

Historic Preservation Board

Wednesday, September 20, 2023 at 5:00 PM
City Hall, Rm 209, 2nd Floor and Via Zoom



MEMBERS

Robert O'Brien, Chair
Brad Miller, Vice Chair
Hilary Bassett
Ashley Keenan
Valeria Paquin-Gould
Jeffrey Talka
Rob Whitten

You are invited to a Zoom webinar.

When: Sep 20, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Workshop 9/20/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/87829476815>

Or One tap mobile :

+13052241968,,87829476815# US

+13092053325,,87829476815# US

Or Telephone:

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

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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Webinar ID: 878 2947 6815

International numbers available: <https://portlandmaine-gov.zoom.us/j/87829476815>

The Historic Preservation Board will hold a hybrid meeting in Room 209, 2nd Floor, City Hall. The public may attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting as well as start times for each item as placement on the agenda can change.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

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 SEPTEMBER 6, 2023**

- i. Communication
Congress Street Historic District: *Keenan, Miller, O'Brien, Talka, Whitten present; Paquin-Gould recused; Bassett absent*
- ii. Public Hearing
76 Congress Street (St. Lawrence Church): *Keenan, Miller, O'Brien, Paquin-Gould, Talka, Whitten present; Bassett absent.*
- iii. Workshops
73 Newbury Street (Abyssinian Meeting House): *Keenan, Miller, O'Brien, Paquin-Gould, Talka, Whitten present; Bassett absent.*
106 Pine Street: *Keenan, Miller, O'Brien, Paquin-Gould, Talka, Whitten present; Bassett absent.*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 6, 2023

- i. Certificate of Appropriateness for New Construction, 76 CONGRESS STREET (site of former St. Lawrence Church sanctuary); Friends of the St. Lawrence Church, 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-002025-2022. The Board voted 6-0 (Bassett absent) to approve the application as submitted.

4. COMMUNICATION AND REPORTS

- i. Sponsorship of the Request to Amend the Congress Historic District. Staff will provide a recap of the sponsorship of the request to amend the Congress Street Historic District by reclassifying 142 Free Street as non-contributing submitted by the Portland Museum of Art, and information on next steps.

5. PUBLIC HEARING

- i. No Public Hearing

6. WORKSHOP

- i. Preliminary Review of New Construction; 1168 WESTBROOK STREET; Richard B. Harding, 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-002649-2023.

**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: September 15, 2023
RE: Sponsorship of the Request to Amend the Congress Street Historic District
MEETING: September 20, 2023

At the September 6, 2023 Historic Preservation Board Meeting, Planning Director Christine Grimando provided an overview of the request by the Portland Museum of Art to reclassify 142 Free Street as noncontributing within the Congress Street Historic District. In order for the requested amendment to progress through review by this Board, the Planning Board, and City Council, two members of the Historic Preservation Board needed to sponsor the request.

At the September 6 meeting, Chair O'Brien and Vice Chair Miller voiced their sponsorship of the request meaning that the amendment is considered initiated. This communication is being provided as a formal recording of that sponsorship.

The amendment has been scheduled for a first workshop with the Historic Preservation Board on October 4, 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: September 15, 2023
RE: 1168 Westbrook Street – FIRST WORKSHOP – New Construction
PROJECT ID: HPBR-002649-2023
MEETING: September 20, 2023

Owner: Brewster Harding
Architect: Tracie Reed, Dextrous Creative, LLC

A sign announcing the Historic Preservation Board's meeting on September 20, 2023 was posted at the property on September 9, 2023. A legal ad was published in the Portland Press Herald on September 8, 2023 and September 9, 2023, and 80 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Construct new two-and-a-half story single-family residence on undeveloped portion of lot associated with contributing single-family home at 1168 Westbrook Street. New structure to be of frame construction, clad in clapboards. Structure to have entrances on the east (facing the street) and south elevations (facing the proposed driveway), and a two-car garage at the rear. Windows to be single or paired one-over-one double-hung.

SUMMARY OF HISTORIC CONTEXT

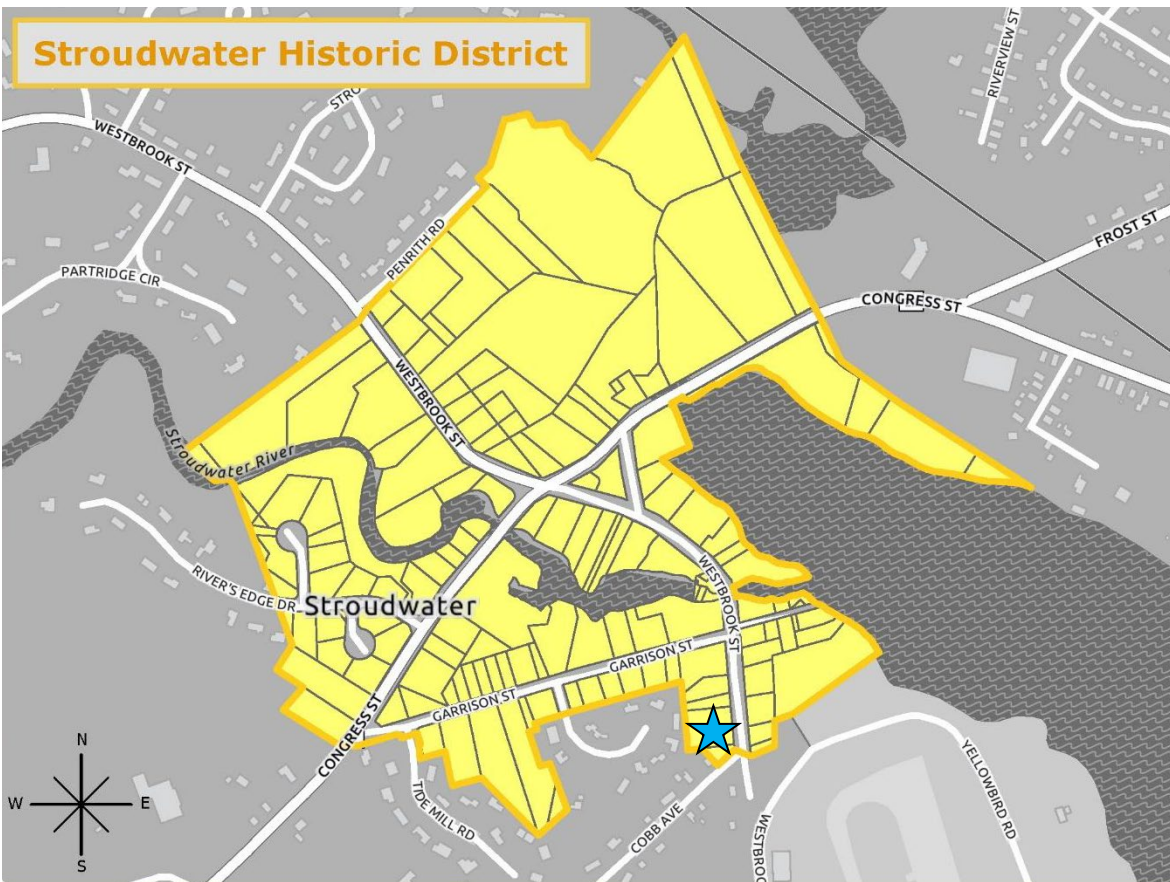


Figure 1: Map of the Stroudwater Historic District showing location of 1168 Westbrook Street with a blue star.

The Stroudwater Historic District is significant as an early village which still conveys a coherent sense of a place, as well as its distinctive history. The fact that Stroudwater is now part of the City of Portland, where comparable eighteenth and early nineteenth century settlement has been considerably obliterated by fires and later development, makes this historic district especially important to the city. Moreover, Stroudwater is a good example of the planning of a New England village, not according to rigid plans and typical central commons, but in terms of the natural topography that both respected the landscape and exploited it for economic advantage. For instance, the streets on which the historic structures now stand follow the high ground and were originally the roads used to haul masts to the Fore River.

The village occupies the western bank of the tidal Fore River where it is joined by the Stroudwater River. The historic district contains about thirty residences, dating from the Colonial, Federal, and Greek Revival periods and standing on the gentle hills that slope down to the Fore River. In addition, the district includes the village burying ground, sites associated with collecting and exporting of masts, mills, tanneries, and shipyards which supported the inhabitants, and the section of the Cumberland and Oxford Canal which runs along the eastern bank of the Fore River

opposite the village.

The district contains many outstanding examples of Georgian/Colonial, Federal, and Greek revival architecture. Preeminent among these houses are The George Tate House (Figure 3, left), the Captain James Means House (Figure 2, right), and the Francis Waldo House (Figure 3, right). Several other fine examples of the grander homes in the district are pictured; however, the district also contains a number of other more modest houses in these same styles and more vernacular forms such as simple capes and center hall colonials.



Figure 1: Left - Dr. Jeremiah Barker House, 1799 (1168 Westbrook Street) and right - Elias Jacobs House, 1854 (1181 Westbrook Street).



Figure 2: Left - Richard Forder House, 1730 (1235 Westbrook Street) and right - Captain James Means House, 1797 (2 Waldo/1267 Westbrook Streets).



Figure 3: Left - George Tate House, 1755 (1270 Westbrook Street) and right – Francis Waldo/Captain Daniel Dole House, 1765 (1365 Westbrook Street).

While the contributing structures in the district range in grandeur and age, there are a number of shared characteristics. Structures are usually situated set back from and at a right angle to the street with lawns and informal plantings between. Heights range from one-and-a-half to two-and-a-half stories with gabled, hipped, or gambrel roofs. Buildings are most commonly centrally planned, with the front doors facing towards the street, though some are oriented to the side. A few buildings even feature central entrances to the front and side. Openings are typically arranged in symmetrical and regular intervals across the facades, aligning vertically and horizontally, though the pattern is often broken at the uppermost half-story. The ratio of solid to void typically favors solid. Windows are vertically oriented, double-hung, and with divided lights. Doors are usually a single leaf, sometimes with sidelights, all set within a pronounced architrave. Garage additions, typically set back at the side or hidden in the rear.

Additional information on the Stroudwater Historic District can be found on the city website: <https://www.portlandmaine.gov/665/Historic-Districts>

STAFF COMMENTS

The applicant is bringing forward the design for a new single-family house for a first workshop with the Board. In reviewing the design, staff have generally found that the proposed, massing, form, placement, and scale of the structure is in keeping with the Stroudwater Historic District. As this is a first workshop, Board confirmation of these interpretations is sought to ensure that the design is progressing in a compatible direction.

Staff would also encourage the Board to focus attention on the proposed pattern of fenestration. The applicant is proposing to use paired vertically oriented double-hung windows as a way of distinguishing the structure from historic buildings in the district given the relatively traditional design. The Board should discuss whether this is a successful approach and is still in keeping with norms of the district.

Additionally, staff would recommend the Board consider the composition of the front and south facades, and consider whether the ratio of solid to void is sufficiently balanced given several larger areas of solid, in particular at the front second story, and in the area of the interior staircase at the south façade.

Regarding the standard requiring that the structure be differentiated as a product of its own time, the applicant is proposing to use simplified trim details along with the paired windows to meet this standard. Staff would encourage the Board to discuss this, and provided this appears to be an appropriate approach that the applicant provide trim details for in future submissions for the Board to review in more detail.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u>	
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
Yes	The proposed two-and-a-half story height is in keeping with typical heights found throughout the Historic District.
<u>2. Width</u>	
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
Yes	The proposed width of the front façade is in keeping with the range of widths found throughout the district.
<u>3. Proportion of principal facades</u>	
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
Yes	The proposed structure has a somewhat vertically oriented front façade, and more horizontal sides. Many of the gable-fronted structure have similarly vertical street-facing facades.

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 proposed gabled roof is typical of 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
Yes	The scale of the structure is generally in-keeping with the scale of other structures in the district.

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 proposed windows are vertically oriented, as is typical of the district. In several areas, the applicant is proposing paired windows, which present a squarer proportion. Paired windows are less common in the district but are proposed here to help differentiate the structure as new construction.
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 proposed structure favors solid to void, as is typical of the district. Windows are fairly regular, in particular at the front façade where they are arranged symmetrically. Windows are more irregular on the sides and towards the rear, though still generally aligned vertically. There are some larger areas of solid, in particular on the front elevation at the middle of the second floor and at the south elevation in the area of the internal stairs.
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 applicant is proposing a central entrance at the front elevation, and another at the side. The front entrance will have a simple surround and be accessed by a small landing and set of steps, while the side will have a small covered porch. The applicant is also proposing that the garage entrance be located towards the rear with a step back, meaning that it will have minimal visibility from Westbrook Street.

<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
Yes	The applicant is proposing to use clapboard siding with corner boards and other trim, as is typical of the district.

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 Stroudwater district is characterized by a broken street wall, with large side yards and gaps between structures. The proposed structure will retain this pattern.
<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 locate the structure with an ample side yard to the north, and a driveway and small side yard to the south. These will allow the structure to retain the large gaps between houses associated with the district.
<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 proposed structure has a somewhat vertically oriented façade, though this is layered with horizontal elements in the clapboards. Structures in the district vary in their expression, though many feature a layered composition with vertical massing and windows, contrasted with horizontal siding and details.

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 structure will have a residential use which is typical of the district.
<u>2. Distinguishing original character</u> The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The proposed structure will not require destruction of or alteration to any historic materials or features.
<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 structure will have a fairly traditional design; however, the applicant has proposed several design elements to differentiate the structure including paired rather than single windows, and simplified trim. Additional detail on trim profiles and assembly should be included with future submissions.

ATTACHMENTS

1. Project Summary & Photos
2. Drawings

August 28, 2023



Evan Schueckler,
Historic Preservation Program Manager
389 Congress Street, Fourth Floor
Portland, ME 04101

Mr. Schueckler,

On behalf of our client, Brewster Harding, please find an enclosed application with supporting materials for a new single-family residence at 1168 Westbrook Street in the Stroudwater Historic Preservation District.

The lot is located on the border of the District between Garrison Street and Cobb Avenue adjacent to the Stroudwater River off Congress Street. The new structure is proposed on an existing double-lot owned by our client, who currently occupies the existing, contributing, single-family home on the parcel (1168 Westbrook Street). The new home is intended to support aging in place and is designed to accommodate conversion to a two-unit dwelling in the future.

The Stroudwater Historic District includes historically significant structures spanning a century of development; from the Tate house (1755), Baker House (1799) and Hawes House (1853). As we began the project we walked the neighborhood and surveyed existing structures (photos enclosed) to ensure scale, proportions and massing of this infill project will be congruent with design patterns of historic properties in the neighborhood.

The proposed two-story building features clapboard siding and street-facing gable, similar to the Hawes House (1266 Westbrook). Prominent patterns in the neighborhood include symmetrical, stacked, double-hung windows. A central, street-facing front door with wide trim detailing is also present on many houses including the Tate House (1270 Westbrook) and owner's structure at 1168 Westbrook. The street also features infill housing including 1180 Westbrook Street, constructed in 2003.

A differentiating feature from the contributing structures in the proposed design are mulled double-hung windows, a departure from the single, double-hung windows in the neighborhood. However, the windows are stacked and symmetrically composed, complimenting the observed rhythm of solid and void spaces observed in nearby structures. Trim detailing is simplified, with facia lacking dentil moldings, and simple corner posts.

We look forward to introducing the project to the Board next month and their insightful suggestions to ensuring the integrity of the District while adding a much-needed housing unit in the City.

Respectfully,

Tracie J. Reed, Dextrous Creative (she/her)
Licensed to Practice Architecture in Maine, MA and NH, NCARB, AIA, NOMA, LEED AP

Enclosures: Architectural documentation, application checklist and neighborhood photographs



GARRISON

WESTBROOK

COBB

PORTLAND
JETPORT



1168 Westbrook Street (adjacent)



9 & 1 Cobb Street (adjacent)



1178 Westbrook Street



1169 Westbrook Street



1187 Westbrook Street

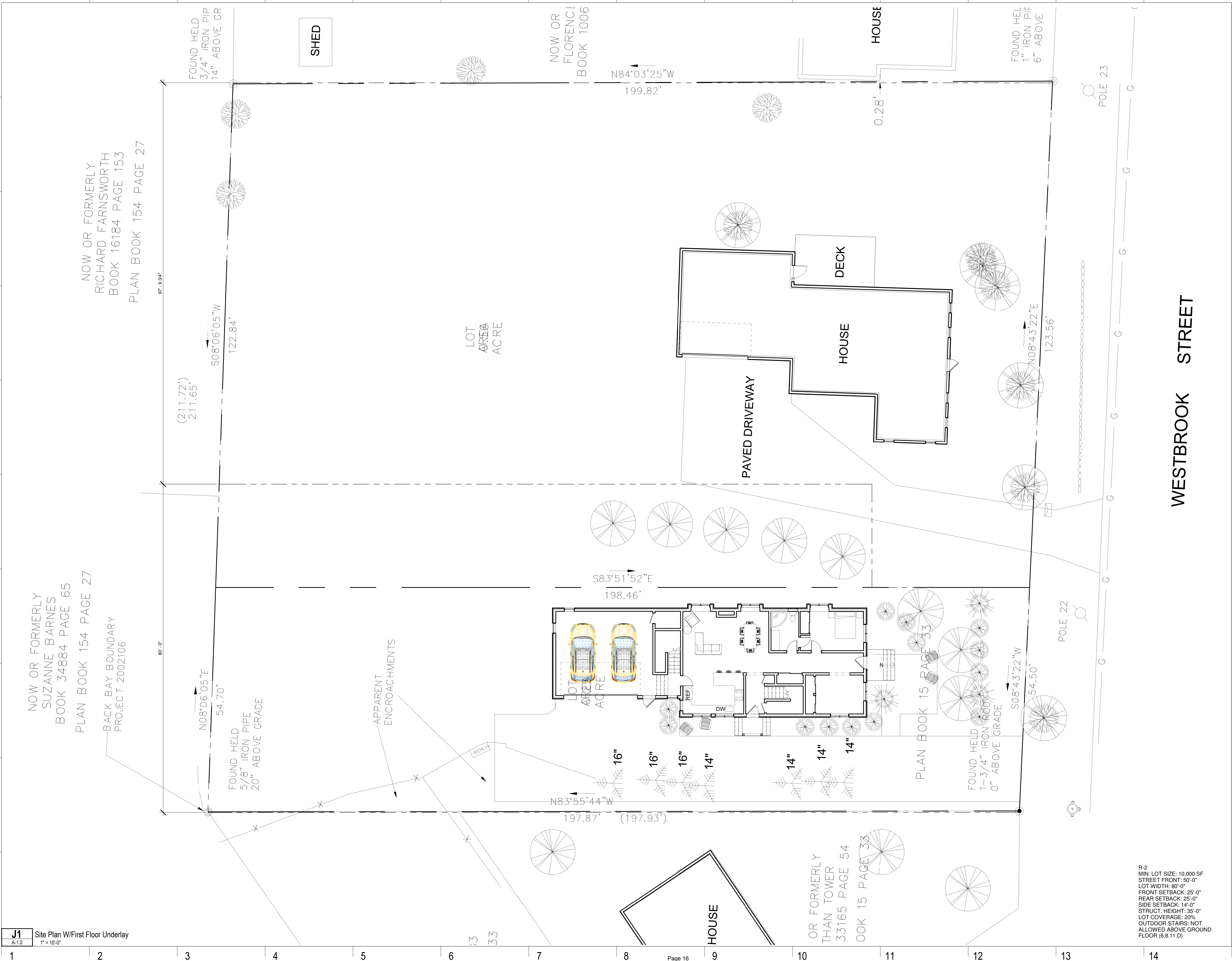


17 Garrison Street

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.

R-2
MIN. LOT SIZE: 10,000 SF
STREET FRONT: 50'-0"
LOT WIDTH: 80'-0"
FRONT SETBACK: 25'-0"
REAR SETBACK: 25'-0"
SIDE SETBACK: 14'-0"
STRUCT. HEIGHT: 35'-0"
LOT COVERAGE: 20%
OUTDOOR STAIRS: NOT
ALLOWED ABOVE GROUND
FLOOR (6.8.11.D)



WESTBROCK STREET

STROUDWATER HOUSE



PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD-C
traciereed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

No.	Description	Date

SITE PLAN
W/FIRST
FLOOR
UNDERLAY

Project number 23-30_1168 Westbrook Street

Date 08.26.23

Drawn by Author

Project Status Concept

A-1.0

Scale 1" = 10'-0"



STROUDWATER
HOUSE



DEXTROUS
CREATIVE

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PROJECT TEAM

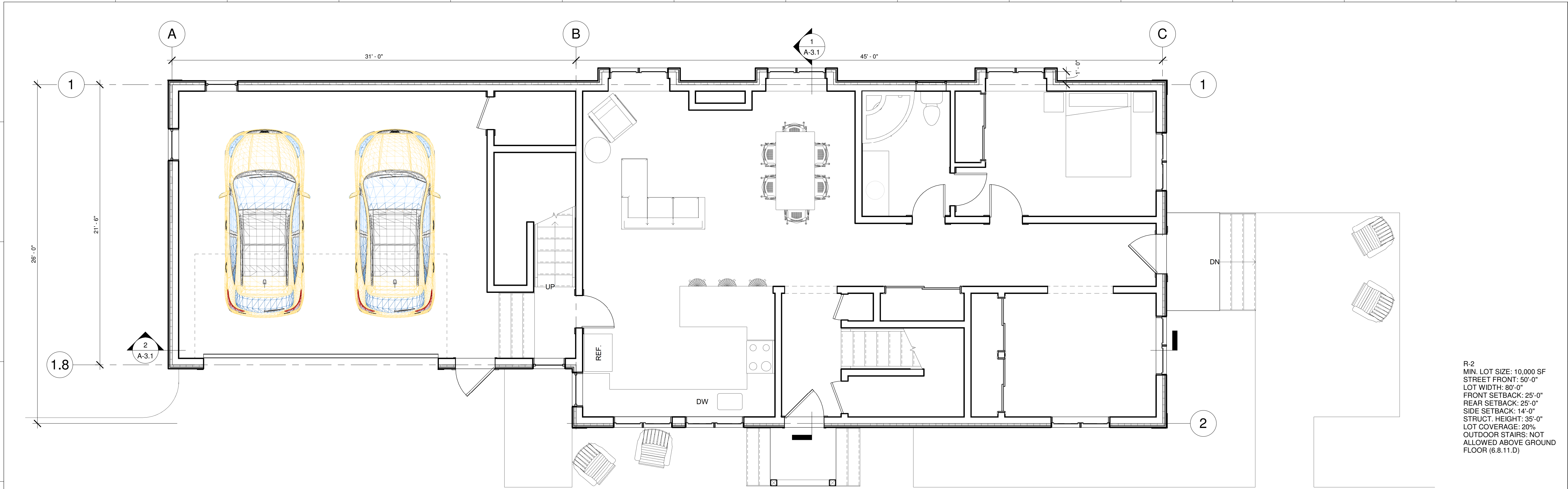
No.	Description	Date

FIRST
FLOOR PLAN

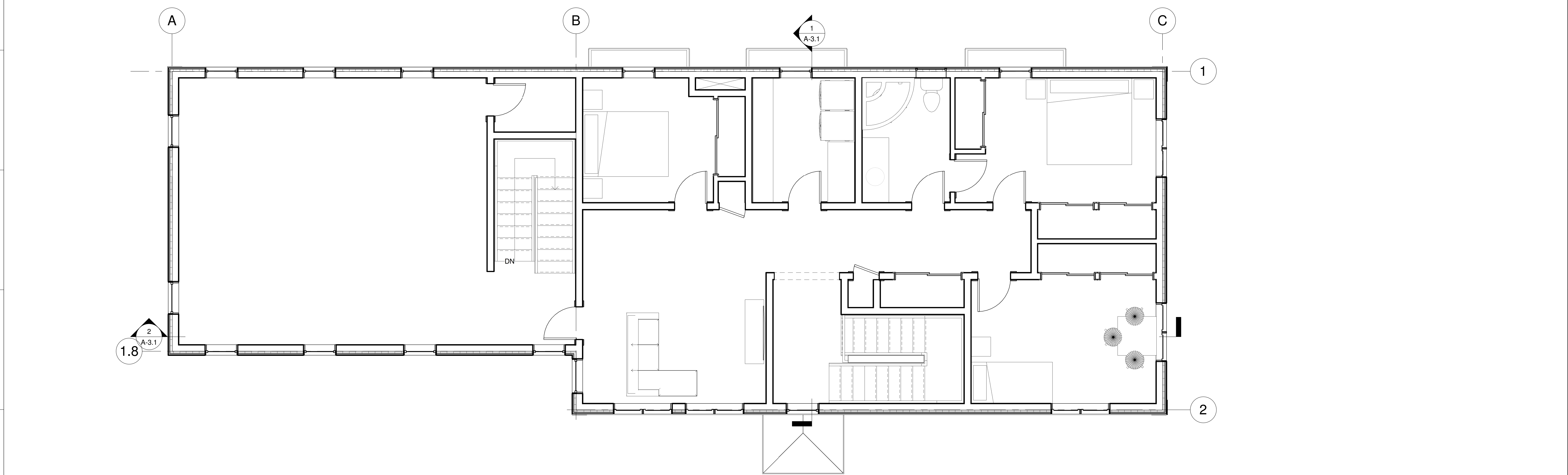
Project number	23-30_1168 Westbrook Street
Date	08.26.23
Drawn by	
Project Status	Concept

A-1.1

Scale 3/16" = 1'-0"



D1 First Floor Plan
A-1.2 1/4" = 1'-0"



H1 Second Floor
A-1.2 1/4" = 1'-0"

R-2
MIN. LOT SIZE: 10,000 SF
STREET FRONT: 50'-0"
LOT WIDTH: 80'-0"
FRONT SETBACK: 25'-0"
REAR SETBACK: 25'-0"
SIDE SETBACK: 14'-0"
STRUCT. HEIGHT: 35'-0"
LOT COVERAGE: 20%
OUTDOOR STAIRS: NOT
ALLOWED ABOVE GROUND
FLOOR (6.8.11.D)

STROUDWATER HOUSE



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PROJECT TEAM

No.	Description	Date

FLOOR PLANS

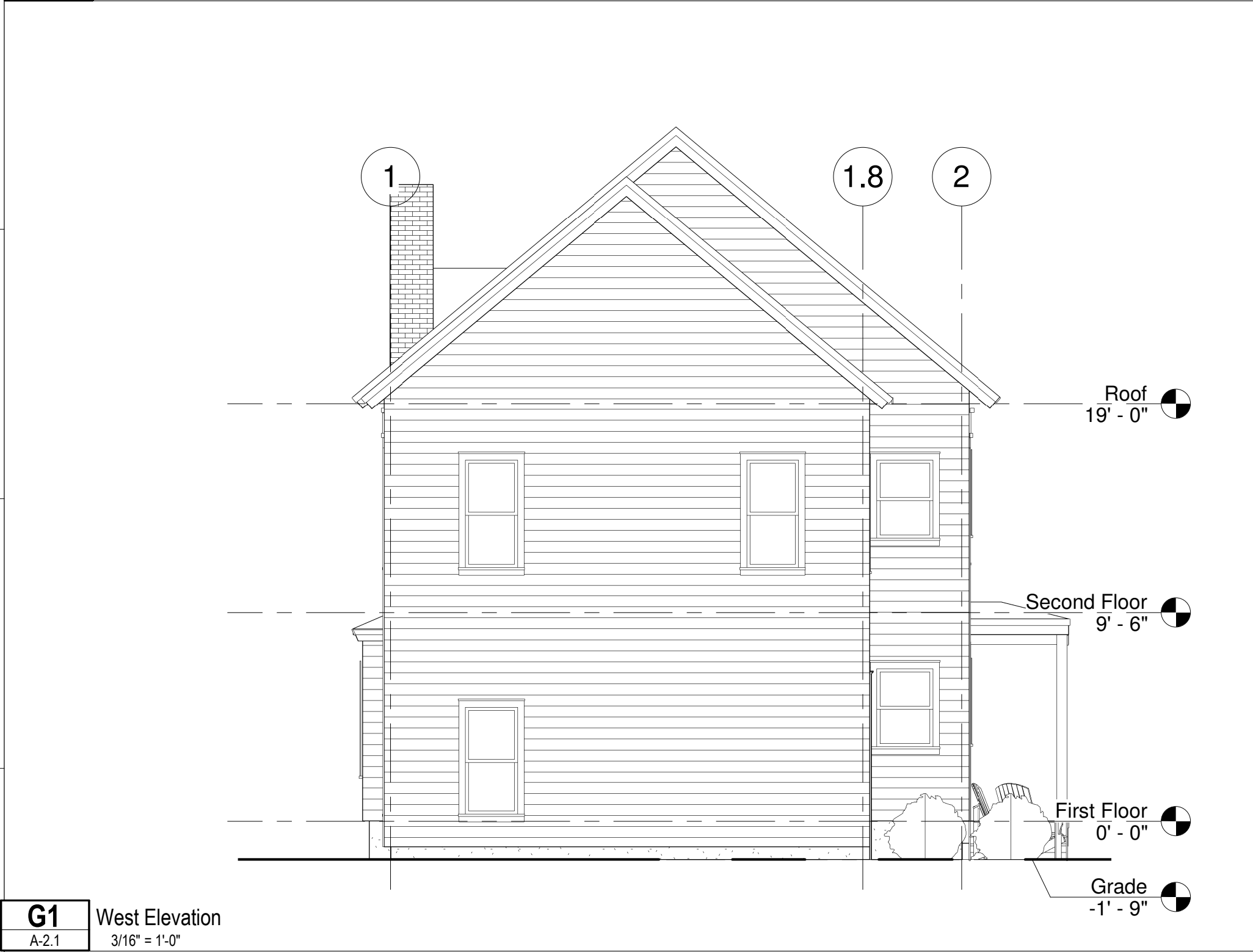
Project number	23-30_1168 Westbrook Street
Date	08.26.23
Drawn by	
Project Status	Concept

A-1.2

Scale 1/4" = 1'-0"



C1 East Elevation
A-2.1 3/16" = 1'-0"



G1 West Elevation
A-2.1 3/16" = 1'-0"



C6 South Elevation
A-2.1 3/16" = 1'-0"



G6 North Elevation
A-2.1 3/16" = 1'-0"

STROUDWATER HOUSE



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PROJECT TEAM

No.	Description	Date

BUILDING ELEVATIONS

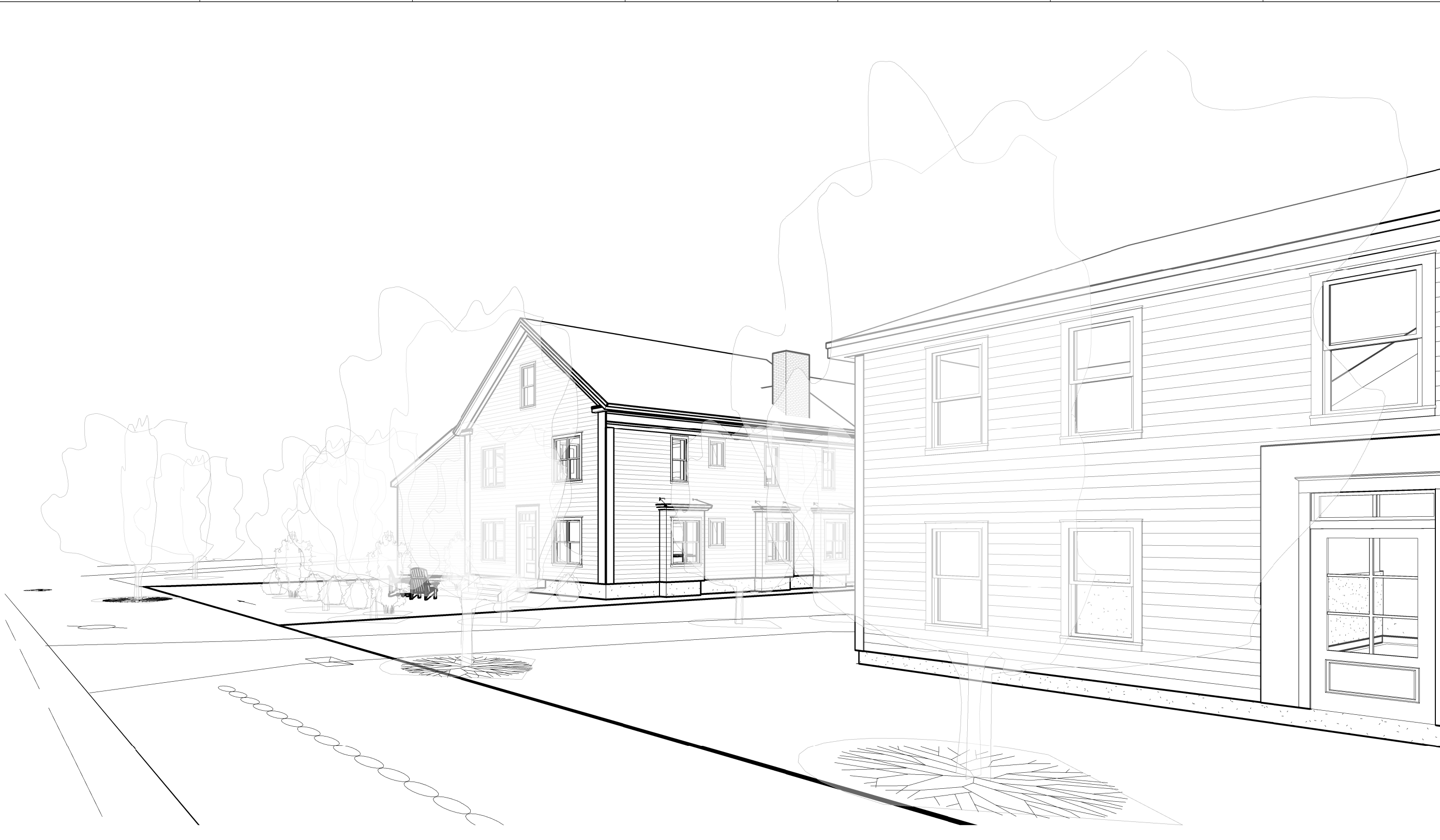
Project number	23-30_1168 Westbrook Street
Date	08.26.23
Drawn by	TJR
Project Status	Concept

A-2.1

Scale 3/16" = 1'-0"



D1
A-5.1 At 1168 Looking Towards Cobb Ave



D8
A-5.1 From 1168 Facing New Building



G1
A-5.1 Street View



G8
A-5.1 Facing Existing House from Cobb Ave

STROUDWATER HOUSE



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PROJECT TEAM

No.	Description	Date

PERSPECTIVES

Project number	23-30_1168 Westbrook Street
Date	08.26.23
Drawn by	TJR
Project Status	Concept

A-5.1

Scale