

Historic Preservation Board

Wednesday, February 15, 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: Feb 15, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 2/15/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81847176647>

Or One tap mobile :

US: +13052241968,,81847176647# or +13092053325,,81847176647#

Or Telephone:

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

US: +1 305 224 1968 or +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 +1 564 217 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: 818 4717 6647

International numbers available: <https://portlandmaine-gov.zoom.us/j/81847176647>

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 FEBRUARY 1, 2023**
 - i. 175 Vaughan Street: Bassett, Miller, O'Brien, O'Leary, Tate, Whitten present; Talka absent
3. **REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 1, 2023**

- i. Certificate of Appropriateness for 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. The Board voted 6-0 (Talka absent) to approve the application, subject to conditions.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Alterations; 115 THAMES STREET (PORTLAND COMPANY, BUILDING 12); Portland Foreside Development Company, 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-002353-2023.

**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: February 10, 2023
RE: 115 Thames Street (Portland Company, Building 12) – PUBLIC HEARING –
Alterations
PROJECT ID: HPBR-002353-2023
MEETING: February 15, 2023

Owner: Portland Foreside Development Company
Architect: Patrick Boothe, Woodhull

A sign announcing the Historic Preservation Board's meeting on February 15, 2023 was posted at the property on February 3, 2023. A legal ad was published in the Portland Press Herald on February 3, 2023 and February 4, 2023, and 26 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Enclose existing open-air patio structure by covering structure with translucent hollow-core polycarbonate panels, infilling walls with roll-up screen cassettes and transoms of transparent solid fixed polycarbonate panels. Enclosure to include adding sprinkler system beneath new roofing.

SUMMARY OF HISTORIC CONTEXT

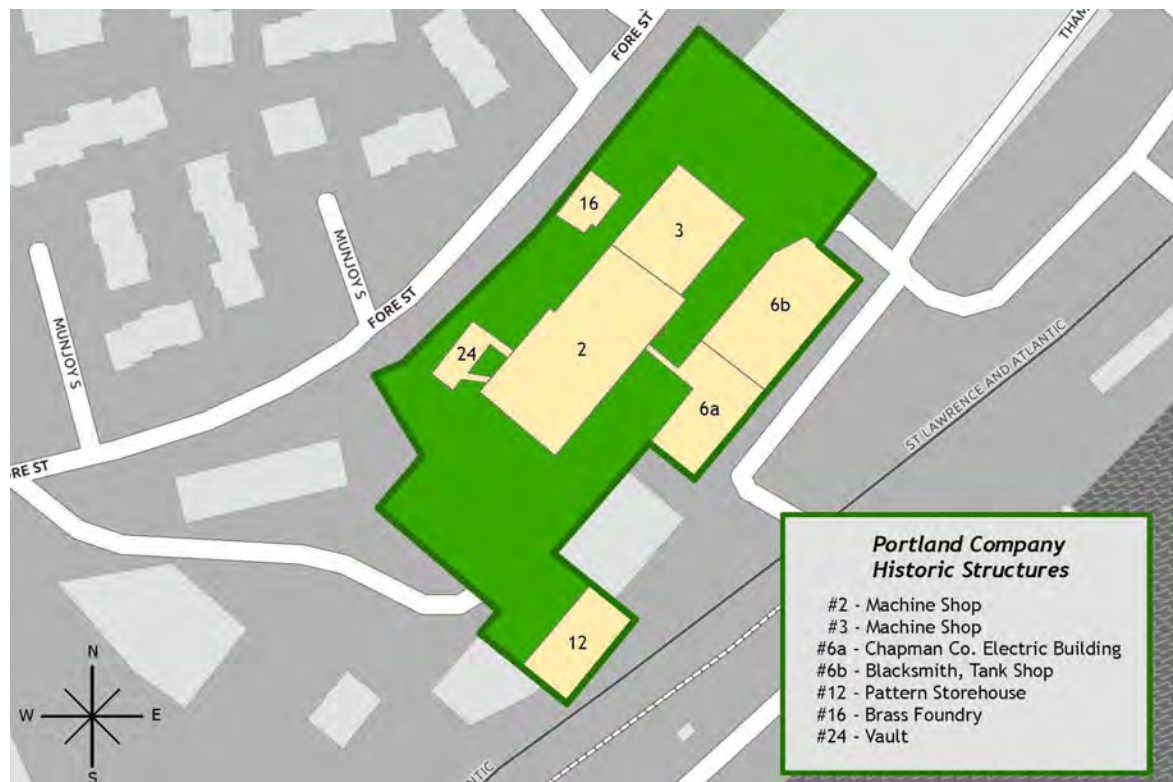


Figure 1: Map of Portland Company Historic District showing location of 115 Thames Street (Building 12) after relocation.

115 Thames Street, better known as Building 12, is a contributing building within the Portland Company Historic District. Constructed in 1895 as an addition to Building 11, the storehouse for patterns used by the Portland Company to cast components of the many items it manufactured. Originally Building 12 was located further to the northwest; however, as part of the larger program of rehabilitation and proposed development of the Portland Company site, relocation of Building 12 closer to the waterfront was approved by the Historic Preservation Board on February 6, 2019, and completed in late 2021. During the designation process, Building 11 was deemed non-contributing and then demolished when Building 12 was relocated. Building 12 was reconstructed to include a dark gray brick infill in the area where it formerly connected to Building 11 as a record of the lost structure.



Figure 2: 1938 aerial Image of the Portland Company showing Buildings 11 and 12 at the bottom right. (Maine Historical Society)



Figure 3: 2022 view of the relocated Building 12 looking southeast from inside the newly constructed office building at 110 Thames Street. Note the dark gray brick infill and modern windows at the north elevation where Building 11 had originally been connected to Building 12 (Historic Preservation Staff)



Figure 4: Undated photograph of Building 12 with Building 11 to the back left, and a lean-to addition at the south elevation, generally in the location of the mechanical enclosure and patio structure.

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

May 5, 2021, Public Hearing (HPBR-000763-2019):

On May 5, 2021, the Historic Preservation Board reviewed and approved an application for alterations to the relocated Building 12 as well as construction of the grand staircase leading from Fore Street down into the heart of the Historic Portland Company Site. This was under record HPBR-000763-2019. Relevant to this application, it was under this application that the Historic Preservation Board reviewed and approved the existing open-air patio structure that the applicant is proposing to enclose.

During the 2021 Board review, careful consideration was given the placement, scale, and detailing of the open-air patio structure to ensure that it would have a minimal visual impact on the south elevation of Building 12, in particular because this and the west façade are among the most visible from the public rights-of-way of the Eastern Promenade Trail and the waterfront.



Figure 5: Rendering of mechanical enclosure and open-air patio structure as presented to the Historic Preservation Board at the Public Hearing on May 5, 2021.

STAFF COMMENTS

The proposed scope of work will result in a significant change in the character of the existing, non-historic, open-air patio structure. Originally conceived as a very loose structure that would simply give form to an outdoor dining area, the applicant is now proposing to enclose the structure through the addition of a roof and partially operable walls so that the patio can consistently be used for three-season dining while protecting patrons from foul weather. (Figure 5) The roof will be constructed of translucent polycarbonate panels, while the walls will be clear polycarbonate panels and operable roll-up screens. These screens will roll up into a square cassette cover which will be attached to the existing metal posts that support the structure. Solid polycarbonate panels are proposed for the upper portions of the walls because the eave and rake of the roof are sloped, making it impossible to use the operable screens alone to cover the entire opening.

While the change in character of the patio structure will be significant, the applicant has endeavored to keep the enclosure as light and transparent as possible, using clear polycarbonate for the fixed wall panels, and operable enclosures otherwise. Additionally, the shallow slope of the roof means that when viewed from the ground, the roof will not dominate the south façade of Building 12, still allowing some visibility over the patio towards the historic structure.

Staff would encourage the Board to consider whether the proposed level of enclosure could be reduced to ensure maximum visibility of the historic structure. However, there is some historic precedent for a lean-to addition at the south elevation of Building 12, as evidenced in the undated photo above (Figure 4). Generally, the proposed patio enclosure will still be significantly more transparent than the historic lean-to addition.

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
For Board Deliberation	The applicant is proposing significant alterations to the previously reviewed open-air patio structure. The enclosing of the patio structure will result in interruption of the visibility of the south façade of the Historic Building 12 so as to allow three-season use of the outdoor dining space. The Board might consider whether the proposed use of the patio is requiring too major of an alteration to the structure, or whether the applicant has successfully minimized what would be required to enclose the structure for the proposed use.

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	Removal or alteration of no historic material is proposed.

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 proposed enclosure of the patio addition is proposed to be completed in a clearly contemporary style using modern materials such as polycarbonate paneling.

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 changes are proposed for any historic elements of the structure.

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 Deliberation	The proposed enclosure of the open-air patio will introduce additional building fabric and visual weight, further blocking public views of the historic structure. However, the applicant has endeavored to make the proposed roof and walls as transparent as possible to maximize visibility of the historic structure while allowing enclosure of the patio.

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	Neither repair nor replacement of historic fabric are proposed.

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	The proposed enclosure of the patio will be a clearly contemporary design using simple modern materials such as the polycarbonate panels. The largely transparent design of the patio will be clearly differentiated from the historic brick structure.

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 proposed enclosure of the patio will be readily reversible with no damage to the historic structure given that the existing steel patio structure is not in any way attached to the historic structure and the applicant is not proposing any new connections other than to provide sprinkler coverage for the enclosed patio.

MOTION FOR CONSIDERATION

I move to (CONDITIONALLY) APPROVE application HPBR-002353-2023 for ALTERATIONS at 115 THAMES STREET (PORTLAND COMPANY, BUILDING 12) on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-1-6 & 9-10, (*with the following conditions*):

1)

ATTACHMENTS

1. Project Summary
2. Applicant Drawings

Project Summary | 115 Thames Street Portland, ME

January 2023

Add translucent polycarbonate roof panels about (475sf) and clear operable window screens to an existing exterior steel trellis structure at 115 Thames Street to help keep wind and rain off restaurant patrons . The outdoor patio has previously been approved and is 541 sf. BLDC2020-01377 is the approved core and shell permit number. BLDC2021-02082 is the approved interior fit out permit number.

GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.

2. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

Twelve Patio

115 Thames St Portland ME 04101

PROJECT ARCHITECT
Caleb Johnson Studio
110 Exchange Street, 2nd Floor
Portland, ME 04101
207-283-8777

OWNER:
Foreside Development
casey.prentice@prenticeorg.com

CONTRACTOR
Woodhull of Maine
110 Exchange Street, 2nd Floor
Portland, ME 04101
207-283-8777

GENERAL NOTES:

- These Drawings constitute a for construction set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner at a later date or as requested with estimate for clarification.
- All dimensions to be verified in field by Contractor.
- Exterior Door Sealing:** Provide new perimeter frame in Meranti. Hardwood with weatherstripping at exterior of existing door and bolt frame through existing hardware. All new bolts and hardware to match existing hardware in style and color.
- Finishes:** All new wood elements are to be Meranti Hardwood to match existing wood. All new steel, aluminum, and motorized screen elements to be either black or bronze in color.

NARRATIVE RESPONSE TO CITY REVIEWER COMMENTS:

Sprinkler system: Existing building sprinkler system will be extended to cover the patio enclosure. A sprinkler permit will be submitted under separate cover

Heating Elements and IECC 2021: There are no heating elements proposed as part of this scope and application.

Steel requiring structural stamp and special inspection: Wood elements, including the blocking along the screens can remain in Type II-B construction per 603.1-Item 14. See letter from structural engineer confirming code compliance on sheet A-503

Point of Contact:

Jason Jirele
jjirele@calebjohnsonstudio.com
207-956-5169

PROJECT NARRATIVE:

Installation of motorized screens and polycarbonate panels (about 475sf) onto existing steel framed trellis structure at patio. The existing steel frame trellis structure that will be effectively turn into a covered patio is independently structured and not attached to the existing adjacent building

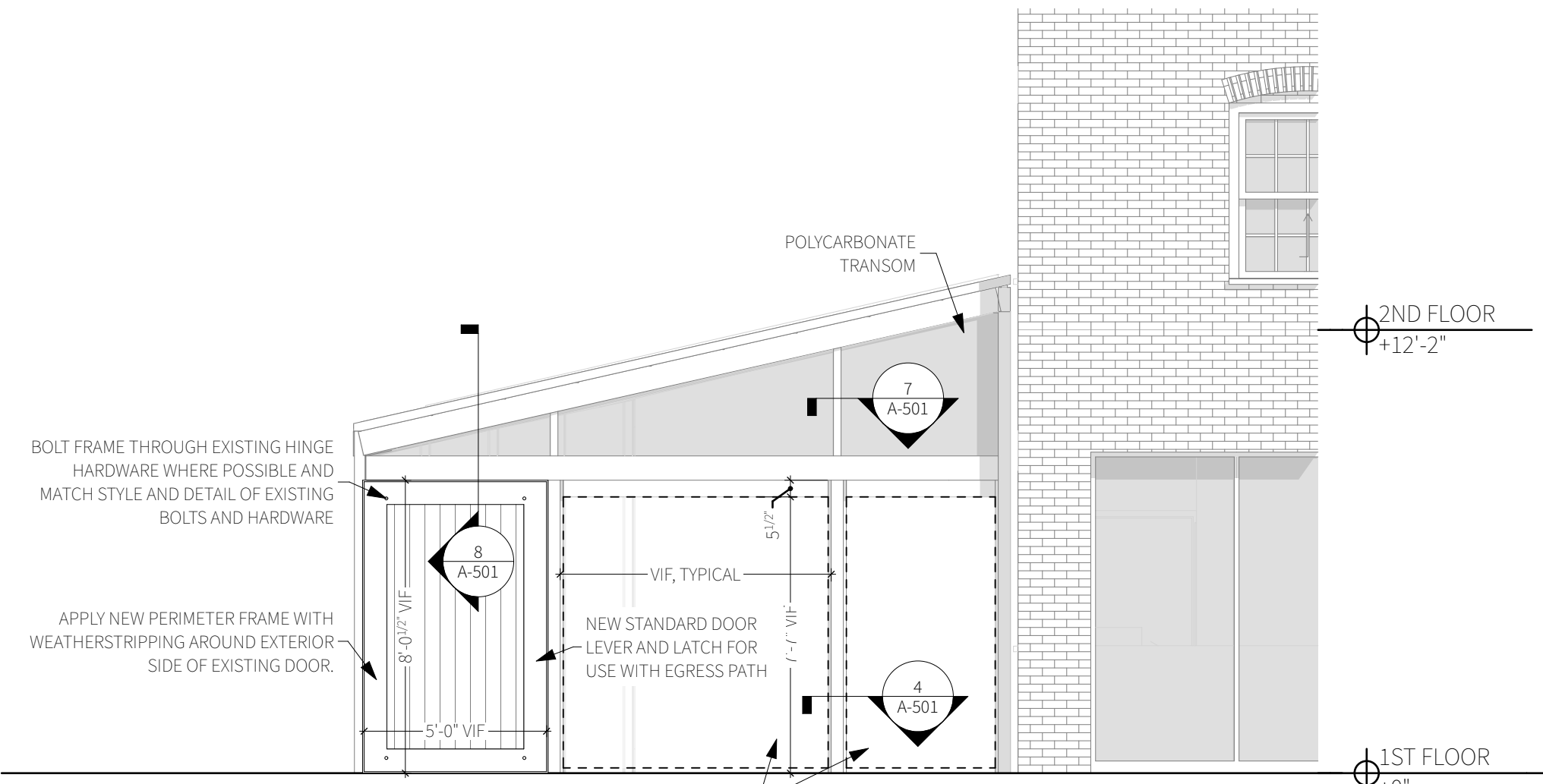
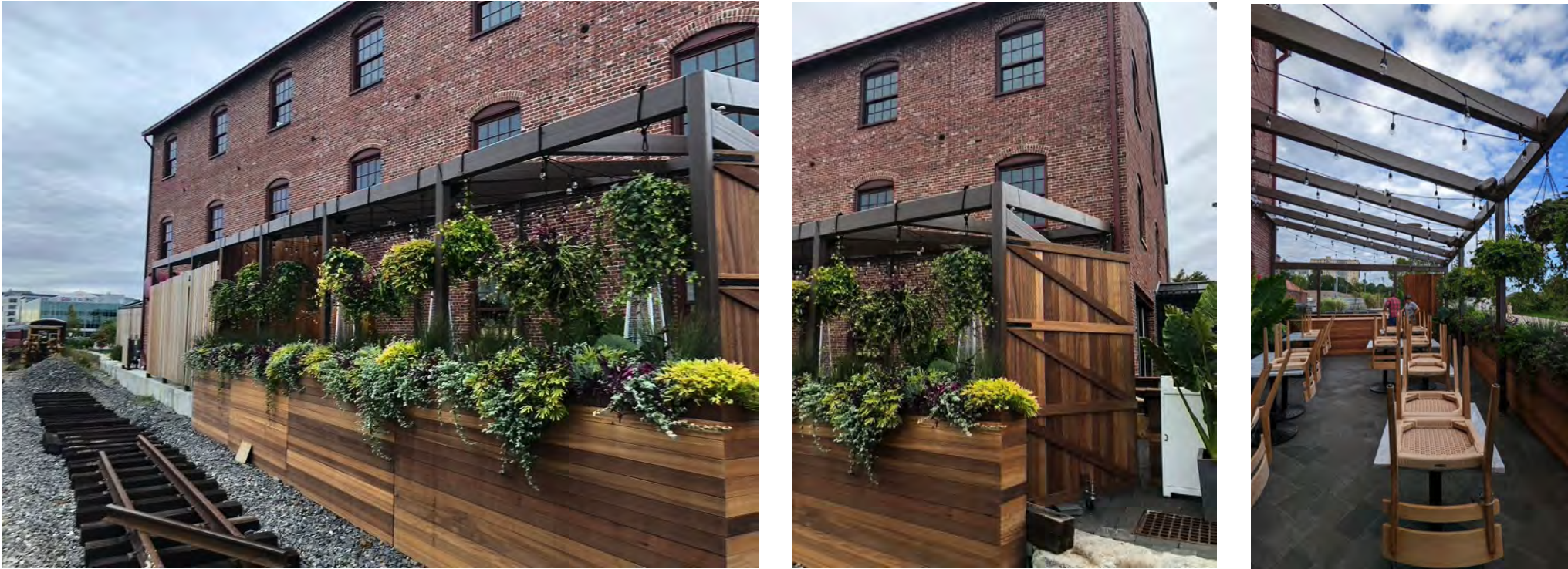
SHEET INDEX

A-101	PROJECT INFO, PLANS, ELEVATIONS
A-501	DETAILS
A-502	SUPPLEMENTAL INFORMATION
A-503	LETTER FROM STRUCTURAL ENGINEER

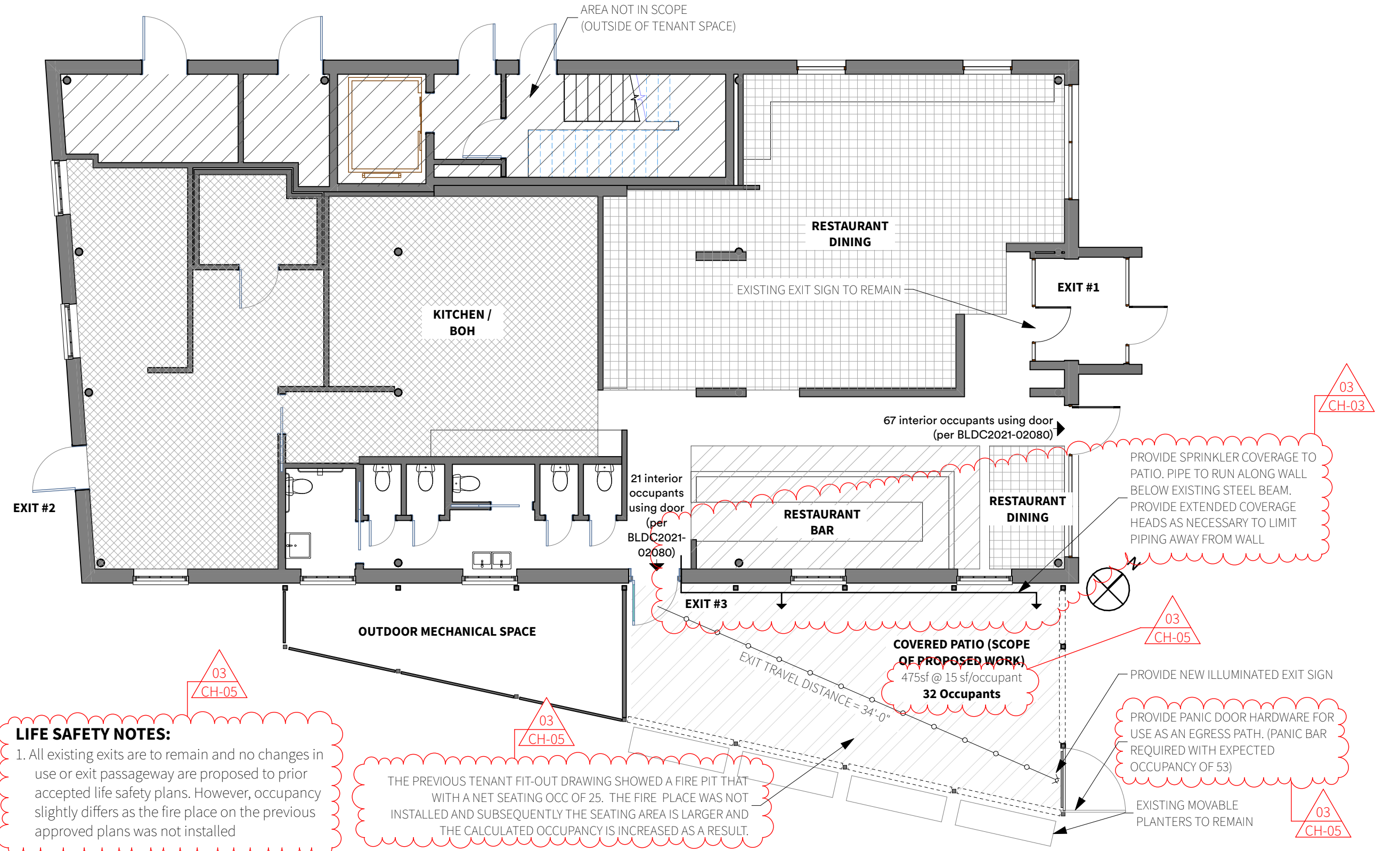
LOCATION MAP



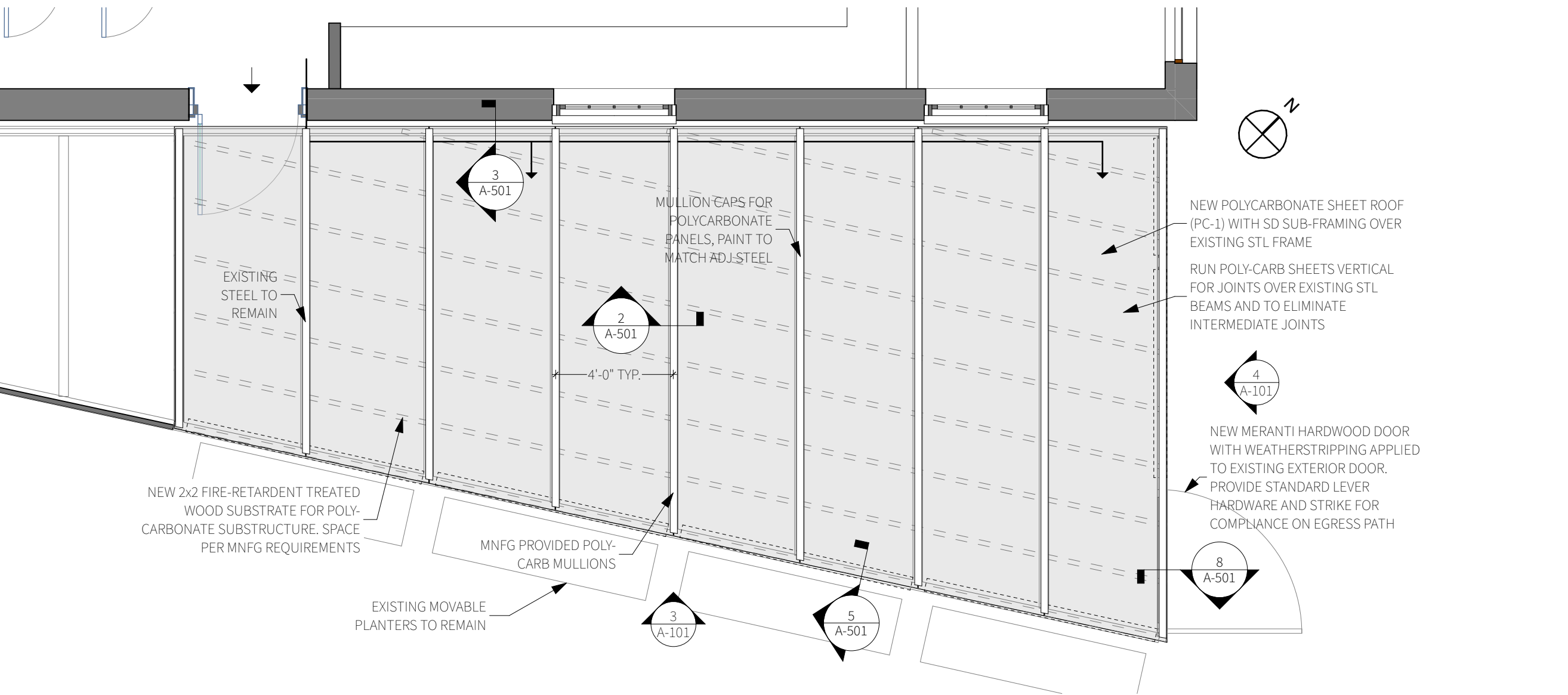
PHOTOS OF EXISTING PROPERTY



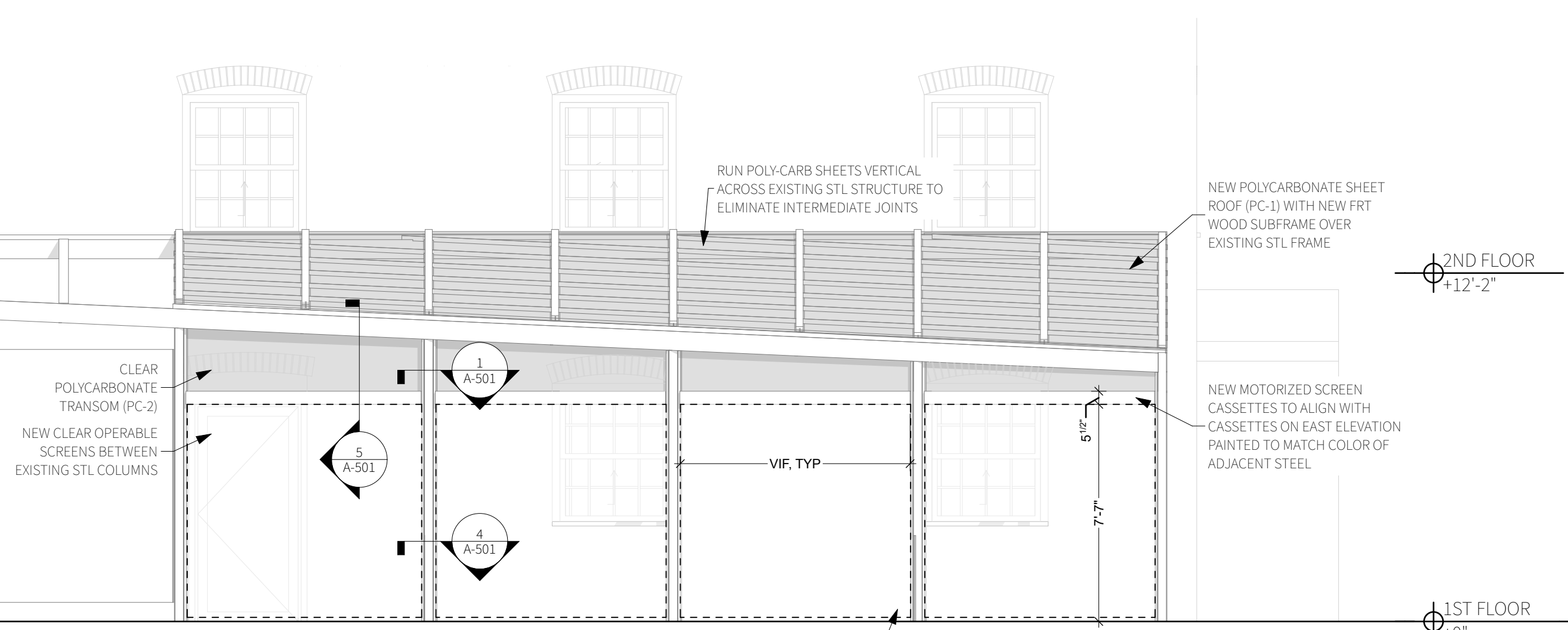
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 1ST FLOOR LIFE SAFETY
SCALE: 1/8" = 1'-0"

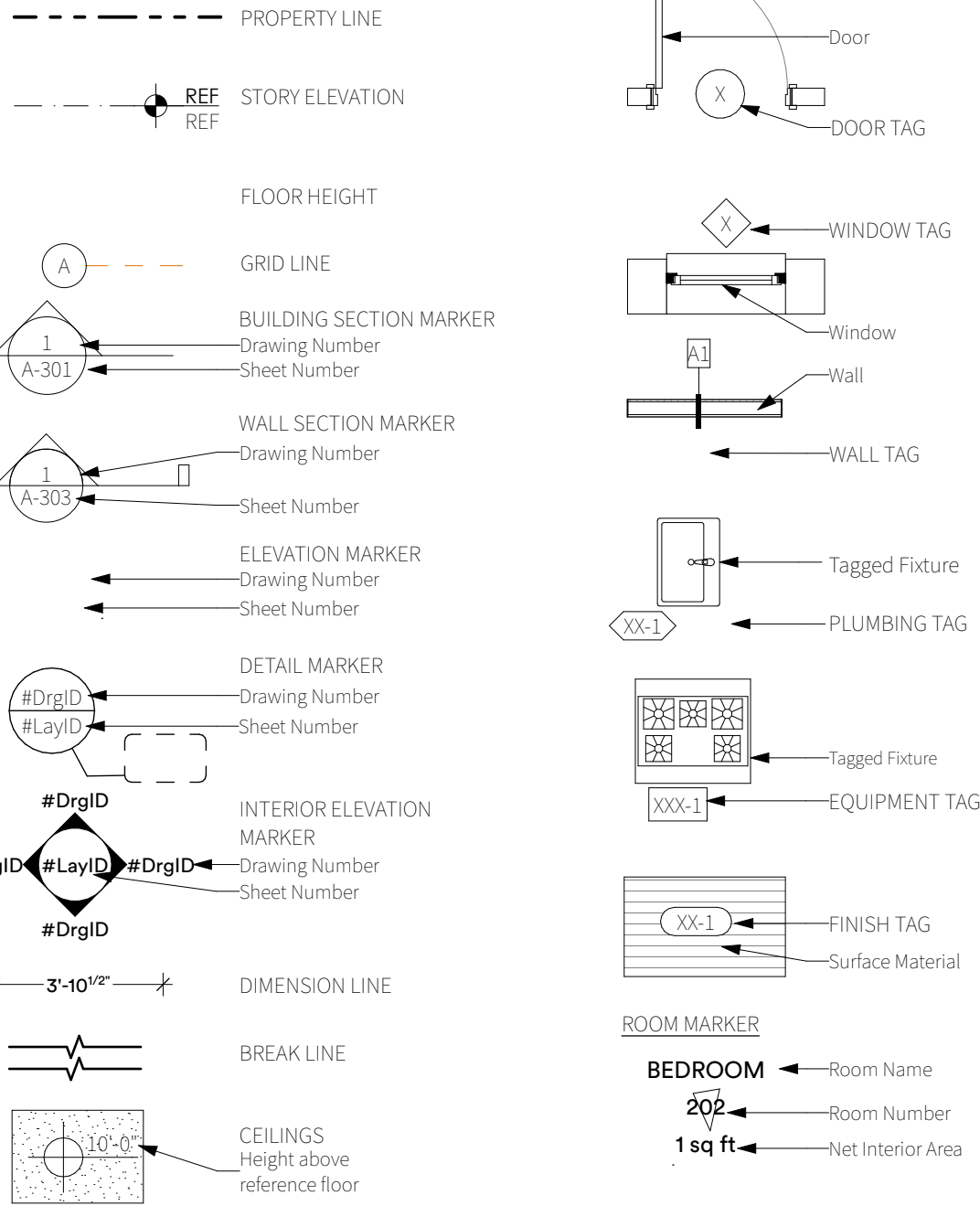


2 ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

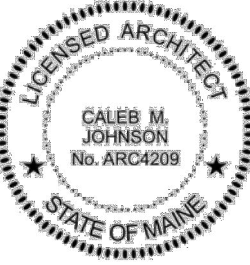


COMMON ABBREVIATIONS

ABV	Above	HT	Height
ACT	Acoustic Ceiling Tile	HM	Hollow Metal
AD	Area Drain	HOR/Z	Horizontal
ADJ	Adjustable	HWH	Hot Water Heater
AFF	Above Finished Floor	IBC	International Building Code
ALUM	Aluminum	ID	Inside Diameter
ALT	Alternate	IECC	International Energy Conservation Code
APPROX	Approximate	INSUL	Insulation
ANOD	Anodized	INT	Interior
BLDG	Building	IRC	International Residential Code
BLKG	Blocking	MAX	Maximum
B.O	Bottom of Bulkhead	MECH	Mechanical
BLKHD	Bulkhead	MIN	Minimum
CAB	Cabinet	MISC	Misc.
ACT	Cast in Place	MO	Masonry Opening
CIO	Code Enforcement Officer	MTL	Metal
CFCI	Contractor Furnished, Contractor Installed	MUBEC	Maine Uniform Building and Energy Code
CLG	Ceiling	NIC	Not in Contract
CLR	Clear	OC	On Center
CMU	Concrete Masonry Unit	OFCI	Owner Furnished, Contractor Installed
COL	Column	PCC	Pre-Cast Concrete
CONC	Concrete	PLUMB	Plumbing
CONT	Continuous	PV	Plywood
CPT	Carpet	PNT	Paint
CT	Ceramic Tile	PT	Pressure-Treated
CTR	Center	PSF	Pounds per square foot
DBL	Double	PSI	Pounds per square inch
DIA	Diameter	RBR	Rubber
DIM(S)	Dimension(s)	RCP	Reflected Ceiling Plan
DN	Down	REQ	Required
DR	Door	RM	Room
DW	Dishwasher	SIM	Similar
DWG	Drawing	SPEC	Specified or Specification
EA	Each	SPK	Sprinkler
EL	Elevation	SS	Stainless Steel
ELEC	Electrical	STC	Sound Transmission Coefficient
ELEV	Elevator	STL	Steel
EOS	Edge of Slab	STRUCT	Structural
EQU	Existing to Remain	TELE	Telephone
EQUIP	Equipment	TO	Top of
EXT	Exterior	TOS	Top of Slab/Structure
FA	Fire Alarm	TOFF	Top of Finish Floor
FAP	Fire Annunciator Panel	TYP	Typical
FD	Floor Drain	UNO	Unless Noted Otherwise
FE	Fire Extinguisher	VIF	Verify in Field
FEC	Fire Extinguisher Cabinet	W	With
FH	Fire Hydrant	WD	Wood
FLR	Floor		
FT	Feet		
GA	Gauge		
GAL	Gallon		
GALV	Galvanized		
GL	Glass		
GYP	Gypsum Board		
GWB	Gypsum Wall Board		

MATERIAL LEGEND

	Brick - Elevation
	Brick - Section
	Concrete - Block
	Concrete - CIP
	Earth
	Gravel
	Gypsum
	Insulation - Batt
	Insulation - Rigid
	Metal - Aluminum
	Metal - Steel
	Not in Contract
	Plywood
	Vegetation
	Wood - End Grain



ID	DESCRIPTION
CH-01	Clarifications per City Reviewer Comments
CH-02	Revisions per City Reviewer Comments
CH-03	Revisions per City Reviewer Comments
CH-04	Revisions per City Reviewer Comments
CH-05	Update to Occupancy/Plastic Engineering

ISSUE NUMBER	ISSUE DESCRIPTION
1	1ST FLOOR LIFE SAFETY
2	ENCLOSURE ROOF PLAN
3	SOUTH ELEVATION
4	EAST ELEVATION

DATE	DESCRIPTION
1/19/23	FOR CONSTRUCTION
1/20/23	FOR PERMITS
1/20/23	FOR PERMITS

Twelve Patio
115 Thames St Portland ME 04101
Foreside Development

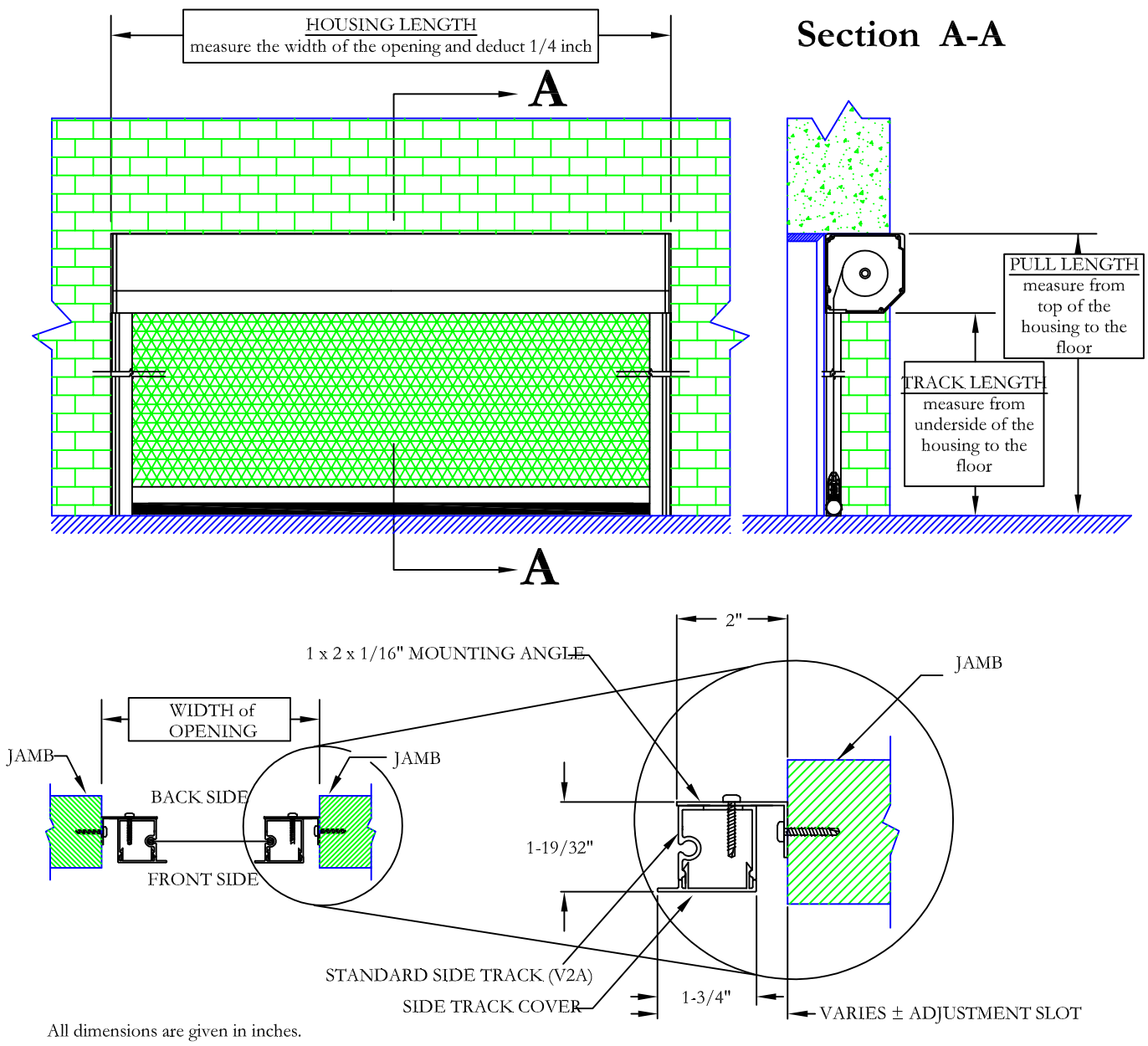
PROJECT INFO, PLANS, ELEVATIONS
A-101

GENERAL NOTES:

1. These Drawings constitute a for construction set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner at a later date or as requested with estimate for clarification.
2. All dimensions to be verified in field by Contractor.
3. **Exterior Door Sealing:** Provide new perimeter frame in Meranti Hardwood with weatherstripping at exterior of existing door and bolt frame through existing hardware. All new bolts and hardware to match existing hardware in style and color.
4. **Finishes:** All new wood elements are to be Meranti Hardwood to match existing wood. All new steel, aluminum, and motorized screen elements to be either black or bronze in color.

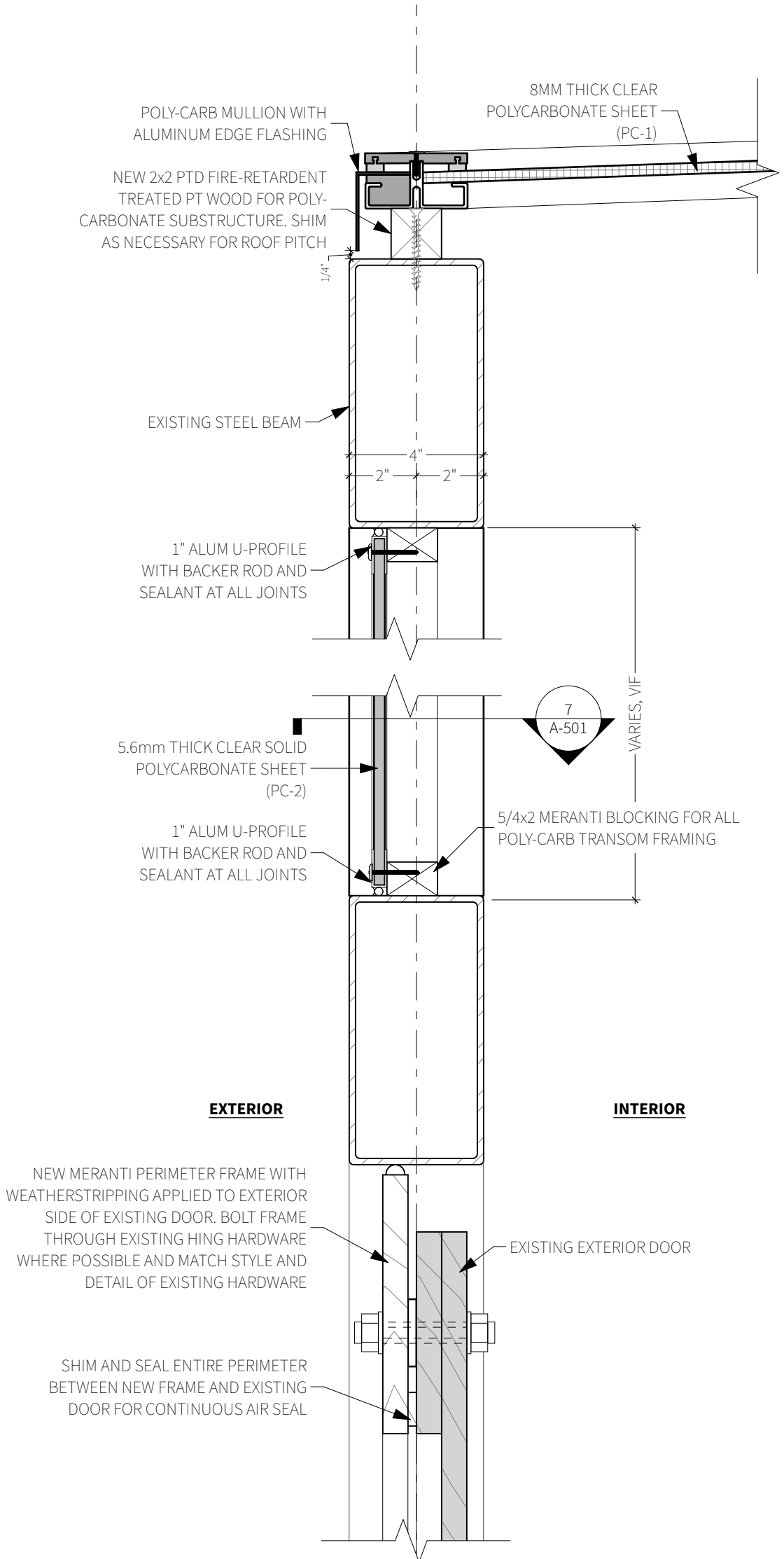
Motorized Retractable Wall Screen
"Inside Jamb" Installation
System With Standard Side Track (V2A)
Inside Jamb Above Header - (IJUH)

FOR ILLUSTRATION PURPOSES ONLY - NOT DRAWN TO SCALE

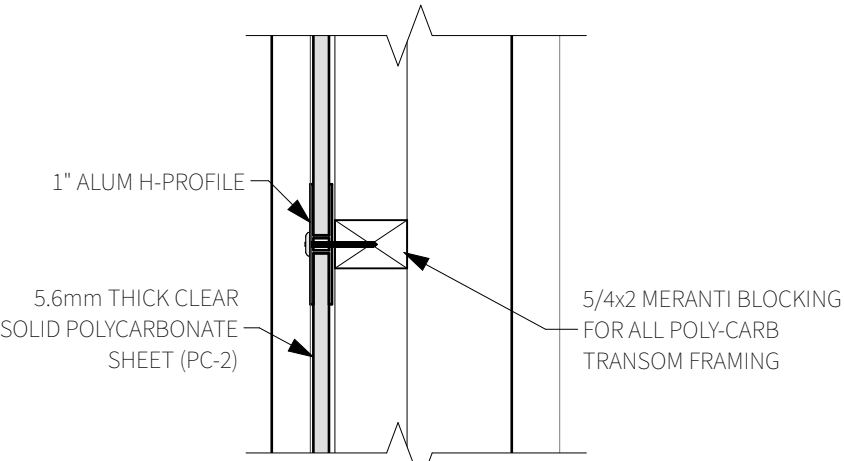


Created:	Date:	Revision:
NDR	10/04/2004	Rev: 01
Drawing Title:		
PSEXECINSTALLIJUH01(C)		
1. Title change	03/01/18	Scale:
Description of Revision		NTS

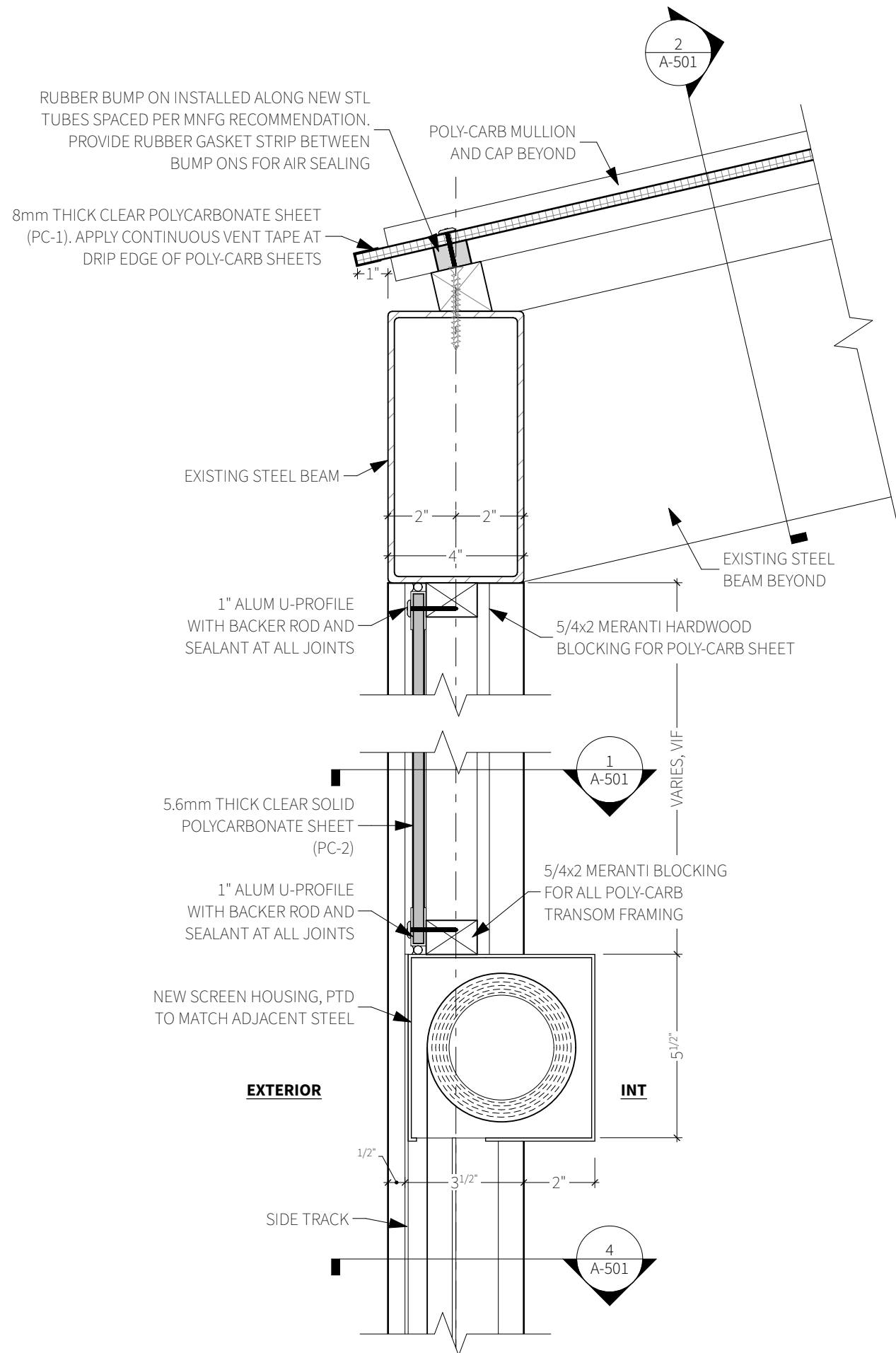
MOTORIZED WALL SCREEN CUT SHEET



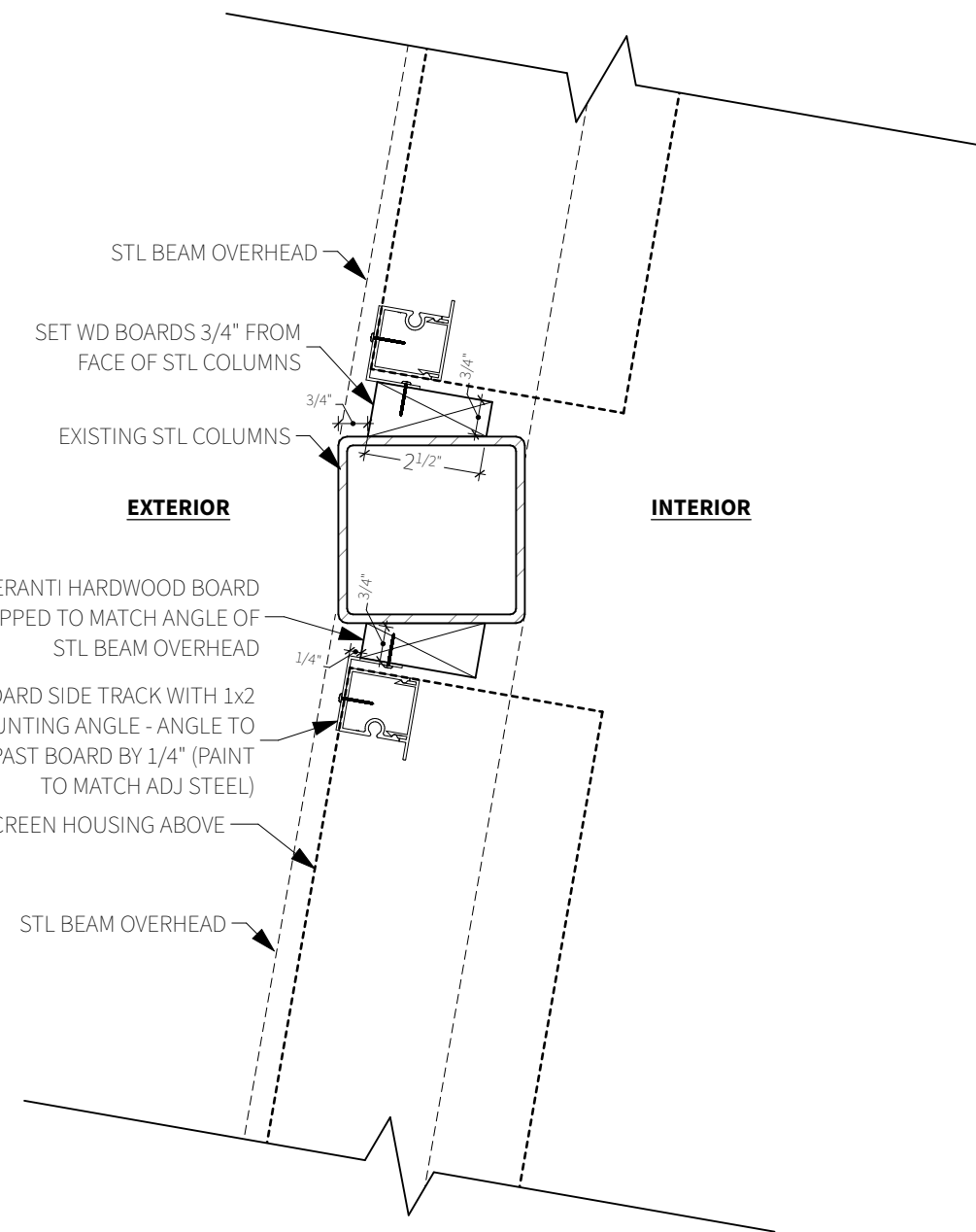
SECTION DETAIL - DOOR, TRANSOM & ROOF EDGE
SCALE: 3" = 1'-0"



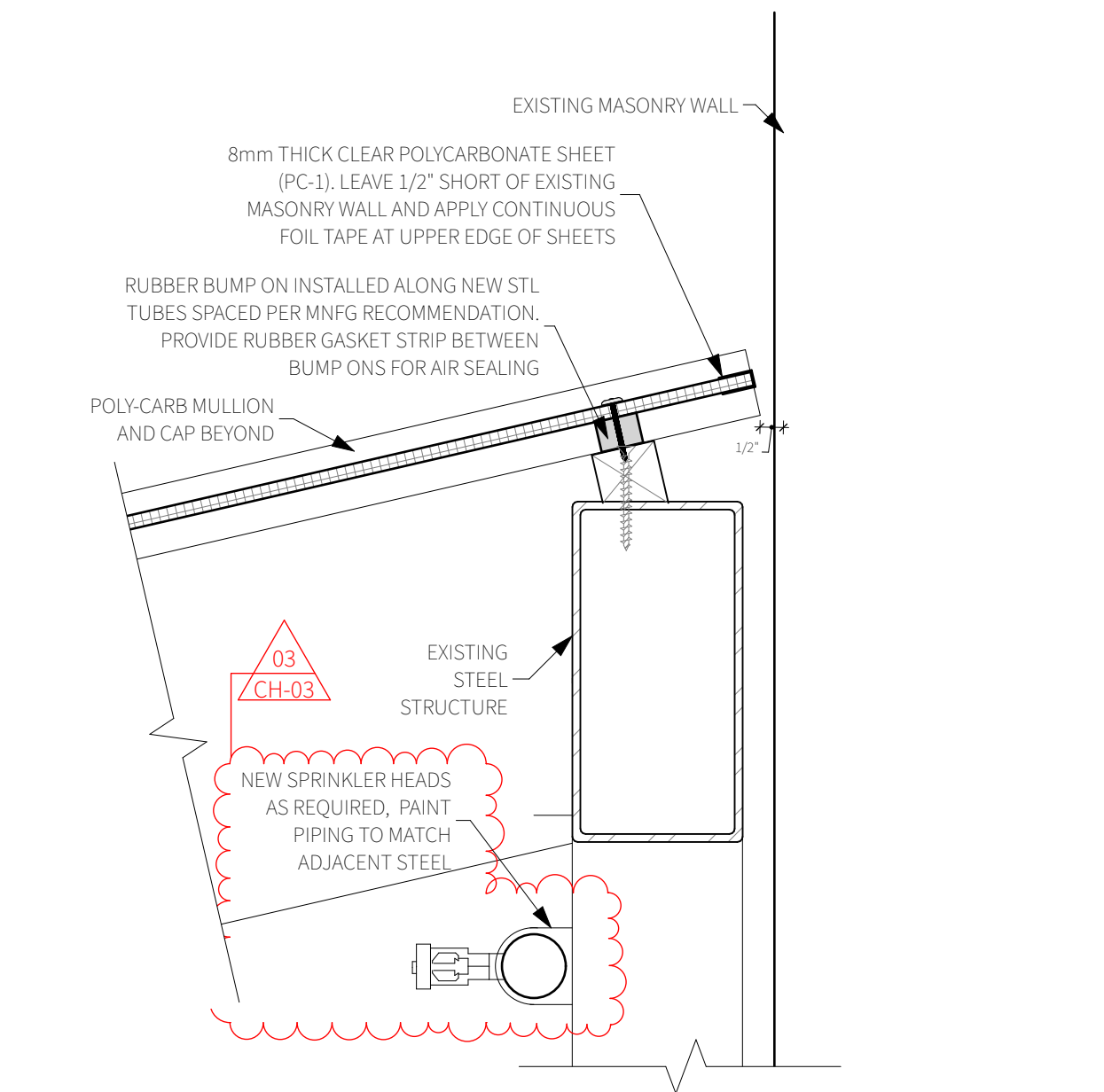
PLAN DETAIL - TRANSOM STRUCTURE
SCALE: 3" = 1'-0"



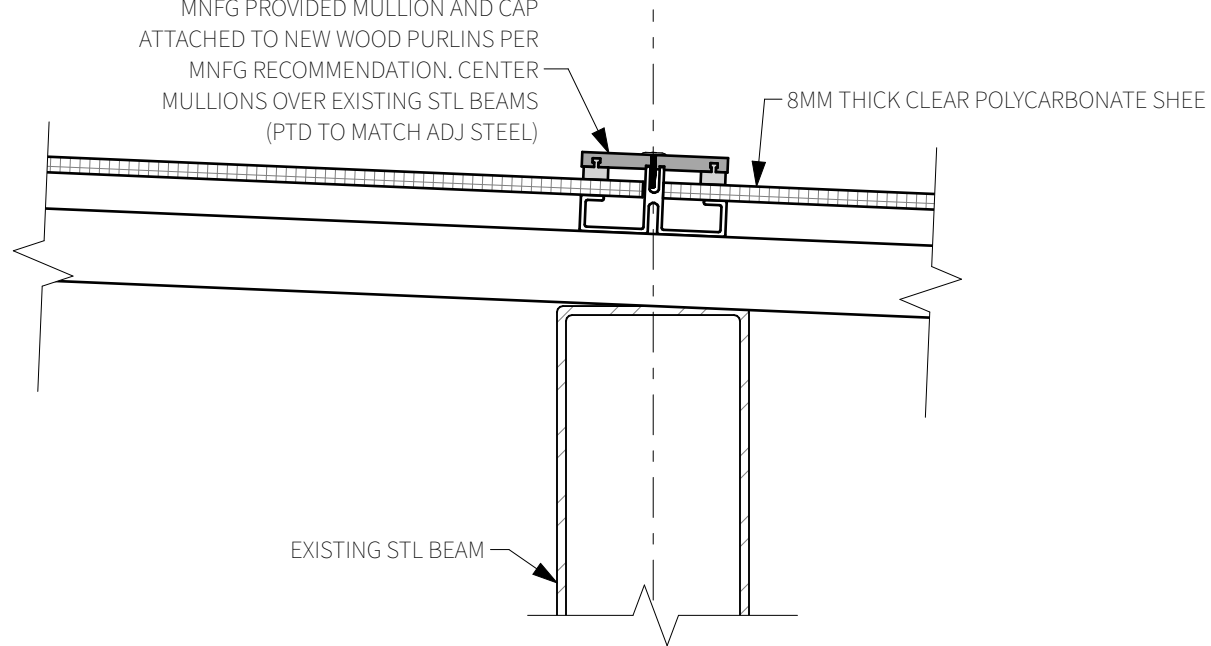
SECTION DETAIL - SCREEN CASSETTE, TRANSOM & ROOF DRIP EDGE
SCALE: 3" = 1'-0"



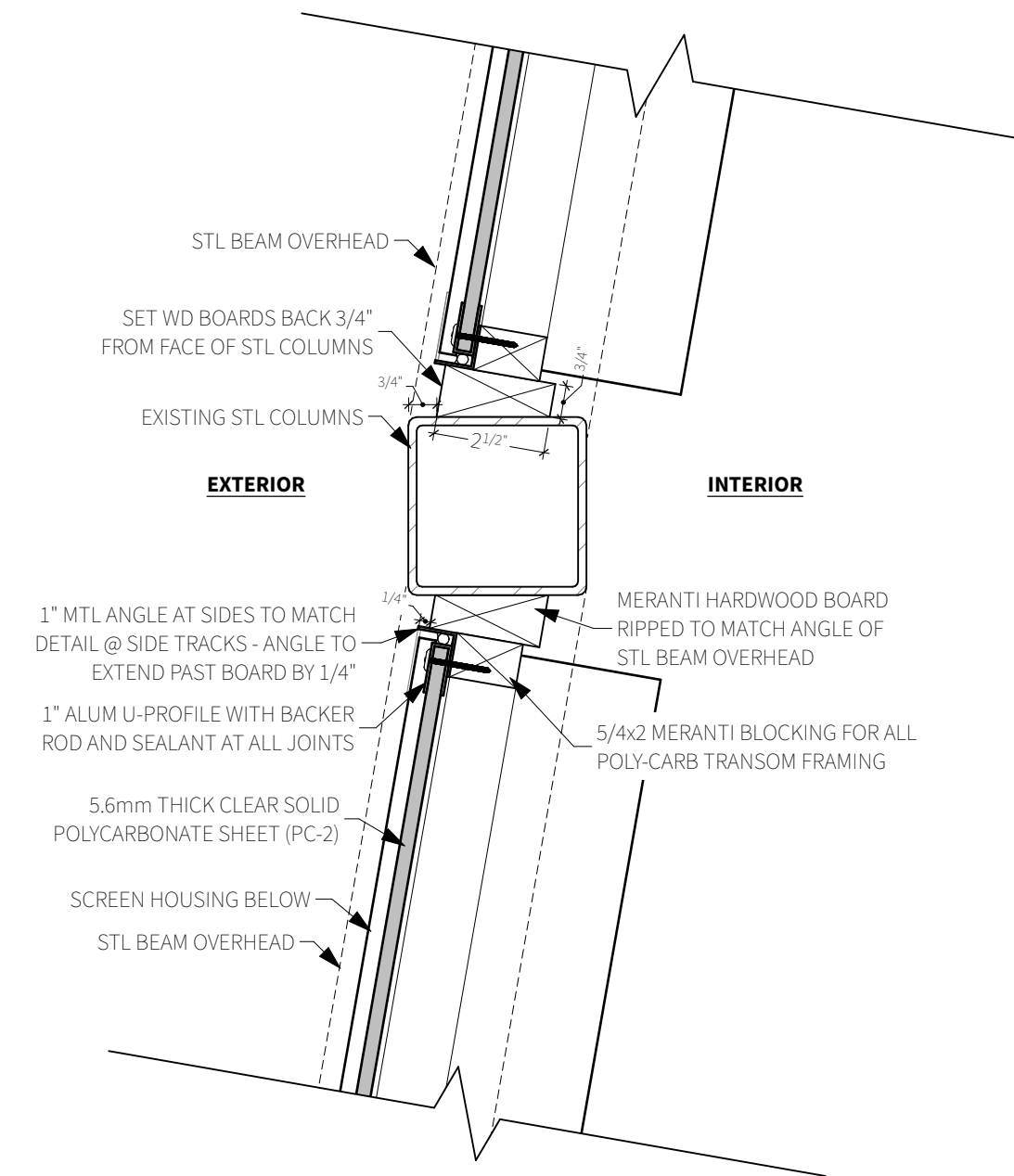
PLAN DETAIL - STL COLUMN / SCREEN JAMB
SCALE: 3" = 1'-0"



SECTION DETAIL - POLY-CARB SHEET / EXISTING WALL
SCALE: 3" = 1'-0"

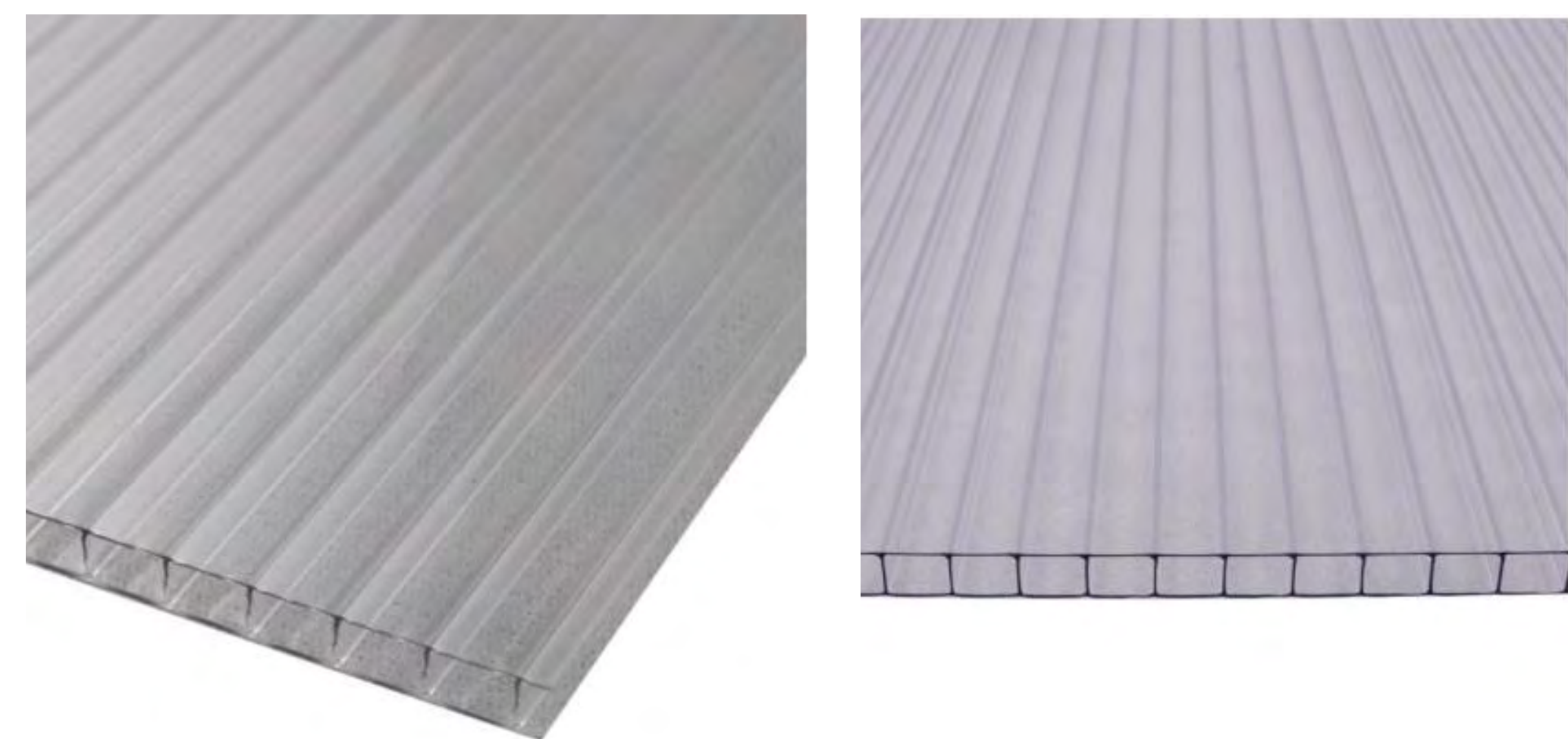
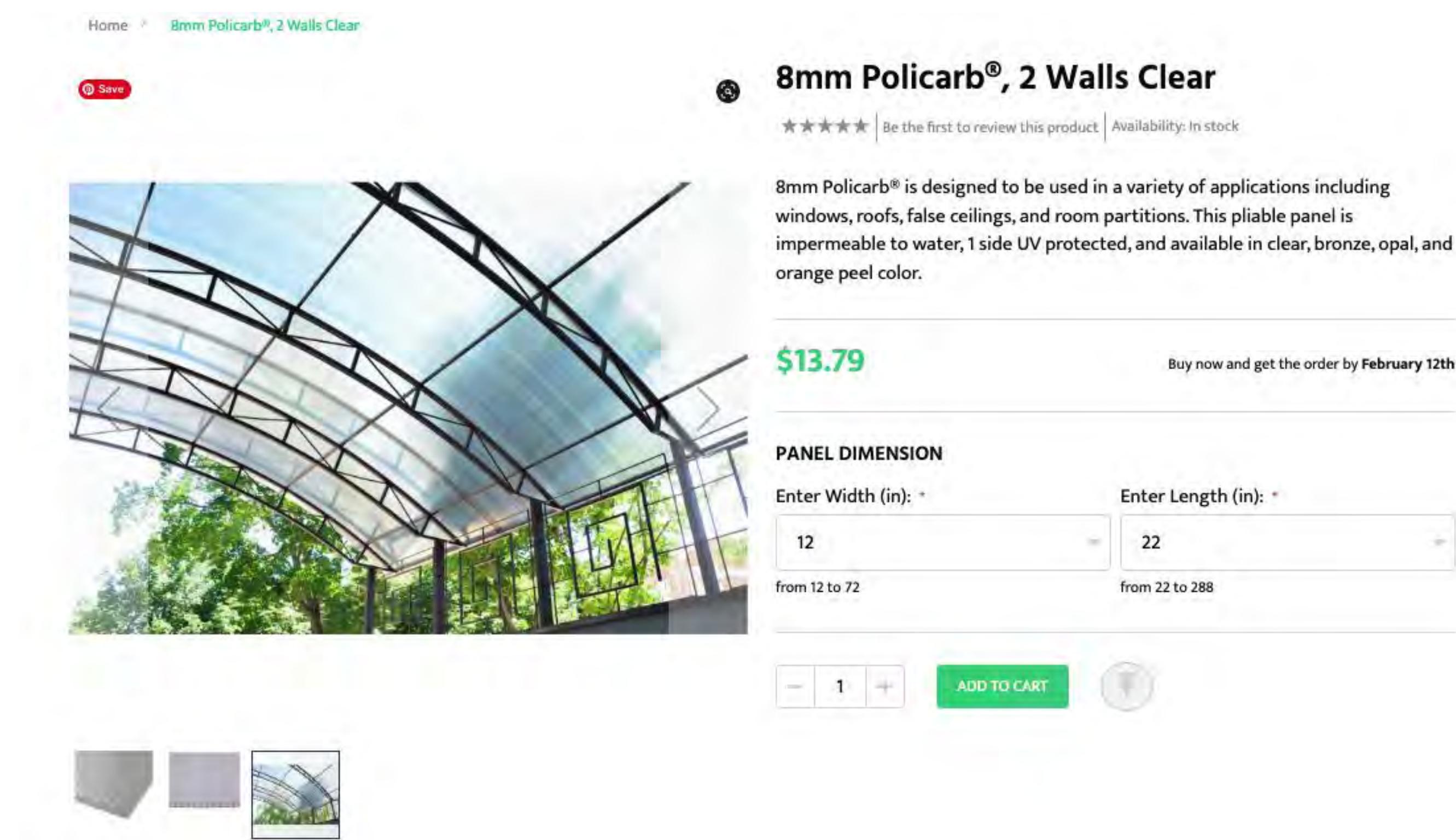


SECTION DETAIL - POLY-CARB ROOF MULLION
SCALE: 3" = 1'-0"

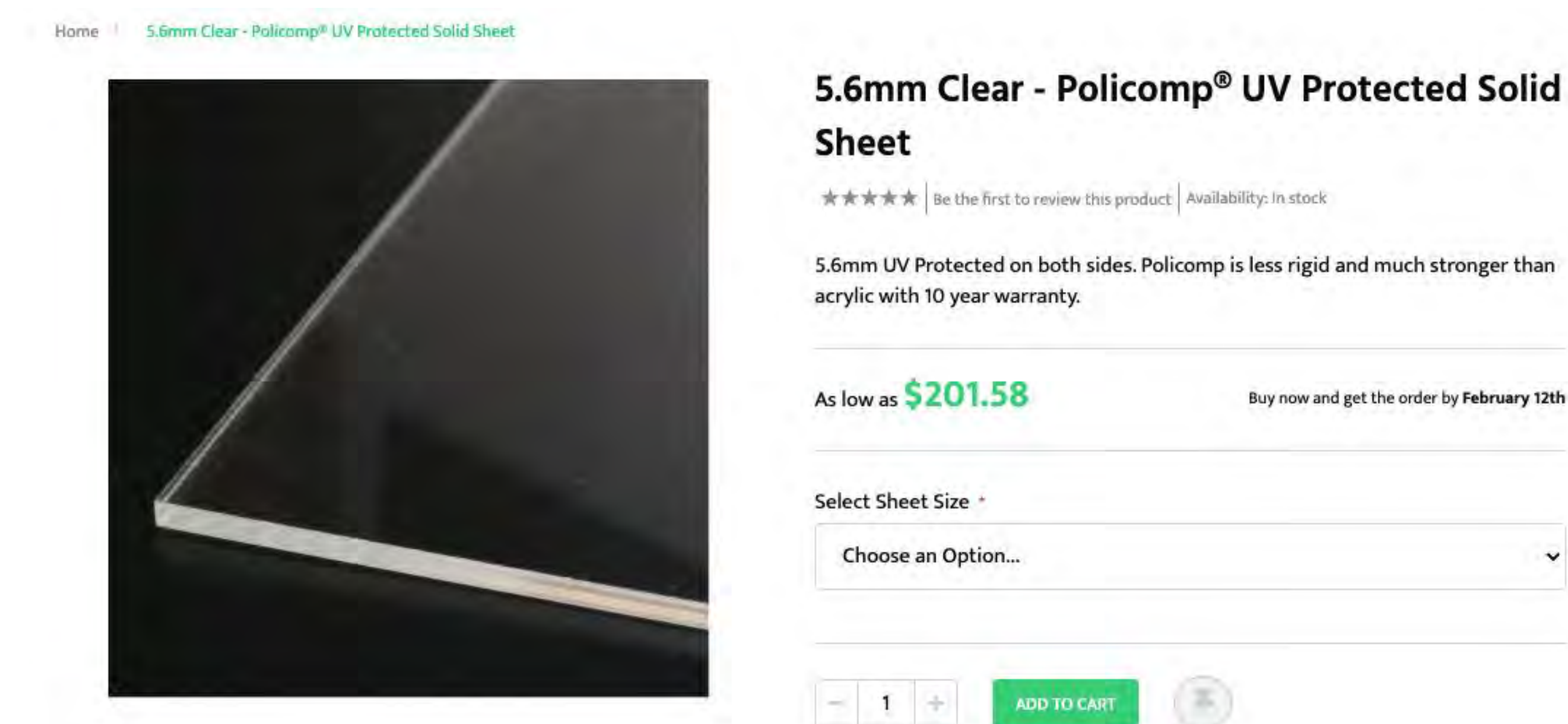


PLAN DETAIL - STL COLUMN / TRANSOM JAMB
SCALE: 3" = 1'-0"

POLYCARBONATE PANEL (PC-1) BASIS OF DESIGN: 8mm 2-WALL ROOF PANELS



POLYCARBONATE PANEL (PC-2) BASIS OF DESIGN: 5.6mm SOLID CLEAR AT VERTICAL TRANSOM INFILLS



PHOTOMONTAGE OF PROPOSED ENCLOSURE ELEMENTS IN PLACE

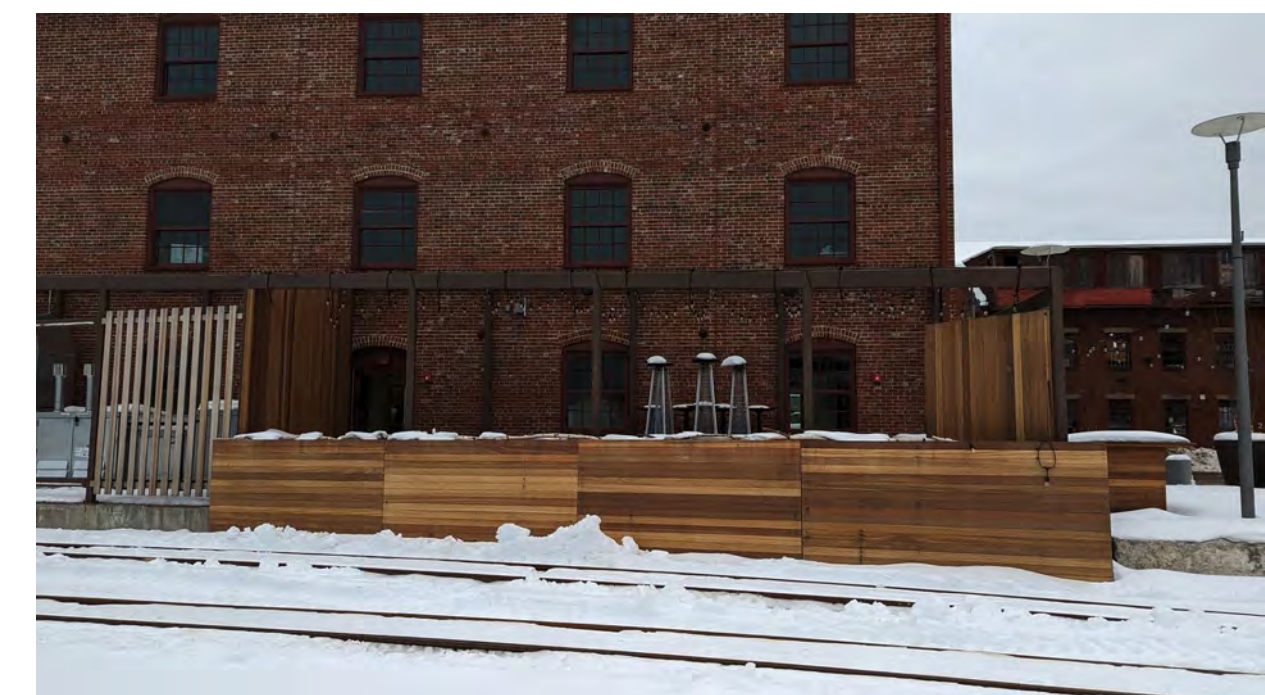
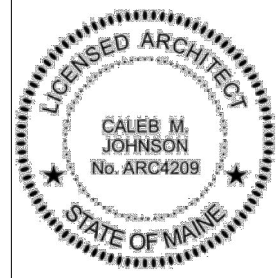


PHOTO SERIES SHOWING EXISTING STRUCTURE ALONG PUBLIC WAY (EASTERN TRAIL)



CHANGES THIS ISSUE:	
ID	DESCRIPTION

SUBMISSIONS:		DESCRIPTION	ISSUE NUMBER	CHANGE NUMBER
ISSUE	DATE			
03	11/20/23	PERMIT REVISIONS #2 - HP SUBMISSION		
	12/2/22			

C/IS PROJECT LEAD: JJ
DATE OF ISSUE: 1/30/23
PROJECT STATUS: For Construction

Twelve Patio
115 Thames St Portland ME 04101
Forside Development

LETTER FROM STRUCTURAL
ENGINEER
A-503



Mr. Patrick Boothe, AIA
Woodhull
110 Exchange Street
Portland, Maine 04101

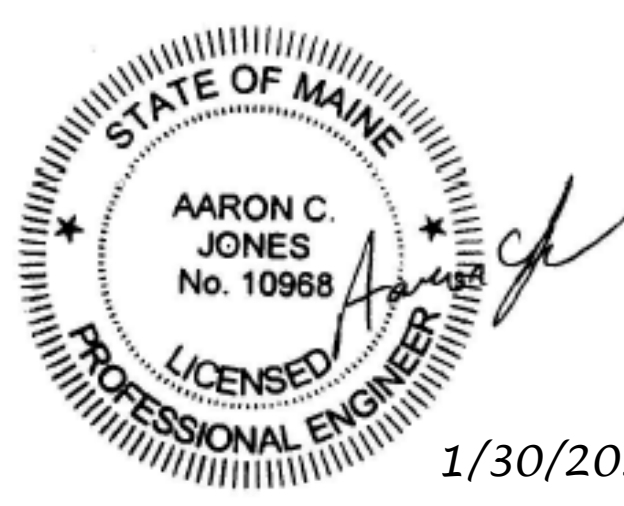
Dear Patrick,

As requested, I have reviewed the capacity of the existing tube steel framing that surrounds the existing patio at 115 Thames Street in Portland, Maine. This memo is to confirm that Structural Integrity has analyzed the in-place "Patio Tube Structure" as constructed and calculated that it can withstand all code imposed environmental loads with a roof and cladding installed as detailed in your drawing set for this project.

Please do not hesitate to call with any questions or if we can be of further assistance.

Sincerely,


Aaron C. Jones, P.E., LEED AP
President



1/30/2023

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