Portland, Maine

12/9/2022

4 of 7

© 2022 Kevin Moquin Architect, LLC



North Elevation (Existing)



North Elevation (Proposed)

0 1' 2' 4' 8'
Graphic Scale 1/8" = 1'-0"

km
a

Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a.me ~ info@km-a.me
(207) 615-6421

11 O'Brion

Portland, Maine

12/9/2022

5 of 7

© 2022 Kevin Moquin Architect, LLC



OVERVIEW FROM SOUTH-EAST



OVERVIEW FROM SOUTH

0 1' 2' 4' 8'
 Graphic Scale 1/8" = 1'-0"

km
a
Kevin Moquin Architect
 Maine Licensed Architect
 1 Union St. #203 Portland, ME
 km-a.me ~ info@km-a.me
 (207) 615-6421

11 O'Brion
Portland, Maine

12/9/2022
6 of 7
 © 2022 Kevin Moquin Architect, LLC



FROM O'BRION STREET LOOKING NORTH



FROM BACK YARD TOWARD O'BRION STREET



REAR ELL



FROM O'BRION STREET LOOKING SOUTH

Historic Preservation Workshop 2

0 1'2' 4' 8'
Graphic Scale 1/8" = 1'-0"

km
a
Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a.me ~ info@km-a.me
(207) 615-6421

11 O'Brion
Portland, Maine

12/9/2022
7 of 7
© 2022 Kevin Moquin Architect, LLC

Zoning question re: 11 O'Brion St.

Kevin Moquin <kmoquin.architect@gmail.com>
To: Ann Machado <amachado@portlandmaine.gov>

Thu, Dec 1, 2022 at 10:28 AM

Ann,
Thanks again for meeting with me.
Will these images work for your Tuesday meeting or would you prefer something else?
Best,
Kevin

Kevin Moquin, AIA, LEED AP
Maine Licensed Architect
1 Union Street #203
Portland, ME 04101
(207)615-6421
www.km-a.me

[Quoted text hidden]

2 attachments

11 OBrion Stair Enclosure_Northeast View.jpg
65K



11 OBrion Stair Enclosure_Southeast View.jpg
85K



Kevin Moquin <kmoquin.architect@gmail.com>

Zoning question re: 11 O'Brion St.

Ann Machado <amachado@portlandmaine.gov>
To: Kevin Moquin <kmoquin.architect@gmail.com>

Wed, Dec 7, 2022 at 11:06 AM

Kevin -

The zoning staff and I discussed your most recent proposal for the new rear stairs. We feel that what is proposed meets the intent of section 14-6.8.11(D).

Of course this is not an official zoning approval. That will be made when the building permit is submitted.

Let me know if you have any questions.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709
amachado@portlandmaine.gov

[Quoted text hidden]