

Historic Preservation Board

Wednesday, May 17, 2023 at 5:00 PM
Via Zoom



MEMBERS

Robert O'Brien, Chair
Julia Tate, Vice Chair
Hilary Bassett
Brad Miller
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: May 17, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Workshop and Public Hearing 5/17/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/87313831994>

Or One tap mobile :

+16469313860,,87313831994# US

+19292056099,,87313831994# US (New York)

Or Telephone:

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

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Webinar ID: 873 1383 1994

International numbers available: <https://portlandmaine-gov.zoom.us/j/87313831994>

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 MAY 3, 2023

i. PUBLIC HEARING:

25 Forest Avenue: *Bassett, O'Brien, Talker, Whitten present; Tate recused; Miller absent*
672 Stevens Avenue: *Bassett, O'Brien, Talker, Tate, Whitten present; Miller absent*
511 Congress Street: *Bassett, O'Brien, Talker, Tate, Whitten present, Miller absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 3, 2023

i.

Certificate of Appropriateness for 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. The Board voted unanimously to approve the application with one condition.

Certificate of Appropriateness for Proposed Cemetery Expansion; 672 STEVENS AVENUE (EVERGREEN CEMETERY); City of Portland Parks, Recreation & Facilities, 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-002364-2023. The Board voted unanimously to approve the application as submitted.

Certificate of Appropriateness for Proposed Addition; 511 CONGRESS STREET; Ocean Gate, 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-002418-2023. The Board voted unanimously to approve the application as submitted.

4. COMMUNICATION AND REPORTS

5. WORKSHOP

- ### **i.**
- Preliminary Review of Proposed New Construction and Addition; 19 WEST STREET; Carleton West, 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-002480-2023.

6. PUBLIC HEARING

- ### **i.**
- Certificate of Appropriateness for Revisions to Proposed Alterations; 446 FORE STREET; Orange Crush, 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-001264-2020.

**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: May 12, 2023
RE: 19 West Street – FIRST WORKSHOP – New Construction & Addition
PROJECT ID: HPBR-002480-2023
MEETING: May 17, 2023

Owner: Carlton West, LLC
Architect: David Lloyd, Archetype Architects

A sign announcing the Historic Preservation Board's meeting on May 17, 2023 was posted at the property on April 26, 2023. A legal ad was published in the Portland Press Herald on May 5, 2023 and May 6, 2023, and 439 notices were sent to neighboring property owners within 500 feet of the subject property.

PROJECT SCOPE

Construct two duplex townhouses along Carleton Street. Townhouses to be on raised foundations with front porches. Structures to be four-stories tall with penthouses and roof decks, and clad in brick and metal siding. Rear elevations will include parking entrances at ground floor.

Townhouse Dimensions:

Overall Height: 39'-10"

Footprint: 54' x 40'

Remove existing exterior egress stair. Excavate driveway and below-grade parking entrance at rear of building. Replace windows with new to match historic divided-light pattern. Create new balconies at west and south facades. Construct one-story addition on top of existing brick structure.

Historic Structure Dimensions:

Existing Height: 29'-6"

Addition Height: 10'

Overall Height: 39'-6"

Existing Footprint: 52' x 83'

SUMMARY OF HISTORIC CONTEXT

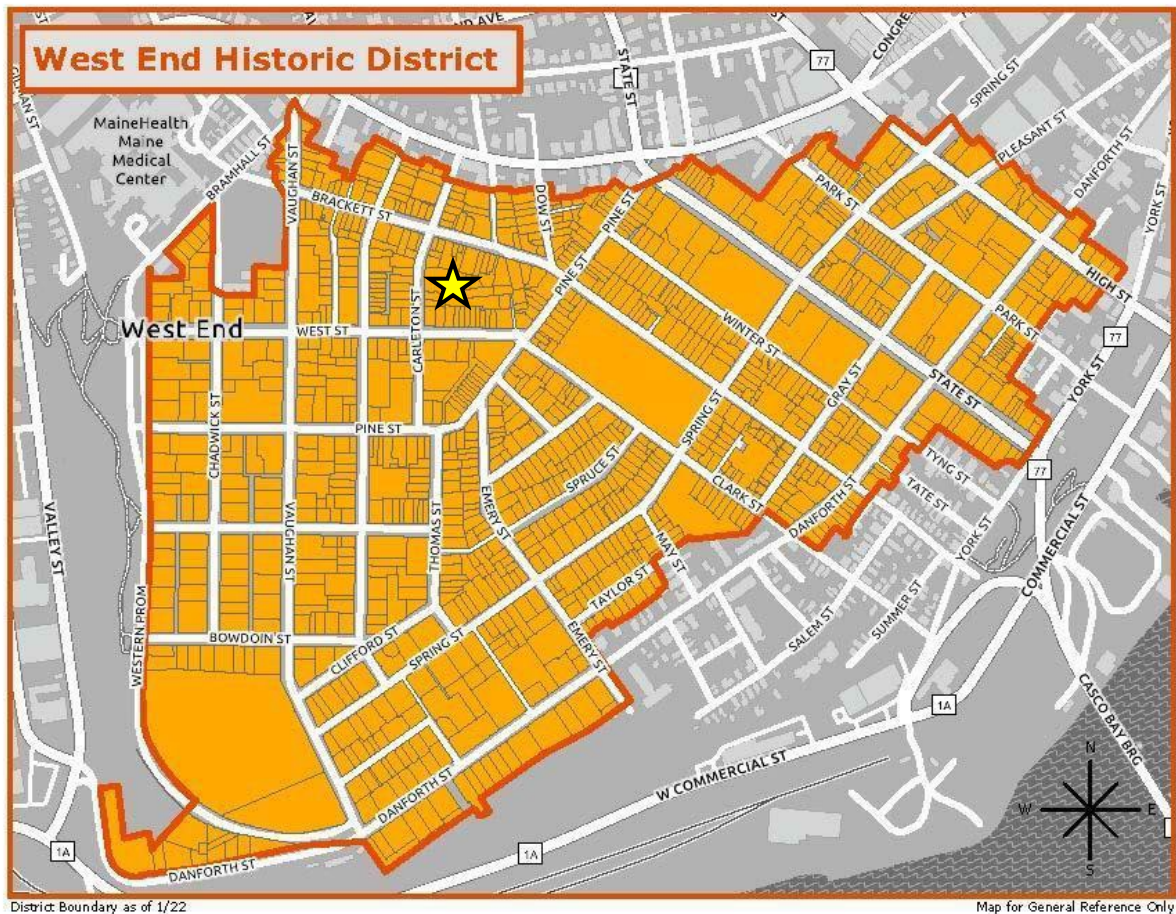


Figure 1: Map of West End Historic District showing location of 19 West Street with star.

19 West Street is a large parcel situated on the block bounded by West, Carleton, Brackett, and Pine Streets. The parcel features an 18-foot frontage between 17 & 21 West Street, and a 117-foot frontage between 41-43 & 59 Carleton Street. The parcel currently contains a single structure; a two-story brick building, addressed as 19 West Street. This structure is contributing to the West End Historic District. It was constructed in the 1890s as a private stable, and early in the twentieth century, was converted to a garage. Currently, the structure contains offices, and the area around it is largely covered with paved parking. The building is significantly set back from West and Carleton Streets, and is predominantly blocked from view along West Street by the dense historic development. The building is readily visible from Carleton Street over the existing paved parking.



Figure 2: 1924 Tax photo showing the contributing garage structure at 19 West Street.

19 West Street has experienced some degree of alteration. In particular the historic two-over-one windows were replaced with the current one-over-one irregular windows. Additionally, the front entrance has been somewhat reconfigured with an inset double-height glazed entry. This was achieved through removal of some areas of the front wall above the historic flanged metal header. The only other significant alteration was the addition of an egress staircase towards the rear of the structure. Otherwise, the building still retains its overall form, openings, masonry detailing, and classically inspired projecting cornice.



Figure 3: 19 West Street in the 1909 (Left) and 1954 (right) Sanborn Fire Insurance Maps. The 1909 Map indicates the existing brick structure was a private stable with the "X" through the structure. The 1954 map notes it as a garage with capacity for 50 cars.

The eastern and northern blocks of the West End are typically lined with densely packed single-family, duplex, and row-house structures placed close to the street on narrow lots. The block on which 19 West Street sits is an outlier in the West End given its depth and breadth. This form created the opportunity for several very small streets breaking up the depth at the east end of the block. It also allowed for the large lot in question, which takes up a significant portion of the middle of the block.



Figure 4: 2022 Aerial Image of 19 West Street.

Buildings in the immediate vicinity exhibit a rich range of architectural styles including modest early-nineteenth-century Capes and Greek revivals, large mid-nineteenth-century Second Empires and Italianates, and late-nineteenth- and early-twentieth-century Queen Annes, and colonial, renaissance, and other revivalist styles. Structures also show a great variety of building massings and roof forms. Most feature a substantial primary mass, with shorter or narrower secondary masses to the rear or sides. Gable, hip, gambrel, and mansard roofs are all found in large quantities with dormers and cross gables/hips being common. Windows are primarily punched openings with a vertical orientation. They are typically arranged very regularly, or around the interior program with a sense of balance at the exterior. Wall-to-window ratios favor solid to void. Paired or grouped windows are common, but used sparingly on individual buildings. Most homes in the West End feature raised foundations, with entry porches of varying sizes. There's also generally an even distribution of frame and masonry construction.



Figure 5: 41 (left), 46 (center), and 50-52 (right) Carleton Street as shown in 2019 Google Street View.

In the immediate area along Carleton Street there are several large three-story brick duplex structures in the middle of the block set on raised foundations. They feature symmetrical façades, with shallow entry porches approached by granite stairs, a variety of bay window forms, vertically oriented punched windows, and strong cornice lines. They also feature third floors which are made recessive through a mansard roof, termination of bay windows, or a strong cornice that masks the height. Closer to West or Brackett Streets, the structures on Carleton are more commonly single-family of frame construction, though of similar scale or height.

STAFF COMMENTS

The applicant is bringing forward this project at a very schematic level so as to open conversation with the Board about the appropriateness of the overall program, and to receive feedback on the preliminary designs.

Carleton Street Townhouses

Generally, the proposed new construction along Carleton Street will be in keeping with established patterns of the West End Historic District, utilizing the duplex form in close proximity to the street. The applicant is proposing what will appear to be three-story structures on raised foundations, being of a height similar to, though slightly taller than, other structures found throughout the district, including nearby, on Carleton. By creating a raised foundation, which masks the ground floor, and changing material at the fourth floor, the applicant is endeavoring to minimize the scale of the building. Staff would encourage the Board to discuss whether the proposed level of the raised foundation, at over 6' tall, is in keeping with the scale of raised foundations, or whether there might be opportunities or the need to further lower the level of the raised foundation.

Applicant is also proposing a rooftop deck and penthouse. The provided renderings indicate that the penthouse will be set back from the street quite significantly; however, without complete elevations and floor plans the exact scale and placement of these rooftop features is unclear.

Staff would also encourage discussion of the composition of the primary façade. The applicant is proposing a fairly regular placement of vertically oriented windows at the third story; however, the second story windows under the front porch are proposed to be fairly squat, and the fourth story will have floor-to-ceiling square windows. Attention has been given to aligning windows across the façade; however, staff would encourage discussion of how the different window designs might better fit together as a whole.

The applicant is proposing to introduce some texture and depth to the front façade through brick pilasters at the corners of the townhouses, a slight cornice between the third and fourth stories, and a more prominent cornice above the fourth story. Staff would encourage the Board to consider if there are opportunities to create additional articulation on the façade through additional pilasters or other scaling elements. As well, the placement of the primary cornice might be restudied. Creating a prominent cornice to cap the masonry portion of the structure and a more recessive treatment at the top of the fourth floor might improve the compatibility of the structure with adjacent historic structures and help to reduce the perceived height.

Staff would also note that the applicant has shown a one-foot, six-inch setback at the fourth floor on the north side of the northern townhouse and south side of the southern townhouse. They have indicated that this setback will be required by zoning. Staff would encourage the Board to discuss whether an asymmetrical setback on the townhouses is in keeping with the context or whether the applicant should explore ways of maintaining the symmetry, at least on the west facade. Staff would also recommend that the applicant receive a preliminary round of comments through the site plan review process to ensure that the proposed development will be fully in keeping with the base zoning.

The applicant has shared proposed elevations for the rear of the building which will be very transparent. Staff have no concerns with the placement of this treatment as it will not be readily visible from the street. The applicant has not provided details on side elevations, which will have some visibility towards the street. Staff would recommend providing elevations on all sides as well as complete floor plans and building sections to aid the Board in its discussion of the façade composition, scale, and compatibility of all visible areas.

19 West Street Alterations and Addition

At the existing historic structure, the applicant is largely proposing a program of rehabilitation that will restore some of the character that has been lost over the years. In particular, they are proposing to replace the existing non-historic windows with two-over-one double-hung windows based on the 1924 tax photo. Additionally, they are proposing to remove the non-historic egress stair towards the rear of the building. It does appear that the applicant is proposing to remove a

historic chimney at the building's West elevation. Staff would encourage clarification of this, and for the Board to discuss whether this would be appropriate.

The applicant is proposing several alterations intended to support the proposed rehabilitation of the structure from office use to residential. These include introducing a below-grade parking entrance at the rear of the west elevation, adapting the already altered central portion of the second story front façade into a balcony, and the enlarging of an opening and addition of a balcony at the west elevation of the second story. Generally, staff found that the proposed placement of these alterations could be appropriate given they are focused on areas of existing alteration or towards the rear of the building, and would likely not destroy significant historic features or obscure the overall form and character of the building. Staff would encourage the Board to discuss these alterations, and would recommend that the applicant provide additional detail on the areas of these alterations at future meetings. Staff would also recommend including all elevations and complete floor plans.

Addition of a full story to the historic structure is the most impactful change proposed. The addition would be ten-feet tall, and set back six feet from the current roof edge. The addition would have a very regular window pattern, with floor-to-ceiling squarish windows. The addition would be clad in metal and topped with a cornice. While the proposed addition will alter the form of the historic structure, the approach proposed would clearly differentiate the addition from the existing and allow the historic form to remain clearly legible. Additionally, construction of the addition would not require removal or disruption of any historic material. Staff would encourage the Board to discuss whether the proposed addition has potential for being found appropriate, and if so, whether there are opportunities or there is the need for improving the compatibility. For instance, staff would encourage further study of the window proportions, and restudy of the proposed cornice. Eliminating or reducing the cornice at the addition might help to reduce its presence on the building.

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 Discussion	There is nothing inherently incompatible with the proposed conversion of the historic structure to residential use, in particular since it has already been rehabbed for office use. The applicant is proposing several changes including the introduction of balconies and below-grade parking which should be considered by the Board.

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 add a full story to the existing structure which will alter its historic form. However, the proposal will not require the destruction of that historic form, which will still be legible given the differentiation of the addition. As well, the applicant is not proposing to remove or alter any historic material with the exception of the enlarged opening for a balcony towards the rear of the west facade.

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 applicant is not proposing to introduce any conjectural features, allowing the historic structure and the contemporary interventions to remain distinct.

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	The applicant is not proposing to remove or destroy any historic features or alterations that speak to the structures evolution.

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 not currently proposing to remove any distinctive features.

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	At present, the applicant is not proposing a significant program of replacement of historic materials. The applicant is proposing to replace the existing non-historic windows with a window design based on the 1924 Tax Photo.

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
Additional Information Required	At present, the applicant has not indicated they intend to conduct any cleaning of historic materials. If they are, additional information should be provided for the Board to review the program for compliance with this standard.

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 a clearly contemporary and differentiated design for the proposed rooftop addition. The design includes a change in wall plane, material, and fenestration pattern. The addition will alter the form of the building; however, the historic form will still be legible and the proposed alteration will not require significant destruction of historic material.

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 addition would generally be easily reversible in that it does not require significant destruction or alteration to historic material.

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
1. Height	
The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing four-story townhouses, which will also include roof decks and penthouses; however, the four-story portion on each building is designed to appear as three-stories on a raised foundation. Three-stories over a raised foundation is a very common height for structures in the West End, though the proposed height may be slightly taller than adjacent three-story structures.
2. Width	
The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
For Board Discussion	Generally, the proposed 40' width will be comparable to other duplex structures found throughout the historic district.
3. Proportion of principal facades	
The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
For Board Discussion	Buildings in the West End Historic District exhibit facades of varying proportions with some being taller than wide, and others more squat and horizontal. The proposed townhouses will have a fairly square proportion, though the change in material at the fourth floor will emphasize a horizontal proportion which is more in keeping with many duplex or multi-family structures.

4. Roof shapes The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing flat roofs for the townhouses. Flat roofs or shallow hipped roofs are common throughout the district.
5. Scale of a structure The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The scale of the proposed townhouses is generally in keeping with other large masonry duplex structures or grand single-family houses found in the immediate vicinity. The structures are also proposed to be of a typical depth and height, and will retain modest side yards and driveways between adjacent structures.

Standard B. Composition of Principle Facades	
1. Proportion of openings The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
For Board Discussion	The openings at the first two floors are proposed to be vertically oriented, which is in keeping with patterns in the historic context. The fourth floor is proposed to have more squarely proportioned openings.
2. Rhythm of solids to voids in facades The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
For Board Discussion	The brick portions of the structure facing the street will tend to feature a higher proportion of solid than void, which is in keeping with the norms of the district. The fourth floor and rear will feature significantly higher proportions of void.
3. Rhythm of entrance porch and other projections The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The proposed townhouses will feature full-width front porches with central staircases leading to individual entrances off of the sidewalk. The entrances are grouped at the center of each structure creating a symmetrical facade. This is in keeping with a typical pattern for duplex structures.

<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to clad the lower levels of the townhouses in granite and brick which are very common materials in the historic context. The fourth floor is proposed to be a metal cladding material which, while not common to the historic context, has potential for compatibility with the dark roofing materials commonly found on mansard roofs in the district. The applicant should provide further detail on proposed materials for future workshops so that the Board can further study the appropriateness of the materials in color, texture, and materiality.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to construct the townhouses in close proximity to the sidewalk, following the pattern of this area of the West End Historic District. This will reestablish the urban pattern in this portion of Carleton street where historically structures were present but have since been demolished and replaced with a parking lot.
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	The applicant is proposing to create modest side yards and driveways between the structures as is typical of the West End.
<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The West End Historic District features a variety of directional expressions on contributing buildings. The proposed townhouses will have a generally horizontal expression, punctuated by vertical elements.

Standard D. Other Standards	
<u>1. Compatible use</u> 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 proposed residential use is in keeping with the predominantly residential character of the West End Historic District.
<u>4. Contemporary design</u> Contemporary design for 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, material, and character of the property, neighborhood and environment.	
Standard Met?	Staff Comments
For Board Discussion	The proposed townhouses are proposed to use a fairly traditional design language at the lower levels of the front facade, transitioning to a more contemporary language at the fourth floor and rear. The traditional design elements should be further refined to ensure sufficient differentiation from adjacent historic structures. Alternatively, a more contemporary language could be employed more consistently across the whole building.

ATTACHMENTS

1. Project Summary & Photos
2. Drawings

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101

207.772.6022

May 3, 2023

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

RE: 19 West Street

Dear Evan,

We are pleased to submit on behalf of Carleton West, LLC, preliminary drawings for the development of the 19 West Street site.

Please note the following:

The existing building will contain parking under with apartments on the first and second floor and a third floor added to the building, set back six feet from the edge of building. Windows will be replaced with new windows, two over one per original design.

Four town houses are proposed as duplexes. The front will be a granite planter and porch. The façade design is based on traditional design integrating with the neighborhood with the top floor windows introducing a more contemporary element in its size. The exterior materials will be granite, brick and metal. The metal has not been selected at this time, but we are considering lead coated copper, zinc, or copper. The rear elevation, not seen from the street, is more contemporary in design and is predominantly glass.

As you look at the drawings you will see that we have come to an agreement on the setbacks. We are presently showing the two end buildings with the required 1 foot 6 setback.

We look forward to a discussion with the board and please email with any questions or concerns.

Respectfully Submitted,



David Lloyd
Maine Licensed Architect #936

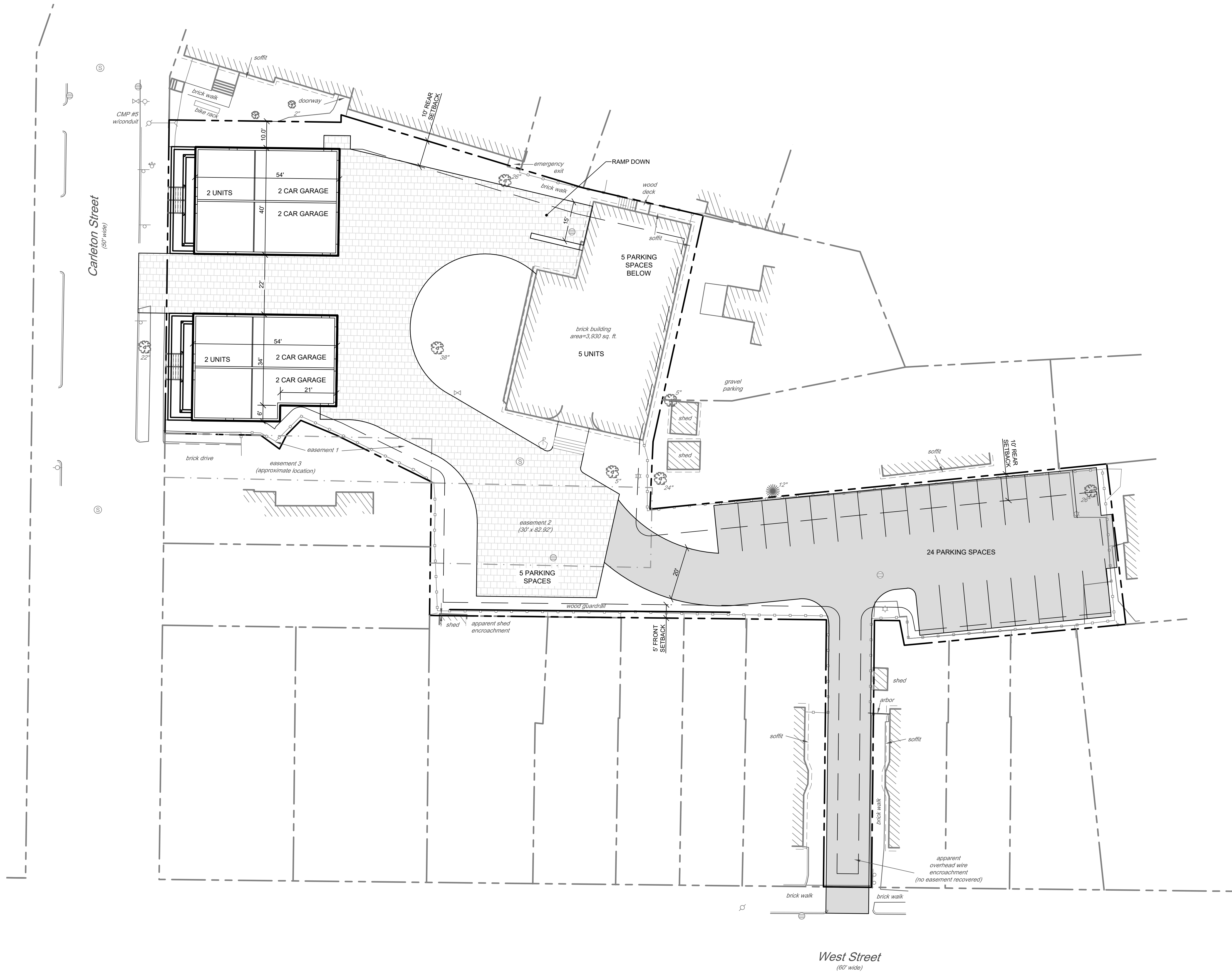
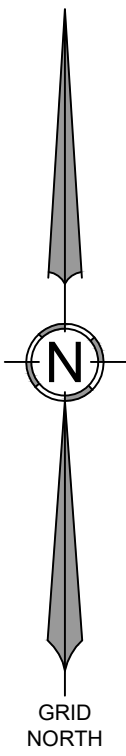










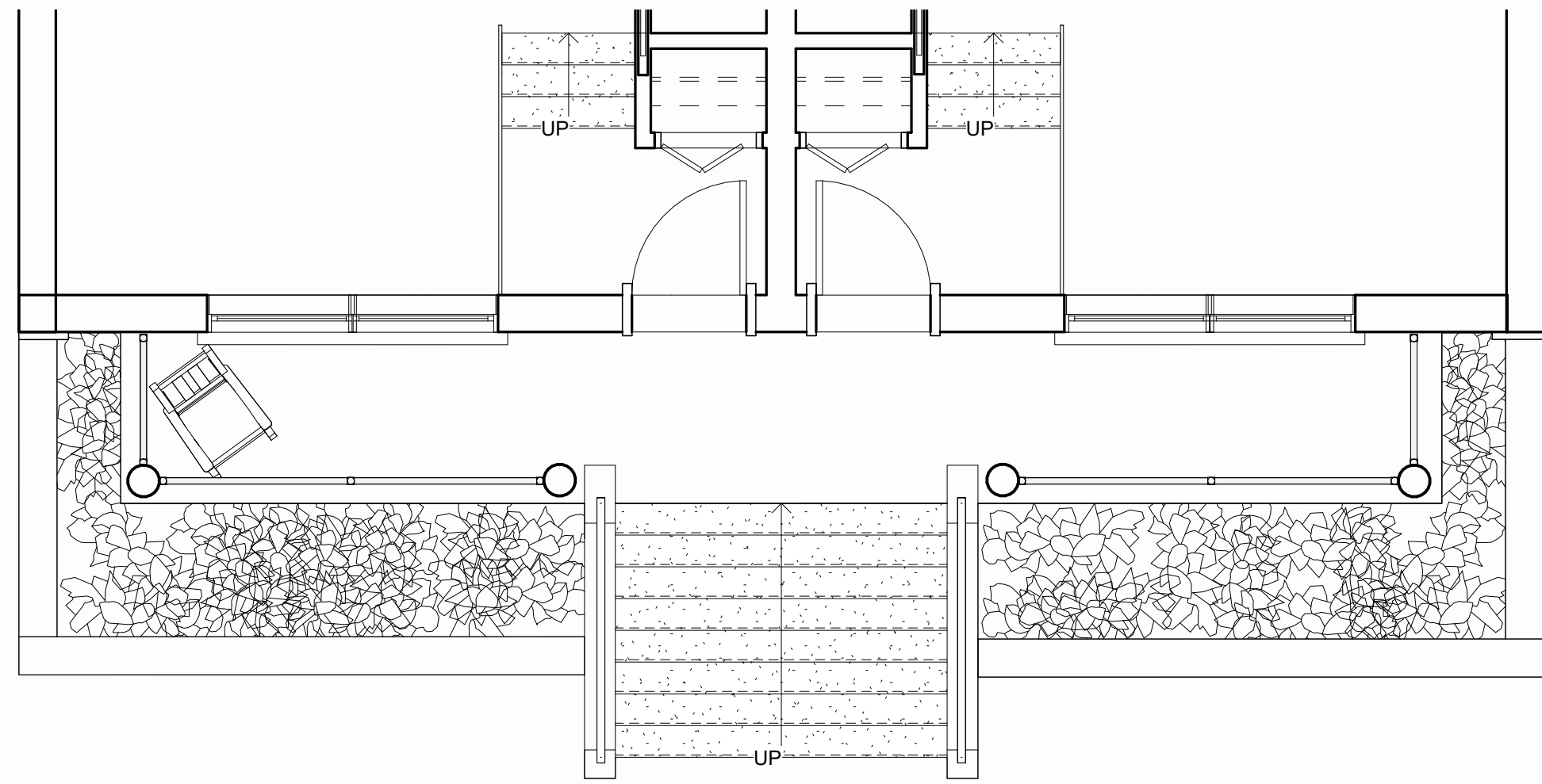
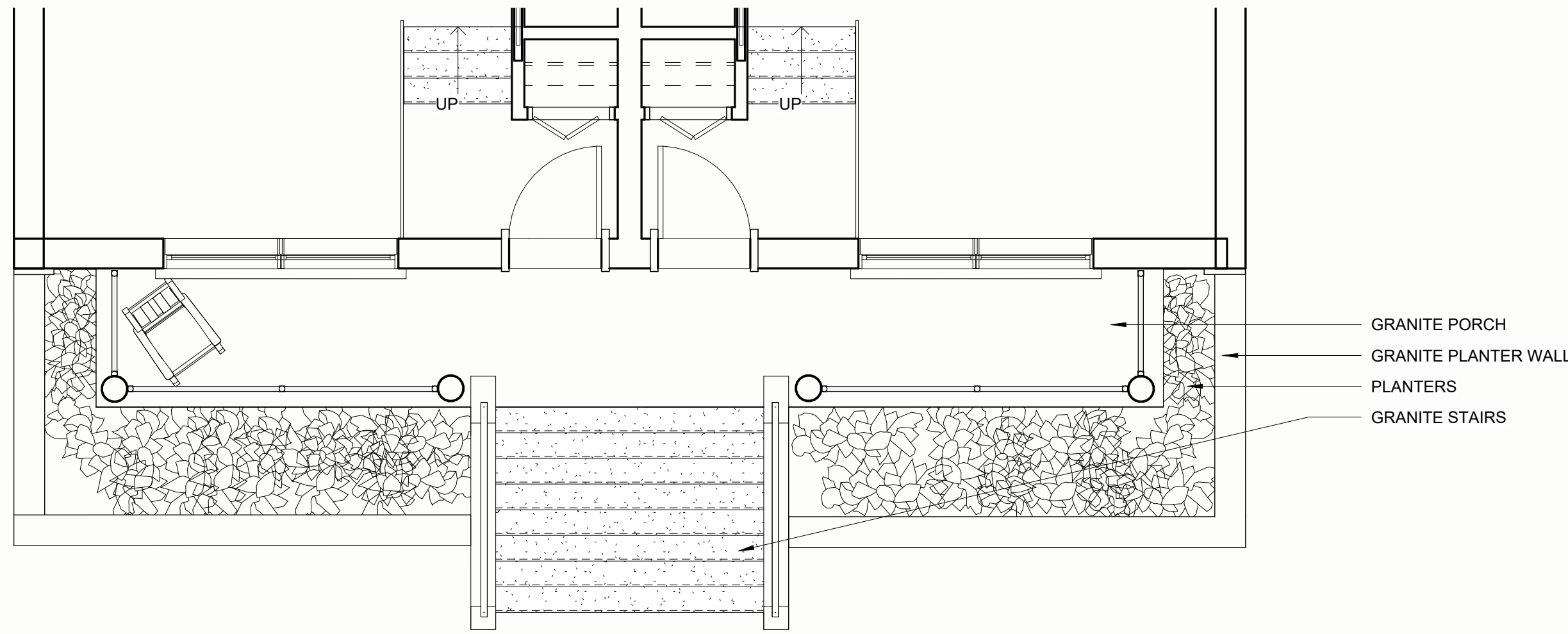


FOR REVIEW	
DATE: PE: MICHAEL TADEMA-WIELANDT	
ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260	
PHONE: (207) 936-5111	
WEB SITE: www.terradynconsultants.com	
Civil Engineering Land Surveying Geomatics Stormwater Design Land Planning Environmental Permitting	
TERRADYN CONSULTANTS, LLC	
PERMIT DRAWING NOT FOR CONSTRUCTION	
PROJECT: WEST STREET REDEVELOPMENT 19 WEST STREET, PORTLAND, ME	CLIENT: CARLETON WEST, LLC 9 GOULD ROAD LEWISTON, ME 04240
SHEET TITLE: CONCEPT PLAN	DATE: 2/28/2023
SCALE: 1"=20'	JOB NO: 23-020
SHEET:	C-1



1 | CARLETON STREET ELEVATION
1/8" = 1'-0"

Date: 12 MAY 2022		Scale: 1/8" = 1'-0"	CARLETON STREET ELEVATION	A2.01
Revisions:		Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:
Prepared For:		Owner	Address City, State	



1 | 19 WEST FRONT ELEVATIONS
1/4" = 1'-0"

Prepared For:	Owner	
	Address	City, State
Consultant:	ARCHETYPE ARCHITECTS	
	48 Union Wharf Portland, Maine 04101	archetype@archetypepa.com
Project:	19 WEST ST.	
	PORTLAND, MAINE	
Revisions:		
Date:	12 MAY 2022	Scale: 1/4" = 1'-0"
TOWNHOUSE FRONT ELEVATIONS		
A2.02		



1 | 19 WEST BACK ELEVATIONS
1/4" = 1'-0"

Date: 12 MAY 2022		Scale: 1/4" = 1'-0"	TOWNHOUSE BACK ELEVATIONS	A2.03	
Revisions:		Project: 19 WEST ST. PORTLAND, MAINE			
Architect:		ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepepa.com			
Consultant:					
Prepared For:		Owner Address City, State			





1 | EXISTING BLDG NEW CONSTRUCTION FRONT ELEVATION
3/16" = 1'-0"



2 | EXISTING BLDG NEW CONSTRUCTION WEST ELEVATION
3/16" = 1'-0"

A2.04		19 WEST ELEVATIONS NEW CONSTRUCTION		Revisions:		Project: 19 WEST ST. PORTLAND, MAINE		Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com		Consultant:		Prepared For: Owner	
		Date: 12 MAY 2022						Scale: 3/16" = 1'-0"		Address City, State			



STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: May 3, 2023
RE: 446 Fore Street – PUBLIC HEARING – Amendment to a Previously Approved Project: Eliminate Front Entrance Alcove and Install Storefront Glazing in a Boarded-up Freight Opening

PROJECT ID: HPBR-001264-2020
MEETING: May 17, 2023

Owner: Orange Crush, LLC
Architect: Jake Keeler

A sign announcing the Historic Preservation Board's meeting on May 17, 2023 was posted at the property on May 8, 2023. A legal ad was published in the Portland Press Herald on May 5, 2023 and May 6, 2023, and 30 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

This project comes as a proposal to amend a previous Board approval, for an ongoing rehabilitation project. The additional proposed scope includes:

1. Move the main entrance on Fore Street out to the face of the building, installing a new entrance door at the original location, eliminating the existing recessed entrance alcove
2. Remove the painted infill panel from a large non-historic freight opening facing Union Street, replacing it with storefront glazing

Dimensions:

Cargo Opening Storefront: Approximately 8' x 8'

Material Specifications:

Siding	Replace previous painted sheet metal on the lower cargo opening (Union Street)
Trim	To match existing
Doors	Painted wood door and single sidelight with half glass and recessed panel below

SUMMARY OF HISTORIC CONTEXT



Figure 1: Map of the Waterfront (Old Port) Historic District showing location of 446 Fore Street with yellow star.



Figure 2: Google Earth aerial showing location of 446 Fore Street with red box.

The Rufus Dunham Block was built for commercial use, and until recently housed a bar and nightclub on the first floor and Wharf Street level, with offices on the second floor, and residences above. The Second Empire property was built in 1876, and sits prominently at the corners of Fore, Union, and Wharf Streets, at an entry point to the Portland Waterfront Historic District. The low building immediately east of the subject property leaves much of the eastern facade visible, in

addition to the other three sides. Before recent renovations, deferred maintenance and an accumulation of minor alterations had eroded some of the original features of the building. This is evident in a number of historic masonry openings that have been infilled or changed, and the altered storefront on Fore Street. Nonetheless, much of the original character and form of the original building are readily visible, including character-defining details such as the bracketed cornice, regular masonry openings, and mansard roof with gabled dormers.



Figure 3: 446 Fore Street in 1924 (left) and 2022 (right).

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

In 2019 the Board approved a comprehensive exterior rehabilitation program for the upper floors of the building, which did not include the commercial space on the ground floor facing Fore Street or the basement level facing Wharf Street. Since that review a new owner is continuing the renovations based on the 2019 plans, with Jake Keeler Design Build designing and managing the project.

On October 7, 2020, the Board approved additional work on the facades facing Wharf and Union Streets, including reopening several historic window openings at the basement level. At that time, the owner and Mr. Keeler anticipated continued use of the first floor (ground floor, off Fore Street) as a bar or restaurant, and planned no immediate changes to the entrance and storefront.

PROPOSED AMENDMENTS

As presented in Mr. Keeler's submission package, the amendment currently under review affects only the front entrance facing Fore Street, and the non-historic cargo opening closest to Fore Street on Union Street facade. The package clearly demonstrates several stages in the evolution of the building, showing that the original front doors were most likely not recessed. The upper cargo door was not present in the 1950's, but was present and boarded up by the early 1980's. The impetus for reopening the upper cargo door is the shift from a bar/restaurant use to a retail use, making added light and a storefront display window desirable.

STAFF COMMENTS

Given the high visibility of the proposed alterations, particularly the new storefront glazing, the proposed amended plans are being presented to the Board for review. Both the existing Fore Street storefront and the upper cargo openings on Union Street were installed after the 1950's. In neither case are they closely connected with the period of significance of the historic resource. Staff found that the proposed change to the entrance door would be an improvement for the building as the configuration will more closely resemble the historic entrance.

In the case of the cargo opening that was already boarded up by the 1980's, the proposed storefront glazing would not interfere with the existing masonry opening, and therefore could be reversed, making it possible to return to the closed state of the opening before the designation of the Old Port Historic District in 1990. The glazing would also be obviously modern, communicating its date while utilizing an existing, though non-historic opening.

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 proposed retail use is generally compatible with historic uses of this and other properties in the Old Port Historic District.

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	No original material or distinctive architectural features would be affected.

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 doors would be in a configuration similar to the historic, but in an altered storefront. The new door and the new glazing will convey their modern origin, and will not use conjectural design elements.

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	Based on the post 1950 date, and the period of significance for the Old Port Historic District, staff did not find that the recessed entry had acquired significance. Whether or not the freight opening is found to have acquired significance, the masonry opening will still be evident.

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	No historic features are being recreated or repaired.

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 door will be compatible without duplicating a historic door. Storefront glazing infill will clearly communicate its modern origin.

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 alterations will not require significant reconfiguration of historic material and could therefore be readily reversed in the future.

MOTION FOR CONSIDERATION

I move to APPROVE this amendment to application HPBR-001264-2020 for a relocated front entry, and storefront glazing infill at 446 Fore Street 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 - 1-4, 6, & 9-10.

ATTACHMENTS

1. Drawings and Supporting Documents

Subject: Historic Preservation Board Application – Small Project

To: Rob Wiener, Preservation Compliance Coordinator

Dear Rob,

The owner of 446 Fore Street, Orange Crush, LLC, has engaged Jake Keeler Design Build for various aspects of the building's improvement. Of concern to this letter are improvements at street level to the building along the Union Street and Fore Street facades. These changes are of increased scope to the Historic Preservation Board Review of 5.1.19 and 10.7.20. These changes are in addition to the changes approved on 5.1.19 and 10.7.20 and this application does not supplant that scope of work or approvals.

Proposed Work to Fore Street Commercial Entry

During the course of work it has come to our attention that the main commercial entry doors off of Fore Street are both poorly constructed and deviate from the historic pattern of the building. The recessed entry floor sloped into the building, bringing water in and creating significant rot to the flooring and subfloor of the 1st floor along Fore Street. The recessed entry has been removed and the previous doors have been temporarily installed just behind the brick piers along the street. The impacted interior flooring and framing has been repaired. By bringing the doors out to the street, it also improves the ADA access into the building with the resultant slopes and thresholds. The recessed entry was actually worse for ADA entry.

The discovery of multiple historic photographs (attached in the continuation sheet) also shows that the entry has been at the street level and only appears to have been recessed at some point since 1981. The proposal to return the doors to the street plane returns the entry to the historic pattern of the building.

Proposed Work to Union Street Cargo Door Opening

Demolition and the discovery of historic photographs has likewise provided insight into the existing cargo doors along the Union Ave side of the building into the 1st floor space. The right hand opening as viewed from the street is roughly 8' high and 6' wide. This opening is not seen in the 1924 photograph but is seen in the 1950's era photograph. The left hand opening is roughly 8' high and 8' wide. This opening was not seen in the 1950's era photograph but was seen in the 1981 photograph. The coverings and framing of both openings have been removed due to severe deterioration and rot and have been temporarily infilled with framing and plywood for closure.

We are proposing to install aluminum storefront glass in the uphill opening (lefthand when viewed from the street). The masonry opening will be viewable and will appear as the altered opening that it is, showing the altered history of the building. The storefront frame will be recessed from the street brick edge the same as adjacent double hung windows.

The right hand opening will not have storefront glass installed as the fire escape traverses directly outside of the opening, and that glass would be at risk. That opening will be infilled with framing, insulated, and the existing exterior painted sheet metal reinstalled within the opening. The cladding will be recessed to match the adjacent cargo opening with proposed storefront glass frame.

Thank you for your consideration of this application. Please see the addition materials for additional information.

Sincerely,



Jake Keeler, Principal

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes	N/A	Project Description Cover Letter with detailed project description
Yes	N/A	Completed Checklist for Historic Preservation review (this document)
Yes	N/A	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes	N/A	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes	N/A	Sketches or elevation drawings at a minimum ¼" scale.
Yes	N/A	Details or wall sections, where applicable.
Yes	N/A	Floor plans, where applicable.
Yes	N/A	Site Plan, where applicable, showing relative location of adjacent structures.
Yes	N/A	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes	N/A	Materials – list all visible exterior materials.



Photo 1	446 Fore Street	View of Union and Fore Street Facades
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Photo 2	446 Fore Street	Before Rehab. Union Avenue Elevation.
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Photo 3	446 Fore Street	Before Rehab. Corner of Union Avenue and Wharf Street.
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Records: 444-448 Fore Street, Portland, 1924

www.maine-memory.net/item/53849
Sections of City of Portland - Planning & Development



Photo 4	1924 Photograph	City of Portland digitized 1924 Tax Records photograph.
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Photo 5	1950's Era	1950's era photograph (based on age of automobiles). Courtesy of Glidden Roofing Company
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Photo 6	1981 Photograph	Photo courtesy of the Portland Public Library digital archives. Photo appeared in the November 19, 1981 issue of the Portland Press Herald.
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Photo 7	Primary Front Entry	Recessed entry of 1st floor commercial space. Recessed entry constructed sometime after 1981. Before Rehab. Fall 2022
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Photo 8	Primary Front Entry	Recessed entry of 1st floor commercial space. Entry doors to be brought out to the street plane as from the historic pattern of the building. The existing tile floor pitches into the building, causing water and deterioration problems. Before Rehab. Fall 2022
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Photo 9	Primary Front Entry	Existing door temporarily installed as street place for closure
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Photo 10

Primary Entries and Doors

Interior of Fore Street door



Photo 11

Secondary Entries and Doors

Existing cargo door openings. Right opening appears to have been created between 1924 and the 1950's. The left opening was created between the 1950's and 1981. Both are cut into the brick with later steel lintels. Both are in poor condition with rotted framing material behind the steel paneling due to lack of flashing at the top of the openings. Before Rehab. Fall 2022



Photo 12

Secondary Entries and Doors

Right opening material to be removed and rebuilt within existing masonry opening. No glass to be installed due to proximity to the active fire escape stairs. Before Rehab. Fall 2022



Photo 13

Secondary Entries and Doors

Existing cargo door openings. Right opening appears to have been created between 1924 and the 1950's. The left opening was created between the 1950's and 1981. Both are cut into the brick with later steel lintels. Both are in poor condition with rotted framing material behind the steel paneling due to lack of flashing at the top of the openings. Before Rehab. Fall 2022



Photo 14

Secondary Entries and Doors

Right opening material to be removed and rebuilt within existing masonry opening. No glass to be installed due to proximity to the active fire escape stairs. Before Rehab. Fall 2022



Photo 15

Secondary Entries and Doors

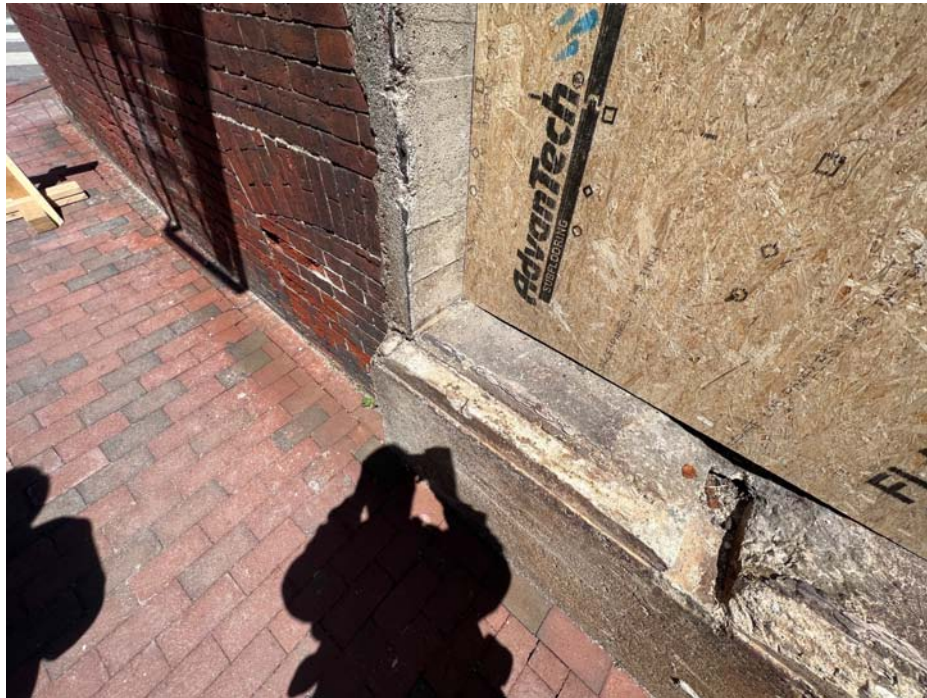


Photo 16

Secondary Entries and Doors



Photo 17

Secondary Entries and Doors

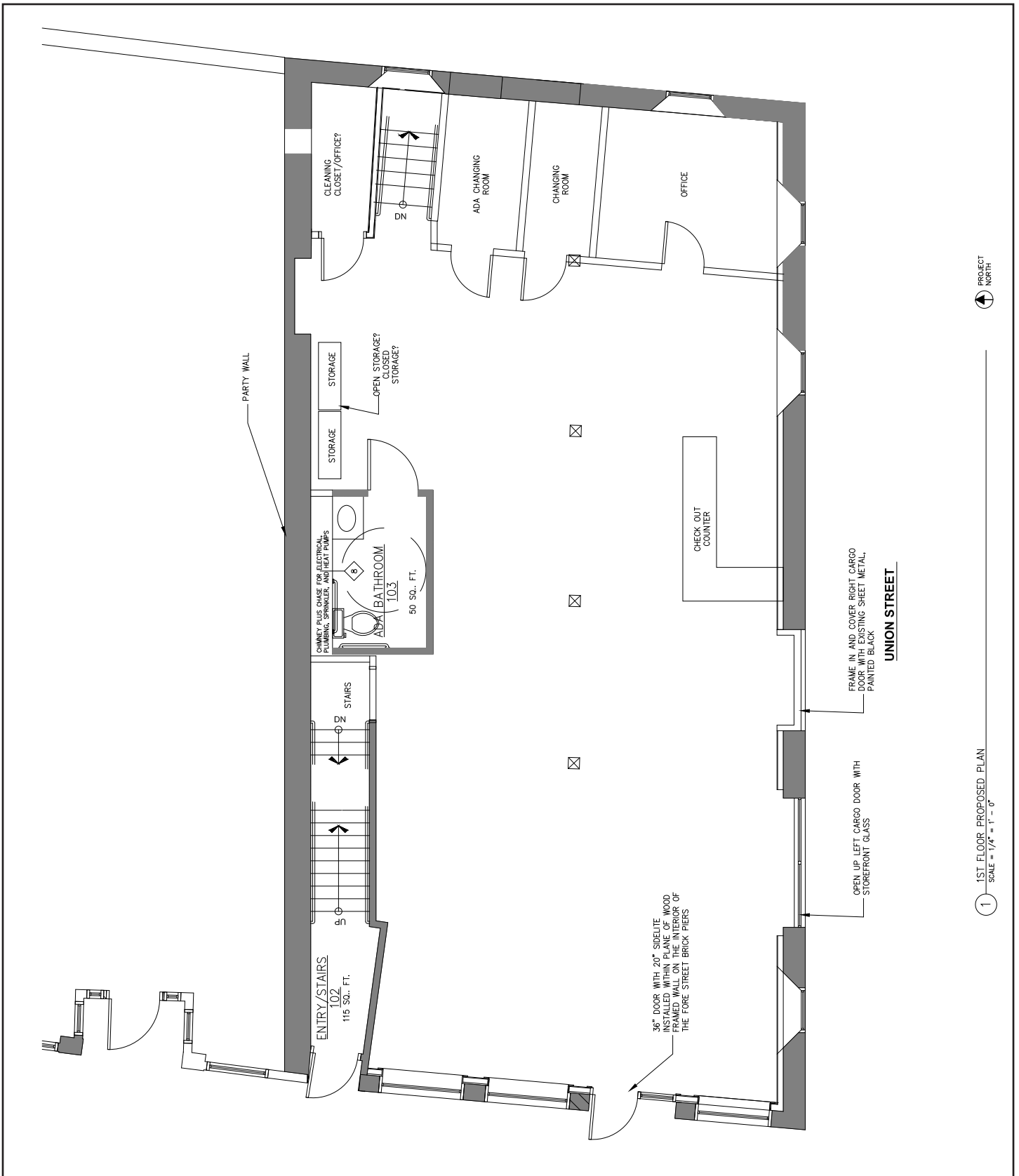
Interior of right cargo door



Photo 18

Secondary Entries and Doors

Interior fo Left cargo door

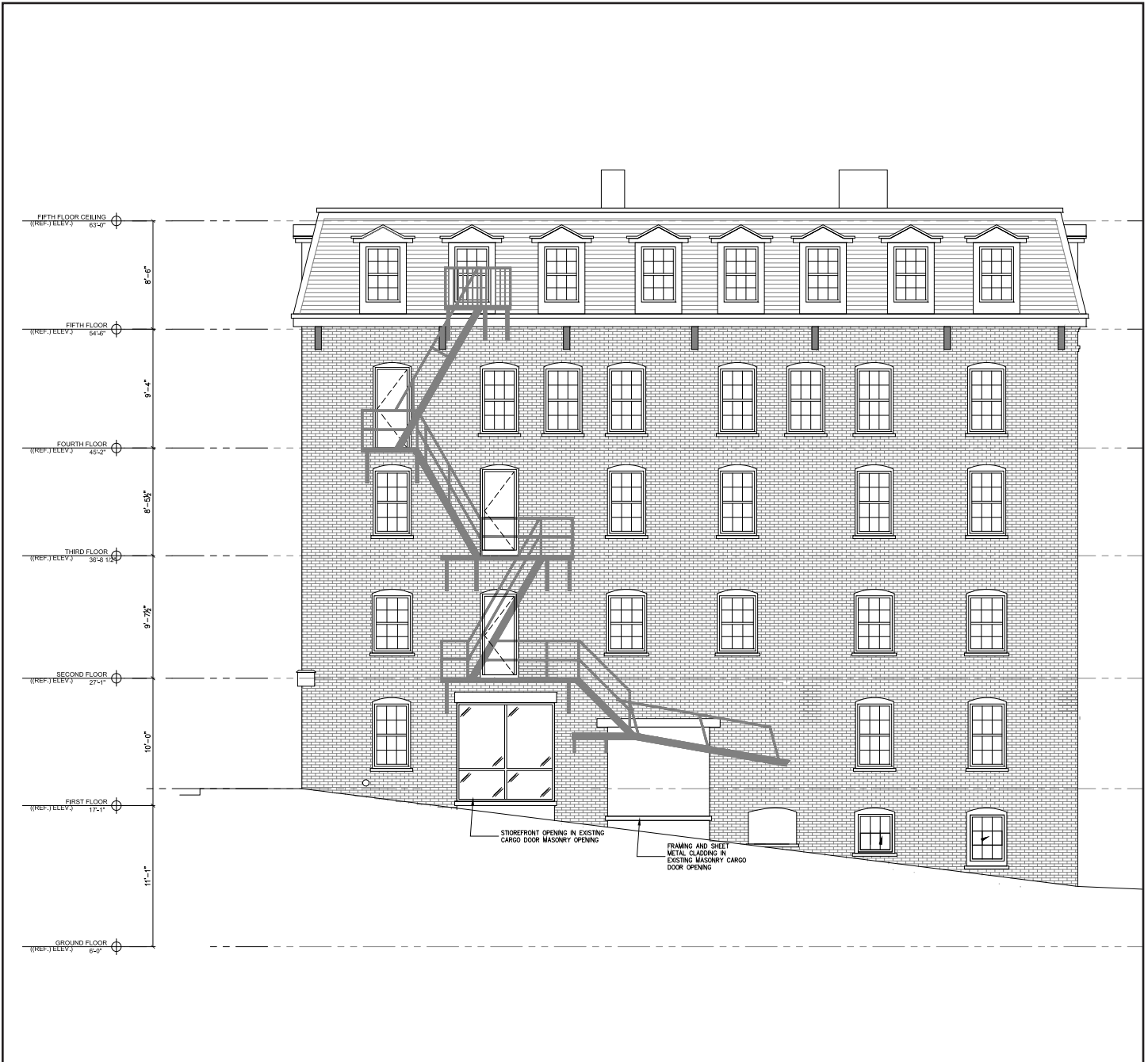


1st floor	446 Fore Street	Proposed 1st Floor Plan
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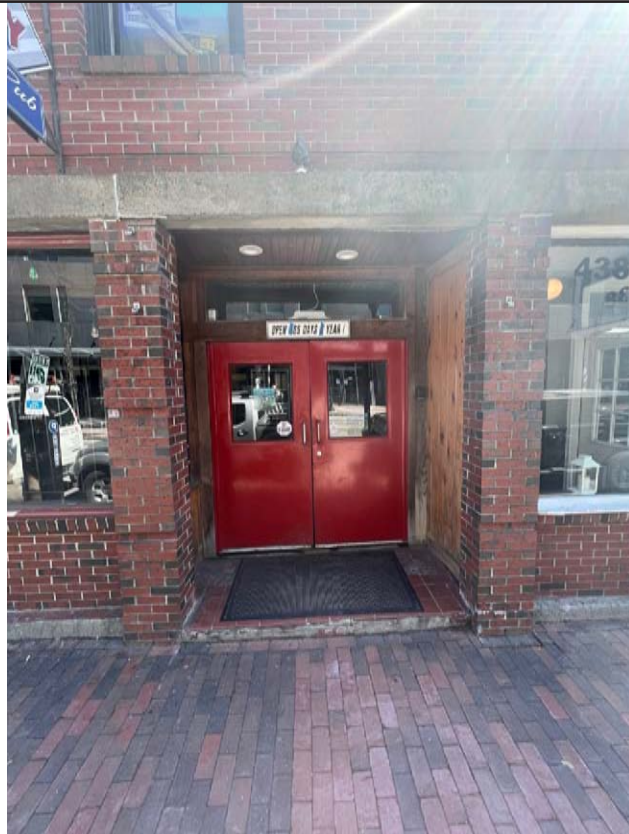


1 Fore Street Exterior Elevation
SCALE = 1/4" = 1' - 0"

Front Elevation	446 Fore Street	Existing Fore Street Elevation
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Side Elevation	446 Fore Street	Proposed Union Ave Elevation
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Photos 19 & 20

Along Fore Street

Example Adjacent Fore Street Entry Doors



Photos 20 & 21

Along Fore Street

Example Adjacent Fore Street Entry Doors



Photos 22 & 23

Along Fore Street

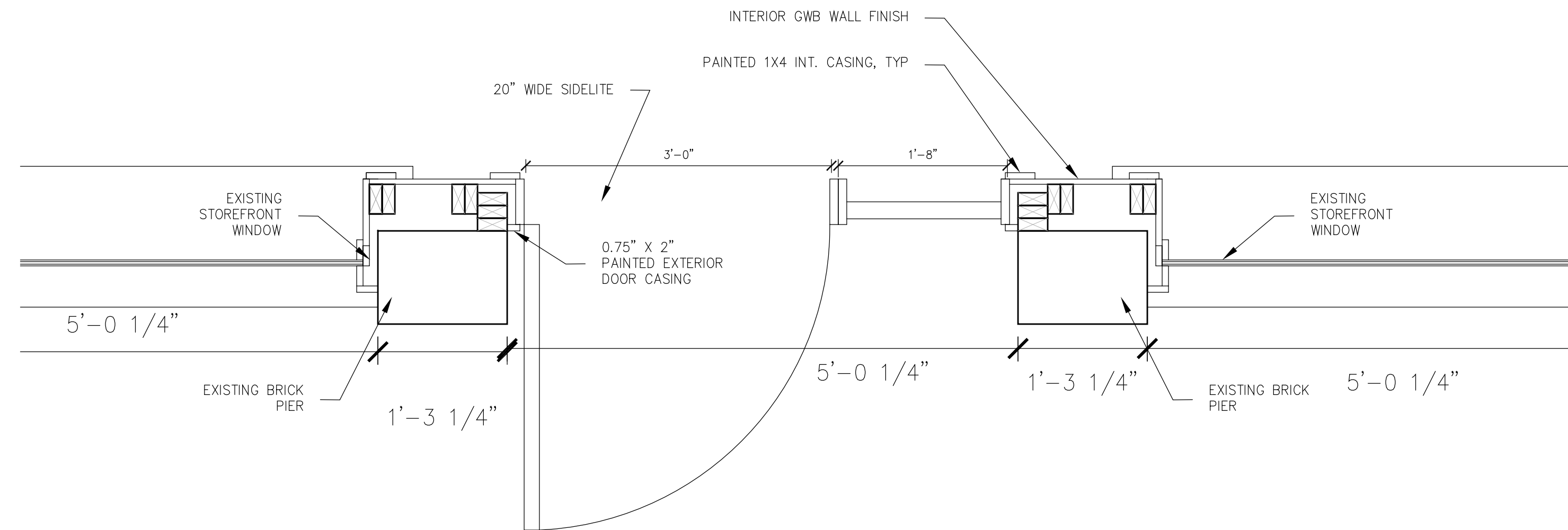
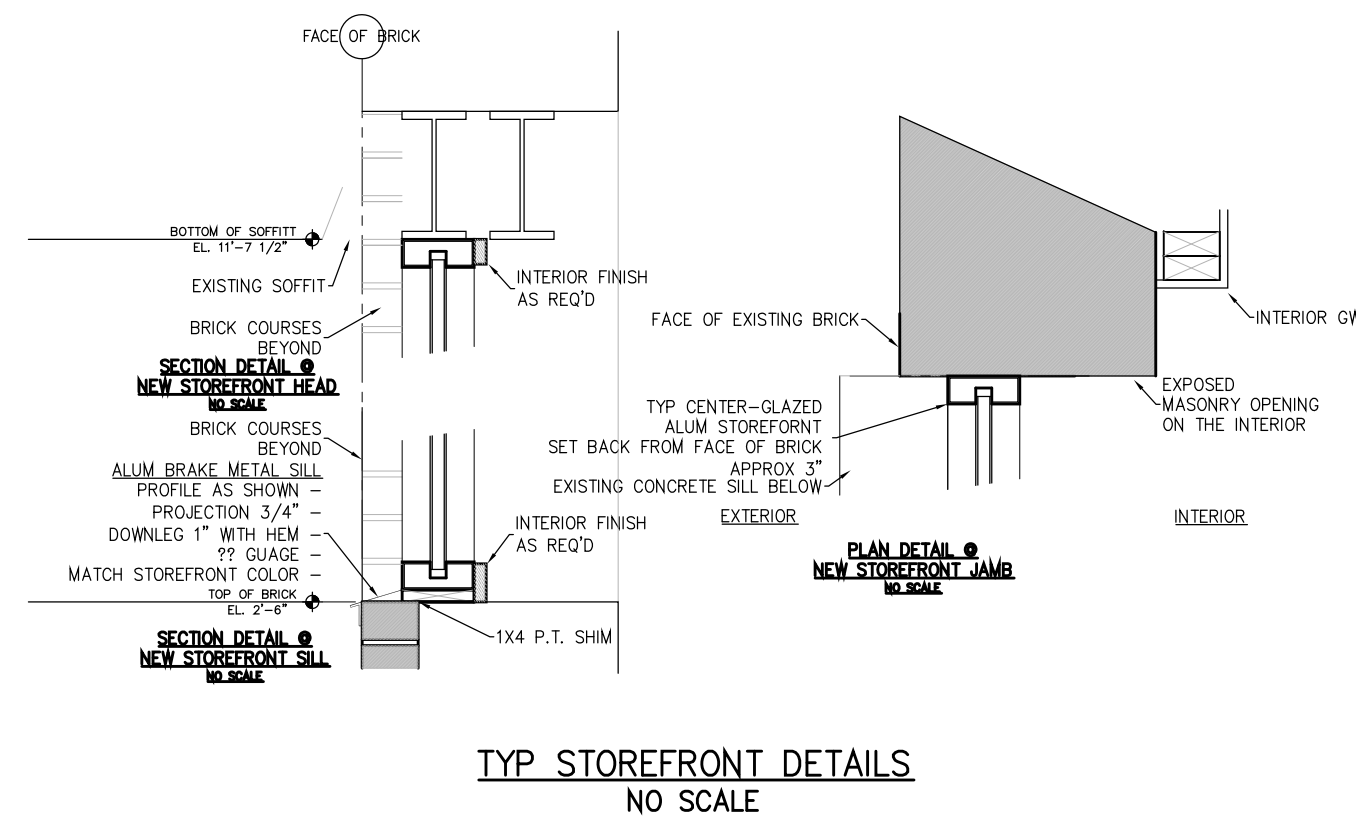
Example Adjacent Fore Street Entry Doors



Photo 24

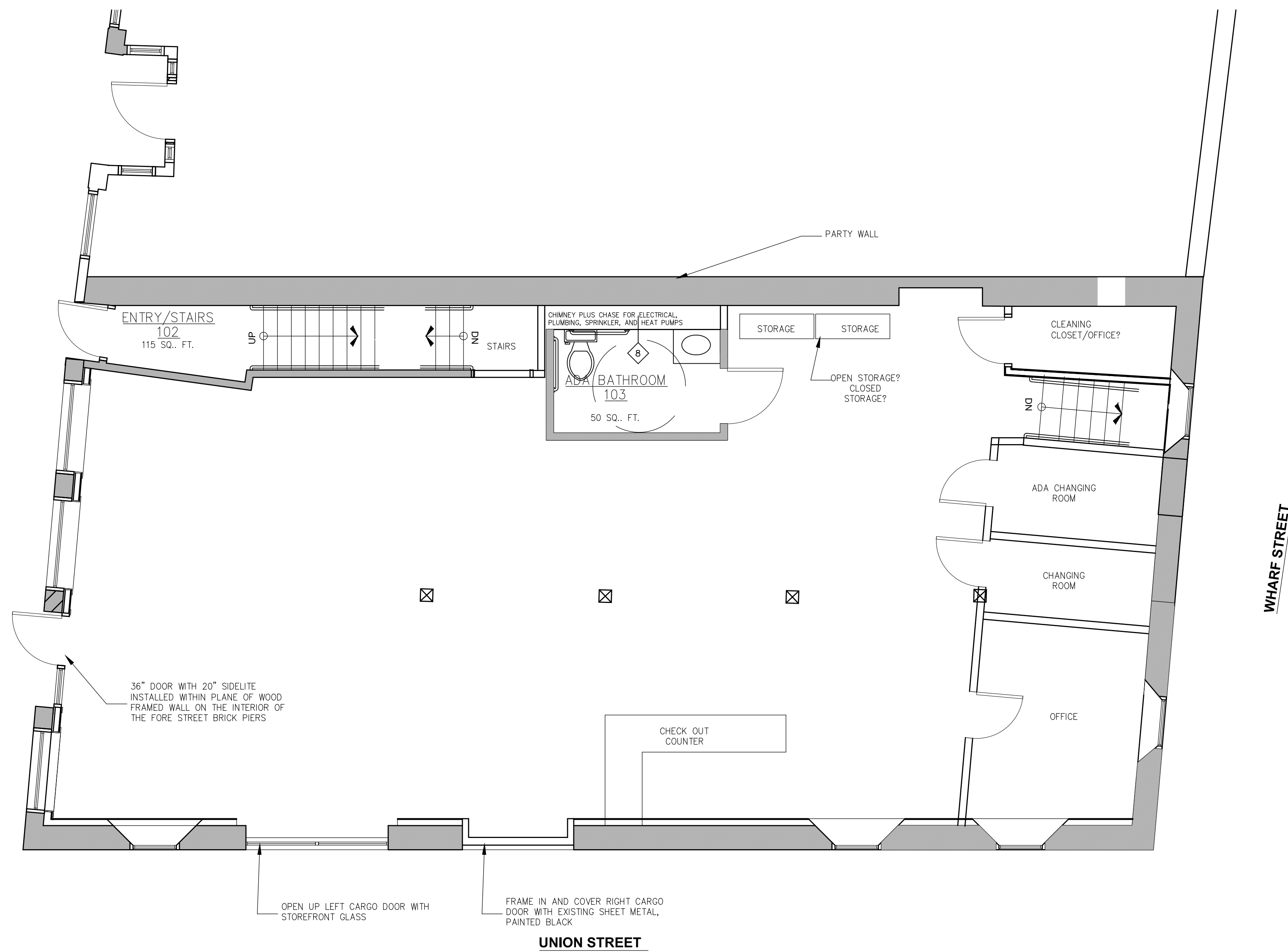
Along Fore Street

Example Adjacent Fore Street Entry Doors



2 CARGO DOOR DETAILS
SCALE = 1" = 1' - 0"

3 FORE STREET DOOR PLAN DETAIL
SCALE = 1" = 1' - 0"



1 1ST FLOOR PROPOSED PLAN
SCALE = 1/4" = 1' - 0"



Jake Keeler
Design Build

43 Hardy Road
Falmouth, ME 04105
603-828-5100

446 FORE STREET 1ST FLOOR RENOVATIONS
446 FORE STREET

PORTLAND, ME

TITLE:
ORIGINAL: 5.7.23
1ST FLOOR PLAN

DATE:

ISSUED FOR:
CONSTRUCTION

DRAWING NO:
A1.1