

Historic Preservation Board

Wednesday, November 6, 2024 at 5:00
PM Room 24 (Ground Level City Hall)
and Zoom



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Micheal Hutchins
Valerie Paquin-Gould
Brian Sosebee
Rob Whitten

The Historic Preservation Board invites the public to 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.

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.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/82671126457>

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PUBLIC COMMENT INFORMATION:

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

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON 10/02/2024

- i. Public Hearings
1168 Westbrook Street: Bassett, Hutchins, Miller, O'Brien, Paquin-Gould, and Whitten present.
Sosebee absent.
184 State Street: Bassett, Hutchins, Miller, Paquin-Gould, and Whitten present. O'Brien and Sosebee absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON 10/02/2024

- i. Certificate of Appropriateness for Revisions to New Construction; 1168 Westbrook Street; Richard B. Harding, Applicant. Plan Number: HPBR-002649-2023. The Board voted 6-0 to approve the application with conditions.

Certificate of Appropriateness for Roof Replacement; 184 State Street; Geoffrey Rice, Applicant(s). Plan Number: HPBR-003017-2024. The Board voted 5-0 to approve the application.

4. COMMUNICATION AND REPORTS

- i. 2025 Historic Preservation Board Filing Deadlines and Meeting Dates

5. WORKSHOP

- i. Preliminary Review of New Construction; 360 Spring Street; The Waynflete School, Applicant(s). Plan Number: HPBR-003092-2024.

6. CONSENT AGENDA

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: November 1, 2024
RE: 2025 Historic Preservation Board Filing Deadlines & Meeting Dates
MEETING: November 6, 2024

Please find attached the 2025 schedule of Portland Historic Preservation Board meetings and their corresponding filing deadlines. The attachment will be posted on the Historic Preservation Board page of the City's website: <https://www.portlandmaine.gov/607/Historic-Preservation-Board>.

I would only note that while filing deadlines are typically on Mondays, several have been adjusted to Tuesdays to accommodate holidays. Additionally, the meetings in January have been adjusted to take place on the second and fourth Wednesdays of the month. This has been done to maintain a regular rhythm of meetings every two to three weeks while avoiding the New Year Holiday on Wednesday, January 1.

ATTACHMENTS

1. 2025 Historic Preservation Board Filing Deadlines and Meeting Dates

Portland Historic Preservation Board

2025 Filing Deadlines and Meeting Dates



Please refer to the City's website for updates on time, location, and format for upcoming Board meetings: <https://www.portlandmaine.gov/607/Historic-Preservation-Board>

Filing Deadline, 12:00pm	HPB Meeting Date, 5:00pm
December 16, 2024	January 8, 2025*
December 30, 2024	January 22, 2025*
January 13, 2025	February 5, 2025
January 27, 2025	February 19, 2025
February 10, 2025	March 5, 2025
February 24, 2025	March 19, 2025
March 10, 2025	April 2, 2025
March 24, 20245	April 16, 2025
April 14, 2025	May 7, 2025
April 28, 2025	May 21, 2025
May 12, 2025	June 4, 2025
May 27, 2025*	June 18, 2025
June 9, 2025	July 2, 2025
June 23, 2025	July 16, 2025
July 14, 2025	August 6, 2025
August 11, 2025	September 3, 2025
August 25, 2025	September 17, 2025
September 8, 2025	October 1, 2025
September 22, 2025	October 15, 2025
October 14, 2025*	November 5, 2025
October 27, 2025	November 19, 2025
November 10, 2025	December 3, 2025

* - Dates adjusted from the regular schedule to accommodate conflicts with holidays

In order for an application to be scheduled for a Historic Preservation Board meeting, the following items must be completed prior to the corresponding filing deadline:

1. A consultation with Historic Preservation staff: Applicants should reach out to Historic Preservation staff with preliminary drawings and application materials. Upon receipt of those materials, staff will review them against the [Historic Preservation Ordinance Review Standards](#), provide comment, and confirm the proposed project requires review by the Board. Staff will provide availability to meet with the applicants to discuss the project and review process. Applicants are encouraged to work with staff to refine their project to meet the Review Standards in order to streamline Board review.
2. Submission of a complete application or upload of revised application materials: Applications are submitted online through the [Citizen Self Service \(CSS\) Portal](#). This includes uploading of all plans, documents, and drawings as listed in the [Historic Preservation Application Checklists](#). Intake of applications cannot always be completed on the day of submission; therefore, applicants are strongly encouraged to begin applying several days in advance of filing deadlines.

3. Application fee paid in full (for new projects): An invoice will be emailed to the “bill to” contact person with a link to pay on-line.

Applications received after the deadline will be considered at a subsequent meeting.

Submission of an application by the deadline does not guarantee review at the corresponding meeting. If more applications than could be reasonably reviewed in one meeting are received by the filing deadline, staff may postpone items to subsequent meetings at their discretion.

If you have questions or need assistance with submitting your application through the CSS or paying your fee please contact the Planning and Urban Development Department Administrative Staff:

hp@portlandmaine.gov | css@portlandmaine.gov | 207-874-8721 | 207-874-8719

If you are planning for review at a certain Board meeting or have questions about submitting for a filing deadline, please be in communication with your Historic Preservation staff reviewer:

Evan R. Schueckler, Historic Preservation Program Manager
evans@portlandmaine.gov | 207-874-8726

Robert Wiener, Associate Preservation Planner
rwiener@portlandmaine.gov | 207-756-8023

**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: November 1, 2024
RE: 360 Spring Street – FIRST WORKSHOP – New Construction
PROJECT ID: HPBR-003092-2024
MEETING: November 6, 2024

Owner: The Waynflete School
Architect: Scott Simons, Simons Architects

A sign announcing the Historic Preservation Board's meeting on November 6, 2024 was posted at the property on October 30, 2024. A legal ad was published in the Portland Press Herald on October 25, 2024 and October 26, 2024, and 196 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Demolish existing noncontributing gymnasium structure.

Construct new gymnasium with slightly enlarged footprint from existing. Structure to be composed of two primary volumes, the gym and classrooms/administrative spaces. The gym volume will be one over-sized story tall, located partially below grade along Fletcher Street. The classroom mass will be located at the interior of the site, and will be three stories tall above grade. The main entrance will be integrated into the classroom mass, off of a driveway loop accessed from Spring Street. The gym will feature emergency egress stairs at the north and south elevations near Fletcher Street. The design proposes to use primarily brick along Fletcher Street, with the other portions of the gym to be clad in corrugated metal siding in a mix of horizontal and vertical orientations. The Classroom portion of the building will have a brick base and horizontal metal siding at the upper levels.

Dimensions:

Overall Height: ~36'

Height along Fletcher Street: ~22' with step-back at ~11'

Footprint: ~120' x 102'

Material Specifications:

Foundation	Concrete. Faced with Brick in some areas
Siding	Brick, horizontal metal with gap reveal and corrugated metal panels
Trim	Metal
Roofing	Flat roof (not visible)
Windows	Aluminum
Doors	Not specified

SUMMARY OF HISTORIC CONTEXT

West End Historic District

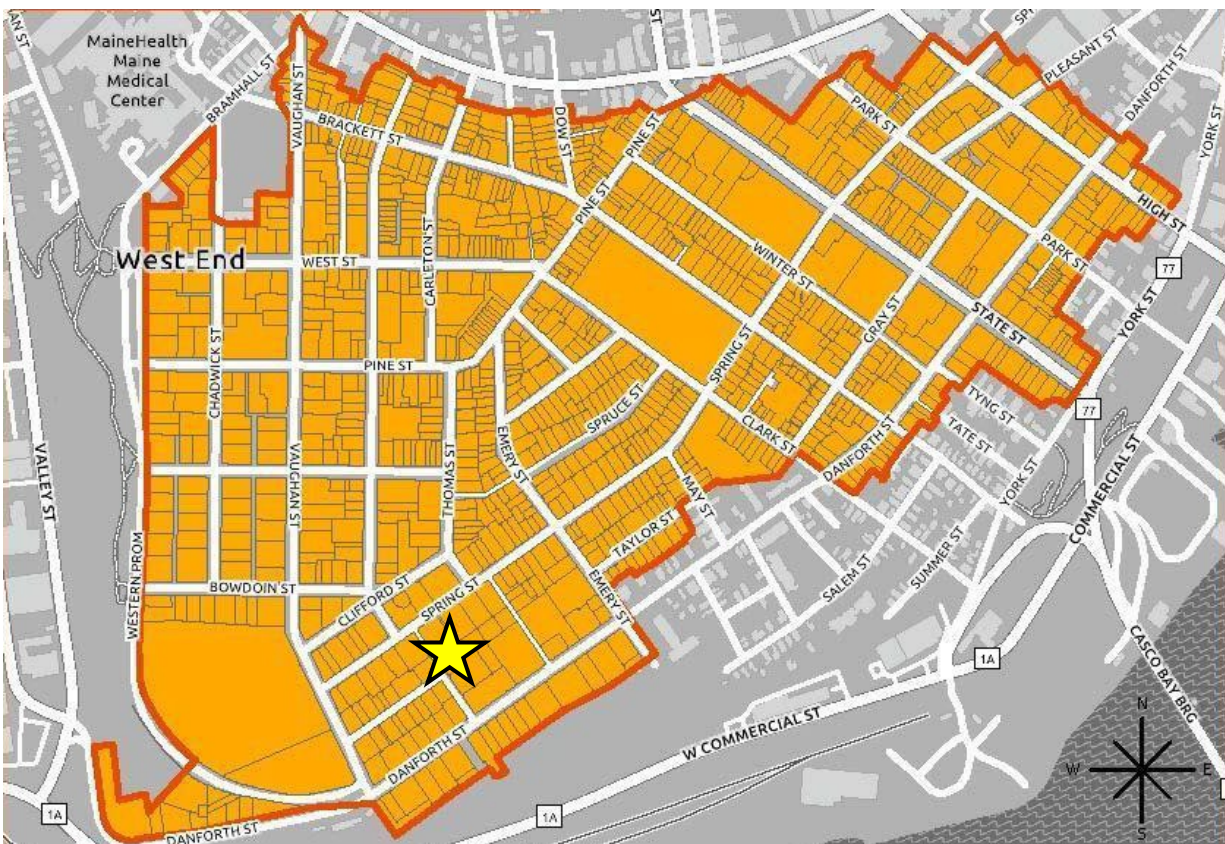


Figure1: Map of West End Historic District showing location of 360 Spring Street with star.

Contributing structures within the West End exhibit a great variety of building massings and roof forms. Most structures 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 2: 2022 Aerial Image of area around 360 Spring Street. Site of existing and proposed gym indicated with yellow star.

The western blocks of the West End are dominated by grand nineteenth and early twentieth century single-family homes and duplexes. Spring and Danforth Streets in particular, are lined with fine examples of Italianate, Second Empire, Queen Anne, Shingle, and Colonial Revival designs. Side streets such as Fletcher, Orchard, and Storer feature relatively modest structures in similar styles.



Figure 3: 360 (left), 364 (center), and 366 (right) Spring Street as shown in 1990 survey photos. The three properties frame the top of Fletcher Street and the Waynflete driveway entrance off of Spring Street.

In the immediate vicinity of the site, there are several two or two-and-a-half-story brick houses along Spring Street. These grand, structures frame the top of Fletcher Street and Waynflete's

driveway off of Spring Street. The structures are largely symmetrical, with central porticoed entrances, vertically-oriented windows, and raised foundations. The proposed development site is set back quite significantly from Spring Street.

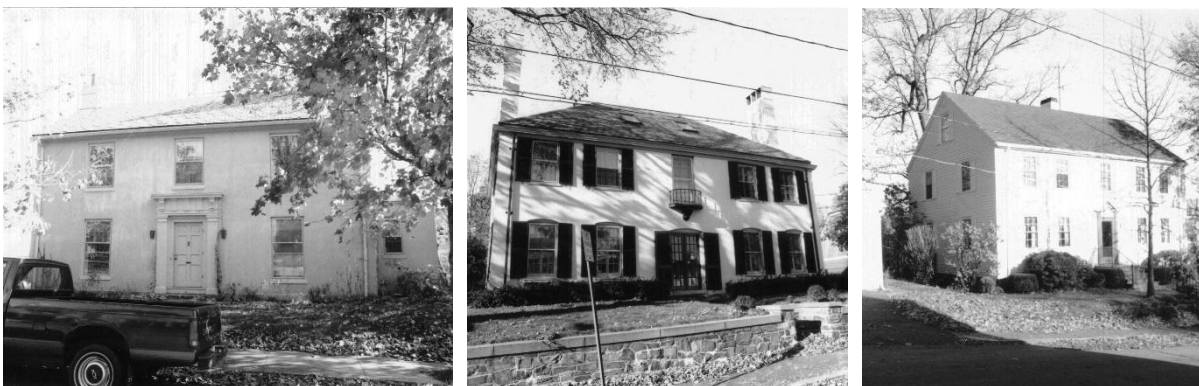


Figure 4: 4 (left) and 5 (center) Orchard Street, and 11 (right) Fletcher Street as shown in 1990 survey photos. The three properties frame the intersection of Orchard and Fletcher Streets.

Along Orchard Street, the buildings are more varied, though the eastern end of the street, where it meets Fletcher Street, features three centrally-planned houses in colonial revival or French provincial styles. All are two-and-a-half stories tall, feature central entrances with flat entablature surrounds, and very regular vertically-oriented windows, and are generally set closer to grade.



Figure 5: 2023 Google Street View showing the intersection of Fletcher and Orchard Streets, specifically the narrowing of Fletcher Street north of Orchard. 11 Fletcher Street (at right) is the only structure that fronts onto Fletcher Street.

Fletcher Street itself is very modest in its character. 11 Fletcher is the only structure that fronts onto the street, and is located just south of Orchard Street. North of Orchard Street, Fletcher narrows dramatically, becoming more like an alley that provides access to the rears of 364 and 366 Spring and 5 Orchard Street. The proposed site of development is centered a bit north of the intersection of Orchard and Fletcher Streets. Given the narrowness of the upper portion of Fletcher Street, the northern half of the development site has limited visibility.

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

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

June 1, 2016, Public Hearing:

On June 1, 2016, the Historic Preservation Board approved plans for the construction of Waynflete's new Lower School and a replacement gym structure. The Lower School was completed in 2018. The new gym was never started and the approval has since expired.

STAFF COMMENTS

The proposed gym will replace an existing noncontributing structure which is very out of character with the surrounding contributing buildings. While the proposed use is essentially the same as existing, the Board should ensure that the new structure is compatible with the West End Historic District. The Board should also consider the immediate context of the site, as part of the Waynflete Campus, and in relation to the surrounding residential Streets. The project will have some visibility from Spring Street between several contributing properties there, but the project will also be quite far set back. The project will have the most visibility and be most prominent along Fletcher Street and from along Orchard Street. It should be noted that Fletcher is a fairly minor street with only one historic building fronting onto it. Additionally, the northern half of Fletcher is extremely narrow and largely only serves to access parking and rear entrances for several contributing properties.

While the building is proposed to be three-stories tall, that is not across the whole site, and that additional height is proposed to be concentrated at the interior of the site where it will be less visible. Generally, staff found that the portions of the proposed structure at the interior of the site will have minimal visibility and where visible, are generally compatible with the scale and character of the district using brick, horizontal siding, and vertically oriented windows. Staff would encourage the Board to focus discussion around the Fletcher Street façade of the proposed gymnasium. While there is some context for larger, institutional buildings on the Waynflete campus, the proposed gym will be somewhat wider than is typical of the adjacent residential context, especially along Orchard Street.

The applicant is proposing to breakdown the scale of the building by using different materials and scaling elements. The lower portion of the building will be clad in brick, with some changes in the brick orientation and blind openings towards the center. The primary mass of the gym portion of the building will be clad in corrugated metal siding in vertical and horizontal orientations, and

features several punched openings at the upper level. These efforts create a sense of a central mass of the building that is more in keeping with the width of nearby contributing buildings.

Staff would encourage the Board to consider whether those efforts are successful or whether additional changes could be made to reinforce a compatible massing. Staff have encouraged the applicant to consider whether the masonry could be raised at the central portion of the structure and lowered towards the edges to establish a clearer hierarchy. Alternatively, the applicant could explore dividing the façade into two or three bays of a compatible width. Staff also found that the brick portion of the building along Fletcher Street feels somewhat “applied” onto the rest of the building, and would recommend that the Board consider whether that treatment could be wrapped to the corners or otherwise better integrated into the whole and smooth the transition into the taller mass along the sides.

Staff had also encouraged the applicant to consider incorporating additional windows lower on the building, or shifting the windows somewhat lower. The applicant has indicated that the school has reservations about placing windows too low to the ground to protect the privacy of students, as well as concerns about lower windows being more prone to damage from playing students. The applicant has incorporated several blind windows into the masonry to help scale the building and emulate the context.

The applicant has also indicated that they’re still determining whether the proposed rooftop mechanical equipment will be visible from Orchard Street. Staff would encourage further study of this, and if it will be visible, would encourage simple screening.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

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 proposed heights are consistent with the surrounding context. Along Fletcher Street, the ~22’ heights are comparable to nearby two-story structures. The three-story height at the interior of the site is similar to the heights of structures along Spring Street, especially when accounting for the grade change and distance from Spring Street.

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	The width of the structure along Fletcher Street is somewhat greater than nearby buildings. However, the applicant has made efforts to scale the length of the building to adjacent buildings. The masonry base along Fletcher Street features changes in the orientation of the materials and blind openings and windows towards the center, creating a narrower mass that is more consistent with nearby buildings. Staff would encourage further study of whether that scaling element could be reinforced. The width of the classroom portion of the building is closer to those of the buildings along Spring Street. Additionally, the width will not be readily perceptible from Spring Street given the distance set back from the street and constrained views from between contributing buildings.

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	The proposed building will have a horizontal proportion which is reinforced by the banding of materials across the Fletcher Street facade. Similar to the perceived width, if the central portion of the building were more highlighted, it could help to create proportions more consistent with adjacent buildings. The proportions of the classroom portion of the building are generally more consistent with buildings along Spring Street given the three-story height. However, they will not be readily perceptible from Spring Street given the distance set back from the street and constrained views from between contributing buildings.

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
For Board Discussion	The Building is proposed to have a flat roof, which is less typical of the immediate context, though flat roofs are found throughout the district. However, a number of nearby structures have low-slope hipped roofs. When viewed from close to the building, these roofs can sometimes appear to be flat. The Board should confirm that this is sufficiently compatible.

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 proposed structure is generally larger than nearby residential buildings, but it is not out of scale with larger institutional buildings on Waynflete's campus or in the broader context. The applicant has kept the massing of the structure lower along Fletcher Street where it primarily abuts residential buildings, and has pushed the larger volume towards the interior of the site.
6. Applicability to Congress Street Historic District In the Congress Street Historic District, for new construction within the B3 zone, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the B-3 zone.	
Standard Met?	Staff Comments
Not Applicable	
7. Applicability to India Street Historic District For new construction within the India Street Historic District, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the IS-FBC zone, except for in the case of a building addition which proposes to change the height of a contributing historic structure.	
Standard Met?	Staff Comments
Not Applicable	
8. Applicability to the Portland Company Historic District For new construction within the Portland Company Historic District, the height requirements of the B-6 zone as shown on the B6 Building Height Overlay & Building Envelopes map shall be controlling and the historic preservation board shall not impose conditions more restrictive than the building height requirements of the B-6 zone.	
Standard Met?	Staff Comments
Not Applicable	

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 structure features a variety of horizontally and vertically oriented openings. The largest horizontal openings at the classroom portion of the building are mostly broken down into vertically-oriented panes of glass. At the Gym portion of the building, the line of windows are fairly squat which is somewhat of a break from adjacent buildings. The blind openings in the masonry do have a vertical orientation.

<u>2. Rhythm of solids to voids in facades</u> 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 ratio of solid to void across the building varies. Windows are concentrated at the classroom portion of the building where the ratio slightly favors solid. At the gym portion, the building is much more solid, with only one row of windows along the Fletcher Street elevation. The applicant has proposed to introduce blind openings at the masonry portion to improve the compatibility with adjacent structures. The Board should discuss whether these ratios are sufficiently compatible.
<u>3. Rhythm of entrance porch and other projections</u> 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
For Board Discussion	The proposed building's primary entrance will be located facing Spring Street. Fletcher Street will not have a primary entrance along the street. Emergency egress stairs are proposed at the north and south elevations. These will have small canopies that give some sense of a building entrance. While the building will be very prominent on Fletcher Street, the northern portion of the street does not host the primary entrances for any historic buildings, and instead provides rear access to several buildings, serving mostly as a service alley.
<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 building is proposed to be clad in a mix of brick and metal siding. Brick is a typical material of the West End Historic District. Metal siding is not common; however, the proposed metal siding materials are somewhat referential to horizontal clapboard siding which is typical of the district.
<u>5. Signs</u> Any new sign, and any change in the appearance of an existing sign located on a landmark, within a historic district, or within an historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
Not Applicable	

Standard C. Relationship to Street	
1. Walls of continuity 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
For Board Discussion	Structures in the district typically maintain spaces between them and are set back from the street to varying degrees. The proposed structure will maintain separations from adjacent buildings and a small yard between it and the street. However, the building is somewhat longer than typical adjacent residential buildings due to its institutional and athletic functions.
2. Rhythm of spacing and structures on streets 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
For Board Discussion	The proposed structure will maintain separations from adjacent buildings and a small yard between it and the street. However, the building is somewhat longer than is typical of adjacent residential buildings due to its institutional and athletic functions.
3. Directional expression of principal elevation 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
For Board Discussion	The proposed structure will have a fairly horizontal expression, though this will be broken up with several vertical elements such as windows, blind openings, and changes in the orientation of some materials.
4. Streetscape, pedestrian improvements Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to or on a landmark, within a historic district, or within a historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
Not applicable	

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
For Board Discussion	The proposed gymnasium use is consistent with the current use of the site. The proposed new gymnasium does not require alterations to any contributing buildings or structures.
<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
Not Applicable	
<u>3. Archeological resources</u> Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
Not Applicable	
<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 building will be clearly differentiated from the surrounding historic context by its materials and design details. The Board should confirm whether the proposed design is sufficiently compatible with the nearby contributing buildings.
<u>5. Additions</u> Wherever possible, new additions to structures and objects shall be undertaken in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the structure would be unimpaired.	
Standard Met?	Staff Comments
Not Applicable	

ATTACHMENTS

1. Project Summary
2. Drawings
3. 1991 Gymnasium Survey Form

November 04, 2024

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

RE: New Construction on Waynflete Campus (360 Spring Street; Parcel ID: 061 F003001 (061 F004))

Dear Mr. Schueckler,

We are pleased to submit a project proposed on the Waynflete Campus in the West End Historic District for renewed consideration. The proposal is to demolish and replace the school's existing Gymnasium with a new Wellness and Athletic Center with expanded programming. We hope for Historic Preservation Board review as a Workshop agenda item, working towards a future Public Hearing for a Certificate of Approval. A concurrent Site Plan application update has also been initiated.

Attached, please find supporting materials including plans, photos, rendered visuals and material information for reference. A background and project summary is included below.

PROJECT DESCRIPTION + SCOPE OF WORK:

General Background:

Waynflete's existing 9,340 sf Gymnasium, originally designed and constructed in the middle of the 1970s is a masonry and composite fiber-glass panel structure located on the edge of the school's tightly knit, urban campus facing Fletcher Street. The building is relatively non-descript with a broad, blank wall facing the street. The Gymnasium site is bordered by private residences on the south, north, and west across Fletcher Street, with the existing Lower School playground on the east, facing the interior side of campus. The campus entrance from Fletcher Street is heavily used during Lower School drop off and dismissal times, and will be maintained in the new proposal.

In contemplating upgrades and maintenance to this building, it was determined that while mechanical systems, envelope failures, and interior finishes could all be repaired or replaced, the spaces of the building themselves no longer met the School's needs and a new building should be pursued. In fact a new gym was reviewed and approved in 2015/2016, but the permit has subsequently expired, and programmatic needs have continued to evolve.

The existing Gym serves as the school's primary indoor athletic space. Over the past four decades the athletic program has grown, increasing the need for expanded on-campus practice space for their various athletic programs,

expanded playing space for all students, and seating capacity to be able to host school events in the gym. Adequate storage and administrative support spaces are also needed. Beyond athletics, in more recent years the school has been working to realize and increase Wellness support and programming for their students, faculty and staff. The updated vision for the new building is to be welcoming to all, creating dedicated spaces for this new programming, accessible to all students and ensuring a space for everybody. The uppermost two floors house a fitness room, wellness classrooms, flexible meeting rooms and need based storage that can allow for counseling, tutoring, occupational therapy programming, and zoom meeting / programming capabilities.

Fletcher Street:

This new proposal increases the building to 26,600 sf, but due to the site constraints and setback requirements, the footprint increase is minimal. Area has been increased by expanding below ground, and adding two additional levels on the interior campus side of the building, with the aim of keeping impacts on the Fletcher Street minimal.

The facade facing Fletcher Street has been developed to maintain the perceived height of the existing masonry wall (or just under) at the street-facing projection, preserving the current gym's relationship to the surrounding residential context. Masonry is proposed to be used again for its robust appropriateness and longevity, but a type that matches brick found throughout the campus to provide cohesion. The clearance requirements for the gym combined with the tight footprint required by the setbacks presents limited opportunity to investigate different massing approaches. With the challenge of the long facade, the middle third of the building presents variation in texture of finishes, while keeping a simplified material palette, to try to break down the perceived scale. Taking cues from some of the surrounding masonry structures in the neighborhood, though quite different in style, the brick coursing uses a stacked soldier bond pattern in strategic locations and recesses 'panels' to introduce a more human scale and suggest where windows might be on the lower volume.

The larger main volume of the gym beyond is clad in a warm-toned grey metal panel intended to be recessive and understated. The intent in the contrast of the brick and metal volumes is to bring down the perceived volume along the street, while allowing the overall gym volume to be clad in a less precious material. Aluminum clad 'punched' windows are located in the gym volume, to allow natural daylight into the gym while maintaining privacy, security, and keeping glazing farther from potential impact strikes.

Based on rendering studies, some of the three story 'Wellness' volume may be visible beyond the gym block as the building is approached from Orchard Street. Biased to the interior of campus, this segment is clad in a metal panel with a profile meant to reference both clapboards and be compatible with the adjacent lower school and historic Founders Hall in color, as all three face the interior playground. It is a white color, in deliberate contrast to the gym volume to provide a sense of lightness. Given the distance to which they are setback from the Fletcher Street facade, the design team is currently studying whether mechanical units will be visible, and whether a mechanical enclosure may be necessary to screen them.

The existing fencing at the Campus edge will be replaced in kind, with the gate relocated further back to make space for a modest seating area and some landscaping. The fencing is a simple, welded metal fence with thin verticals, painted black. This same assembly will be used to provide security grill enclosures at the side egress stairs exiting the gym.

Soffits at the overhangs and stair canopies will be sealed tongue and groove Douglas fir to match the finish at the adjacent lower school entrance.

Spring Street:

The new main entrance to the building is in a similar location as the existing gym entry, directly off the Loop Road and is somewhat visible from Spring Street. It will feature a combination of masonry with a glass storefront 'block' and continue the language of the Douglas fir soffits with a 'brow' that is meant to relate to the Lower School Entrance beyond. The existing playground fencing will remain and the playground will be re-installed once construction is complete.

Photovoltaics:

An updated Photovoltaic array proposal is included for reference, but is not yet shown in the rendered views. This will enable the School to adhere to their sustainability targets for this building as part of their campus wide comprehensive plan.

Landscaping:

Plantings will be utilized to create buffers between adjacent neighboring properties and at the Fletcher Street facade to help create a more personable scale and allow it to blend successfully with the context of the West End neighborhood.

Thank you for your consideration of this application, we look forward to receiving your feedback. The new building is intended to provide the entire Waynflete community a space consistent with its mission “devoted to the healthy development of the whole person: mind, body and spirit.”

Sincerely,



Scott Simons, FAIA
Partner + Principal, Simons Architects



Waynflete

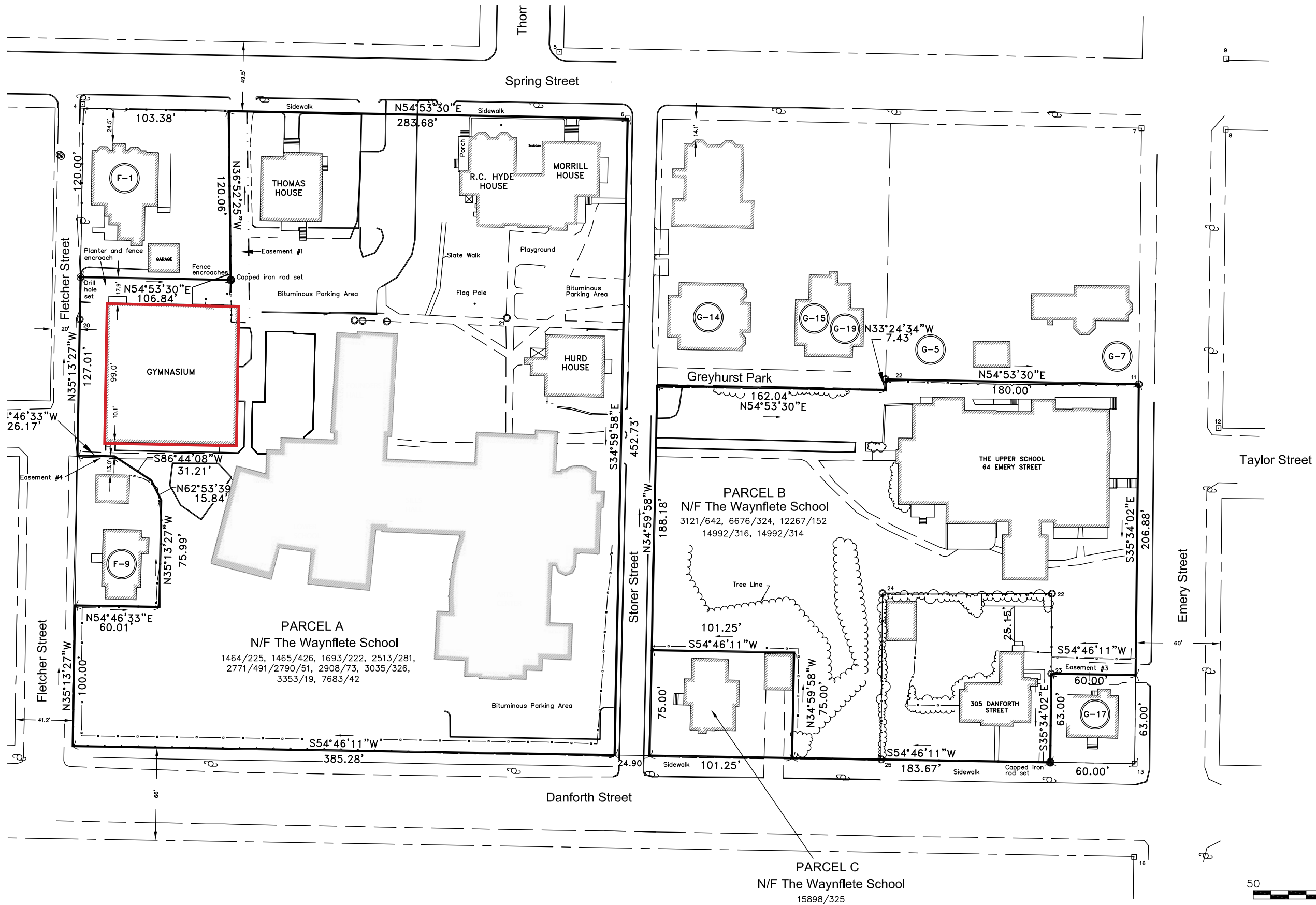
04 November 2024

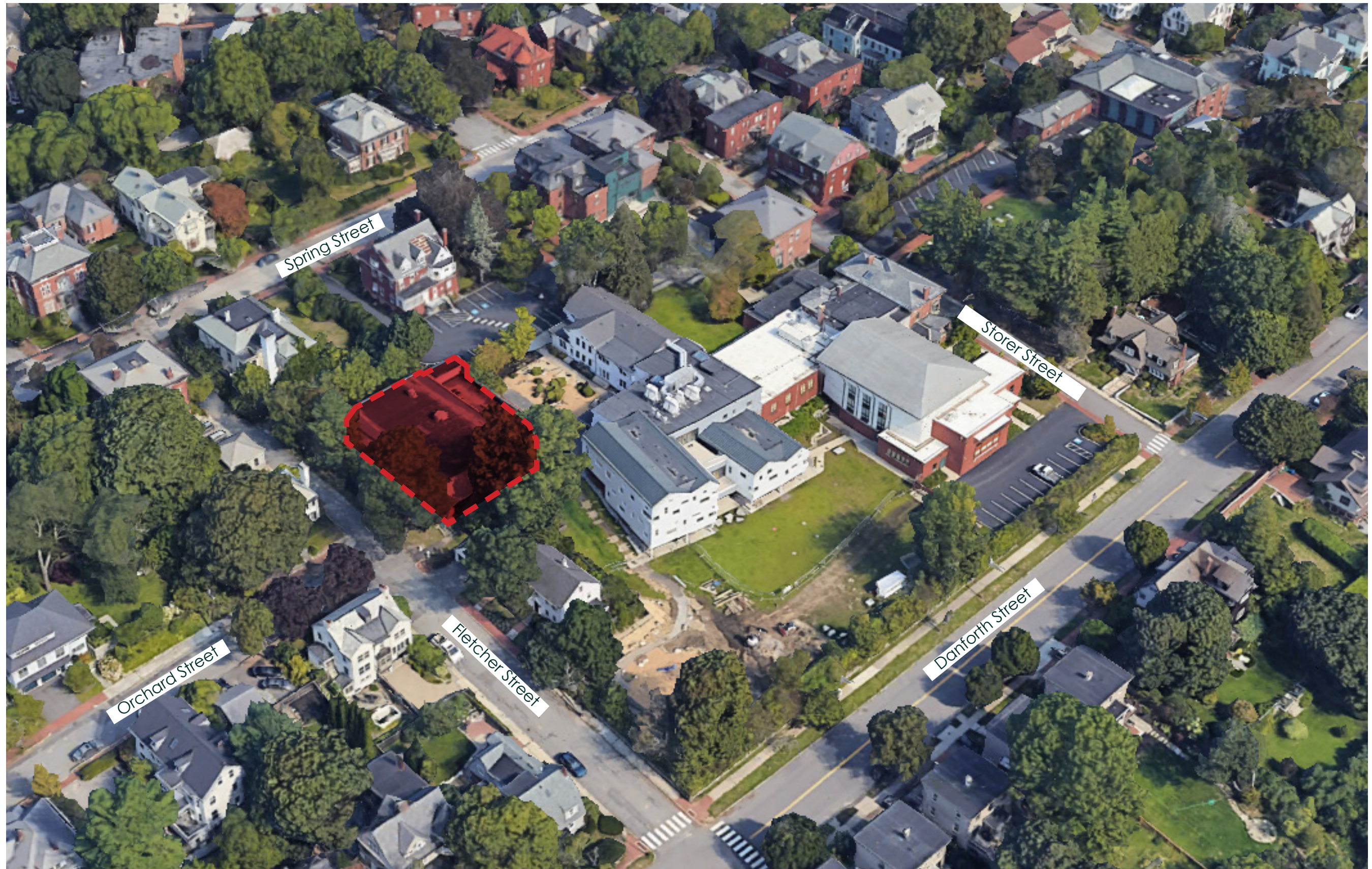
Historic Preservation Program

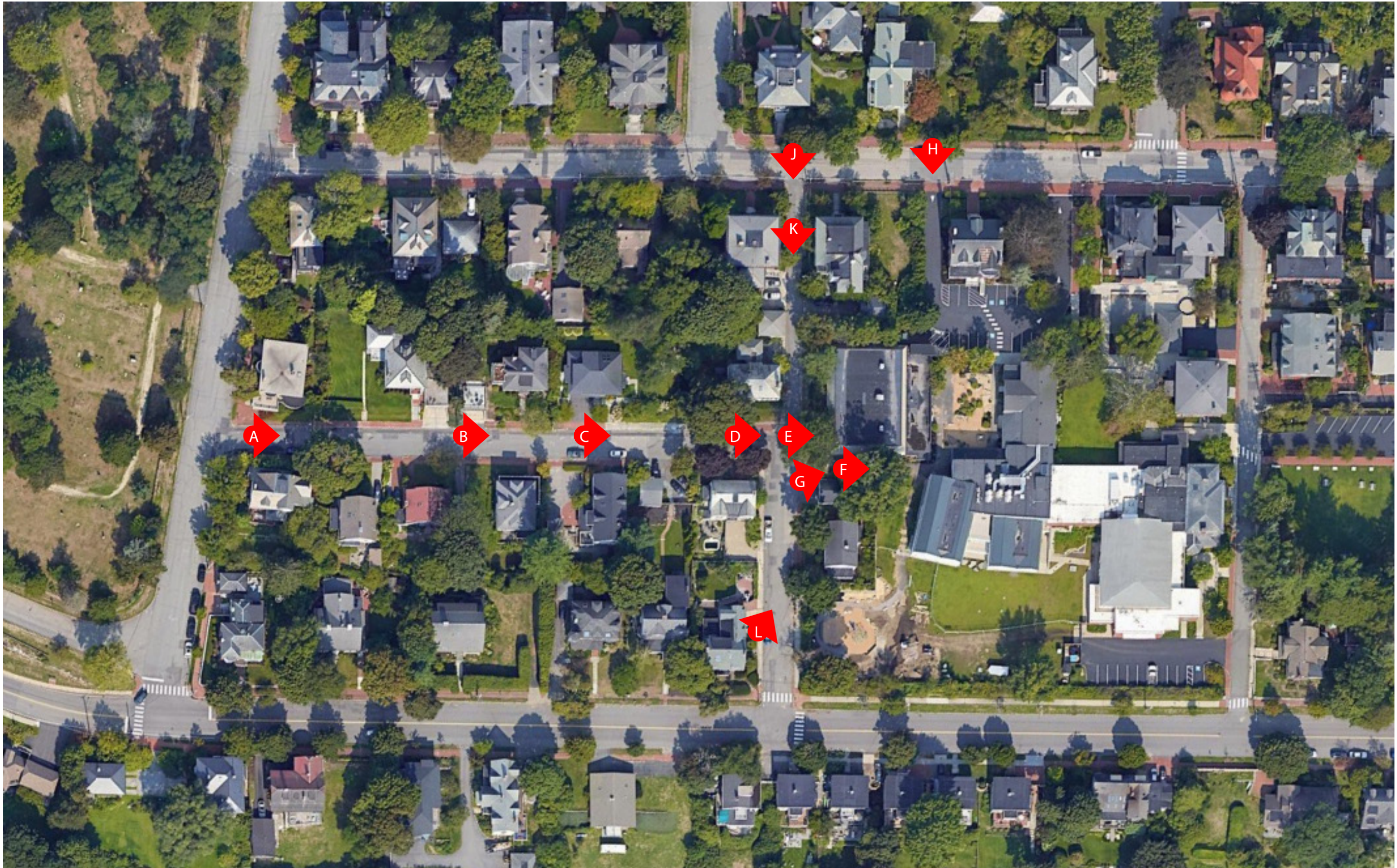


Aerial Photograph











A - Orchard Street View, 550'-0"



B - Orchard Street View, 400'-0"



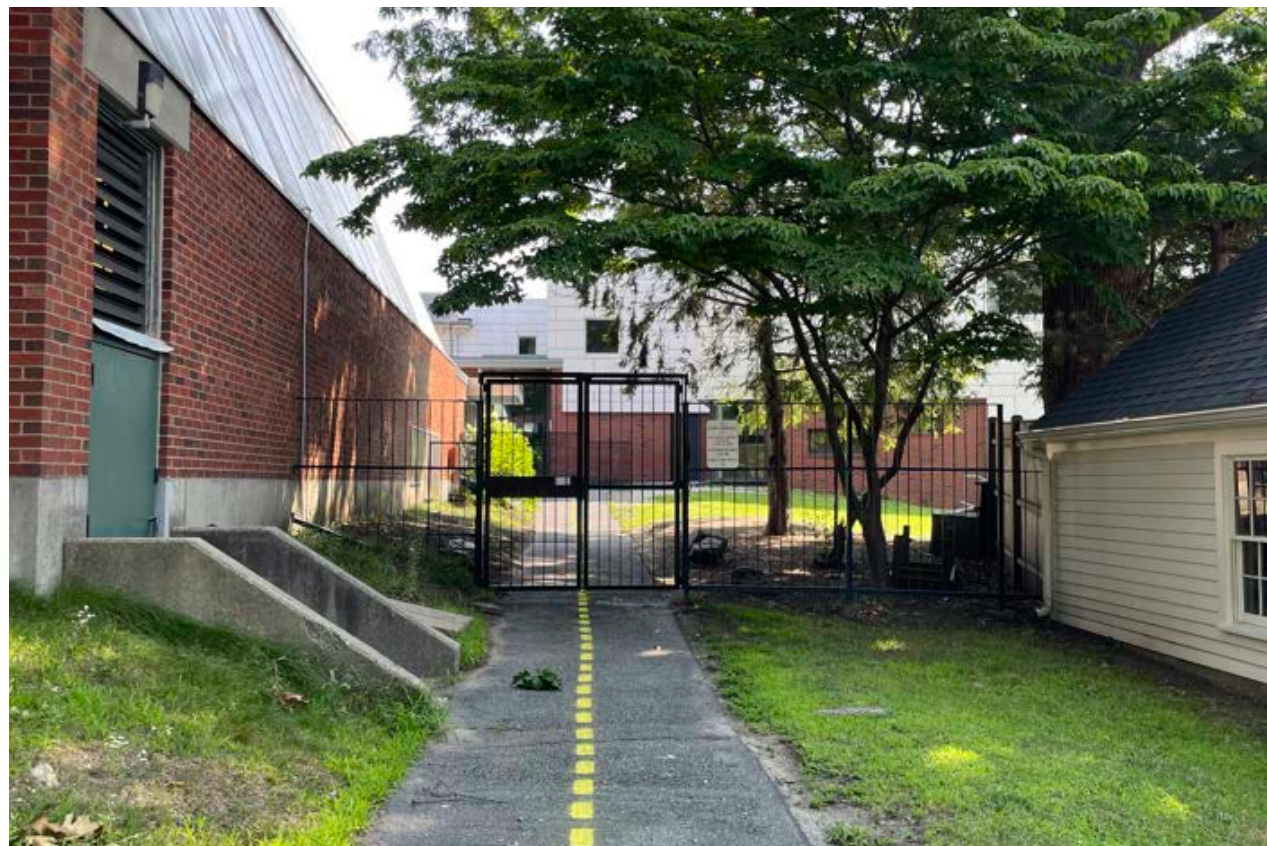
C - Orchard Street View, 160'-0"



D - Orchard Street View, 70'-0"



E - Existing Gym (Panoramic) - Fletcher and Orchard Street (2015)



F - Existing Gym - Entry Gate Detail



G - Existing Gym - Fletcher Street Campus Entry



H - Spring Street - Northeast



J - Fletcher Street - Southeast



K - Fletcher Street - Southeast



L - Fletcher Street - Northwest

A



364 Spring Street

360 Spring Street

B



360 Spring Street

11 Fletcher Street

360 Spring Street





364 Spring Street



366 Spring Street



365 Spring Street

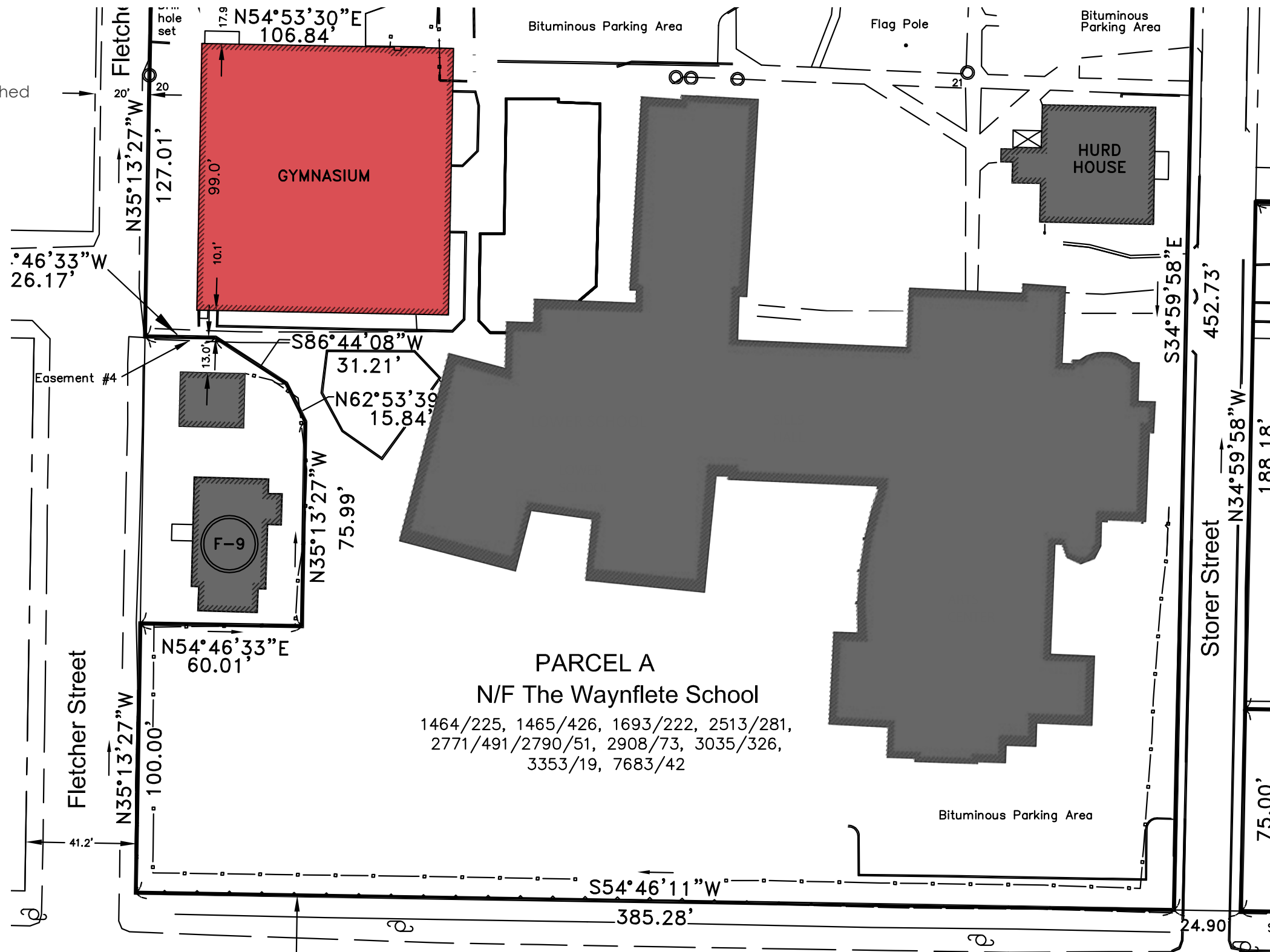


390 Spring Street



398 Spring Street

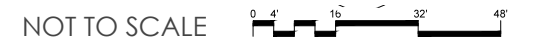
- Existing Buildings
- Building to be demolished



NOT TO SCALE



WAYNFLETE WELLNESS + ATHLETIC CENTER
HISTORIC PRESERVATION WORKSHOP
11/04/2024



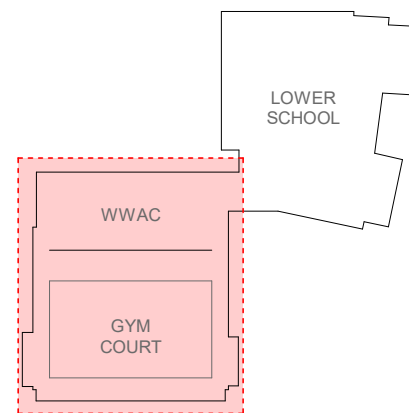


Page 33

LEGEND:

- ATHLETICS
- CIRCULATION
- LOBBY/ENTRY
- SUPPORT
- WELLNESS

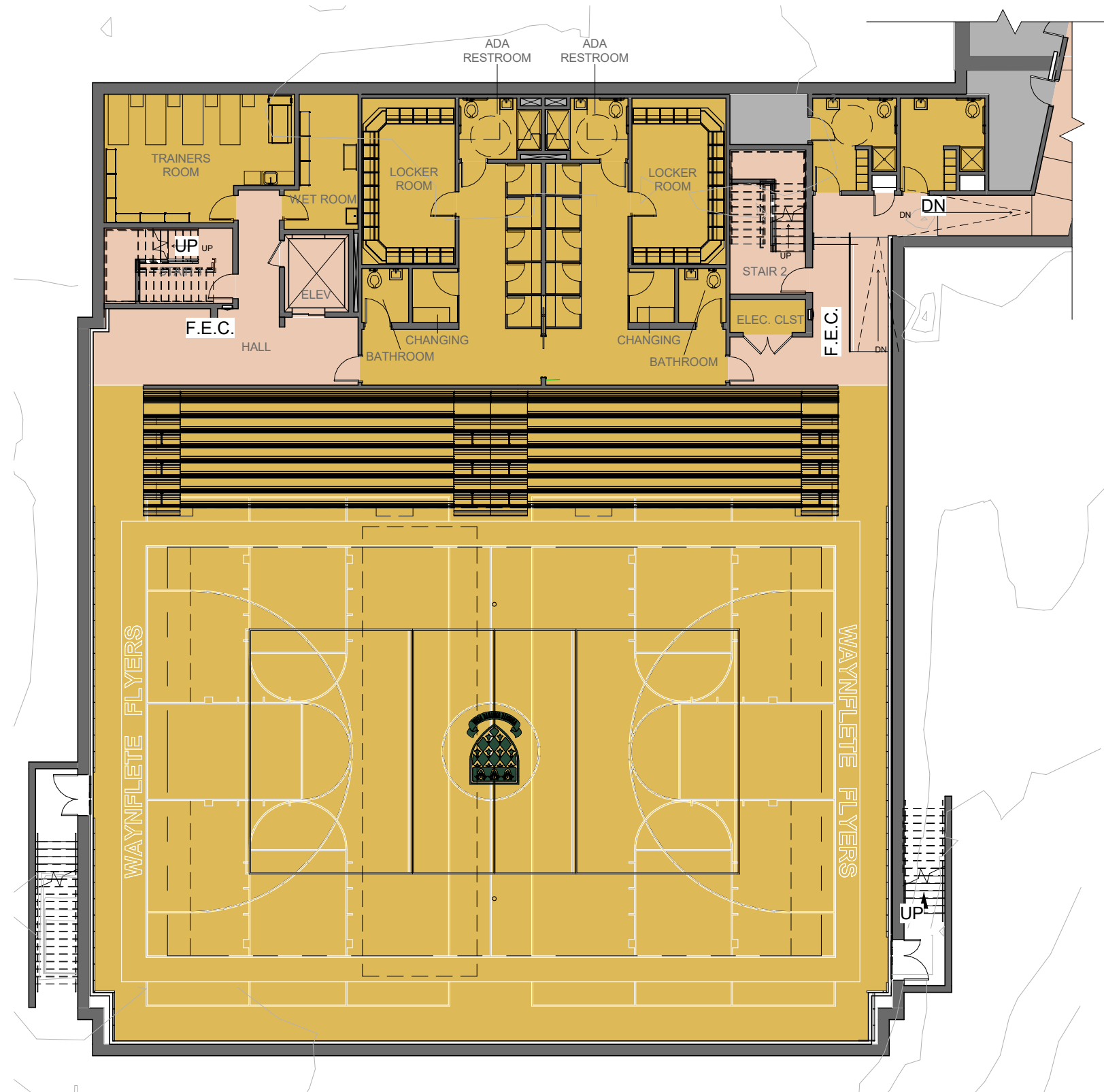
KEY PLAN:



NOT TO SCALE



0' 4' 8' 16' 32'



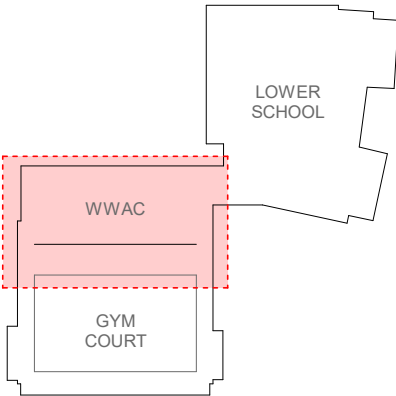
Court Level Floor Plan



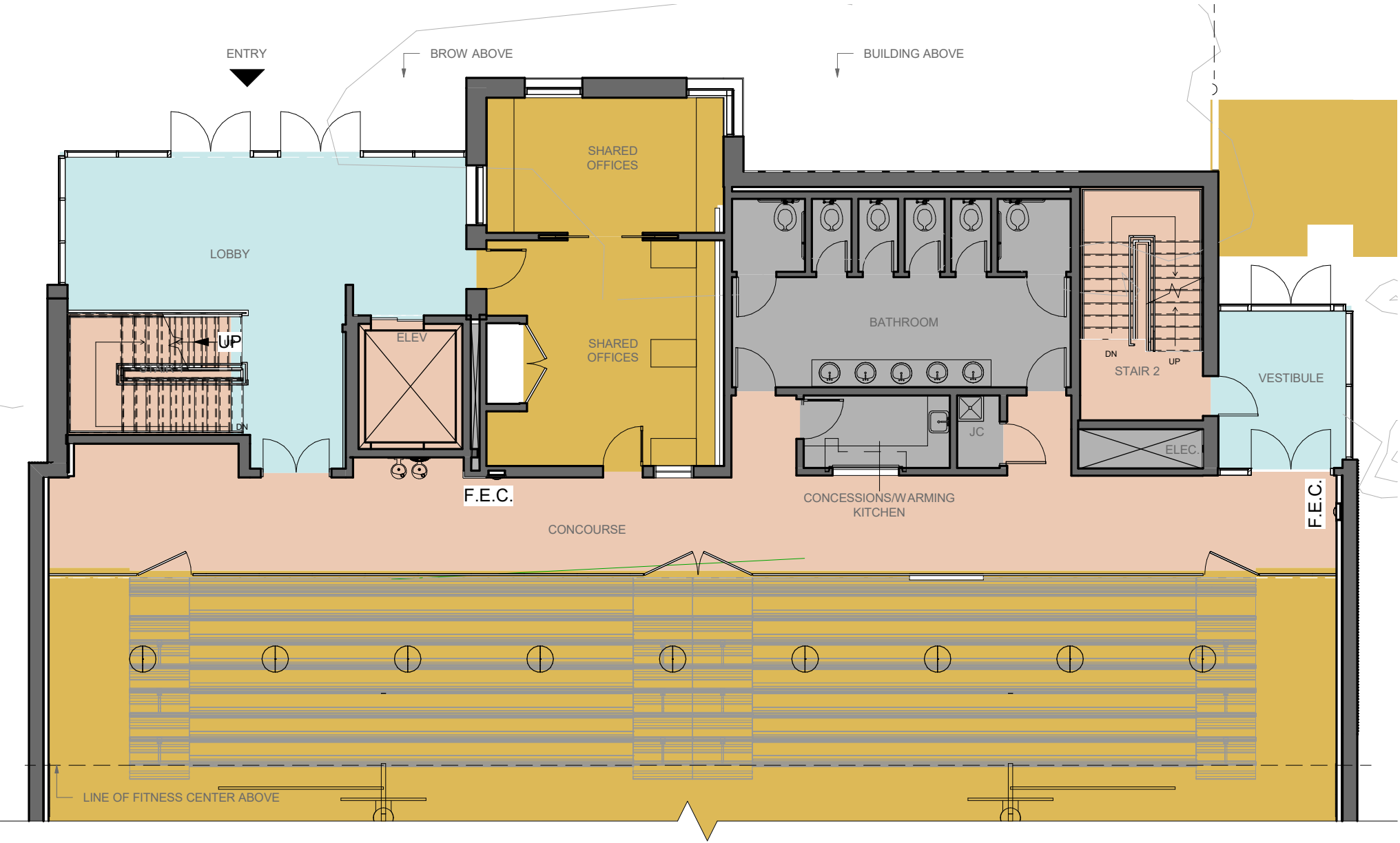
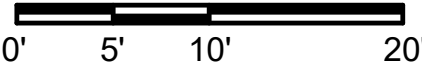
LEGEND:

- ATHLETICS
- CIRCULATION
- LOBBY/ENTRY
- SUPPORT
- WELLNESS

KEY PLAN:



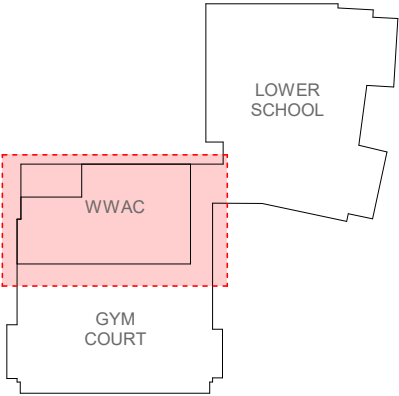
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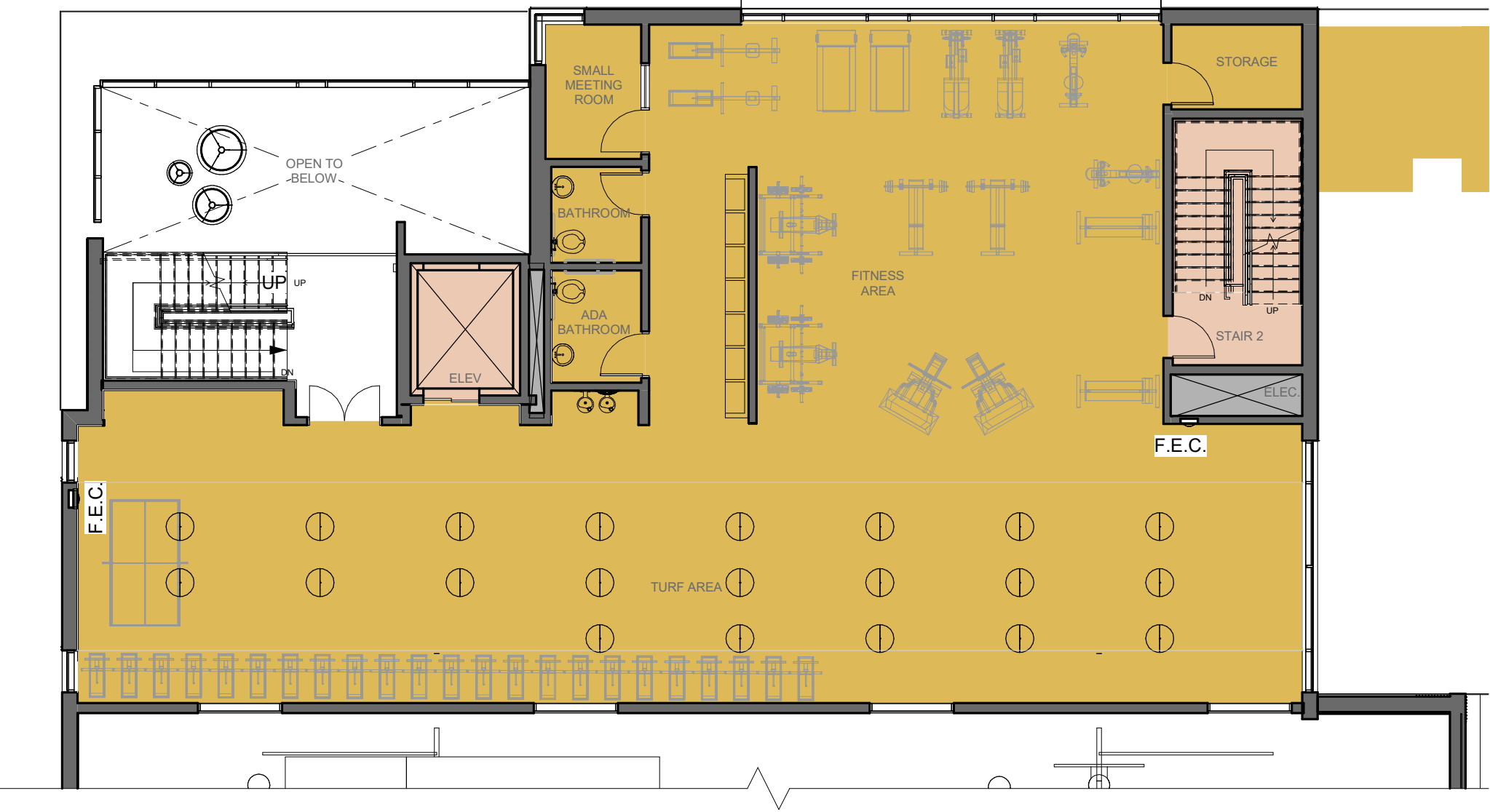
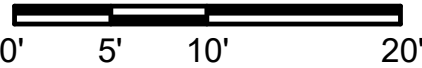
LEGEND:

- ATHLETICS
- CIRCULATION
- LOBBY/ENTRY
- SUPPORT
- WELLNESS

KEY PLAN:



NOT TO SCALE

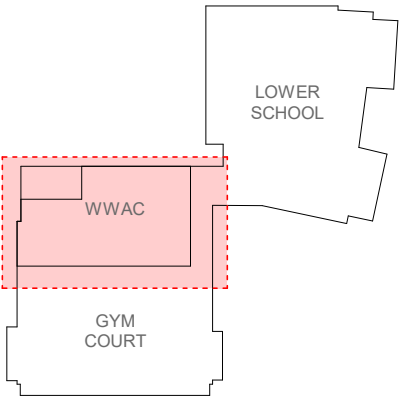


Second Floor Enlarged Plan

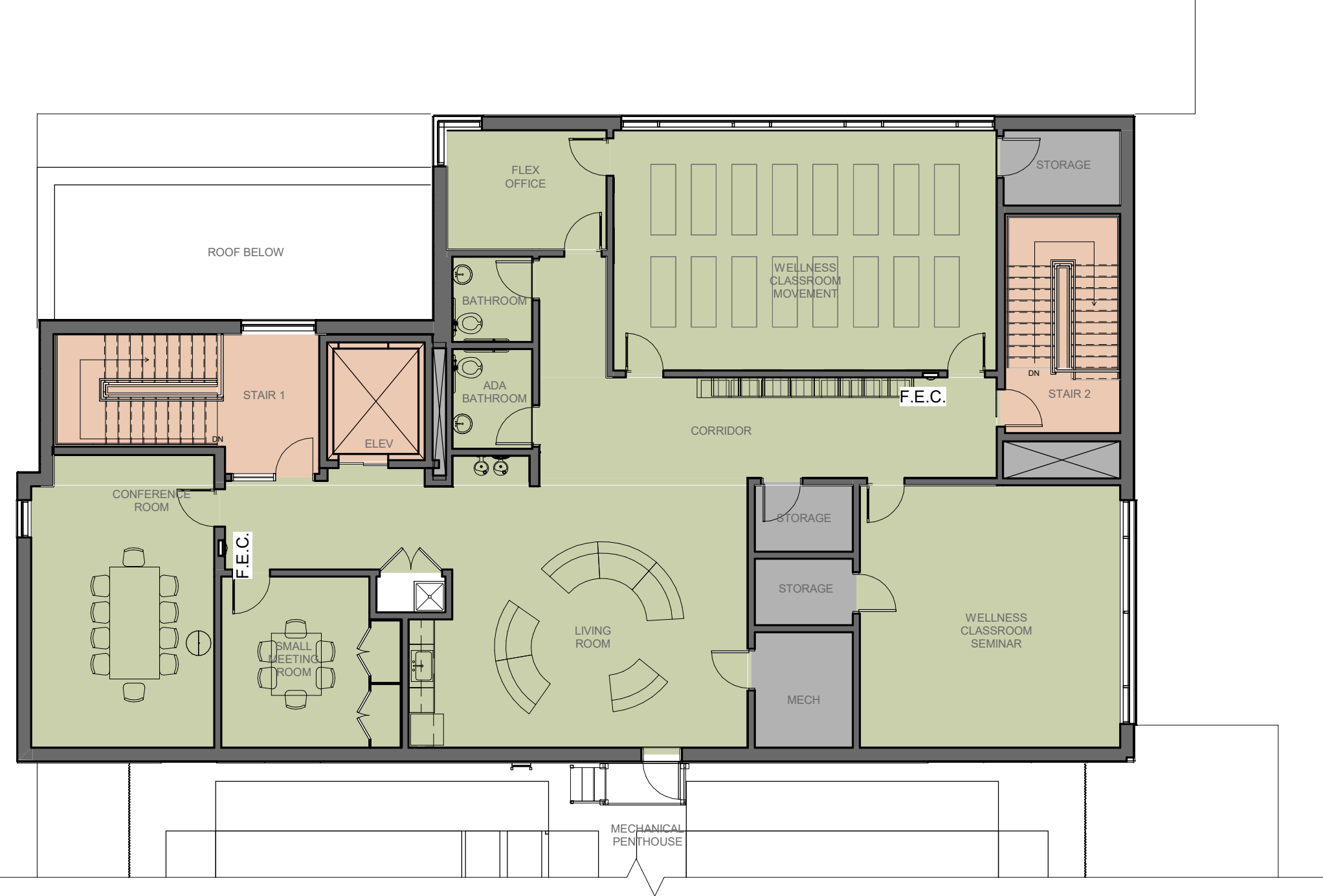
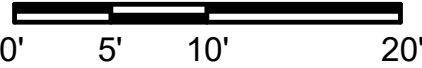
LEGEND:

- ATHLETICS
- CIRCULATION
- LOBBY/ENTRY
- SUPPORT
- WELLNESS

KEY PLAN:



NOT TO SCALE

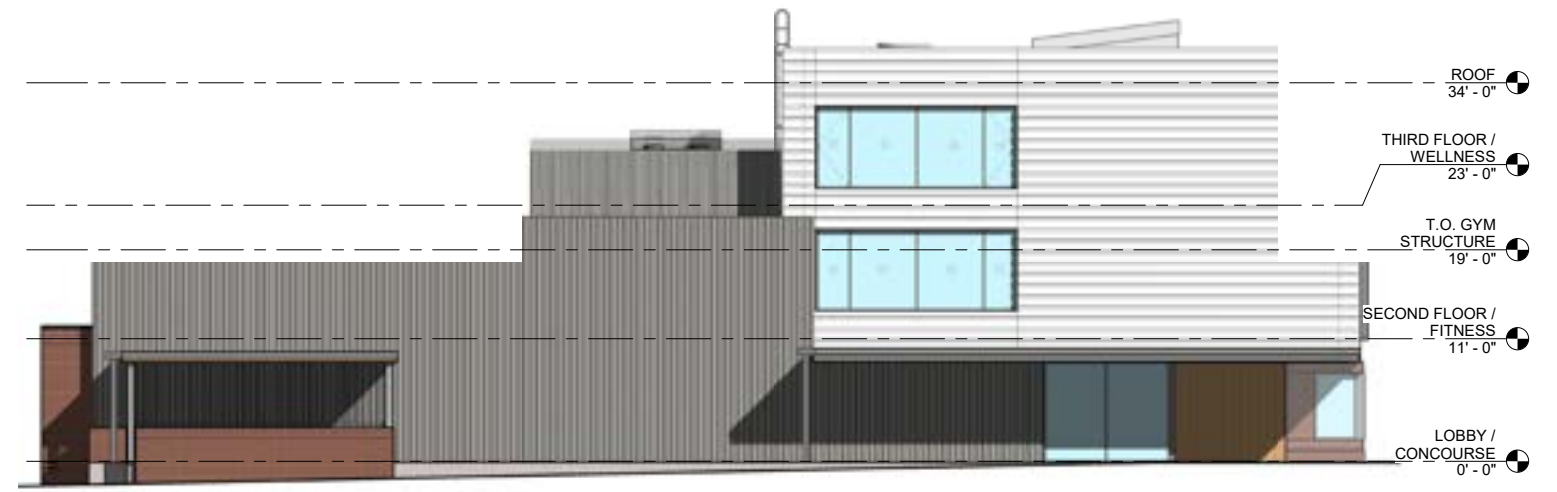


Third Floor Enlarged Plan

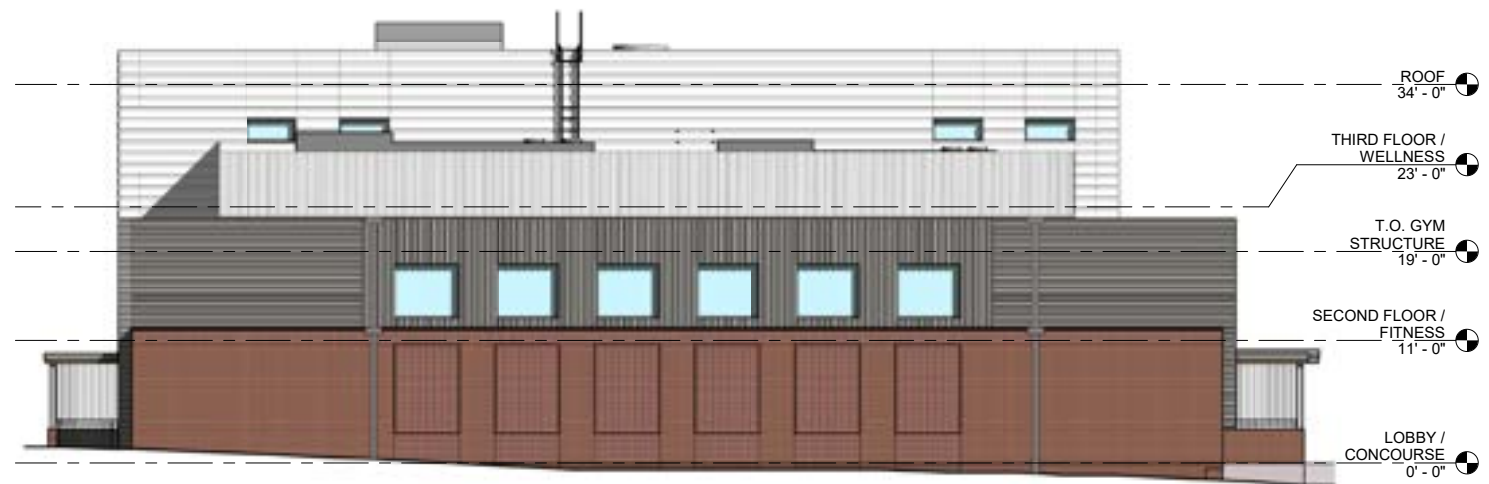




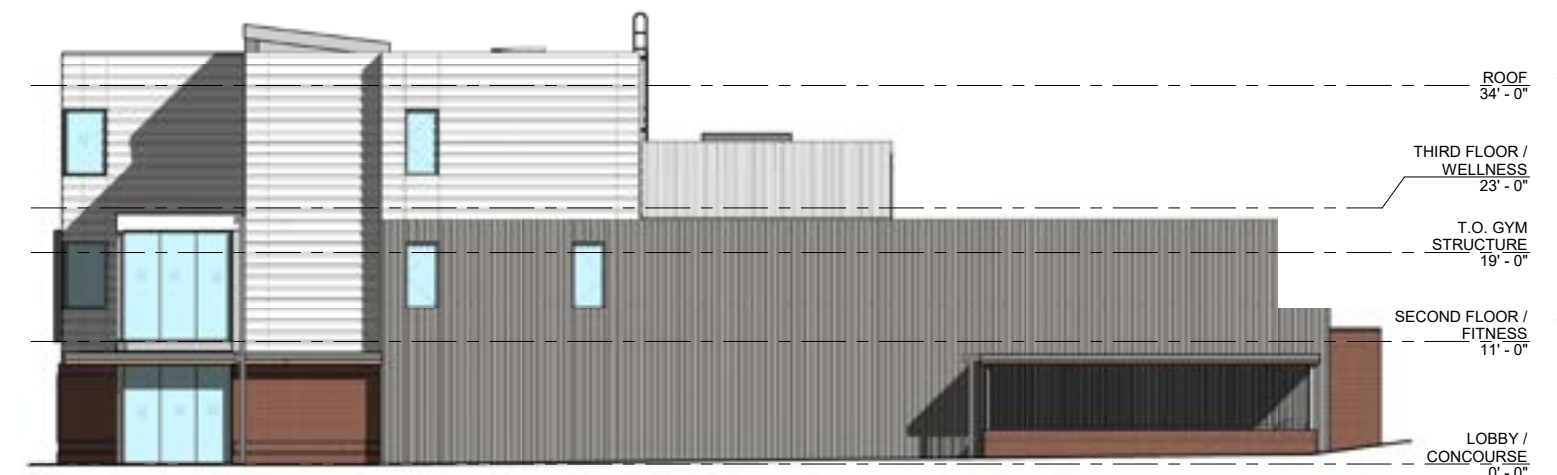
North Elevation



East Elevation



South Elevation



West Elevation



Thermally Treated Wood Siding:
Cambia Ash, Shiplap
(Not visible from public way)



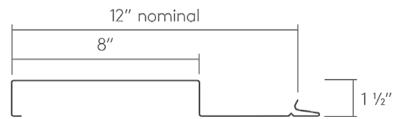
Masonry:
Morin Brick Old Port Full Range Blend
Red Mortar



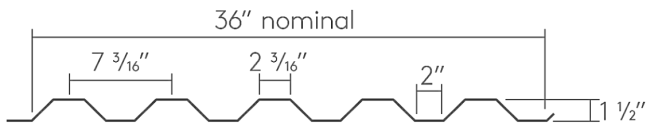
Soffit Ceilings:
Vertical Grain Tongue + Groove
Douglas Fir wood - Clear Finish



Openings:
Kawneer 1600
Color: Powder Coat Charcoal



Metal Panel; Type 1:
Morin Corp.
Profile MX-9
Color: Bone White



Metal Panel; Type 2:
Morin Corp.
Profile Y-36
Color: Zinc Gray
(Orientation varies)





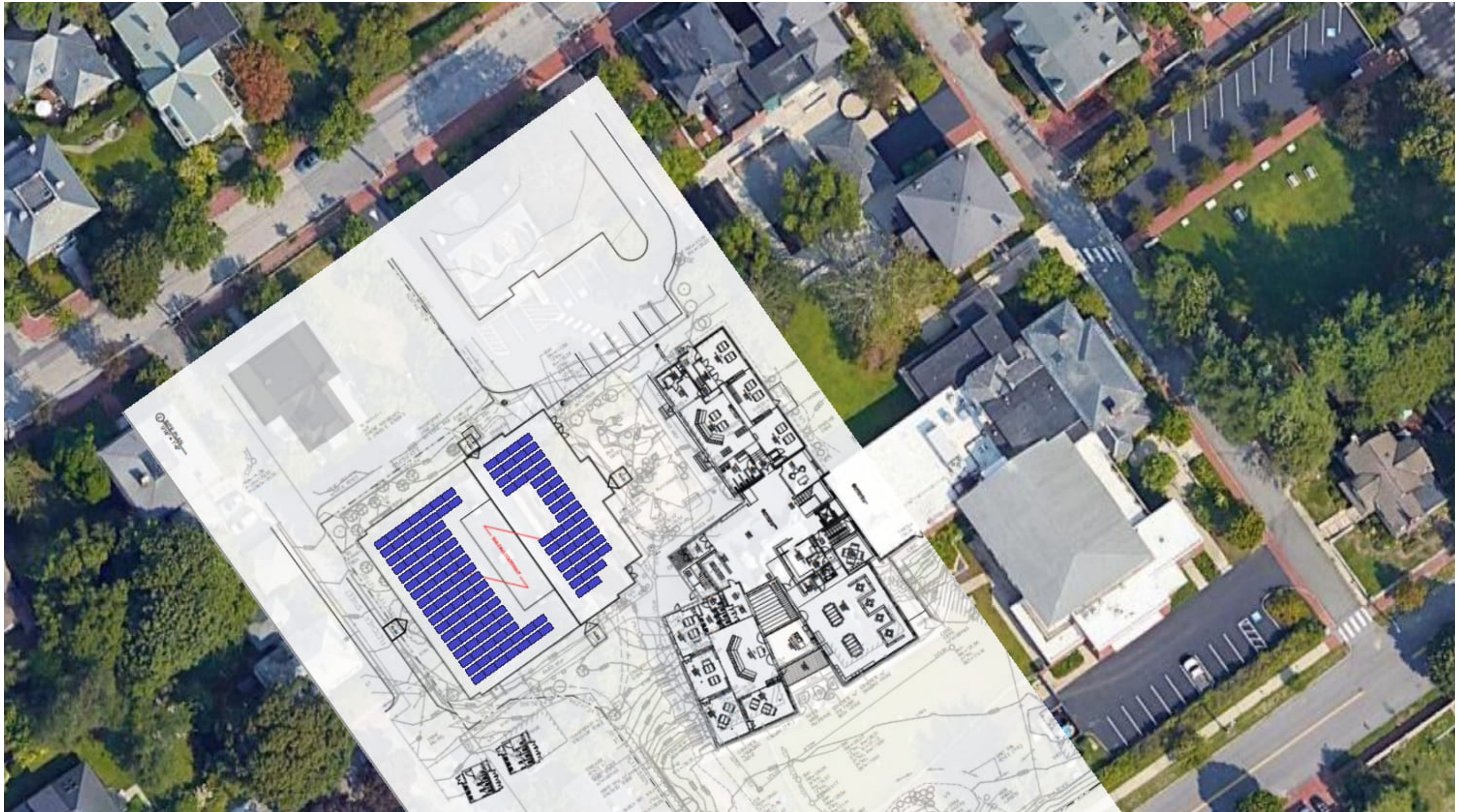






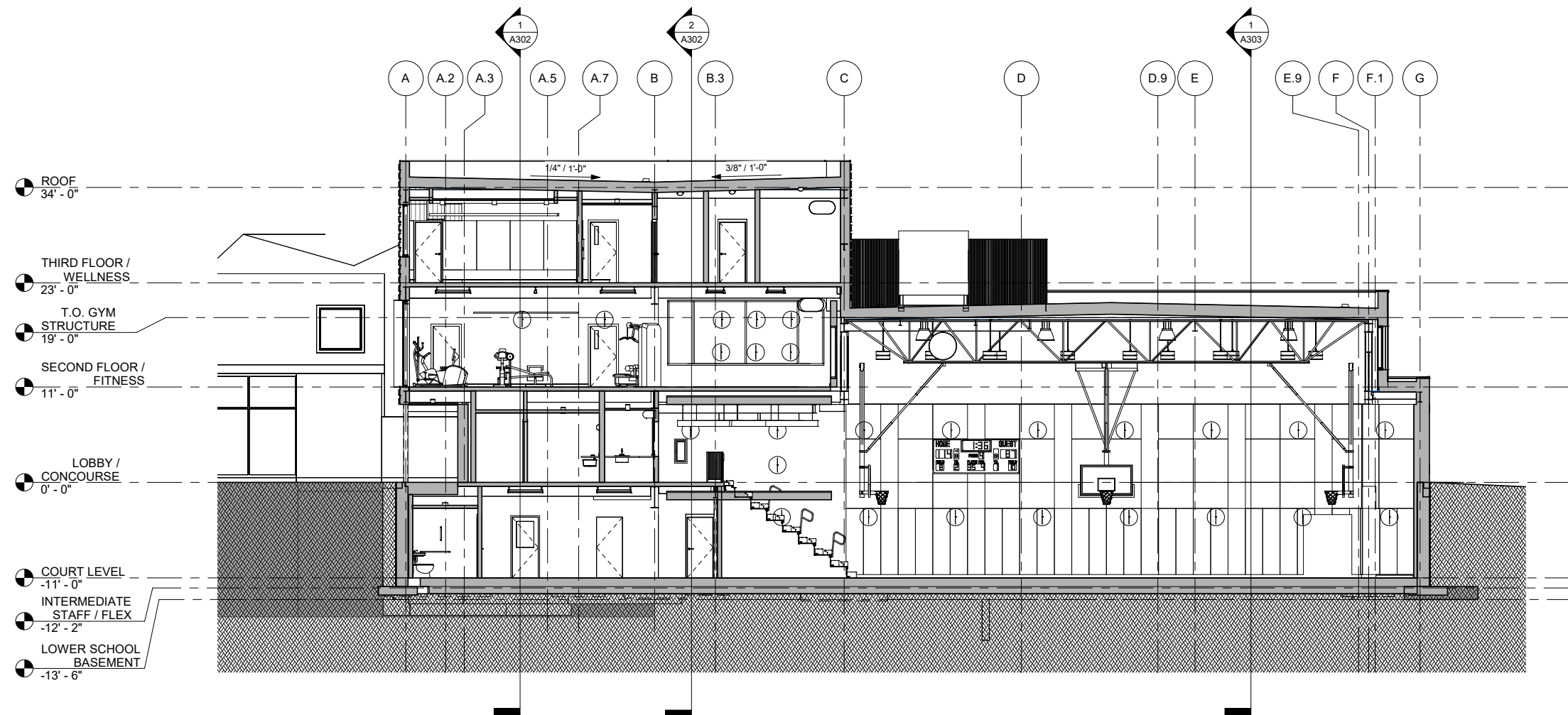




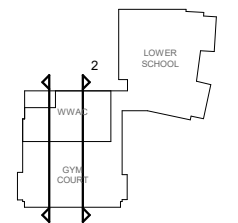


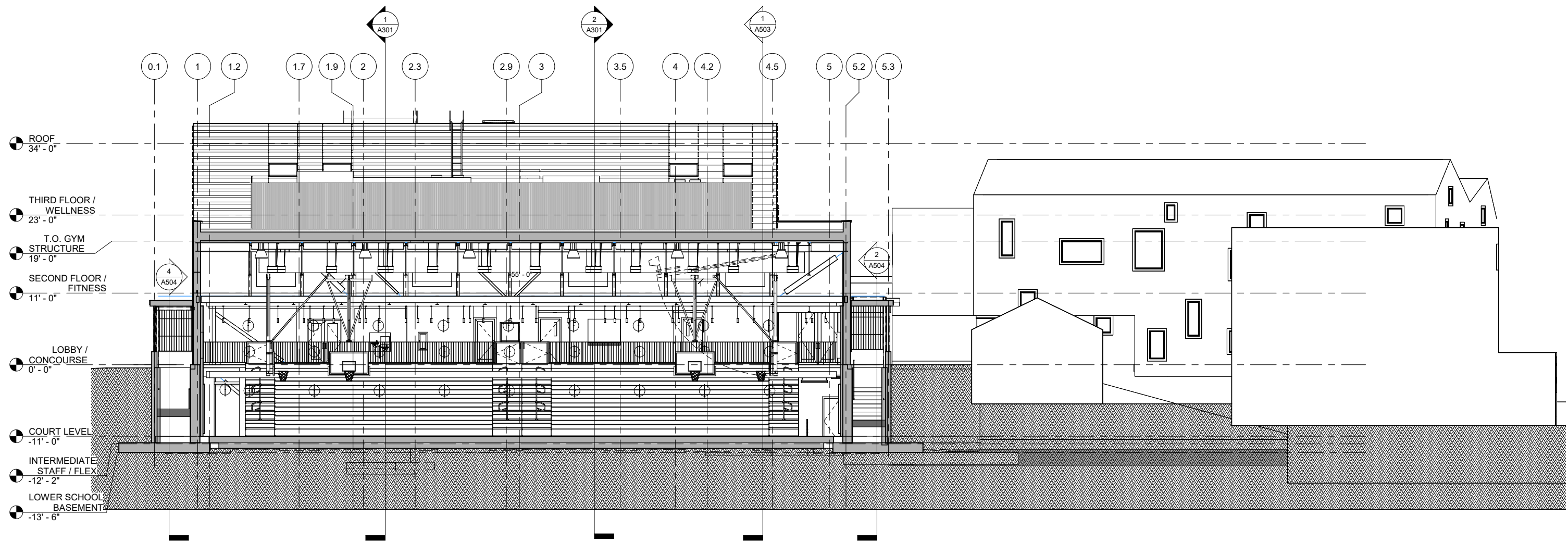
Building Section 2

WAYNFLETE WELLNESS + ATHLETIC CENTER
HISTORIC PRESERVATION WORKSHOP
11/04/2024

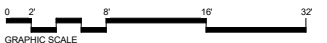
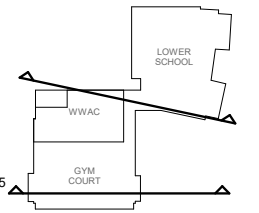


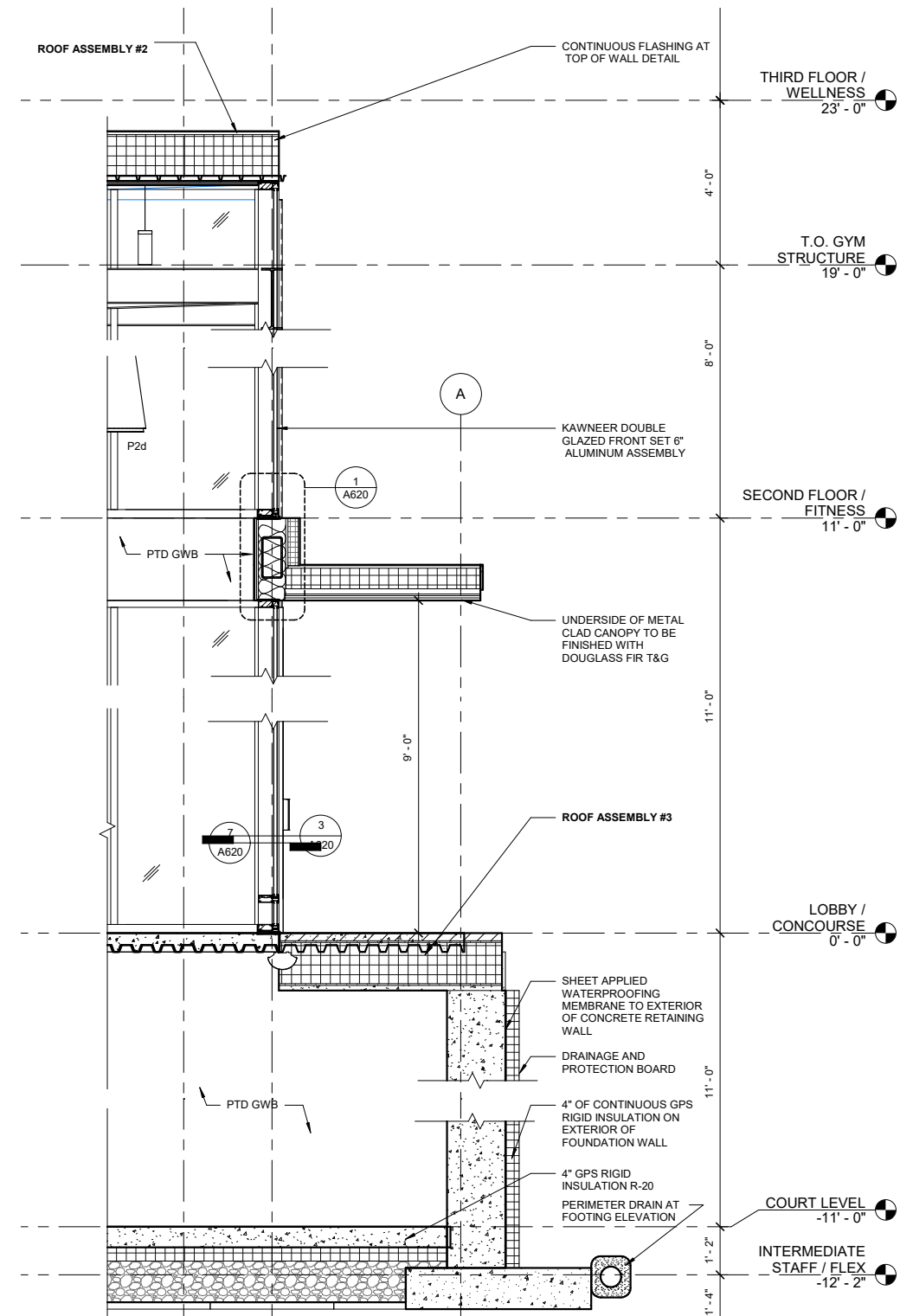
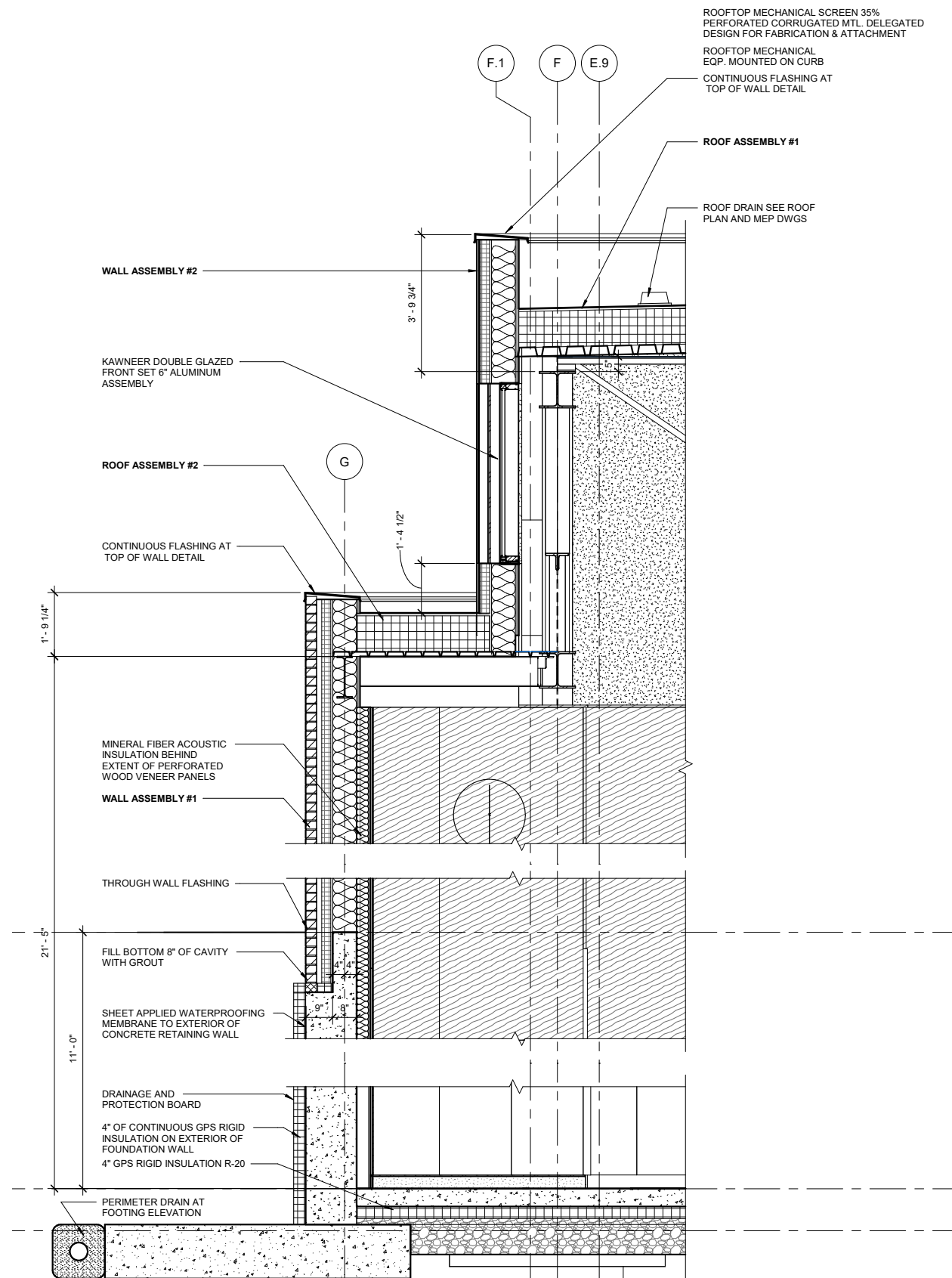
KEY PLAN:





KEY PLAN:





Portland Historic Resources Inventory

Property Address: 360 Spring Street Rear

Inventory #: WP-207

Assessor's C/B/L: 61-F-1

District: Western Promenade Map #: 207

Rating:

Local Code: NONCONTRIBUTING

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

Date of Placement: Local 08/01/1990 National 02/16/84

Description of Significant Features and Subsequent Alterations:

The Waynflete School Gymnasium is a one-story brick and opaque glass structure on a concrete foundation. The glass section angles to form a hipped upper story culminating in a flat-topped roof. The facade faces an inner school courtyard and has an attached one-story vestibule with a plate glass door. The building does not contribute to the Western Promenade Historic District in style, massing, or age.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------

Property Name:

Property Name(Other): Gymnasium

Street Address: 360 Spring Street Rear

Town: Portland County: Cumberland

Date Surveyed: 03/1991 Surveyor: Rick Redlon

Updated: by

(date) (surveyor)

by

by

Owner Name: The Waynflete School

Owner Address:

Primary Use (Present): RECREAT/CULTURE

Condition: GOOD

ARCHITECTURAL DATA

Primary Stylistic Category:

Other Stylistic Category:

Height: 1 STORY

Primary Facade Width (Main Block; Use Ground Floor): 1 Bay

Appendages: FRONT

Porch:

Plan: CENTRAL HALL

Primary Structural System: BRICK

Chimney Placement:

Roof Configuration: FLAT

Roof Material:

Exterior Wall Materials: BRICK

Foundation Material: CONCRETE

Outbuildings/Features:

HISTORICAL DATA

Documentated Date of Construction:

Estimate Date of Construction:

Date Major Additions/Alterations:

Architect:

Contractor:

Original Owner: Waynflete School

Subsequent Signific. Owner:

Dates:

Cultural/Ethnic Affiliation:

Historic Context(s): RELIGION

Comments:

PRIMARY STYLISTIC CATEGORY: Contemporary

OUTBUILDINGS/FEATURES: Playground

Historical Drawings Exist N

Location:

ENVIRONMENTAL DATA

Site Integrity: Original Y Moved N Date Moved