

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA

HISTORIC PRESERVATION BOARD MEETING

On September 4, 2019, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. **ROLL CALL AND DECLARATION OF QUORUM**
 2. **REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 7, 2019**
 - i. Certificate of Appropriateness for Storefront Replacement; 110 Exchange Street; One Ten Exchange, LLC., Applicant. The Board voted 7-0 to approve the application subject to conditions.
 - ii. Certificate of Appropriateness for Intersection Reconfiguration, Public Improvements; Andrews Square (bounded by Pine, West and Clark Streets); City of Portland Department of Public Works, Applicant. The Board voted 7-0 to approve the application subject to conditions.
 - iii. Certificate of Appropriateness for New Construction; 66 State Street; Developers Collaborative, Applicant. The Board voted 5-0 to approve the application (O'Brien and Turk absent) subject to conditions.
 3. **COMMUNICATIONS AND REPORTS**
 4. **WORKSHOP - 5:00 PM**
 - i. Preliminary Review of Proposed Building Reconstruction and Exterior Alterations (2nd Workshop); 58 Fore Street (Building 12 of former Portland Company complex); Portland Foreside Development Company, Applicant.
 - ii. Preliminary Review of Scope of Work Proposed for Historic Structures within Portland Company Historic District, including proposed alterations, additions and site alterations; 58 Fore Street (Block 2); Portland Foreside Development Company, Applicant.
- BREAK FOR DINNER - MEETING RESUMES AT 7:30 P.M.**
5. **WORKSHOP, CONTINUED**
 - i. Preliminary Review of Proposed Munjoy Hill Historic District Designation (2nd Workshop)
 - ii. Preliminary Review of Proposed Zip Line Construction; Deering Oaks Historic Landscape District; Department of Parks and Public Facilities, Applicant.

6. CONSENT AGENDA



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

23 August 2019

Julia Sheridan, Chair
Historic Preservation Board
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Thomas B. Reed School

Dear Ms. Sheridan:

The enclosed draft National Register nomination is being submitted for your Board's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the October 25, 2019 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. D. Andrews



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23 August 2019

Julia Sheridan, Chair
Historic Preservation Board
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Thomas B. Reed School, 26 Homestead Avenue, Portland, Cumberland County, Maine, Tax map M5SE lots 338-K00, 340-A046, 340-A047, 340-A048, 340-A049, 340-A050, 340-A055.

Dear Ms. Sheridan:

We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by October 24, 2019.

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on October 25, 2019. You are cordially invited to attend this meeting, which will be held at the Kora Temple at 11 Sabattus Street Lewiston, Maine beginning at 10:30 a.m. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk F. Mohnney". The signature is written in a cursive, flowing style.

Kirk F. Mohnney
State Historic Preservation Officer

Enc.



JANET MILLS
GOVERNOR

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KIRK F. MOHNEY
DIRECTOR

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.



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FACT SHEET

Listing of historic properties in the National Register results in the following:

1. Official recognition of the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
2. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he or she has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.
3. Consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
4. Eligibility for Federal tax provisions. If a property is individually listed or contributes to the historic significance of a listed National Register district, certain Federal tax provisions may apply. The Tax Reform Act of 1986 provides a 20% investment tax credit for certified rehabilitations of historic commercial, industrial and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether such provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67.
5. Qualification for Federal grants for historic preservation when funds are available. Presently funding is unavailable. Contact (S.H.P.O.) to determine the present status of such grants.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Thomas B. Reed School

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 26 Homestead Avenue

City or town: Portland

State: Maine

County: Cumberland

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national

_____ statewide

X local

Applicable National Register Criteria:

A X

_____ B

X C

_____ D

Signature of certifying official/Title:

Date

MAINE HISTORIC PRESERVATION COMMISSION

State or Federal agency/bureau or Tribal Government

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official:

Date

Title

State or Federal agency/bureau or Tribal Government

Thomas B. Reed School

Name of Property

Cumberland County, Maine

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

Thomas B. Reed School

Name of Property

Cumberland County, Maine

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/school

Current Functions

(Enter categories from instructions.)

EDUCATION/school

Thomas B. Reed School

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival
MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: CONCRETE; walls: BRICK; roof: SYNTHETICS/rubber

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Thomas B. Reed School is located in the Riverton neighborhood in the northwest corner of Portland. The residential neighborhood in which the school is located is characterized by modest single-family homes, most dating to the first half of the twentieth century. The tree-lined streets of Riverton are generally laid out in a grid pattern and house lots average approximately one-quarter acre. The parcel of land on which the school stands is roughly rectangular and contains 2.15 acres of land extending from Homestead Avenue through to Libby Street (Figure 1). There are residential house lots on either side of the school property. The red brick school was designed in the Colonial Revival style and consists of the original two-story schoolhouse from 1926 and a large single-story classroom addition from 1960 (Photo 1). The rectangular addition runs along the west side of the original school building, forming an L-shaped footprint. The original 1926 school building is generally in good condition, despite having been vacant since 2013. A minor fire in 2017 left one of the first floor classrooms in the original building with smoke damage and some charring of wood surfaces, however, the interiors of both the original building and the 1960 addition remain largely intact and retain many historic finishes. The addition was recently renovated as part of a certified rehabilitation project (completed 2018) and currently houses a preschool facility. The original 1926 section of the building is vacant pending a planned renovation to be completed in the near future. The property retains historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

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Narrative Description

Setting/Site

The school building is set back from the public sidewalk along Homestead Avenue roughly 35 feet, creating a generous grassy front lawn with a row of five deciduous trees stretching along the front of the building. A low concrete retaining wall extends along the public sidewalk at the front of the building. Concrete walkways lead from the public sidewalk to the main entries of both the original school building and the 1960 west addition. Chain link fences extend along the west and east property lines. Mature trees and shrubs line both fences. A mown grass strip (approximately 25 feet wide) runs along the west side of the building, while the east elevation faces a paved driveway. The paved driveway runs the length of the lot, from Homestead Avenue through to Libby Street, and provides access to paved parking/delivery areas at the rear of the building. The rear (northern) half of the property is largely occupied by playing fields, including a baseball field with a chain link backstop.

The National Register boundaries include the following historic resource:

1. Thomas B. Reed School – (1926 and 1960) 1 contributing building
26 Homestead Avenue – Portland, Maine
Architects – Miller & Mayo (original 1926 school)
Wadsworth & Boston (1960 addition)

DRAFT

1926 School

The two-story original school has a rectangular main block (nine bays wide and three bays deep) with a shallow projecting entry pavilion centered on the façade and a small central rear wing (Photo 1). Rising from a poured concrete foundation, the building has exterior brick bearing walls with wood interior framing. The red bricks of the exterior walls are laid in a running bond. Smooth cast-stone elements decorate each elevation, most prominently in the form of water tables, belt courses, entry surrounds, pilaster capitols, and window sills and lintels. Window openings hold the original double-hung wood windows. Window openings have plain cast-stone sills and simple brick heads, except for two narrow windows flanking the main entry, which are topped by cast-stone lintels with keystones. The building has a flat roof finished with a recent rubber membrane and sheet metal drip edge coping. An original brick chimney and two historic low metal vents project from the roof surface. The roofline is defined by a prominent wood cornice that features modillions at the façade and side elevations.

The principal façade (south elevation) is composed around a three-bay central projecting pavilion (Photo 2). The façade rests on a rusticated brick base topped by a wide cast-stone water table. A narrow cast-stone belt course runs along the base of the first floor windows, forming a continuous sill. The central pavilion is divided into three bays by brick pilasters with stylized cast-stone bases and capitals. The pavilion holds the building's main entrance, which is recessed within a tall arched opening (Photo 3). The arch is decorated with relief ornamentation depicting a lamp and open book framed by scrolls, beneath which are the incised words LUX ET VERITAS (light and truth). The historic glazed wood double doors remain and are topped by the original six-light transom and framed by cast-stone surrounds with paneled reveals. There are two small basement windows flanking the entry. Both have painted plywood panels in place of the windows one retains a decorative painted metal security grille. The two windows at the first floor of the pavilion hold four-over-six pane sashes and are distinguished by splayed cast-stone lintels with keystones. Above the entry, fenestration of the central pavilion is arranged with a central tripartite window (three four-over-six sashes separated by wood mullions) and a

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single four-over-six pane window on either end. Walls on either side of the central pavilion are symmetrically arranged and divided vertically by brick pilasters matching those of the central pavilion. Flush brick panels decorate the walls between the first and second floors. Each wall has three small rectangular windows with six-pane hopper windows at the basement level; one window has a plywood panel in place of the sash. The arrangement of windows at the first and second floors is identical, with three central windows divided by wood mullions and two flanking windows; all with twelve-over-twelve pane windows.

The side elevations of the 1926 school (east and west) were designed to be identical, however, the 1960 west addition obscures the first floor of the west elevation so that only the upper portion of the wall is exposed today. The east elevation features much of the same detailing found at the façade (Photo 4). Above the rusticated brick base and wide water table, the east elevation is divided into three bays by wide paneled brick pilasters with simple stylized cast-stone bases and capitals. The pilasters rest on a slender cast-stone belt course. Flush brick panels with cast-stone corner blocks decorate the area between the pilasters. Fenestration is limited to the basement level, where an original brick entry enclosure is set just off center. This gabled entry enclosure has an arched opening that holds the paneled wood door. Three square window openings toward the south end of the basement level hold plywood panels in place of the window sashes.

The rear (north) elevation has five window bays on either side of a small central wing that is one bay deep and three bays wide (Photo 5). Detailing at the rear elevation is more restrained than at other elevations. Wide brick pilasters, one at either end of this elevation, match those at the façade and side walls. The simple wood box cornice along the rear elevation was designed without modillions, except where it extends across the pilasters. Windows have plain cast-stone sills and flush brick heads.

The central projecting wing features an original entry set within a segmental arched opening. The entry retains the historic glazed double doors and transom; wood panels were added to the exterior of the doors. The entry is framed by simple painted wood trim. Two narrow windows (with a two-over-two pane configuration) flank the entry. Fenestration at both upper floors of the rear wing is arranged around three central windows (with a four-over-four pane configuration) divided by wood mullions. Two narrow windows (with a two-over-two pane configuration) flank the central grouping. The mirror-image side walls of the central rear wing (east and west walls) each have one narrow four-over-four window at the first and second floors.

The two walls on either side of the central rear wing have five bays each. It appears that these walls each originally had five square windows with eight-pane hopper sashes at the basement level. Four of the windows retain the historic sashes (just west of the central wing) but they are covered by plywood on the exterior. The westernmost window at the basement was converted to an entrance. This added entry holds a modern flush metal door and is contained within a small brick enclosure with a flat roof. The five basement windows to the east of the central wing were infilled when a small addition was constructed to obscure utility equipment (date unknown). The addition consists of an asphalt-covered shed roof and vertical board siding on the exposed east end. At both the first and second floors of the rear elevation, ten windows symmetrically flank the central projecting wing. Each window holds the historic twelve-over-twelve pane sash.

The interior of the original school retains much of its historic character, despite renovations over the years. The historic staircases remain as does much of the historic trim and flooring (Photo 7). The basement is divided into a series of utilitarian storage and mechanical spaces. Typical spaces have painted exposed brick walls, plaster ceilings, and concrete floors. Wood-frame drywall partitions were added along the south side to create several smaller rooms. Access to the basement is by way of the

Thomas B. Reed School

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rear (north) staircase. Circulation at the basement is from one room to the next rather than having a formal corridor.

Both the first and second floors were originally laid out with a central rectangular hall opening into four classrooms (a total of eight classrooms in the building – Figures 2 and 3). A narrow coatroom opened off of each classroom (coatrooms located alongside the stairwells). Classroom finishes were identical, consisting of hardwood flooring, stained wood trim (baseboards, chair rails, and door casings), and chalkboards on two walls (Photo 6). Coatrooms had similar trim, with the addition of coat hooks along the chair rail. Notable changes to the classrooms include the following:

- The wall between the southeast and northeast classrooms at the first floor was removed to create a larger space.
- Doors were removed from the closets and coatrooms of all classrooms.
- The northwest classroom at the first floor was reconfigured in 1960 to create a hallway and two offices
- The coatroom off the northwest classroom was converted to a bathroom.

West Addition

Constructed in 1960, the west addition is a Modern style single-story structure characterized by functionality and simplicity of design. The addition measures roughly 85' by 200'. Rising from a poured concrete foundation (below grade), the addition is constructed with CMU bearing walls behind a brick exterior veneer and has an interior wood frame structure. The gymnasium was constructed with open web steel joists at the ceiling. The red brick exterior veneer is laid in a modified Flemish bond (five rows of running bond with a sixth row alternating stretcher and header bricks). In keeping with the Modern style, architectural embellishment is limited. A wide wood fascia board running along the top of each elevation is the only notable decoration. The façade and two side elevations are dominated by bands of adjoining windows. Each individual window consists of two upper fixed glass panels and a lower operable awning panel. Most of the existing windows are original features that were restored as part of the 2018 renovation. A few windows were added, matching the style of the originals. The building is enclosed by a flat roof finished with a recent rubber membrane and sheet metal drip edge coping.

The façade (south elevation) features a central recessed entry with the original single-pane transom, original mosaic tile reveals, and glazed metal double doors (Photo 8). The double doors were installed in 2018, duplicating the appearance and dimensions of the original metal doors (Photo 9). The entry is highlighted by a slightly bowed hood over the doorway. Two groups of eight adjoining windows are arranged symmetrically on each side of the entry.

The long west elevation is dominated by bands of windows, which are arranged asymmetrically (Photo 10). Seven groupings with six windows each extend the length of the wall. Window groupings are separated by a combination of vertical wood mullions and brick piers. There is an added secondary entry at the south end of the west wall; the entry holds a painted flush metal door.

Fenestration at the rear (north) elevation is limited to a central recessed entry consisting of double doors beneath the original single-pane transom (Photo 11). The double doors with three glazed panels each were installed in 2018 to duplicate the appearance of the original metal doors. The eastern half of the rear elevation rises approximately six feet higher than the western half, as it was designed to enclose a taller gymnasium/auditorium space.

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The east elevation of the addition adjoins the west face of the original 1926 school building (Photo 12). The northern half of the wall, where the gymnasium/auditorium space is located, rises roughly six feet higher than the remainder of the wall and features a band of fourteen adjoining single-pane clearstory windows. Two flush metal doors (2018 replacements) provide access at either end of the gymnasium/auditorium. There are two additional entrances at the center of the east elevation. One is a wide double doorway that was restored to its original appearance in 2018 when the transom and doors were reconstructed. The second entry at the center of the elevation holds a glazed metal replacement door (2018) that matches the original door in this location. Just north of this doorway is a paired window that was reconstructed in 2018 to match the original. Each half of the window has an upper fixed sash and a lower operable awning sash. Prior to the 2018 renovation the central portion of the east elevation was obscured by a large garage addition from 1981; the garage covered the three doorways and one window at the center of the elevation. The southern portion of the east elevation features several groups of multi-pane windows. The largest is a grouping of six adjoining windows that match those of the west elevation. Further south on the wall are two groups of two windows each, with pane configurations also matching windows at the west elevation.

The interior of the addition is laid out with a wide double-loaded central corridor that runs between the front and rear entrances (Figure 2 – Photo 14). There is no basement level. The addition was designed with seven classrooms along the west side of the corridor (Photo 13). Rooms on the east side of the corridor included two classrooms, bathrooms, an office, storage rooms, and a large gymnasium/auditorium in the northeast corner (Photo 15). Former classrooms generally remain at their original dimensions (typically 25' by 36'). Rooms throughout retain the original mid-century Modern character, with exposed painted CMU walls, vinyl tile flooring, and suspended panel ceilings. Ceilings, flooring, and cabinetry beneath the window were installed in 2018. The original architectural plans indicate that the addition was designed with suspended acoustic panel ceilings throughout, a concrete floor in the corridor (unclear what was used for original flooring in classrooms), and wood shelving beneath the windows. New flush wood doors were added in 2018. Blackboards, if there were ever any, were removed prior to the 2018 renovation.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Thomas B. Reed School

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Areas of Significance (Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1926-1960

Significant Dates

1926 (school completed)

1960 (addition completed)

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Miller & Mayo (1907-1929)

Miller, William (1866-1929)

Mayo, Raymond J. (1878-1966)

Wadsworth & Boston (1931-1965)

Philip Shirley Wadsworth (1899-1973)

Royal Boston, Jr. (1901-1977)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Thomas B. Reed School possesses integrity of design, location, setting, materials, workmanship, feeling, and association, and meets Criteria A and C at the local level for listing in the National Register of Historic Places. The period of significance extends from 1926, when the original school building was constructed, to 1960, the year the addition was constructed. The school is significant under Criterion A for its association with early and mid-twentieth century development in Portland's Riverton neighborhood. The Reed School was completed in 1926 to provide a much-needed modern school facility in the Riverton neighborhood, the oldest and one of the largest of Portland's streetcar suburbs. The Reed School is also significant under National Register Criterion C in the area of Architecture, as it embodies distinctive characteristics of two twentieth century American school types. The original 1926 building represents the standardize school design that emerged in the United States after the turn of the century and was used almost exclusively from about 1910 until about 1930. The 1960 west addition is a well-preserved example of Modern school design of the mid-twentieth century.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criterion A – Community Planning & Development

The Reed School was constructed in the Riverton neighborhood of Portland to accommodate the growing number of families moving into the newly developed area in the early twentieth century. Riverton is a large community located in the northwest corner of Portland, bordering the town of Westbrook. The area that now makes up Riverton was formerly part of the town of Deering, which was annexed to Portland in 1899 and comprises most of the city north of Interstate 295. Forest Avenue, the main thoroughfare running through Riverton, was laid out in the early nineteenth century and is one of the oldest roads connecting downtown Portland to inland communities. The earliest development in Riverton stretched along Forest Avenue, with the densest concentration emerging at major intersections, notably Woodford's Corner (Ocean and Forest Avenues) and further north at Morrill's Corner (Forest and Allen Avenues). Development in Riverton was accelerated in the first half of the nineteenth century with the advent of horse cars and later electric trolleys, providing efficient access to and from downtown Portland for those who preferred to reside in a more suburban environment and commute to jobs in the city center. Development in Riverton generally spread along and around Forest Avenue from south to north as the streetcar lines were extended and large tracts of land were subdivided into small house lots. The F.W. Beers & Son map of 1871 shows dense concentrations of buildings south of Allen Avenue along Forest Avenue and various side streets, whereas between Allen Avenue and the Westbrook town border at the Presumpscot River, Forest Avenue and Riverside Avenue remained the only roads and houses were more widespread. Development in the northern part of Riverton accelerated after 1896 when the Portland Railroad Company opened the Riverton Trolley Park overlooking the Presumpscot River at the northern terminus of Forest Avenue. Establishment of the park followed a national trend of railroad companies building entertainment parks to attract city dwellers and promote suburban residential developments. By 1914 there were five major housing developments west of Allen Avenue and

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north of Warren Avenue in what would become the Riverton neighborhood. Among the largest of these residential developments was known as Central Park, located just east of the Reed School site (Figures 5 and 6). The Central Park development encompassed the area from Lexington Avenue eastward to the Main Central Railroad tracks, between what is today Patrick Way and Luke Street. As the twentieth century progressed, the remaining large parcels of land on and around Forest Avenue were eventually subdivided, making Riverton one of the most heavily populated residential neighborhoods in the city.

The Reed School was constructed in 1926 to serve elementary level students of the expanding Riverton neighborhood. Prior to construction of the Reed School there was just one school building in the Riverton neighborhood and it was located in the northernmost part of the community at 1832 Forest Avenue. Known as the Riverton School, this small one-room schoolhouse was grossly undersized to accommodate the growing community in the southern part of Riverton. Just south of Riverton, in the northern part of the Deering neighborhood, there were three elementary schools by 1925 (Morrill's School, Leland School, and Longfellow School), so it is possible that some students from the south end of Riverton attended classes in the Deering neighborhood. There were three additional elementary schools within a mile and a half distance to the east of Riverton, however, access was hindered by a railroad line, so it is unlikely that Riverton students would have attended those schools.

The Reed School originally included "eight classrooms, two play rooms, a teacher's room and medical room."¹ The school was named for Thomas Brackett Reed (1839-1902), a prominent local attorney who served in a number of influential political positions, including member of both houses of the state legislature, state attorney general, and U.S. Representative. He held the position of Speaker of the House from 1898-1891.

In the three decades between 1920 and 1950 the population of Riverton grew rapidly, including within the Central Park neighborhood immediately adjacent to the Reed School. The 1914 Richards map shows only thirteen houses in the Central Park development but by 1950 the number of houses in the neighborhood had grown to roughly sixty two (according to the 1950 Portland city directory). Similar growth was seen throughout Riverton as larger parcels of land continued to be subdivided and residential expansion accelerated. Several of the remaining large estates just to the north and south of the Reed School had also been subdivided to create smaller house lots by 1951 (Figure 7). In response, the Reed School was enlarged in 1960, adding eight classrooms and a gymnasium/auditorium space. In the first half of the twentieth century it had become common practice in Portland to enlarge existing schools rather than rebuild or relocate. The following schools received major additions prior to the Reed School expansion:

- Rosa True School - ca. 1900 addition
- Cummings School - 1909 addition
- Portland High School – 1919 addition
- Deering High School – 1932 addition
- Peaks Island School – two 1950s additions

¹ *School Report of the City of Portland, ME. 1925.* (Portland, Maine: Marks Printing House, 1926) 10.

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The former Riverton School in the northern part of the Riverton neighborhood had been closed by 1940, leaving the Reed School as the only public school serving Riverton children. The Reed School remained in use by elementary students until about 1980 when a larger modern school was constructed nearby on Forest Avenue. The old Reed School was subsequently used as the central kitchen for the Portland school system, until that facility was relocated in 2013. The building was vacant from 2013 until 2018 when the 1960 addition was converted to use as a preschool facility. Plans are underway to convert the original 1926 school to apartments.

Criterion C – Architecture

Original 1926 School

American educational reformers and commissions in the early twentieth century, particularly in states where educational legislation had recently been passed, were pushing for improvements to school buildings as the basis for establishing successful school practices. Countless books, articles, pamphlets, and studies were released, by both the architectural and educational communities, setting forth principles and standards by which new schools should be constructed, taking into consideration changes in health concerns, curriculum, and building technology. A report on Minneapolis public schools at the time notes that “designers responded with spacious, well-lighted buildings furnished with a variety of new equipment and specially programmed rooms. Plans were based on I, U and H shapes, and featured large windows, well-ventilated and heated spaces, and closely studied and carefully planned interior arrangements that provided for hygiene, fireproofing, and student safety.”² This new building type was utilized almost universally in this country for new school construction from about 1910 into the 1930s. Among the laws implemented by the state of Maine was a requirement that all plans and specifications for public school buildings be approved by the state Superintendent of Schools and the state Board of Health.³ To assist communities in efforts to bring school buildings up to more healthful and safe standards, the Maine Educational Department published guidelines for the improvement of existing schools and grounds as well as for construction of new buildings. In 1904 the State of Maine Educational Department published a pamphlet entitled *Improvement of School Buildings and Grounds* in which they made detailed recommendations for all aspects of new school design and construction, from selecting the site to appropriate materials for floors and blackboards. The recommendations made in the Maine publication were consistent with those found in the many reports relating to educational reform released nationwide. Among the recommendations of the Maine Educational Department that most strongly influenced architectural design were the following:

- Foundation walls should be of solid masonry and the top of the foundation wall should be at least 3'6" above the ground.
- Buildings should not exceed two stories in height.
- The exterior of the building should be “simple in construction, yet dignified in its adornment”.
- The entrance should be sheltered by a “suitable portico.”
- Corridors should be wide enough for two rows of students going opposite directions to pass “with perfect freedom” (no less than 8 feet wide).

² Zellie, Carole. *Minneapolis Public Schools Historic Context Study*. (Prepared for Minneapolis Heritage Preservation Commission, 2005) 14.

³ *Laws of Maine Relating to Public Schools, 1915*. (Waterville, Maine: Sentinel Publishing Company, 1916) 6-7

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- Coat rooms should be well-ventilated to allow clothing to dry and should be located so that the teacher can clearly see them.
- Stairs should be at least five feet wide.
- Classrooms should be from two-thirds to three-quarters as wide as they are long and should not exceed 30' in length.
- Height of the classrooms should be between 11 and 14 feet.
- Floor area of a classroom should allow no less than 20 square feet for each student.
- Windows should be on the wall to the students' left side and the rear window on this wall should be within one foot of the rear wall, while the front window should be opposite the first row of student seats.
- Bottom of the windows should be on level with the eyes of the majority of students occupying the room and should extend to within six inches of the ceiling.
- Windows should be "massed with narrow mullions between the different divisions".
- Floors should be of yellow birch or, if necessary, a superior quality of spruce.
- Blackboards should be at least 3'6" wide and the height off the ground should be appropriate to the age of students.
- Classroom doors should have transoms of at least one foot in height.
- Interior finishes should be of yellow birch, native oak, hard pine or a superior quality of spruce, covered with two coats of varnish

The 1926 Reed School embodies many of the above-noted characteristics and is a well-preserved example of the type of school most commonly constructed in this country between about 1910 and 1930. The two-story brick exterior features relatively modest stylized Colonial Revival detailing that is limited to the three elevations visible from the street. Large windows are set close together to maximize transmission of natural light into the classrooms and classroom windows are on the long sides of the building only. Entries are recessed in order to shelter the doorways. Classrooms open off a wide central hallway flanked by two broad staircases. The stairwell doorways have large transoms, allowing natural light into the hallways. Coat rooms have windows for proper ventilation. Classrooms conform to the standard school design of the period in their rectangular plan and proportions (although they are a bit longer, measuring approximately 22 feet by 32 feet). Classrooms were arranged so that the windows were located on the left side of students' desks and large chalkboards were situated along the opposite wall and behind the teachers' desks. The large classroom windows extend nearly to the ceilings. The large central hallways allow ample space for circulation. Stained and varnished hardwood trim and flooring was used throughout the building.

There were five major public schools constructed in Portland between 1915 and 1945, including the Reed School, as follows:

- Portland High School (1917) – Miller & Mayo architects – large tan-brick Classical Revival style building on Cumberland Street in downtown Portland (extant)
- Deering High School (1922) – Poor & Thomas architects – red-brick Tudor Revival style building on Stevens Avenue in Deering neighborhood (extant)
- Roosevelt School (1919) – unknown architect – red-brick elementary school in a stylized Colonial Revival design; located in Deering neighborhood at corner of Stevens and Brighton Avenues (extant)
- Peary School (1930) – J.C. & J.H. Stevens architects – was located 73 Florida Avenue in North Deering neighborhood – demolished (original appearance/style unknown)

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Like the Reed School, the three other extant school buildings of the period were designed in revival styles commonly used in early twentieth-century institutional design. All are similar in their level of architectural detailing, materials, and height. Although the building designs draw architectural motifs from different historical sources, all are designed in a revival style vocabulary that stylizes the various features.

There are three earlier examples of Portland Schools that also employed revival style design, only two of which are extant. These include:

- Nathan Clifford School (1907) – John Calvin Stevens architect – tan brick building in Classical Revival style, located in the Oakdale neighborhood (extant)
- Cummings School (1909 major addition) – unknown architect - red-brick Colonial Revival addition on Ocean Avenue in the East Deering neighborhood (extant)
- Morrill's Corner School (1903) – unknown architect – red-brick Colonial Revival style school in the Deering neighborhood (demolished)

Although school design after about 1940 generally moved toward a more Modern streamlined look in Portland as elsewhere, the Longfellow School from 1951 (extant) was designed in the Tudor Revival style to compliment the adjacent Deering High School.

The Reed School was designed by the well-known Portland architectural firm of Miller & Mayo. This firm was highly regarded for their design of buildings throughout Maine; particularly schools, which included the Portland High School (1918, NR# 84003879), Freeport High School (1917), Emery School in Biddeford (1912/13, NR# 20111118), and Lincoln School in South Portland (1926). William R. Miller (1866-1929) and Raymond J. Mayo (1878-1966) began their partnership in 1907, by which time Miller had already been practicing for ten years and had become well-known throughout the state for the design of public buildings. Miller & Mayo opened an office in Lewiston, Maine where Miller had previously established his practice, but within a year they relocated to Portland. The firm showed great diversity in their commissions, from the fanciful castle-like residence of Amos Gerald in Fairfield, Maine in 1909 (NR# 80000252) to the heavily ornamented Maine Supply Company building in Lewiston (1910/11, NR# 86002286). The firm also designed a number of apartment buildings, most notably the Stateway Apartments (1913/14) and Marlborough Apartments (1914) in Portland. However, the firm was most prolific in their school commissions. Schools designed by Miller & Mayo in the smaller more rural communities tended to be smaller in scale and were often wood rather than masonry buildings, such as the Freeport High School and Cottage Farm School in Cape Elizabeth. The firm's smaller schools were generally rectangular in plan and often had shallow hip roofs but, like their larger counterparts, were designed following the state guidelines to provide a healthful environment for students. Miller & Mayo schools in the more urban communities serving larger populations, like Portland, Biddeford, and South Portland, tended to be larger and constructed of brick. Plans of the larger buildings were more complex; U shaped or E shaped. One consistent theme among most the schools designed by Miler & Mayo is the use of Colonial Revival style detailing, which is generally subdued and often stylized, as illustrated by the South Portland High School (1922/23) and Emery School in Biddeford, Maine (1912). One notable exception is the Portland High School (1918), which features a central portico with Classical Revival ornamentation.

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1960 West Addition

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The late 1930s and early 1940s was a period of great transformation in school design. In the 1930s, particularly the early years, most schools in the United States were still being constructed following design principals of earlier decades. R. Thomas Hille, in his book *Modern Schools: A Century of Design for Education*, notes that “advancements made the preceding decades laid the groundwork for the comprehensive development of the modern school, which by the late 1930s was poised and ready to take form.”⁴ Americans were increasingly interested in newer models for education in which functionalism played an important role. There were parallel efforts by educators to deinstitutionalize the learning environment, making it more child-friendly. A 1935 article published in the *Review of Educational Research* notes that

“in the past, and to a great extent at present, the process of education has been largely a sitting-at-a-desk one with the major emphasis on textbook study. As a result, buildings and equipment facilities were given slight consideration. The broadening curriculum, the more active methods of learning, and emphasis upon doing and working with things rather than merely studying books – all have focused attention upon the importance of the physical environment and the supply of materials necessary for this changed type of work.”⁵

As early as the 1920s progressive architects like Eliel Saarinen, Alvar Aalto, and Walter Gropius were designing so called “open air” schools, which emphasized access to fresh air, natural light, outdoor spaces, and ease of circulation through the design of modern buildings with simple lines, large windows, flexible plans, and outdoor courtyards/study areas. This progressive model for school architecture however did not become mainstream in this country until the 1940s.

The modern school model that developed in the 1930s differed from earlier traditional multi-story brick schoolhouses in several ways. New building technologies allowed for lightweight, more cost effective construction that was easier to build and could be erected more quickly. Large expanses of windows emphasized a connection to the outdoors. Rectangular footprints, flat roofs and clean lines allowed for greater ease in expansion. Floor plans in the Modern schools were designed to allow for greater flexibility and could more readily adapt to changing educational needs. Larger rectangular classrooms (ideally 24' x 36') provided more space per child and more flexibility in seating arrangements. While the earlier schools often had separate spaces for a gymnasium, auditorium and lunchroom, the Modern schools generally included a large multi-function space, typically a gymnasium with a stage and movable seating. Modern schools were typically smaller and more appropriately scaled for residential neighborhoods, less imposing and formal than traditional models. In 1937 the U.S. Department of the Interior's Education Department published a comprehensive study entitled *Functional Planning of Elementary School Buildings* in which they presented examples of a number of schools (most built in the early 1930s) that were considered to be successful in addressing educational needs of the time. The report stated that “elementary school curriculum is in process of dynamic change, and ... these changes are radically affecting the planning of school buildings,”⁶ yet surprisingly the school buildings exhibited in the report as successful models all follow the more traditional formula, generally revival style buildings with high style detailing, T, H,

⁴ Hille, R. Thomas. *Modern Schools, A Century of Design for Education* (Hoboken, NJ: John Wiley & Sons, Inc., 2011), Chapter 4 (unpaginated).

⁵ Holy, T. C. “Needed Research in the Field of School Buildings and Equipment,” *Review of Educational Research*, Vol. 5, No. 4, *The School Plant* (October, 1935), 406.

⁶ Barrows, Alice. *Functional Planning of Elementary School Buildings* (Washington, DC: United States Government Printing Office, 1937), 1.

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or U-shaped plans, and separate auditorium, cafeteria and gymnasium spaces. This highlights how rapidly the "modern" school architectural model developed in the late 1930s and early 1940s. Unlike their predecessors, the modern schools that emerged after about 1940 typically had rectangular plans and simplified designs that deemphasized applied decoration. In the words of one historian, "with the elimination of extraneous decorative detailing, the architectural expression comes more directly from the building's massing and patterns of fenestration..."⁷ In addition, the new schools had a greater connection to the outdoors and more open sites with a greater emphasis on landscaping and the outdoor environment.

The 1960 west addition to the Reed School fully expresses the Modern style building type that became the standard for American school design by the mid-twentieth century. The flat roof, large banded window openings, lack of ornamentation, and clean lines of the addition are characteristic of the building type. Exterior decoration is limited to a wide fascia board along the roofline, glazed entry doors, as well as a curved entry hood and mosaic tile reveals at the main entry. The addition's large rectangular footprint and multi-purpose spaces are both important characteristic elements of mid-century Modern school design. For example, the gymnasium doubled as an assembly space. The plan did not include separate cloakrooms and the interior was finished in an economical manner, with exposed painted concrete block walls with very little trim work.

The 1960 addition was designed by the Portland firm of Wadsworth & Boston. Partners Philip Shirley Wadsworth (1899-1973) and Royal Boston, Jr. (1901-1977) established their firm in 1931 in downtown Portland. Wadsworth & Boston are credited with the design of several Maine schools, including Yarmouth High School (1961), Telstar High School in Bethel (1967), and Cape Elizabeth High School (1970), all of which have Modern design elements similar to the Reed School addition. Among the firms most well-known commissions are the Union Mutual Life Insurance Company in Portland (1954), the YWCA in Portland (1960), and William A. Farnsworth Library and Museum in Rockland, Maine (1946).

Developmental history/additional historic context information (If appropriate.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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⁷ Hille, R. Thomas. *Modern Schools, A Century of Design for Education* (Hoboken, NJ: John Wiley & Sons, Inc., 2011), Chapter 4 (unpaginated).

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<http://www.cumberlandcounty.org/313/Research-Online>

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Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency

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- ☐ Federal agency
☐ Local government
☐ University
☒ Other

Name of repository: Portland Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 395100 | Northing: 4838852 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

The nominated building occupies Portland city lots 338-K004, 340-A055, 340-A046, 340-A047, 340-A048, 340-A049, and 340-A050. Boundaries are on delineated on the attached town assessors map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary has been drawn to encompass the Reed School and all land historically associated with the building. In 1925 the City of Portland purchased all land included in the NR boundaries in two separate deeds. One deed included six lots (today lots 338-K00, 340-A046, 340-A047, 340-A048, 340-A049, and 340-A050), which roughly make up the southern half of the property (deed book 1202 page 62; 5/19/1925). The second deed (deed book 1372 page 351; 6/4/1925) transferred the large northern lot that now holds the ball field (today lot 340-A055).

11. Form Prepared By

name/title: Christine Beard
organization: Essex Preservation Consulting
street & number: 6 Chestnut Street
city or town: Amesbury state: MA zip code: 01913
e-mail: chris@essexpreservation.com
telephone: 978-356-0322
date: June 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Thomas B. Reed School

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Christine Beard

Date Photographed: (to be determined)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|---------|--|
| 1 of 15 | ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.001.tif
View of south and east elevations, looking northwest. |
| 2 of 15 | ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.002.tif
View of south façade, looking north. |
| 3 of 15 | ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.003.tif
View of 1926 entry door, looking north. |
| 4 of 15 | ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.004.tif
View of east elevation, looking west. |
| 5 of 15 | ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.005.tif
View of north elevation, looking south. |
| 6 of 15 | ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.006.tif
View of typical classroom interior. |

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7 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.007.tif

View of main staircase.

8 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.008.tif

View of south façade of 1960 addition, looking northwest.

9 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.009.tif

View of 1960 main entry, looking north.

10 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.010.tif

View of west elevation of 1960 addition, looking northeast.

11 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.011.tif

View of north elevation of addition, looking south.

12 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.012.tif

View of east elevation of addition, looking west.

13 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.013.tif

View of typical addition classroom.

14 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.014.tif

View of addition corridor.

15 of 15 ME_CUMBERLAND COUNTY_THOMAS B. REED SCHOOL_.015.tif

View of addition gymnasium.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

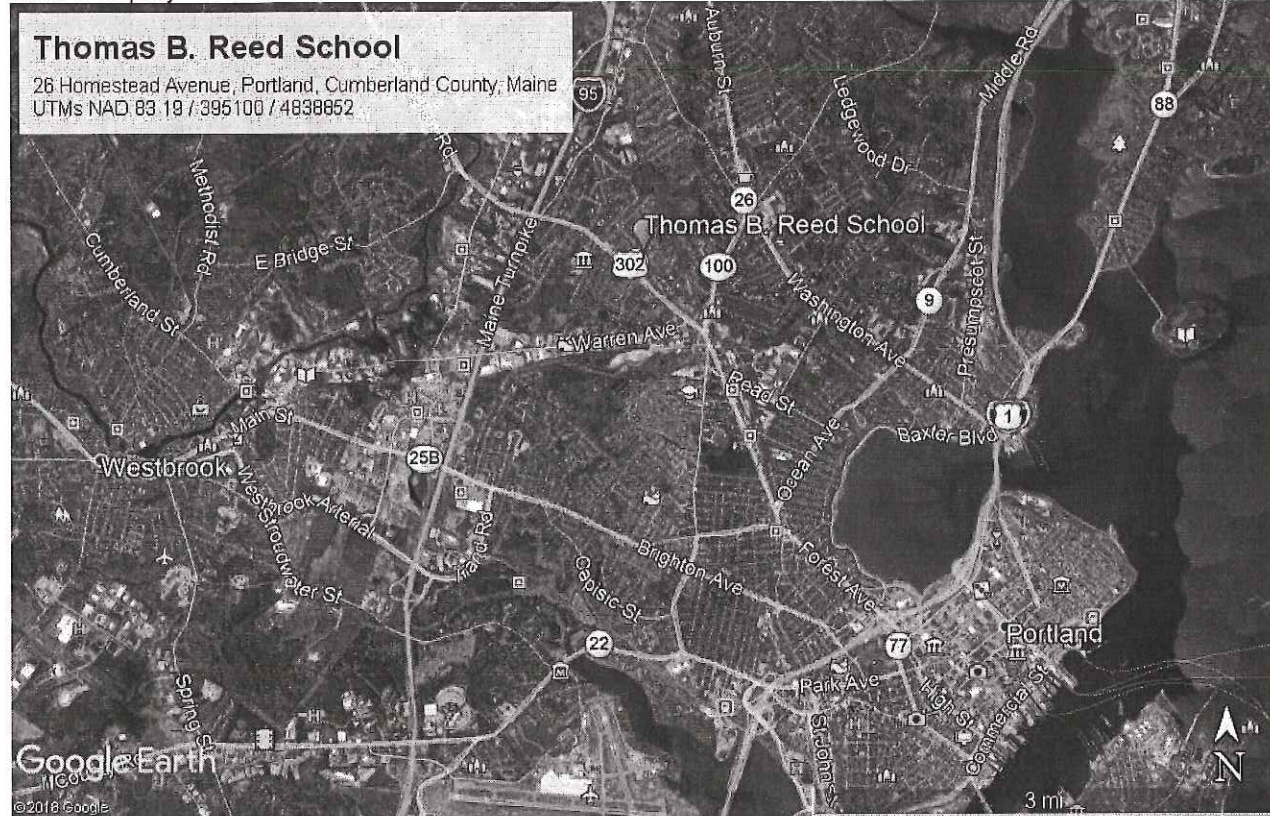
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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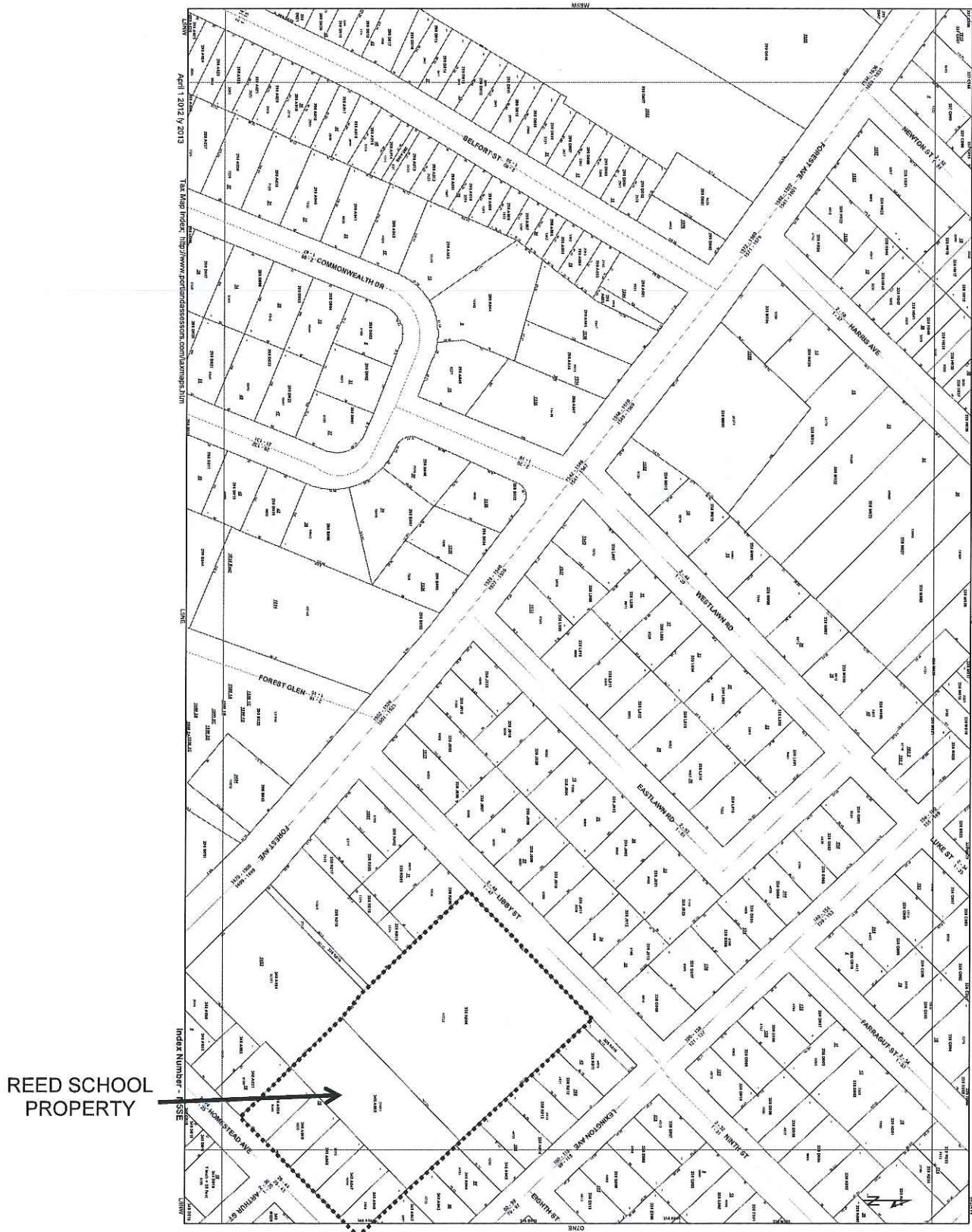


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Name of Property

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1926 Reed School

1960 Addition

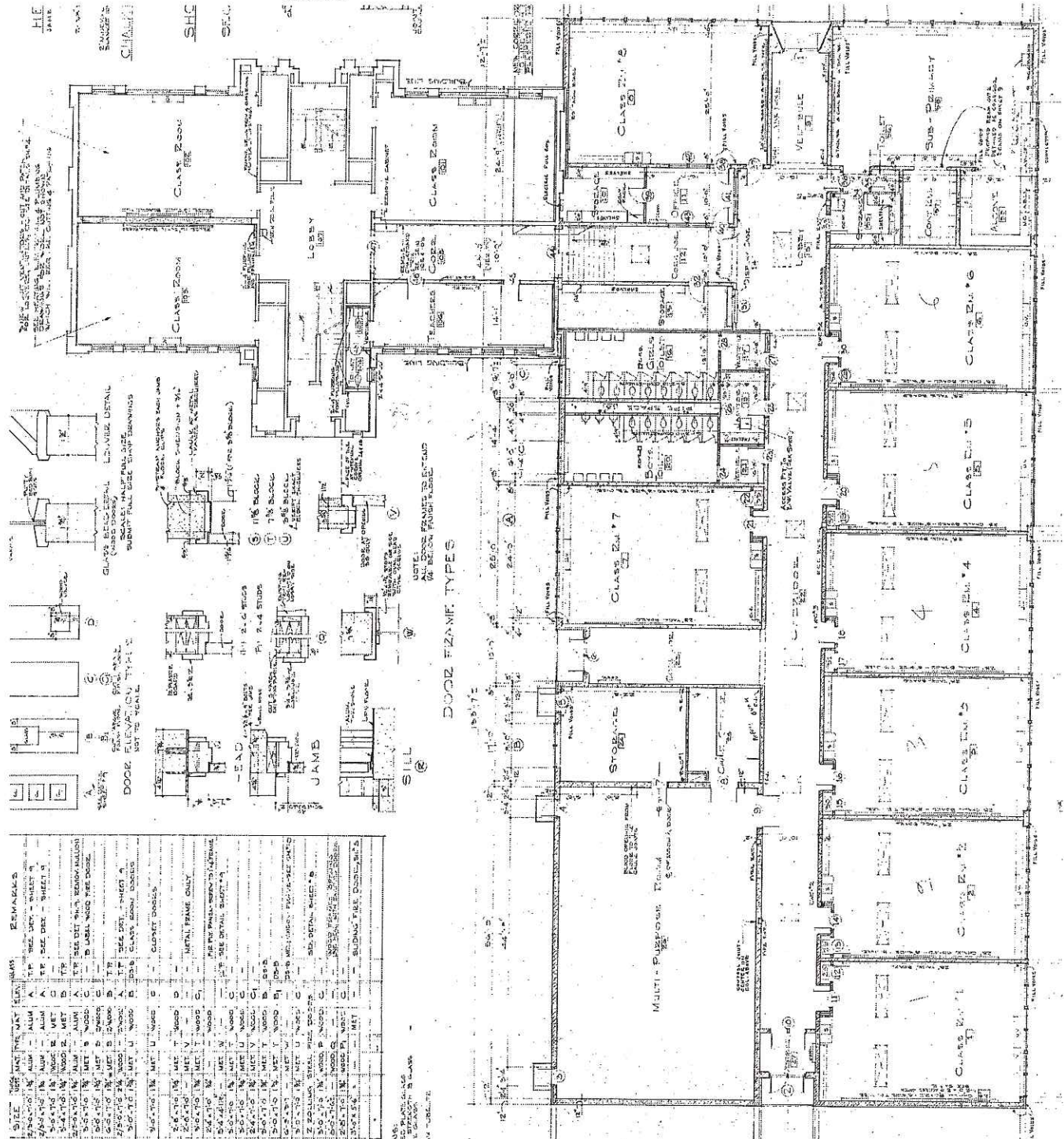


FIGURE 2
Reed School
First Floor

1958 Architectural Drawings by Wadsworth & Boston
(obtained from City of Portland, 6/8/2017)



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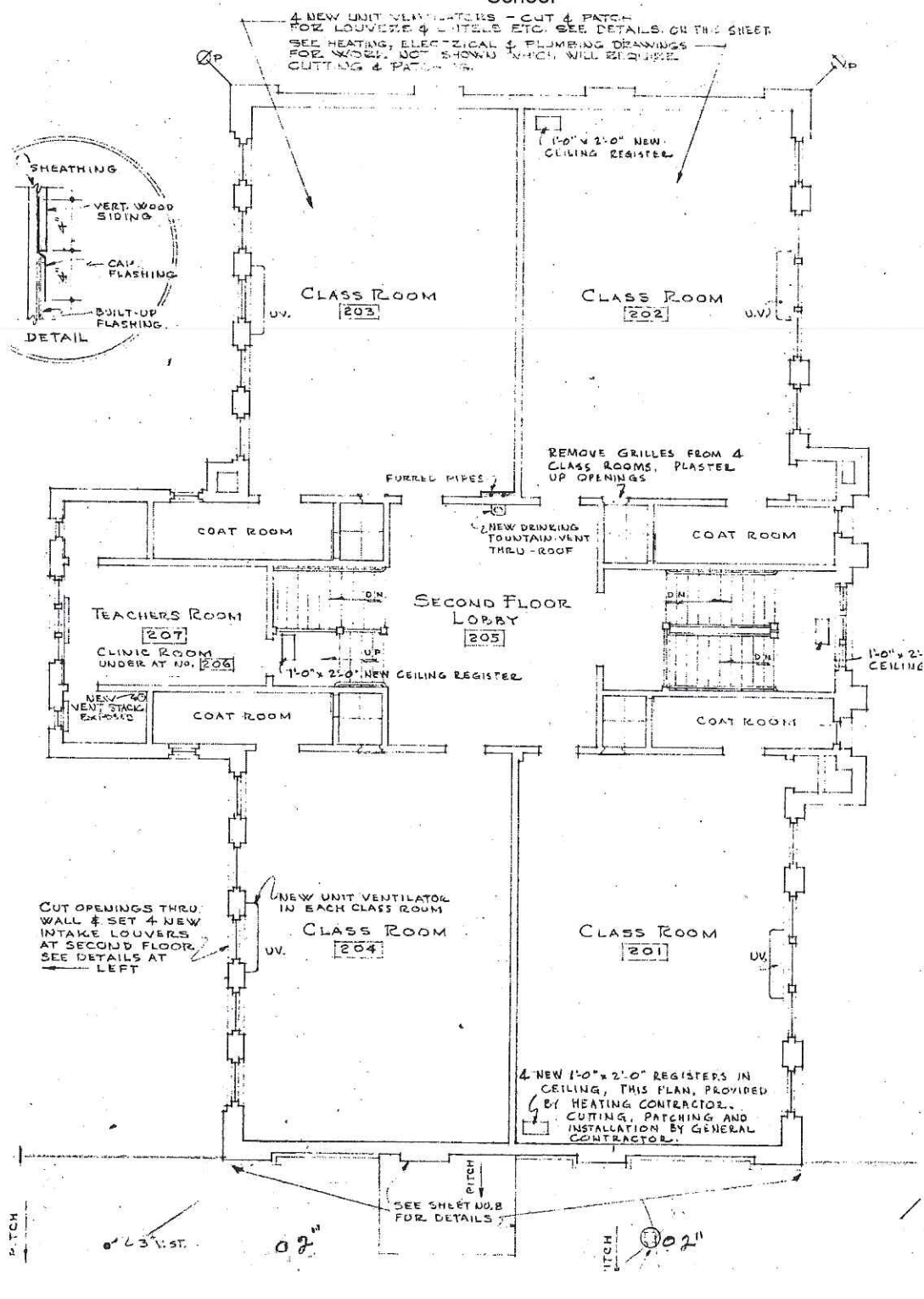


FIGURE 3
Reed School
Second Floor

1958 Architectural Drawings by Wadsworth & Boston
(obtained from City of Portland, 6/8/2017)

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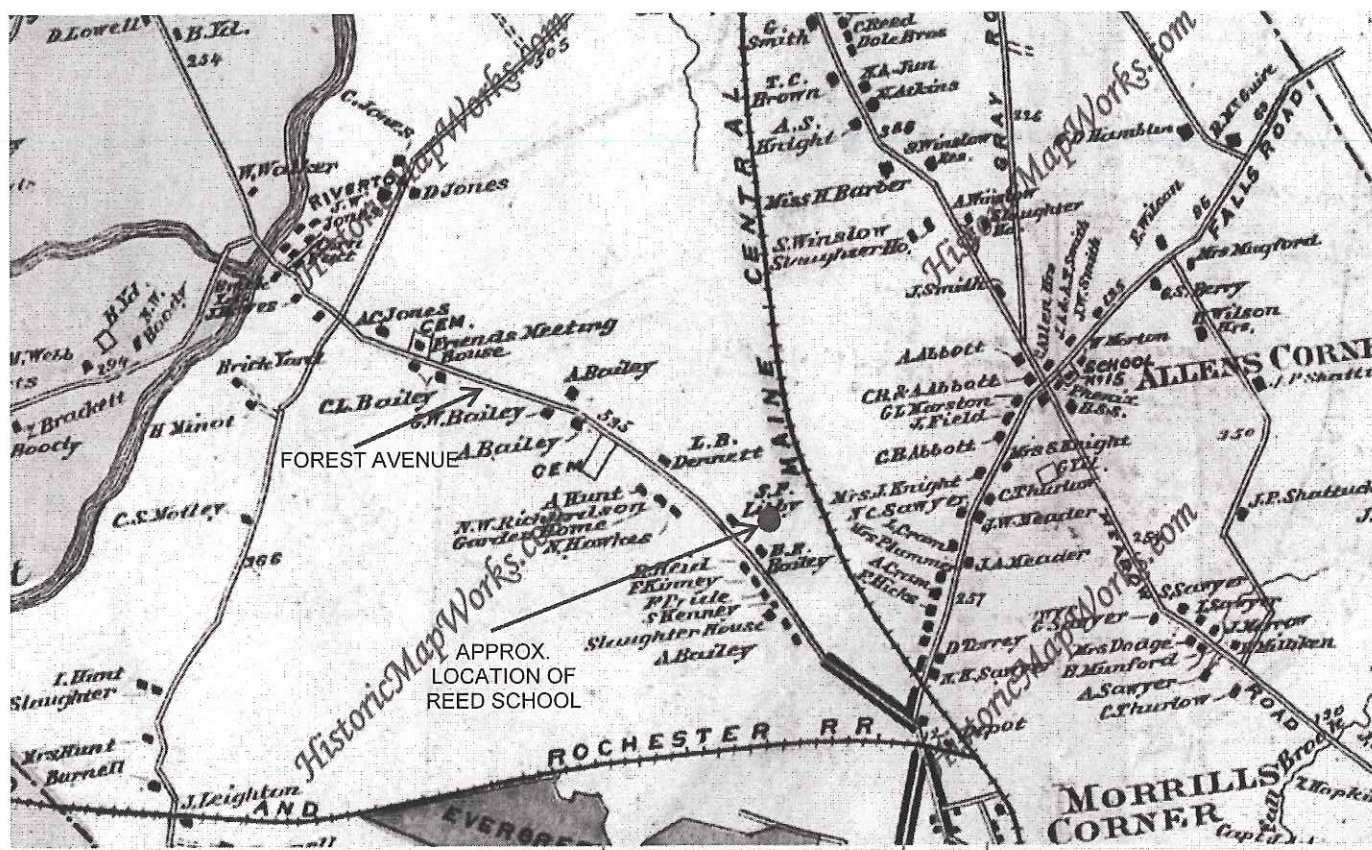


FIGURE 4
1871 Map of Riverton Neighborhood in Portland
(Atlas of Cumberland County Maine. New York: F.W. Beers & Company, 1871)

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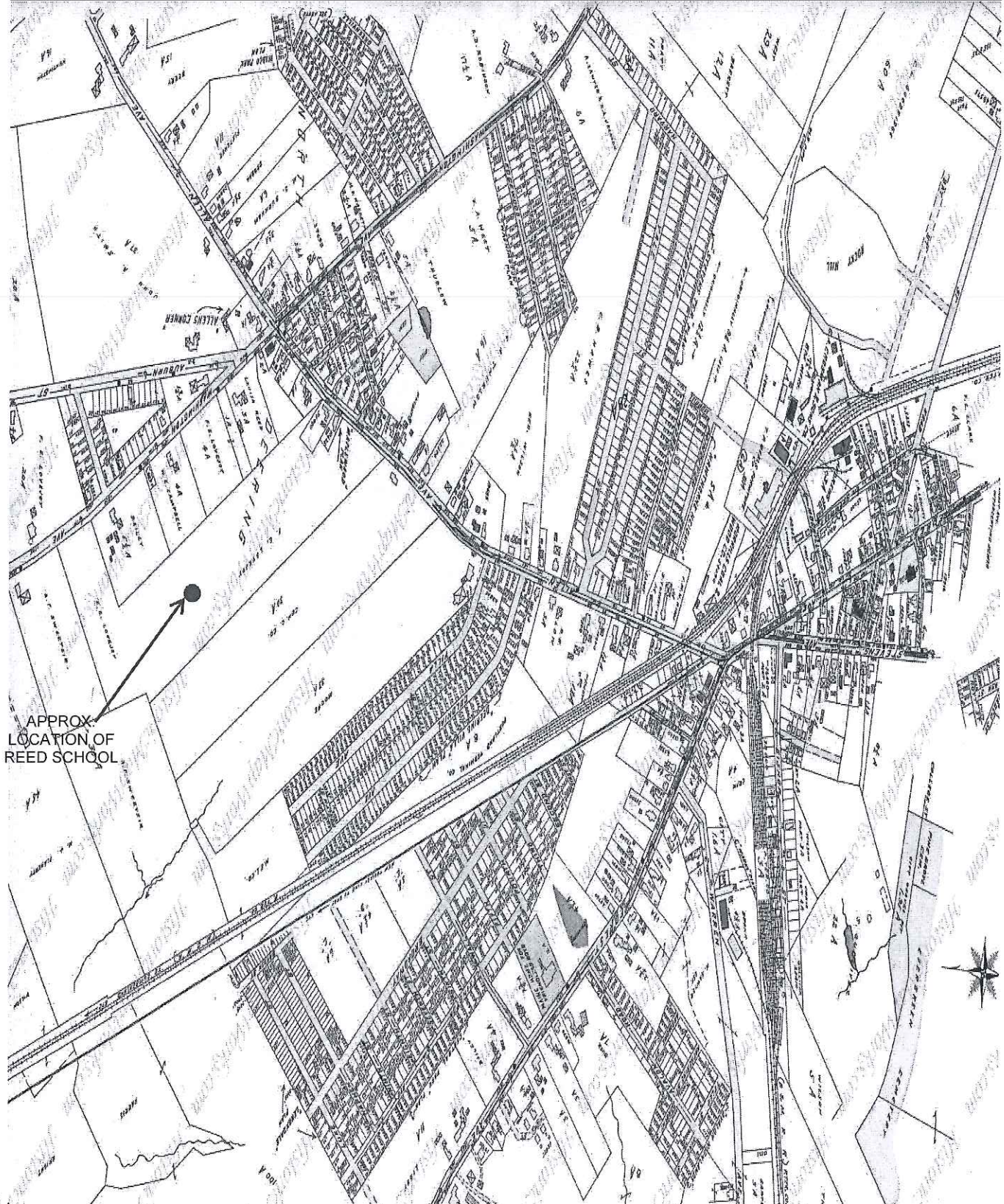


FIGURE 5

1914 Map of Riverton Neighborhood (SOUTHERN PORTION) in Portland
(Richards Standard Atlas of the City of Portland. Springfield, Massachusetts: Richards Map Company, 1914)

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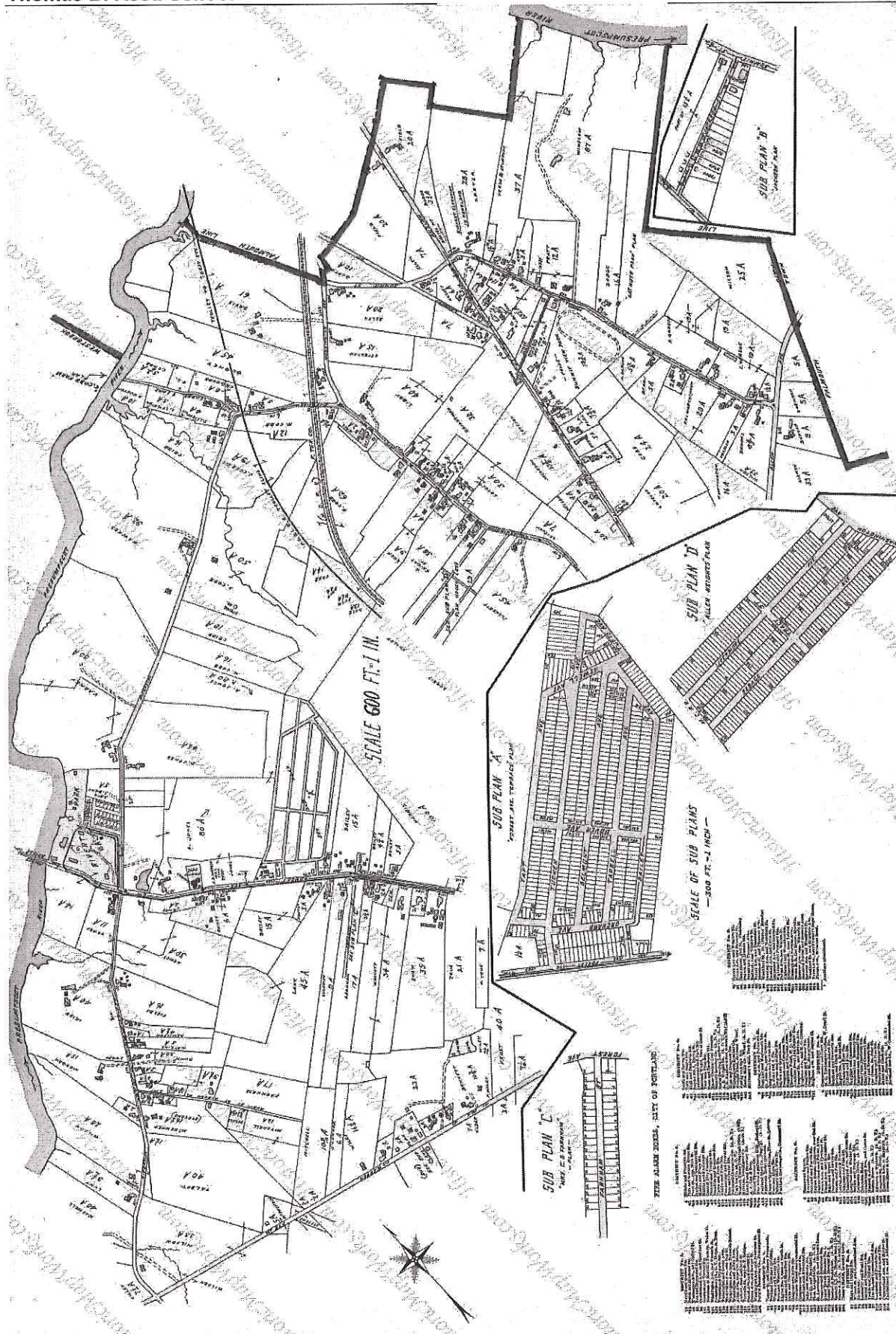


FIGURE 6
1914 Map of Riverton Neighborhood (NORTHERN PORTION) in Portland
(Richards Standard Atlas of the City of Portland, Springfield, Massachusetts: Richards Map Company, 1914)

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Cumberland County, Maine

County and State

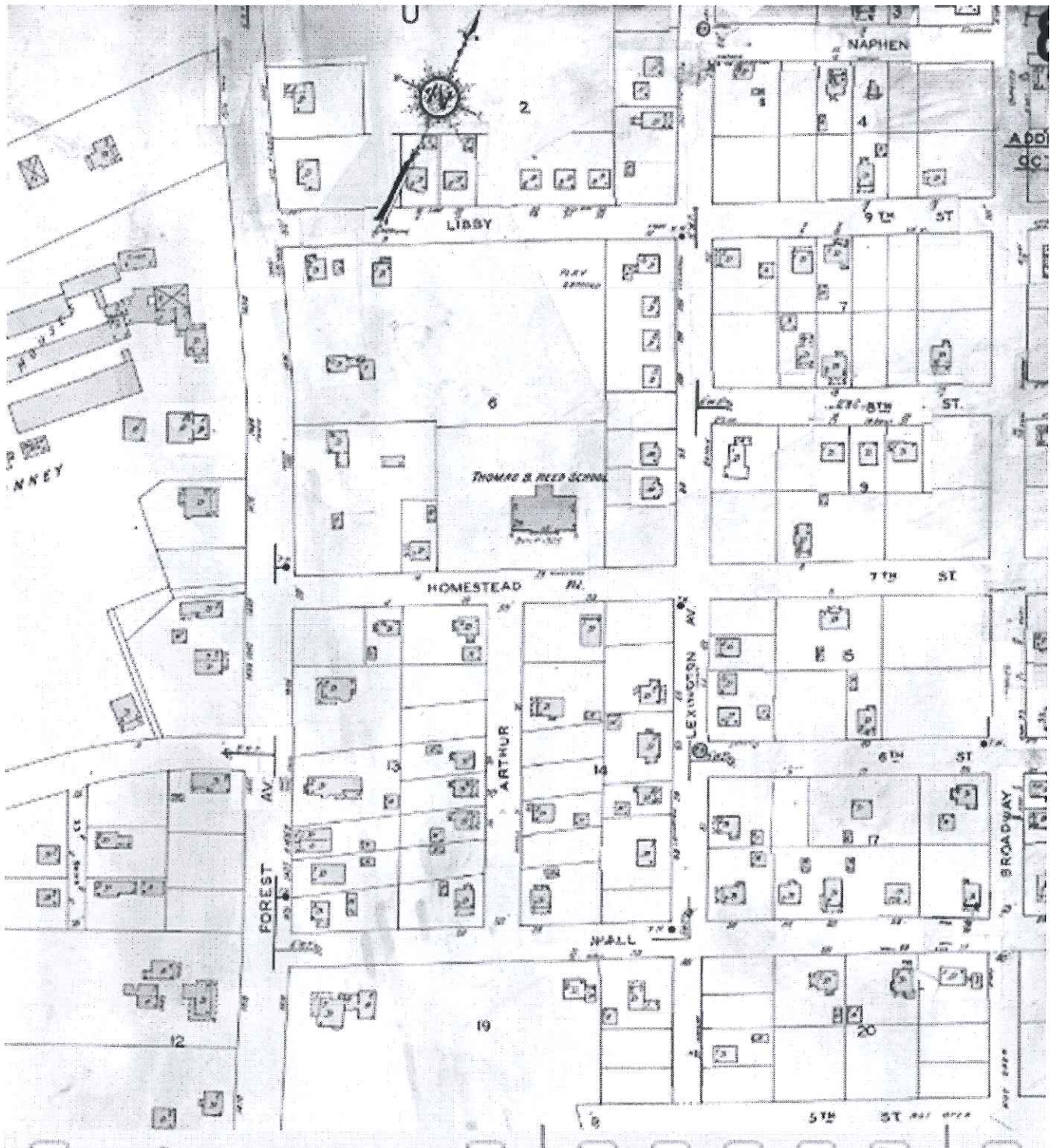


FIGURE 7

1951 Map of Riverton Neighborhood Near Reed School

(Insurance Maps, Portland Maine, Volume 2. New York: Sanborn Map Company, 1909 - updated to 1951)



PHOTO 1

Original 1926 Reed School (right) and 1960 Addition (left)



PHOTO 2

Original 1926 Reed School - facade (south elevation)

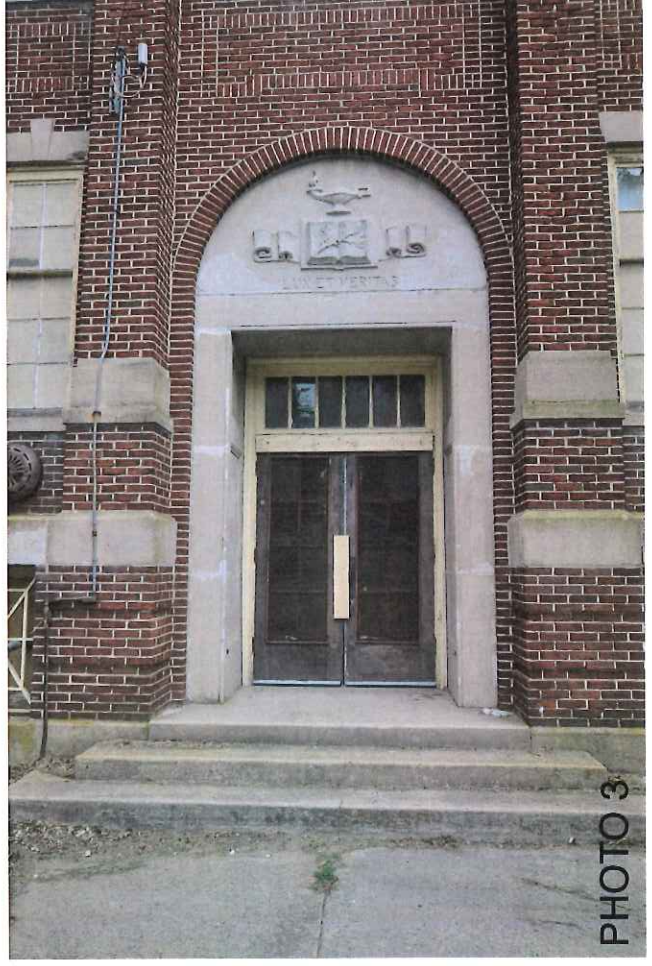


PHOTO 3

Original 1926 Reed School - main entry

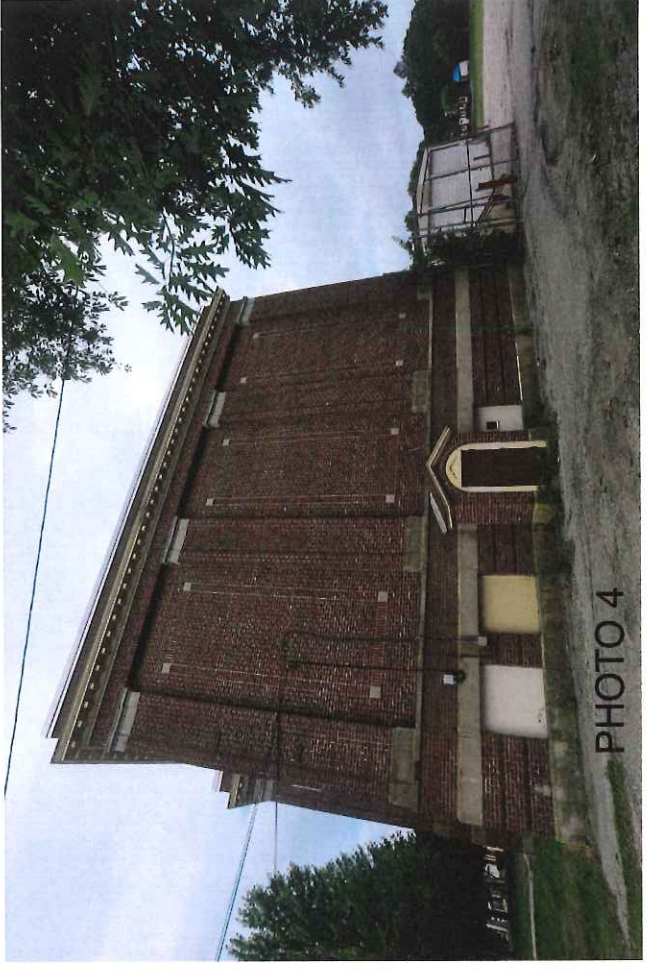


PHOTO 4

Original 1926 Reed School - East Elevation

REED SCHOOL - PORTLAND, MAINE

DRAFT NR PHOTOGRAPHS



PHOTO 5

Original 1926 Reed School - rear (north) elevation

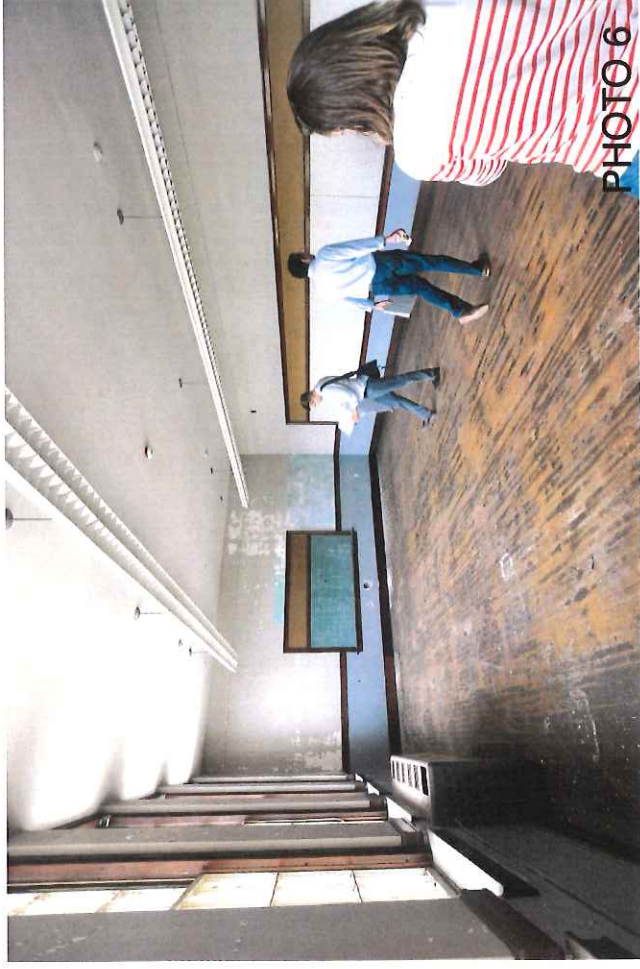


PHOTO 6

Original 1926 Reed School - typical classroom

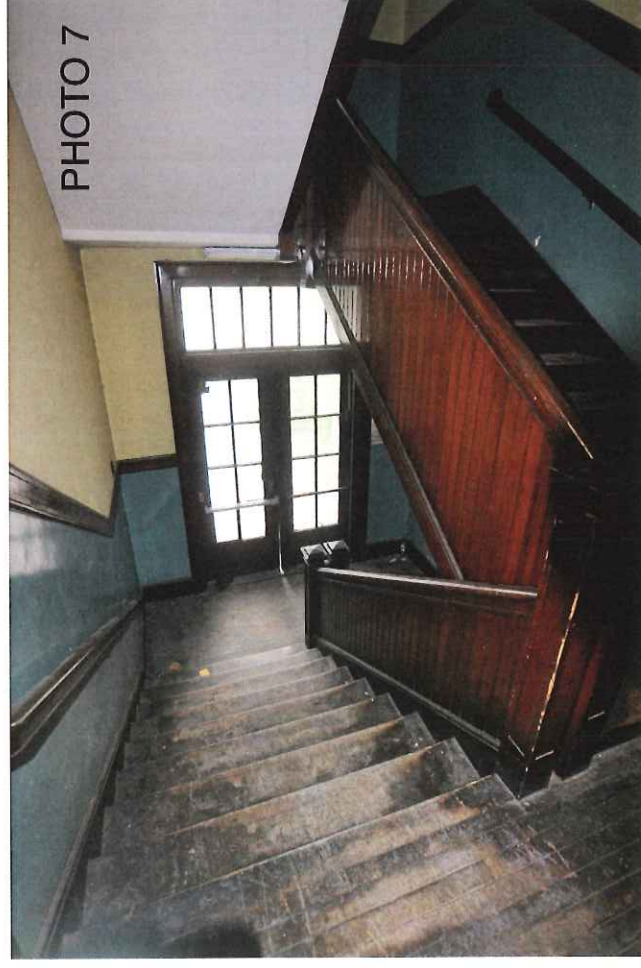


PHOTO 7

Original 1926 Reed School - historic staircase



PHOTO 8

1960 Addition - facade (south elevation)

REED SCHOOL - PORTLAND, MAINE

DRAFT NR PHOTOGRAPHS



1960 Addition - main entry



1960 Addition - west elevation



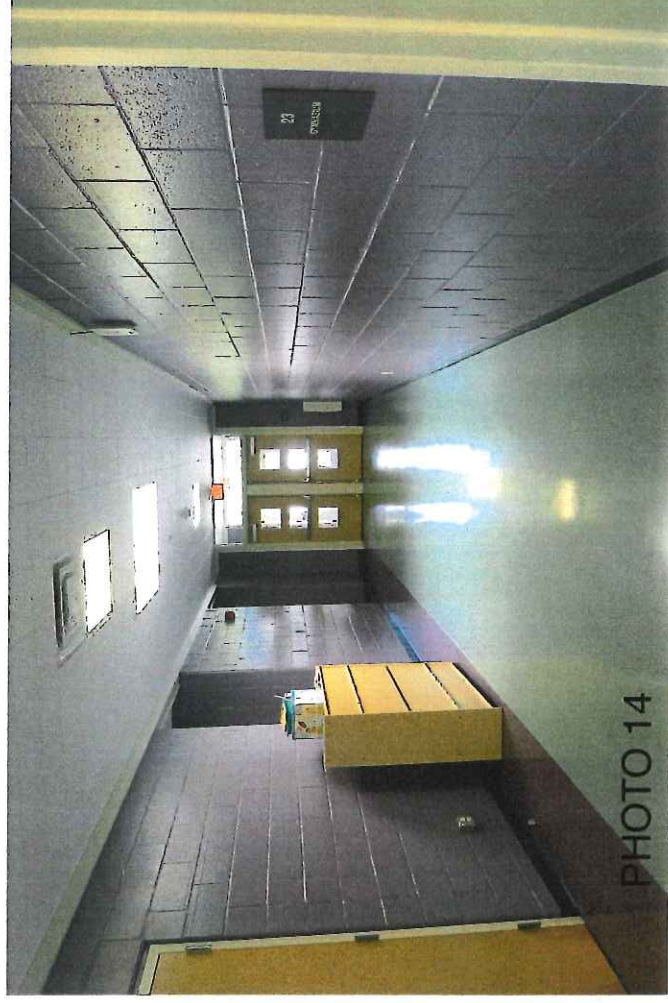
1960 Addition - rear (north) elevation



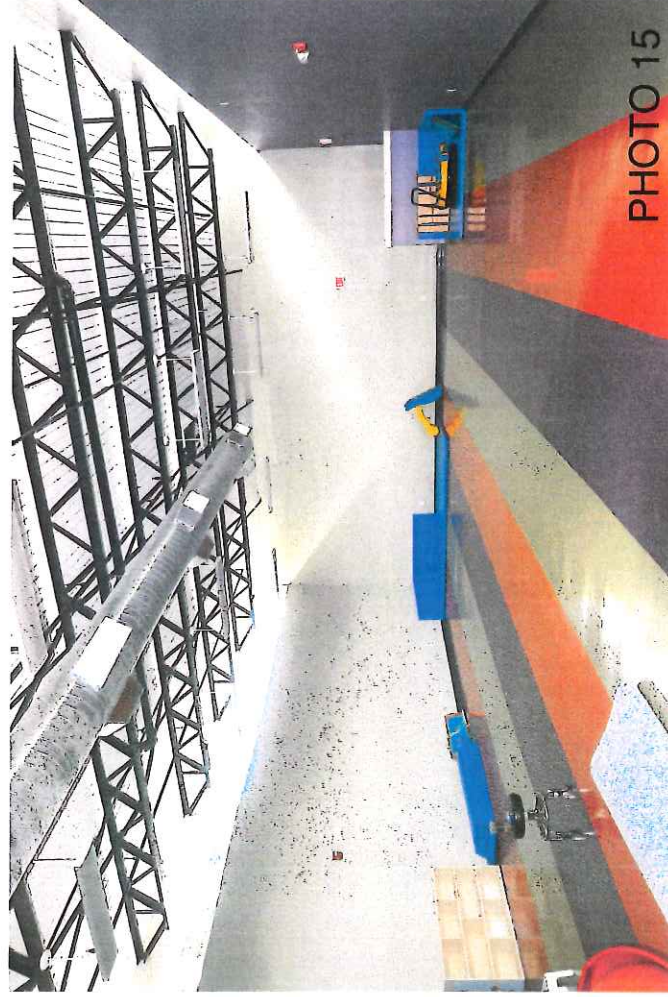
1960 Addition - east elevation



1960 Addition - typical classroom



1960 Addition - corridor view



1960 Addition - gymnasium space

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP (2nd)
58 FORE STREET (BUILDING 12, former Portland Company Complex)

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: August 27, 2019
RE: September 4, 2019 **2nd WORKSHOP – Preliminary Review of Proposed Building Reconstruction, including Proposed Alterations and Additions**

Address: 58 Fore Street, Building 12
Portland Company Historic District

Applicant: Portland Foreside Development Company
Kevin Costello and Casey Prentice, Principals
David Senus, Project Manager

Project Architect: Henry Moss, Bruner/Cott Architects

Introduction

Architect Henry Moss, representing Portland Foreside Development Company, has requested a follow-up workshop session to present revised plans for the reconstruction and adaptive reuse of Building 12 within the Portland Company Historic District. Wednesday's workshop follows an initial review session on August 7th. The modifications reflected in the revised proposal were made in response to comments and concerns expressed by members of the Historic Preservation Board at the first workshop.

The enclosed submission includes a number of new renderings of the building as viewed from various vantage points. The renderings also include new and existing structures within Building 12's surrounding context.

Board members will also note that the original proposal for each building elevation is shown on the same page as the revised proposal. This is helpful in quickly identifying the specific design revisions made since the first workshop and comparing the relative compatibility of the two approaches.

For reference purposes, staff has also included a copy of the 8/7 staff report, as it includes background information and general considerations relevant to the Board's review.

Summary of August 7 Workshop

At the August 7 workshop, members of the Board expressed support for the planned reconstruction methodology, but identified a number of concerns about proposed alterations and additions to the historic structure. Board members noted that a number of the changes were necessitated by the specific uses proposed for the structure, especially the restaurant use. Reference was made to Standard #1 of the ordinance that states: “every reasonable effort shall be made to provide a compatible use for a property that requires minimal alterations of the structure...”.

Based on this threshold consideration, Board members asked the project architect to explore modified or alternative design solutions that would reduce to the greatest extent possible both the number and visual impact of added elements. In particular, the Board found the cumulative effect of the proposed alterations and additions to the south elevation to be visually distracting and incompatible with the building’s character-defining simplicity of form and architectural expression. They noted that the proposal treated the south elevation as a secondary, or “back of house” elevation. Board members made clear that they considered the south elevation to be a primary elevation and its sensitive treatment critical given its high visibility from the Eastern Promenade Trail and the water.

The Board appeared to be generally supportive of the proposed treatment for the east and west elevations, as original features (including sash and brickmoulds) were being faithfully replicated and there was little alteration to the documented historic appearance of these elevations.

Board members were mixed in their response to the proposed treatment for the north elevation where the building’s physical separation from Building 11 left a large void in the wall. While two members of the Board supported Mr. Moss’s general direction of providing a brick infill solution that resulted in a more solid, substantial wall with punched openings, other members questioned the rather conservative infill approach and expressed the view that the design solution did not make clear the “story” of this elevation. Several members favored an approach that would treat the large void as a single, architecturally consistent and clearly contemporary design expression. They noted that there was an opportunity to create a dialogue with Building 1 located immediately across the access drive, perhaps echoing the highly glazed character of its ground floor. The treatment of Building 12’s large void could be clearly contemporary in design but executed in a traditional industrial material palette.

Other specific comments and questions included:

- Dormers: Members questioned the need for dormers, especially on the south-facing roof plane. While the dormer on the north-facing roof plane would serve a purpose in concealing the elevator vent and other mechanicals, the south-facing

dormer would only provide additional light for the residential unit on the third floor. The proposed size and roof pitch of the dormers was also questioned, as was the size and multi-lite character of the windows within the dormers. Members asked whether the overall width and profile of the dormer(s) could be reduced to make them more recessive and incidental to the existing building. Most members expressed the view that the south-facing dormer should be eliminated altogether.

- Building addition off south elevation: Board members expressed concern about the complexity and disjointed architectural character of the proposed addition, which was intended to accommodate a variety of functions, including covered patio, mechanical screening and enclosure for trash. Board members noted that unlike Building 12's former shed addition that was cited as precedent for the proposed addition, the new addition did not feature a single, continuous shed roof or simple composition. In the proposal, the roof-like structure extended over the patio area only and the wood-slat screening for mechanicals and trash was of varying heights. Additionally, the mechanicals projected above the screening. Board members suggested this addition was trying to do too much and that the form and treatment of the addition needed to be simplified and made architecturally unified. Board members argued that the mechanicals needed to be lowered or moved to another location. They also asked whether stove vents were addressed in the plans as shown. Finally, they recommended that a separate structure be explored to accommodate trash.
- Outdoor fireplace and chimneys: Board members expressed the view that the exterior fireplace or stove needed to be separate and freestanding, not an addition to the building. Some members recommended eliminating the fireplace, finding that it added to the visual clutter on the south elevation.

Revised Proposal

As noted in the introduction, for each of the building elevations, the original proposal is shown next to the revised proposal. This is very helpful in quickly identifying the specific modifications made since the first workshop and assessing the impact of the changes.

Briefly, the revised proposal reflects the following design modifications:

- Both roof dormers are retained, but the width of the north-facing dormer is reduced. The roof pitch of both dormers is modified, the window or vent openings are smaller and the window sash are distinguished from the historic sash on the existing structure. Plumbing stacks are now shown above the north-facing dormer.
- On the north elevation, the new window openings within the infill area have been modified. The second-floor openings are taller with panels above and below the

single-light windows. At the east end, second floor level, a wider window is shown with horizontal boarding installed between this window and the window to the west. The ground floor treatment remains unchanged.

- On the south elevation, the shed-like steel armature now extends beyond the patio area, covering most but not all of the board and batten screening. There is an open area between the top of the screening and the armature. Beyond the west end of the armature, there is a lower section of screening. This section is capped in what appears to be the same steel.

Mechanicals have been relocated so that they no longer project above the screening. Two stove fans, however, project from the wall of the building just above the level of the ground floor windows. These are proposed to be painted to match the brick.

- The fireplace off the south elevation is now a separate unit, according to the elevation and section drawings. (Note that the rendering of this elevation appears to be incorrect in its depiction of the fireplace/stove.) Two flues extend to the roofline and immediately abut the eastern edge of the dormer.
- Two additional screened enclosures are proposed. A smaller enclosure for condensers is shown immediately abutting the west elevation of the building at the southwest corner. A separate trash enclosure is shown west of the building. The enclosure shares the same architectural vocabulary of the other screening.
- On the east elevation, the design of the gabled entry vestibule has been modified.

Staff Comments

The Board will need to determine whether the concerns raised at the first workshop have been adequately addressed in the revised proposal such that the applicable ordinance review standards have been satisfied.

In staff's view, the proposed treatment for the addition off the south elevation is much improved as it is more architecturally cohesive and consistent. The relocation of some of the mechanicals and trash has allowed for an improved design solution. That said, the proposal calls for several individual screening elements. For example, in addition to the trash enclosure that is physically separated from the building, an additional enclosure has been added immediately in front of the west elevation. As well, the screening in front of the south elevation is still at two height levels. The taller screening is within the shed roof steel armature and a lower section of screening extends beyond this point toward the new door opening at the west end. The Board might wish to inquire if further consolidation of mechanicals is possible. For example, should consideration be given to extending the shed-

roof steel armature another bay toward the west to create a simpler architectural solution along this elevation and enclose more mechanicals? Could the enclosure now shown in front of the west elevation be eliminated by moving the condensers to the trash enclosure?

It is regrettable that the proposed restaurant use requires penetrations in the masonry wall to accommodate two vents for the stoves. The Board should ask for confirmation that this solution will meet applicable code requirements and not require flues extending to the roof.

Staff finds the north-facing dormer to be much improved in the revised proposal. The dormer is smaller, more recessive and clearly distinguished from the historic structure. Staff still questions the proposal to introduce a dormer on the south-facing roof plane, notwithstanding the changes to the roof pitch and windows. By eliminating the dormer, this important building elevation, particularly as viewed from a distance, will retain an essential aspect of its historic character: its simplicity and clarity of form.

Regarding the proposed infill treatment for the north elevation, staff continues to be concerned that the proposed treatment results in a visually complex elevation, especially on a building that is noteworthy for its simplicity. Staff is also concerned that, for the casual observer, the treatment is likely to prompt confusion as to the rationale for the shift in façade treatment. A more assertive and architecturally consistent design solution for the void would create a clear distinction between the new and the old. For this reason, staff would prefer the option of a design solution that responds to the glazed nature of the ground floor of Building 1.

Applicable Ordinance Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the 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.*
- (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.*
- (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.*
- (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.*

- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (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.*
- (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 archeological 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.*
- (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.*

Attachments:

- 1. Applicant's revised proposal
- 2. Staff report for 8/7 workshop

PHPB Workshop 2

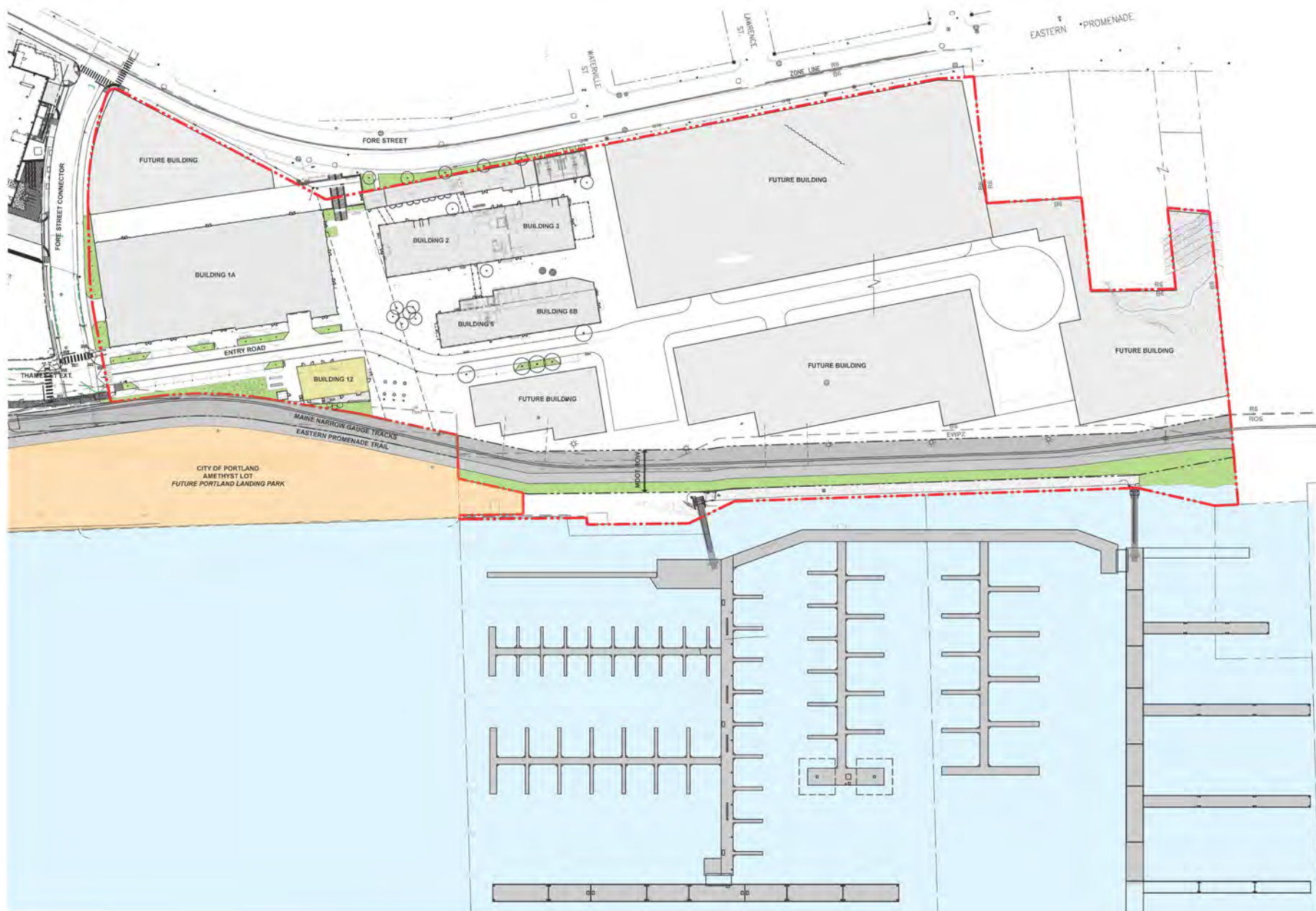
Portland Company Historic District

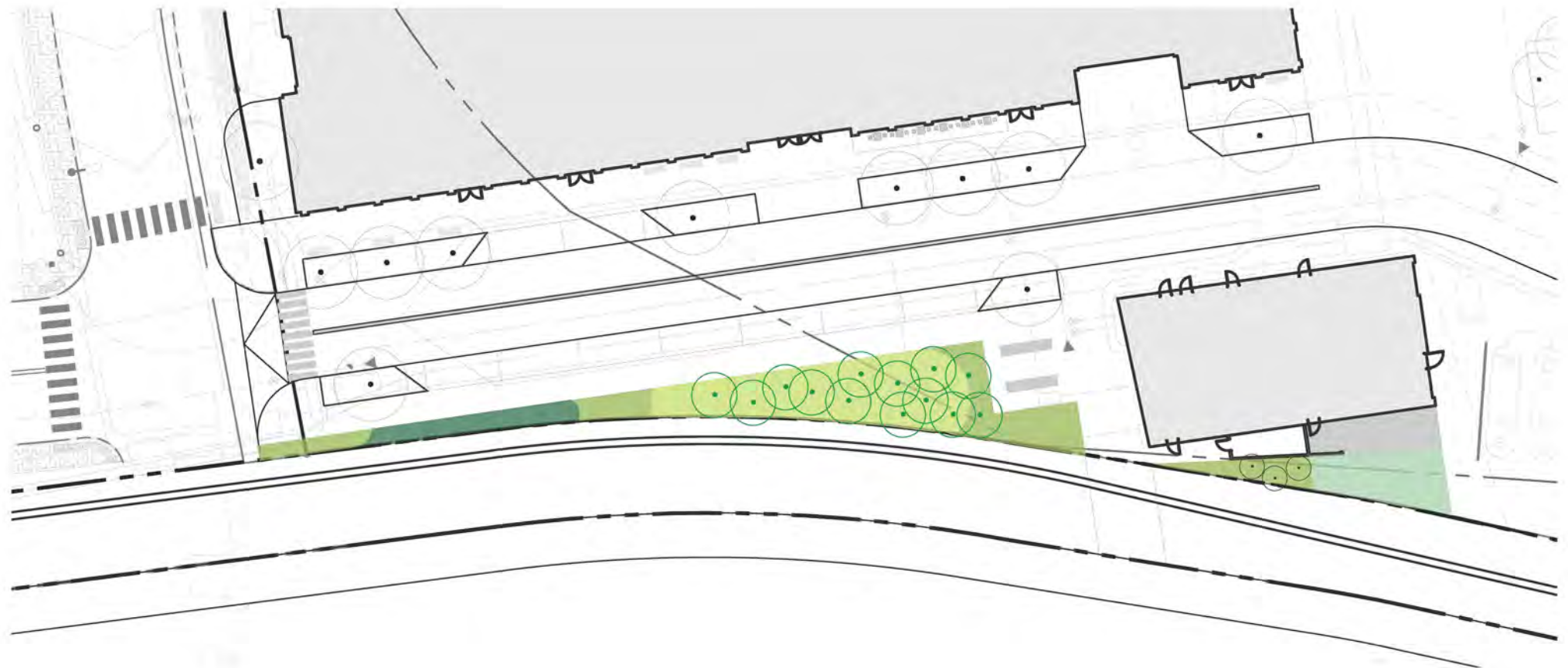
**58 Fore Street
Building 12**

Workshop 1 Comments

- Minimize loss of gable roof profile (Dormers southeast elevations)
- Differentiate Building 11 façade area with contemporary architectural treatment
- Simplify addition at south elevation (mechanical screen height and profile, fireplace, flues, and trash storage)







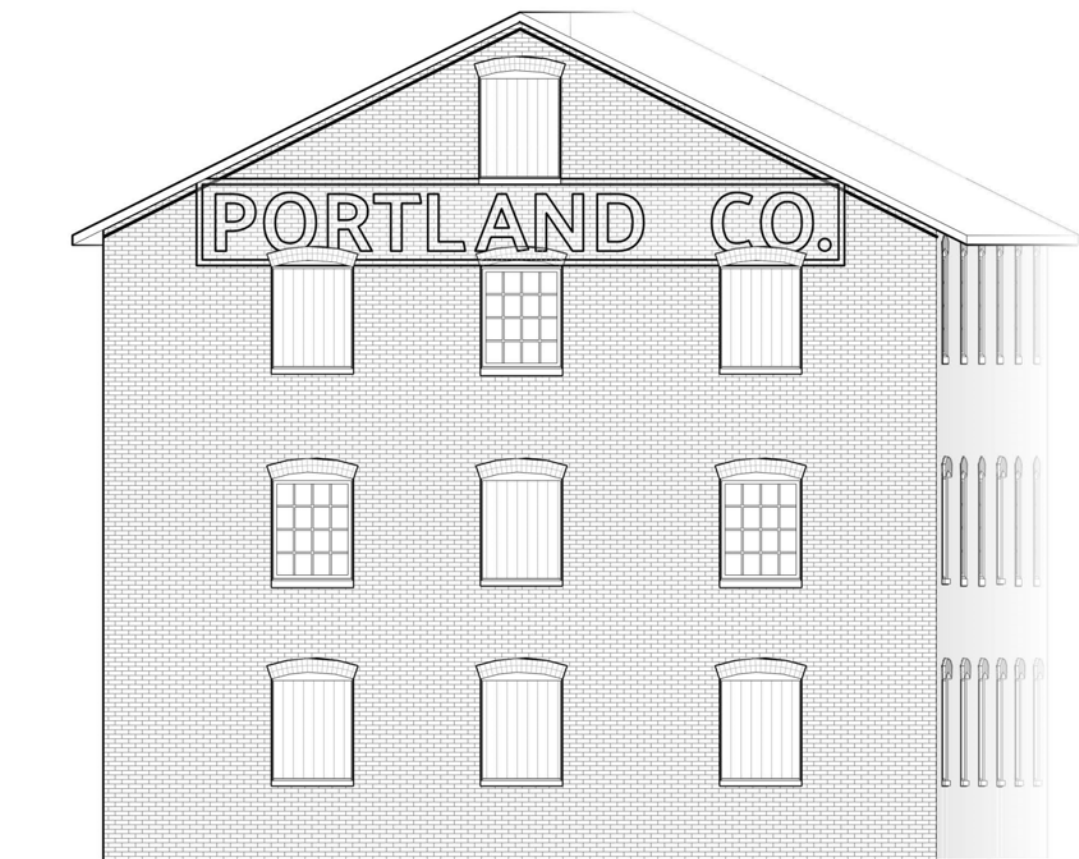
SHRUBS, PERENNIALS, AND GROUNDCOVERS

- Staghorn sumac | *Rhus typhina*
- Winterberry | *Ilex Verticillata*
- Northern bayberry | *Myrica pensylvanica*
- Sweet pepperbush | *Clethra alnifolia*
- Bearberry | *Arctostaphylos uva-ursi*
- Creeping red fescue | *Festuca rubra*

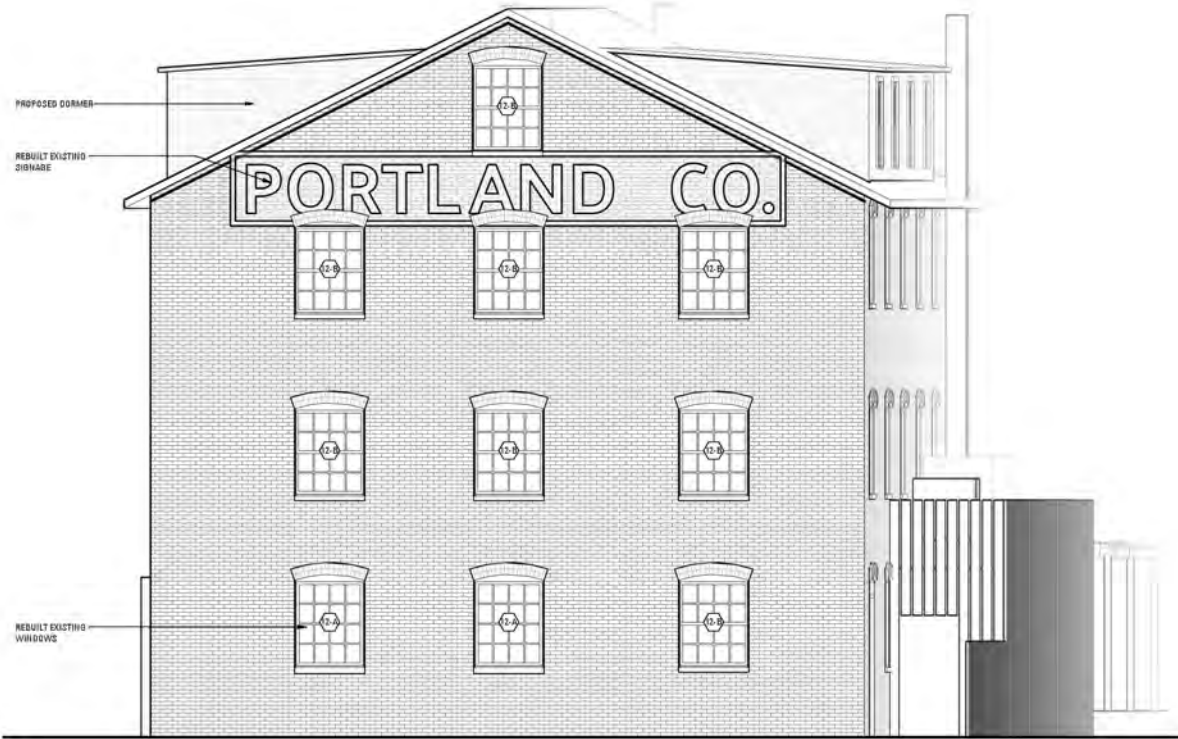
Workshop 1 – Site Plan



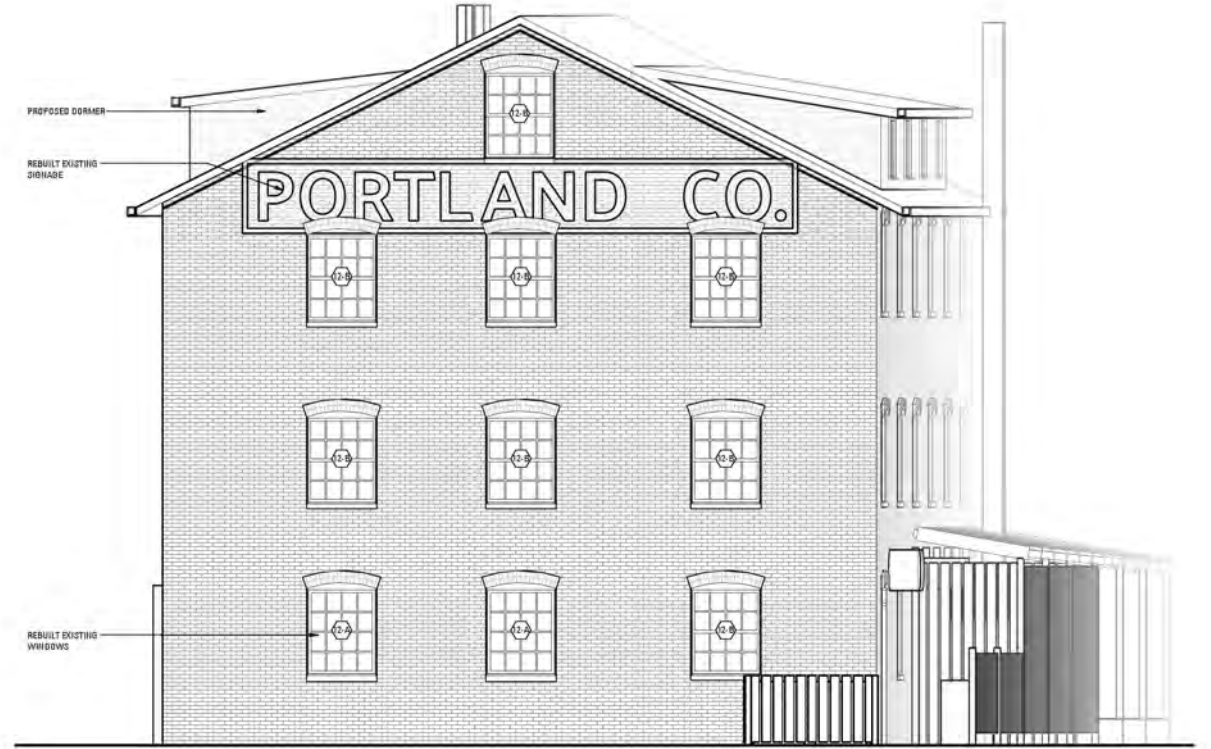




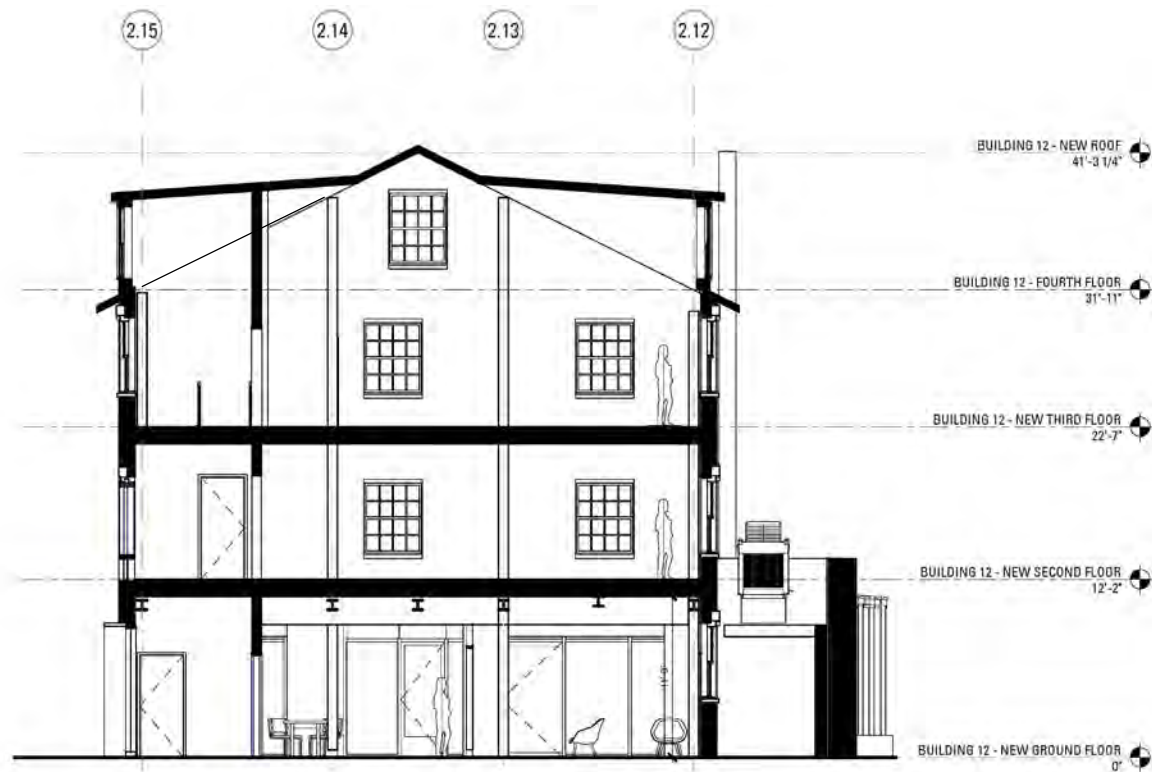
Existing (pre-disassembly) - West Elevation



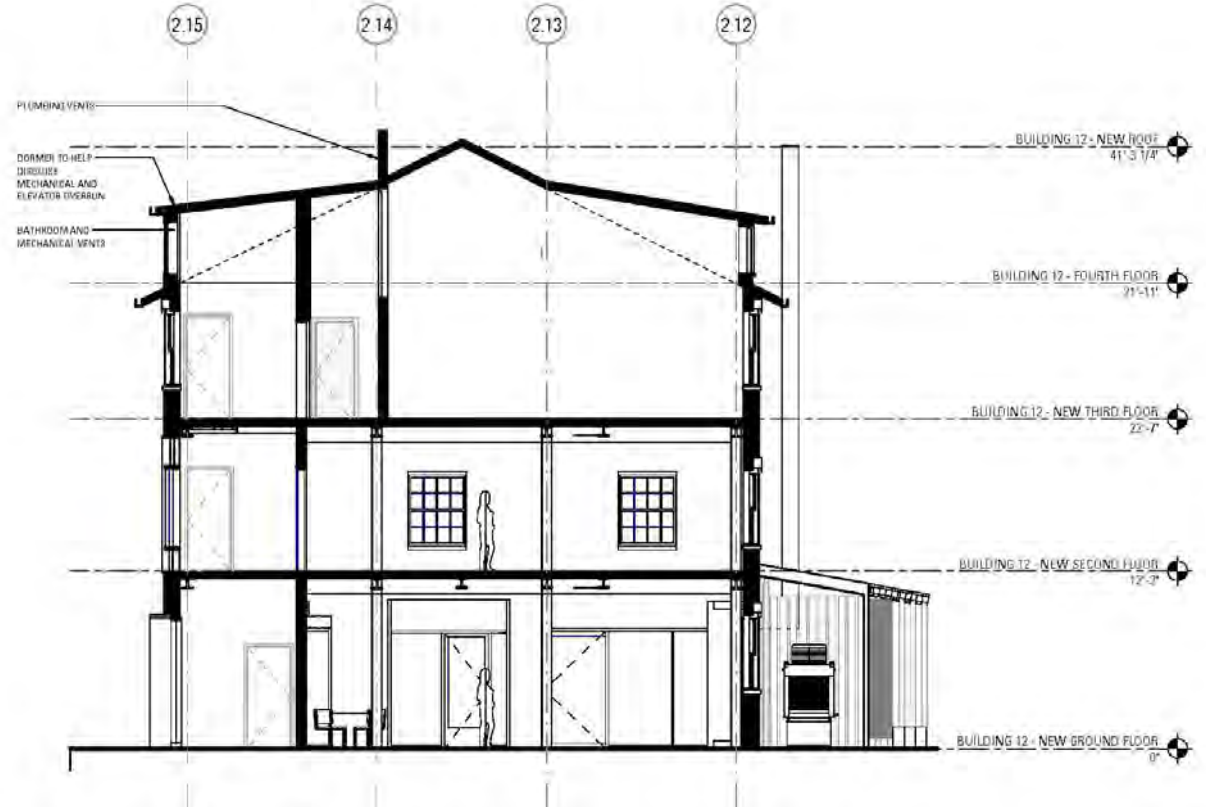
Workshop 1- West Elevation



Workshop 2 - West Elevation

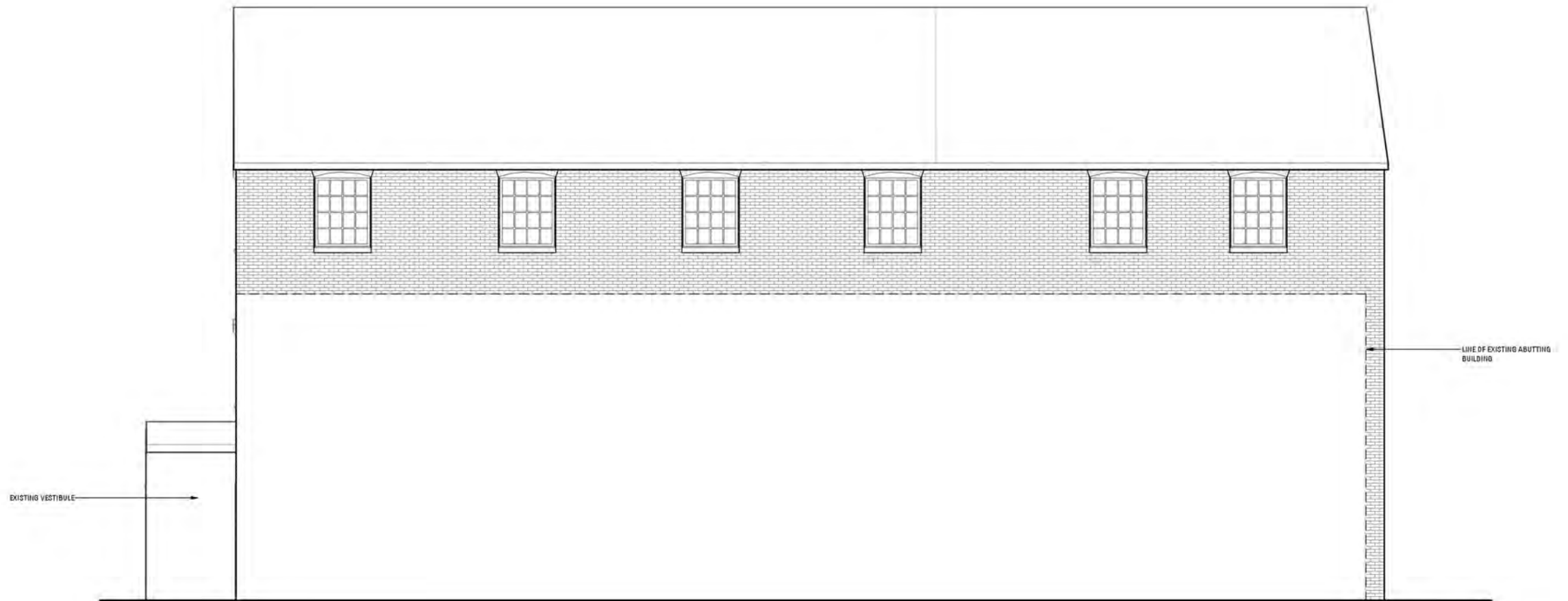


Workshop 1- Section

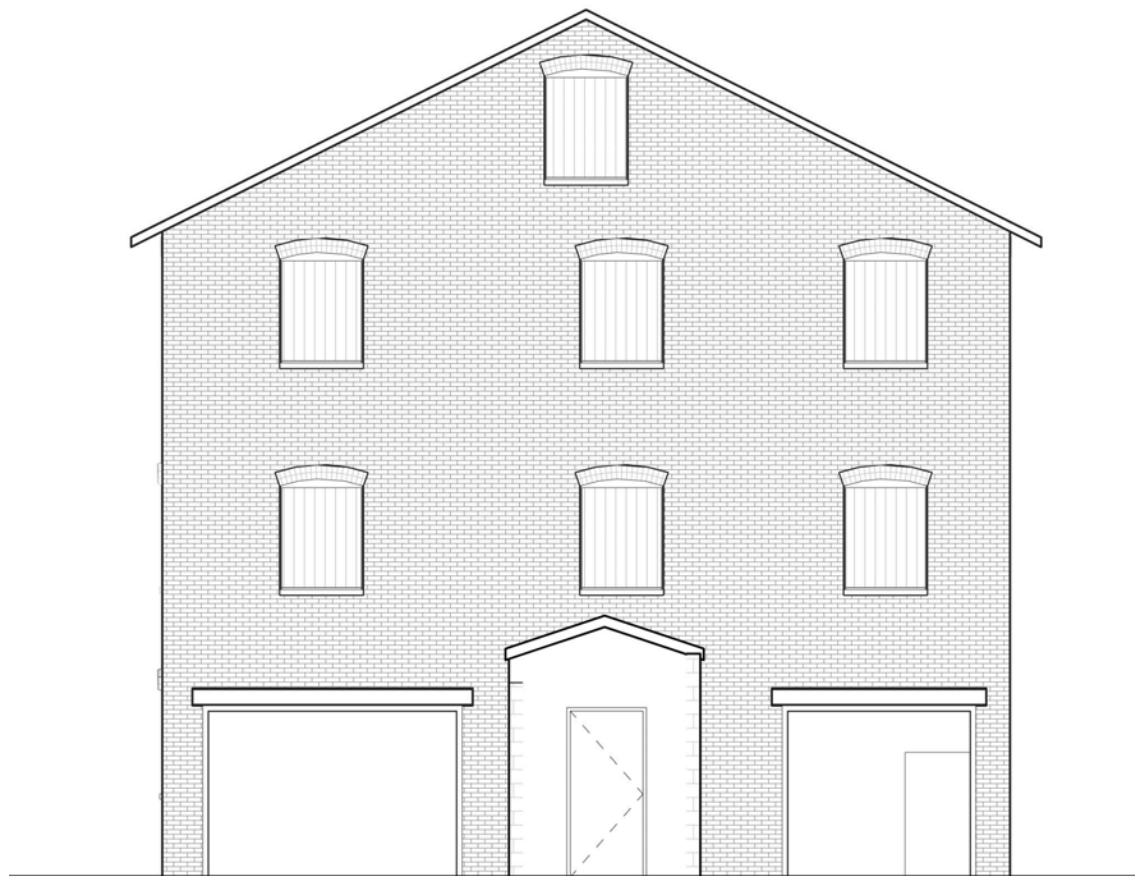


Workshop 2 - Section

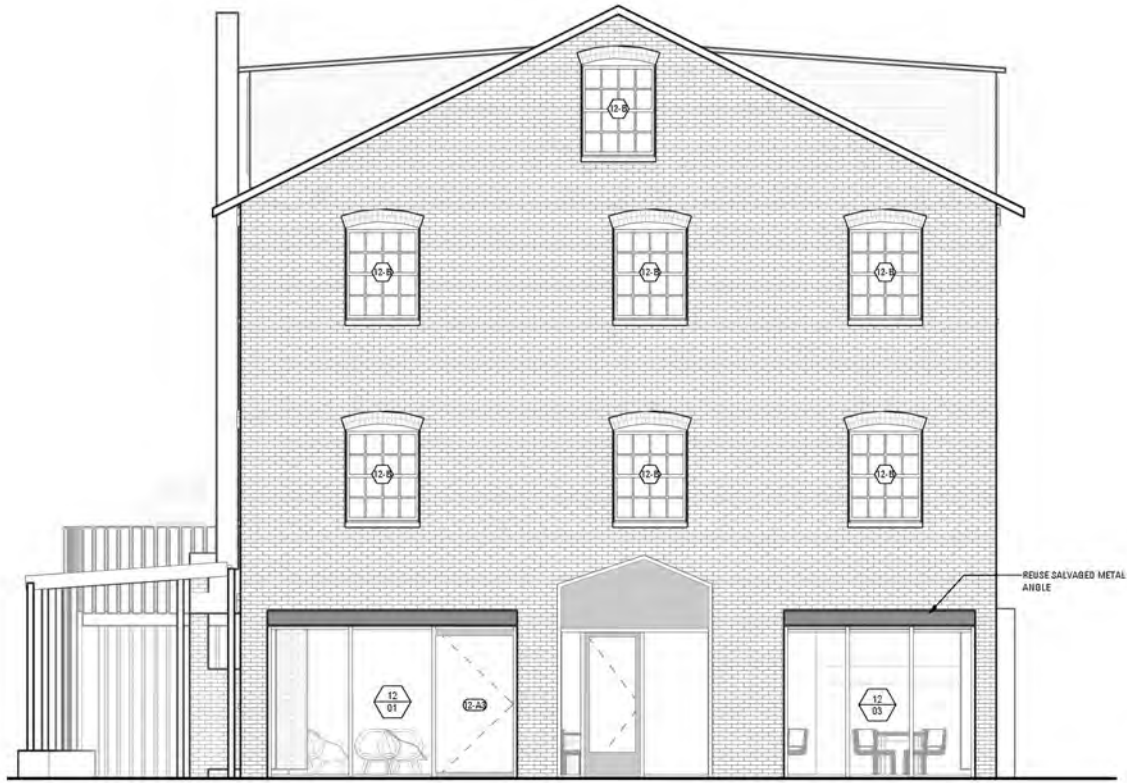




Existing (pre-disassembly) - North Elevation



Existing (pre-disassembly) - East Elevation

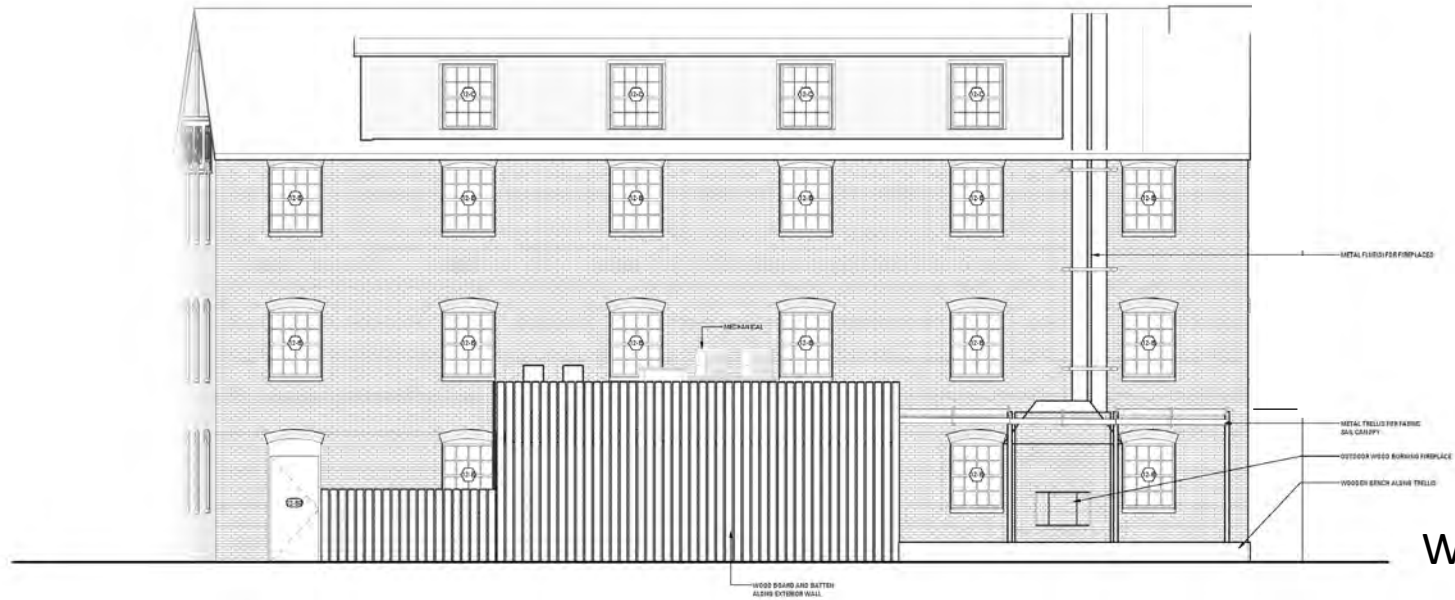


Workshop 1- East Elevation



Workshop 2 - East Elevation





Workshop 1- South Elevation



Workshop 2 - South Elevation









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HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
58 FORE STREET (BUILDING 12, former Portland Company Complex)

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: July 30, 2019
RE: August 7, 2019 **WORKSHOP – Preliminary Review of Proposed Building Reconstruction, including Proposed Alterations And Additions**

Address: 58 Fore Street, Building 12
Portland Company Historic District

Applicant: Portland Foreside Development Company
Kevin Costello and Casey Prentice, Principals
David Senus, Project Manager

Project Architect (for historic structures): Henry Moss, Bruner/Cott Architects

Introduction

Architect Henry Moss of Bruner Cott Architects, representing Portland Foreside Development Company, has requested a workshop session to present a preliminary design proposal for the reconstruction of Building 12 within the Portland Company Historic District.

In February, the Board approved the applicant's request to dismantle the existing historic structure (following detailed documentation and salvaging of existing masonry) in anticipation of its reconstruction at a new (and revised) location on the 58 Fore Street property. Wednesday's workshop will focus not only on the reconstruction of the original masonry shell and duplication of the building's key exterior features, but also on design modifications proposed to accommodate the new uses planned for the building. Board members will recall that design modifications are also necessitated by the large void left on the building's northwest elevation when Building 11, to which Building 12 was physically attached, was removed.

At this early stage of design development, Mr. Moss's submission includes general

elevations, a site plan, floor plans and a description of proposed materials, but no details, specifications or wall sections. In his cover letter, Mr. Moss describes the rationale and/or inspiration behind some of the new design elements and additions being proposed.

Staff has enclosed for the Board's reference several photos and assessor's maps depicting Building 12 over time. (See ATTACHMENT 1). Some of these images were included in Sutherland Conservation & Consulting's report and others were included in materials provided by Consigli Construction during review of the proposed dismantling.

Background – Early Input from the Historic Preservation Board Regarding Potential Additions and Alterations to Remaining Portland Company Historic Structures

In December 2016, when the Historic Preservation Board forwarded its formal recommendation to the Planning Board on the proposed Master Development Plan for the phased build-out of the 58 Fore Street property, the Board included with its recommendation a list of specific concerns and considerations intended to guide current and/or future property owners, their consultants and future members of the Historic Preservation Board as they considered specific adaptive reuse projects within the Portland Company Historic District. The Board elected to attach this list of concerns/considerations because the elevations and renderings included with the applicant's Master Development Plan (MDP) submission showed a number of additions and alterations to the former Portland Company structures. The presence, scale, massing and/or design of some of the potential alterations were of concern to the Historic Preservation Board because of their visual impact on the historic structures. The Board wished to communicate that while forwarding its favorable recommendation regarding approval of the MDP, it was not necessarily endorsing all the building alterations and additions shown in the applicant's conceptual renderings. A copy of the Historic Preservation Board's 2016 comments, identified as "General Input for Future Reviews" is attached to this report—see ATTACHMENT 2, page 3.

Note that the first item on the list reads as follows:

- *Given the limited number of historic buildings that remain to convey the history, visual character and significance of the Portland Company, care should be taken that any additions or infill construction not overwhelm, distract from or visually compete with the historic structures. While it is understood that building additions and added architectural elements may be necessary or desirable as part of the buildings' conversion to new uses, the number of proposed additions and the scale/architectural prominence of some of the additions as rendered in the master plan drawings require further consideration to ensure that the historic character of the remaining buildings is not diminished. In short, additions should be recessive and architecturally compatible with the subject structure, so that the historic form and architectural character of each contributing structure remains prominent.*

More recently, as part of the Board's review of the applicant's request to dismantle and reconstruct Building 12 and revise the previously-approved site for the reconstructed building, the Board was asked again to provide preliminary comments regarding alterations and additions illustrated in Perkins & Will's preliminary renderings. (Again, the request for early input was to gauge whether the alterations and additions as shown were likely to meet the ordinance review standards and the guidelines established by the Board as part of its approval of the 2016 Master Development Plan.)

Responding to Perkins & Will's renderings, Board members reiterated a number of the general concerns that had been raised in its 2016 communication. Setting aside the threshold concern of the building's proposed reorientation (which was subsequently resolved), Board members raised questions about adding roof dormers, noting that the building's simple form and massing is one of its most important distinguishing original characteristics. They also stressed that the treatment of the ground floor openings on the two gable ends of the building should communicate how the two ends functioned in the Portland Company's operations. For example, they noted that it was important that the large openings with I-beam headers on the east end be maintained as this was how the large-scale patterns were brought in from the manufacturing core to be stored. Finally, they noted that the history of the building's physical connection to Building 11 needed to be made clear through a creative design solution that treated the large void as a distinct but compatible element.

Current Proposal for Adaptive Reuse of Building 12

Accompanying the enclosed preliminary elevations, site plan and floor plans is a written project description prepared by architect Henry Moss detailing the approach to various aspects of the project. (See ATTACHMENT 3). Mr. Moss's narrative describes how the historic masonry will be reconstructed, how the historic sash will be replicated, etc. With respect to the additions and alterations being proposed, Mr. Moss describes the rationale or design inspiration for some of the changes, as well as some of the code, life safety, ADA, and venting requirements that have had to be accommodated.

Although not stated specifically, other alterations and additions appear to be driven, at least in part, by the specific uses proposed for the building. For example, the proposed restaurant use on the ground floor necessitates an area for trash receptacles and mechanical units and an ability to vent from kitchen stoves. As proposed, the mechanical units and trash receptacles are located in an addition immediately abutting the southeast elevation of the building (facing the Eastern Promenade Trail and harbor). Wood board and batten siding is shown screening these features. Venting is through the dormer proposed for the roof. Also associated with the restaurant use is a proposal for an outdoor patio with metal trellis supporting a canvas awning. Also shown is an indoor/outdoor wood burning fireplace for the restaurant that requires flues extending above the roofline.

On the opposite elevation, which faces the access drive and proposed new office building, the large void left by the building's detachment from Building 11 is signaled by the introduction of brick of a slightly different hue than the historic masonry. (The new brick appears to be flush with the historic masonry.) Within this new brick field, window openings--the size and placement of which are patterned after the historic openings at the top of this elevation—are distinguished from the historic windows by the window type (single-lite casements). At the ground floor level, separate entrances to the ground floor restaurant, second floor offices and third floor residential unit are shown grouped and treated in a what appears to be a highly glazed, horizontal field. In the center of this field, reclaimed vertical wood boards are shown. This provides an area for signage.

Preliminary Staff Comments, Questions

Building 12 is today the signature building associated with the historic Portland Company complex and will play a key role in announcing the historic complex as one approaches from the west and as viewed from the harbor. The architectural character of Building 12 is defined in great part by its simplicity of form and detail. As such, additions and alterations to this building need to be carefully considered and, in staff's view, limited to the greatest extent possible. In staff's view, of the remaining historic Portland Company structures, this building is the most sensitive to alteration.

In reviewing the applicant's proposal, staff is very supportive of the approach described for reconstructing the masonry shell and for replicating the pattern and details of the historic sash and brickmolds. Staff is also supportive of the design treatment proposed for the two gable ends of the building. The simplicity and clarity of the southwest elevation has been preserved, as has the historic character of the northeast elevation. The two large openings with their I-beam lintels have been retained and infilled with glass and a simple shallow glass vestibule has been added as an entry. Presumably the finish of the metal framing will be consistent with an industrial design vocabulary.

Although the proposal is successful in a number of respects, staff is concerned about the cumulative effect of the additions and alterations proposed. Taken individually, some of the proposed changes can be accommodated without unduly altering the historic character of the building. In the aggregate, however, staff finds that the proposed changes materially impact the building's essential historic character.

While staff can appreciate all of the competing requirements and interests that complicate any adaptive reuse of this structure, the importance of preserving the clarity and simplicity of its form and architectural expression needs to remain front and center in any project planning. As such, selecting new use(s) for the building that do not necessitate significant alterations, is an essential first consideration. Standard #1 of the ordinance's Standards for Review of Alterations is a threshold standard in any project planning:

Standard #1: Every reasonable effort shall be made to provide a compatible use for the 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.

Regarding the uses proposed for Building 12, the Board should take into consideration the requirements associated with the uses. For example, a restaurant is a relatively demanding use in that a restaurant-grade stove needs adequate venting and dumpsters or trash receptacles that are close at hand. Beyond the *requirements* associated with a restaurant use, the amenities desired (patio, indoor/outdoor fireplaces) prompt alterations as well. A residential use chosen for the third floor has prompted, in part, a proposal to add dormers to the roof.

In beginning its review, the Board might inquire as to how the overall program of uses for this building was determined. Given the number of existing and proposed structures on the overall 58 Fore Street property, it seems reasonable to assume that there are a fair number of options in terms of locating various uses. It is reasonable to ask whether “every reasonable effort [was] made to provide a compatible use for the property which requires minimal alteration.”

Beyond this general concern, staff wishes to raise the following observations and questions for consideration:

- The presence of a shed-like addition off the southeast side of Building 12 during several decades of the Portland Company’s operations (see enclosed historic views) is seen as precedent for the additions proposed for this elevation. Pointing to this as precedent raises several interesting questions, however, especially given the fact that this shed-like structure had been removed years before the Portland Company Historic District was designated and given that apart from the overall width of the shed (which can be discerned from historic photos and from markings on the masonry) it is impossible to know its exact appearance. Also, in relocating Building 12 to a position immediately abutting the Eastern Promenade Trail and closer to the harbor, the context and circumstances of the building have changed considerably.

In staff’s view, introducing a steel armature off the southeast elevation of the building for a patio or other use could be a compatible alteration and one that could meet the ordinance standards if appropriately designed. As proposed, however, the multi-purpose addition with its combination of opaque board-and-batten screening, visible mechanicals and open patio is visually disjointed and distracting and negatively impacts the building’s existing historic character. As shown, this elevation takes on a “back of house” appearance when in fact it is now highly prominent in the building’s new location. Were this addition to be simplified to create a single, continuous expression, ideally in the form of an open armature, it could be architecturally compatible.

- The addition of the exterior fireplace and two flues, particularly in combination with the dormer and other elements on the southeast elevation contributes to the problem of “cumulative effect”. Were the flues to be introduced as part of a simple patio solution, perhaps they would be read as minimal additions and consistent with an

overall industrial vocabulary. In combination with the other additions off this side of the building, however, they contribute to the visual clutter.

- Regarding the introduction of dormers on both roof planes, the Board will need to consider its early position on this matter and decide whether the introduction of a dormer that can obscure an elevator overrun and accommodate venting outweighs the desire to maintain an unaltered roofline. The Board will also need to determine whether it supports Mr. Moss's argument for introducing dormers on both roof planes in order to maintain symmetry on the roof.

If the Board finds that one or both dormers are generally acceptable, staff would encourage using a simpler muntin configuration for the windows (or perhaps single-lite windows) to clearly communicate the dormer as a new addition.

- In staff's view, the void left by the removal of the building from Building 11 represents an opportunity for a contemporary design solution that does not try to honor the window pattern of Building 12. The applicant's proposal represents a fairly conservative design solution where the historic window pattern is continued (albeit with distinct windows) and the transition in brick is quite subtle. Will this solution clearly communicate the "story" of this elevation? In staff's view, a single, consistent design expression for the overall opening, as shown in the design concept presented last winter, clearly communicated that story.
- Although not specifically addressed in Mr. Moss's project description, the enclosed site plan shows the proposed treatment of the surrounding site. The Board might ask for additional information.

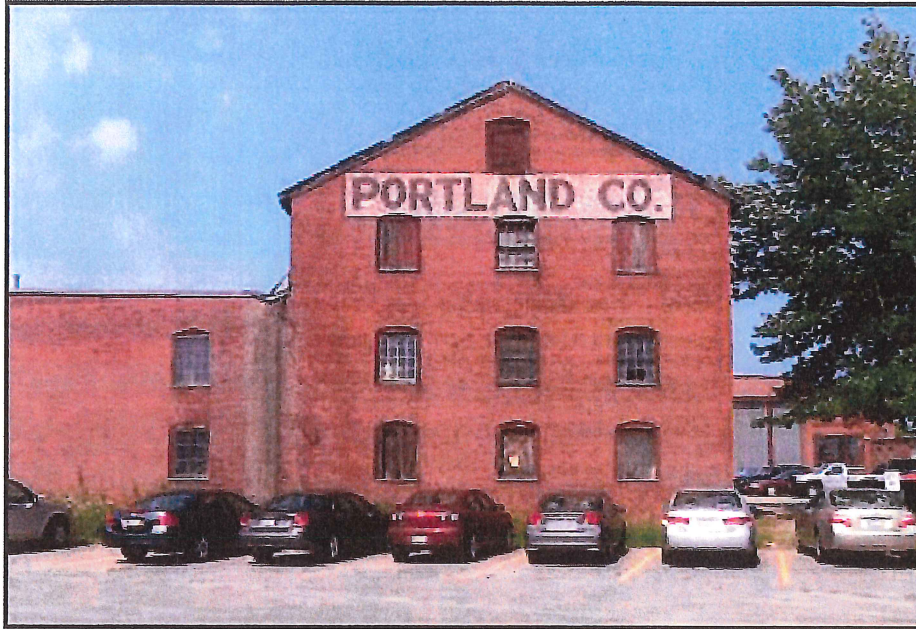
Applicable Ordinance Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the 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.*
- (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.*
- (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.*
- (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.*

- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (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.*
- (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 archeological 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.*
- (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.*

Attachments:

- 1. Historic photos and tax maps showing appearance and footprint of Building 12 over time
- 2. 12/14/16 letter from HP Board Chair Benson to Planning Board re: Master Development Plan – see Section IV, page 3
- 3. Cover letter from project architect
- 4. Preliminary plans and elevations
- 5. Applicant's Appendix 1: photos of existing pattern storehouse, prior to dismantling.



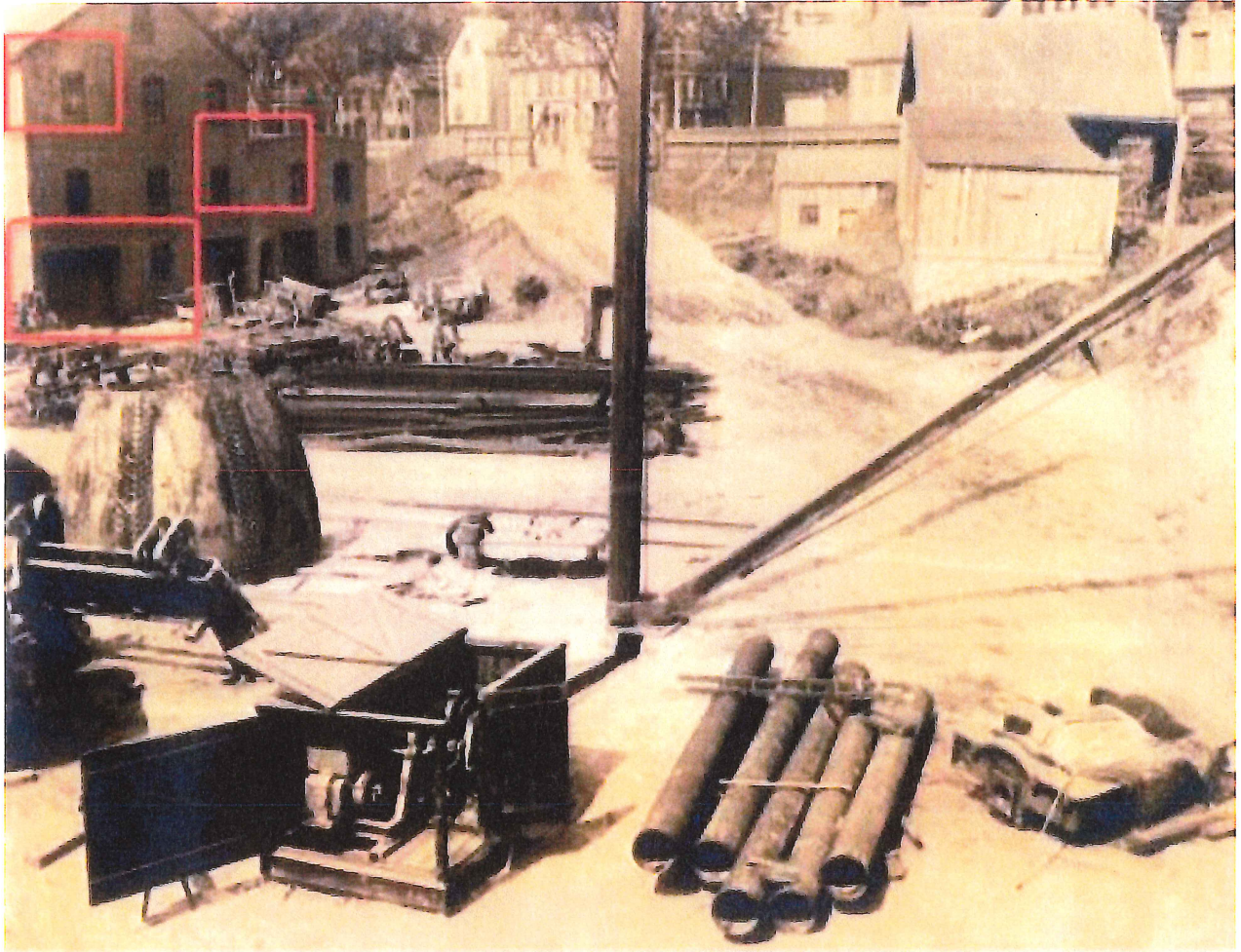
Building 12: Pattern Storehouse Addition

Construction Date: 1895

(Credit Sutherland Conservation & Consulting)



(Credit – Unknown – Sourced from Sutherland Conservation & Consulting)



Credit: Collections of Maine Historical Society Item 8924 - Portland Company facilities
<https://www.vintagemaineimages.com/artifact/8924/cart>

Portland Company facilities. "The stiff-leg derrick in the center foreground is operated by the small winch in the box below, to lift heavy objects for loading wagons and flatcars. The pattern storage is in the brick building to the left, and the horse stables are in the right rear. Various horse-drawn carts and wagons can also be seen here, so the photograph most likely dates from the 1880s."--Fletcher, David H. 'The Portland Company 1846-1982.' Charleston, S.C.: Arcadia Pub., 2002. 11

Images below are zoomed in images of the above depicting elements of interest in the reconstruction of Building #12.



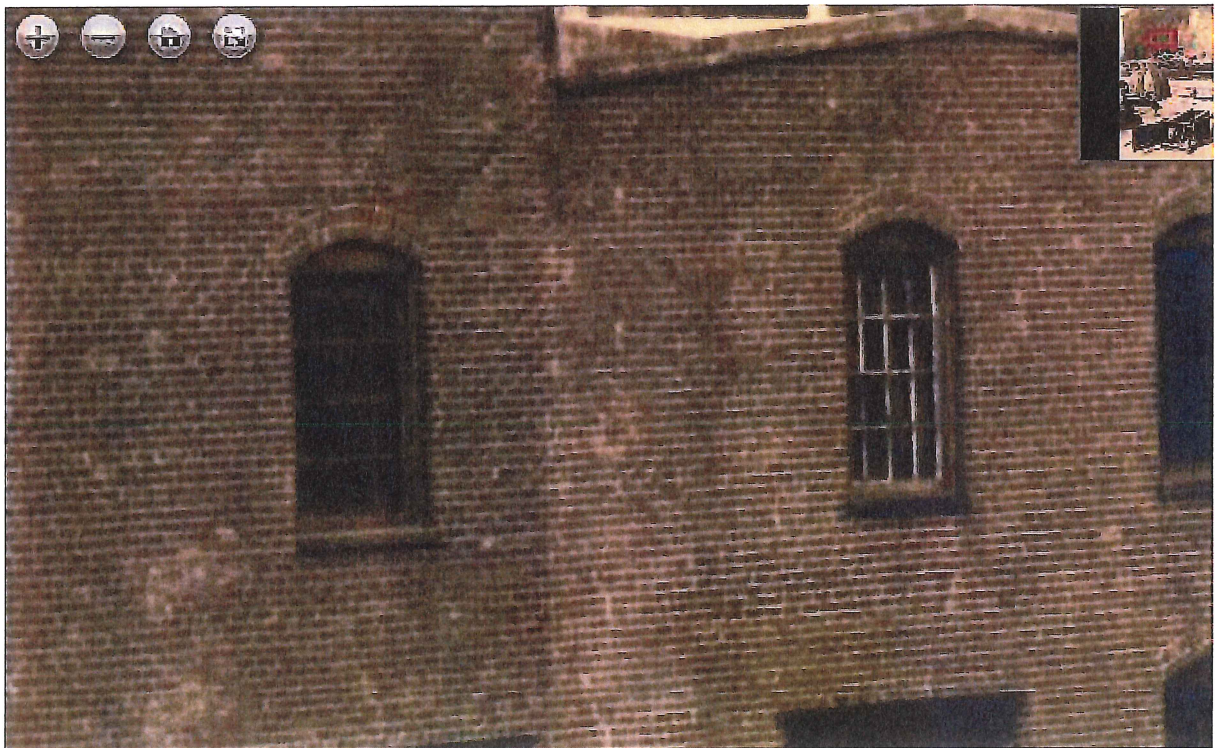
Building #12 Excerpted from source image above



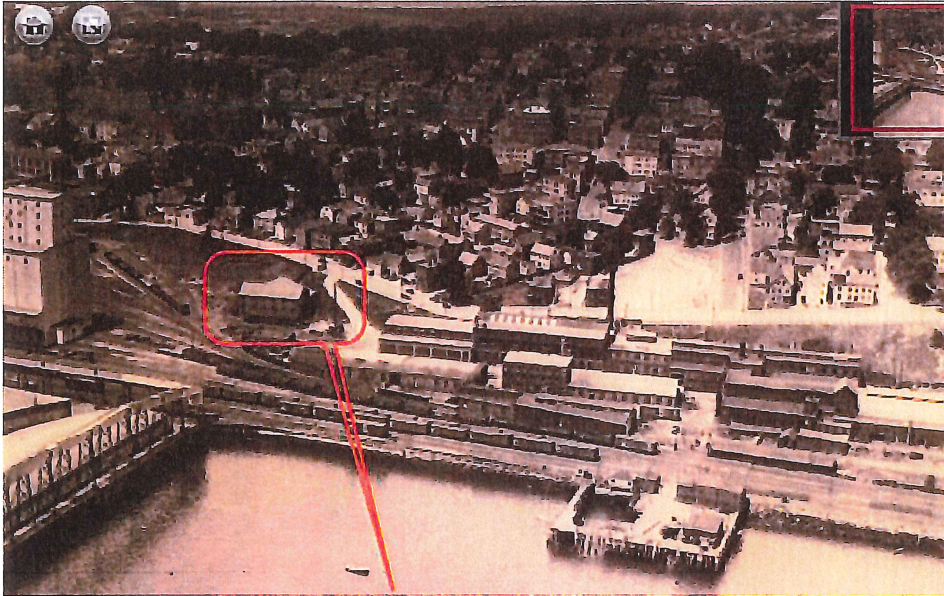
Building #12 – Roof Edge and Window Construction - Excerpted from source image above



Building #12 – “Garage Door” and Existing Window at Grade - Excerpted from source image above



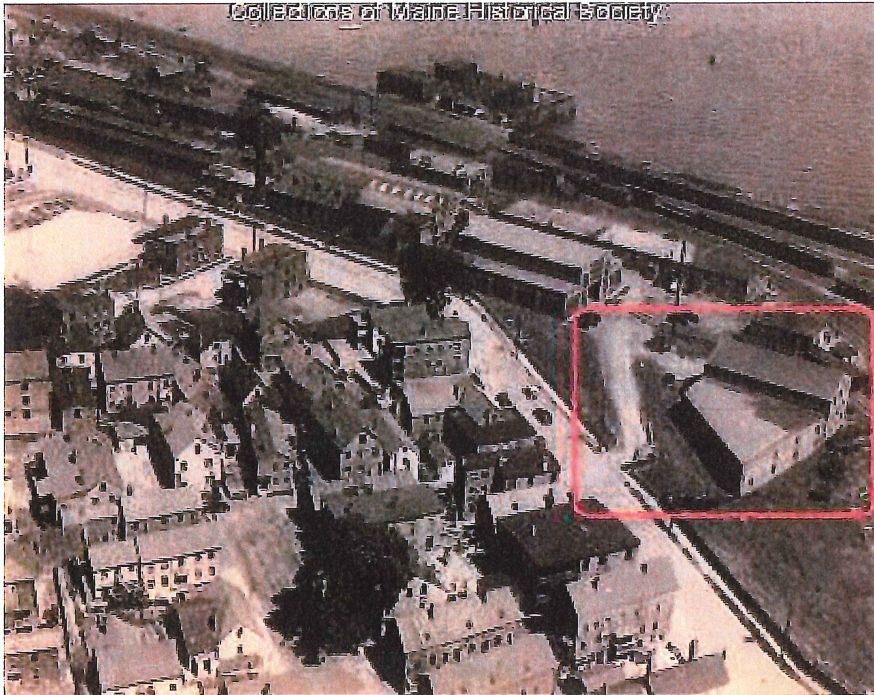
Building #12 – Interface with Building #11 - Excerpted from source image above



Credit: Collections of Maine Historical Society Item 12552 - Portland Company Complex, Portland, ca. 1938
<https://www.vintagemaineimages.com/artifact/12552/cart>



Building #12 – East Elevation - Excerpted from source image above



Credit: Collections of Maine Historical Society - **Item 12553 - Portland Company Complex, ca. 1938**
<https://www.vintagemaineimages.com/artifact/12553/cart>



Building #12 – South Elevation - Excerpted from source image above



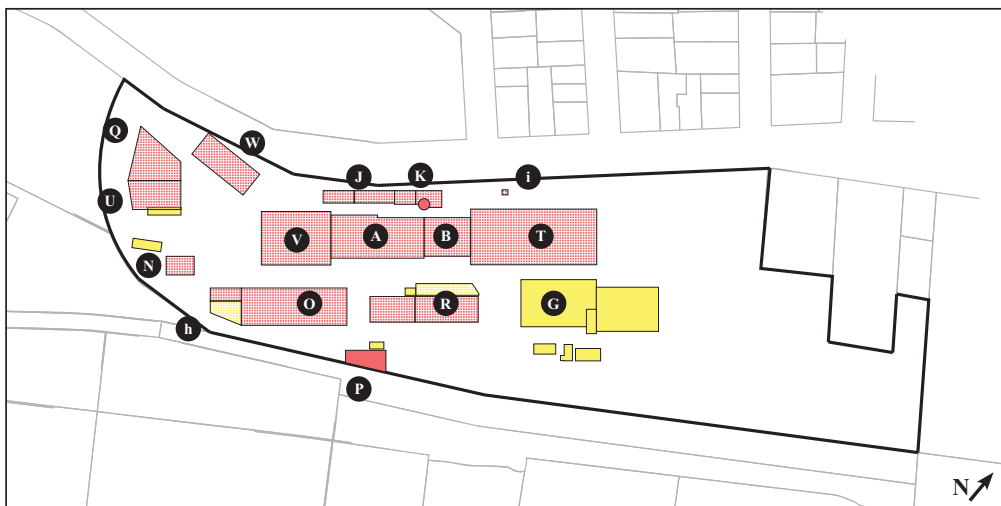
Credit: Unknown.



Building 12: Pattern Storehouse Addition
Construction Date: 1895

The Pattern Storehouse Addition was built immediately adjacent to the original storehouse, built a decade earlier, using the same materials and technology. From an early date, this building has had “PORTLAND CO.” painted across its south elevation, making the complex immediately recognizable from Fore Street and the waterfront. The Pattern Storehouse Addition has a high level of integrity to the period of significance. The building has had no alterations to the interior and still contains many patterns used by the Portland Company.





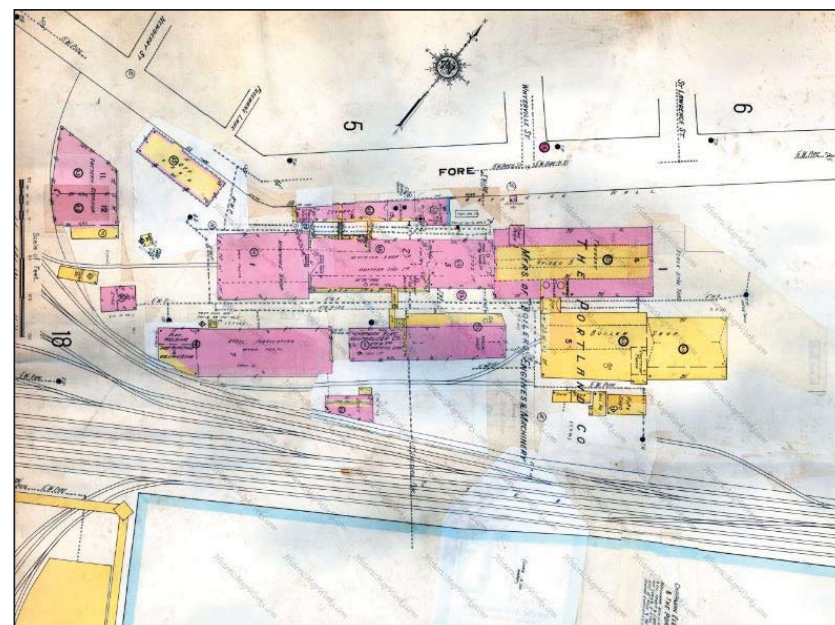
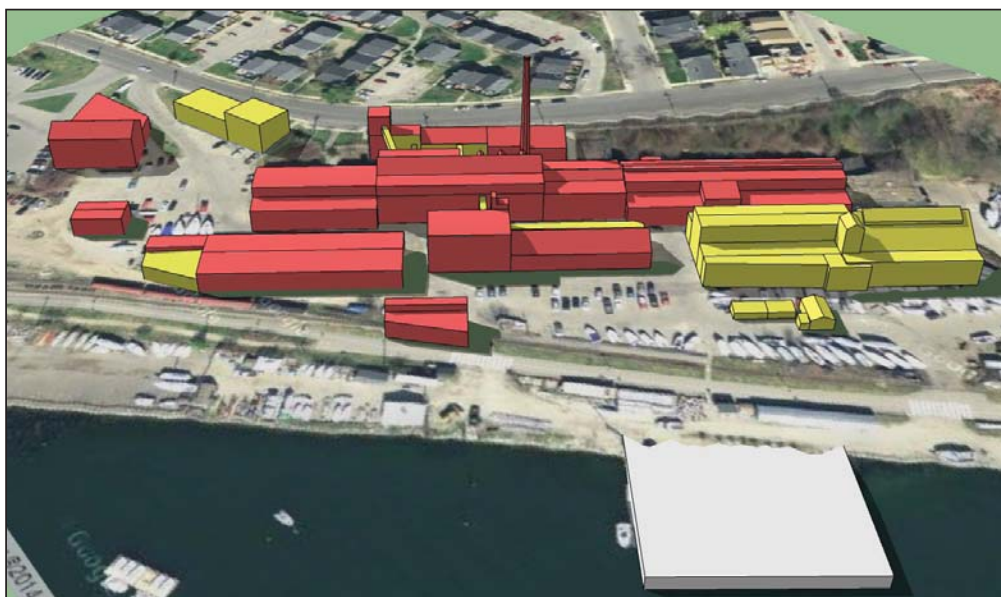
The Portland Company 1951	
	Masonry
	Wood
	Metal
	Extant Masonry
	Extant Wood
	Extant Metal

PRIMARY:

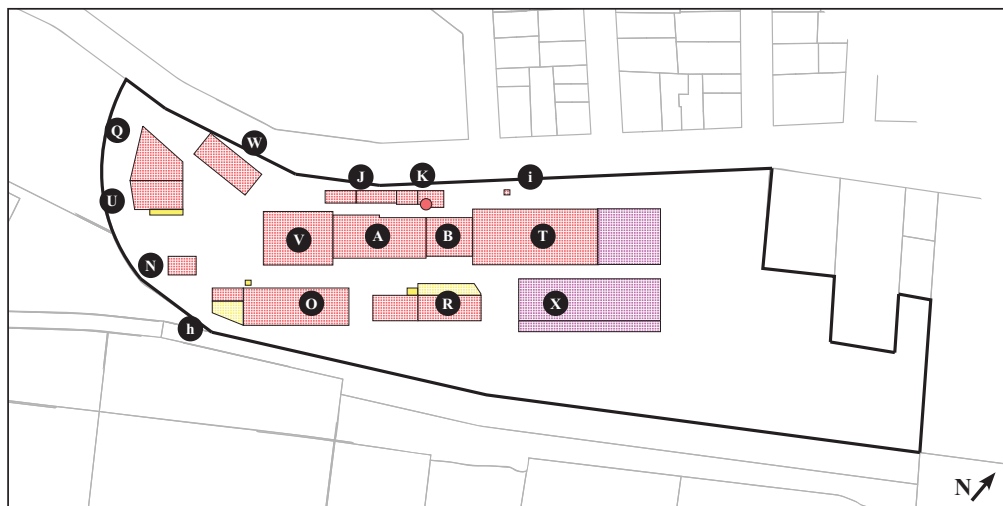
A: Machine Shop
B: Smith Shop
F: Blacksmith Shop
G: Boiler Shop
J: Drafting Room & Storehouse
K: Boiler House & Brass Foundry
N: Paint Shop
O: Car Shop
P: Tin & Babbitt Shop
Q: Pattern Storehouse
R: Blacksmith & Tank Shop
T: Foundry
U: Pattern Storehouse Addition
V: Erecting Shop
W: Office Building

SECONDARY:

h: Lumber Sheds
i: Acetylene House



1951 Sanborn Map for the Portland Company.



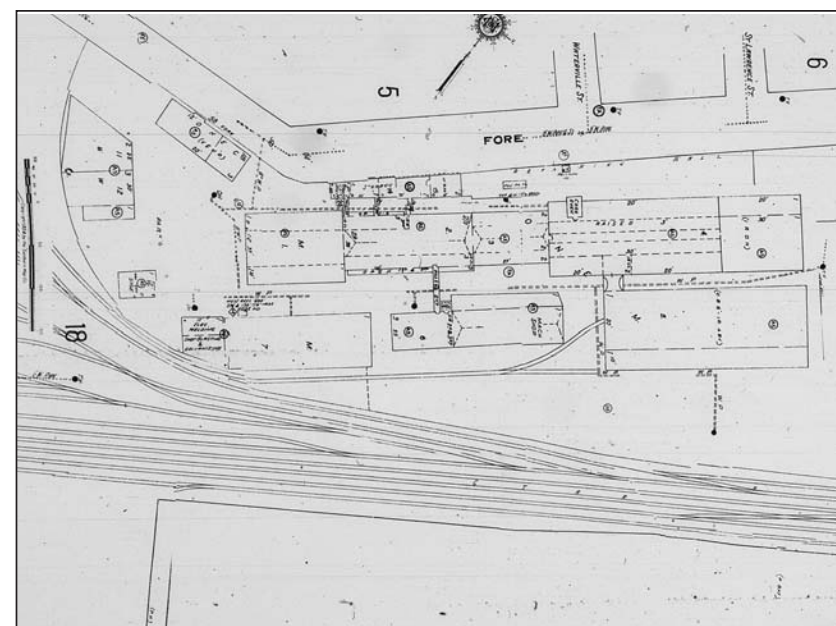
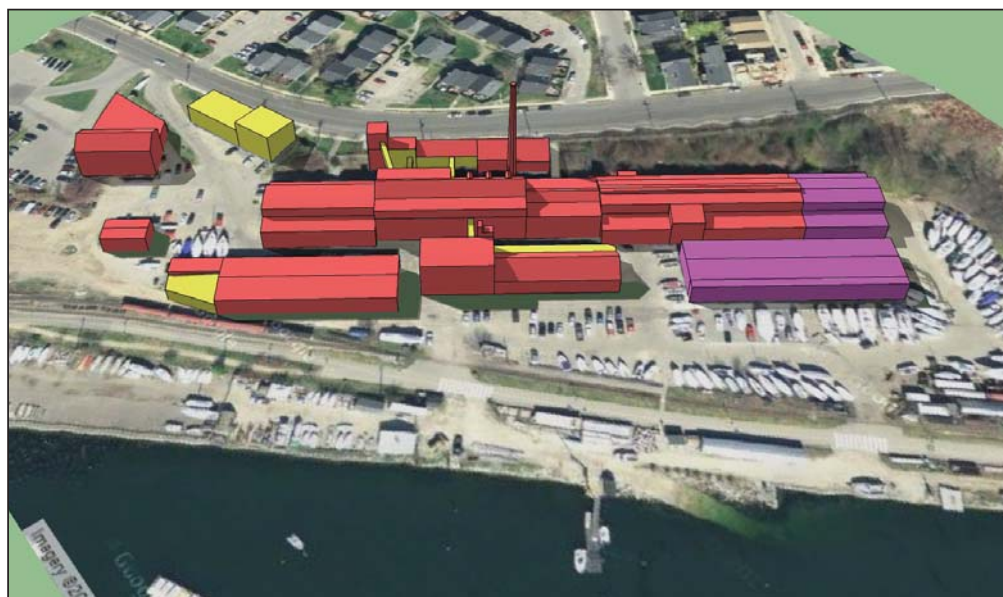
The Portland Company 1986	
	Masonry
	Wood
	Metal
	Extant Masonry
	Extant Wood
	Extant Metal

PRIMARY:

A: Machine Shop
B: Smith Shop
J: Drafting Room & Storehouse
K: Boiler House & Brass Foundry
N: Paint Shop
O: Car Shop
Q: Pattern Storehouse
R: Blacksmith & Tank Shop
T: Foundry
U: Pattern Storehouse Addition
V: Erecting Shop
W: Office Building
X: Modern Construction

SECONDARY:

h: Lumber Sheds
i: Acetylene House



1986 Sanborn Map for the Portland Company.



MEMORANDUM

TO: Chair Boepple and Members of the Planning Board

FROM: Scott Benson, Chair, Historic Preservation Board
Deborah Andrews, Historic Preservation Program Manager

DATE: December 14, 2016

SUBJECT: Historic Preservation Board Finding and Recommendation re:

- a) Conformance of 58 Fore Street Master Development Plan with Review Standards of Historic Preservation Ordinance
- b) Amendment of Portland Company Historic District Boundaries

I. Introduction

On December 7, the Historic Preservation Board held a public hearing on CPB2's proposed Master Development Plan for its property at 58 Fore Street, within which is located the Portland Company Historic District. Although master development plans are addressed in the site plan ordinance and formal review authority rests with the Planning Board, the Historic Preservation Board's role in the review of the 58 Fore Street Master Plan was two-fold:

First, the Historic Preservation Board was charged with making a finding as to whether the scope and nature of development proposed in the master development plan--in particular proposed alterations, additions and new construction within or abutting the Portland Company Historic District--is in conformance with the review standards of the historic preservation ordinance.

Second, the Historic Preservation Board was charged with making a recommendation to the Planning Board regarding amending the boundaries of the Portland Company Historic District, as proposed by CPB2. Amending the district boundaries would make it possible to relocate Building 12 to another location on the property, just outside the current district boundary. As the relocation of Building 12 is an integral part of the proposed master development plan, the question of amending the historic district is to be taken up in conjunction with the master development plan review. The process for amending historic district boundaries is the same as for district designations. That is, the Historic Preservation Board makes a recommendation on the boundary change to the Planning Board. The Planning Board, in turn, makes a recommendation to the Council, which has final authority to amend the district.

II. Background – Outstanding Issue Identified at November 16 Workshop

As Planning Board members will recall, the one aspect of the master development plan that raised significant concerns at the HP Board's November workshop was the proposal for townhouses to be constructed along Fore Street, some of which were proposed to be built on top of contributing historic structures within the Fore Street alleyway. (See ATTACHMENT – for

excerpts from 11/16 plan.) These concerns centered on the impact of the townhouses on the current view of the Portland Company complex from Fore Street and on the existing scale and historic character of development in the alleyway below.

During discussion, Historic Preservation Board members noted that the Portland's Company's location below the grade of Fore Street has historically allowed for views of the complex below. From Fore Street, one can appreciate the retainage required to create the site, the linear alignment of buildings required by the manufacturing process, the industrial nature of the complex, as well as the architectural character and scale of the individual historic structures within view. With the introduction of connected townhouses as shown in the proposed plans, this view of the complex would be virtually eliminated. (Board members did not find the provision of one 50' view corridor within the proposed townhouse row to be adequate in preserving this key view of the complex.).

Board members also expressed concern about the effect of the proposed townhouse construction on the historic scale and character of the alleyway adjacent to Fore Street. As viewed from the alley, plans called for a one-story rooftop addition adjacent to the vault tower (Building 24), new 5-story townhouses built on a portion of the footprint of Building 14 and the footprint of Building 15 (existing structures are 2 stories), and a 3-story addition built on top of Building 16 (the 2-story brass foundry). Immediately abutting the end wall of Building 16 and projecting further into the alleyway were proposed to be additional 5-story townhouses. In the Board's view, the fundamental change in scale, the absence of any building setback to distinguish the historic scale of development from the new and the total obstruction of the Fore Street retaining wall were found to fundamentally alter the historic character of the alleyway. Standards #1, 2 and 9 of the historic preservation ordinance's Standards for Review of Alterations were found applicable to this finding.

Based on drawings presented at the workshop, it was the consensus of Historic Preservation Board members that the townhouse construction along Fore Street (specifically, the townhouses proposed along the length of the existing alleyway development, up to and including Building 16) failed to meet the historic preservation ordinance standards as the construction would materially diminish both the visibility and integrity of the historic district. In summarizing the Board's discussion, Chair Benson indicated that an alternative solution for this area of the historic district would be necessary in order for the Board to forward a positive finding on the master plan's conformance with historic preservation review standards.

In addition to this threshold concern, Historic Preservation Board members identified a number of other general issues and/or observations based on the elevations and renderings provided. Recognizing the preliminary nature of a master development plan and the fact that the drawings provided may be subject to change, these issues and observations were identified for the purpose of establishing a record to inform current or future applicants and Historic Preservation Board members when applications for Certificates of Appropriateness are reviewed in the future. *These observations and concerns were reiterated at the 12/7 public hearing and are listed in the following section of this report.*

III. December 7 Public Hearing – Potential Revisions Presented for Consideration, Board Response

On December 7th, representatives of CPB2 presented two alternative design proposals for the Fore Street townhouse component of the master plan in hopes that one or both of the options would resolve the Historic Preservation Board's concerns about the impact of the Fore Street townhouses. While Board members noted that each option included measures that improved upon the previous proposal (for example, a building setback was provided to distinguish the historic scale of development along the alleyway from the new), neither proposal adequately resolved the concerns expressed at the November workshop. Ultimately, the Historic Preservation Board concluded that the extent and scale of proposed building additions and new construction along Fore Street--specifically, the portion of the Fore Street wall extending from the tower (Building 24) in easterly direction up to and including Building 16-- unduly diminished both the visibility and the historic integrity of the Portland Company Historic District.

In order to find that the proposed master development plan for 38 Fore Street is in general conformance with the review standards of the historic preservation ordinance, the Board stipulated that the building additions and new construction highlighted in ATTACHMENT 1 be removed from the overall development program. Additionally, the Board stipulated that a separation (width to be determined) between the east end wall of Building 16 and the new townhouses east of Building 16 be provided to define the limits of the original complex and provide a view of the Fore Street wall. Note that the Board's decision does not preclude the proposed construction of a one-story rooftop addition adjacent to Building 24's vault tower or the proposed construction of 5-story townhouses east of Building 16 within the boundaries of the historic district.

IV. General Input for Future Reviews

In addition to this threshold issue, the Historic Preservation Board reiterated at the 12/7 public hearing a number of general concerns and/or observations that were first identified at the workshop. They were highlighted to provide early input to the developers and consultant team and to communicate that some level of design modification will likely be required when projects are reviewed for a Certificate of Appropriateness.

- Given the limited number of historic buildings that remain to convey the history, visual character and significance of the Portland Company, care should be taken that any additions or infill construction not overwhelm, distract from or visually compete with the historic structures. While it is understood that building additions and added architectural elements may be necessary or desirable as part of the buildings' conversion to new uses, the number of proposed additions and the scale/architectural prominence of some of the additions as rendered in the master plan drawings require further consideration to ensure that the historic character of the remaining buildings is not diminished. In short, additions should be recessive and architecturally compatible with the subject structure, so that the historic form and architectural character of each contributing structure remains prominent.

Specific examples of additions identified as warranting modification include the continuous dormer proposed for Building 2, the proposed stair/elevator core addition to Building 6/6A and the rooftop addition adjacent to Building 24 (the vault tower). The proposed dormers on Building 2 will likely need to be pulled back from the edge of the roof and from the wall plane below so as to be more proportionate to the historic building. The stair/elevator core addition to Building 6/6A will likely need to be reduced in size or footprint so as not to dominate the historic building. The rooftop addition next to the vault will need to be set back from the existing building's wall plane and modified in design to ensure that the vault remains visually prominent.

- The historic structures within the district were built over time in response to changing needs or growth of the company. While the buildings share a common material palette, architecturally there are distinctions from one building to another, reflecting their period of construction and/or particular use. As such, care should be taken to avoid using the same design for added features (e.g. new entrance canopies) for every building.
- The east elevation of the proposed office building on Parcel 1 will face the entrance courtyard and will be surrounded by historic Portland Company structures. Given this close visual relationship, this elevation of the building should take visual cues from the historic structures around it so as to be generally compatible. Also, the point of connection between Building 12 and the new office building it adjoins should be given careful consideration.
- The Portland Company's pedestrian bridges were identified as important character-defining features of the complex. At least one bridge should be maintained over each alley.
- Given the location and alignment of the new building on Parcel 3, the building will have an important visual relationship to the historic structures directly across the access road. A contextual architectural treatment—one that reinforces the Portland Company's industrial design vocabulary-- is encouraged. Also, consideration should be given to shifting this building toward the east to open up the view of the historic district from the water.
- It is important that any future rehabilitation/redevelopment within the Portland Company Historic District include provisions for "telling the story" of the Portland Company, including the history of the company, what it produced and its significance at the local, state and national level. Interpretation should not be left to chance.
- Given the industrial history of the property, the generally spare approach shown for the site treatment within the historic district is appropriate. Trees and other landscaping within the historic core should be limited so as to reinforce the industrial character.

V. Formal Finding and Recommendation of the Historic Preservation Board

Following a public hearing and final deliberations, the Historic Preservation Board voted on **two motions** as follows:

- 1) The Board voted 6-0 (Sheridan recused) that on the basis of plans, elevations and renderings of proposed development included in the Master Development Plan for 58 Fore Street and information included in the staff report for the December 7, 2016 public hearing, the Board finds that the proposed Master Development Plan for 58 Fore Street, specifically that portion of proposed development located within the boundary of the Portland Company Historic District, is in conformance with Portland's Historic Preservation Ordinance standards **subject to the removal of the proposed rooftop addition above Building 16, the reduction in scale of proposed infill construction on the footprint of Buildings 14 and 15 to a height not to exceed existing building heights, and the provision of an offset separating Building 16 and new townhouses to the east.**

Additionally, the Board finds that the proposed development adjacent to or within one hundred feet of the Portland Company Historic District will be developed so as to be generally compatible with the major character defining elements of the landmark or portion of the district in the immediate vicinity of the proposed development.

These findings do not preclude the Historic Preservation Board's authority as part of future reviews of Certificate(s) of Appropriateness to require reasonable adjustments in scale, massing or design of proposed additions, alterations or new construction to comply with ordinance requirements, as identified in the 12/7/16 staff report and as amended during Board discussion.

- 2) The Historic Preservation Board voted 5-0 (Sheridan recused, Oldham opposed) to recommend to the Planning Board and City Council that the boundaries of the Portland Company Historic district be amended as shown and described in Bernstein Shur's letter of November 10, 2016. (*See ATTACHMENT 2.*) This recommendation is based on the Board's finding that amending the boundaries of the Portland Company Historic District is necessary to fulfill a key objective of the Master Development Plan, that being the relocation of Building #12 to a position abutting the western edge of the 50' public access easement on site. Additionally, the Board finds that the district boundary amendment will create a single contiguous historic district and allow for the relocation of Building 12 to a position where it will continue to have a visual relationship with the other remaining Portland Company historic structures.

ATTACHMENTS

1. Marked-up axonometric views from 9/12/16 Master Development Plan showing additions and infill required to be removed to satisfy historic preservation ordinance standards. Marked up 12/2/16 axonometric views showing same.
2. 11/10/16 letter from Mary Costigan of Bernstein Shur requesting boundary amendment to Portland Company Historic District, with map.

**Portland Foreside: Portland Company Historic District
1895 Pattern Storehouse Addition (Building 12) Façades Reconstruction**

Project Description

The current application is a more detailed follow-up to the Certificate of Appropriateness issued by PHPB on May 17, 2019 for the disassembly, reconstruction and relocation of Building 12 to a revised site for the building that entailed an amended boundary for the Portland Company Historic District. The orientation and alignment of the relocated Building 12 are consistent with condition (e) of the approval. The new uses of the building require accessibility via elevator access. Residential use on the third floor makes it possible to meet code requirements with a single egress stair thereby avoiding construction of a new stair on the exterior of the building. The new elevator and stair are located on the side that originally was the south wall of the demolished Building 11. Introduction of an elevator requires a shaft overrun that can be concealed in a dormer. The new roof includes dormers on north and south sides to conceal the elevator while maintaining symmetry for the gabled roof. Dormers are set back from east and west façades to emphasize the gable profiles of the original roof- especially for the west elevation with the painted sign above the third story windows.

The dormers also include multi-paned windows and ventilation louvers. The proposed reconstruction maintains the locations, sizes, and both segmental arch and steel lintel details of the historic façades. Sixteen-pane sash configuration is as it was in the original fixed windows, but with introduction of a meeting rail to create operable 8/8 double hung sliding sashes for occupants. Several single 16-pane fixed sash windows will remain in original locations on the west facade.

The south side of the building will reintroduce a shed derived from one that once existed for most of the length of the first floor. The new shed will provide for service access, trash storage, as well as structural support and concealment of mechanical equipment for the building. A portion of the length will be an outdoor patio with pergola and canvas shades. The addition's design is derived from walls and gates of slatted wood as shown in historic photographs. Two first-floor windows will have their spandrel brickwork removed below the original opening to accept glazed doors- one for service and one for patio access. The south elevation will include a pair of external metal chimney pipes that can allow back-to-back wood-burning fireplaces at first floor level.

The portion of the north wall that corresponds to the demolished south elevation of Building 11 maintains the alignments and sizes of window openings set by the north facade of Building 12, but without copying the segmental arches or sashes of the reconstructed historic façades. Primary entrances to elevator and stair lobby and first floor restaurant will have a steel and glass canopy without columns. Entrances to restaurant, offices, and residential at the north façade will be grouped and treated in a contemporary manner related to new awning windows with weathering steel spandrel panels. The large wagon portals on the east façade be rebuilt

with new steel channels detailed with the informal relationships to their brick setting that we recorded from their corroded predecessors. A relatively recent brick vestibule is being removed between the two portals and a weathering steel surround will mark its location on the façade with a widened glazed aperture where a single door once led to a small mechanical room.

The exterior brick walls continued straight down into the ground without visible stone foundation course or water table. The reconstruction will connect to the ground in the same way. The site design provides a permanent, paved seating area at the west end of the building and adjacent to a planted area between the re-aligned narrow gauge railway and the new extension of Thames Street. The pavement allows for service access for deliveries and trash removal from the new enclosure at the southwest corner. Paving slabs surround the building's public elevations uniformly as continuations of the 12' wide sidewalk and main plaza.

New pole-mounted lighting will illuminate the repainted PORTLAND CO. sign above the third story windows. Pole street lights follow the edge of the new extension of Thames Street.

Materials

Brick for the reconstructed elevations is the salvaged exterior wythe of Building 12, cleaned and reset in Type N mortar with concrete sand to match aggregate, tonality, and hue of original pointing. Wall construction is single wythe against new Dens-Glas sheathing and metal studs and without relieving angles. Reconstructed window openings will be under double-stacked header segmental arches. The brick return at window boxes was approximately 3" exposed beyond an ovolo brick mold typical for the Portland Company buildings. The two large openings at first floor east façade will have 9" brick returns into glazing frames to convey the depth of the original wooden doors.

Masonry at the Building 11 demolition "void" will be a brick of comparable size and slightly different hue and tonality. This infill area in the north facade will indicate the extent of the 1895 attachment to Building 11. The new chimneys will be steel, attached to the brick wall with steel straps and spaced away to clear the over-sailing eaves with their exposed rafter ends and molding.

Windows are aluminum custom extrusions for brick mold with sashes configured to match sight lines of the 1895 originals. See the pre-disassembly photo of the west facade for double hung sliding sashes and fixed 16-pane sash as precedents. Glazing will be insulated double panes (IGU) with applied exterior, interstitial, and interior muntin grids based upon original muntin widths but not replicating interior muntin profiles. Exterior sills were painted wood, set within the brick openings and very slightly overhanging. This placement and its dimensions will be replicated in aluminum. Windows throughout the site have been the same red color and this will be reinstated although interior muntins were dark green. New windows in the north facade's "void" infill area will be single-pane awnings over weathering steel spandrel panels rather than the 8/8 or 16-pane subdivision in the reconstruction. The color of these windows and the curtain wall at larger openings will be black or gray. Curtain wall/storefront mullions will be steel or aluminum with narrowed cap profiles to emphasize the large scale of the

original openings. Glazing will be clear float glass in insulated glazing units with low-emissivity coating on the interior surface of the outer pane.

Roof materials will be asphalt shingles, color charcoal gray and width and exposure dimensioned to match original slate on the primary slopes. Dormer roofs will be pitched to lesser slope and covered in aluminum of a similar gray and detailed with standing seams. Gutters to be 6" half-round aluminum with fluted downspouts terminated in cast iron enclosures that lead to under pavement storm drains. Gutters and downspouts will be dark gray or Portland Company red.

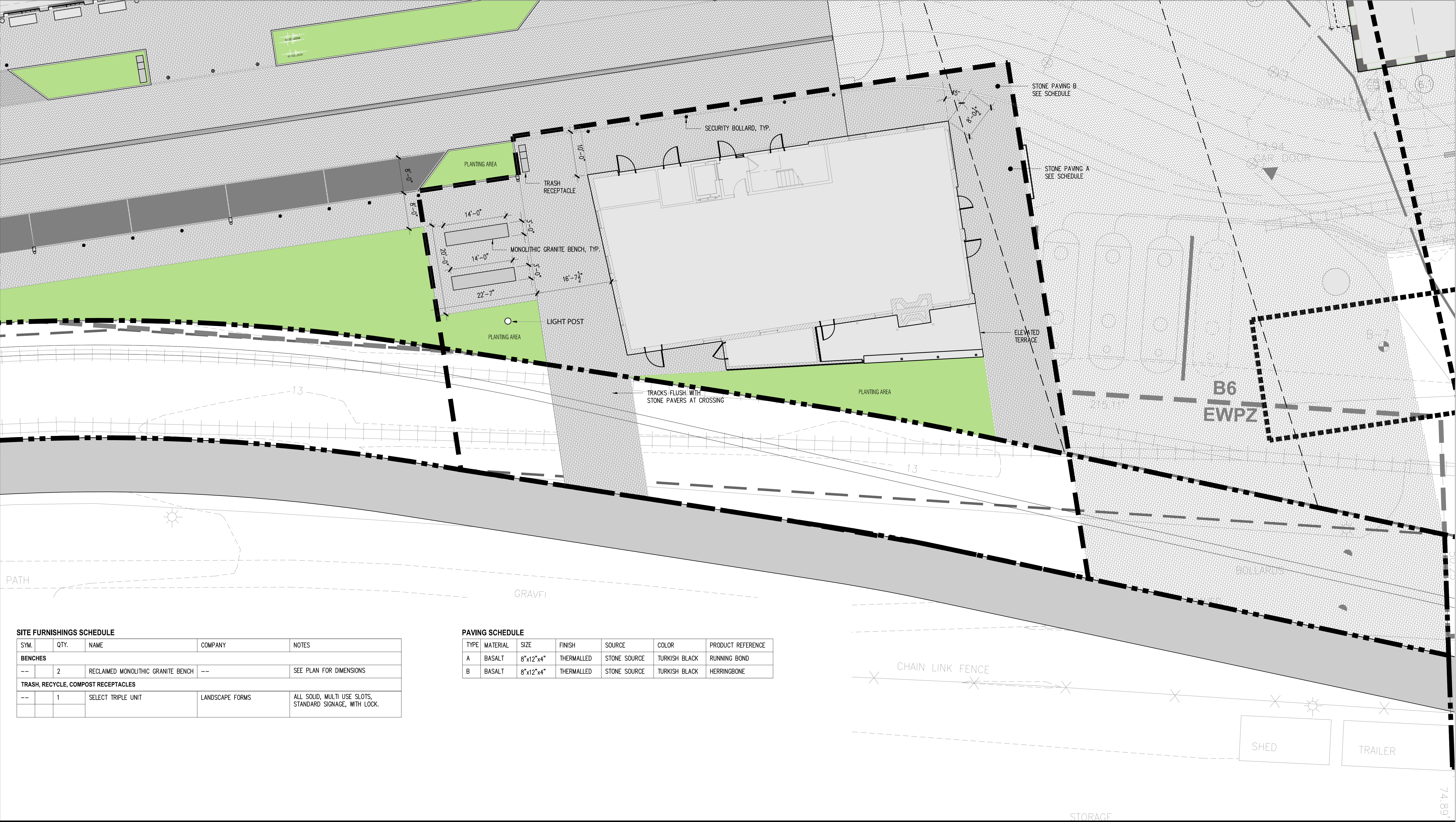
Mock-ups

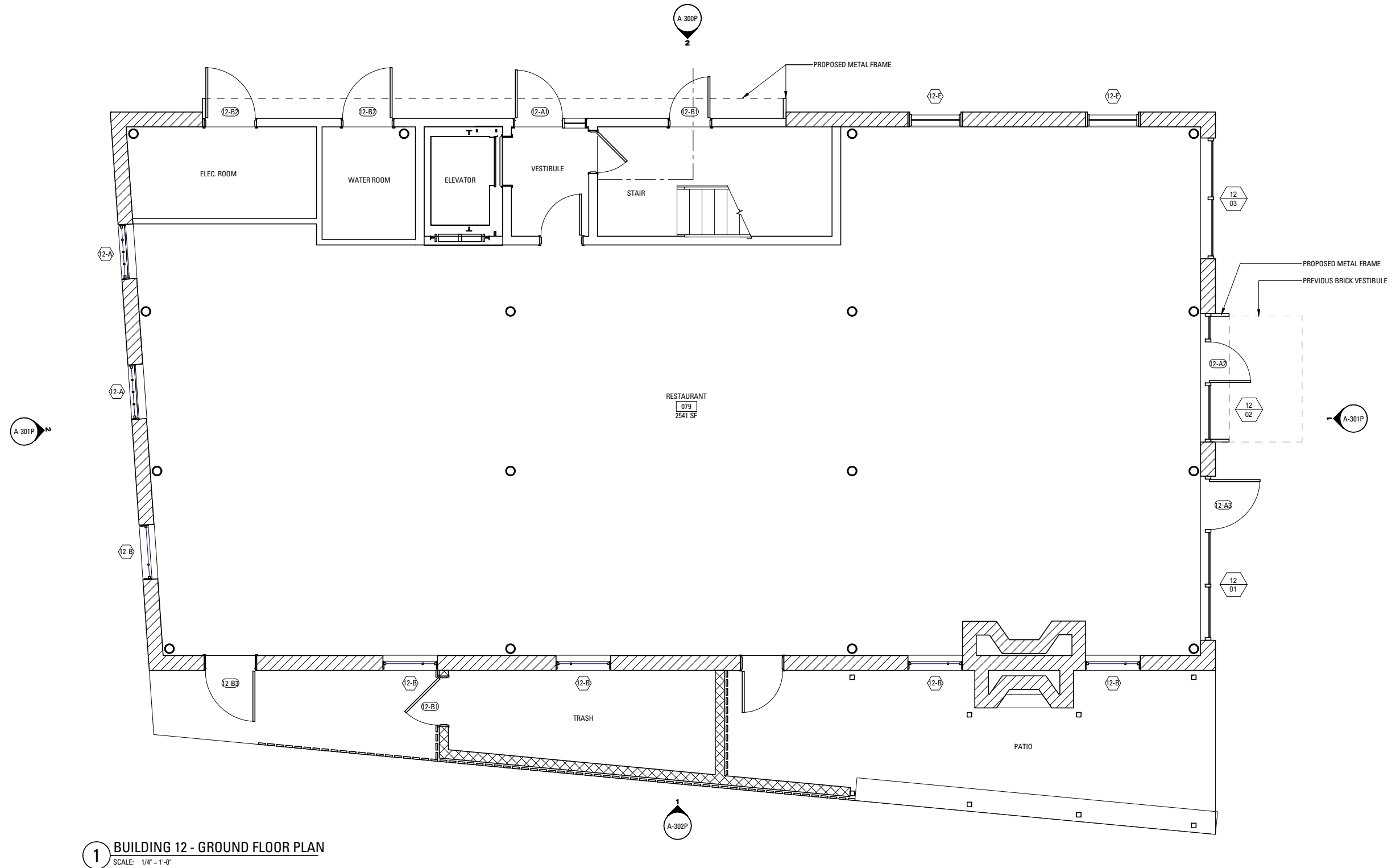
The design for Building 12 is at an early stage of Design Development and there have been no formal submittals of specified materials for review. Bruner/Cott is already working with Consigli Construction to organize procurement and erection of material samples and masonry mock-ups for PHPB review as the project develops. Consigli Construction's masonry team will erect sample panels of salvaged brick with snapped headers at bond courses and proposed pointing to show paste color, aggregate, and tooling. Red color samples for paint on new windows, rainwater goods, and standing seam metal will also be evaluated visually with PHPB prior to installation.

Samples of new brick, spandrel metal, and colors for awning windows and curtain wall infill on the Building 11 portion of the north elevation will be available to assess compatibility and contrast with the original materials.

See **Appendix 1** for photographs of original materials and details of the Pattern Storehouse Addition.

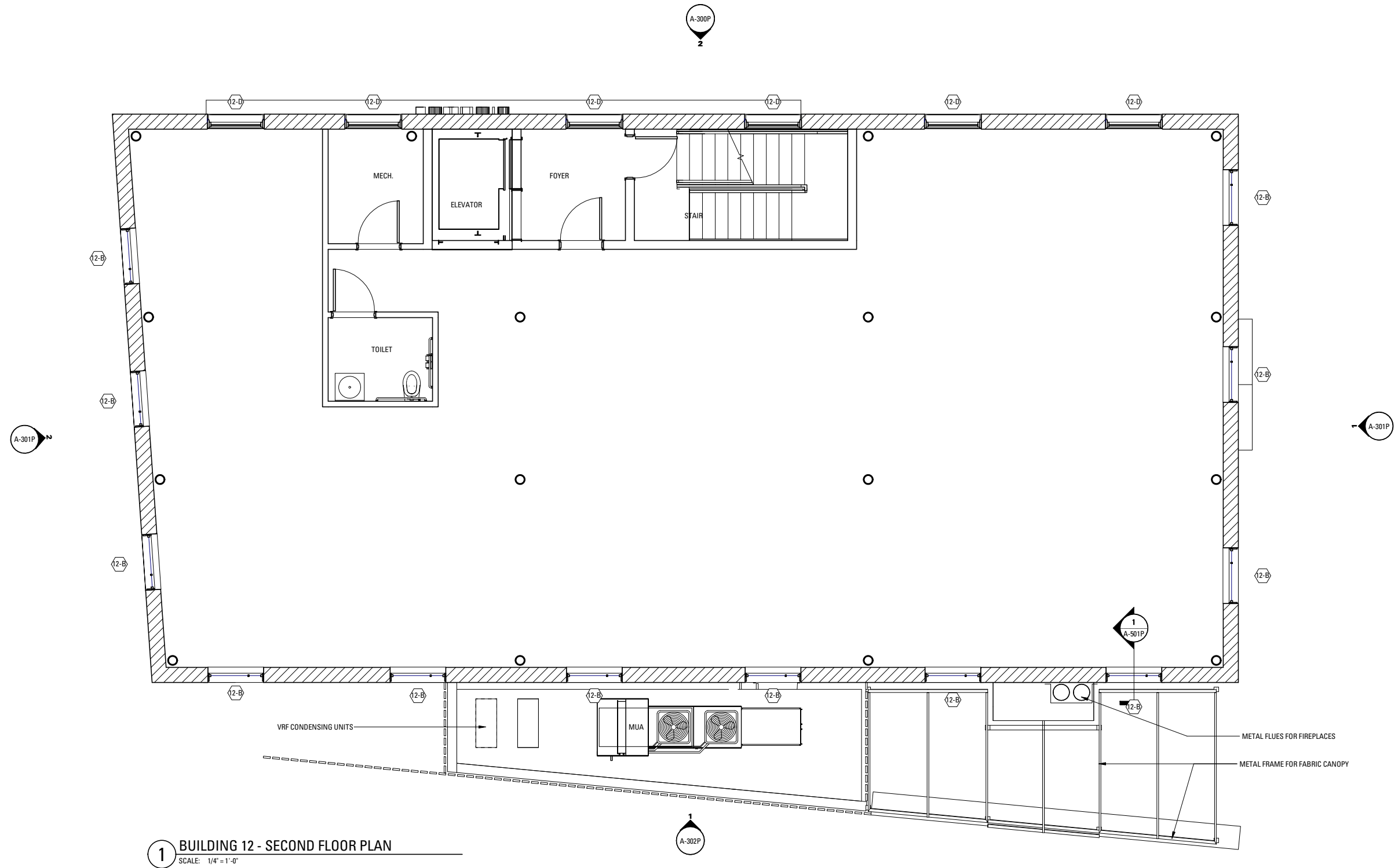
July 13, 2019



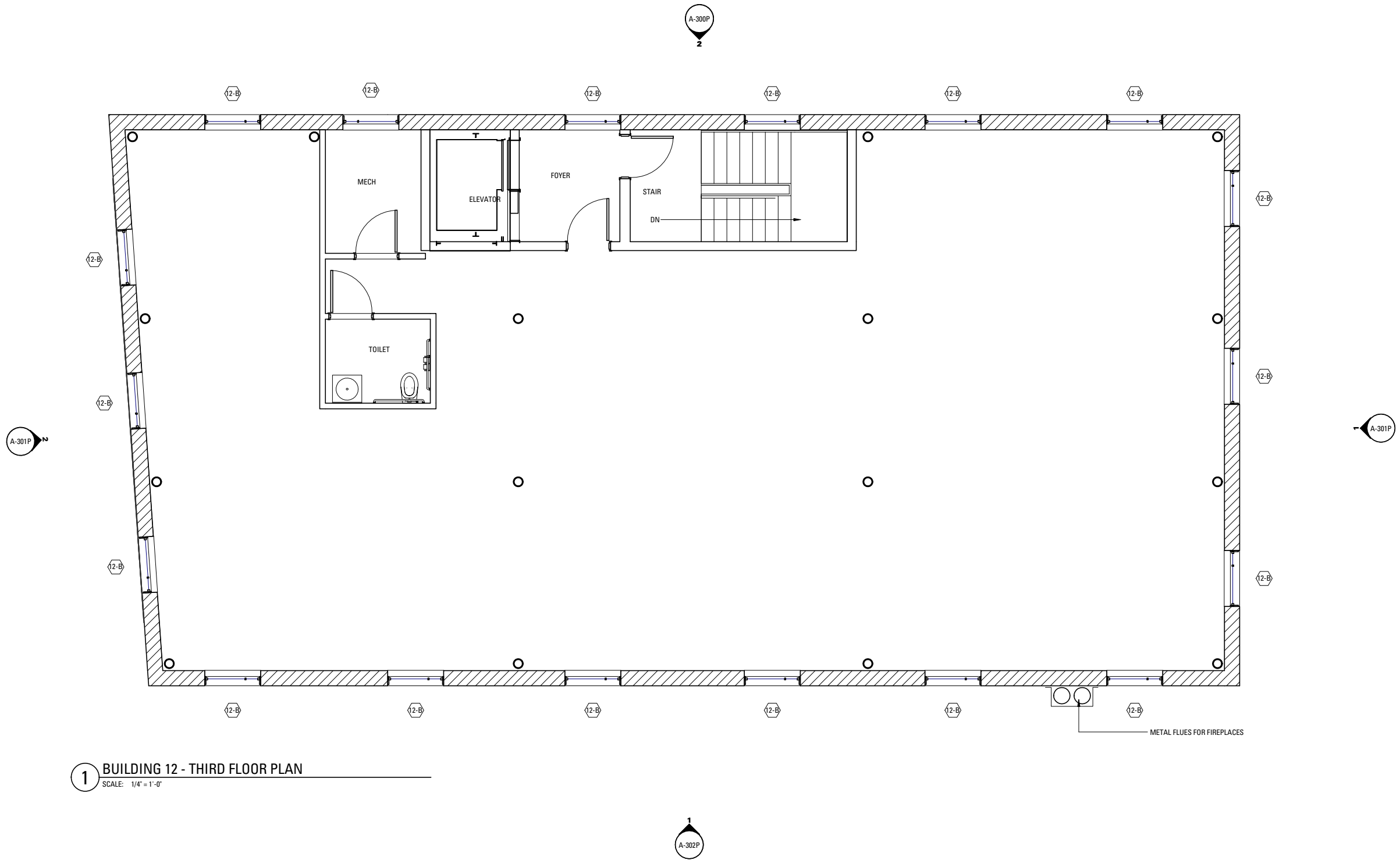


1 BUILDING 12 - GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

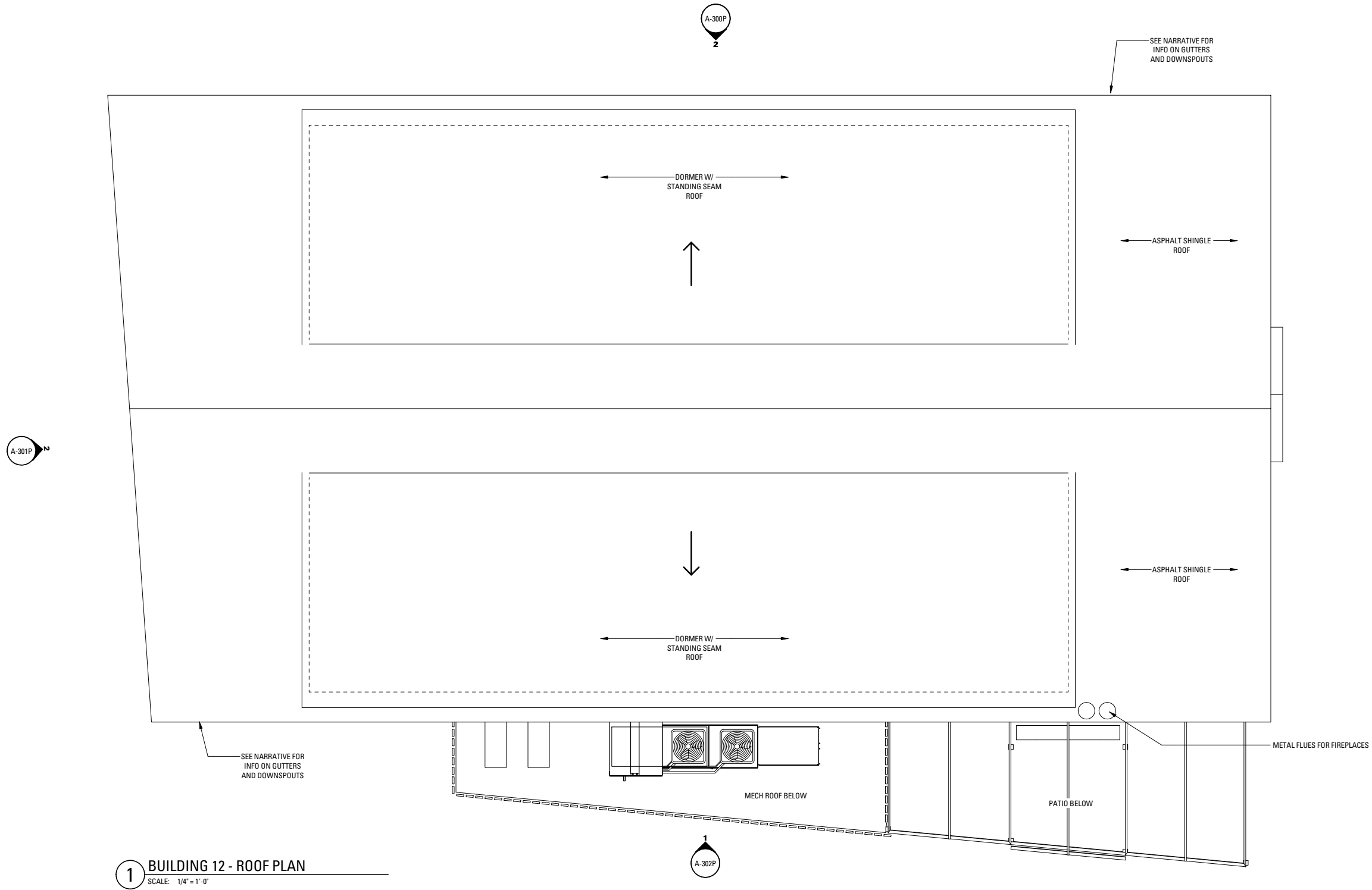
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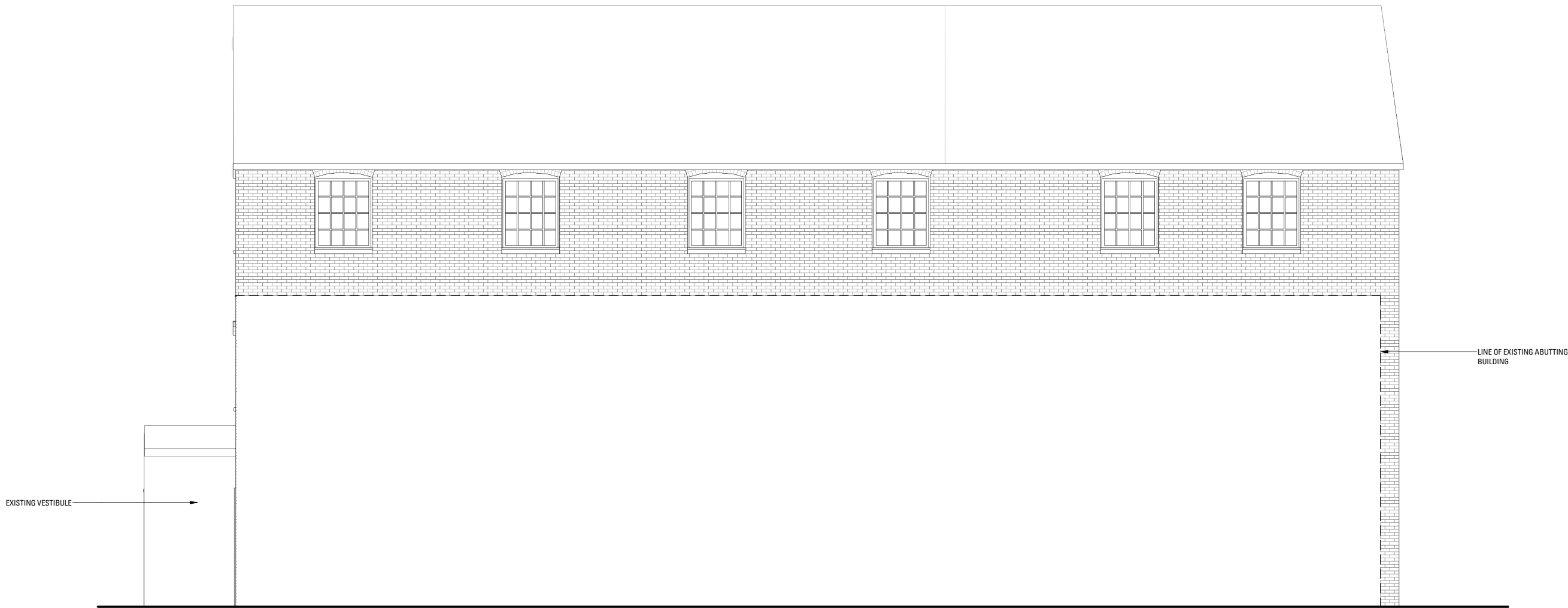


Rev.	Date	Remarks



1 BUILDING 12 - ROOF PLAN
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks

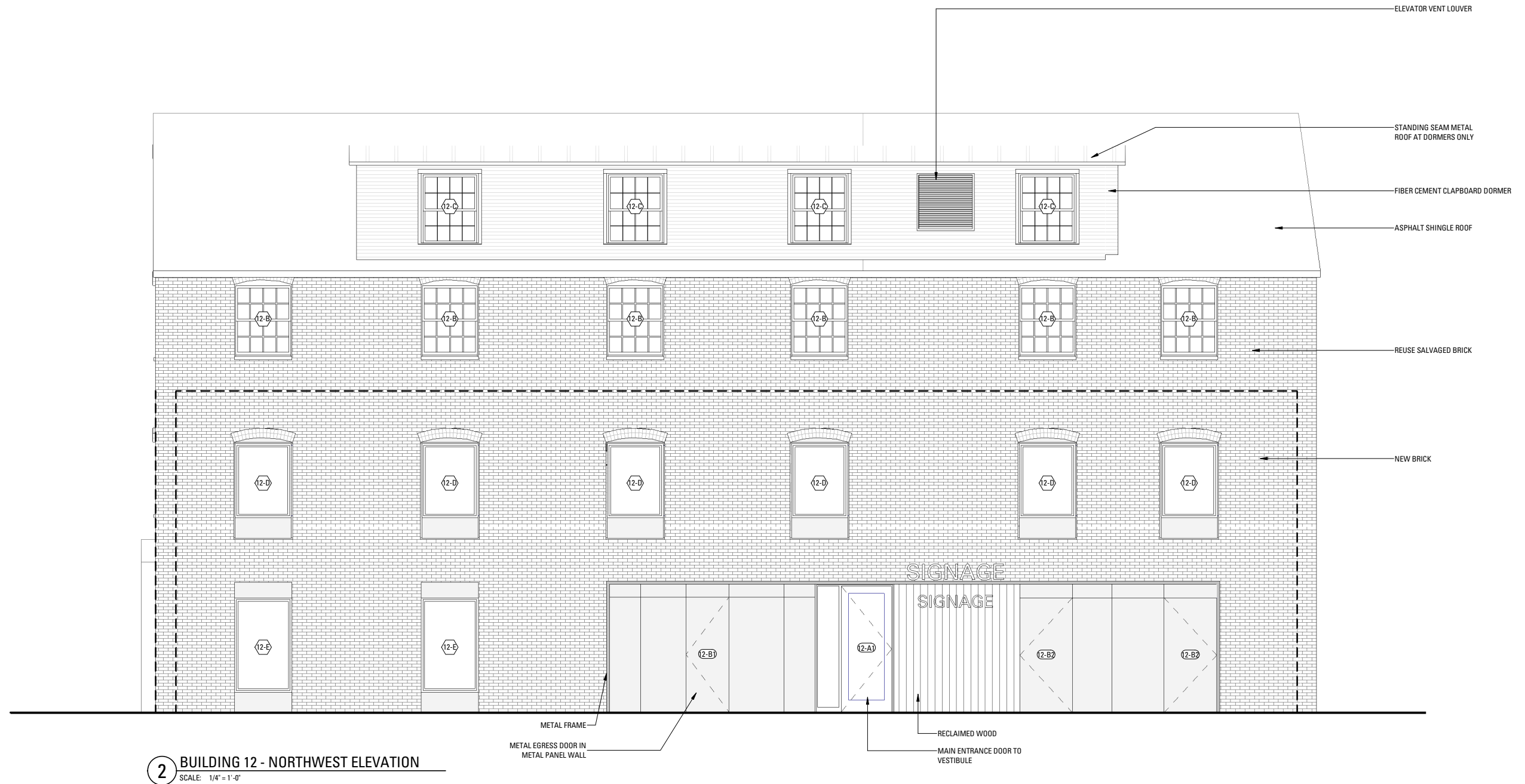


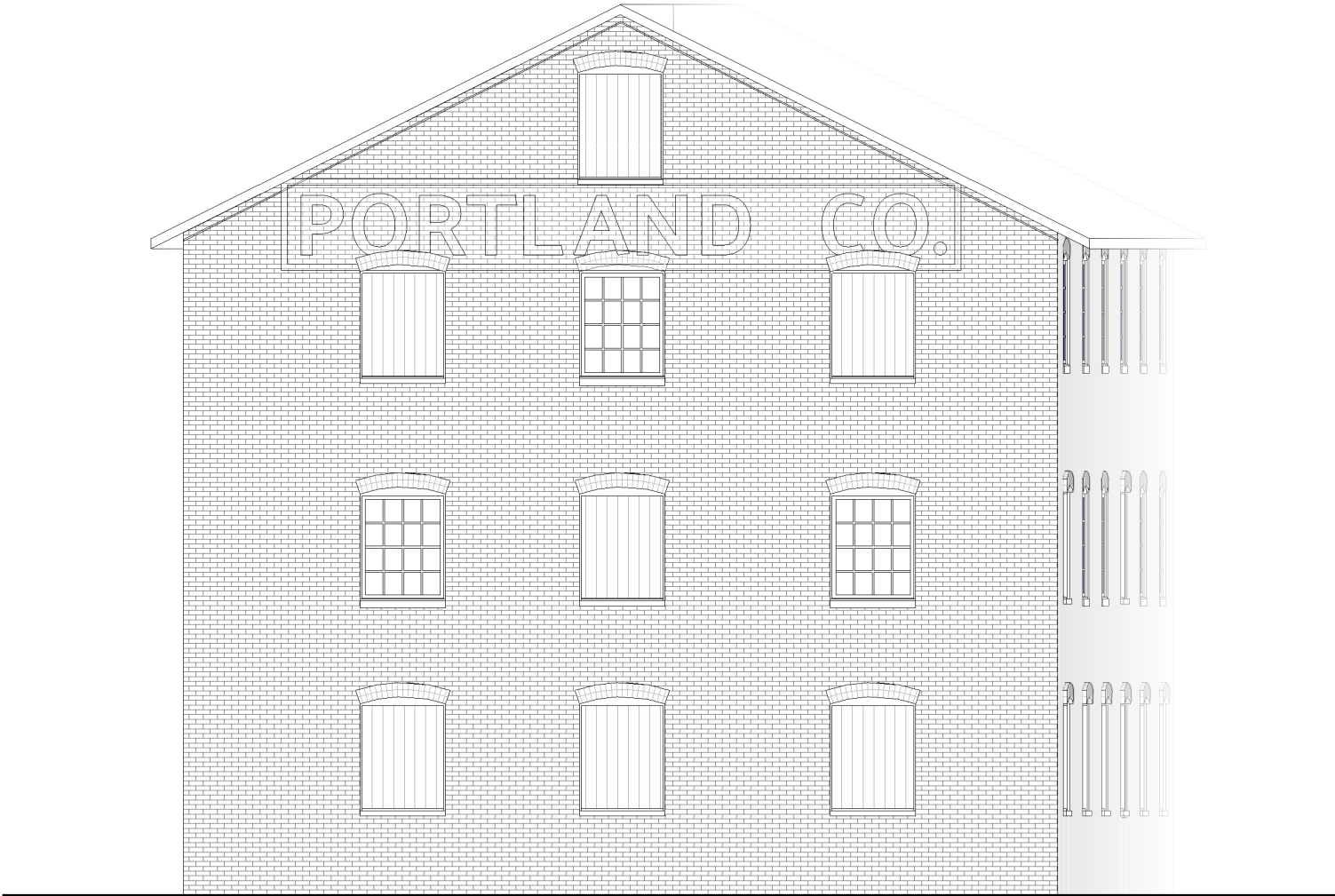
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BUILDING 12 - NORTHWEST ELEVATION

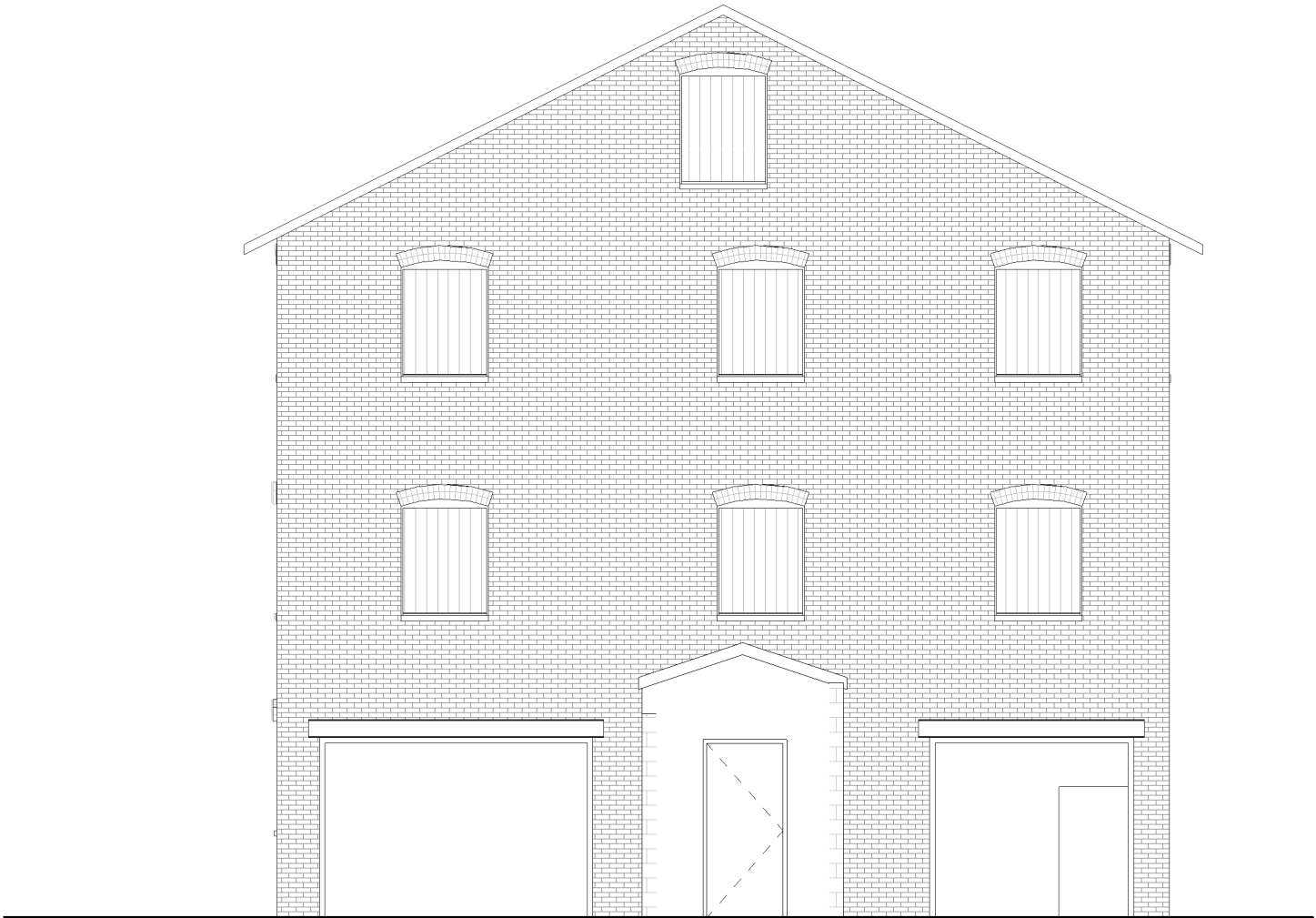
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Rev.	Date	Remarks



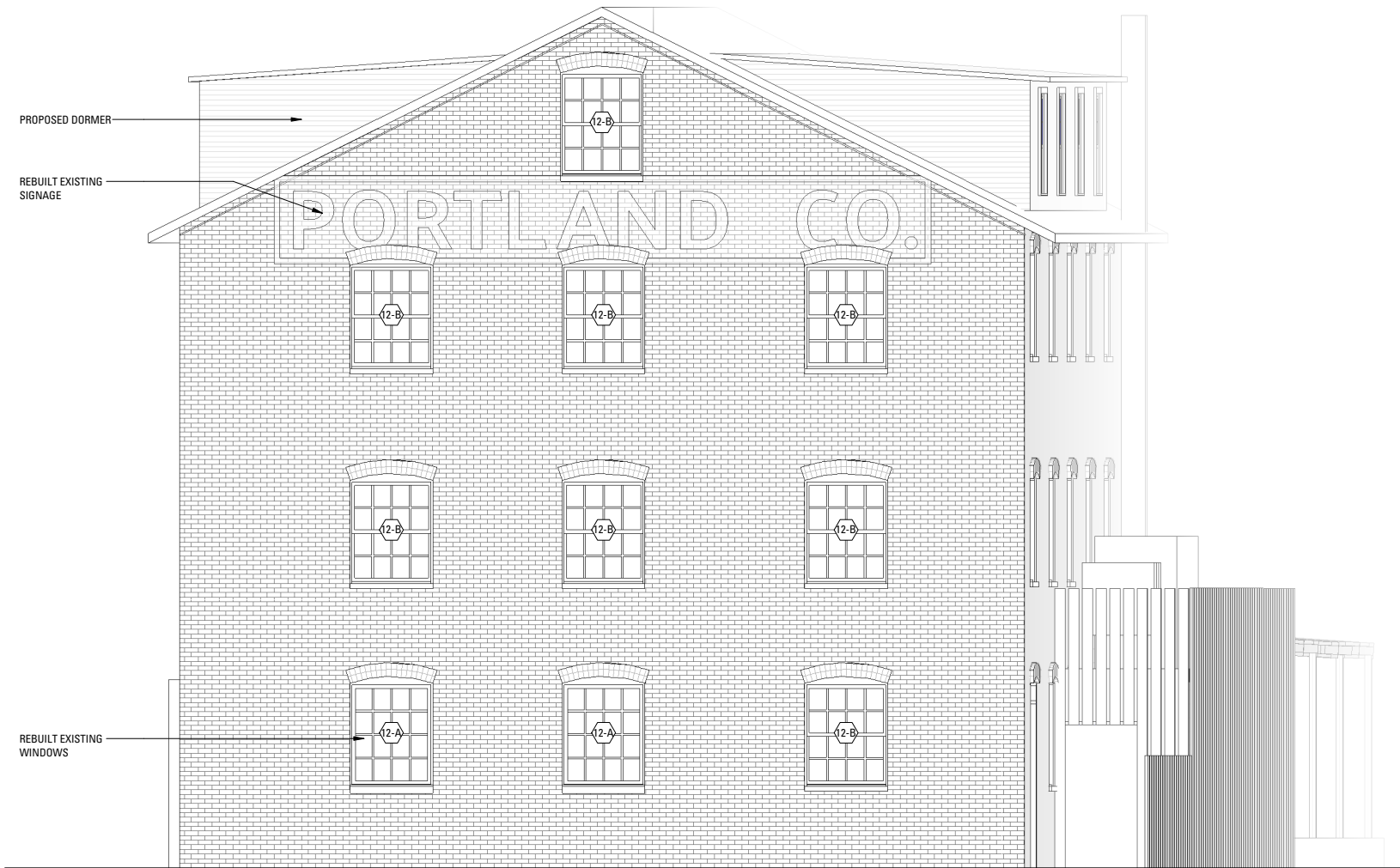


1 BUILDING 12 - SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING 12 - NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

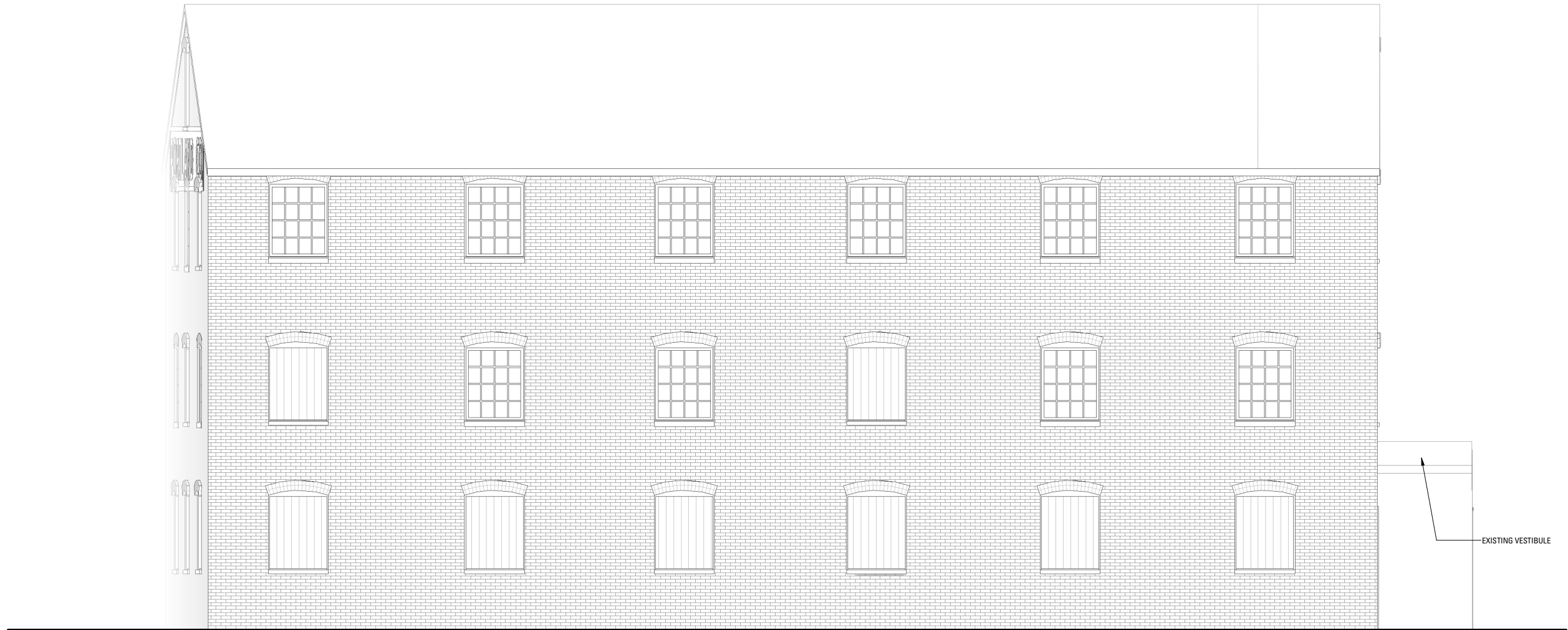
Rev.	Date	Remarks



2 BUILDING 12 - SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

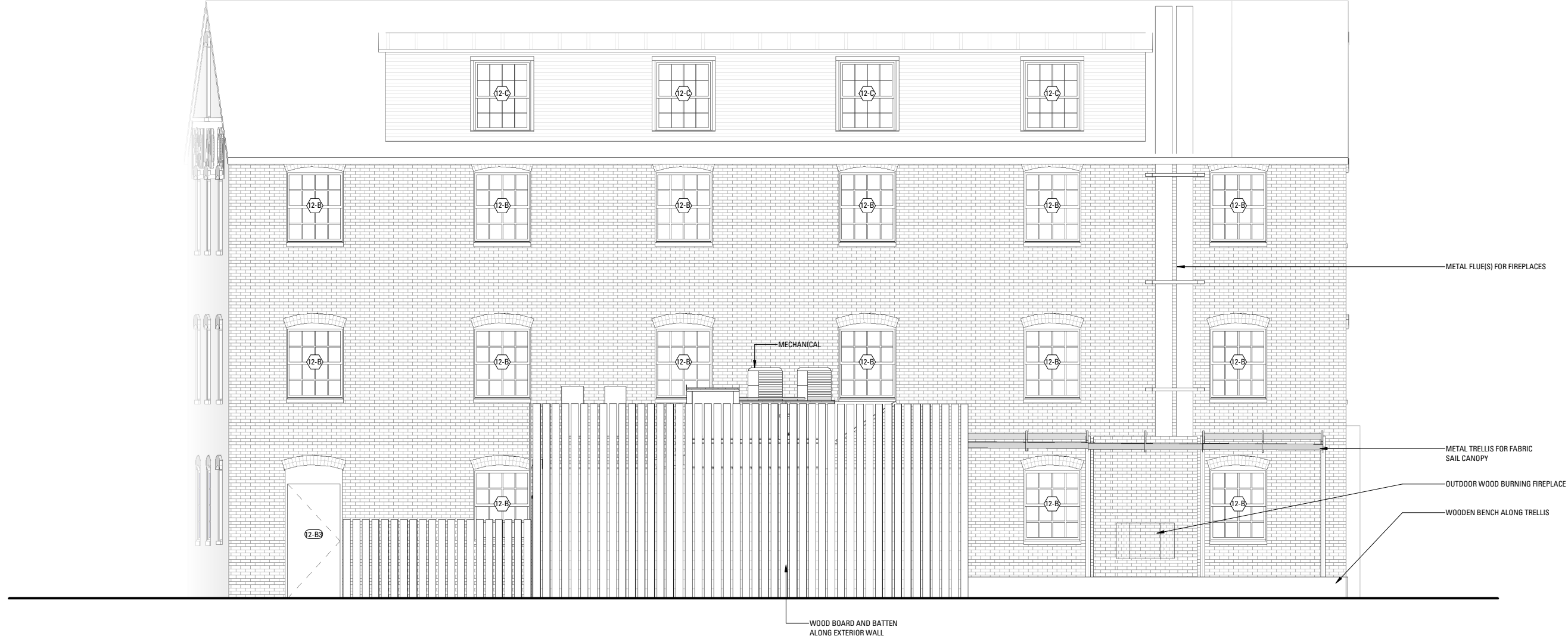


1 BUILDING 12 - NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



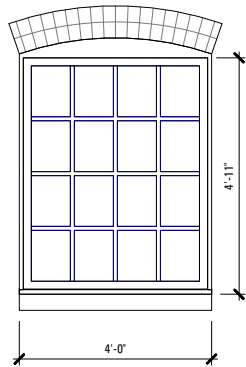
1 BUILDING 12 - SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks



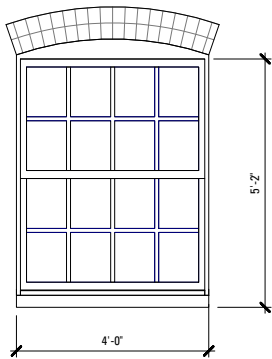
1 BUILDING 12 - SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks



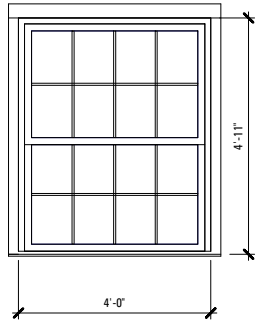
12-A

EXISTING WINDOW TO BE REBUILT



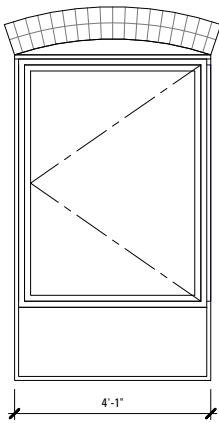
12-B

DOUBLE HUNG WINDOW TO REPLICATE
EXISTING PROFILE AND DIMENSIONS



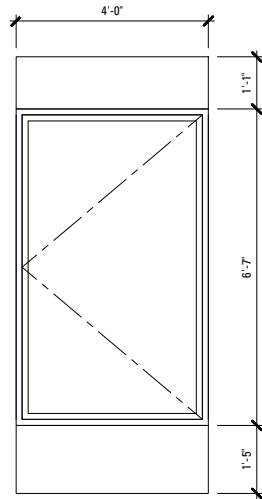
12-C

DOUBLE HUNG WINDOW TO REPLICATE
EXISTING DIMENSIONS



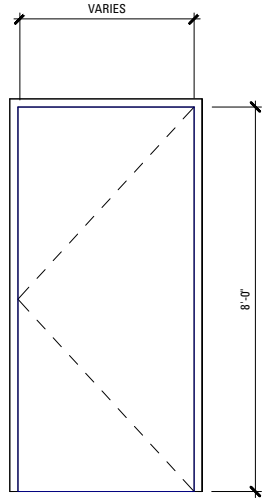
12-D

CASEMENT WINDOW



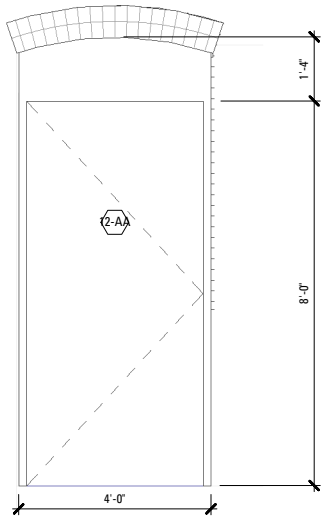
12-E

CASEMENT WINDOW



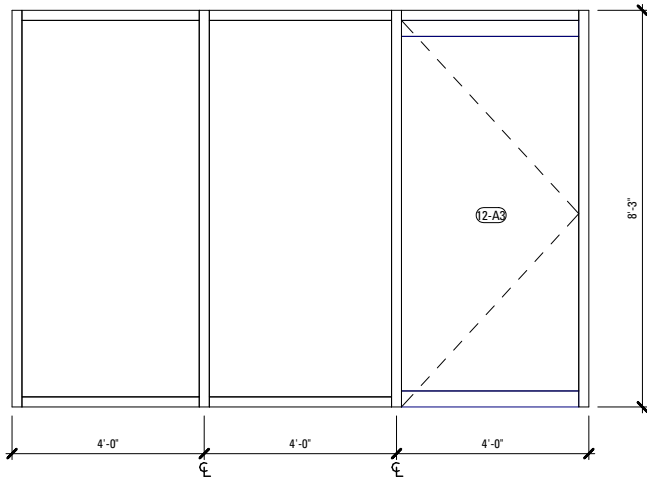
12-B1/B2

METAL DOOR AND FRAME



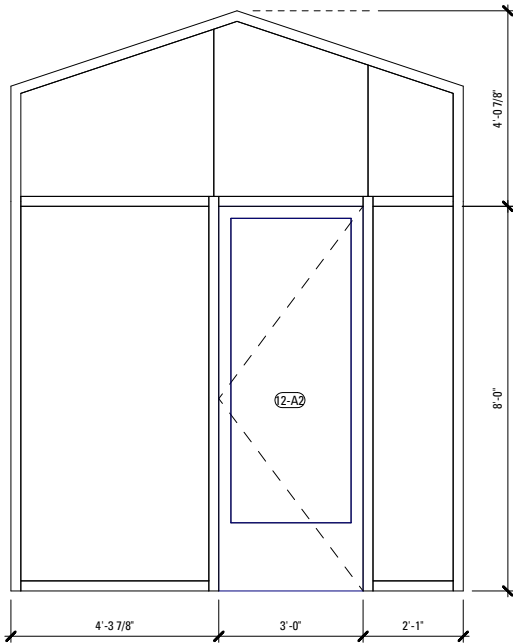
12-B3

METAL DOOR AND FRAME WITH CUSTOM HEAD



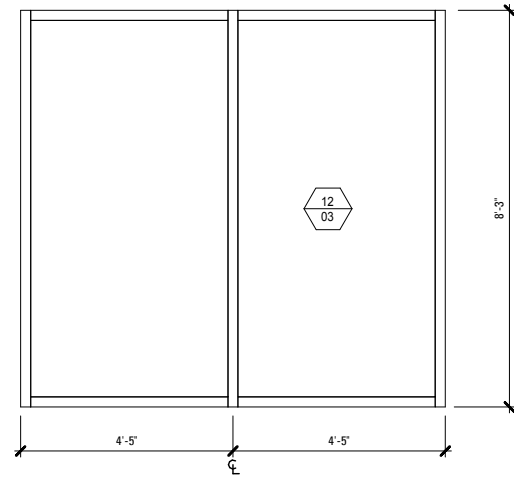
12 - STOREFRONT - 01

STEEL OR ALUMINUM STOREFRONT WITH NARROW PROFILE MULLIONS

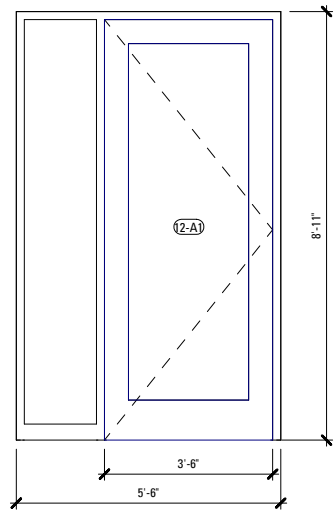


12 - STOREFRONT - 02

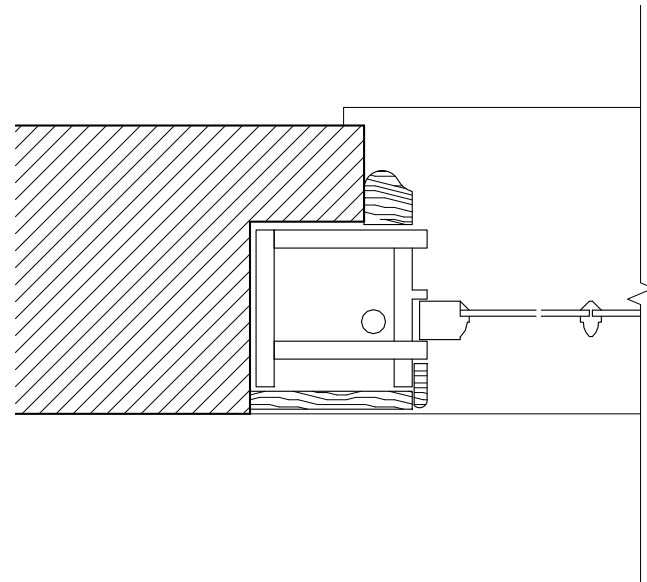
STEEL OR ALUMINUM STOREFRONT WITH NARROW PROFILE MULLIONS



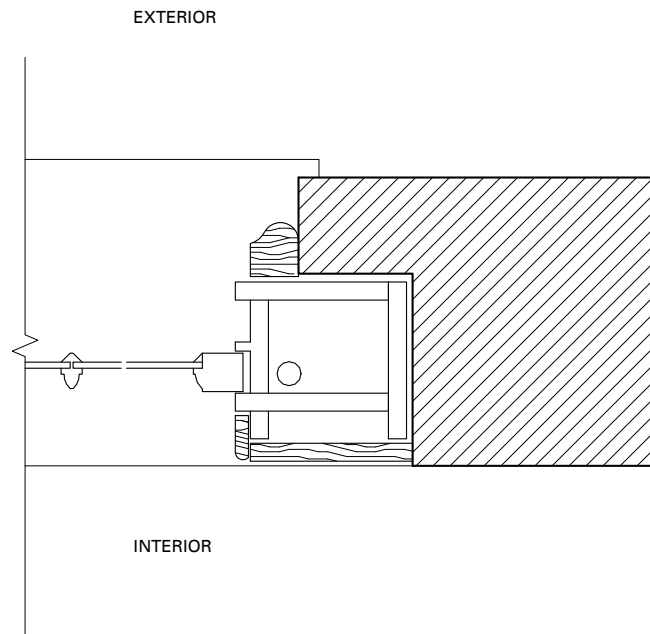
12 - STOREFRONT - 03



12 - STOREFRONT - 04

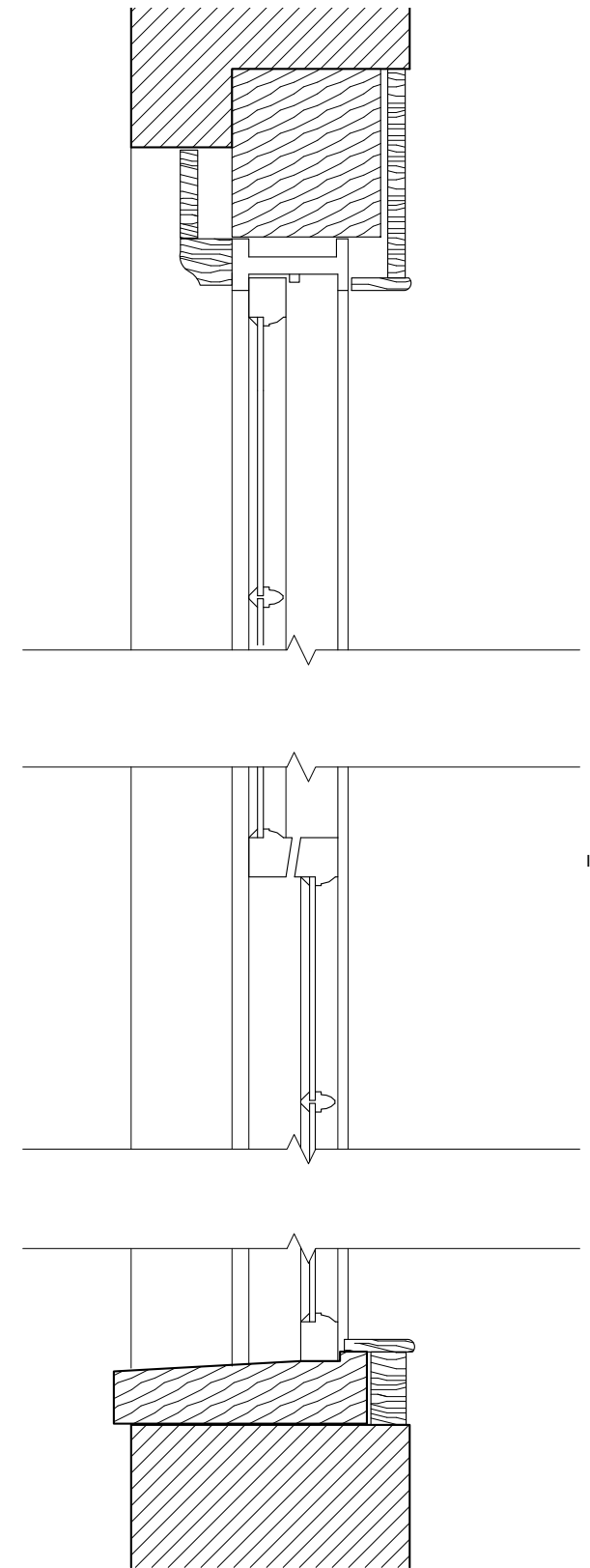


2 EXISTING WINDOW PLAN DETAIL
SCALE: 3" = 1'-0"



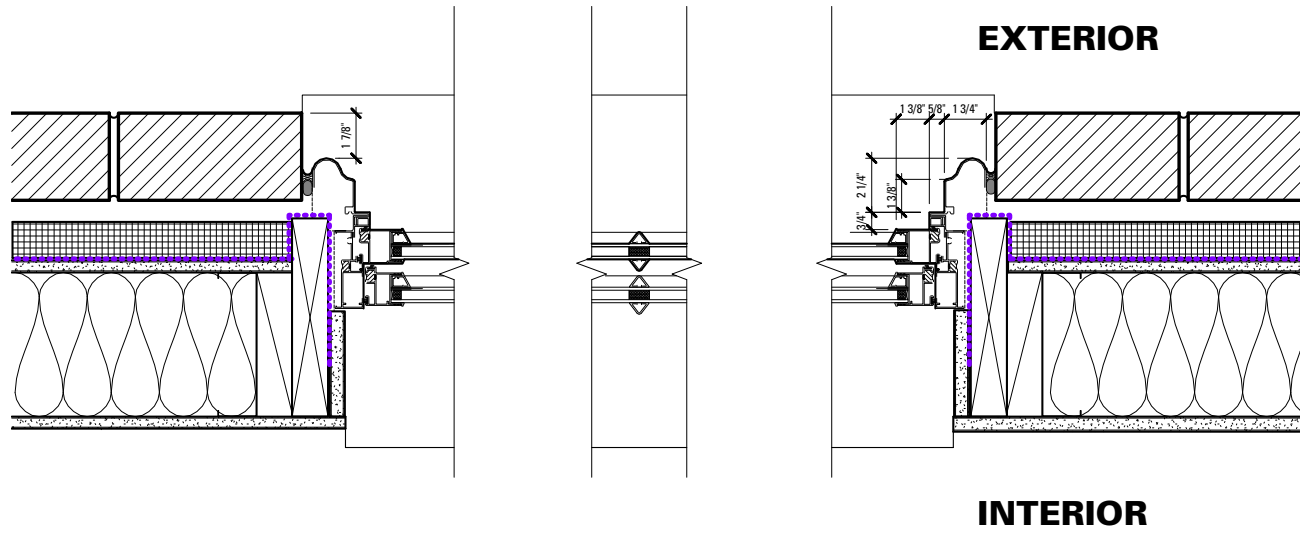
EXTERIOR

INTERIOR

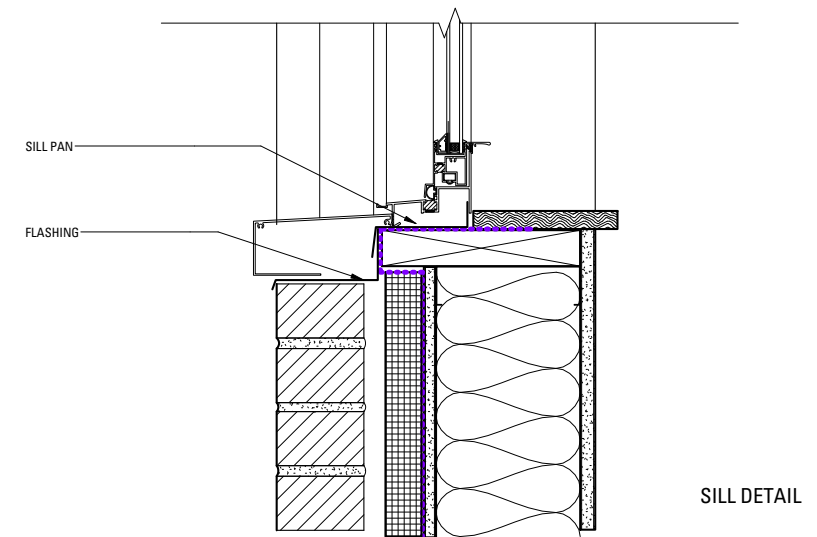
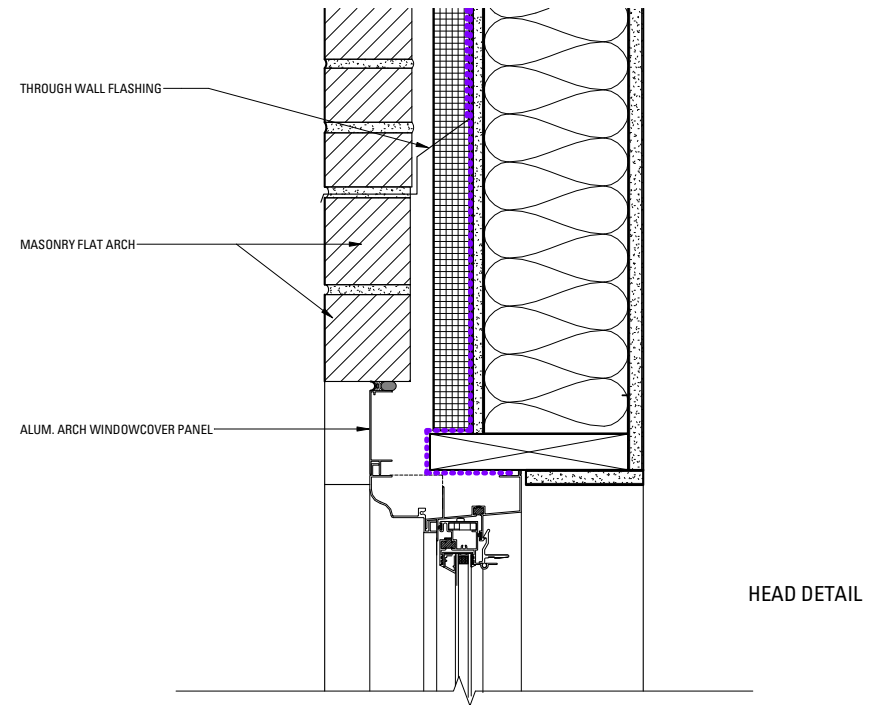


1 EXISTING WINDOW SECTION
SCALE: 3" = 1'-0"

Rev.	Date	Remarks



2 PROPOSED WINDOW - JAMB DETAIL
SCALE: 3" = 1'-0"



1 PROPOSED WINDOW - SECTION
SCALE: 3" = 1'-0"

Rev.	Date	Remarks

Appendix 1: Photos of Existing Pattern Storehouse Addition



West elevation (primary facade as seen from Thames Street). Portland Company sign will be replicated including variation in heights of letters and painting over window arches. Note Double hung sliding sash windows with meeting rails at 8/8 division. Eave molding profile continues at bottom of rafters on north and south facades.



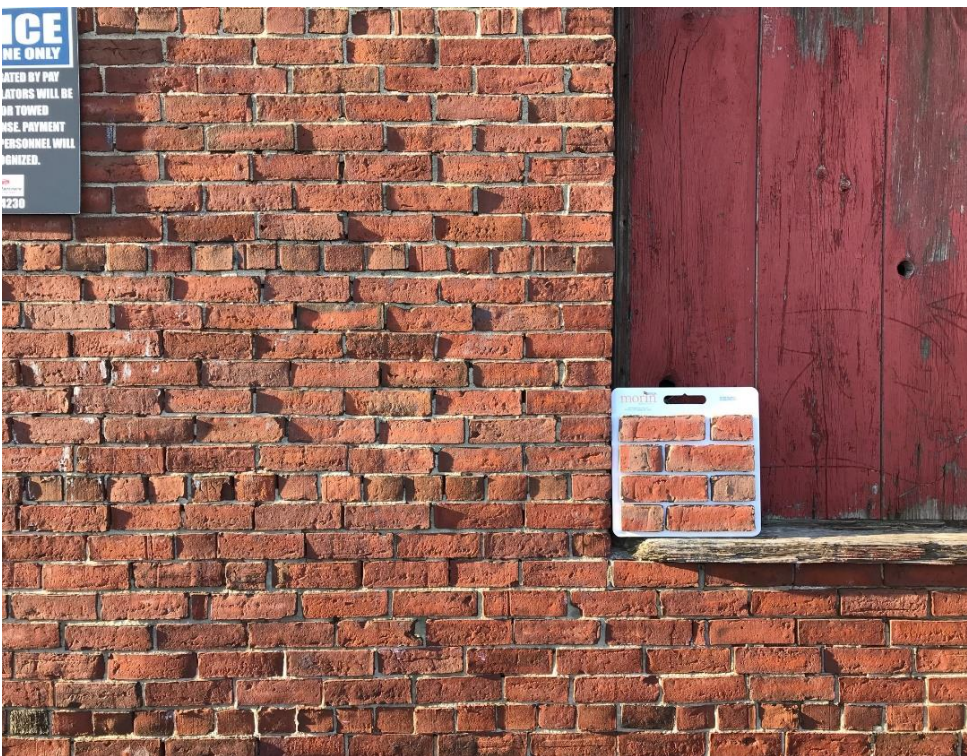
West and south elevations oriented as relocated Building 12 will stand in relation to views from narrow gauge and waterfront walking path after reconstruction. Proposed shed dormers will be set back from gable to emphasize west and east façade profiles.



South and west elevations showing window pattern, dark gray slate roof, and line of shed addition at sills of second floor windows.



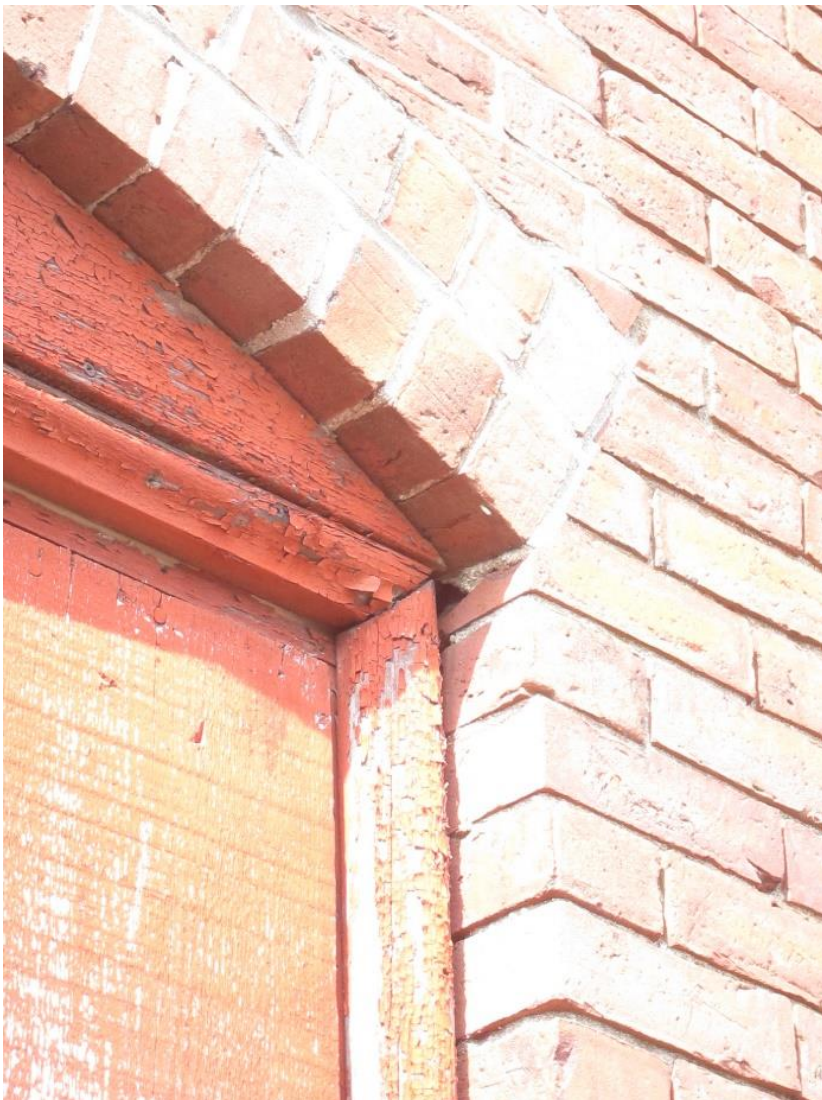
South and east elevations prior to demolition of Building 11 showing window pattern, large door openings at first floor with later vestibule at central door in wall of Building 12. Dark gray slate roof.



Original brick color and coursing with header bond eight courses apart. Wall face is not smooth. Note color and tone in comparison of possible supplement by Morin Brick Company. Note wood sill thickness.



Original brick opening for third story window. Molding under oversailing rafters and eave boarding with 3" deck and slate projection. Fixed sash with sixteen panes. Brick bonding with headers eight courses apart.



Original window solid head and brick mold beneath double header segmental arch. Approximately 2 1/2" exposed brick return at jamb. This molding is basis of proposed custom extrusion for new window assembly.



Brick mold and wood sill detail at window opening with brick return exposure. Red paint.



Sixteen-pane fixed sash in original brick opening with non-operable frame.



Sixteen-pane double-hung sliding sash exterior with wooden sill



Steel lintel at large door opening on east elevation. Channel is less than three courses deep. Note steel seat and return bricks on alternate courses.



Corroded steel lintel at large door opening on east elevation. Channel is less than three courses deep. Approximately 12" deep in wall face. Note steel seat and return bricks on alternate courses.



Brick return at large door opening on east façade. Triple wythe under steel channels. No external door.



Southeast corner brick at large door opening. Three stretcher bricks. Header bond seven courses apart.

Fwd: 58 Fore St.

Deb Andrews <dga@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Wed, Aug 7, 2019 at 10:57 AM

fyi

----- Forwarded message -----
From: **Julius Ciembroniewicz** <jciemb@gmail.com>
Date: Wed, Aug 7, 2019 at 8:00 AM
Subject: [58 Fore St.](#)
To: <dga@portlandmaine.gov>

Ms. Andrews --

I'm writing in connection with the [58 Fore St.](#) project, namely the dismantling, relocating and reconstructing of the Pattern Storehouse. By dismantling, relocating and now modernizing (adding dormers, elevator, restaurant, etc), the developers are obliterating the historic integrity of the structure.

The City of Portland is giving its historic integrity away, brick by brick, to developers that are taking a mile when they receive an inch from the City. The developers only care about \$ and themselves; please protect our City, its waning identity and its historic integrity. Otherwise, it really isn't much of a City anymore.

I oppose the dismantling and relocation -- which sounds like already occurred -- and I certainly opposed the dormers and modernization of a historic building. The developer plans to decimate pretty much everything else on the lot, so this would be a small consolation.

Thanks for the important work that you do.

Regards,

Julius Ciembroniewicz
[55 Morning Street, Unit 4-2](#)
Portland, ME 04101

--

Deb Andrews
Historic Preservation Program Manager
City of Portland
[389 Congress Street](#)
[Portland, Maine 04101](#)
(207) 874-8726

Eastern Waterfront

Maggy W <mswnola@gmail.com>

Aug 2, 2019 7:11 PM

Posted in group: **Planning Board**

Dear Planning Department and members of the Planning Board, all throughout the hearings for the 58 Fore Street Master Plan, we were told our "View Corridors" down the streets of Munjoy Hill would be protected. Thanks to the new Marina, this is the pedestrians' and residents' summer View Corridor down St. Lawrence Street. Constant reminders of how the 1% are usurping the benefits of the other 99%.

Please do not allow the marina to park huge luxury yachts in our view corridors!

Maggy Wolf
28 Saint Lawrence





**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
58 FORE STREET, PORTLAND COMPANY HISTORIC DISTRICT**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: August 29, 2019
RE: September 4, 2019 **WORKSHOP – Overview of Proposed Scope of
Work within Portland Company
Historic District (“Block 2” of
58 Fore Street property)**

Address: 58 Fore Street, Block 2
Block 2 encompasses all structures within the Portland Company Historic District with the exception of Building 12

Applicant: Portland Foreside Development Company
Kevin Costello and Casey Prentice, Principals
David Senus, Project Manager

Project Architect: Henry Moss, Bruner/Cott Architects

Landscape Architect: Michael Boucher, Michael Boucher Landscape Architecture

Introduction

The Portland Foreside Development Company recently submitted an application for the rehabilitation and adaptive reuse of all of the remaining historic structures within the boundaries of the Portland Company Historic District, with the exception of Building 12. The applicants refer to this portion of their overall 58 Fore Street property as “Block 2”. The application calls for repairs, alterations and additions to the historic structures, infill construction within the building wall abutting Fore Street and a comprehensive program of site improvements within the district boundaries. Henry Moss of Bruner/Cott Architects is serving as project architect for Block 2. Michael Boucher is the landscape architect.

Needless to say, an application of this size and scope is unusual and the Board’s review process will need to be structured to ensure that every aspect of the project receives careful consideration. Given the nature of the Portland Company Historic District, however, where all of the historic structures are related in function, building type and

architectural expression and where every building represents an integral element of a single complex, it is ideal that any plan begin by addressing the entire complex at once and that the plans for any given building are developed in consideration of the whole.

On Wednesday, Mr. Moss will provide an overview of the applicant's plans for the entirety of Block 2, outlining the design team's overall approach to the project, identifying the constraints and opportunities presented by individual structures within the complex, and describing their program of repairs, building alterations and additions, infill construction and site improvements.

Given time constraints, Wednesday's workshop is intended to be introductory only. Apart from general questions and comments about the overall plan, Board members are encouraged to reserve specific comments and discussion for future workshops. Staff is working with the design team to break down the review process to make it manageable and allow for thorough consideration of all aspects of the proposal.

Staff has enclosed for the Board's reference an axonometric view of Block 2 as shown in the approved Master Development Plan for 58 Fore Street. Also enclosed is a copy of the HP Board's letter of recommendation regarding the MDP to the Planning Board that outlines its conditions of recommendation.

ATTACHMENTS

1. Project narrative
2. Summary presentation
3. Historic and current views, with annotations
4. Architectural drawings
5. Site/Landscape plans
6. 2016 HP Board letter of recommendation to Planning Board re: Master Development Plan
7. Marked-up axonometric view of historic core showing HP Board conditions of recommendation

Portland Foreside Development Company
Bruner/Cott Architects

Portland Foreside Block 2
Certificate of Appropriateness Application
August 6, 2019

Project Overview

All buildings remaining in the Portland Company Historic District following the PHPB's approved site clearance are now planned for rehabilitation and reuse within the framework of the *Secretary of the Interior's Standards*. Where structures are basically sound, their architecture will be adapted to house new uses that are consistent with their interior spaces and original facades. Seismic, accessibility, thermal resistance, and environmental health requirements apply additional overlays that affect the original building fabric. The design approach consistently attempts to manage these and other code constraints with a minimum of change to the buildings' exterior architecture. Over the past century and half, structural problems have accumulated as wrought iron brick ties corroded, granite sills cracked through uplift, exterior walls bulged away from the floors and roofs they support, wood windows and wood siding lost their integrity. Most design changes involve new public entrances at existing openings, often utilizing existing windows or large doorways. Today's mechanical equipment requirements necessitate exterior placement of machinery and rooftop enclosures are designed to minimize their distraction from the massing and key rooflines within the historic district. Window replacement replicates the original wood profiles and pane sizes utilizing custom extrusions in aluminum for insulated glazing units.

Consigli Construction's demolition teams salvaged and palletized brick from buildings as they took them down and Bruner/Cott indicated where they matched masonry in buildings that are to be rehabilitated. Masonry repairs will be extensive, because several buildings' exterior wythe of brick is now detached from the structural wall, but new helical stainless steel anchors will be inserted through brick joints prior to repointing. Tests are currently underway to determine their frequency and to demonstrate how to keep them invisible.

New construction along the Fore Street embankment will replace lost clapboard façade areas and floors of Building 14 and create new pedestrian bridges. The design focus is to maintain the character of the narrow alley from within the space along the north side of Building 2 and Building 3 by maintaining the massing along the embankment until the townhouses that rise beyond an opening at the restored Building 16. Bridges across the alley will reinforce its historic image from within the space and from views as people approach from the plaza and from Fore Street.

New construction at Building 2 is at roof level for set-back shed dormers that replace the overhanging third floor extension from the 1920's. Construction continues to rise above Building 2 to enclose mechanical equipment that serves all spaces below. New construction along the south edge of the site at Buildings 6A and 6B will include rebuilding of a metal-clad late addition at Building 6B along with a

new enclosure at 6A for vertical circulation. Construction will include rebuilding the existing pedestrian bridge that crosses to Building 2. New construction is designed to be compatible with host buildings while avoiding mimicry and maintaining contrast with materials of new buildings on nearby parcels.

The site will be reworked to install utilities, manage storm water and storm surges, and re-landscaped to improve accessibility. The new surface will be medium-dark basalt paving. Much of the site was originally granite Belgian Block (plus railway tracks, stacks of rails and planks, and mud).

Exterior lighting has three functions within the historic district. Pole lights and occasional bollard lights guide traffic and illuminate public pedestrian areas. Façade lighting mildly accentuates building elevations to emphasize their architectural value and highlight painted signs created by the Portland Company on Buildings 24 and 12. A third level of exterior lighting features arrays of fixtures to animate outdoor spaces; such as string lights in the Narrow Alley along the north side of Building 2.

The 1895 Pattern Storehouse reconstruction (Building 12) is the subject of a closely related, but separate Certificate of Appropriateness application.

The buildings included in this Block 2 application are as follows and will be addressed individually:

- **Building 2, c. 1845 Machine Shop.** Removal of Building 1, 1914 Erecting Building, the addition that had almost completely obscured the west elevation of Building 2 exposed large scale, integral openings at ground level.
 - **Character-defining Elements:** West elevation and south elevations will dominate perception of Building 2 as development creates views of this frontage across an open plaza. Corbelled brick cornices emphasize the gables and eave lines. Large 25/25 lite windows alternate with brick façade piers that repeat for the building's full length. An enclosed bridge connects at 2nd floor level to Building 6A near the party wall at Building 3. Large openings at ground level at the west façade with steel channels recall the movement of goods and equipment from Building 2 into the adjacent Erecting Building. Typical window openings have exposed rough-faced granite lintels and sills. A granite foundation cap is buried or revealed depending upon adjacent outdoor pavement levels.
 - **Existing Condition:** Building 2 survived two major campaigns of alteration, (a) 1914 construction of Building 1 with embedded structural steel and changed window openings in the west elevation; and (b) 1920's 3rd story expansion of cantilevered office and drafting spaces through both north and south roofs. Wood windows are original and in very poor condition. Masonry facades are remarkably sound considering that the wrought iron ties that secured the outer wythe of the brick facades have consistently failed due to corrosion. Granite sills at ground level are frequently broken in half while lintels are consistently intact.
 - **Proposed Treatment:** The original three-dimensional form of Building 2 will be re-established by removal of the over-sailing 3rd floor expansion on north and south slopes and replacement with shed dormers that are held back from the west pediment and from the reconstructed cornice brickwork on the long elevations. Existing windows will be replicated in aluminum with sashes and brick molds to match the wooden originals. Windows will be

red to maintain their visual relationship to the brick facades. At roof level the color of the dormers will be gray, espousing the design strategy that newly built elements will not match the dark red color that the Portland Company once applied over the site as a whole, rather select an understated color to signify a new element in the overall site. Proposed masonry treatments include insertion of helical anchors at brick joints calculated to secure the outer wythe and minimize reconstruction. Embedded steel and other Building 1 remnants will be removed and replaced with bricks to match adjacent areas. Glazed infill at large openings will be aluminum or steel curtain wall designed to emphasize the scale of industrial openings. The existing first floor level of Building 2 will be raised about 2' to meet a more uniform exterior grade calculated to avoid flooding during storm surges. This will not affect how the exterior of the building will be seen. On the north elevation three panels of structural brick that flank window openings will be replaced by 8' wide doors to connect the interior of Building 2 to public outdoor space in the narrow alley along the embankment buildings. There will be a new bridge from the third floor of Building 2 to Building 24. The original sills that were cracked by frost heave will be repaired *in situ*. One sill and brick spandrel will be removed to make a public entrance to the market hall inside Building 2. New doors will be glazed steel or aluminum but flanking brick and granite lintels will remain intact. Pedestrian bridges to Building 24 at the second and third floor levels will be repaired and used for egress. The pedestrian bridge at Building 14/15 will be redesigned and rebuilt to allow direct connection to the second floor of Building 2 within a partially glazed enclosure with aluminum or steel external framing. The pitched roof of Building 2 will be rebuilt with gray asphalt shingles and the low-sloped dormer roofs will be clad with grey membrane and upstanding tees of the same material.

- **Building 3, c. 1847 Machine Shop first floor, 1895 second floor:** Building 3 began as a single-story building. Its brick walls with corbelled cornices, granite lintels and sills, and large multi-pane sash windows established the architecture of Building 2, where construction followed soon afterwards. The 1895 addition of an upper story must have coincided with construction of the adjacent Foundry, Building 4. These changes drastically altered the appearance of the original structure and the new upper floor placed additional loads on the original brick below. An inserted freight equipment portal in the southwest corner of Building 3 broke the repetition of piers and windows and the construction of Building 4's two phases completely obscured the east façade.
 - **Character-defining Elements:** Brick walls with the 1847 cornice half-way up emphasize the original architecture and mark the upper story addition along the north and south elevations. Large red 25/25 lite windows alternate with brick façade piers that repeat along the building's full length except where new portals were introduced and windows infilled with brick. The brick façade has granite lintels and sills at first floor and brick segmental arches on the later upper story. A non-historic, open bridge connects at 2nd floor level to a recent exterior stair on the north facade. Two large openings at first and second floors remain in the east façade along with a large wooden jib crane. The sloped roof of Building 3

is most significant when viewed from above along Fore Street. A glazed light monitor commands the ridge, roughly centered over the interior of Building 3.

- **Existing Condition:** Brick walls at 1st floor and the 1847 cornice are in poor condition because of the additional floor loads from above, poor structural restraint, and failed brick ties. Many panels between window openings have outer wythes detached by two inches or more with the cavity filled with mortar debris. Some failures were so severe that entire panels were reconstructed in the past. Others are at the point of collapse. Large double hung sliding sash windows are original wood frame, sash, and moldings- all at the end of their useful life. Granite lintels are intact while sills at first floor are frequently cracked. The open bridge at 2nd floor level is in good condition, but will be rebuilt to suit the reconfigured embankment buildings. Two large openings at first and second floors facing Building 4 are in fair condition, but their sliding doors are not weather-proof. The two-story tall wooden jib crane appears sound enough to retain as part of restoration of the east façade and incorporation of a single structural bay of the original Building 4. The sloped roof of Building 3 is covered with asphalt shingles that have failed. The glazed light monitor at the ridge is a deteriorated enclosure but seems to have reusable wooden framing within.
- **Proposed Treatment:** Masonry failures of brick outer wythes and the 1847 cornice will be extensively anchored or rebuilt according to the extent of deflection and detachment. Windows will be replaced in aluminum to match the originals. Granite lintels and sills at first floor and brick segmental arches on the later upper story will remain in place with epoxy mortar repairs at sill cracks. The new main entrance to the market halls and event spaces from plaza level will be built where the equipment portal occurs at the southwest connection to Building 2. The east elevation will be stripped of paint with two new window openings at first floor level to allow light into the interior while maintaining the overall opacity of that facade. New glazed doorways will occupy the large freight door openings in the east façade. The wooden jib crane will be repaired with a minimum of alteration to its appearance (lead paint intactness is the issue). The non-historic, open bridge at the north façade will be rebuilt to allow for emergency egress from the 2nd floor event space. The sloped roof of Building 3 facing Fore Street will be recovered in gray asphalt shingles selected to match slate sizes and a continuous outdoor deck installed along the south elevation where the existing roof is flat. The glazed light monitor will be rebuilt to match its original appearance- but with new windows and roof covering. The most significant alteration at roof level for the west end of Building 3 and the east end of Building 2 is construction of an enclosure for mechanical equipment to serve both buildings. The design and engineering of this installation has focused on limiting its footprint and height so that the primary massing of the original buildings remains legible at a glance. The enclosure material will be metal cladding of an industrial character and colored recessively to minimize discontinuity with the roof.
- **Building 4 single-bay, 1895 Foundry:** Building 4 is currently slated for removal. The steel structure of the bay originally attached to Building 3 is proposed for retention, repair, and altered at 2nd floor level to provide an outdoor deck connected to the event space in Building 3

that can allow an unobstructed view to the waterfront past Building 6B. Its original width was less than that of Building 3, but later, lower additions to the north and south elevations made it wider.

- **Character-defining Elements:** The sectional profile with its supporting steel columns, trusses, and beams. Roof profile with framing for the overall zone of monitor glazing.
 - **Existing Condition:** The later single-story side additions were framed in back-to-back steel channels that are exposed through the brick walls and deeply corroded. Steel columns and beams are bolted steel sections on concrete footings. The upper monitor trusses are supported by steel posts that rise alongside the main columns and will need new connections. All the steel is painted. The unpainted wooden roof decks of the portion may be too unsound to remain in place, but the intention is to repair and reroof them.
 - **Proposed Treatment:** Attach monitor steel to primary columns. Alter columns' steel and concrete footings as necessary for raised site elevation to 15'. Remove flaking paint from steel. Make roof deck upper surface sound and replace asphalt shingles. Install new wood deck and steel balustrade at existing 2nd floor wide opening framed to accommodate the wooden crane at Building 3.
- **Building 6A, c. 1896-1903 first floor offices and upper floors machine shops:** Removal of Buildings 7 and 10 and alignment with the Thames Street extension make the west façade of Building 6A prominent as people approach the site from Portland's downtown. It will be seen with the relocated Building 12 as a marker of the Portland Company Historic District. Building 6A never had an entrance on its west façade. The proposed treatment includes construction of a new entrance across existing window openings with a canopy supported by cast iron columns salvaged from Building 7.
 - **Character-defining Elements:** Brick facades with widely spaced punched window openings and very low roof slopes. Cast iron terminals of tension rods may be original. The easternmost bays of Building 6A were built over the west end of Building 6B and supported on its wooden trusses. The east façade appears to have been framed in timber and clad in wood siding to reduce its dead load on the trusses below. Multi-pane windows were replaced with 1/1 sashes on the 2nd floor. The 2nd floor pedestrian bridge that connects to Building 2 connects at the enclosure for an elevator that rises above the roof of Building 6A in two steps increasing visibility from Thames Street.
 - **Existing Condition:** Masonry in the exterior walls was never well-bonded and displacement of outer wythes along with vertical cracking are problems on the north and south elevations. Original windows are in poor condition.
 - **Proposed Treatment:** Building 6A will incorporate new additions- new egress stair enclosure, a rebuilt elevator shaft, and rebuilt bridge connecting to Building 2. These new facades will be clad in a combination of metal shingles, metal panels, and glazed aluminum storefront. There are opportunities on the elevator shaft and new egress stair enclosure for identification signage as these will be visible from Thames Street. The new main entrance in the west façade will be under a glazed canopy

supported by 15' high cast iron columns from Building 7. Windows will be aluminum replicas of the multi-pane originals on all floors. The east elevation will be re-clad in painted clapboard designed to be consistent with the original wood siding.

- **Bridge from Building 6A to Building 2, c. 1906:** The narrow, single-story pedestrian bridge spans across the proposed plaza between Building 6A and Building 2 near the proposed market hall entrance in Building 3. The existing bridge is supported by the brick wall at Building 2, two sets of exposed steel columns on concrete footings, and a large timber frame of sloping 12"x12" members at Building 6A. The bridge is an important visual marker guiding people to the market hall and plaza activities. Its internal use is secondary, but links event spaces at 2nd floor level from Building 2 to Building 6A.
 - **Character-defining Elements:** The existing bridge establishes a relatively delicate link between two large brick buildings and is seen as associated with the vertical elevator enclosure at Building 6A. Original cladding is unproven, but assumed to have been wood. Windows are residential in scale. The pitched roof, structural supports, and exposed underside above the plaza contribute to the contrast between the bridge and the two brick buildings it connects.
 - **Existing Condition:** The existing bridge is in poor condition in terms of enclosure and structure. Its narrow corridor reflected the width of the Building 2 window, but with an awkward widening at its connection to the wall. The bridge is too poorly constructed to be repaired.
 - **Proposed Treatment:** The bridge will be rebuilt in accordance with the original appearance of its west elevation including structural supports, wood cladding painted to match the dark red color that Portland Company applied throughout the site, and new windows.
- **Building 6B, c. 1850 Blacksmith and Tank Shop with addition built between 1914 and 1949:** One of the site's earliest buildings predates the attached Building 6A and maintains a dialog with the lower story of Building 3 immediately across the paved zone that was for truck delivery and other industrial traffic. Its location suggests retail uses that continue through from Building 6A with connections to outdoor uses along both north and south elevations. The north addition from the 20th century was a wooden shed without architectural pretension, now covered with corrugated siding.
 - **Character-defining Elements:** Brick walls, granite lintels and sills, large multi-paned wood windows are the primary architectural features. Gabled roof terminates at the east end above a diamond-shaped fixed window opening (late alteration), a wide door for large equipment entry, and brick pilasters at the corners.
 - **Existing Conditions:** Exterior masonry is in good condition- both brickwork and granite. Windows are in poor condition. Roof shingles (asphalt) are worn out. The shed addition corresponds to the entire length of the north elevation where windows were removed and the original openings filled with brick. The north addition is too poorly built to

conserve and reuse. A relatively recent wooden egress stair is in poor condition and entirely out of character with the historic architecture of the site.

- **Proposed Treatment:** Rehabilitation of Building 6B will include restoration of existing masonry, replacement of wood windows with aluminum replicas, and new glazed entrances at the south and west elevations that utilize existing openings. Reconstruction of the envelope of the 1906 shed will introduce new glazing to the north elevation and original window locations in the brick wall of Building 6B will be re-opened. The shed will be clad in dark red corrugated metal panels patterned in alternating orientations between large glazed openings. The slab of Building 6B is slightly lower than the new site elevation planned for resilience at 15' above sea level, but existing granite lintels allow for new doors below their original heights without alteration.
- **Building 24, 1896-1909 Vault Storage:** Building 24 towers above other structures at the Fore Street edge of the Portland Company Historic District, is visible at a distance, and is emblazoned with a painted sign identifying the Portland Company site. Its small footprint has limited its past uses to documents storage and electrical vault with bridge connections to Building 2 at 2nd and 3rd floor levels. Its brick frontage on Fore Street continues with pilasters and recessed panels for three bays along the rising embankment. The primary structure is to remain unaltered in profile, material, and historic signage (Portland Company has not yet confirmed their permission to reuse its name in the historic signs on Building 24 and Building 12.)
 - **Character-defining Elements:** Brick elevations with infrequent punched windows, flat roof, painted sign, and open bridges to Building 2 are the significant features at Fore Street and above. The lowest story is field stone at the level of the "narrow alley" that passes between the embankment structures and along the north walls of Building 2 and Building 3.
 - **Existing Condition:** Masonry at Building 24 is in poor condition, especially as the field stone first story connects to the brick elevation alongside and above. Upper levels appear to be structurally sound with internal concrete vaults on steel beams. Windows and doors have been altered with brick infill and new openings. Extensive graffiti has disfigured accessible surfaces but the historic sign is clear enough to repaint.
 - **Proposed Treatment:** Masonry repairs will be extensive, especially at the bottom floor. Ground level door and window openings will remain with new millwork. New door openings will be coordinated with original window and door locations along Fore Street and at the existing entrance on the west elevation. Connection through the brick wall to new construction where Building 14 is as rebuilt will bring people in alongside Building 24. The existing entrance lobby at the west elevation will continue its linkage to the second floor event space in Building 2 via the existing bridge. A new bridge will connect at third floor level to Building 2. The painted sign will be restored or completely repainted and lit as a major location marker for the site.
- **Building 14, c. 1875 Drafting Room/Storage:** The wood-framed and clapboard-clad two-story building was residential in character compared to the adjacent masonry structures. Fieldstone

buttress walls and the massive seawall were concealed from view along the narrow alley. Its reconstruction is intended to activate the ground level and invite visual contact with the stone walls.

- **Character-defining Elements:** The lighter construction of Building 14 with clapboards and residential-scale windows was its distinguishing characteristic.
 - **Existing Condition:** Collapsed, demolished.
 - **Proposed Treatment:** New construction with metal cladding to contrast with brick and stone, sloping roof in gray asphalt shingles, contemporary glazing at 2nd floor and translucent polycarbonate doors that can open full-width at pedestrian level for “pop-up” retail. The ground floor that will open to the narrow alley with programming that links to the public market, although on a more temporary basis. These pop-up shops will be faced with rear-lit translucent polycarbonate openings. The original stone sea wall and buttresses will be exposed within the shops. Above the ground level there will be new construction, wood clad in a gray color, to distinguish this element from the existing red brick found throughout the site. Connecting Building 14 and 24 is a terrace with a weathering steel guard rail element. This material will continue as the shallow Juliet balcony cladding at the second floor. The new pedestrian bridge will connect buildings 14/15 with building 2 at their second floor levels. Cladding for the bridge will be contemporary in character with visually light metal and full-height glazing.
- **Building 15, c. 1850’s Boiler House/Brass Foundry:** Exterior brick piers and eave feature corbelled detail comparable to that at Building 2. The space retains original cast iron boilers and tank. Brick vaults penetrate the seawall underneath the south edge of Fore Street.
 - **Character-defining Elements:** Brick piers at party walls east and west.
 - **Existing Condition:** Brick piers are collapsed for much of their height. Bricks in place are in good condition.
 - **Proposed Treatment:** Reconstruct upper portions of two brick piers to original detail. Install new contemporary multi-paned glazed storefront with new central vertical support. Rebuild roof at original slope and install gray asphalt shingles. Retain one historic cast iron boiler in northeast corner of the space. Install new masonry floor with accessible connections to narrow alley and Building 16.
- **Building 16 c. 1850’s Boiler House/Brass Foundry:** The tall single-story brick elevation faces Building 3 across the narrow alley. Two large windows, two clerestory windows, and an enlarged opening spanned by a steel channel introduce significant transparency into the façade, inviting entrance into a space where the space expands upward under a sloping roof that spans to the Seawall. The building is in fair-to-poor condition overall, but its masonry elements of brick and granite can be repaired. The building will incorporate an outdoor fire pit in the base of its demolished foundry smokestack. Window openings will receive new glazing and the portal will be glazed with entry doors.

- **Character-defining Elements:** Brick façade, granite lintels, exposed steel channel above wide door opening, overhanging rafters at south façade, 25/25 window with small clerestories.
 - **Existing Condition:** Brick is in fair condition, but should be stable enough to repair with one uncertain area at clerestory level. Existing steel channels show very limited corrosion. Windows are face-fixed and reversed sashes, probably not from Building 16. Not salvageable. Original chimney remnant is exposed brick interior of chimney base.
 - **Proposed Treatment:** Restore brick and granite façade and make sound the chimney base to receive an open fire-pit. Repair and protect the steel channels at the wide opening. Install new aluminum windows and multi-paned storefront for continuity with Building 15 and to allow strong connection to the narrow alley. Glazed façade will provide deep views into the space revealing the character of the existing brick arches, stone walls, and tall cast iron boiler structure. Install new masonry floor (reinstate brick surface).
- **Fore Street Brick Wall (retention, disassembly and reconstruction)**
 - **Character-defining Elements:** Brick pilasters of story-height wall at Building 14 flank recessed panels with corbel above at granite coping. Lower walls along Building 15 and Building 16 are primarily seen as granite coping stones.
 - **Existing Condition:** Walls at Building 14 remain intact even after removal of the adjoining roof structure. Lower walls along Building 15 and Building 16 were too unstable to remain and have been removed with approval of PHPB staff after on-site documentation.
 - **Proposed Treatment:** The taller three bays along Building 14 will be restored with a single new opening for an entrance doorway from Fore Street. The low walls will be reconstructed using salvaged materials with an opening for an egress stair from Building 3 east of Building 16.
- **Fore Street Sea Wall**
 - **Character-defining Elements:** Massive granite with rough stonework until 1896 rebuild in ashlar.
 - **Existing Condition:** Rough stone inconsistently pointed from Building 24 to the east wall of Building 16. Large ashlar blocks beyond. Seawall was reconstructed in 1896 and now has an earth embankment and large fuel tanks between its battered lower story and low retaining walls to the south. The embankment keeps the wall from sliding to the south.
 - **Proposed Treatment:** The Fore Street Sea Wall will be kept intact between Building 16 and Block 4 of the development. The concrete and fieldstone retaining walls south of the sea wall will be reinforced with concrete foundation walls at single-story height. The space between these walls – approximately at a second story level – will be enclosed at a future date with a program to be determined, but will be accessible from the parking garage in Block 4 and from the pedestrian bridge from Building 3 that travels to the east

of Building 16. Below this, at ground level, will be a space for flexible programming. This space will communicate in section with the space above and be clad in translucent polycarbonate panels to match the cladding of the pop-up shops at the ground level of Building 14. The space will be bounded above by new townhouses and to the south by the narrow alleyway and Building 3 with the retained bay of Building 4.

- **Site and Landscape:** The new site treatment entails raising the finished ground level above predicted storm surge levels and elevating interior slabs to establish accessible entrances.
 - **Character-defining Elements:** Few original features remain among the Portland Company's railway tracks (standard and narrow-gauge), footprint indications of former buildings, and rough roadways up to Fore Street.
 - **Existing Condition:** The site is currently paved in deteriorated asphalt with highly variable surface conditions where different slab locations met pavement at entrances. Large areas are open soil and compacted rubble as site clearance has .
 - **Proposed Treatment:** The raised pavement will be medium gray natural stone (flame treated basalt) with sufficient depth to support vehicles and installed above an asphalt base with integral snow-melt piping, underground utilities, and fuel tanks. The extension of Thames Street will be paved identically. Grading is managed to provide drainage without curbs. The site surface will remain unbroken except for a few specific locations for deciduous trees and opportunities for natural vegetation to establish at exposed retaining walls.
- **Site Lighting:** No historic fixtures remain. The site is currently unlit except for security fixtures attached to buildings. The proposed treatment is coordinated with the lighting design for adjacent parcels. Thames Street will lead to the Portland Company Historic District with wooden pole lights and steel bollards to guide circulation and protect pedestrians. Plaza levels and west-facing facades at Building 24 and Building 2 will be lit from the roof of an adjoining parcel. The sign for Building 12 will be lit with an individual pole light. The passage along the south face of Building 2 will have a series of 14' tall wooden pole lights to illuminate the plaza and the building face. The west portion of the narrow alley will be lit with an overhead array of string lights. Beyond the bridges in the narrow alley and the main plaza south of Building 3, large pendant fixtures will be suspended from catenary cables.
- **Interpretive Material:** The development company's design team is working with their historian, Jacob Morrow-Spitzer to identify archival images that convey the nature of the individual buildings' industrial workspace and show the people who occupied places where visitors will naturally pause. Bruner/Cott's design intent is to select images for direct application to wall surfaces with almost no didactic text to show how spaces appeared to previous generations.

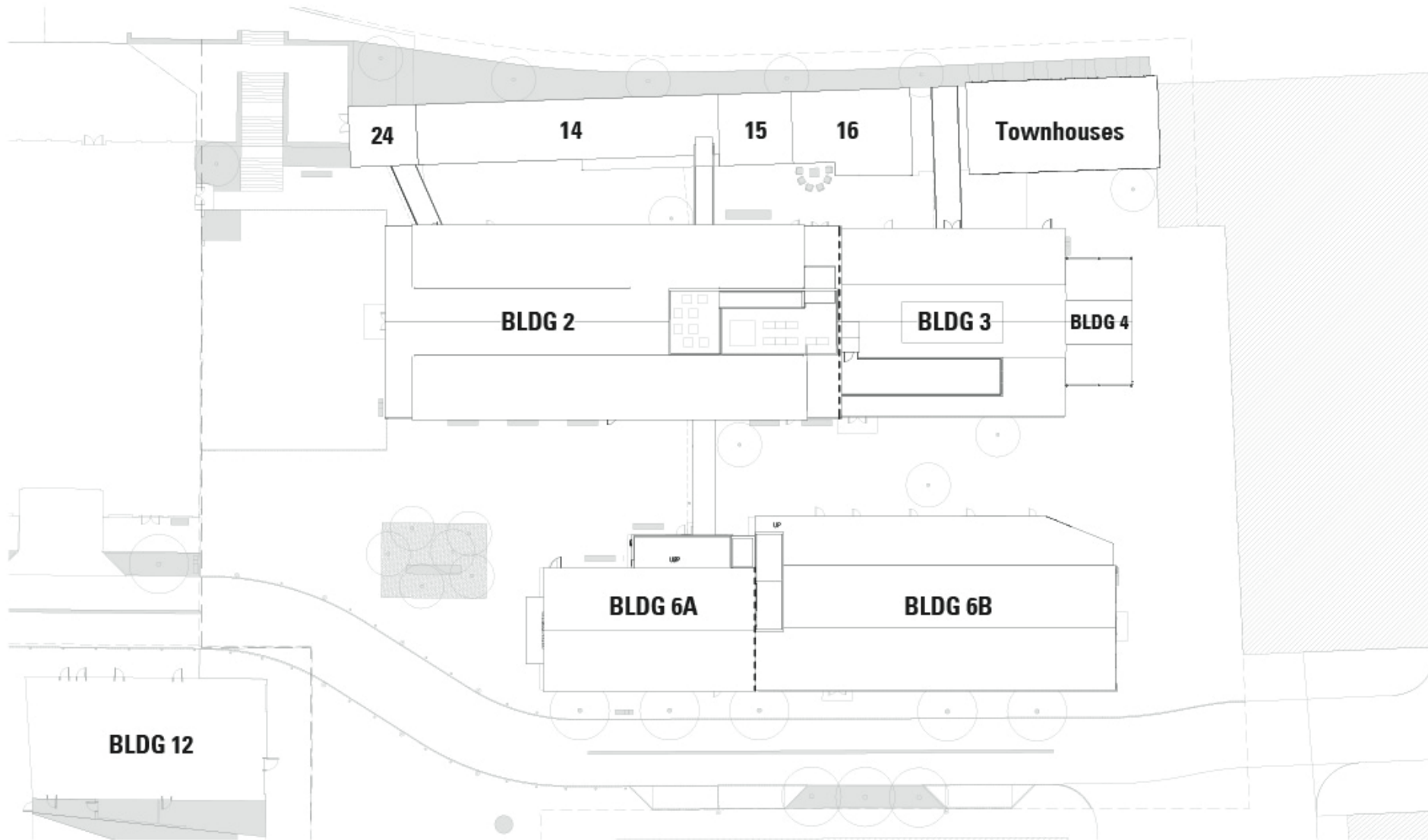
Portland Company Historic District 58 Fore Street Rehabilitation

Block 2 Workshop- PHPB



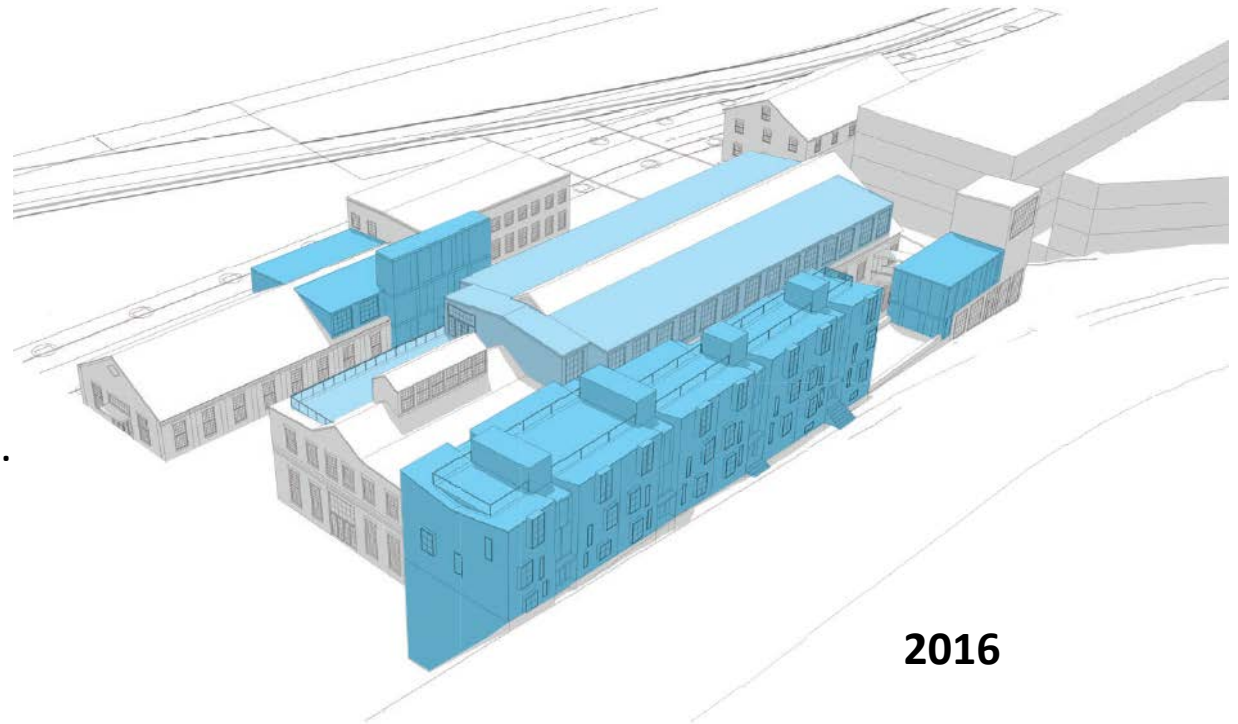
Portland Company Historic District

Building numbers

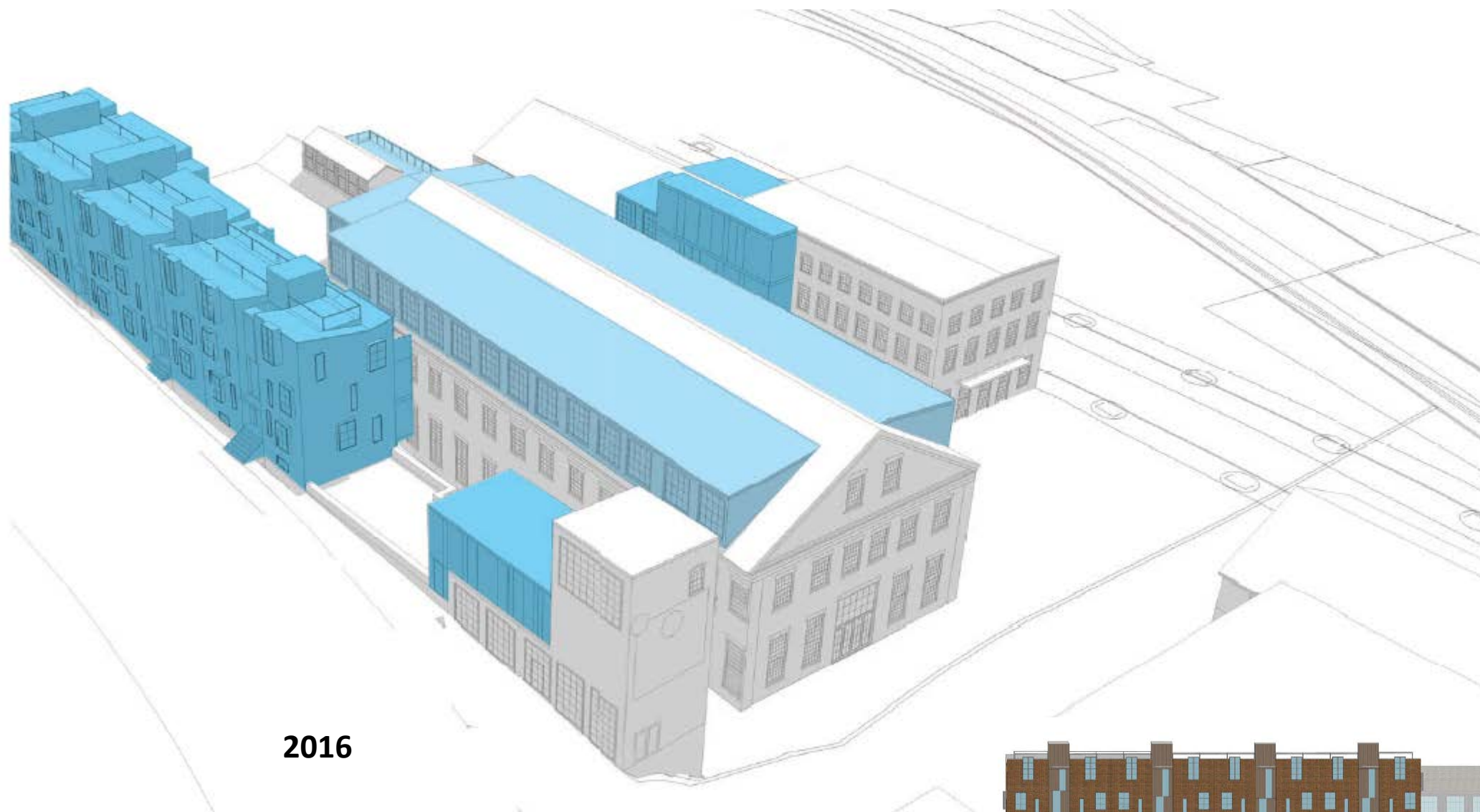


Responses to PHPB Comments on 2016 Master Development Plan

1. Reduced number of Fore Street townhouses (significantly)
2. Maintained roofline of Building 6B
3. Changed program to Buildings 2, 3, 6A to market halls and event spaces
4. Removed large new windows from Building 24
5. Relocated Building 12 for stronger entry to Portland Company Historic District
6. Reduced new construction adjacent to historic buildings
7. Incorporated a portion of Building 4 at Narrow Alley
8. Rebuilding enclosed bridges between Building 6A and Building 2 and across Narrow Alley
9. Respecting the scale of the narrow alley and maintain the number of bridges to the embankment.
10. Highlighting the granite seawall and buttress walls.
11. Salvaging boilers and water tank in Building 15



2016



2016





Portland Company Historic District

Thames Street extension



Building 12



Building 6A

Portland Company Historic District plaza views from south edge of site



Buildings 1A, 24, 2, and 6A



Buildings 24, 2 & 3



Portland Company Historic District plaza views between Building 6A and 2/3

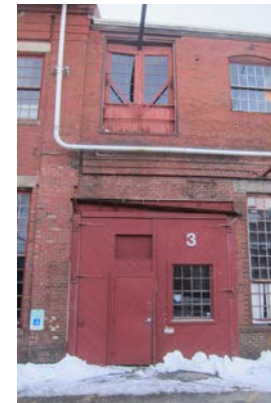


looking east



looking west

Existing conditions at Building 3



Portland Company Historic District

Narrow Alley looking east- Buildings 24, 14, 15, 16 at Buildings 2 and 3 north



Portland Company Historic District

views at Buildings 3 and 4 plus East Plaza at rebuilt Building 6B



Building 4 bay &
Building 3 east



Existing
Building 6B



East Plaza
looking west



Fore Street Stair view



View up to Fore Street

Portland Company Historic District evolving shoreline context



Portland Company Historic District
Interpretive approach



Toronto Brickworks



End

Block 2 Overview

PHPB Workshop 1

Bruner/Cott Architects





Bruner/Cott

ARCHITECTS

225 Friend St., Suite 701

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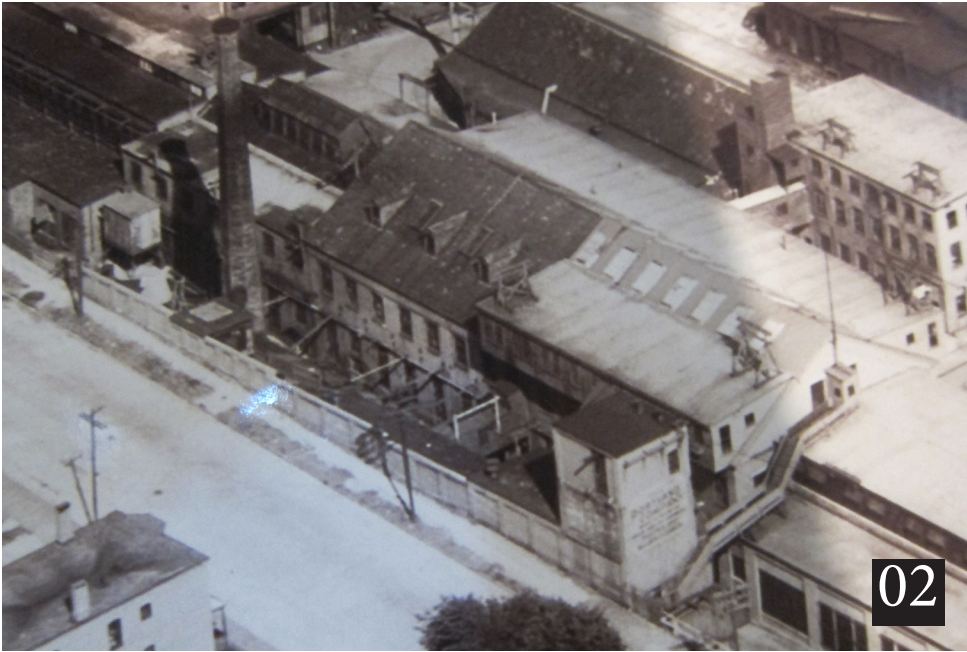
617.492.8400

www.brunercott.com

Appendix 1: Photos of Portland Foreside Development Block 2



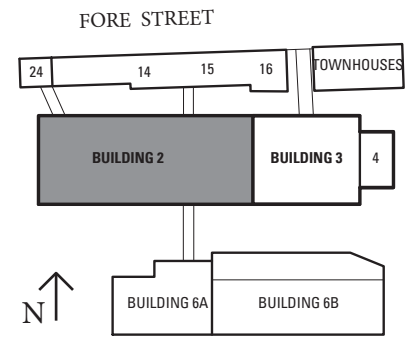
01. Early view of Building 2 west façade with Building 16 chimney in background and north wall of Building 6B. Granite cobbles on site surface. Final brick erecting shed, Building 1, Building 6A, and bridge all yet to be built.



02. Aerial view onto site after 3rd story expansion of Building 2, construction of Building 1, Building 6A, and pedestrian bridges. Building 4 and embankment building roofs are visible along with openings and signage on Building 24 and Fore Street brick wall without graffiti.



03. Industrial site condition at pattern storehouses, Building 11 and Building 12 showing stacked materials, rough landscape, and rail lines.



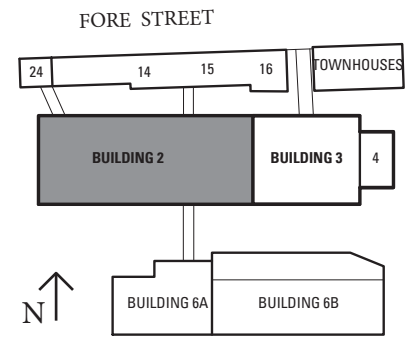
04. Building 2 west elevation after removal of Building 1. Altered openings at windows and doorways, embedded structural steel, and masonry damage dominate the main façade prior to repairs and restoration. Corbelled brick cornice elements survive to emphasize the gabled roof, lower cornice, and pilasters below.



05. Frost heave below windows in Building 2 has fractured most granite sills. Where the original openings are to remain intact, the sills will be repaired rather than replaced.



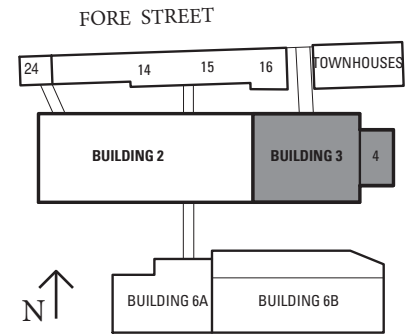
06. Detailed photo of rusted wrought iron brick ties that anchored the outer wythe of visible brick to the structural masonry within. Loss of ties leaves exterior masonry unsecured now non-compliant with wind load requirements of the building code. The design team is testing anchorage with small diameter stainless steel helical ties inserted through mortar joints.



07. Brick pilasters and corbelled cornice brickwork define edge of roof. Granite lintels, sills, and stacked multi-pane sashes are primary architectural features of north and south facades.



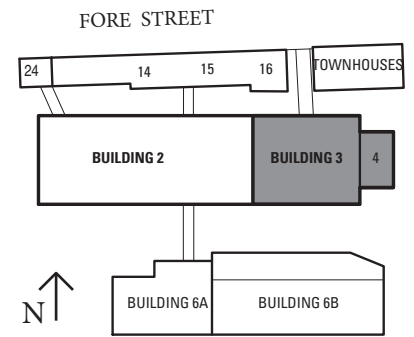
08. Removal of 1920's overhanging expansion will allow for new shed dormer that will be held back from the eave and gable and add emphasis to the corbelled brick cornice and entablature.



09. Building 3 was originally a single-story. An added second floor increased loads on the brick walls below. Pier removal to insert double-width doors for heavy equipment brought about structural movement. The upper doors are planned for repair and restoration.



10. The lower set of double doors will be replaced by the main entry vestibule to Building 3, but diagonal tongue & groove boarding painted "Portland Company red" establishes part of the proposed palette for treatment of elements that were painted in the past.



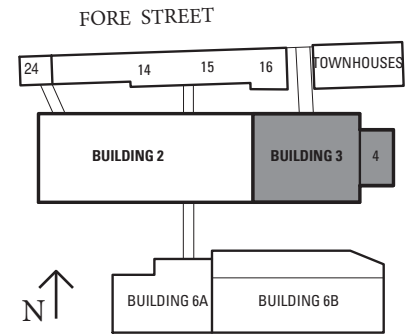
11. The east end of Building 3 was largely covered by the Foundry, Building 4. The proposed design retains one bay of the original foundry with monitor and boarded roof.



12. The north wall of Building 3 along the narrow alley shows many changes to original window openings. Windows infilled with brick reflect changing uses within and entire panels between windows have lost their facing brick and been rebuilt. The masonry cornice/entablature at first floor level is badly deteriorated on the north elevation.



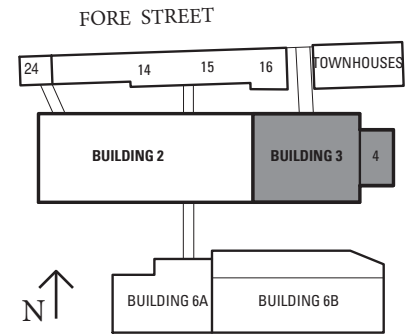
13. A closer view of the deteriorated brick cornice/entablature on the north façade of Building 3.



14. The east wall of Building 3 became a wall internal to the Foundry, Building 4. Existing large openings will remain with new glazed doors. Paint will be removed to an intact surface. The wooden jib crane will be conserved in situ. The remaining bay of Building 4 will be altered to support a deck over half its width to provide an outdoor area attached to the events space inside Building 3.



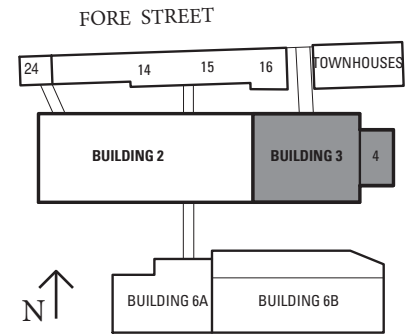
15. Wooden jib crane at east end of Building 3 within the retained bay of Building 4.



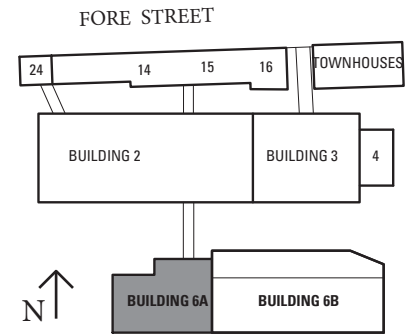
16. Corroded wrought iron brick ties no longer provide anchorage to the outer wythe of brick on a number of Building 3 exterior wall panels. This illustration shows the face brick detached and deflecting almost 4" with the resulting cavity filling with collapsed mortar. Other panels have 2" or less deflection of their detached face brick and may be back-filled with mortar and anchored with helical ties.



17. Typical window detail at Building 3 applies as well to Buildings 2, 6A, 6B, and 12. Sill depths vary, but the sight lines and brick moldings are consistent from building to building. The existing detail's dimensions are the basis for new custom extrusions to create aluminum replacements with insulated glazing units.



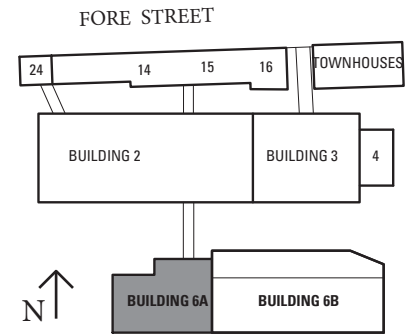
18. The east end of Building 6B and portions of Building 4 to be removed frame the view of the southeast corner of Building 3 and show the roof monitor with windows to be rebuilt to its original form. The adjacent flat roof is accessible from Building 2 and Building 3 and will be reconstructed as a deck with views out over Casco Bay. Balustrade will be recessively transparent.



19. The west façade of Building 6A will be a gateway elevation facing visitors from Thames Street, secondary only to Building 12. The original façade had no doors. A new central entrance is proposed within a canopy structure constructed with salvaged cast iron columns. The variations in brick appearance were caused by repointing under windows where increased wetting caused deterioration. Second floor windows are 1/1 replacements of 12/12 sashes. The replacements will be 12/12.



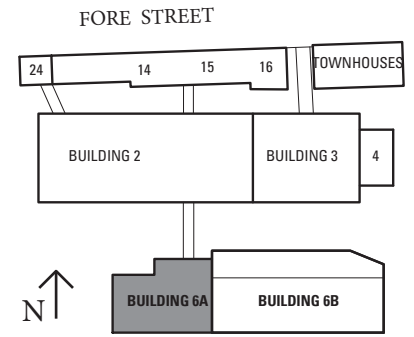
20. Cast iron columns salvaged from Building 7 can be reused to support the entrance canopy at the west façade of Building 6A. They were likely cast on site by the Portland Company.



21. The northwest corner of Building 6A is structurally flawed and requires reconstruction. Most of the ground floor exterior facing brick has been replaced in the past, presumably due to poor through-bonding.



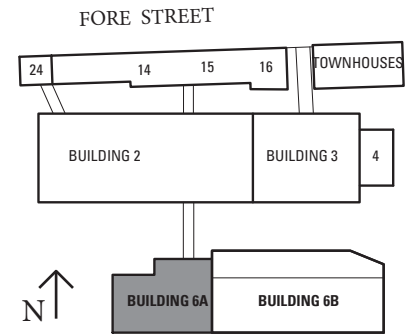
22. The north façade of Building 6A contains the existing stair that is not code-compliant. The new stair will be added to the exterior of the building within a new envelope and integrated with the design of the pedestrian bridge and elevator shaft. Windows that are covered at the exterior will remain visible from within the building.



23. The existing bridge between Building 6A and Building 2 is an important element in the overall site ensemble. The proposed replacement is in the same location with façade treatments based upon painted clapboards and new windows. The new stair enclosure at Building 6A and the elevator tower are also significant compositional items as they are visible from a distance along Thames Street. Materials for new construction will be compatible with their adjacent historic structures, but different.



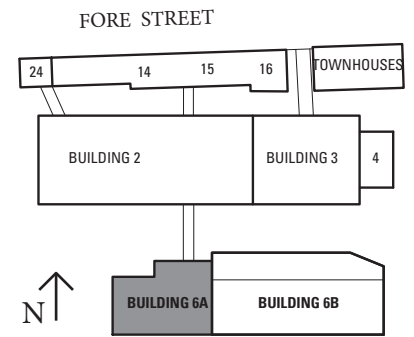
24. View from the southwest entry into the plaza at Building 6A shows the frontages of Building 2 and Building 3 and the importance of the bridge that will also mark the entry to Building 3.



25. Existing wood escape stair to be removed and asphalt-shingled elevator shaft and bridge to be altered for new vertical access core and rebuilt pedestrian bridge to Building 2. Height at elevator tower will be retained for distant views into the Portland Company Historic District.



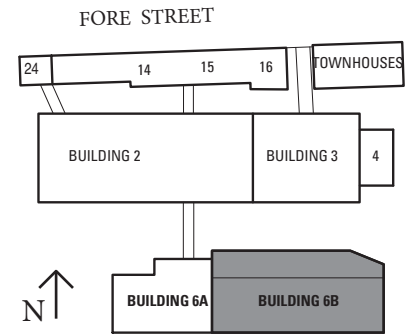
26. Bridge support of large timbers will be salvaged for reuse in rebuilt bridge.



27. The west end of second and third floors of Building 6A were framed in wood to reduce the load on pre-existing wood trusses in Building 6B. The roof at 6B will have new slate-colored asphalt singles and snow guards to protect the pedestrian route along the south elevation.



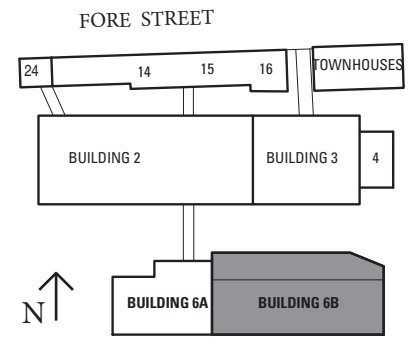
28. South wall of Building 6A once had freight and personnel door openings. These may be reopened to provide indoor/outdoor connections as sidewalk seating can relate to waterfront views. New fenestration will match original multi-paned sashes and brick moldings. Third floor masonry in the southeast corner bulges badly.



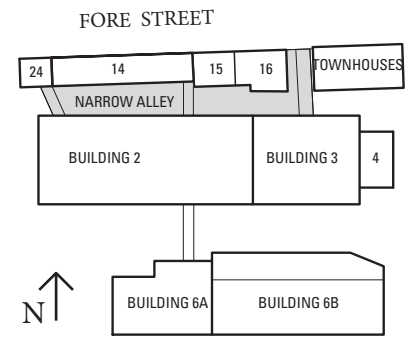
29. East elevation of Building 6B has openings that provide strong connection to the deliveries and the service vehicle route associated with the new garage at Block 4. Replacement of the recently metal-clad addition at the northeast corner of Building 6B will mark entry to the plaza and Building 3 for visitors who approach from the marina.



30. Metal-clad wooden addition along the north elevation of Building 6B will be replaced on the same footprint and at the same height. More glazing in the rebuilt façade will encourage activity in the plaza and reinforce the connection to Building 6B.



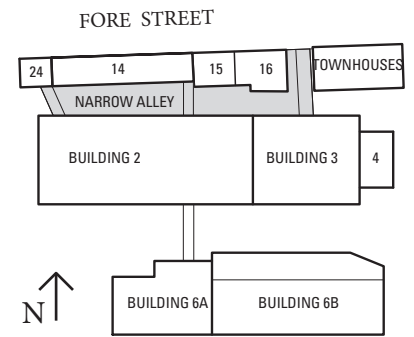
31. Existing entry to the Narrow Gauge Museum will be opened within the pilasters and brick entablature to provide a transparent, accessible entry as the site level is raised slightly here for resilience.



32. The “Narrow Alley” contrasts with broader plazas as its intimate scale, active embankment facades, and overhead bridges create a unique environment for dining and specialty retail along the full length of Building 2 and at Building 3. Building 24 marks the Narrow Alley entrance alongside the new landscaped stair that connects Fore Street to the plaza and the main entrance in the west façade of Building 2.



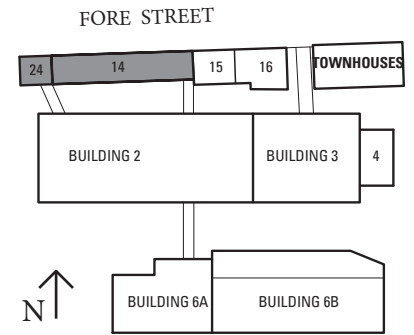
33. Building 14 and the enclosed bridge connection to Building 2 will be reinstated in contemporary materials and with floor slopes that provide accessibility. Building 14 and the bridge were too deteriorated to retain. This will be one of four overhead bridges along the Narrow Alley. Its new enclosure will be a contemporary composition of metal structure and translucent façade, lit from within.



34. Pre-demolition view of buildings along the embankment at Fore Street. Collapsed facades of Building 14 and Building 15 lead eastward to the base of the chimney and the brick façade of Building 16. The bridge to Building 3 will continue to mark the full extent of the Portland Company buildings that engaged the sea wall along Fore Street.



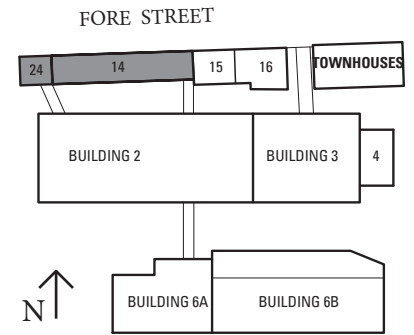
35. The existing bridge adjacent to Building 16 will be rebuilt to provide connection between Building 3 and Fore Street. The new townhouses and flexible program space will rise from the area where the concrete and low stone retaining walls extend past Building 3.



36. West façade of Building 24 with lobby opening below the level of Fore Street, the painted Portland Company sign, and bridge links to Building 2. The upper bridge is a dangerous walkway that will be replaced by a pedestrian bridge one level down. The lower bridge will be repaired with new code-compliant railings.



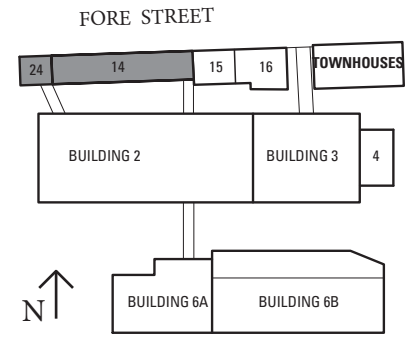
37. Fore Street elevations of Building 24 show that reinstatement of lower embankment buildings will continue to provide views to the roofs of Building 2 and Building 3. Power lines will be re-routed underground.



38. Ground level of Building 24 has a single door and window. There will be intensive masonry repairs at this level while the original openings will remain intact and the window replaced with matching 6/6 sashes.



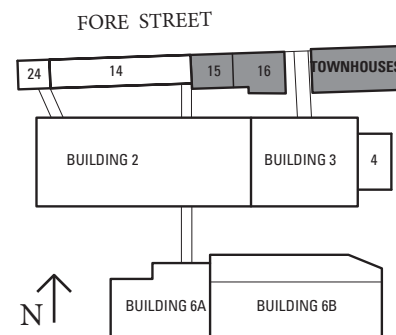
39. Building 24 was erected on fieldstone buttress walls that helped to stabilize the granite sea wall at Fore Street. Masonry repairs will be extensive. The new site work will reconstruct the adjacent landscape as it provides access to the main entrance at 2nd floor with connection to the stair descending from Fore Street to the plaza in front of Building 2.



40. Brick wall built above the sea wall along Fore Street flanks the base of Building 24. A new opening in one recessed panel within the brick wall will allow access to Building 24 from Fore Street. Original openings in the base of Building 24 may be re-opened to allow light and view from Fore Street.



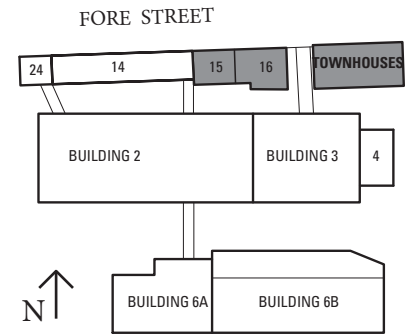
41. Post-demolition view at Building 24 and Building 14 showing fieldstone buttress walls, two levels of stone construction of the granite sea wall, and back of the three-panel brick flanking wall along Fore Street. Building 14 will reinstate its original roof profile and maintain alignment below the coping of the brick wall.



42. Brick entablature detail in the piers of Building 15 continues across the party wall of Building 16.



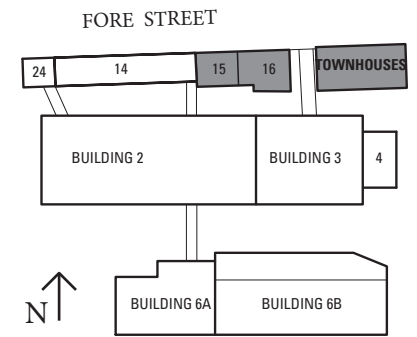
43. Brick entablature and cornice detail of Building 15 marks the original roof slope. Existing fragment will be reconstructed.



44. Original boilers and tank room at coal vaults. Central pier (left of photo) collapsed and removed. Current planning studies include feasibility of retaining one boiler when space is converted to retail/dining behind new glazed façade along the Narrow Alley.



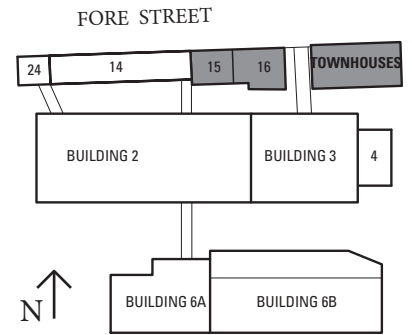
45. Boiler prior to asbestos abatement in Building 15 beside fieldstone party wall with Building 16. This is the boiler that may remain.



46. Building 15 façade opening width and roof slope are visible from the Narrow Alley. The cast iron tank will be removed.



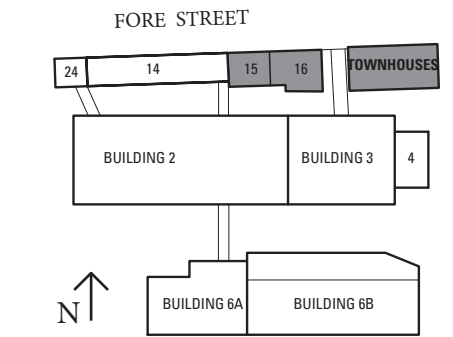
47. Fieldstone buttress wall abuts the massive, coarse stonework of the sea wall. The design intent is to allow views of these material surfaces through the glazed façade of Building 15.



48. Building 16 masonry is in poor condition, but the main facade has effective brick bonding and most bricks are sound. Damage is worst at a bulge above one of the two windows where the granite lintel was replaced with a steel angle and vertical bricks.



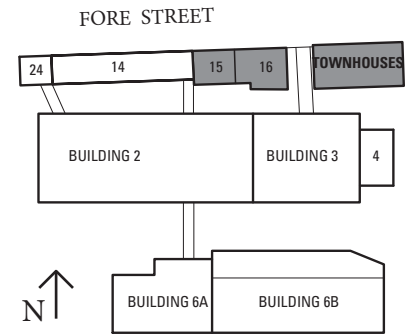
49. All Building 16 windows will be replaced. The exposed steel channel spanning the freight portal will be repaired and retained.



50. Roof rafters oversail the main façade of Building 16 and may be retained. Fascia boards will be reinstated.



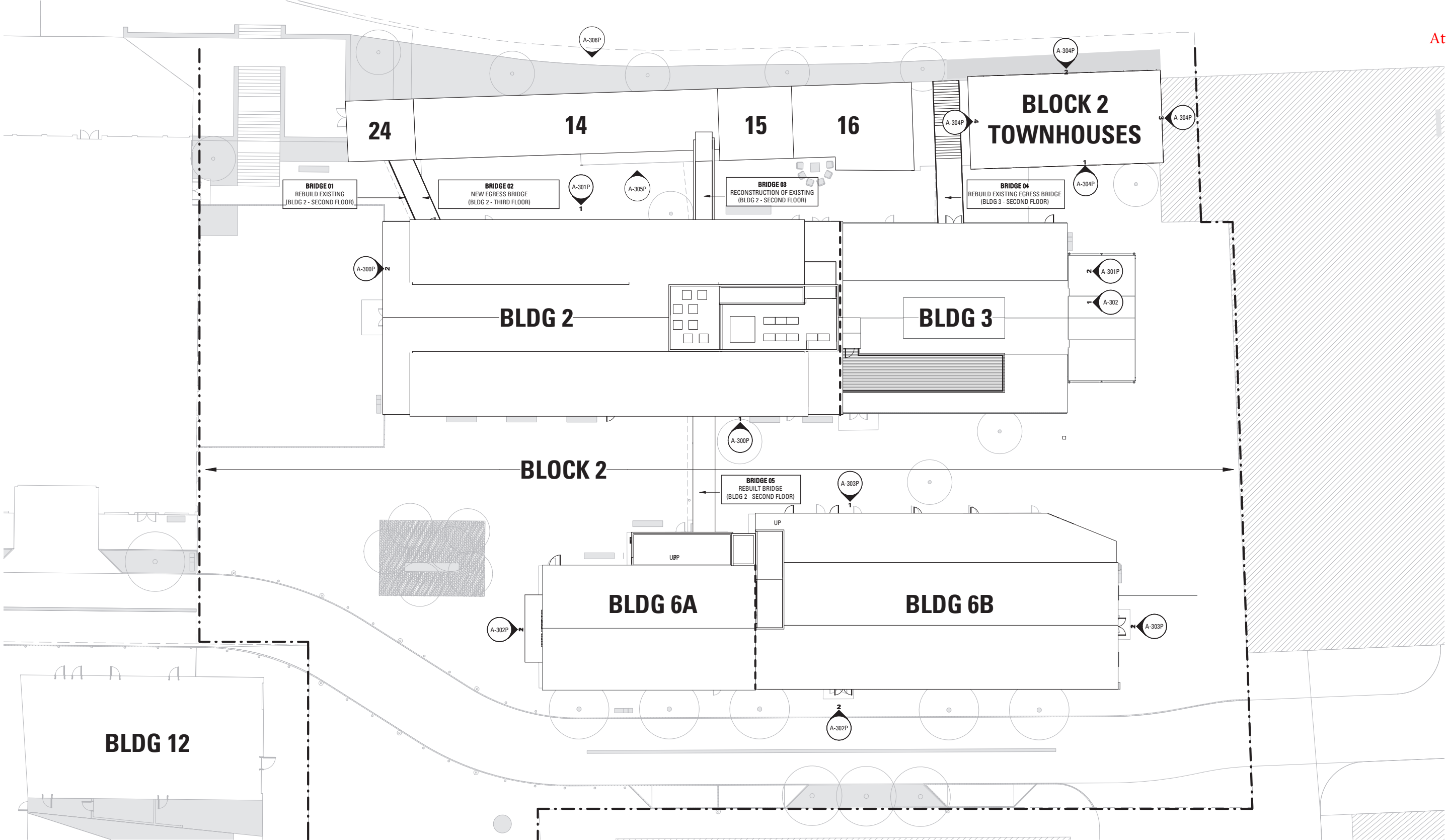
51. Overall façade image from the east pier of Building 15 through the chimney base remnant and Building 16 facade that projects into the narrow alley.



52. The brick base of the former chimney will be stabilized and repointed to function as semi-enclosure for a fire pit at the narrow alley.



53. Building 15 and Building 16 connect at the former chimney where exposed brick is precarious. The extent of repair vs. rebuilding remains to be established. The chimney remnant should be made safe and be understood as a ruin.

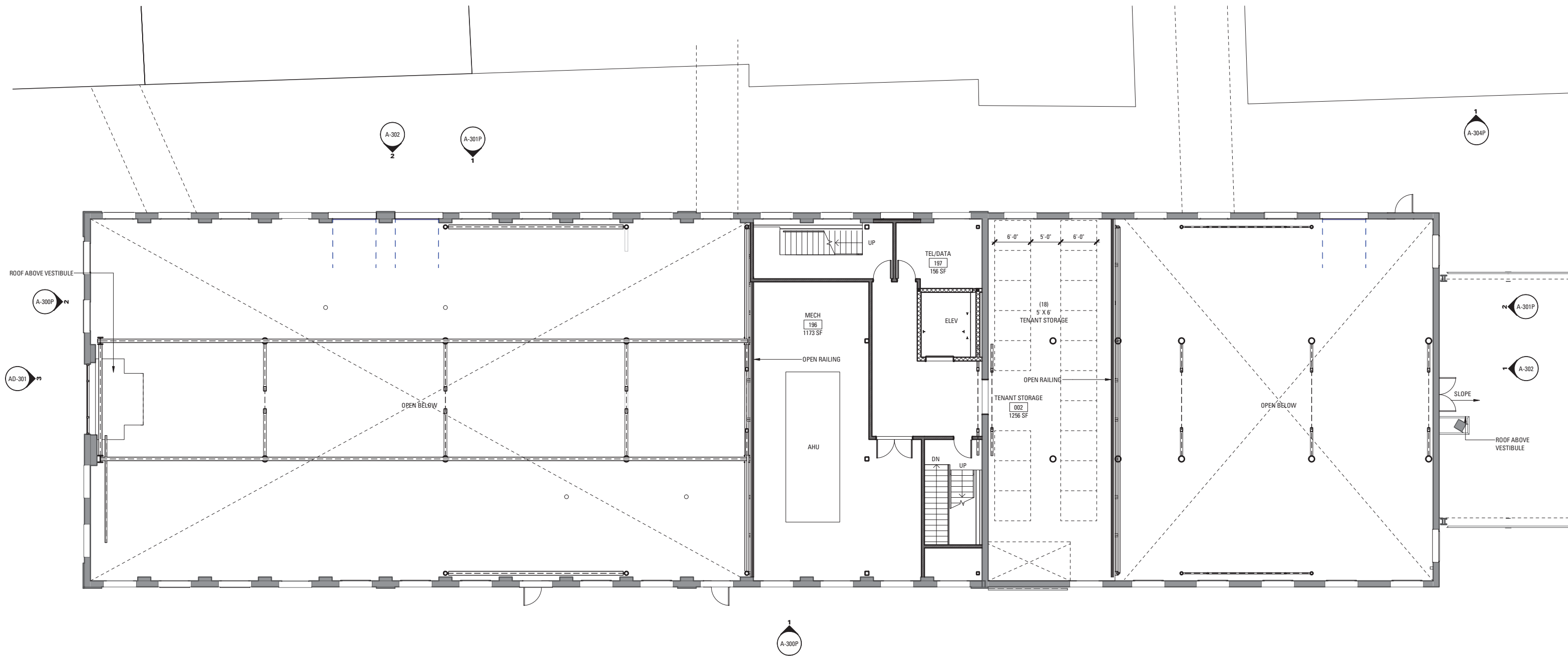


1 SITE PLAN
SCALE: 1/16" = 1'-0"

Rev.	Date	Remarks

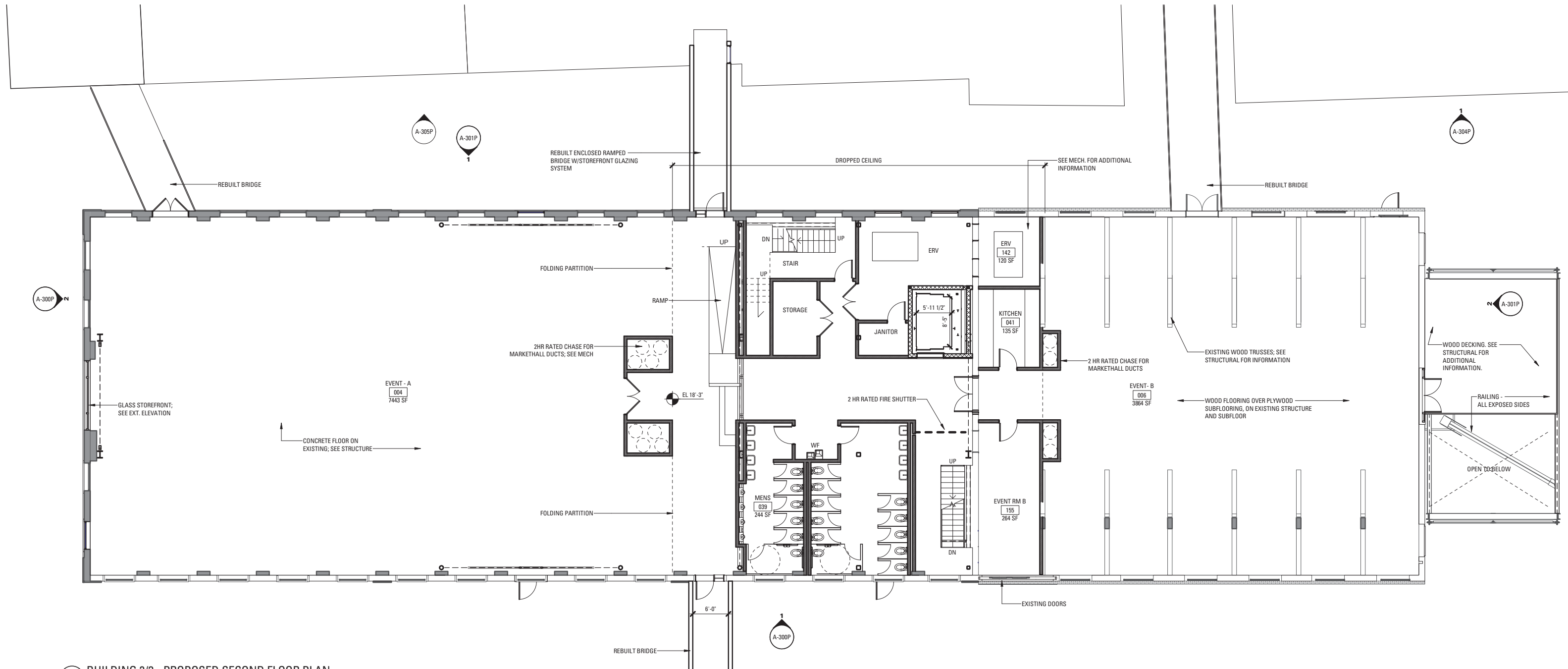
PORTLAND FORESIDE - BLOCK 2

Date	AUGUST 07, 2019
Scale	1/16" = 1'-0"
Project Number	
Drawn By	Author



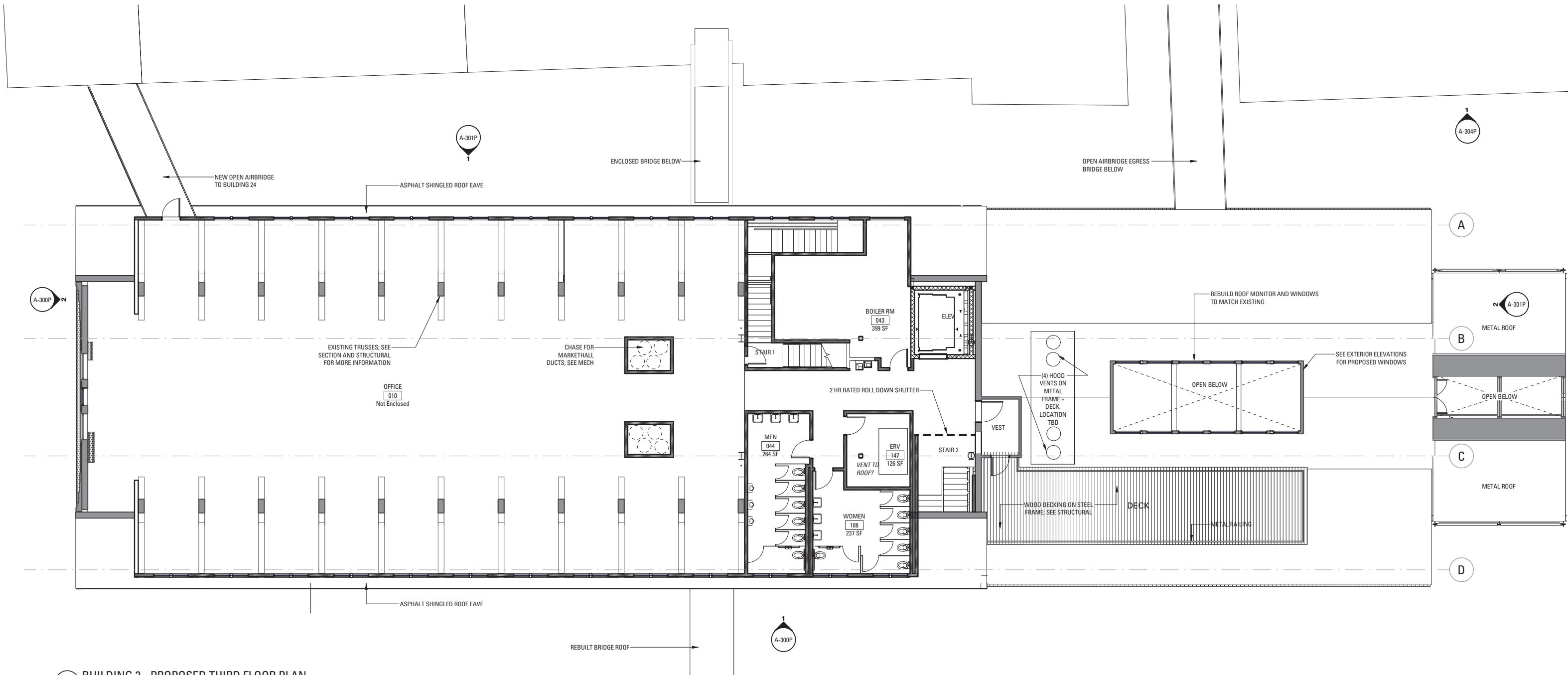
1 BLDG 2/3 - PROPOSED NEW MEZZ PLAN
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



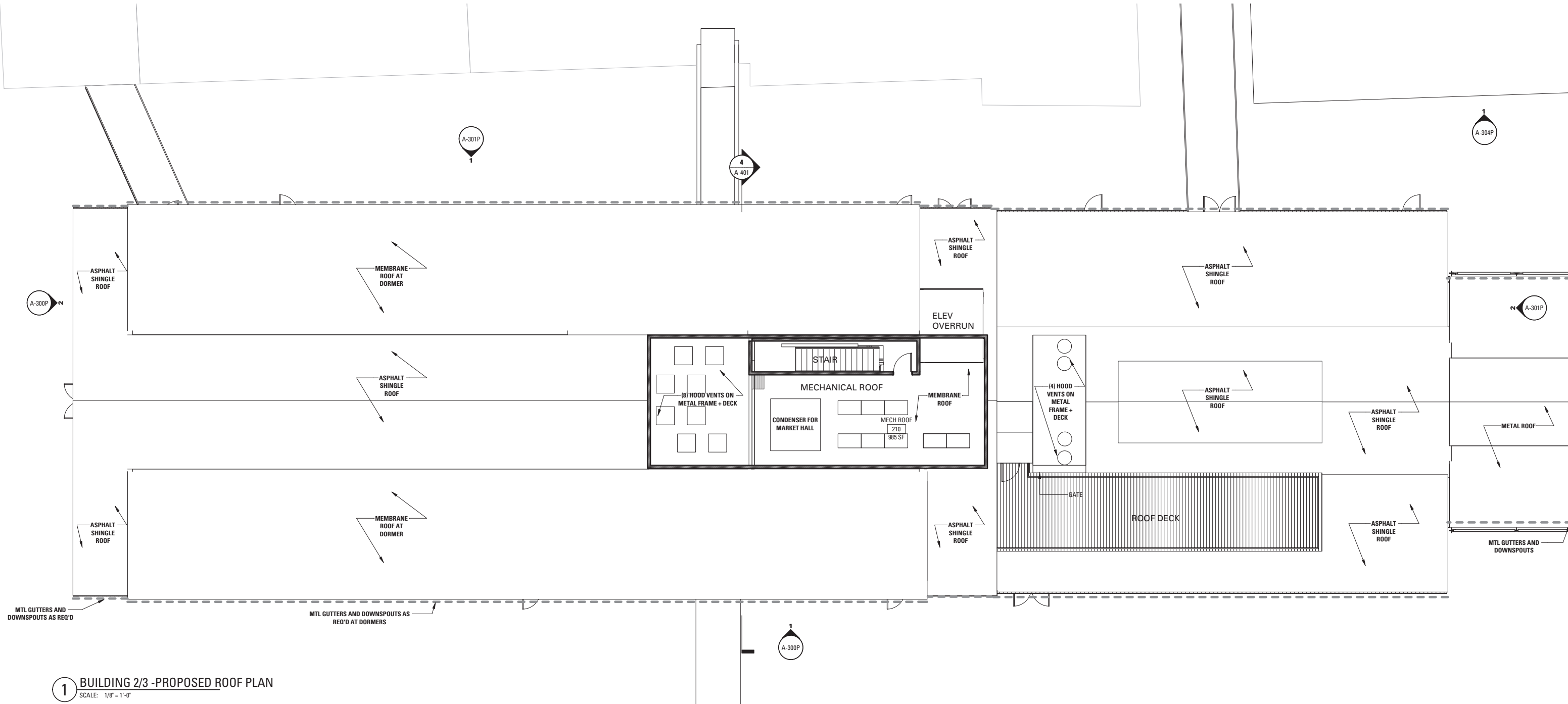
1 BUILDING 2/3 - PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



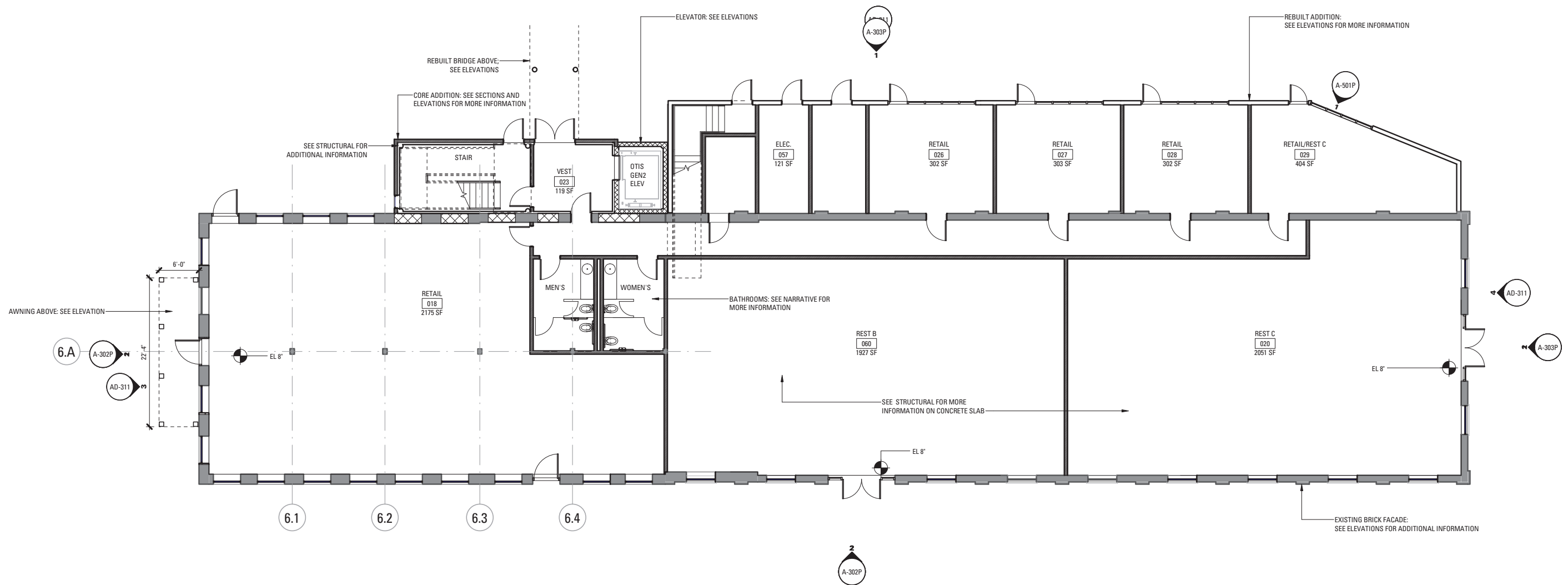
1 BUILDING 2 - PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



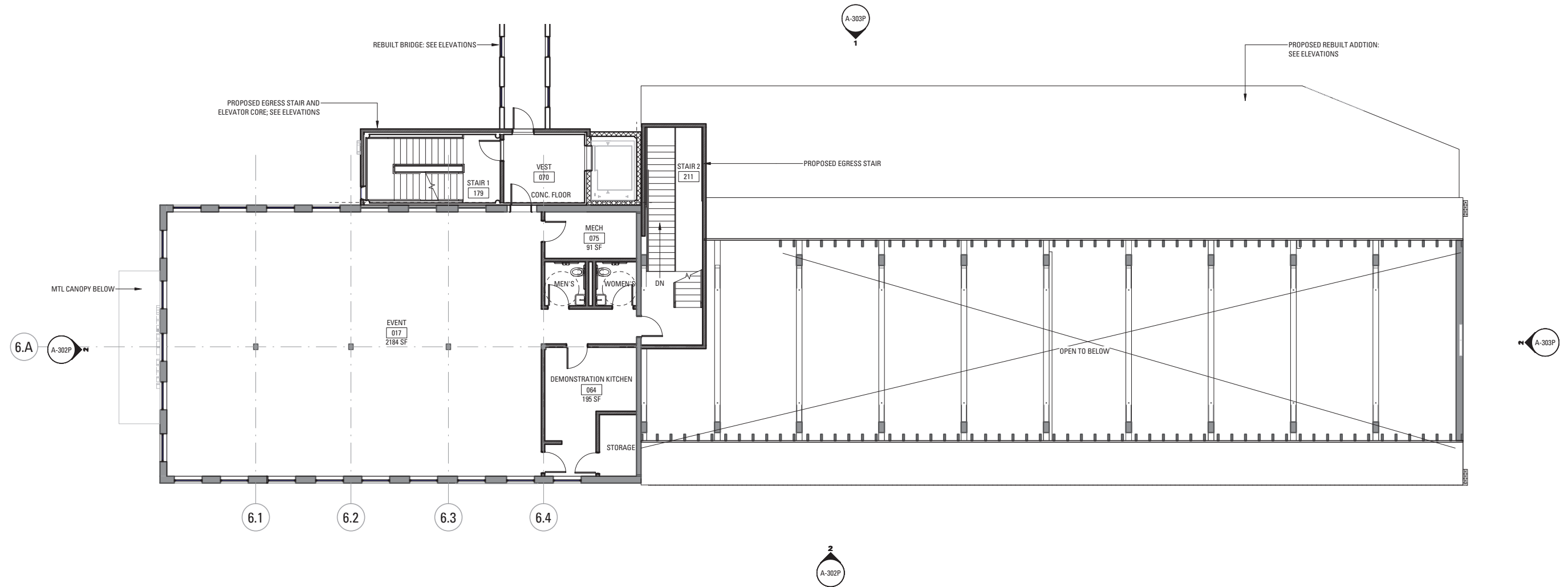
1 BUILDING 2/3 - PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



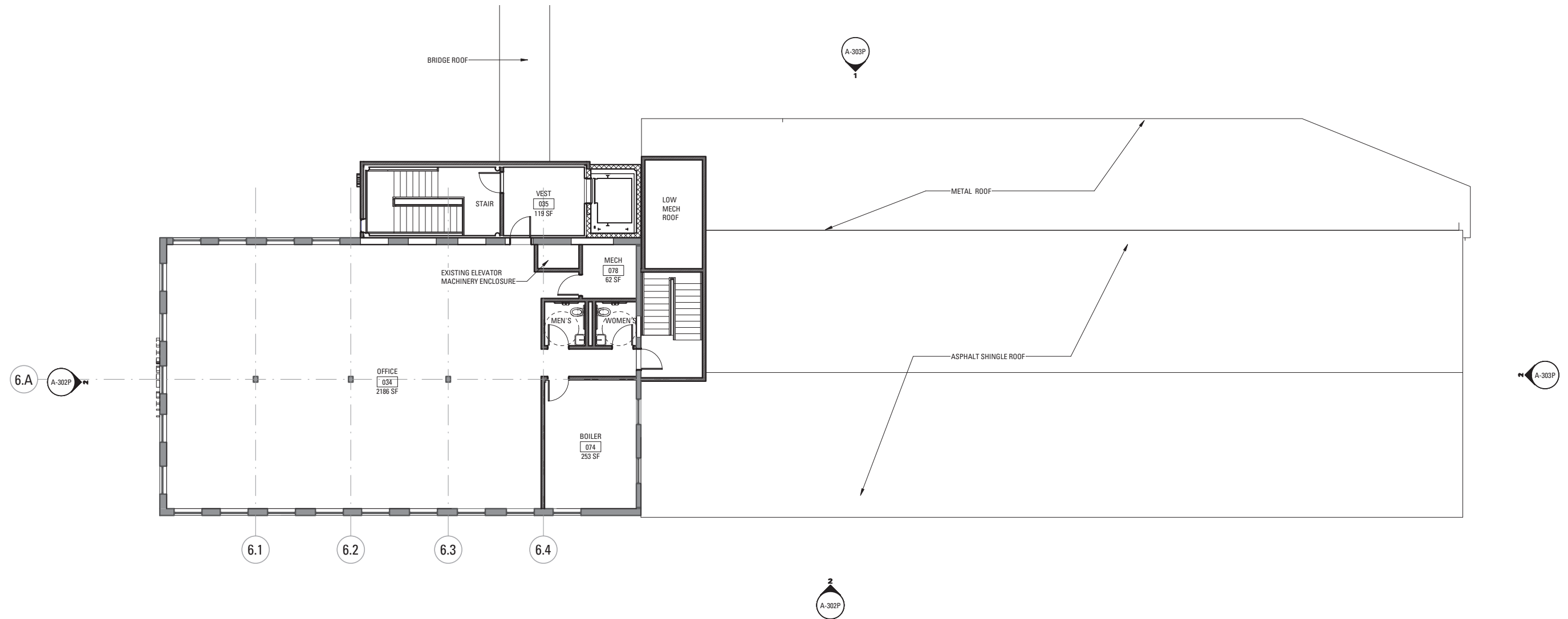
1 BUILDING 6A/6B - PROPOSED GROUND FLOOR
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



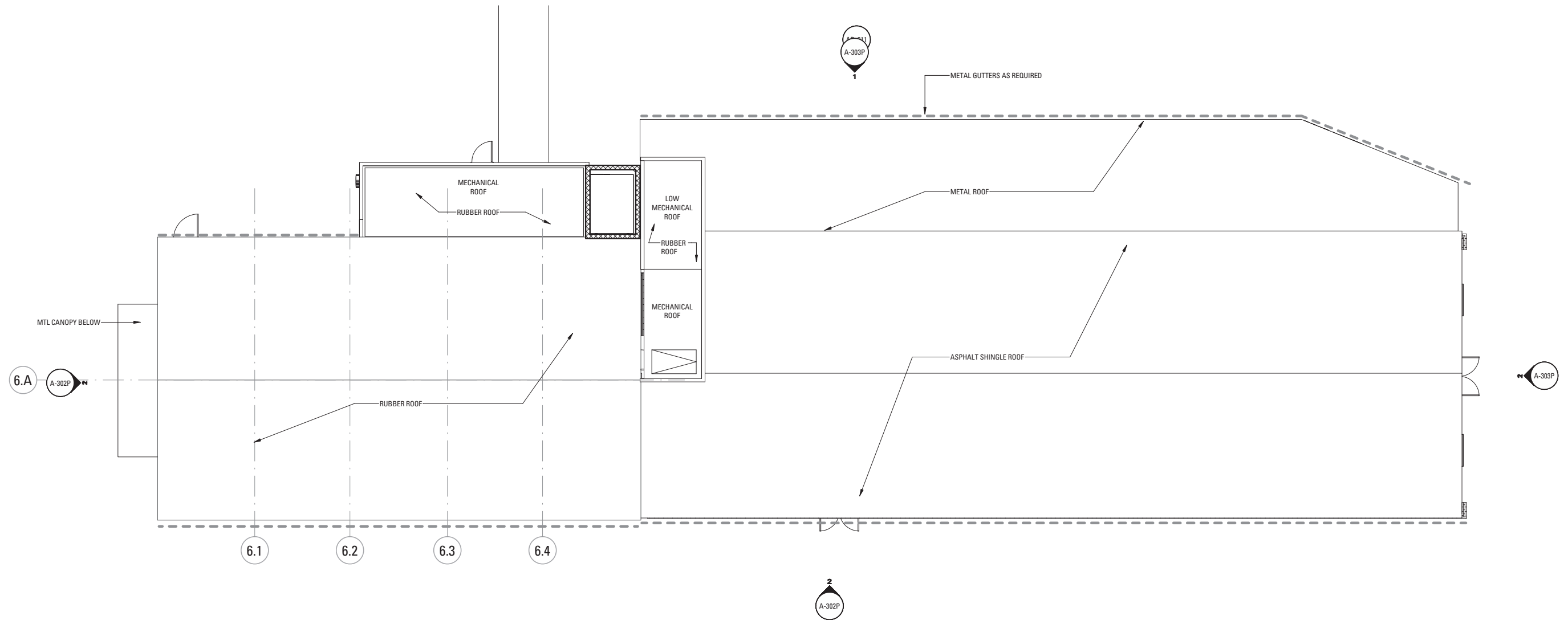
1 BUILDING 6 - PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



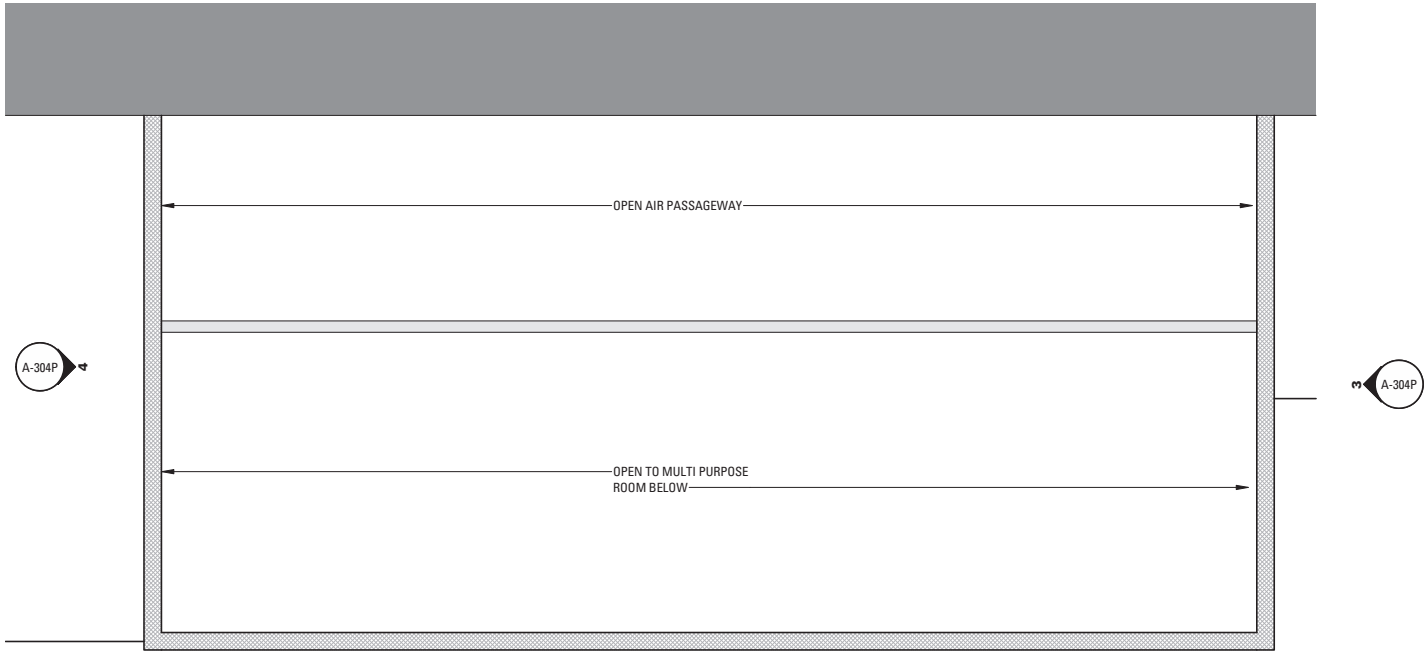
1 BUILDING 6 - PROPOSED THIRD FLOOR
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

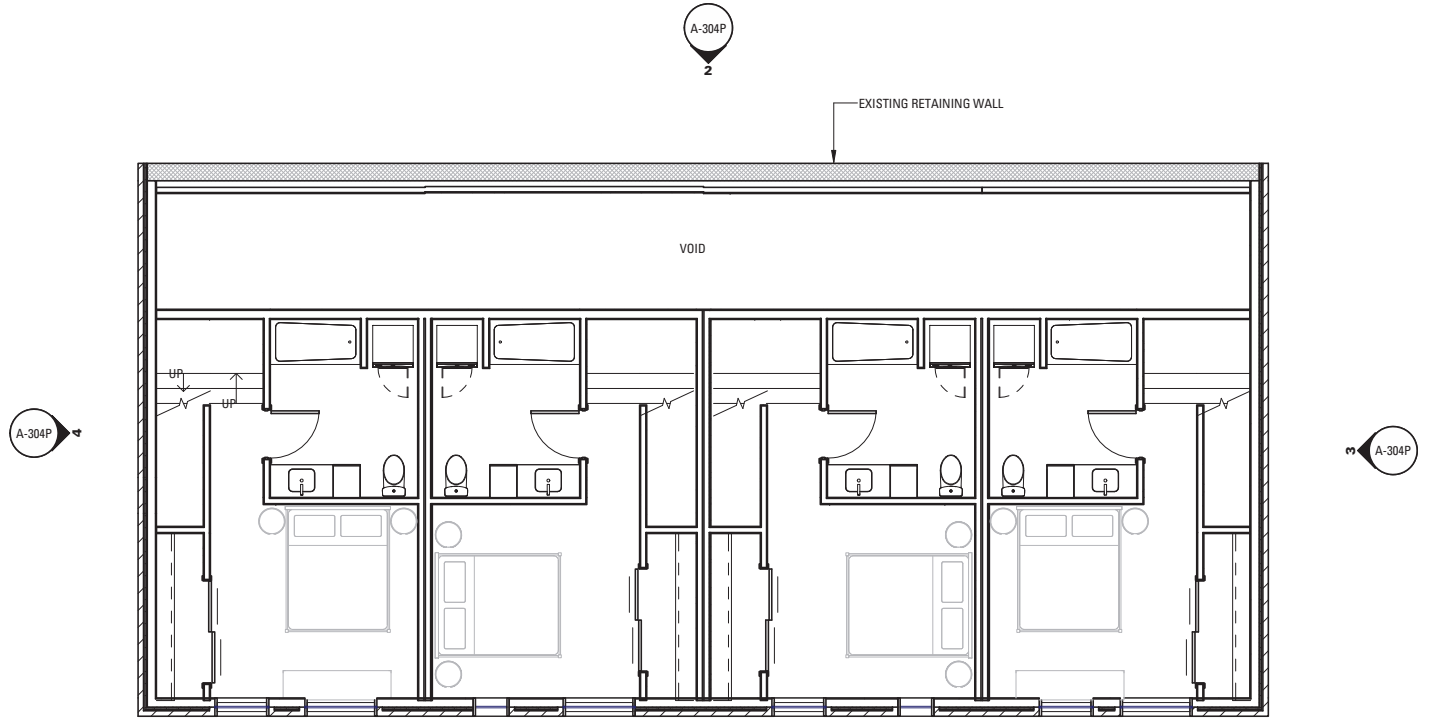


1 BUILDING 6A/6B - PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

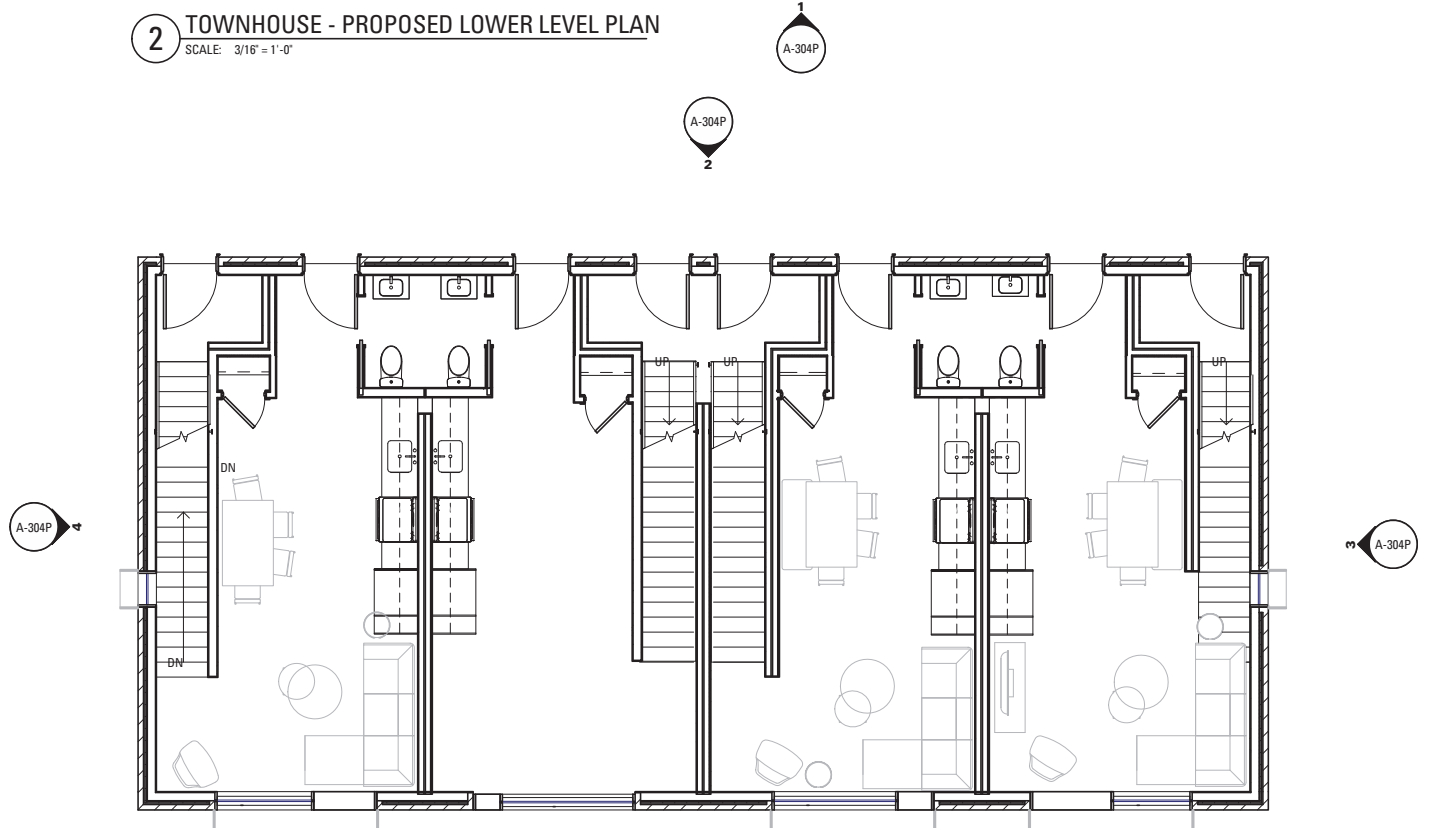
Rev.	Date	Remarks



1 TOWNHOUSE - PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"



2 TOWNHOUSE - PROPOSED LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"



3 TOWNHOUSE - PROPOSED GROUND FLOOR
SCALE: 3/16" = 1'-0"



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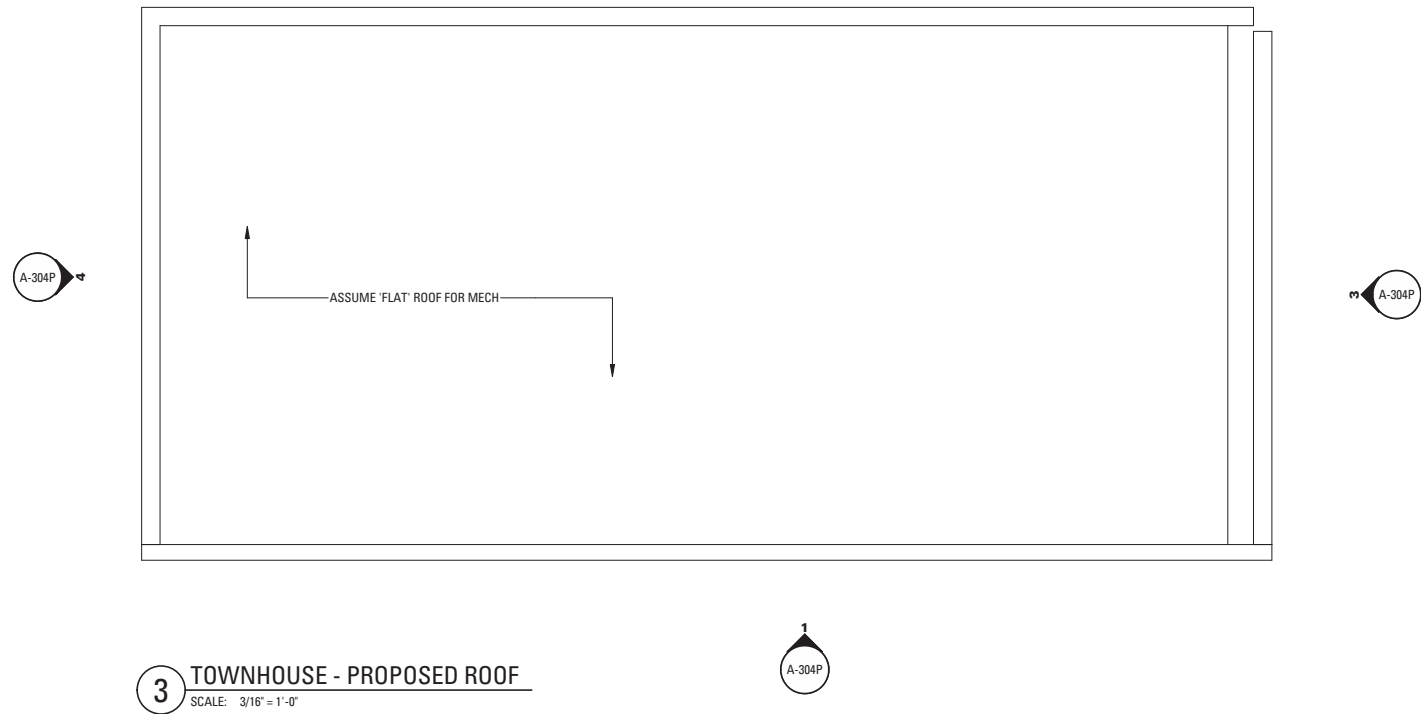
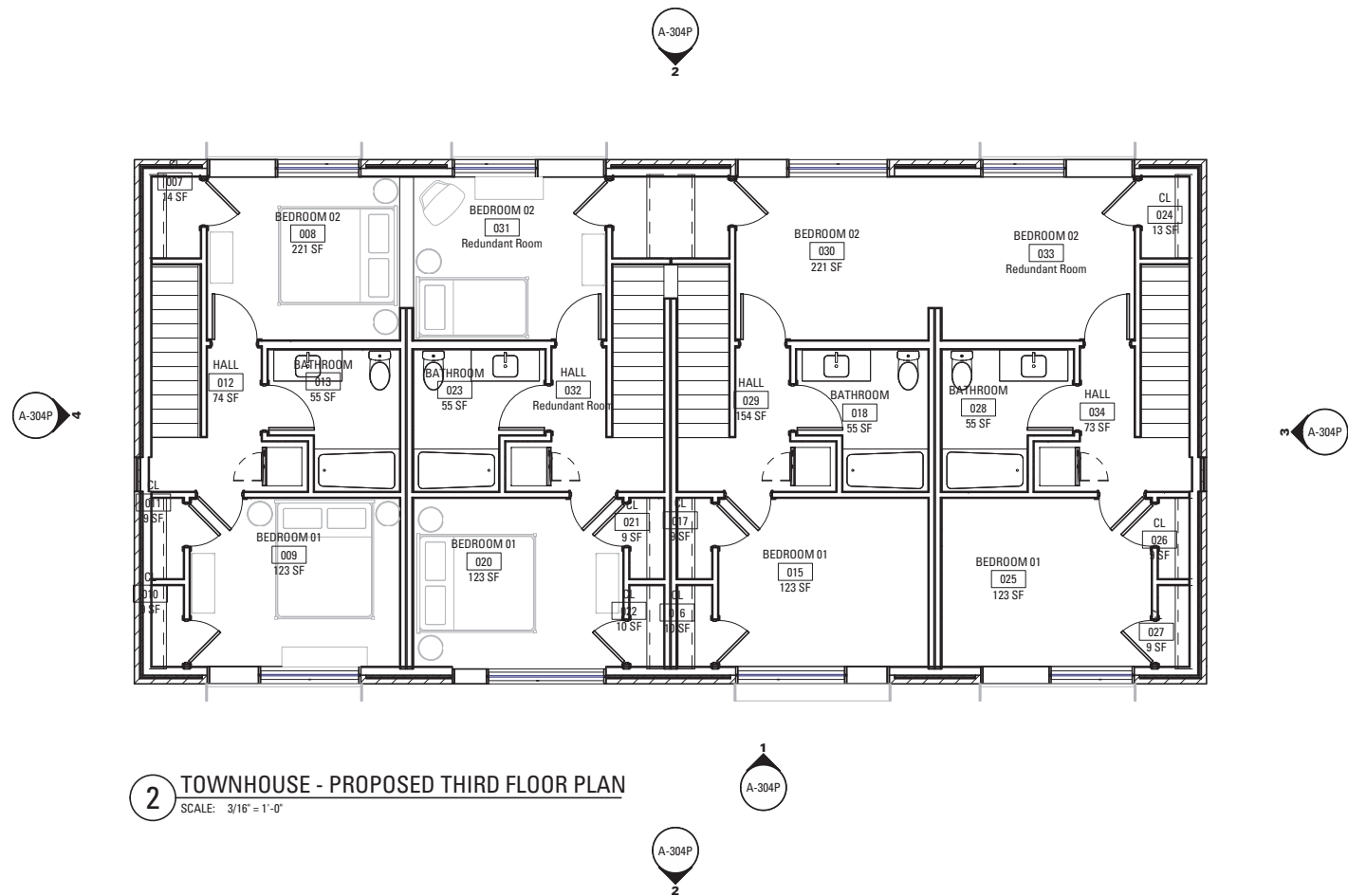
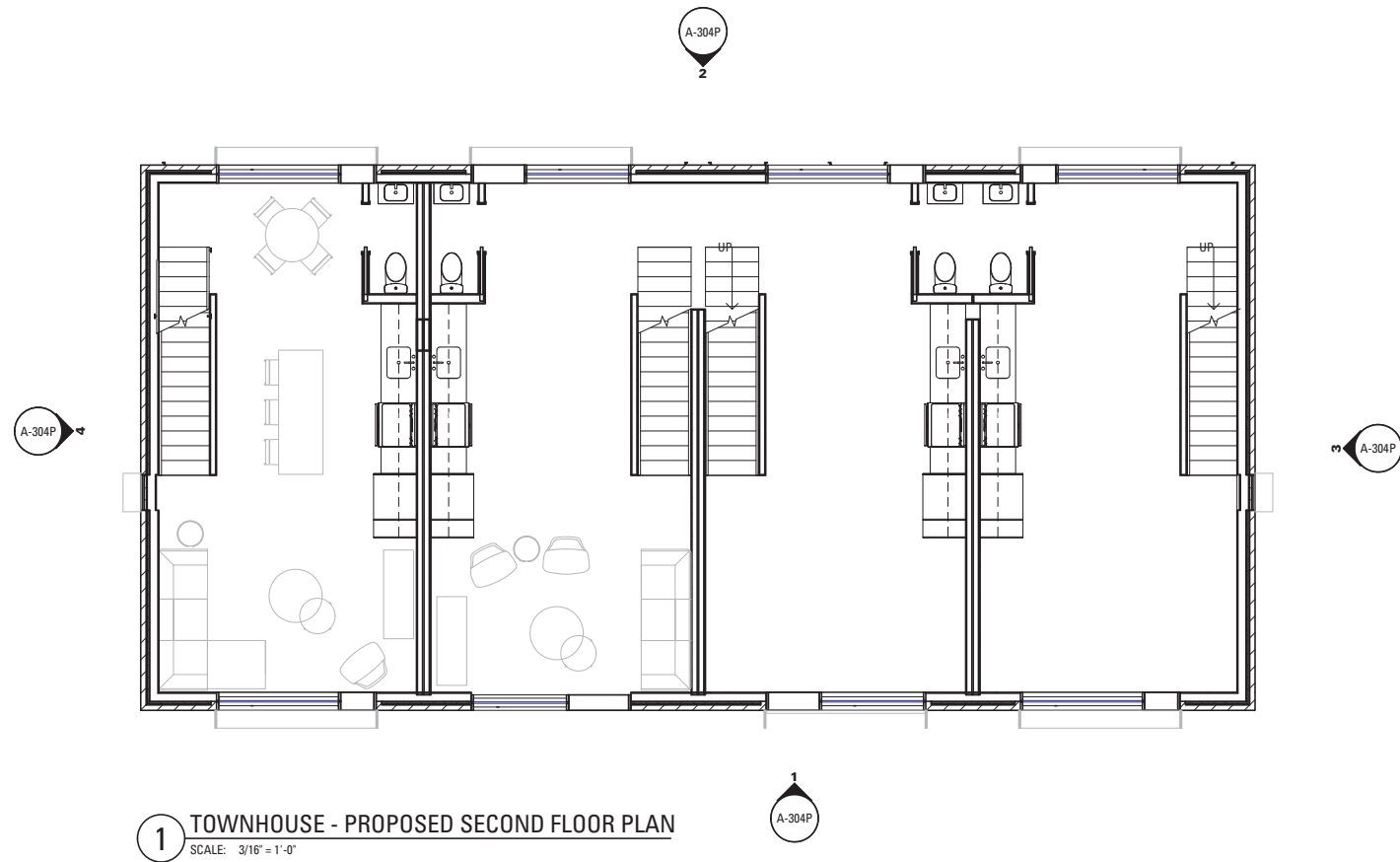
Rev.	Date	Remarks

PORTLAND FORESIDE - BLOCK 2

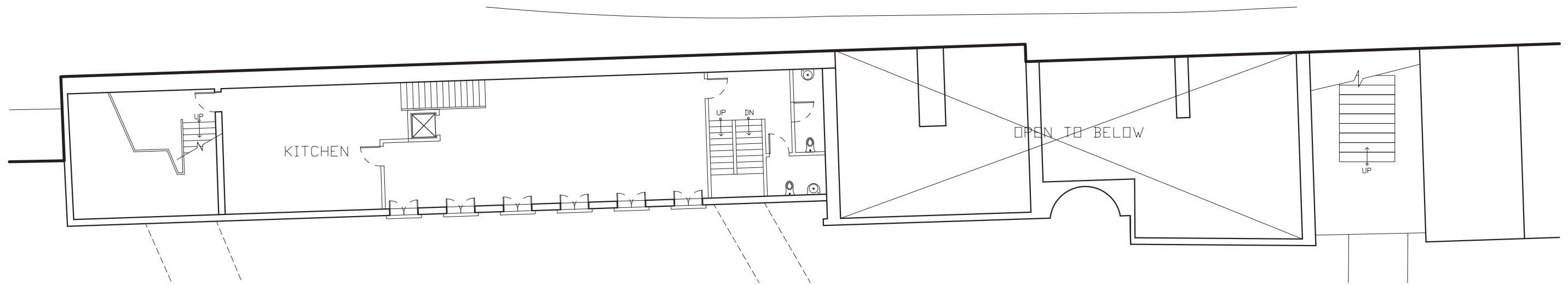
Date: AUGUST 07, 2019
Scale: 3/16" = 1'-0"
Project Number
Drawn By: Author

TOWNHOUSE - LOWER AND GROUND FLOOR PLANS

A-121P

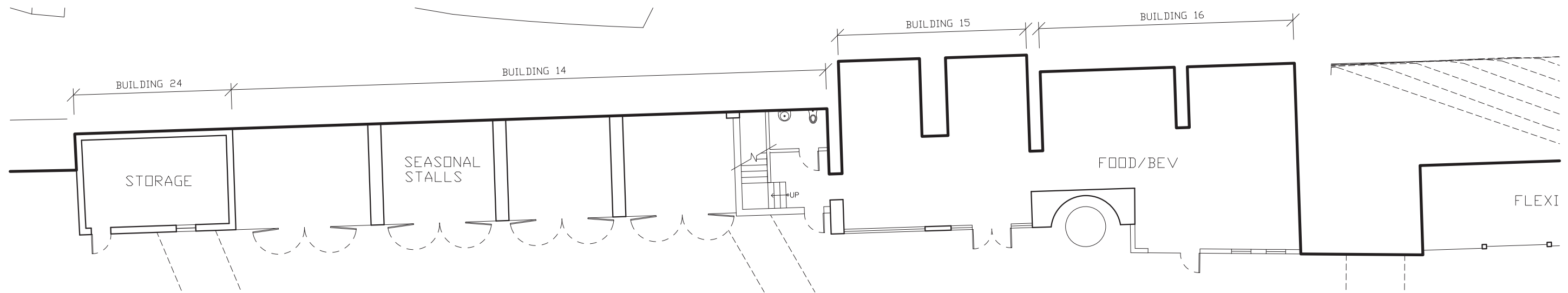


Rev.	Date	Remarks



PLAN @ UPPER LEVEL OF
BUILDING 24 AND 14

2
1/8" = 1'



GROUND FLOOR PLAN

1
1/8" = 1'

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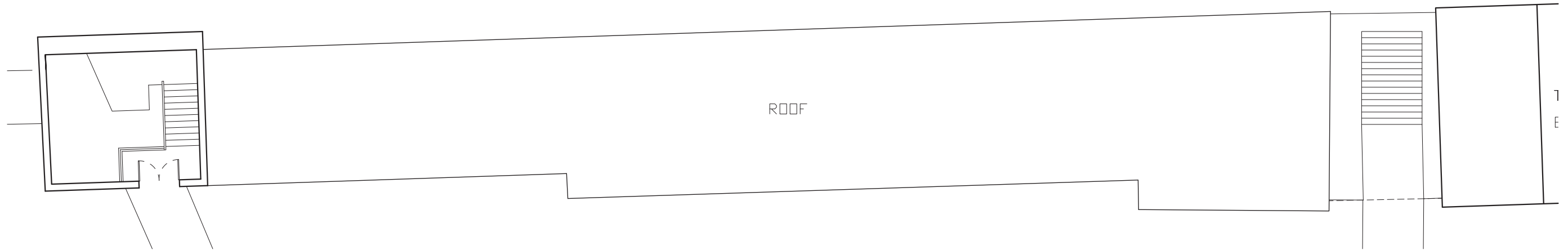
Rev.	Date	Remarks

PORTLAND FORESIDE - BLOCK 2

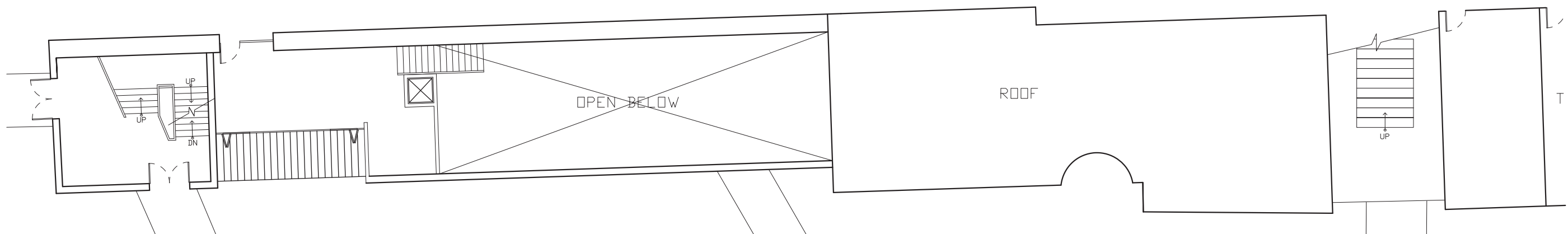
Date	07 August, 2019
Scale	1/8" = 1'-0"
Project Number	19,003
Drawn By	kpb

BUILDINGS 24, 14, 15, 16 - PROPOSED PLANS

A-130P



2 ROOF PLAN / TOP LEVEL OF BUILDING 24
1/8" = 1'



1 FORE STREET PLAN
1/8" = 1'

Rev.	Date	Remarks



1 BUILDING 2/3 - SOUTH ELEVATION Existing
SCALE: 1/8" = 1'-0"



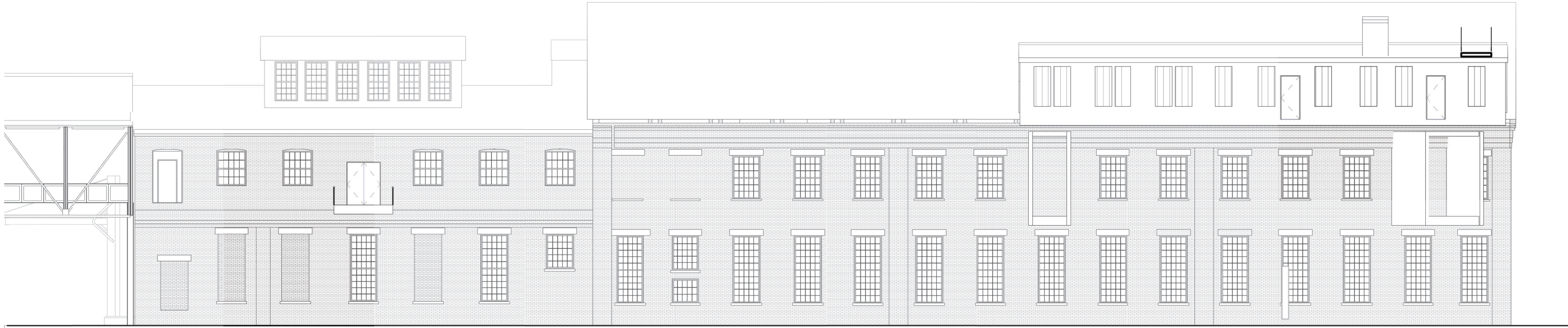
2 BUILDING 2/3 - DEMO WEST ELEVATION Copy 1
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

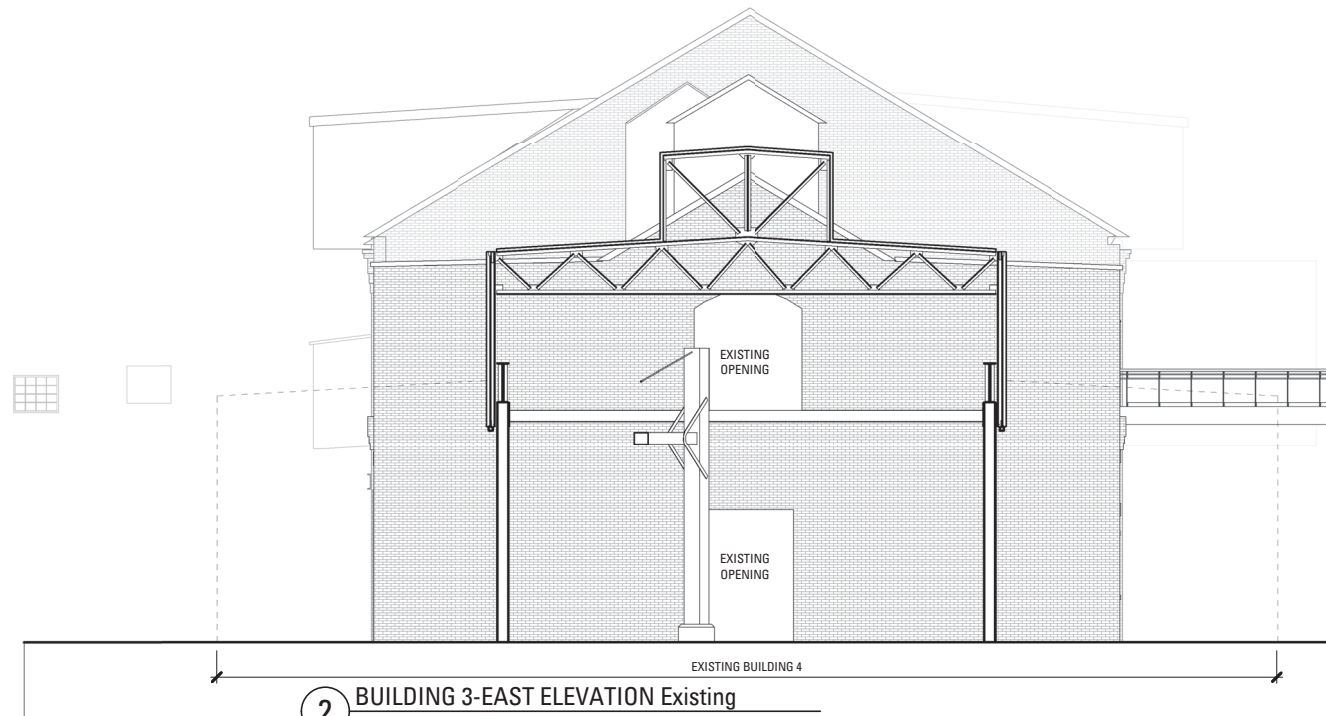
[illegible]

Date	AUGUST 07, 2019
Scale	1/8" = 1'-0"
Project Number	
Drawn By	Author

A-300P

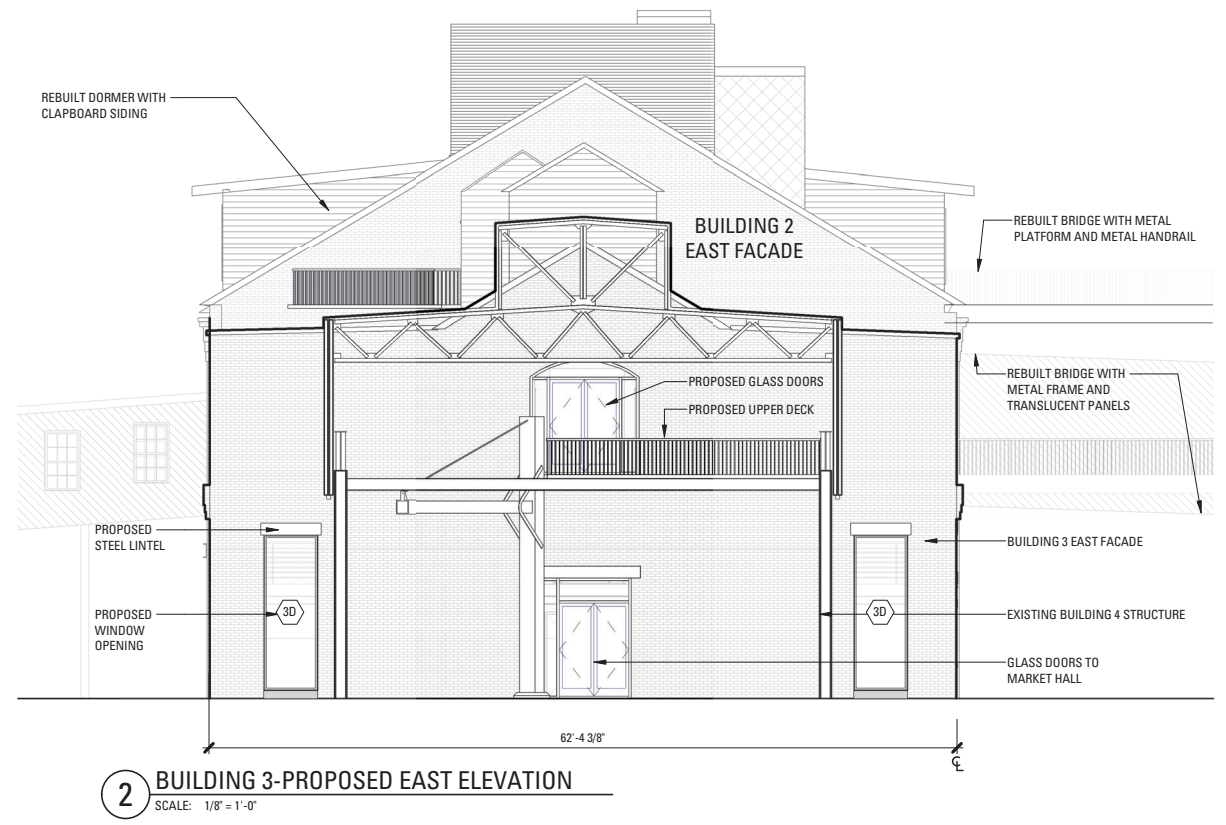
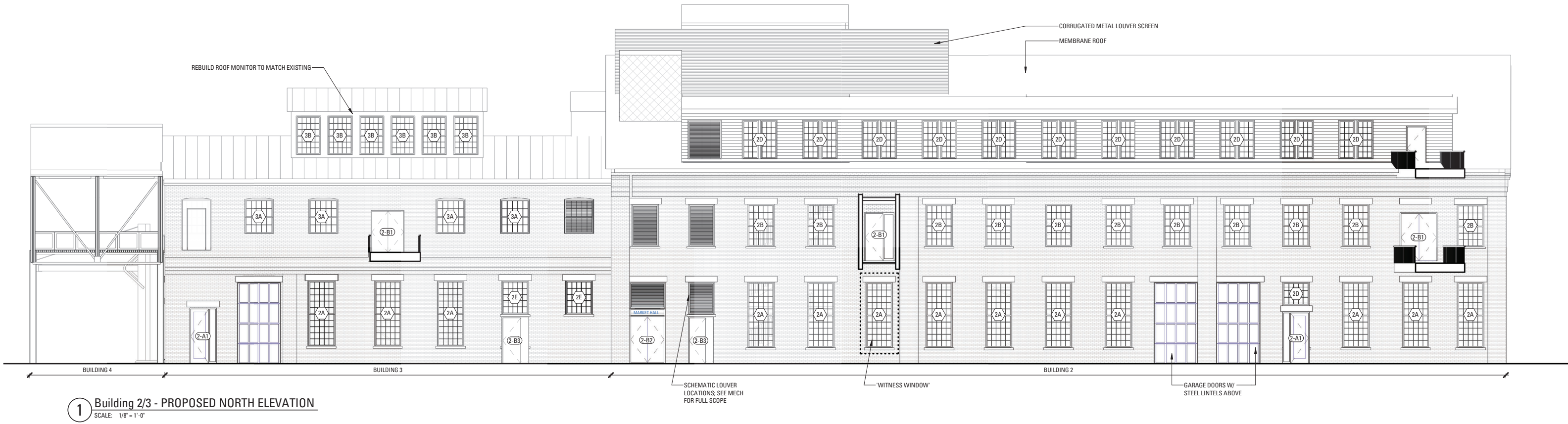


1 Building 2/3 - NORTH ELEVATION Existing
SCALE: 1/8" = 1'-0"



2 BUILDING 3-EAST ELEVATION Existing
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



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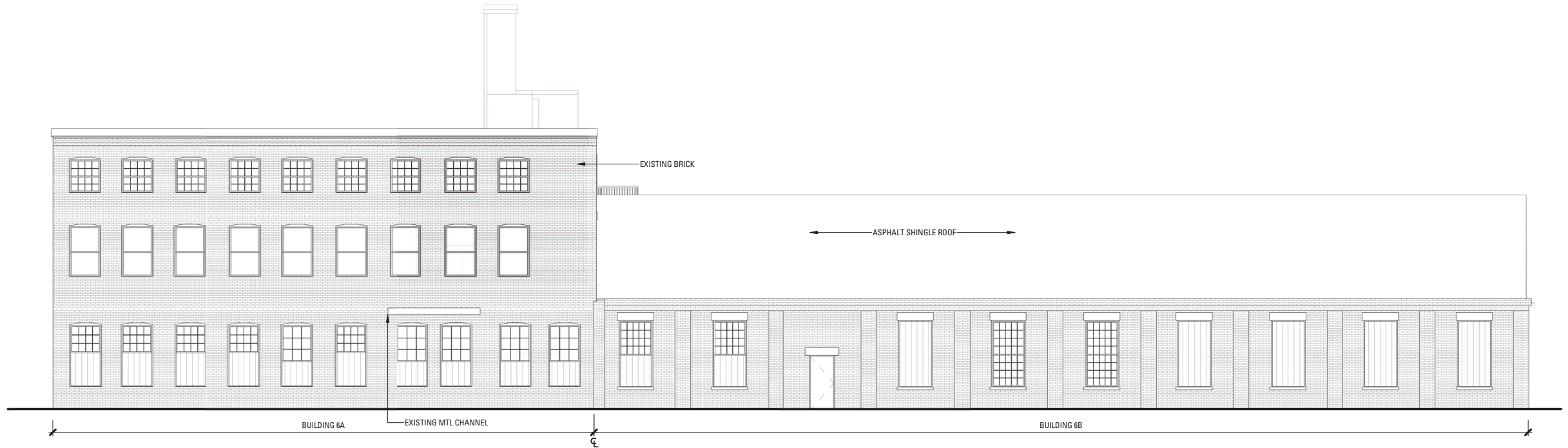
Rev.	Date	Remarks

PORTLAND FORESIDE - BLOCK 2

Date AUGUST 07, 2019
Scale 1/8" = 1'-0"
Project Number
Drawn By Author

BUILDING 2/3- PROPOSED FACADE

A-301P

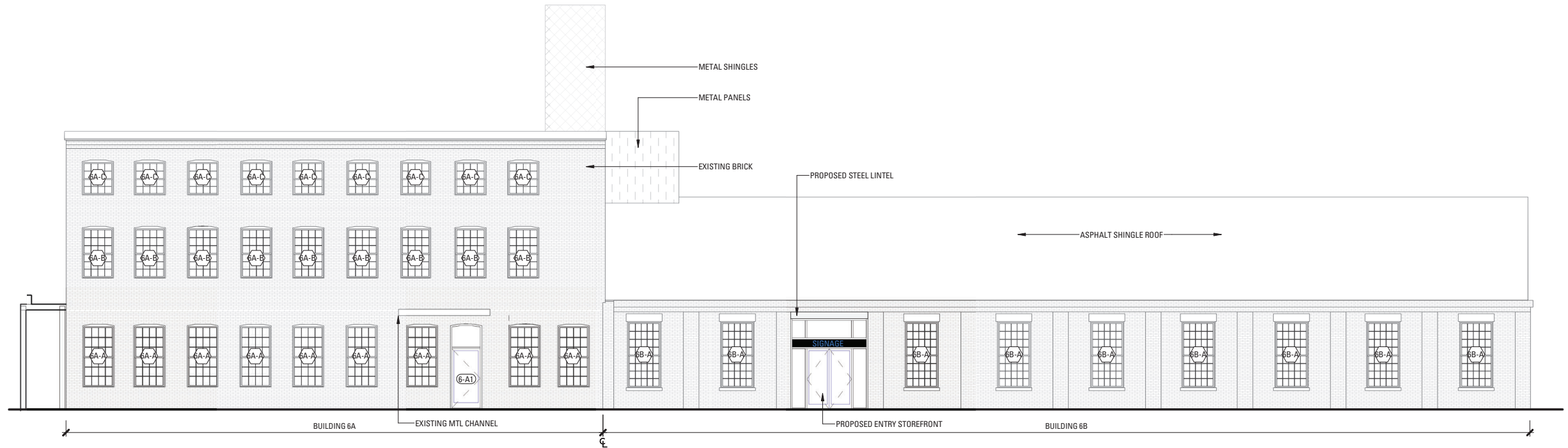


1 BUILDING 6- SOUTH ELEVATION Copy 1 Copy 1
SCALE: 1/8" = 1'-0"



2 BUILDING 6 - EXISITING WEST ELEVATION
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

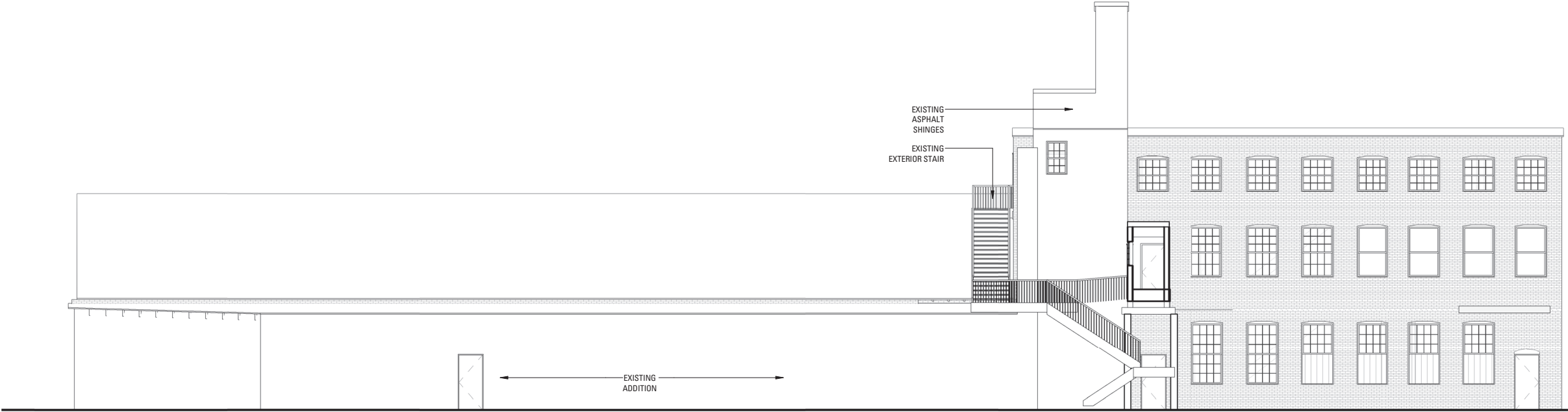


2 BUILDING 6- SOUTH ELEVATION Copy 1
SCALE: 1/8" = 1'-0"

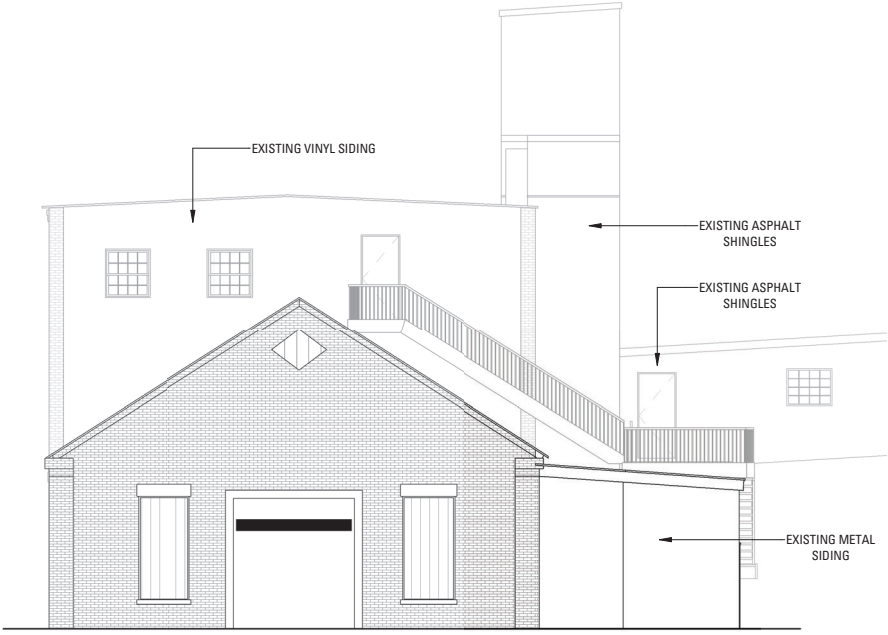


1 BUILDING 6 - WEST ELEVATION Copy 1
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks

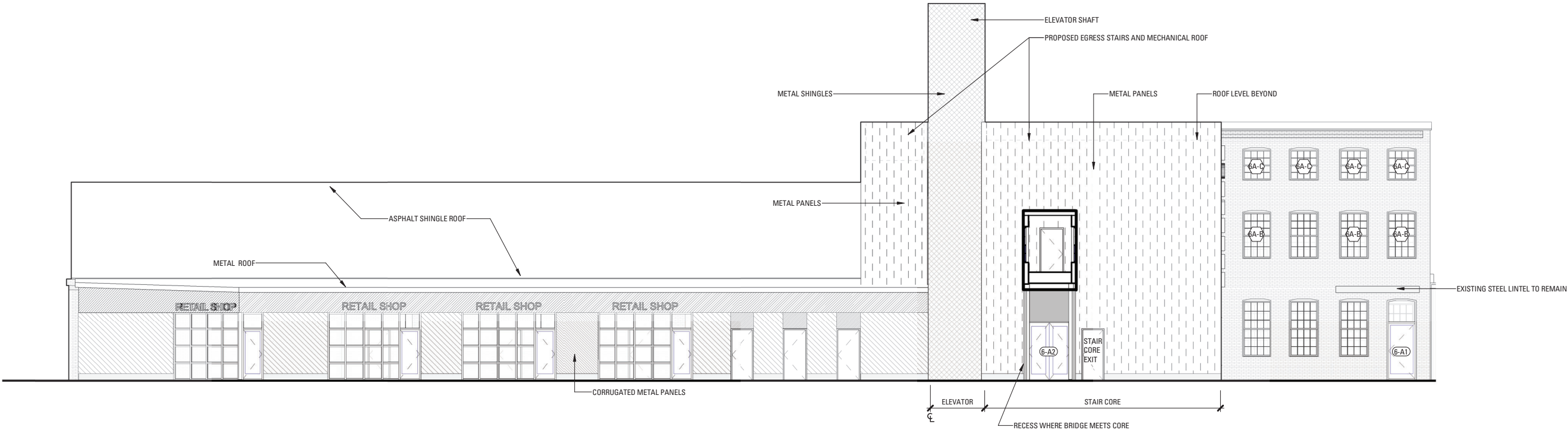


1 BUILDING 6 - EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

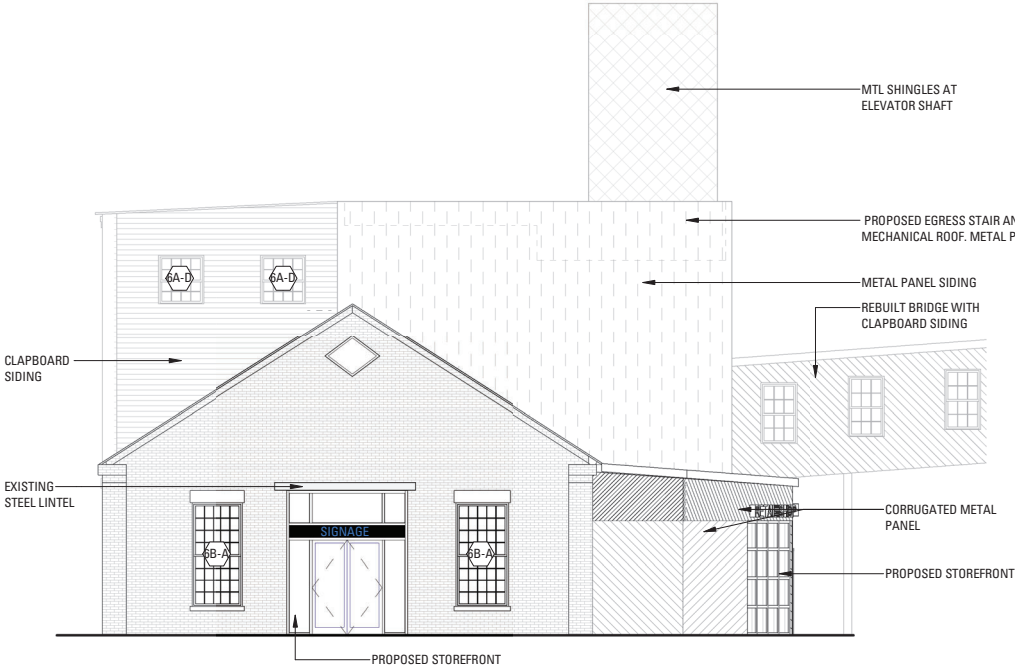


2 BUILDING 6 - EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



1 BUILDING 6 - NORTH ELEVATION Copy 1
SCALE: 1/8" = 1'-0"



2 BUILDING 6 - EAST ELEVATION Copy 1
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



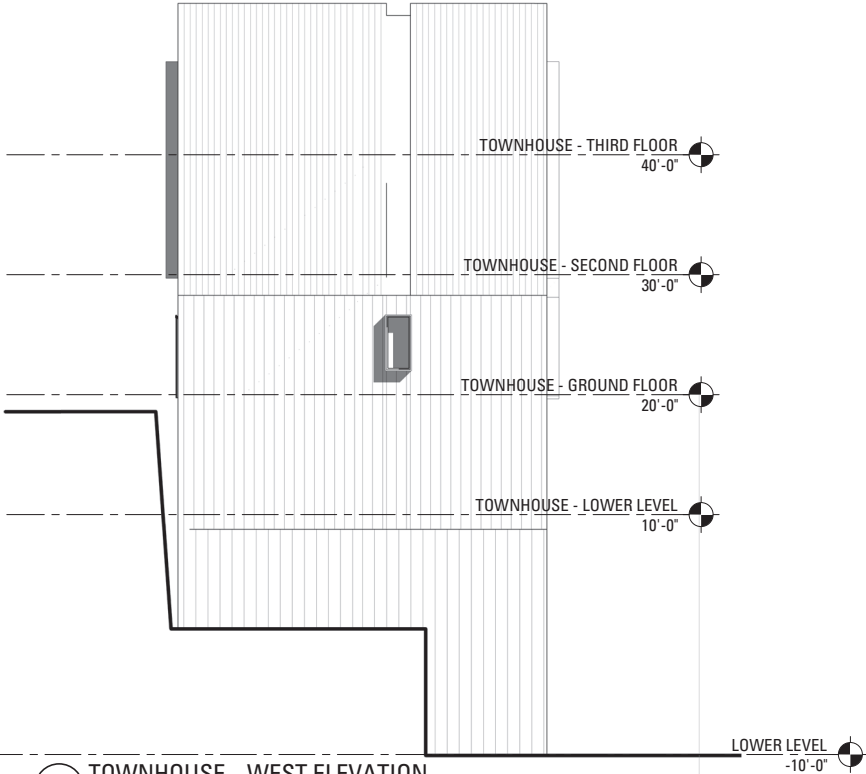
1 TOWNHOUSE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 TOWNHOUSE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

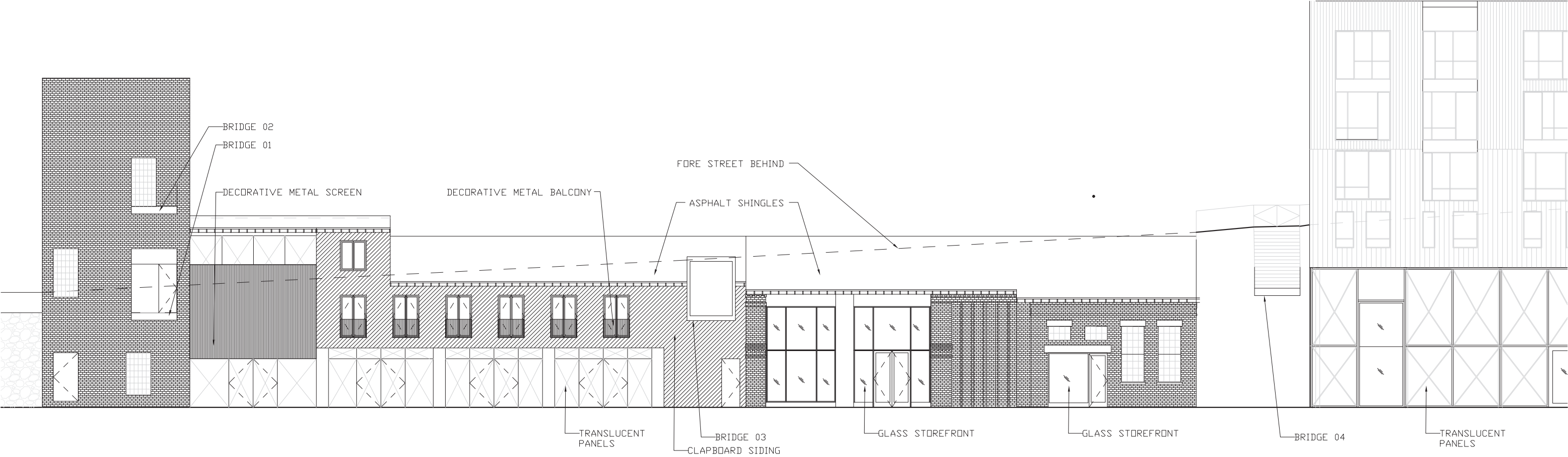


3 TOWNHOUSE EAST ELEVATION
SCALE: 1/8" = 1'-0"



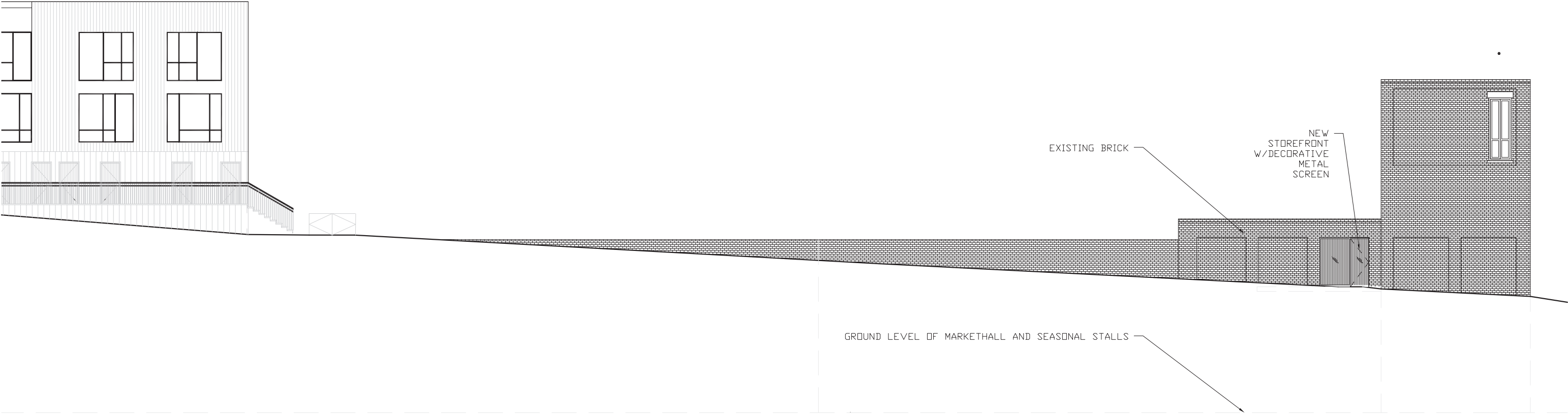
4 TOWNHOUSE WEST ELEVATION
SCALE: 1/8" = 1'-0"

Rev.	Date	Remarks



1 ALLEY ELEVATION
1/8" = 1'

Rev.	Date	Remarks

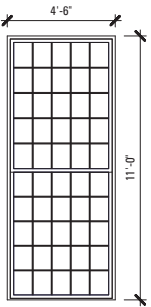


1 FORE STREET ELEVATION
1/8" = 1'

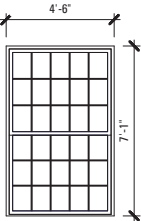
Rev.	Date	Remarks

Date	07 August, 2019
Scale	1/8" = 1'-0"
Project Number	2000.01
Drawn By	DRW

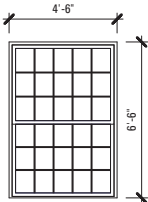
*ALL DIMENSIONS
ARE TO BE VERIFIED
IN FIELD AND
CONFIRMED WITH
EXISTING
OPENINGS.



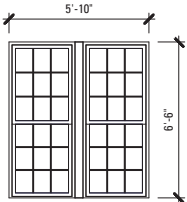
TYPE 2A



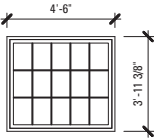
TYPE 2B



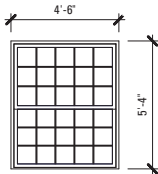
TYPE 2C



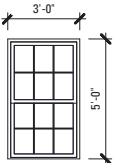
TYPE 2D



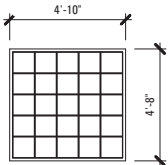
TYPE 2E



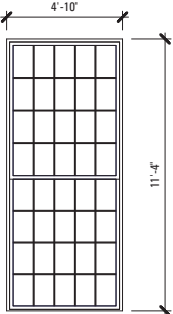
TYPE 2F



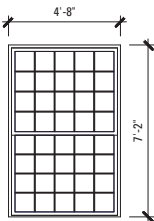
TYPE 2G



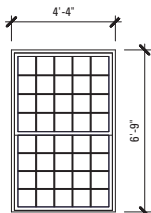
TYPE 2H



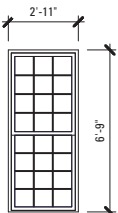
TYPE 2I



TYPE 2J

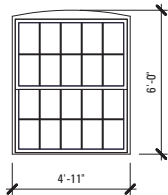


TYPE 2L

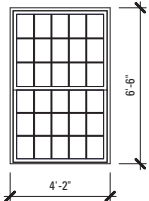


TYPE 2k

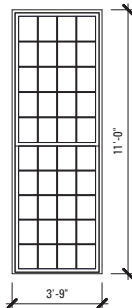
BUILDING 2



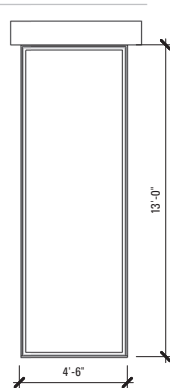
TYPE 3A



TYPE 3B

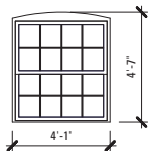


TYPE 3C

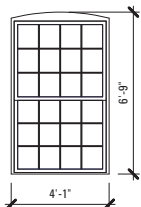


TYPE 3D

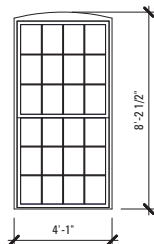
BUILDING 3



TYPE 6A

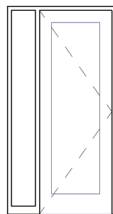


TYPE 6B

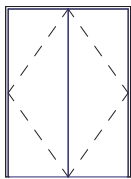


TYPE 6C

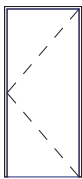
BUILDING 6A/6B



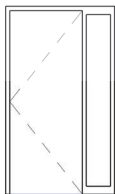
2-A1
METAL FRAME/GLASS
DOOR/GLASS SIDELITE



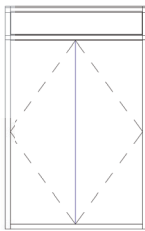
2-B1
METAL FRAME/
METAL DOOR



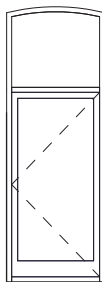
2-B1
METAL FRAME/
METAL DOOR



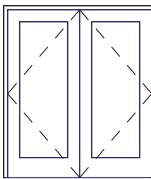
2-B3
METAL FRAME/METAL
DOOR/METAL SIDELITE



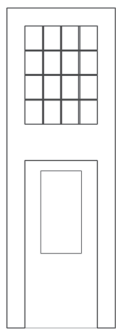
3-B4
METAL FRAME/METAL
DOOR/METAL TRANSOM



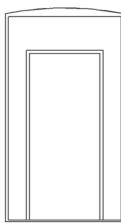
6-A1
METAL FRAME/GLASS
DOOR AND TRANSOM



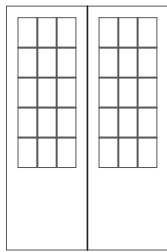
6-A2
METAL FRAME/
GLASS DOOR



EXISTING
(BLDG 2)



EXISTING
(BLDG 3)



EXISTING
(BLDG 3)

** EXISTING DOORS
TO BE REFURBISHED,
REPAIRED, REBUILD
AS REQUIRED

DOORS

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Rev.	Date	Remarks

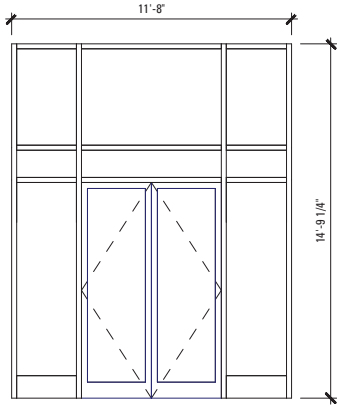
PORTLAND FORESIDE - BLOCK 2

Date AUGUST 07, 2019
Scale 1/4" = 1'-0"
Project Number
Drawn By Author

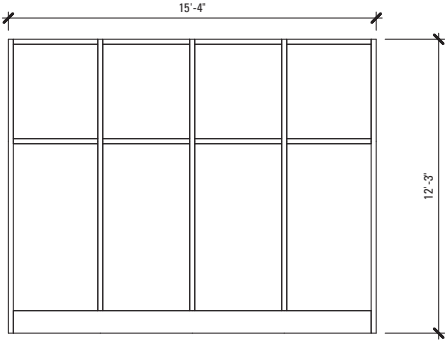
WINDOW SCHEDULE

A-500P

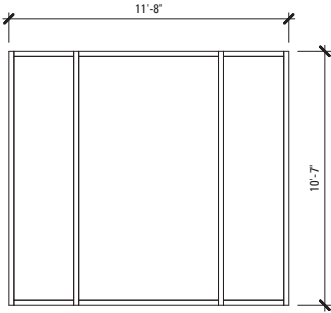
BUILDING 2



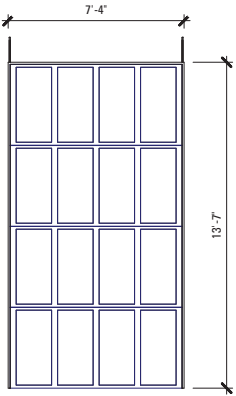
11 BUILDING 2/3 - WEST ELEVATION - ENTRY
SCALE: 1/4" = 1'-0"



10 BUILDING 2/3 - WEST ELEVATION @ MARKETHALL
SCALE: 1/4" = 1'-0"

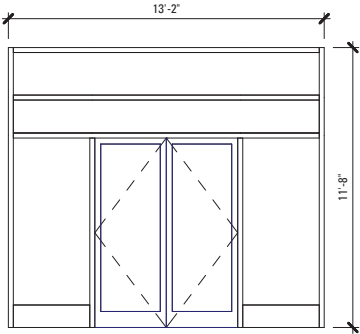


9 BUILDING 2/3 - WEST ELEVATION @ 2ND FL EVENT
SCALE: 1/4" = 1'-0"

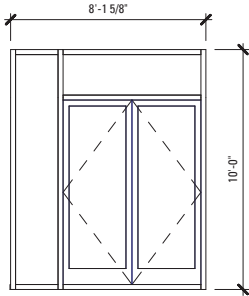


8 BUILDING 2 - NORTH ELEVATION - GARAGE DOOR
SCALE: 1/4" = 1'-0"

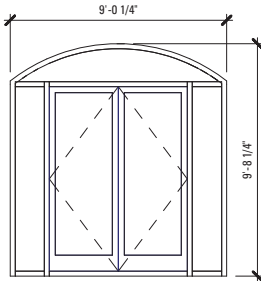
BUILDING 3



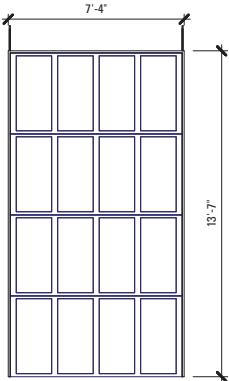
7 BUILDING 3 - SOUTH ELEVATION - MAIN ENTRY
SCALE: 1/4" = 1'-0"



6 BUILDING 3 - EAST ELEVATION - ENTRY
SCALE: 1/4" = 1'-0"

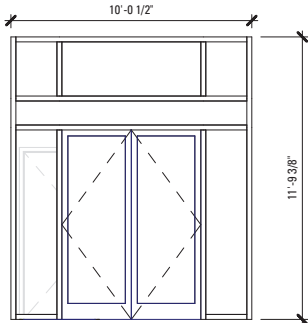


5 BUILDING 3 - EAST ELEVATION @ 2ND FL DECK
SCALE: 1/4" = 1'-0"

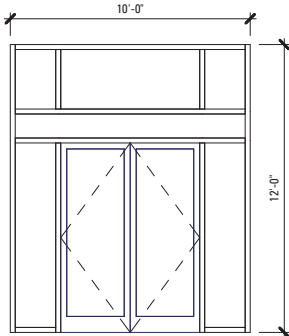


4 BUILDING 3 - NORTH ELEVATION - GARAGE DOOR
SCALE: 1/4" = 1'-0"

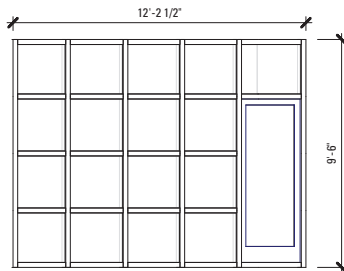
BUILDING 6A/6B



3 BUILDING 6 - SOUTH ELEVATION @ ENTRY
SCALE: 1/4" = 1'-0"

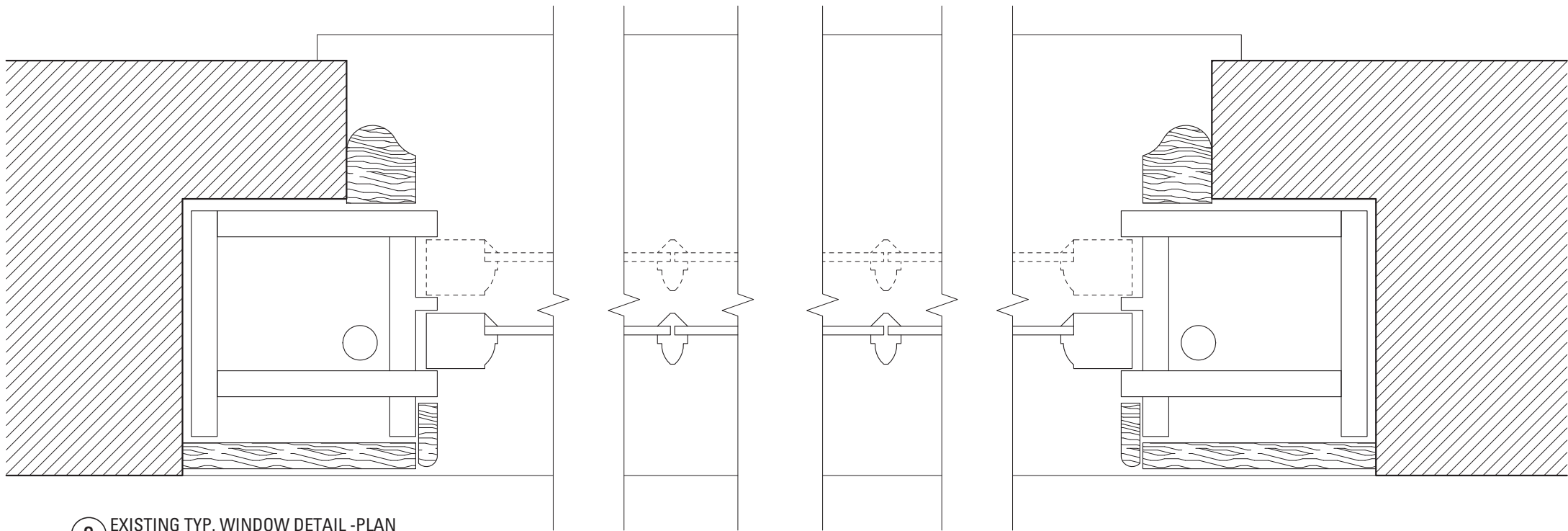


2 BUILDING 6 - EAST ELEVATION @ ENTRY
SCALE: 1/4" = 1'-0"

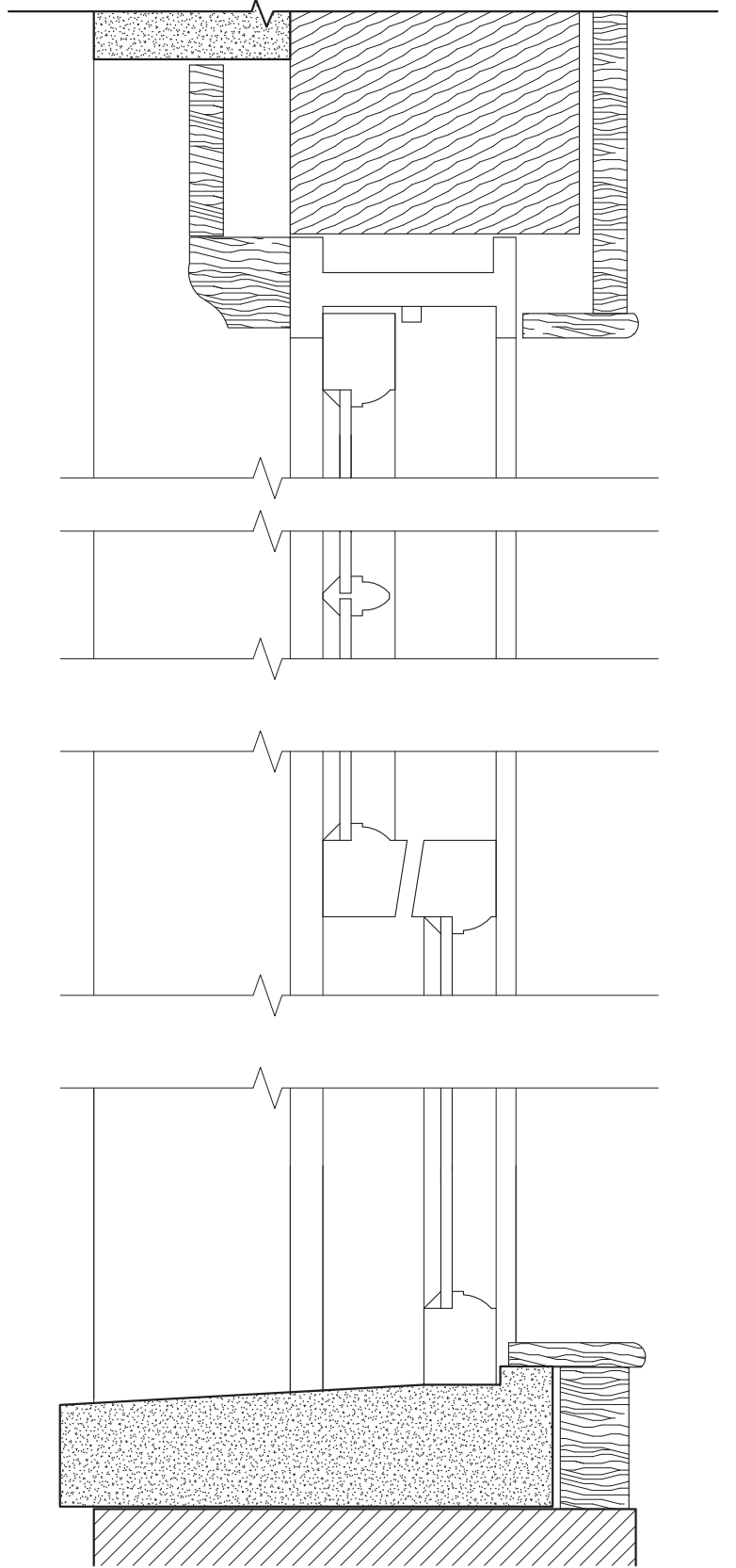


1 BUILDING 6B - TYPICAL STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks



2 EXISTING TYP. WINDOW DETAIL -PLAN
SCALE: 6" = 1'-0"



1 EXISTING TYP. WINDOW DETAIL- SECTION
SCALE: 6" = 1'-0"

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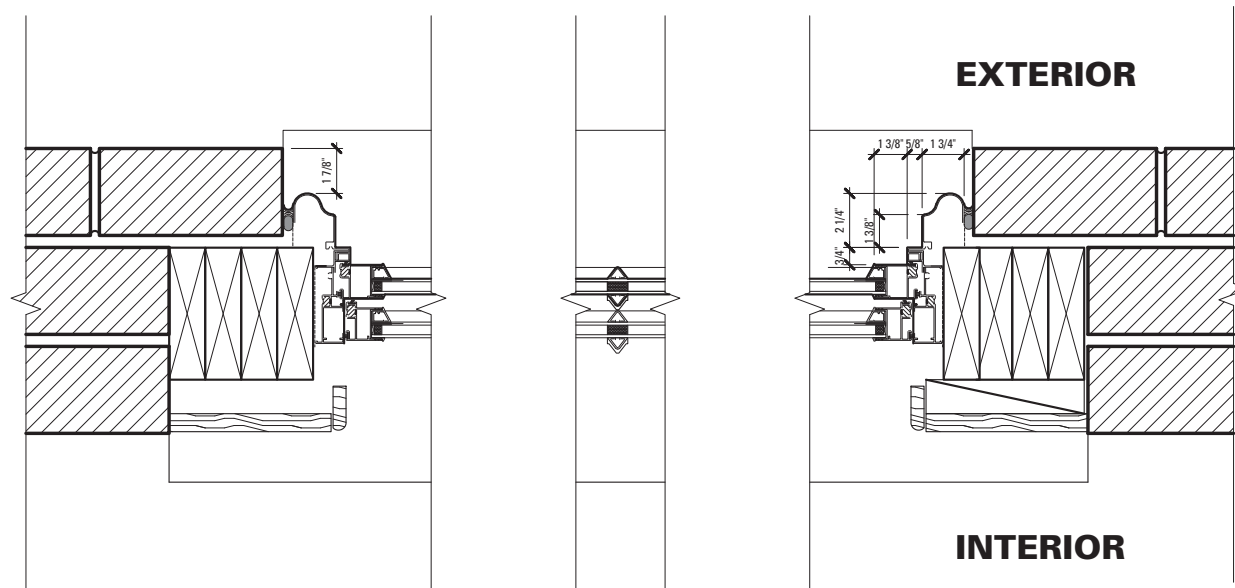
Rev.	Date	Remarks

PORTLAND FORESIDE - BLOCK 2

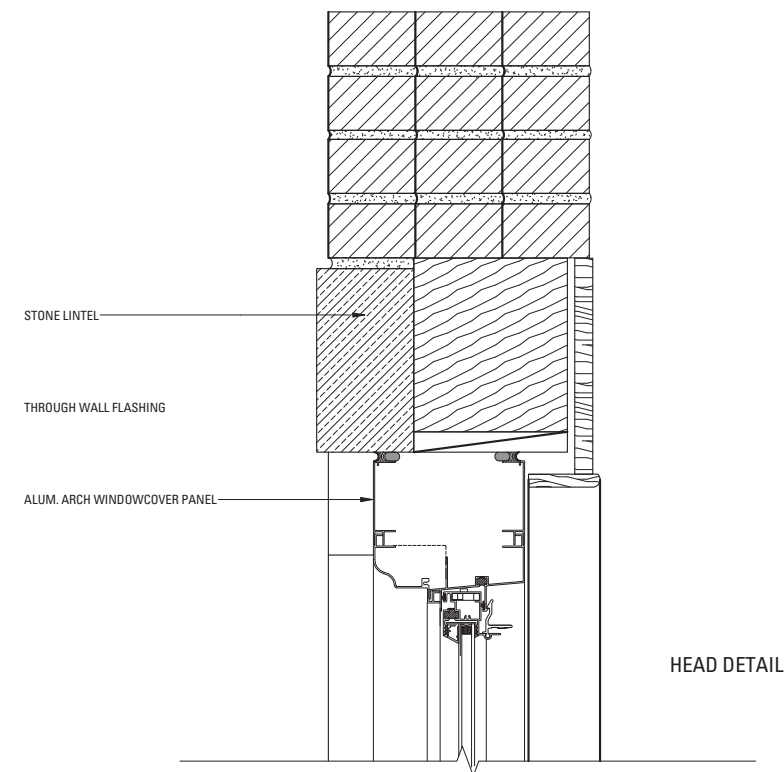
Date AUGUST 07, 2019
Scale 6" = 1'-0"
Project Number
Drawn By Author

EXISTING WINDOW DETAILS

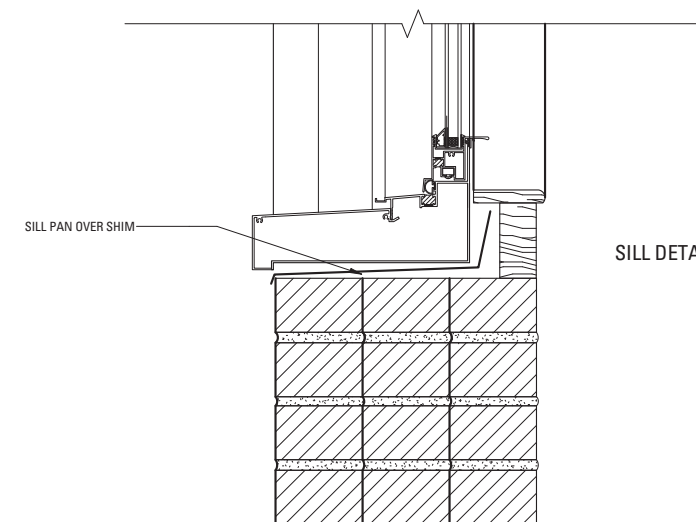
A-502E



2 TYP PROPOSED WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



HEAD DETAIL



SILL DETAIL

1 TYP PROPOSED WINDOW DETAIL
SCALE: 3" = 1'-0"

Rev.	Date	Remarks



SITE FURNISHINGS SCHEDULE				
SYM.	QTY.	NAME	COMPANY	NOTES
BENCHES				
--	11	RECLAIMED MONOLITHIC GRANITE BENCH	--	SEE PLAN FOR DIMENSIONS
--	3	FGB BACKLESS 70"	LANDSCAPE FORMS	AT STAIR PLAZA
--	2	FGB BACKED 70"	LANDSCAPE FORMS	AT STAIR PLAZA
TRASH, RECYCLE, COMPOST RECEPTACLES				
--	8	SELECT TRIPLE UNIT	LANDSCAPE FORMS	ALL SOLID, MULTI USE SLOTS, STANDARD SIGNAGE, WITH LOCK.
BIKE RACKS				
--	14	LOTLIMIT	MMCITE.COM	GALVANIZED METAL FINISH

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Rev.	Date	Remarks

Portland Foreside Block 2
58 Fore Street

Date 5 August, 2019
Scale 1"=20'
Project Number xxx
Drawn By TCH

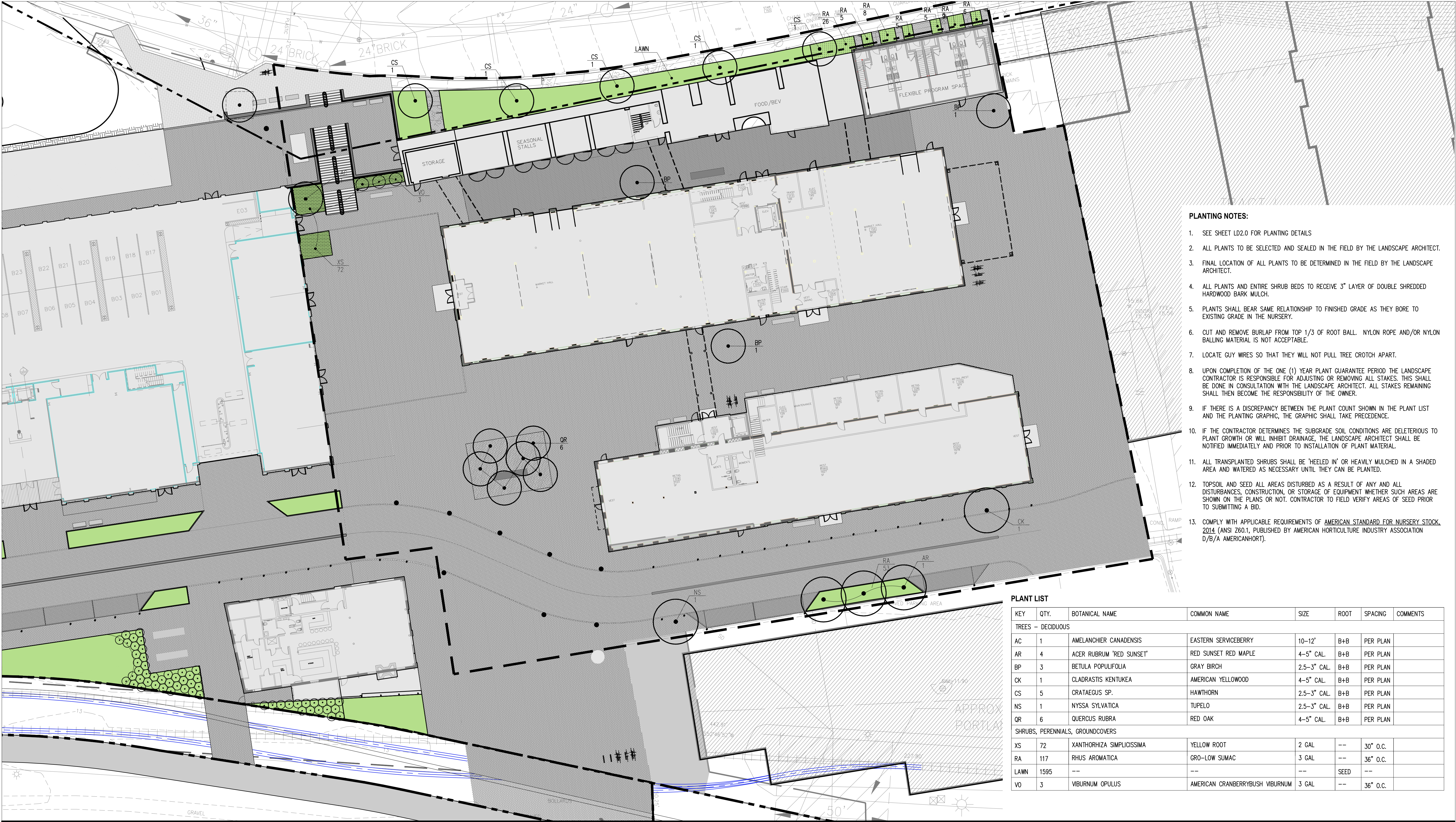
mbla inc
michael boucher landscape architecture

457 US Route 1 Suite 2
Freeport, ME 04032
t 207.865.1080
f 207.865.1455
www.boucherlandscape.com
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LAYOUT/MATERIALS PLAN

L2.00

NOT FOR CONSTRUCTION



- PLANTING NOTES:**
- SEE SHEET LD2.0 FOR PLANTING DETAILS
 - ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 - FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 - ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
 - PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE IN THE NURSERY.
 - CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. NYLON ROPE AND/OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
 - LOCATE GUY WIRES SO THAT THEY WILL NOT PULL TREE CROTCH APART.
 - UPON COMPLETION OF THE ONE (1) YEAR PLANT GUARANTEE PERIOD THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE LANDSCAPE ARCHITECT. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.
 - IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
 - IF THE CONTRACTOR DETERMINES THE SUBGRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - ALL TRANSPLANTED SHRUBS SHALL BE 'HEELD IN' OR HEAVILY MULCHED IN A SHADED AREA AND WATERED AS NECESSARY UNTIL THEY CAN BE PLANTED.
 - TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED PRIOR TO SUBMITTING A BID.
 - COMPLY WITH APPLICABLE REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK, 2014 (ANSI Z60.1, PUBLISHED BY AMERICAN HORTICULTURE INDUSTRY ASSOCIATION D/B/A AMERICANHORT).

PLANT LIST						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
TREES - DECIDUOUS						
AC	1	AMELANCHIER CANADENSIS	EASTERN SERVICEBERRY	10-12"	B+B	PER PLAN
AR	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	4-5" CAL.	B+B	PER PLAN
BP	3	BETULA POPULIFOLIA	GRAY BIRCH	2.5-3" CAL.	B+B	PER PLAN
CK	1	CLADRASTIS KENTUCKEA	AMERICAN YELLOWWOOD	4-5" CAL.	B+B	PER PLAN
CS	5	CRATAEGUS SP.	HAWTHORN	2.5-3" CAL.	B+B	PER PLAN
NS	1	NYSSA SYLVATICA	TUPELO	2.5-3" CAL.	B+B	PER PLAN
QR	6	QUERCUS RUBRA	RED OAK	4-5" CAL.	B+B	PER PLAN
SHRUBS, PERENNIALS, GROUNDCOVERS						
XS	72	XANTHORHIZA SIMPLICISSIMA	YELLOW ROOT	2 GAL	--	30" O.C.
RA	117	RHUS AROMATICA	GRO-LOW SUMAC	3 GAL	--	36" O.C.
LAWN	1595	---	---	--	SEED	---
VO	3	VIBURNUM OPULUS	AMERICAN CRANBERRYBUSH VIBURNUM	3 GAL	--	36" O.C.

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Rev.	Date	Remarks

Portland Foreside Block 2
58 Fore Street

Date: 17 June, 2019
Scale: 1"=20'
Project Number: xxx
Drawn By: TCH

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michael boucher landscape architecture

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PLANTING PLAN

L4.00

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Rev.	Date	Remarks

Portland Foreside Block 2
58 Fore Street

Date 5 AUGUST, 2019
Scale 1"=10'
Project Number xxx
Drawn By TCH

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SITE SECTION

LD4.1

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MEMORANDUM

TO: Chair Boepple and Members of the Planning Board

FROM: Scott Benson, Chair, Historic Preservation Board
Deborah Andrews, Historic Preservation Program Manager

DATE: December 14, 2016

SUBJECT: Historic Preservation Board Finding and Recommendation re:

- a) Conformance of 58 Fore Street Master Development Plan with Review Standards of Historic Preservation Ordinance
- b) Amendment of Portland Company Historic District Boundaries

I. Introduction

On December 7, the Historic Preservation Board held a public hearing on CPB2's proposed Master Development Plan for its property at 58 Fore Street, within which is located the Portland Company Historic District. Although master development plans are addressed in the site plan ordinance and formal review authority rests with the Planning Board, the Historic Preservation Board's role in the review of the 58 Fore Street Master Plan was two-fold:

First, the Historic Preservation Board was charged with making a finding as to whether the scope and nature of development proposed in the master development plan--in particular proposed alterations, additions and new construction within or abutting the Portland Company Historic District--is in conformance with the review standards of the historic preservation ordinance.

Second, the Historic Preservation Board was charged with making a recommendation to the Planning Board regarding amending the boundaries of the Portland Company Historic District, as proposed by CPB2. Amending the district boundaries would make it possible to relocate Building 12 to another location on the property, just outside the current district boundary. As the relocation of Building 12 is an integral part of the proposed master development plan, the question of amending the historic district is to be taken up in conjunction with the master development plan review. The process for amending historic district boundaries is the same as for district designations. That is, the Historic Preservation Board makes a recommendation on the boundary change to the Planning Board. The Planning Board, in turn, makes a recommendation to the Council, which has final authority to amend the district.

II. Background – Outstanding Issue Identified at November 16 Workshop

As Planning Board members will recall, the one aspect of the master development plan that raised significant concerns at the HP Board's November workshop was the proposal for townhouses to be constructed along Fore Street, some of which were proposed to be built on top of contributing historic structures within the Fore Street alleyway. (See ATTACHMENT – for

excerpts from 11/16 plan.) These concerns centered on the impact of the townhouses on the current view of the Portland Company complex from Fore Street and on the existing scale and historic character of development in the alleyway below.

During discussion, Historic Preservation Board members noted that the Portland's Company's location below the grade of Fore Street has historically allowed for views of the complex below. From Fore Street, one can appreciate the retainage required to create the site, the linear alignment of buildings required by the manufacturing process, the industrial nature of the complex, as well as the architectural character and scale of the individual historic structures within view. With the introduction of connected townhouses as shown in the proposed plans, this view of the complex would be virtually eliminated. (Board members did not find the provision of one 50' view corridor within the proposed townhouse row to be adequate in preserving this key view of the complex.).

Board members also expressed concern about the effect of the proposed townhouse construction on the historic scale and character of the alleyway adjacent to Fore Street. As viewed from the alley, plans called for a one-story rooftop addition adjacent to the vault tower (Building 24), new 5-story townhouses built on a portion of the footprint of Building 14 and the footprint of Building 15 (existing structures are 2 stories), and a 3-story addition built on top of Building 16 (the 2-story brass foundry). Immediately abutting the end wall of Building 16 and projecting further into the alleyway were proposed to be additional 5-story townhouses. In the Board's view, the fundamental change in scale, the absence of any building setback to distinguish the historic scale of development from the new and the total obstruction of the Fore Street retaining wall were found to fundamentally alter the historic character of the alleyway. Standards #1, 2 and 9 of the historic preservation ordinance's Standards for Review of Alterations were found applicable to this finding.

Based on drawings presented at the workshop, it was the consensus of Historic Preservation Board members that the townhouse construction along Fore Street (specifically, the townhouses proposed along the length of the existing alleyway development, up to and including Building 16) failed to meet the historic preservation ordinance standards as the construction would materially diminish both the visibility and integrity of the historic district. In summarizing the Board's discussion, Chair Benson indicated that an alternative solution for this area of the historic district would be necessary in order for the Board to forward a positive finding on the master plan's conformance with historic preservation review standards.

In addition to this threshold concern, Historic Preservation Board members identified a number of other general issues and/or observations based on the elevations and renderings provided. Recognizing the preliminary nature of a master development plan and the fact that the drawings provided may be subject to change, these issues and observations were identified for the purpose of establishing a record to inform current or future applicants and Historic Preservation Board members when applications for Certificates of Appropriateness are reviewed in the future. *These observations and concerns were reiterated at the 12/7 public hearing and are listed in the following section of this report.*

III. December 7 Public Hearing – Potential Revisions Presented for Consideration, Board Response

On December 7th, representatives of CPB2 presented two alternative design proposals for the Fore Street townhouse component of the master plan in hopes that one or both of the options would resolve the Historic Preservation Board's concerns about the impact of the Fore Street townhouses. While Board members noted that each option included measures that improved upon the previous proposal (for example, a building setback was provided to distinguish the historic scale of development along the alleyway from the new), neither proposal adequately resolved the concerns expressed at the November workshop. Ultimately, the Historic Preservation Board concluded that the extent and scale of proposed building additions and new construction along Fore Street--specifically, the portion of the Fore Street wall extending from the tower (Building 24) in easterly direction up to and including Building 16-- unduly diminished both the visibility and the historic integrity of the Portland Company Historic District.

In order to find that the proposed master development plan for 38 Fore Street is in general conformance with the review standards of the historic preservation ordinance, the Board stipulated that the building additions and new construction highlighted in ATTACHMENT 1 be removed from the overall development program. Additionally, the Board stipulated that a separation (width to be determined) between the east end wall of Building 16 and the new townhouses east of Building 16 be provided to define the limits of the original complex and provide a view of the Fore Street wall. Note that the Board's decision does not preclude the proposed construction of a one-story rooftop addition adjacent to Building 24's vault tower or the proposed construction of 5-story townhouses east of Building 16 within the boundaries of the historic district.

IV. General Input for Future Reviews

In addition to this threshold issue, the Historic Preservation Board reiterated at the 12/7 public hearing a number of general concerns and/or observations that were first identified at the workshop. They were highlighted to provide early input to the developers and consultant team and to communicate that some level of design modification will likely be required when projects are reviewed for a Certificate of Appropriateness.

- Given the limited number of historic buildings that remain to convey the history, visual character and significance of the Portland Company, care should be taken that any additions or infill construction not overwhelm, distract from or visually compete with the historic structures. While it is understood that building additions and added architectural elements may be necessary or desirable as part of the buildings' conversion to new uses, the number of proposed additions and the scale/architectural prominence of some of the additions as rendered in the master plan drawings require further consideration to ensure that the historic character of the remaining buildings is not diminished. In short, additions should be recessive and architecturally compatible with the subject structure, so that the historic form and architectural character of each contributing structure remains prominent.

Specific examples of additions identified as warranting modification include the continuous dormer proposed for Building 2, the proposed stair/elevator core addition to Building 6/6A and the rooftop addition adjacent to Building 24 (the vault tower). The proposed dormers on Building 2 will likely need to be pulled back from the edge of the roof and from the wall plane below so as to be more proportionate to the historic building. The stair/elevator core addition to Building 6/6A will likely need to be reduced in size or footprint so as not to dominate the historic building. The rooftop addition next to the vault will need to be set back from the existing building's wall plane and modified in design to ensure that the vault remains visually prominent.

- The historic structures within the district were built over time in response to changing needs or growth of the company. While the buildings share a common material palette, architecturally there are distinctions from one building to another, reflecting their period of construction and/or particular use. As such, care should be taken to avoid using the same design for added features (e.g. new entrance canopies) for every building.
- The east elevation of the proposed office building on Parcel 1 will face the entrance courtyard and will be surrounded by historic Portland Company structures. Given this close visual relationship, this elevation of the building should take visual cues from the historic structures around it so as to be generally compatible. Also, the point of connection between Building 12 and the new office building it adjoins should be given careful consideration.
- The Portland Company's pedestrian bridges were identified as important character-defining features of the complex. At least one bridge should be maintained over each alley.
- Given the location and alignment of the new building on Parcel 3, the building will have an important visual relationship to the historic structures directly across the access road. A contextual architectural treatment—one that reinforces the Portland Company's industrial design vocabulary-- is encouraged. Also, consideration should be given to shifting this building toward the east to open up the view of the historic district from the water.
- It is important that any future rehabilitation/redevelopment within the Portland Company Historic District include provisions for "telling the story" of the Portland Company, including the history of the company, what it produced and its significance at the local, state and national level. Interpretation should not be left to chance.
- Given the industrial history of the property, the generally spare approach shown for the site treatment within the historic district is appropriate. Trees and other landscaping within the historic core should be limited so as to reinforce the industrial character.

V. Formal Finding and Recommendation of the Historic Preservation Board

Following a public hearing and final deliberations, the Historic Preservation Board voted on **two motions** as follows:

- 1) The Board voted 6-0 (Sheridan recused) that on the basis of plans, elevations and renderings of proposed development included in the Master Development Plan for 58 Fore Street and information included in the staff report for the December 7, 2016 public hearing, the Board finds that the proposed Master Development Plan for 58 Fore Street, specifically that portion of proposed development located within the boundary of the Portland Company Historic District, is in conformance with Portland's Historic Preservation Ordinance standards **subject to the removal of the proposed rooftop addition above Building 16, the reduction in scale of proposed infill construction on the footprint of Buildings 14 and 15 to a height not to exceed existing building heights, and the provision of an offset separating Building 16 and new townhouses to the east.**

Additionally, the Board finds that the proposed development adjacent to or within one hundred feet of the Portland Company Historic District will be developed so as to be generally compatible with the major character defining elements of the landmark or portion of the district in the immediate vicinity of the proposed development.

These findings do not preclude the Historic Preservation Board's authority as part of future reviews of Certificate(s) of Appropriateness to require reasonable adjustments in scale, massing or design of proposed additions, alterations or new construction to comply with ordinance requirements, as identified in the 12/7/16 staff report and as amended during Board discussion.

- 2) The Historic Preservation Board voted 5-0 (Sheridan recused, Oldham opposed) to recommend to the Planning Board and City Council that the boundaries of the Portland Company Historic district be amended as shown and described in Bernstein Shur's letter of November 10, 2016. (*See ATTACHMENT 2.*) This recommendation is based on the Board's finding that amending the boundaries of the Portland Company Historic District is necessary to fulfill a key objective of the Master Development Plan, that being the relocation of Building #12 to a position abutting the western edge of the 50' public access easement on site. Additionally, the Board finds that the district boundary amendment will create a single contiguous historic district and allow for the relocation of Building 12 to a position where it will continue to have a visual relationship with the other remaining Portland Company historic structures.

ATTACHMENTS

1. Marked-up axonometric views from 9/12/16 Master Development Plan showing additions and infill required to be removed to satisfy historic preservation ordinance standards. Marked up 12/2/16 axonometric views showing same.
2. 11/10/16 letter from Mary Costigan of Bernstein Shur requesting boundary amendment to Portland Company Historic District, with map.

PROPOSED REVISION A



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
MUNJOY HILL

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: August 29, 2019
RE: September 4, 2019 2nd **WORKSHOP – Preliminary Review of Nominated Munjoy Hill Historic District**

On July 10th staff presented the Planning Department's proposal to designate a defined area within the Munjoy Hill neighborhood as a local historic district under the provisions of Portland's historic preservation ordinance. The designation proposal was developed by Historic Preservation staff based on the findings of a detailed historic resources survey and building documentation effort as well as the analysis and recommendation of preservation consultant Scott Hanson of Sutherland Conservation & Consulting. Information provided by provided by Greater Portland Landmarks, including historical research and the findings of a preliminary building survey, also informed the department's proposal. Evaluation of a potential historic district on Munjoy Hill was at the explicit direction of the Portland City Council.

Immediately following the workshop, a letter signed by six members of the Historic Preservation Board was submitted to the Planning Department formally nominating the subject area as a local historic district. Formal nomination by at least two members of the Board is required to initiate the district designation review process.

In late July and August, two site walks were conducted of the proposed historic district. The purpose of the site walks was to familiarize members of the Historic Preservation Board with the proposed district's building stock, observe the proposed boundaries and review the preservation classification assigned to each building. Although the tours were advertised and open to the public, there was no way to record the sessions. As such, information provided was for clarification purposes only and there was no substantive discussion among Board members.

Now that the overall proposal has been introduced and the Board has familiarized itself with the area and buildings proposed for designation, Wednesday's workshop is intended to review details of the district proposal and address some of the questions identified during the tours.

It was noted, for example, that the color-coded map was not entirely clear as to a particular property's assigned classification, especially where a property was comprised of two individual

lots. Also, because Board members did not have the individual building descriptions and 1924 photo available to refer to on the tour, questions were raised as to the basis for some of the assigned classifications, particularly for some of the “noncontributing” structures.

Since the tours, staff has carefully compared the map and the individual property inventory forms and found some obvious discrepancies or errors that will be corrected. Staff has also highlighted a few properties the classification of which might warrant further discussion.

For purposes of the upcoming workshop, staff has marked up a base map of the district (ATTACHMENT 2), highlighting those properties that have been identified as requiring clarification or further discussion regarding the assigned classification. This base map also highlights specific sections of the overall district boundary line that staff will address in the workshop. Questions about some of these boundary choices were raised in the site walk. Finally, the map identifies a number of individual properties outside the proposed district for which the property owners have requested designation—either individual designation or expansion of the boundary to include their property. Letters or e-mails from the property owners are included in ATTACHMENT 4.

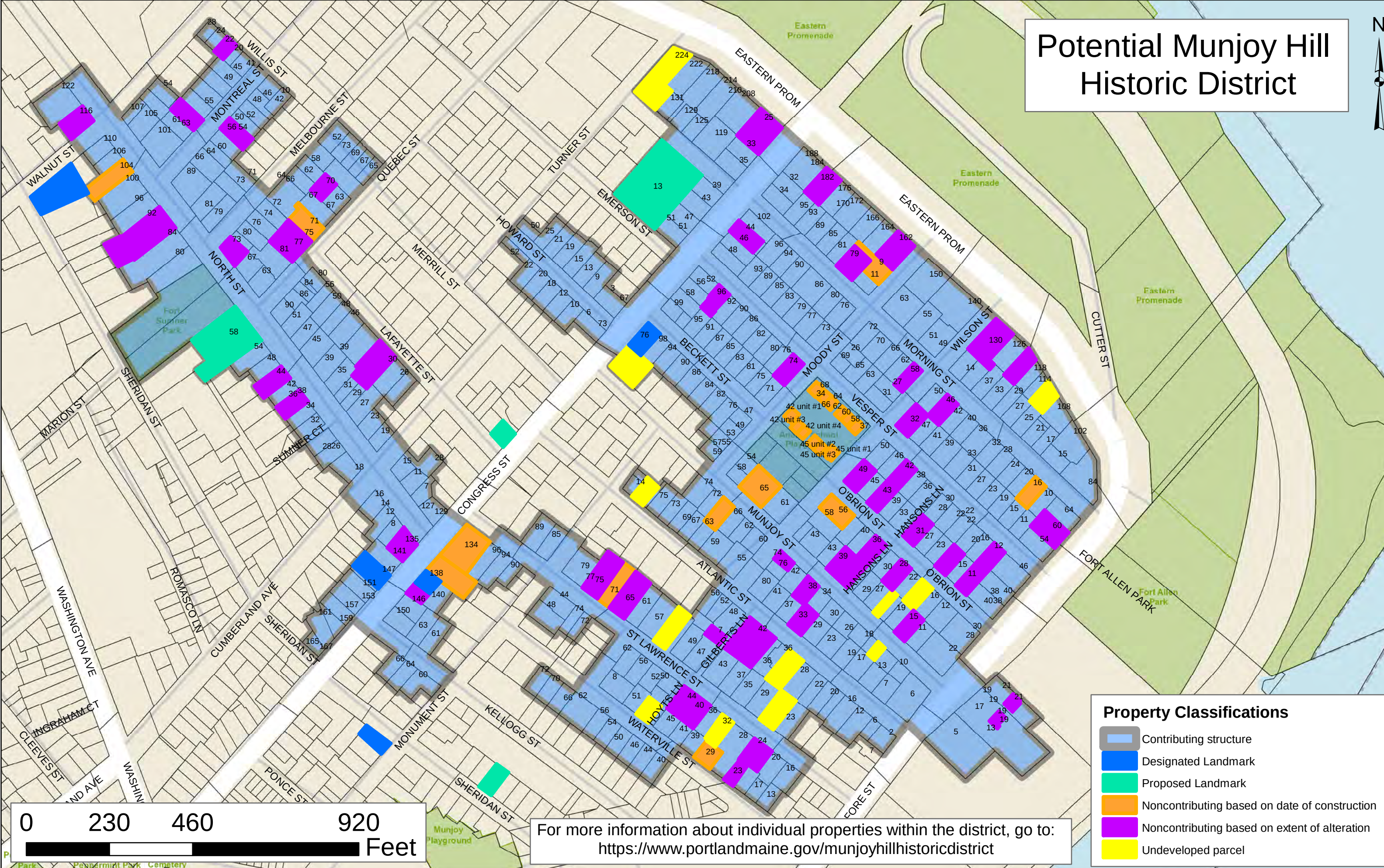
Also enclosed with this report is a copy of the inventory form for every structure identified as a “noncontributing” structure in the map distributed on July 10th—see ATTACHMENT 3. Note that the July 10 map (ATTACHMENT 1) will not be amended until there is general agreement about specific changes.

For ease of reference, staff has listed the highlighted the properties and areas for discussion on the map. The properties are grouped according to the nature of the question for consideration.

Time permitting, the Board may wish to discuss other general issues, such as whether or not individual designation should be considered for other historic properties outside the proposed boundaries.

ATTACHMENTS

1. Proposed Munjoy Hill Historic District with building classifications (July 10 map)
2. List of Properties for Discussion
3. Base Map with Highlighted Properties and Areas for Discussion
4. Historic Inventory forms for all buildings classified as Noncontributing
5. Emails, letters and petitions requesting designation of individual properties or expansion of district
6. Other letters, public comment



Potential Munjoy Hill Historic District

Property Classifications

- Contributing structure
- Designated Landmark
- Proposed Landmark
- Noncontributing based on date of construction
- Noncontributing based on extent of alteration
- Undeveloped parcel

For more information about individual properties within the district, go to:
<https://www.portlandmaine.gov/munjoyhillhistoricdistrict>

Properties and Areas for Discussion at 9/4/19 Workshop

Non-Contributing property classifications questioned during site walk

- 33 Atlantic – classified NC. See inventory form for photos and more information
- 25 Congress Street – classified NC based on alterations and additions on side elevations and ell
- 44 Congress Street – classified NC based on alterations, context
- 11 O’Brion – classified NC, should be C?
- 28 O’Brion – classified NC, should be C?
- 31 O’Brion – classified NC – see photos
- 36 O’Brion – classified NC –see photos
- 43 O’Brion – classified NC, should be C?
- 49 O’Brion – classified NC, should be C?
- 24 St. Lawrence – existing house C, but classified on map as NC due to approved plans for new construction. House has since sold with no plans for demolition. Map should be changed.
- 65 St. Lawrence – classified as NC, should be C?
- 96 Vesper – classified as NC, should be C?
- 22 Willis – classified NC on map, should be C?
- 32 Wilson – classified NC on map, C on inventory form—map should be corrected

Other questions raised by map:

- 63 Montreal – map is correct, but misleading. Building is C, garage on adjoining lot (no address) is NC
- 63 Morning – classified C on map, actually 2 adjoined buildings (63 and 65) 63 was built in 80’s, should be NC
- 15 O’Brion – building is C, garage on adjoining lot (no address) NC
- 40 O’Brion – unnumbered lot adjoining 40 O’Brion now developed – map should be changed.

Requests from Property Owners outside Proposed Boundaries to be included in District or individually designated:

28 Waterville, owner JoAnn Dowe

51 Monument, owner Susan Yandell

7 Lafayette, owner George Carhart

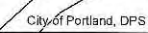
Potential Boundary Adjustments:

Round out Kellogg Street Block by adding 57 and 59 Kellogg

Southwest Corner of Lafayette and Cumberland + 3 properties on opposite side of Lafayette

Walnut Street – include entire block between North and Willis?

Additional properties on Willis and Montreal Street, petition signed by 4 property owners



Address: 33 Atlantic

Approximate/Documented Date of Building: 1851-1871

Surveyed: 8/17/2018

Historic Name: R. Rolfe House

Contributing or Noncontributing: Non-Contributing



Introduction

33 Atlantic Street is a two-and-a-half story front gabled Greek Revival / transitional Italianate frame multi-family house clad in vinyl siding. The dwelling is typical of the many gable front Greek Revival dwellings built on narrow lots that typify Munjoy Hill's historic character. The building possesses a solidly Greek Revival form with Italianate additions at the entrance canopy. It is a rectangular shape with a low-pitched front facing gable and a recessed main entrance typical of the Greek Revival. In addition, the building also has a hipped roof hood over the front porch supported by brackets, as seen in many Italianate houses.

Current Architectural Description

The façade is two bays wide with its main entrance in the first bay. The recessed entrance contains a wooden door with 1 light over one panel under a bracketed hipped roof hood. The steps are made of wood and have wooden railings with square balusters. Windows in the façade are 1/1 with vinyl sash, with two-replacement triple windows in the second bay.

The south elevation is a single bay wide and includes 1/1 windows with vinyl sash. Additional features include an exterior chimney clad in vinyl siding and trim that matches the main structure. The east elevation is not wholly visible from the public way, but it appears to be occupied by a rear ell. The north elevation is a single bay wide and includes 1/1 windows with vinyl sash.

A front gabled rear ell extends from the east elevation and is clad in vinyl. While not entirely visible from the public way, there is an entrance to the ell in the south elevation.

The roof is sheathed in asphalt shingles and features a shed dormer with two 1/1 vinyl sash windows on both the north and south slopes. Located at the rear of the main structure, the wall dormers have a tower-like appearance.

Additions and Alterations Since 1924

Notable changes have taken place since 1924. In particular, the building has lost its enclosed pediment under the gable, 2/2 wood sash windows, and siding. Most notably, the window pattern has been altered. Where there were once single windows on the first and second floors on the right side of the main façade are now bands of three windows that significantly alter the typical window pattern of the Greek Revival dwelling. These major façade changes have altered the dwelling's architectural integrity, leading to a classification as non-contributing.

Address: 42 Atlantic

Approximate/Documented Date of Building: 1871-1872

Surveyed: 8/17/2018

Historic Name: Edward H. Sargent House

Contributing or Noncontributing: Noncontributing



Introduction

The Paul Malia Post No. 161 of the American Legion at 42 Atlantic Street is located in a flat roofed single-story building clad in vinyl. The building has undergone significant alterations since its late nineteenth century inception. It began as a three-story mansard roof Second Empire single family home. Today, the mansard roof third floor and second floor have been completely removed, leaving just the first floor. Remarkably, the first floor retains many stylistic features common with Second Empire homes: two bay windows flanking the central main entrance, decorative friezes above the narrow bay windows, and a bracketed hood above the front door and transom. Still, the loss of more than two thirds of the building diminishes its original architectural presence.

Edward Sargent was a partner of Sargent-Dennison Coal Company.

Current Architectural Description

The façade is three bays wide and features bay windows in the first and third bays and a center entrance. The bay windows contain 1/1 windows with vinyl sash and the front door consists of two panes of glass framed in aluminum. There is a flat roofed bracketed hood above the door and concrete stairs with metal railings beneath.

Additions and Alterations Since 1924

As noted above, the building has undergone significant changes. When compared to its 1924 iteration, the most obvious losses include the second and third floors. In addition, windows and siding have been replaced resulting in the loss of wood clapboards and sash; decorative crowns once appeared above the windows of the missing upper floor. Lastly, the still intact bay windows in the façade no longer hold the arched top windows present in the 1924 image. The major loss of its upper floors is the reason for classifying the dwelling as non-contributing.

Address: 25 Congress Street
Approximate/Documented Date of Building: 1891
Surveyed: 8/17/2018
Historic Name: Joseph H. Blake House
Contributing or Noncontributing: Non-contributing



The gable front dwelling at 25 Congress Street has been altered by changes to the front façade and modern additions to the rear and side of the dwelling. While the additions are compatible in scale, the alterations have impacted the architectural integrity of the dwelling and it would be non-contributing to the historic district.

Address: 44 Congress Street

Approximate/Documented Date of Building: c1925

Surveyed: 8/17/2018

Historic Name: Henry Rosenbloom Triple-decker, built by Louis Serota

Contributing or Noncontributing: Non-Contributing



44 Congress Street was constructed post-1924, later than most of the residential structures along this portion of the street. Although no historic image was located, the triple decker has been significantly altered. The major alteration of the application of vinyl siding has removed any detail that might have been present around the windows, door, or eaves. The vinyl siding and wood material replacement on the three-story porch has removed any historic details at the railings, posts, or eave. While the building's scale and form are compatible with the adjacent buildings, the architectural integrity of the building has been significantly impacted leading to the classification of non-contributing.

The first owner residents, Henry and Rosa Rosenbloom, were Yiddish-speaking emigres who came to the United States from Polish Russia around 1890 when they both were in their early 20s. Harry is listed in every census where he appears as a peddler, a rag peddler, or a travelling peddler. The Rosenblooms sold the apartment building to another Jewish family, the Harry Brickman family, in 1937. Several of the building's occupants were also members of Portland's Jewish Community. Louis Weinman, of Eastern Europe ancestry, was a long-term renter from c1929-1963.

Address: 135 Congress Street

Approximate/Documented Date of Building: c1867, altered c2015

Surveyed: 8/17/2018

Historic Name: Colucci's Hilltop Superette

Contributing or Noncontributing: Non-Contributing



Severely damaged by a fire in March 2013, the building was substantially rebuilt and the upper apartments converted to condominiums. While some details remain, including the window surrounds, arched dormers, and mansard roof, much of the first floor and side additions were altered over the years and no longer resemble its early appearance. Due to these alteration and losses the building has been classified as non-contributing.

Address: 140 Congress Street

Approximate/Documented Date of Building: c. 1858

Surveyed: 8/17/2018

Historic Name: Ellen Moody York House

Contributing or Noncontributing: House at rear - Contributing
Church - Noncontributing



Introduction

Built around 1858 and located directly next to the Observatory, the Ellen Moody York House is a modest one-and-a-half-story home. Largely vernacular in style, it boasts hints of Gothic and Greek Revival influences with features such as tripartite windows, slightly curving trim, and rounded molding. Seen from the Observatory's seventh-story viewing deck, the house has a rear ell with gabled windows facing down Munjoy Hill towards Casco Bay.

The Ellen Moody York House at 140 Congress Street is located on land long-owned by members of the Moody family. Born in Portland in 1837, Ellen Moody was the granddaughter of Lemuel Moody, who built the Observatory in 1807. She married John W. York and had several children, the oldest of which, Edward Howard York, gave the Observatory to the city of Portland in the late 1920s.

Current Architectural Description

The front-gabled church addition sits closest to the road. The addition has vinyl siding and its symmetrical façade is three bays wide. It features eave returns, paneled corner boards and 6/6 wooden sash windows with crowns. The centered main entrance features a broken pediment door surround and sidelights. The church steeple features a small tower with pyramidal spire. The church addition's gable is shallower than that of the original dwelling to the rear. The asphalt, gable roof has one chimney on the interior southern slope of the original dwelling.

Additions and Alterations Since 1924

Since 1924, 140 Congress Street has been altered by the church addition and its new use as a parsonage in the mid-twentieth century. In addition to common alterations to siding and windows, the structure has lost its bay, entry details, and Gothic Revival verge boards. The dwelling has also lost one chimney on the rear ell. Though greatly altered, the structure still retains some period architectural elements and is culturally significant due to its connection to the Moody family and Portland Observatory.

The front church is a later addition and would be classified as non-contributing.

Address: 60 Eastern Promenade

Approximate/Documented Date of Building: 1972

Surveyed: 8/17/2018

Historic Name: Clement P. Seavey House

Contributing or Non-contributing: Non-Contributing



60 Eastern Promenade is an example of an infill dwelling built in the second half of the 20th century on the Eastern Promenade. The Colonial Revival dwelling sits on a slightly elevated lot. The dwelling is located close to the sidewalk on the south side of the lot. A low granite block wall and plantings separate the dwelling from the sidewalk.

The building was built in 1972 for Clement Prescott Seavey (1899-1978). According to his obituary, Clement P. Seavey was associated with electrical contracting most of his life and was president of York Electrical Company for many years.

A central flight of stone stairs leads from the sidewalk to the full width front porch. The two-story porch is encompassed under the dwelling's projecting gable roof. The porch roof is supported by five smooth round columns. A metal rail spans between each column. The concrete base of the porch rises nearly a full story above grade. A single 1/1 sash window is located on each side of the central stair. The primary entrance to the dwelling is protected by a projecting second floor balcony with a metal balustrade. The entry and balcony doors feature a central swinging patio door flanked by fixed doors. A secondary entrance is located in the center of the east façade. The secondary entrance is capped by a gabled pediment. The three by five bay building is rectangular in plan and rests on a concrete foundation. The wood framed walls are sheathed in aluminum siding. The front gable roof is clad in asphalt shingles. There is no chimney. Windows are mainly 1/1 double hung sashes. Windows have simple surrounds.

The building was built in 1972 for Clement Prescott Seavey (1899-1978). According to his obituary, Clement P. Seavey was associated with electrical contracting most of his life and was president of York Electrical Company for many years.

Although its scale and form are compatible with its historic context, due to its construction date the dwelling would be considered non-contributing.

Address: 130 Eastern Promenade

Approximate/Documented Date of Building: 1902

Surveyed: 8/17/2018

Historic Name: Harry H. Pease Apartment House, Ye Longfellow Inn

Contributing or Non-contributing: Non-Contributing



130 Eastern Promenade, like several other dwellings on the Eastern Promenade, has been altered in the 21st century as Munjoy Hill's residential appeal has increased, particularly for dwellings with views of the harbor. The dwelling sits on a sloping lot overlooking the park at the corner of Wilson Street. The lot is raised and retained by a stone wall interrupted by a set of granite steps that lead to the garden entrance and a second set of granite steps that lead to the dwelling's wrap-around deck. The dwelling is located close to the sidewalk on both streets, but set back from the Promenade. A narrow parking lot is located to the west of the dwelling.

The primary entrance is located on the rear or west side of the building and accessed by a concrete sidewalk from Wilson Street or the adjacent paved parking lot. The modern entry door is sheltered by a shed roof hood supported by diagonal brackets. One secondary entrance, to the building's first floor unit, is located on the wraparound deck. A second secondary entrance is located off the garden to the southeast of the dwelling.

The two by seven bay wood framed building rests on a brick foundation. The first two levels of the wall are clad in fiber cement siding, while the third floor and tower are clad in wooden shingles. The primary roof form is a hipped roof. A gable end dormer is located on the east end of the roof while a conical roof caps the three-story semi-circular tower on the northeast corner of the dwelling. At the rear, a small gabled dormer was added to accommodate an elevator overrun. The various roof forms are clad in asphalt shingles. The conical roof is capped by a metal finial.

Windows are either 2/1 double hung sash replacement windows or multi-pane casement windows. All windows are capped by a decorative crown. The east façade is dominated by the three-story porch and the adjacent three-story tower. The porch features square wooden posts, a wooden balustrade with square balusters, and a porch skirt with vertical boards. At each level of the porch is a four-bay opening. On the first floor there is a trio of double hung windows with a hinged door to the north end of the bay, while on the second and third floors a central pair of hinged doors are each flanked by a 2/1 double hung sash window. Each level of the tower features three 2/1 double hung sash windows. On the north side of the dwelling is a three-story faceted bay featuring three 2/1 double hung sash windows at each story.

While a few alterations are noted above, comparing the existing building with the 1924 tax photo reveals that additional changes have been made during the recent renovations. The building's main front entry, two-story high colonnade, and third floor projecting balcony were replaced in the recent renovations. A narrow three-story addition with a flat roof was added on the south side of the dwelling. The addition is set back from the front façade and extends over the two-story historic addition that once housed the inn's dining room.

The two-story historic south addition has a flat roof, is sheathed in fiber cement siding, and rests on a concrete foundation. An entrance on the east elevation is recessed. To the south of the entrance is a trio of triple-hung 2/1 sash windows. A shorter trio of triple hung sash windows is located below the first story windows and provide daylight to the lower level of the garden apartment. A secondary entrance is located on the west elevation. The entrance features a door with a large glass pane and is protected by an overhanging hood supported by a diagonal bracket. Windows on the west elevation are multi-paned casement windows. Each window has a decorative hood and wide wood trim.

The three-story apartment building was converted to an inn in 1915 and known as Ye Longfellow Inn. The large addition on the south side of the dwelling was formerly the dining room for the Inn. During World War II when housing was in short supply in Portland, the building was a rooming house for shipyard workers. In the early 1980s the dining room was converted to two residential units. From 2007 to 2015 the building was vacant as redevelopment plans languished. The building has since been renovated into a four-unit building in a compatible style. Major changes to the principal façade have altered the character defining porches, windows, and roof form of building, leading to a classification of non-contributing.



The dwelling in 2013

Address: 158-162 Eastern Promenade

Approximate/Documented Date of Building: 1903-1904 Enoch Richards, Builder

Surveyed: 8/17/2018

Historic Name: Enoch C. Richards House

Contributing or Non-contributing: Non-Contributing



158-162 Eastern Promenade is one of a few brick dwellings on the Eastern Promenade. Originally Colonial Revival, it has been substantially altered by rear and roof top additions. A three-story sunroom addition was added to the south elevation. The dwelling sits on an elevated lot at the corner of Moody Street. The elevated land is contained by an ashlar stone wall with a granite cap.

Enoch Richards (1854-1944) was one of the most prolific builders on Munjoy Hill. The Richards family moved often as Enoch built and sold homes. In a twenty-year period from 1889-1908 city directories list their residence as 91 Beckett Street, 40 Emerson Street, 160 Eastern Prom (1906-1907), and 147 Spring Street. During the same time period Enoch Richards built 16 houses on Munjoy Hill: 6 on Beckett St. 6 on Vesper Street, 2 on Moody Street. He built his family residence at 160 Eastern Promenade and a rental property at 166 Eastern Promenade. Richards sold 160 Eastern Promenade to Barnard Shalit in 1906 who sold the dwelling three years later to Thomas Towle. Morris Sacknoff purchased the property in 1921 and his heirs sold the property in 1944. Born in 1879, Sacknoff was a Jewish refugee from Kiev who built a legacy in Maine that included the Wells Casino, Munjoy Hill's pioneering Jewish Home for the Aged, a paper recycling empire (Morris Sacknoff & Sons), and an impressive real estate roll that included several large blocks on Commercial and Fore streets. In 1957 John & Adeline Irace acquired the property and sold it in 2008.

The house is accessed by a set of granite steps leading to the entry porch. The full width porch is two bays wide. The primary entrance is located in the northernmost bay. The entryway features a panel door with a half-height sidelight. To the south of the entry door is a projecting semi-circular two-story bay. Two second two-story faceted bays are also present, one on the south elevation and one on the north elevation. A secondary entrance is located at the rear of the building, where the house connects to the two-car garage.

The three by three bay rectangular brick building rests on a low masonry foundation. Its hipped roof has been altered by a two-story gabled roof addition. The main roof form of the dwelling is articulated by a central gable and wall dormers on each side of the dwelling. The various other roof forms are clad in asphalt shingles with a band of copper standing seam roofing near the drip edge. The house, like many of Enoch Richards' designs, has a projecting eave line. The eave features a decorative band of dentil molding and large supporting brackets at each corner. This prominent line has been carried back through to the rear of the building in the new additions.

Window types vary, including 2/1 sash windows, casements, and large fixed sash windows. A stained-glass window is located on the north elevation. The front porch features a balustrade of turned balusters between paneled posts. Above the first-floor porch, a rooftop balcony has a rail with similar details. The balcony's southern bay projects out over the porch below and echoes the curve of the two-story brick bay.

Although very altered, the dwelling still retains a few original character-defining features including its bays and eave detail. While not a recreation, the new porch borrows some of its details from the porch visible in the 1924 tax photo. That historic porch was removed in the late 20th century and replaced by an entry portico.

Because of the extent of recent alterations to the scale, form, roof, windows, porches and railings, the house has lost much of its historic integrity and is therefore classified as non-contributing.

Address: 182 Eastern Promenade

Approximate/Documented Date of Building: 1897

Surveyed: 8/17/2018

Historic Name: Lindsay B. Griffin House

Contributing or Non-contributing: Non-contributing



182 Eastern Promenade is an Italianate dwelling on the Eastern Promenade. It has been significantly altered by a front and rooftop addition, as well as replacement siding and windows. The dwelling sits on a sloping lot overlooking the park near the corner of Congress Street. The dwelling is located close to the sidewalk, but set back from the street. A low retaining wall separates the dwelling from the sidewalk. A narrow, paved driveway off the Eastern Prom leads to a small paved parking area surrounded by a stone retaining wall. Beyond the wall is a side yard surrounded by a metal fence.

John W Griffin and Lindsay B Griffin were brothers and partners in Griffin Bros., a wholesale fruit company. They were raised in Freeport, but moved to Portland in the 1880s. The brothers had similar Colonial Revival dwellings constructed on the Eastern Prom in the first decade of the 20th century. Lindsay, the elder brother, married Mary Mildred Fickett in 1886. He first built an Italianate house at 182 Eastern Prom in 1897. In 1908 he built a new house next door at 188 Eastern Promenade on the corner of Congress Street in the newly popular Colonial Revival Style. The brothers' fruit company operated out of the Carroll Block at 136 Commercial Street. Lindsay also owned a garage at 12 Portland Pier. After John's death in 1920, the Griffin Bros. company became L.B. Griffin and continued on Commercial Street into the 1940s.

A stone stair leads from the sidewalk up the main entry in a two-story front addition. The addition has a shed roof and is clad in vinyl siding. The main entry door is a pre-hung door with sidelights. The door and sidelights feature oval panes of glass. To the south of the entry is a series of casement windows. The upper level of the addition appears to be an enclosed porch with a band of double hung sash windows with a central fixed sash picture window. A two-story rear porch has been enclosed. A secondary entrance is located on the rear ell of the dwelling on the south elevation. A projecting Italianate hood with brackets shelters the entrance.

The three by eight bay wood framed building rests on a brick foundation that is rectangular in plan. The walls are clad in vinyl siding. The primary roof form is a front gable. On the northern slope of the roof is a gabled roof dormer with a full pediment trim and a single double hung sash window. A similar dormer is located on the south slope of the roof. Also, on the south slope is a long shed dormer that overhangs a projecting bay and protects a balcony at the southeast corner. The various roof forms are clad in asphalt shingles. There is one interior brick chimney projecting from the southern slope of the roof. Skylights have been added to the north roof slope.

To the south of the front addition is a two-story faceted bay window. The application of the vinyl siding has removed many wooden panel and cornice details originally present on the bay, except the brackets and dentil molding. A second three-story bay is located on the south elevation. The bay features two 1/1 double hung windows and two narrow 1/1 double hung sash windows.

While a few alterations are noted above, comparing the existing building with the 1924 tax photo reveals that additional changes have been made. Windows were previously 2/2 and each window featured projecting crown, typical Italianate details. The dwelling also had brackets at the corners of the eaves and dentil trim in the gable cornice. The southern bay was originally 2 ½ stories and was topped by a gable roof. Due to these losses, and the significant alteration of the dwelling's front elevation, the building would be non-contributing within a historic district.

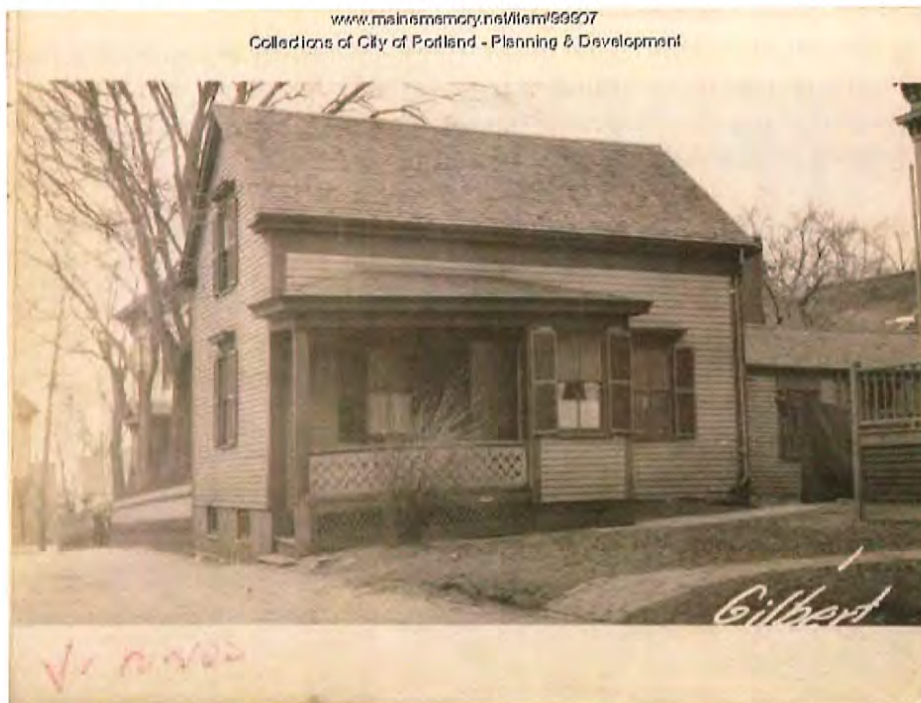
Address: 7 Gilbert Lane

Approximate/Documented Date of Building: c. 1850s

Surveyed: 8/17/2018

Historic Name: Unknown

Contributing or Noncontributing: Noncontributing



Introduction

7 Gilbert Lane is a front gabled one-and-a-half-story Greek Revival frame single-family house clad in vinyl siding. The dwelling is a good example of its type and form on Munjoy Hill. While much of the original ornamentation is missing due to replacement siding and windows, the building still features its general Greek Revival shape. Laid out sometime in the 1850s, Gilbert Lane is primarily used as an access route for parking spaces behind the dwellings on St. Lawrence and Atlantic Streets. The only structure on Gilbert Lane, the building remains an important contribution to the overall neighborhood.

Current Architectural Description

The façade is two bays wide and includes 1/1 windows with vinyl sash and trim. The east elevation is four bays wide and includes entryways in the second and fourth bays. The second bay entrance is covered with a flat roof supported by squared posts and two by four brackets; a set of wood stairs lined with squared wood railings and balusters access the door. The fourth bay entrance is also covered by a flat roof, however, it is supported by two by four brackets. Windows in the east elevation are 1/1 with vinyl sash and trim. The north elevation is not visible from the public way. The west elevation is three bays wide and includes a variety of window forms: 1/1 with vinyl sash and trim, a series of four single light windows on the first floor, and a single light window on the second floor. The roof is sheathed in asphalt shingles and contains a single chimney rising from the western slope.

Additions and Alterations Since 1924

The building has undergone typical losses and notable alterations since 1924. Losses include wood clapboard siding, 2/2 wood sash windows, shutters, corner boards and trim beneath the cornice, and decorative crowns over the windows. In addition, in 1924, the second bay entrance was accessed by a larger porch covered in a hip roof and wood stairs that lead to the street. Moreover, the street façade now includes two windows where there was just one on the first floor.

Another major alteration includes a vertical expansion of the second floor and a reduction in roof pitch. Where in 1924 the building's second floor was a half-story under a steeply pitched roof, in 2018 it is a full story with a more moderate pitch.

Lastly, notable alterations have been made to the rear of the building. In 1924, the main structure is just three bays wide; a single-story gabled rear ell is visible. This ell was either expanded or replaced by a two-story addition to the main structure. The changes to the dwelling have substantially impacted its architectural integrity and it would be non-contributing.

Address: 34 Lafayette Street

Approximate/Documented Date of Building: c1889

Surveyed: 8/17/2018

Historic Name: Charles E Thomas Livery Stable

Contributing/Noncontributing: Noncontributing



Introduction

The former stable has been converted to use as apartments. The new use resulted in some alterations, primarily on the front façade of the building. The brick building is a modest version of the Queen Anne style, probably because of its original use as an outbuilding. It retains its brick details at the parapet cornice and around the arched window openings.

The brick building at 34 Lafayette Street replaced an earlier wood structure on the site. Both stables were connected to Thomas' dwelling, now demolished. Charles died in 1907, his wife Ellen died in 1939. His heirs owned the property on Lafayette Street into the 1920s. His son Fred operated the livery stable with his father and continued to operate the stable after his father's death, although he and his wife lived in a house at 29/31 North Street. It was later used as a storage building for a variety of businesses before being converted into housing in the late 20th century.

Current Architectural Description

The two story building is five bays wide by six bays deep. The front parapet hides the buildings flat roof. There are two entrances on the main, or east, elevation. Both are narrow single leaf doors. To the south of the entry doors is a wide window composed of three mullied double hung sashes. Above the window is a pair of casement windows with a transom protected by a shed roof hood. To the south of the window is a two story brick ell. A large paved parking area extends across the site.

Additions and Alterations Since 1924

The building has been altered by new window openings and the removal of the attached 19th century dwelling, these alterations have impacted the building's architectural integrity and resulted in the non-contributing classification.

Address: 54 Montreal Street

Approximate/Documented Date of Building:

Surveyed: December 2018

Historic Name:

Contributing or Noncontributing: Non-contributing



Introduction:

This split-level building is of recent construction. Generally, buildings constructed less than 50 years ago are not considered contributing structures to designated historic districts.

Additions and Alterations Since 1924:

Not applicable

Address: 63 Montreal Street

Approximate/Documented Date of Building: c. 1912

Surveyed: December 2018

Historic Name: Isabella Dirwanger Apartment Building

Contributing or Noncontributing: Contributing (Garage is non-contributing)



Introduction

63 Montreal Street is a typical example of the triple-deckers built on Munjoy Hill in the early twentieth century. The building exhibits characteristics generally associated with the triple-decker form, including deeply overhanging eaves with wide friezes below, multiple three-story bay windows, and a covered entry porch. Like many triple-deckers, the building does not have many ornamental details.

The building is two by eight bays wide, and has replacement siding and 1/1 vinyl sash windows. Two main entrances in the façade's first bay provide access to separate units. The covered porch's side-facing steps curve toward the road at the base. The porch has simple square railings, balusters, and supports. The first bay of the western elevation features a secondary entrance with an additional small covered porch.

The roof is flat and has two chimneys.

Early History

Albert Dirwanger was a florist who arrived in the United States in 1855. Five years later he married Katie Donnelly, an Irish immigrant who came to the United States in 1856. Albert Dirwanger bought 6 lots near North Street from Moses Gould in 1864 for \$1,400. Albert and Katie lived at 46 Walnut Street, and Albert had his greenhouses on the rear of his house lot at the corner of North and Montreal Streets. He grew dahlias, pinks, asters, pansies, phlox, and verbenas in his greenhouses. His florist shop was downtown on Congress Street. Albert and Katie's daughter Ada died at eight years old of diphtheria. Their other daughter Isabella built and occupied the dwelling at 61-63 Montreal Street circa 1912. Albert's brother Joseph was also a florist and lived right around the corner at 105 North Street.

Additions and Alterations Since 1924

Common losses to 63 Montreal since 1924 are its wood clapboard siding, thin corner boards, and 2/1 windows. The porch once had spindlework balusters, but it is otherwise unchanged. The triple-decker retains a similar appearance and character to its 1924 record, and contributes to the historical architectural fabric of the Hill. It could be returned to its original condition with minimal measures.

Address: 46-48 Morning

Approximate/Documented Date of Building: 1899

Surveyed: 8/17/2018

Historic Name: Morris E. Dunn House

Contributing or Noncontributing: Noncontributing



Introduction

46-48 Morning Street is a front gabled two-story frame house clad in clapboards. The building has been extensively remodeled, so much so that it does not resemble its original historic design. The dwelling was typical of the many gable front Italianate dwellings built on narrow lots that typify Munjoy Hill's historic character. The gable cornice also features seven small brackets and an enclosed pediment. However, the pitch of the roof and the window configuration have been substantially altered leading to a noncontributing designation.

Current Architectural Description

The façade is two bays wide and includes a series of three windows in the first bay and the main entrance in the second bay. Window in the façade are 6/1 with vinyl sash and wooden trim. The main entrance consists of brick and concrete stairs under a hipped roof hood supported by squared wooden posts and railings with turned balusters.

The north elevation is three bays wide and includes 1/1 windows with vinyl sash and wood trim. The west elevation is not visible from the public way. The south elevation is four bays wide and includes 1/1 windows with vinyl sash and wood trim.

The roof is sheathed in asphalt shingles and does contain any chimneys.

Additions and Alterations Since 1924

The building bears almost no resemblance to its 1924 iteration. Losses include front façade and side bay windows, original wooden clapboard siding, and wood sash windows. Significant alterations include a complete replacement and redesigning of the porch and a major change to the pitch of the main structure's roof. These significant changes led to a classification as non-contributing. The alterations have significantly altered the dwelling's historic character.

Address: 58 Morning

Approximate/Documented Date of Building: 1892-1893

Surveyed: 8/17/2018

Historic Name: George F. Lord House

Contributing or Noncontributing: Non-Contributing



Introduction

58 Morning Street is a front-gabled two-and-a-half-story frame Italianate single-family home clad in wooden clapboards. Unfortunately, the building has undergone significant alteration and losses up to 2018. However, it does retain some historic features. These include wooden corner boards, eave returns, rake board, and frieze trim.

Current Architectural Description

The façade is two bays wide and includes a tripartite window in the first bay at left and the main entrance in the second bay at right. The tripartite window features two 2/2 vinyl sash windows flanking a 28-light window in the center; the trim is wood. Other windows in the façade are 2/2 with vinyl sash and wooden trim. The main entrance is accessed by a set of brick stairs with a metal railing and twisting metal balusters on the platform; details for the door cannot be discerned due to a storm door. In addition, a small gable with a wooden crown appears above the front door.

The north elevation is two bays wide and includes 2/2 windows with vinyl sash and wooden trim. The south elevation is two bays wide and 2/2 vinyl sash windows with wooden trim.

The west elevation is a single bay wide and includes a two-story front gabled ell with a slightly shorter ridgeline than the main structure. The ell runs flush with the main structure's north elevation and is recessed from the structure's south elevation. The ell is three bays wide on its south elevation and includes a secondary entrance accessed by brick stairs lined with a thin metal railing. Windows in the elevation are 2/2 with vinyl sash and wooden trim.

Additions and Alterations Since 1924

The building has suffered significant losses since 1924. Minor losses include brackets under the eaves, shutters, 2/2 wooden sash windows, and wooden hoods over the windows. Major losses include a square bay window in the façade; original front porch stairs, replacement of single windows with smaller paired windows, bracketed hood, and the paired wood panel entry doors. Also lost was a side porch that was located in the corner of the recess created by the rear ell. These losses have significantly impacted the dwelling's architectural integrity and altered its historic character, and led to a classification as non-contributing.

Address: 79 Morning
Approximate/Documented Date of Building: 1893
Surveyed: 8/17/2018
Historic Name: Thomas D. Webster House
Contributing or Noncontributing: Non-Contributing



Introduction

79 Morning Street is a front gabled two-story frame Italianate multifamily home clad in vinyl siding. While the building has replacement siding and windows and a new roof form, the building does retain a handful of defining stylistic features. These include a bracketed hood and transom over the main entrance and a two-story bay window in the façade with cornice brackets and dentil molding.

Current Architectural Description

The façade is two bays wide and includes the main entrance in the first bay at the left and a two-story bay window in the second bay at the right. The front door is metal and has 6 panels; wooden stairs with square wooden railings and balusters accesses it and a skirting of wooden boards appears beneath. Windows in the façade are 1/1 with vinyl sashes.

The south elevation is three bays wide and features a side ell that is a single bay deep. Windows in the elevation are 1/1 with vinyl sashes. The east elevation is not visible from the public way. The north elevation is three bays wide and includes 1/1 windows with vinyl sashes. Lastly, a two story wooden porch with square posts, railings, and balusters rises from the east elevation in the building's rear.

The low slope gable roof is asphalt and does not have any chimneys or other features.

1924 Comparison

The building has undergone substantial alterations since 1924. Typical losses include wooden clapboard siding, 2/2 wooden sash windows, decorative wooden paneling in the bay window, corner boards, frieze brackets under the eaves, and hoods over the windows. Major alterations have been made to the roof. In particular, the roof has been replaced with a gable. In addition, the dwelling has also lost its prominent side gable rising above the south elevation. The roof alternations are significant and have compromised the dwelling's architectural integrity, which led to its non-contributing classification. Remaining details at the street level, particularly at the entry, should be retained.

Address: 15 Munjoy

Approximate/Documented Date of Building: 1858-1859

Surveyed: 8/17/2018

Historic Name: Edwin S. Shaw House

Contributing or Noncontributing: Contributing



Introduction

15 Munjoy Street is an altered example of an Italianate dwelling on Munjoy Hill. The dwelling is a front gabled two-and-a-half-story house clad in vinyl. While replacement siding and windows has led to a loss of defining ornamentation, the building still retains its L-shaped plan, a typical Italianate form.

Current Architectural Description

The façade is two bays wide and includes 1/1 windows with vinyl sash. The main entrance is located in an enclosed porch located in the corner of the main building and a side gabled ell extending from the south elevation. The door has 9 lights over 4 triangular panels and is made of steel; two concrete steps lead from the sidewalk to a set of wood stairs with a two by four railing.

The south elevation is three bays wide including a single bay in the side gabled ell; windows are 1/1 with vinyl sash. The south elevation is not visible from the public way. The north elevation is two bays wide and includes 1/1 windows with vinyl sash.

The roof is sheathed in asphalt shingles and does not appear to contain a chimney. In addition to the side gabled ell extending from the south elevation, there is an additional gable rising from the northern slope of the roof above the first bay.

1924 Comparison

Unfortunately, the building has lost a significant amount of stylistic detail and design. Typical losses include original wood clapboard siding, 2/2 wood sash windows, and an arched window beneath the gable in the façade. Most notably, the now enclosed porch entrance in the south elevation was an open colonnade porch in 1924. It included squared and paneled Doric columns supporting a flat roof and was lined with wood railings and balusters. The loss of these defining features results in a significant loss of stylistic integrity and led to the classification of this building as non-contributing.

Address: 38 Munjoy

Approximate/Documented Date of Building: 1857

Surveyed: 8/17/2018

Historic Name: John N. Pennell House

Contributing or Noncontributing: Non-Contributing



Introduction

38 Munjoy Street is an example of a small-scale, wood frame dwelling built during the mid-19th century subdivision of the south side of Munjoy Hill. The one-and-a-half story front gabled dwelling has been altered from its Greek Revival style by additions and the application of vinyl siding and other replacement materials. While replacement windows and siding has led to a significant amount of degradation, the building still retains its Greek Revival high posted framing and side gable form.

Current Architectural description

The façade is a single bay wide and features 1/1 windows with vinyl sash, trim, and shutters. The north elevation is also a single bay wide and includes a single 1/1 window with vinyl sashes, trim, and shutters. The west elevation is not visible from the public way. The south elevation is five bays wide and includes the main entrance in the center bay; details are not visible due to the presence of a storm door. Windows in the south elevation with vinyl sashes, trim, and shutters.

The roof is sheathed in asphalt shingles and contains two skylights on the southern slope and one on the northern slope. In addition, a shed dormer with two 1/1 windows with vinyl sashes, trim, and shutters also rises from the northern slope.

A rear ell with a street facing gable extends from the west elevation and out past the south elevation of the main structure. Another entrance is located in the ell in its east elevation facing the street; it includes an aluminum hood. Lastly, the ell features a 1/1 window with vinyl sashes, trim, and shutters in the south elevation and an aluminum clad roof.

Additions and Alterations Since 1924

The building has undergone substantial alterations since 1924. Losses include wood clapboard siding, trim, and corner boards, as well as 6/6 and 2/1 wood sash windows and windows surrounds. Lastly, a rear ell also appears in 1924, but it is significantly smaller and runs flush with the south elevation of the main structure. These losses and alterations diminish the architectural integrity of this dwelling and led to the classification as non-contributing.

Address: 39 Munjoy

Approximate/Documented Date of Building: 1854-1855

Surveyed: 8/17/2018

Historic Name: John Hanson House

Contributing or Noncontributing: Noncontributing



Introduction

39 Munjoy Street is an example of a small-scale, wood frame dwelling built during the mid-19th century subdivision of the south side of Munjoy Hill. The front gabled one-and-a-half-story frame dwelling has been altered from its original Greek Revival style by the application of vinyl siding and a large rear addition. Structurally, the only remaining features are the front-facing gable and high posted frame of the main structure and door and window pattern of the front façade—the main entrance at the right, a single window to its left, and a pair of windows under the gable. Otherwise, replacement siding and windows as well substantial alterations to the roof and expansion of the rear ell have diminished even the original scale and form of the dwelling. Because of these additions and alterations, the building would be classified as non-contributing.

39 Munjoy prior to recent renovation

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Address: 36 North Street

Approximate/Documented Date of Building: 1882

Surveyed: 8/17/2018

Historic Name: H. H. Shaw House II (John Calvin Stevens, Architect)

Contributing or Noncontributing: Noncontributing



Introduction

Like its neighbor at 34 North, 36 North was designed by noted Portland architect John Calvin Stevens. The building is a front gable two-and-a-half-story frame house that is transitional in style, revealing features associated with the Queen Anne style. These features include the shallow peaks above the cornices of the first and second story bay windows, the cross-gable plan and (originally) the combination of clapboard and shingle siding to provide visual interest and texture. A narrow trim board running between the gable returns served as a break between the two cladding materials. Although the building shares a number of characteristics with its neighbor, it has always been distinguished from 34 North in that it was built as a single-family home with a single main entrance (34 North has two entrances on the front façade). And unlike 34 North, 36 North's front bay extends two stories. Originally, the building was further distinguished by a shallow enclosed "porch" that projected beyond the face of the building and likely created an entry vestibule. The entry surround featured pilasters flanking the front door, a deep transom above the door and the same shallow pediment atop the cornice. The 1924 photo also shows wood stairs with a wood rail/balustrade and substantial posts.

The 1924 tax record indicates that Edward Dame owned both 34 and 36 North Street at that time. 34 North was listed as a two-family and 36 as a single-family home.

Alterations/Additions since 1924

36 North has undergone more substantial alterations than its neighbor to the south. Fortunately, the building retains its wood siding. Changes which have materially altered the appearance of the building include the removal of the distinctive enclosed entry vestibule and the modification of the first-floor bay. Fortunately, all details of the second-floor bay (apart from the original wood windows) are intact and provide a template for reconstruction should a future owner decide to restore this key architectural element. Replacing the original entry porch is a new single door surrounded by sidelights and transom. The original window above the front entrance was replaced with a much shorter window. It appears that windows on the side elevations have been replaced with smaller windows as well. Other alterations include replacement of the 2/2 wood sash with vinyl units and the removal of cornice brackets and the removal of the band that connected the two gable ends, creating the effect of an enclosed pediment. Finally, the original wood entry porch, which featured substantial posts, has been replaced with brick steps and a thin metal railing. Given the extent of the alterations and the irreversible nature of the alterations, the building has been classified as noncontributing.

Address: 44 North

Approximate/Documented Date of Building: 1884

Surveyed: 8/17/2018

Historic Name: A. L. Johnson House

Contributing or Noncontributing: Noncontributing



Introduction

The multifamily residence at 44 North Street is a front-gable, two-and-a-half-story, wood-frame Italianate structure. The building is clad in natural wood clapboards with wood trim. Although the building's form and massing remain unchanged (at least near the street) and a few architectural details remain to convey its original Italianate style, the number and nature of alterations have effectively robbed the building of its historic integrity. The front entry has been altered with the replacement of the original canopy, front doors and entry porch. The prominent two-story bay has changed significantly in appearance with its windows being reduced in size and infill clapboard siding replacing the bay's decorative paneling and intermediate cornice. Other windows on the façade and side elevations have been reduced in size as well and a group of three single-lite casement windows have replaced a pair of taller windows in the front gable. A rear addition extends beyond the face of the south elevation.

While the building's form, scale and gable end-to-the-street orientation are consistent with North Street's prevailing development pattern, the degree of change has led to its classification as a noncontributing structure.

Address: 73 North

Approximate/Documented Date of Building: c1855

Surveyed: 8/17/2018

Historic Name: Eleazer H Parker House

Contributing or Noncontributing: Noncontributing



Introduction

Built in 1855, 73 North Street was a fine example of the Greek Revival Style, exhibiting the classic building orientation of gable-end-to-the-street, wide cornerboards, gable and returns, pronounced lintels over the windows, six-over-six sash, etc. As depicted in 1924, the building included a large ell of the rear that extended toward the south. It also featured a finely-detailed front porch that was accessed from the side. Note that the porch columns, with their recessed panels, mirrored the cornerboard design on the main building. Given the generous width of the lot and the distinction of the house, it would have had a significant presence on North Street, similar to 63 North.

Given the wholesale renovation of the building that resulted in removal of the ell and front porch, reduction in the size of windows, introduction of a modern 3-lite picture window on the facade and reworking of the front entry, the building has lost its historic integrity and been classified as a non-contributing structure.

Address: 92 North

Approximate/Documented Date of Building: 1905

Surveyed: 8/17/2018

Historic Name:

Contributing or Noncontributing: Contributing



Introduction

When built, 92 North Street was a classic example of the Second Empire style, displaying all of the popular late 19th century architectural style's defining features, including mansard roof with ornamented dormer windows, faceted bays on the front and side elevations, deep bracketed cornice, decorative window hoods, double-door entry with bracketed door hood, and ornamental stairs. Positioned above a high foundation on an elevated site, the building - together with the Second Empire neighbors that flank it - was a significant presence on the west side of North Street. The building was further distinguished by its wide lot. The 1924 tax photo shows a porch off the south elevation of the building, which was probably added around the turn of the twentieth century.

Although the building is very well maintained, still exhibits some of its characteristic Second Empire form and a few of its stylistic features, substantial - and not readily reversible - alterations have led to its classification as a non contributing structure. Most significant of these changes is the reduction in size of all of the building's windows and the closing-in of the bays.

Address: 116 North

Approximate/Documented Date of Building: 1888-1892

Surveyed: 8/17/2018

Historic Name: George Briggs House

Contributing or Noncontributing: Non-Contributing



The dwelling at 116 North Street retains some of its unique form, like the front tower, but has been significantly altered. The application of vinyl siding is a major alteration that removed any detail that might have been present around the bay window, windows, or eaves. The roof alteration on the north side has altered the original gable roof form. The original projecting side roof dormer has been extended to the rear of the gable roof, also impacting the building's form. In addition, a rear dormer was added the south side of the ell and the tower's window pattern altered. While the building's scale is compatible with the adjacent buildings and its original form was unusual on Munjoy Hill, the architectural integrity of the building has been significantly impacted leading to the classification of non-contributing.

Address: 11 O'Brion Street

Approximate/Documented Date of Building: 1864

Surveyed: 8/17/2018

Historic Name: William H. Weeks House, William H. Weeks, builder

Contributing or Noncontributing: Non-contributing



Although the street elevation of the building resembles the 1924 image the application of vinyl siding has removed details at the bay window, windows, eave, and gable end. Also, the main elevation facing south has been significantly altered. The door opening has been reduced in height as well as narrowed with the replacement of the double Italianate doors by a single modern entry door. A second entry door was added on the south elevation in the first bay and second story windows were shortened and paired, altering the original window pattern. The major alteration of the application of vinyl siding has removed any detail that might have been present around the windows, entry, or eaves. While the building's scale and form are compatible with the adjacent buildings, the architectural integrity of the building has been significantly impacted leading to the classification of non-contributing.

Address: 15 O'Brion Street

Approximate/Documented Date of Building: c. 1858-59 **Surveyed:** 8/17/2018

Historic Name: Hiram Johnson House

Contributing or Noncontributing: Contributing (Garage on adjoining lot is non contributing)



Introduction

15 O'Brion Street is a good example of the front-gable, multi-family dwellings built on the narrow lots that typify Munjoy Hill's historic character. The mid-nineteenth-century, two-and-a-half-story structure is clad in wood clapboards, and is vernacular in style, though it boasts an Italianate-influenced main entry hood with brackets. The house otherwise lacks ornamentation.

Distinguishing features include a two-story ell, featuring a large low-pitched gable addition, which extends straight from the main structure's rear, connecting to an additional, east/west-facing gable addition. As a result, the entire property occupies an L-shaped footprint. The property has several traits in common with other front-gable Munjoy Hill houses, including moderately overhanging eaves and an asymmetrical, three-bay façade. The main entry in the first bay is the house's most detailed element, featuring the original door with a single light within panels. The main entry hood is supported by original brackets with finials, and the door is flanked by abbreviated sidelights, which have been updated since 1924.

The western elevation of the house's sizable ell is clearly visible from the road, and exhibits several additional entrances, including three ground-level entries, two of which have second-story porches, above. Two of the entrances feature contemporary sloped hoods supported by braces.

The dwelling has replacement 6/6 sash windows, with additional shapes and sizes throughout, and the house's roof is asphalt shingles. There are two chimneys: one on the interior eastern slope of the main structure, and one on the peak of the rear ell.

Additions and Alterations Since 1924

15 O'Brion Street has suffered some common losses such as shutters, and some more significant changes such as the addition of entrances and a porch on the western elevation. The porch that is farther back from the road was present in 1924, and looked similar to the current structure. At least two windows have been added to the western elevation as well. The property's garage has been updated since 1924, though it exhibits a similar cross gable form. These changes do not diminish the dwelling's historical integrity, as the overall form and unornamented appearance have remained.



Address: 28 O'Brien Street

Approximate/Documented Date of Building: c. 1889

Surveyed: 8/17/2018

Historic Name:

Contributing or Noncontributing: Non-contributing



Introduction

Similar to 31 O'Brion Street across the street, 28 O'Brion retains a form and footprint consistent with the surrounding dwellings on the street, but has suffered a long list of alterations and losses. The 1924 tax record for the front-gable, two-and-a-half-story property estimates it was built in the late 1880s. Like many of Munjoy Hill's front-gable houses, 28 O'Brion exhibits an asymmetrical, two-bay façade. The building has vinyl siding and replacement 1/1 and 4/4 vinyl sash windows. Distinguishing features include a narrow window pair and a canted bay window on the façade, and dormers on the eastern and western roof slopes.

The main entry is in the second bay and is accessed by side-facing steps. The replacement door has a narrow band of trim, which is unusual for houses of this style and era on the Hill, as even significantly altered properties often retain their entablatures or bracketed hoods. The rear ell features a secondary entrance, along with a row of casement windows and a second-story porch.

The asphalt shingle roof features a gable dormer on the eastern slope, and a large composite or Nantucket dormer on the western slope consisting of two gables connected by a central shed form. There is a chimney on the interior eastern slope.

Additions and Alterations Since 1924

Losses to 28 O'Brion Street such as corner boards, friezes, eave returns, and clapboard siding have diminished the dwelling's historical character. The narrow pair of windows on the façade's second story were once joined by a simple entablature and crown. There has been significant reduction of the façade bay window's details, which once boasted a bracketed cornice, dentil moldings, lights with slightly rounded corners, and panel insets below the lights.

One of the house's most distinctive architectural features was the elaborate main entry. The double-door entrance featured long lights on the doors, and was covered by a portico with square columns, pilasters, brackets, and a gently arching frieze. The entrance was accessed by a set of front-facing masonry steps. It would take significant measures to return the house to its earlier state.

Address: 31 O'Brien Street

Approximate/Documented Date of Building: c. 1870s

Surveyed: 8/17/2018

Historic Name:

Contributing or Noncontributing: Non-contributing



Introduction

Although 31 O'Brion has a form and footprint consistent with the surrounding dwellings on O'Brion Street. However, the two-and-a-half-story, front-gable house has suffered a long list of alterations and losses. The 1924 tax record for the property estimates it was built circa 1870s, as with 27 O'Brion Street, next door. The house's gable roof bears a slightly lower-pitched roof than similar dwellings in the area, and large shed dormers on both slopes impact the dwelling's roofline and appearance when viewed from the road.

The house is two bays wide by approximately four bays deep, including the rear ell, which was present in 1924. Period features eave returns and a bracketed hood over the main entrance. The entrance is in the first bay of the façade, and has a replacement, unglazed door with single sidelight. The current proportions, style, and placement of the door do not complement the ornate brackets supporting the entry hood, or speak to the house's original character. The house has replacement shingle siding and 1/1 vinyl sash windows. Like 27 O'Brion Street, the façade's windows and door are weighted to the left. There is a window pair in the gable and the house's eaves are encased in vinyl.

The asphalt roof's shed dormers extend nearly the full width of the main structure. Each dormer has clapboard siding and three casement windows. There is a single chimney on the interior eastern slope. A one-story multi-directional shed-roof building sits at the rear of the property.

Additions and Alterations Since 1924

Losses to 31 O'Brion Street include corner boards, friezes, clapboard siding, 2/2 windows, and bracket pairs below the gable, eaves, and eave returns. A two-story covered porch on the rear ell's eastern elevation has been reduced in size, so it is flush with the main structure. The main entrance was once slightly recessed and boasted two glazed doors with large lights over panels. The altered main entrance and loss of the bracketed pairs have particularly diminished the dwelling's earlier Italianate character.

Address: 36 O'Brien Street

Approximate/Documented Date of Building: 1868

Surveyed: 8/17/2018

Historic Name: Enoch F. Rowe House

Contributing or Noncontributing: Noncontributing



Current Architectural Description

36 O'Brion Street has a similar form and footprint to nearby front-gable dwellings. However, the two-and-a-half-story Italianate home has received significant alterations that have impacted its proportions and diminished its historical integrity. The two-by-six-bay dwelling exhibits replacement siding and replacement 6/1 vinyl sash windows, which do not reflect the mid-nineteenth-century origins or style of the home. Windows in the first bay are now larger paired windows, and the crowns have been removed. The dwelling does retain the original bracketed hood over the second bay's main entry. What was likely a double-door entry in 1924 is now a recessed single-door entry with a transom composed of a horizontal row of square panes.

On the eastern elevation, several windows have been relocated and added, and a small vestibule entry in the first bay has been removed. The recent addition of a double-door entry with fully glazed doors, a large paneled entablature, and sidelights dominates this elevation. The original gable dormer over the eastern elevation featured a single window, and now features a window pair. A second matching dormer has been added to the elevation.

The western elevation features windows of various styles and sizes. The roof is asphalt shingles and the chimney present in 1924 has been removed.

36 O'Brion, prior to recent rehab

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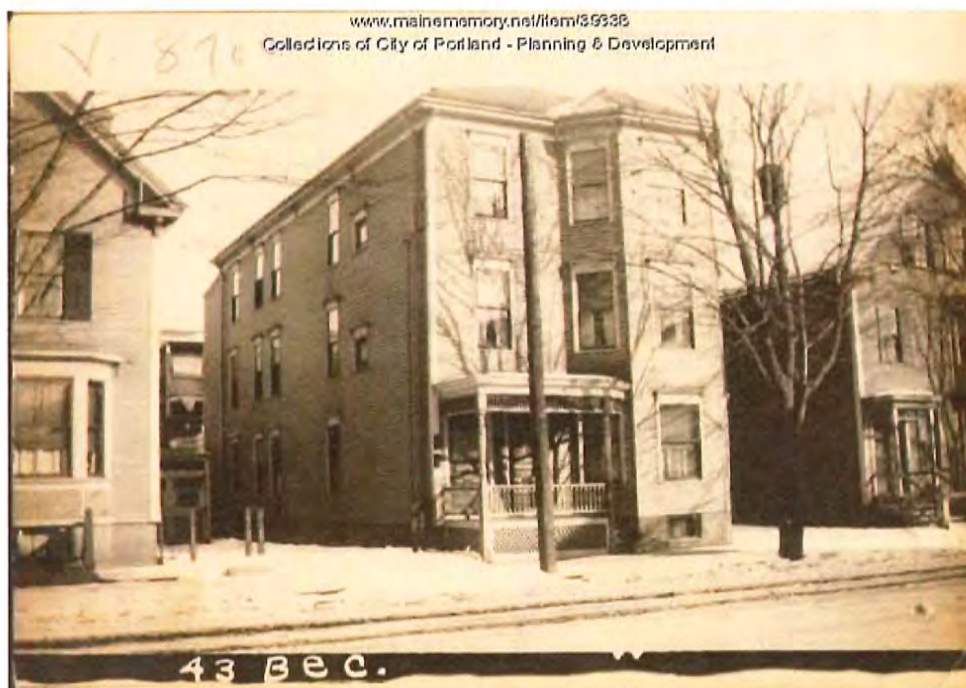
Address: 43 O'Brien Street

Approximate/Documented Date of Building: c. 1895

Surveyed: 8/17/2018

Historic Name:

Contributing or Noncontributing: Non-contributing



Introduction

43 O'Brion Street is a typical example of the triple-deckers built on Munjoy Hill in the late nineteenth and early twentieth centuries. Although the building still retains traits generally associated with the triple-decker form, it has lost most of its ornamentation and the covered entry porch common to triple-deckers on the Hill. Characteristics include a long, narrow footprint, an asymmetrical façade, deeply overhanging eaves, and three-story bay windows.

The dwelling is two by approximately four bays wide. A single main entry door is in the first bay of the façade. The entrance is accessed by concrete steps with iron railings. The replacement door features an arched light and is topped by a low-pitched gable hood. The building exterior, including bay windows, is clad in vinyl siding, and has replacement 1/1 vinyl sash windows. The eave overhangs are encased in vinyl. There is a three-story wooden fire escape on the eastern elevation.

The hipped roof is asphalt shingles and has two chimneys, one on the interior peak, and one on the interior eastern slope.

Additions and Alterations Since 1924

43 O'Brion Street has received several alterations since 1924. Losses include crowns over windows, corner boards, a wide frieze, and brackets below the eaves on visible elevations. The main entrance originally boasted two doors, which provided access to separate units. A covered porch with side-facing steps had turned supports, spindlework balusters, and a spindlework frieze. The missing porch and reduction in number of doors significantly impacts the proportions of the façade. Two square windows on the western elevation, likely with colored panes around the borders, have been removed.

Address: 49 O'Brien Street

Approximate/Documented Date of Building:

Surveyed: 8/17/2018

Historic Name:

Contributing or Noncontributing: Non-contributing



Introduction

49 O'Brion is immediately recognizable as a triple-decker, with traits common to the multi-family dwellings built on Munjoy Hill in the late nineteenth and early twentieth centuries. Common architectural elements include an asymmetrical façade, a long, narrow footprint, three-story bay windows, a flat roof, and overhanging eaves. However, 49 O'Brion also exhibits some unusual elements and has been significantly altered since 1924. The building can be distinguished from other local triple-deckers by its natural cedar shingle siding and vestibule main and side entrances.

The building is two by approximately five bays wide, and features a three-story bay window and side-facing vestibule entrance on the façade, and an additional three-story bay window and side-facing vestibule entrance on the western elevation. The dwelling has replacement 1/1 vinyl sash windows, and retains two square casement windows with colored border panes on the eastern elevation. The roof is flat and features at least one interior chimney.

Additions and Alterations Since 1924

The 1924 tax record for 49 O'Brion indicates that at the time of the survey, the building had been remodeled. In 1924, the dwelling exhibited a three-story covered porch over the main entrance, which likely featured two doors to separate units. 49 O'Brion Street no longer retains the porch, and the double main entry has been turned into a single side-facing door with access to a one-story vestibule. Windows have replaced the second- and third-floor porch access doors, and are disproportionately small in the wide bay. Similarly, the building's side entrance on the western elevation once boasted a bracketed door and has been altered to a side-facing vestibule entry.

Additional, more common changes to 49 O'Brion Street include the loss of wood clapboard siding, 2/1 and 2/2 windows, window crowns, and corner trim on the bay windows. Today the building presents an altered aesthetic and proportions than it once did.

Address: 77 Quebec Street

Approximate/Documented Date of Building: 1861-1862

Surveyed: 8/17/2018

Historic Name: Edwin Fernald House

Contributing or Noncontributing: Non-Contributing



The front gable dwelling at 77 Quebec Street has been significantly altered and longer communicates its architectural style and era of construction. The major alteration of the application of vinyl siding has removed any detail that might have been present around the windows, door, or eaves. The building form has been altered by the removal of the dormer window, the removal of the projecting front bay, and the application of a full width front porch. In addition, the original paired Italianate entry doors and bracketed entry hood were removed and replaced with two individual entry doors. While the building's scale and form are compatible with the adjacent buildings, the architectural integrity of the building has been significantly impacted leading to the classification of non-contributing.

Address: 24 St. Lawrence

Approximate/Documented Date of Building: c1851

Surveyed: 8/17/2018

Historic Name: Fitz E. Sargent House

Contributing or Noncontributing: Contributing (Plans have been approved for a replacement structure; existing structure may be demolished—see note below.)



Introduction

24 St. Lawrence is a three-story side gabled frame Greek Revival multi-family house clad in wood clapboards (façade, south elevation) and asbestos shingles (north elevation). While the side-facing gable is rare among the many Greek Revival homes on St. Lawrence Street, many other features are not. Defining stylistic features include paneled corner boards with Doric capitals, eave returns, and a flat roof over the front porch with a full entablature supported by squared and paneled Doric columns. In addition, the entrance also features pilasters and paneling in the transom.

Current Architectural Description

The façade is three bays wide and includes 2/2 windows with vinyl sash. The main entrance is at the center and has a porch with a flat roof hood supported by squared Doric columns. Stairs leading from the sidewalk to the entrance are made of brick and have a metal railing with no balusters.

The west elevation is a single bay wide and includes 2/2 windows with vinyl sash; two 2/2 windows with vinyl sash appear under the gable. The west elevation is not visible from the public way. The two bays wide and includes 2/2 windows with vinyl sash, a single 1/1 window with vinyl sash, and a series of three 1/1 windows with vinyl sash on the second floor.

While not wholly visible from the public way, the roof is asphalt and appears have two chimneys and a single gabled former on the western slope.

1924 Comparison

The building has suffered typical losses since 1924 including original wood sash windows, clapboards, entablatures over the façade windows, and fencing. Additionally, the window schedule has changes on the south elevation—a pair of windows on the second floor have been replaced by a set of three and a large window in the first bay of the south elevation has been filled in.

Note: As of this writing (May 7, 2019), the historic structure described above remains on the property. The property owner has received Planning Board approval for construction of a replacement building, however. Accordingly, the otherwise contributing historic structure may be demolished.

Address: 40 St. Lawrence

Approximate/Documented Date of Building: c1858

Surveyed: 8/17/2018

Historic Name: Goding House and Store

Contributing or Noncontributing: Non-Contributing



Introduction

40 St. Lawrence has been altered by the removal of its first floor storefront. The building is a front gabled three-story Greek Revival single family home. Defining stylistic features include its street-facing gable, rectangular shape, eave returns, entrance at the side of the façade, and a frieze-like wide band of vinyl trim beneath the cornice.

In the mid 19th century the house was owned by Stillman Noyes Goding (1816-1878), who founded the families grocery store in 1861. The shop was subsequently operated by his son, C.W.T. Goding. Charles Widgery Thomas Goding (1855-1929) was also the general manager of the Casco Bay Steamboat Co. at Custom House wharf.

Current Architectural Description

The building is clad in vinyl siding. Windows in the façade are 6/1 and 4/1 with vinyl sash. Located on the right side of the façade, the front door has a fanlight over four panels and is made of steel. There is no porch or steps, but there is a flat roofed hood supported by decorated brackets above the door.

The north façade is six bays wide and includes the rear ell. The windows are 6/1 and 1/1 with vinyl sash. The west elevation is not visible from the public way. The south elevation is two bays wide and does not include the rear ell. The windows are 6/1 with vinyl sash. Additionally, a side door is located in the second bay; it is 2 lights over 4 panels and made of steel.

A flat roof frame ell clad in vinyl siding extends from the west elevation and includes a second-story side porch on the south elevation.

The roof is sheathed in asphalt shingles and contains a single chimney on the south slope. Moreover, two gabled dormers with 6/1 vinyl sash windows also extend from the roof's south slope.

Additions and Alterations Since 1924:

The building has lost much ornamentation since 1924. Losses include original wood clapboard siding and trim, shutters, corner boards, and decorative brackets beneath the cornice. In addition, the building operated as a store for much of the 19th and 20th century. As a result, the building had a split two-leaf door in the center of the façade in addition to the main entrance at the right. This has since been replaced by a pair of windows and a side entrance. The rear stable has also been lost. The losses at the street level and from the application of vinyl siding have diminished the buildings architectural integrity resulting in its classification as non-contributing.

Address: 65 St. Lawrence

Approximate/Documented Date of Building:

Surveyed: 8/17/2018

Historic Name:

Contributing or Noncontributing: Noncontributing



Introduction

65-67 St. Lawrence Street is a good example of its type and form on Munjoy Hill. The dwelling appears to have been altered in the late 20th century for partial use as a store. Built shortly after the Great Fire of 1866, the large multifamily dwelling is Greek Revival in style. Character defining details include the front gable form, the paneled columns of the side porch and the symmetrical pattern of the front façade.

According to local records, it was built as a double house for Captain A. Merrill and Ai J. Fickett. It was occupied by the Fickett family for many years. Ai J. Fickett was a carpenter, and the likely builder of the house. Fickett lived with his two daughters, Ella and Mabel. The daughters ran a fancy goods store out of a portion of the dwelling. Mabel died in 1884 at 25 years of age. Her sister continued to operate the store for a few more years. In 1925, Mrs. Hattie Bessie of 63 St. Lawrence Street was the publisher of Whitney's Pocket Guide to Portland (copies of the map can be found at Osher Map Library).

Architectural Description

The two-and-a-half story building is located at the sidewalk. The main entrance is elevated one story above the street level, where two entrances provide access to the interior of the basement level. The building is clad in vinyl siding. The gable front roof is sheathed in asphalt shingles. Each slope of the roof features two gable front dormers. The symmetrical façade of the former double house is offset by the lower level bay window and the removal of the southern porch. Windows are 1/1 vinyl sashes. A one-and-a-half story rear ell is located to the east of the building.

Additions and Alterations Since 1924

The building's unusual form is due to its history of use and its construction as a double house. It has been altered by typical losses like replacement windows and siding, but retains its form and most details present in 1924. The minor losses do not diminish the integrity of this unusual former double house and store.

Address: 75-77 St. Lawrence

Approximate/Documented Date of Building: 1861

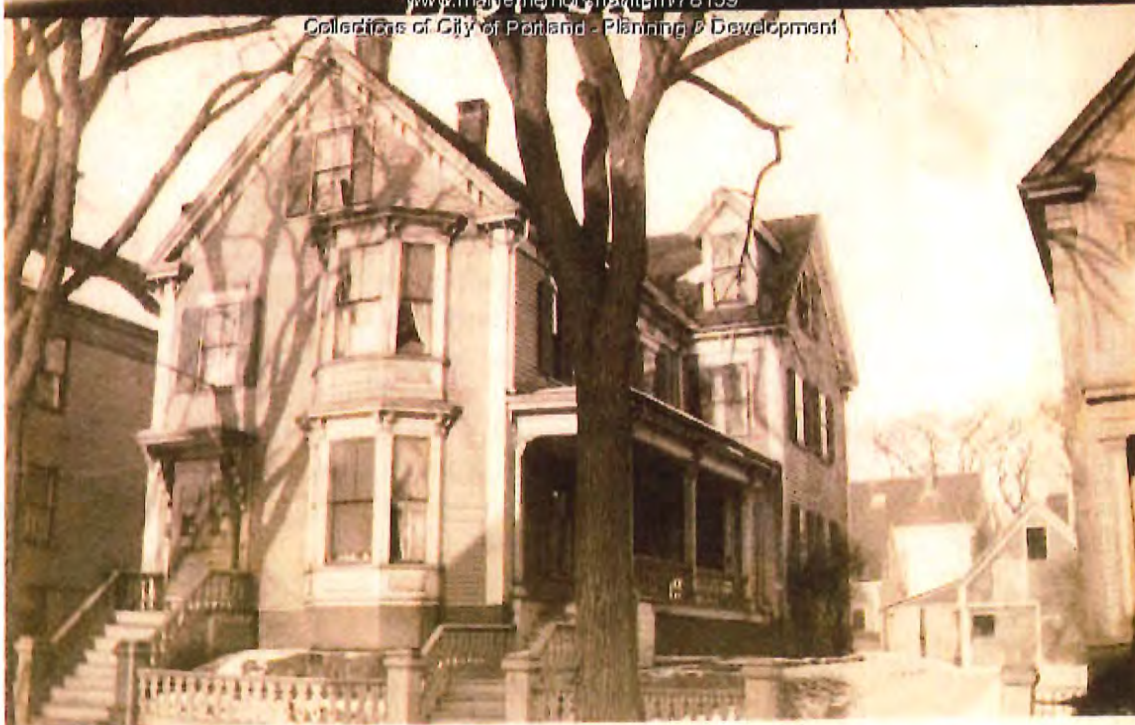
Surveyed: 8/17/2018

Historic Name: John Rice House

Contributing or Noncontributing: Noncontributing



www.maine-memory.com/item/78159
Collection of City of Portland - Planning & Development



Introduction

77 St. Lawrence Street is a three-story multi-family building with Italianate features. While the building has undergone dramatic alterations since its mid-nineteenth century inception, most notably its now compound roof, the building still retains some defining Italianate features. These include its two-story bay window, paneled corner boarders with Doric capitals, and finally its colonnade side porch.

Current Architectural Description

The façade is two-bays wide, clad in clapboards, and includes a two-story bay window with 2/1 aluminum sash windows. Other windows in the façade are also 2/1 with aluminum sash. The main entrance is at the left side of the façade and is adorned with a gabled hood supported by decorated brackets. The door is 1 panel over 1 light over 2 panels and made of wood. Concrete steps lead from the sidewalk to the door and have pipe railing.

The south elevation is four bays wide and includes 2/1 windows with aluminum sash. Incorporated into the four bays is the extension of a cross gable rear ell. The southern slope of the main structure's gable, however, has been replaced with a squared belvedere with a flat roof and 2/1 windows with aluminum sash. A side porch extends the length of the south elevation and includes a roof supported by square columns; it also features wood stairs and railings, turned balusters, and a orthogonal lattice skirting.

The east elevation is not visible from the public way. The north elevation is three bays wide and includes 2/1 windows with aluminum sash.

The roof is sheathed in asphalt shingles and includes at least one chimney. A shed dormer extends across the northern slope and contains two single pane windows and a doubled single pane window.

1924 Comparison

The building has undergone significant change since 1924. Losses include original clapboard siding, 2/2 wood sash windows, brackets on the friezes of both the bay windows and the main roofline, decorative wood entablatures over the façade windows, wood railing at the front porch, original entry hood, and fencing. The most notable alterations include the addition of the squared, flat roof tower to the southern slope of the roof and the complete replacement of the single window above the front porch hood. While the dormer addition is unorthodox, it does have wood paneling beneath the windows that mirror the paneling of the bay windows. The accumulative losses and rooftop alterations have diminished the integrity of this dwelling and led to a classification as non-contributing.

Address: 12 Vesper

Approximate/Documented Date of Building: 1876

Surveyed: 8/17/2018

Historic Name: George H. Weeks House

Contributing or Noncontributing: Noncontributing



Year	Unit	Assessed Value	Land value
19	18	3456	6227

12 Vesper



Introduction

12 Vesper Street is a front-gabled, two-and-a-half-story, single-family home sheathed in wooden clapboards. The building is transitional in style, exhibiting both Greek Revival and Italianate features. Greek Revival influences include corner boards topped with Doric capitals, prominent eave returns, and a wide frieze band beneath the cornice in the gable. Other Greek Revival details include a full entablature with dentil moldings on the frieze, a two-light transom over the door, and pilasters. The Italianate hood over the main entrance that is supported by brackets was the most fashionably current feature when the building was constructed.

Current Architectural Description

The façade is two bays wide. The main entrance is located at the right and includes a two-leaf door with 1 light over 1 panel on each. A pair of 1/1 vinyl sash windows appear in the first bay. The second floor has a single 4/1 vinyl sash window with wooden trim that forms a simple entablature above. Lastly, a small 4/4 vinyl sash window with wooden trim is tucked under the tip of the gable.

The north elevation is two bays wide and includes 2/1 vinyl sash windows without any trim. The west elevation is not visible from the public way.

The south elevation is five bays wide and includes 2/1 windows with vinyl sash and wooden trim. In addition, a two-story side porch is located in the first bay at the building's rear. The porch is made of wood and supported by square posts. The steps, railings, and balusters are also made of wood. The second story of the porch has a wooden railing and paneling but no roof.

Portions of a rear ell can be seen extending from the west elevation. It is a side-gabled (gable does not face the streets) two-story structure with features that match the main building. These features include corner boards, a wide band of trim or frieze beneath the cornice, and vinyl sash windows with wooden trim.

Lastly, the roof is asphalt and does not have any chimneys or dormers.

Alterations and Additions since 1924

The building has undergone both typical and atypical alterations since 1924. Typical alterations include the loss original wood clapboard siding, 2/2 wood sash windows, shutters, and original wooden steps and railings to the main entrance. Major alterations include raising the roof to add a full second story. Losses from this alteration include two double-hung windows in the gable end and a pair of gabled dormers on the southern slope of the roof. While the building remains an attractive presence within the neighborhood, the nature of the most significant alterations has led to a classification of noncontributing.

Address: 42 Vesper

Approximate/Documented Date of Building: 1913

Surveyed: 8/17/2018

Historic Name: Alice M. Carleton Apartment House

Contributing or Noncontributing: Noncontributing



Introduction

42 Vesper Street is a flat roofed wood framed triple decker clad in vinyl siding. In form and massing, the building resembles many of the triple decker residential buildings introduced in the Munjoy Hill neighborhood around the turn of the twentieth century, with its tall, narrow façade, three-story faceted bay window, deep overhanging cornice and front entry porch. A closer examination reveals that the building has experienced significant alterations, including the removal of the original front porch and replacement with a smaller porch that does not extend to the corner of the façade. The base and steps of the porch are now brick, rather than wood, and a heavy, turned balustrade replaces what had been a simple balustrade of square balusters. Most significantly, all of the window openings have been shortened and some of the windows (on the south elevation) have been eliminated altogether. Although the building appears to be well-maintained, given the level and nature of alterations to the original structure, it has been classified as noncontributing.

Address: 74 Vesper Street

Approximate/Documented Date of Building: 1889

Surveyed: 8/17/2019

Historic Name: Simeon Skillings House

Contributing or Noncontributing: Non-contributing



The dwelling at 74 Vesper Street has been significantly altered and no longer communicates its original style or era of construction. Its form has been altered by a large shed dormer on the south elevation and the addition of a second story bay on the Vesper Street elevation. The dwelling's window pattern has been altered, not only by the added bay, but also altered by the replacement of second floor windows by paired windows, the replacement of the narrow paired windows in the gable end with three separate windows, the removal of a first floor window next to the south facing bay, and the reduction in size of a second floor window. The dwelling was previously vinyl sided, which removed any detail that might have been present around the windows, entry door, or eaves. While the building's scale and gable front form are compatible with the adjacent buildings, the architectural integrity of the building has been significantly impacted leading to the classification of non-contributing.

Address: 96 Vesper Street

Approximate/Documented Date of Building: 1899

Surveyed: 8/17/2018

Historic Name: Enoch Richards Apartment House, Enoch Richards, Builder

Contributing or Noncontributing: Contributing



Introduction

96 Vesper Street is one of five triple-decker apartments built on the west side of Vesper Street by local builder Enoch Richards 1896-1899. The dwelling was a twin with 92-94 Vesper Street, but changes to 96 Vesper Street have altered the visual similarities of the two apartment buildings.

Vesper Street's predominant architectural form is the triple-decker. Triple-deckers were built from the late nineteenth century to the early twentieth century to house the area's increasing, mostly immigrant population. Like several other nearby triple-deckers, 96 Vesper has received alterations, but still exhibits characteristics such as an asymmetrical façade, deeply overhanging eaves, and three-story bay windows. The dwelling does not feature many decorative details, and has vinyl siding and replacement 6/1 and 2/1 vinyl sash windows.

The dwelling is two-by-six bays wide, and features a canted three-story bay window in the façade's first bay and another on the northern elevation. The side-facing main entry provides access to a one-story vestibule in the second bay. There are dentil moldings over the entry. The façade's eaves extend farther than those on the side elevations, and are supported by a bracket at the left.

The northern elevation features some casement windows and a secondary entrance with two doors beneath a bracketed hood. The flat roof has two chimneys. There is an updated front-gable two-car garage to the north of the house.

Additions and Alterations Since 1924

Common changes to 96 Vesper Street since 1924 include loss of wood clapboard siding, corner boards, 2/2 windows, and wide friezes. The façade's vestibule entry was previously a partial covered porch with two doors providing access to separate units. Despite alterations, the house retains its period form and historical character and could be restored to its earlier state.

Address: 22 Willis Street

Approximate/Documented Date of Building: c1869

Surveyed: 8/17/2018

Historic Name: unknown

Contributing or Noncontributing: Non-contributing



The dwelling at 22 Willis Street was recently altered by the infill of the porch, removal of porch details, and new windows. These alterations as well as earlier changes to the dwelling have altered the original character of the dwelling to the extent it no longer communicates its original style or era of construction. While the building's scale and gable front form are compatible with the adjacent buildings, the architectural integrity of the building has been significantly impacted leading to the classification of non-contributing.

Address: 32 Wilson Street

Approximate/Documented Date of Building: 1896

Surveyed: 8/17/2018

Historic Name: John Sexton Apartment House

Contributing or Noncontributing: Contributing



www.maine-memory.net/item/93963
Collections of City of Portland - Planning & Development



Introduction

32 Wilson Street is one of the many triple-deckers built on Munjoy Hill at the turn of the twentieth century to house the area's increasing, largely immigrant population. The dwelling boasts many characteristics generally associated with the form, including an asymmetrical façade, a three-story bay window, and overhanging eaves. However, the building exhibits some uncommon elements that distinguish it from nearby triple-deckers, including a shorter footprint, a large canted projecting bay, and entrances topped by bracketed hoods. The building has vinyl siding and replacement 1/1 sash windows.

The dwelling sits at the corner of Wilson and Vesper Streets and is two-by-five bays long. The bay window in the first bay is wide, covering approximately two-thirds of the façade. The main entry is in the façade's last bay and exhibits a single replacement door topped by a hood. The original brackets feature a star motif. The majority of the southern elevation is a canted projecting bay that boasts all of the elevation's windows and a secondary entrance. The entrance is accessed by front-facing steps and features a hood and the same original brackets as the main entrance.

The dwelling's overhanging eaves are encased in vinyl, and the flat roof has two chimneys.

Additions and Alterations Since 1924

32 Wilson Street has received several common losses since 1924, including 2/2 windows, wood clapboard siding, friezes, corner boards, dentil moldings, and original doors. Despite these changes, the triple-decker retains its form and could be restored to its earlier character. The dwelling contributes to our understanding of an important chapter in Portland's history.

Address: 74 Wilson Street

Approximate/Documented Date of Building: 1875

Surveyed: 8/17/2018

Historic Name: Alfred Roberts House

Contributing or Noncontributing: Non-contributing



74 Wilson Street was formerly a mixed-use building with a retail space on the corner of the first floor and dwelling space on the upper floors. The gable front, two-story, wood frame building has been substantially altered by the removal of the commercial storefront and the application of replacement siding that resulted in the removal of trim at the corners and eaves. Additional alterations include the replacement of the paired Italianate entry doors with a single door and sidelight and the alteration of the original window pattern on the second floor. While the building retains its gable front form, the losses and alterations have diminished the building's architectural integrity and led to its classification as non-contributing.



Deb Andrews <dga@portlandmaine.gov>

Inclusion in historic district

1 message

JoAnn Dowe <joythroughhealing@gmail.com>

Sun, Jul 28, 2019 at 1:26 PM

To: dga@portlandmaine.gov

Hello Deb,

I live at 28 Waterville Street, a small yellow cape-style single family, and I was looking over the map and was surprised to see that my house was not included in the proposed designation. The overlay stops two houses before mine on Waterville, which seems strange considering it continues all the way down Waterville on the other side. My house is 1850s vintage. It survived the fire, and urban renewal tear downs. It also shows up on some of the earlier maps of the peninsula. I was a docent at the observatory and could identify my own house on the street. It is still very much the same house it was when it was built here. Looking at the character and design of my neighbors houses, I am thinking it is one of the oldest houses on the street. I would really like it to be included and feel it deserves the protection. It has survived this long as a single-family and that in itself is pretty amazing.

Thank you,

JoAnn Dowe,
28 Waterville Street
Cell: 2073317707

Sent from my iPhone



Deb Andrews <dga@portlandmaine.gov>

MunjoyHill Historic District

1 message

Susan Yandell <sueyandell@gmail.com>
To: dga@portlandmaine.gov

Mon, Jul 22, 2019 at 5:19 PM

Hi Deb ,In follow up to our conversation today I wish to confirm my desire to have my property at 51 Monument St
Portland Me , become part of the Munjoy Hill Historic District .
Thank you,Sue Yandell

Dear Members of the Historic Preservation Board,

I am writing you to request that my house at 7 Lafayette Street be included in the proposed Munjoy Hill Historic District or that it be designated as a historic landmark.

The house at 5-7 Lafayette St. was built between 1849 and 1851, making it one of the oldest still standing dwellings in the north eastern quadrant of the hill (east of North Street and north of Congress St). The date range for the house of 1849 – 1851 comes from several primary sources: City street records show that Lafayette Street was laid out (accepted) on February 8th 1849. The 1924 City Assessors card for 7 Lafayette listed the house as being 75 years old (hence 1849). The date of 1851 comes from a map of Portland published in 1851 by H. F. Walling. This map shows building footprints that fit with 7 Lafayette and the house behind (#99 Congress St). The actual date for 7 Lafayette may be closer to 1849 as commercial maps such as the Walling map of Portland would have taken several years between conception and publication – surveying, drawing, and printing.

As noted in the City's "Munjoy Hill Architectural Development & Context Statement" (April 2019), this house is one of only a few buildings that have survived from the early settlement on Munjoy Hill.

Architecturally the house is a traditional side gable cape and has retained a great degree of the architectural features as seen in the 1924 assessor's photo. From this photo we can see that some changes likely took place during the 75 years following its construction in 1849. It can be assumed that the dormers on the front roof and the large floor to ceiling ground floor windows were added some time in the fourth quarter of the 19th century. In the 95 years following the 1924 photo, no drastic changes to the street view of house have been made. At some point the clapboard siding was covered with wood shingles and the wooden sash double hung windows were replaced with single pane double hung PVC windows. Also the original chimney was removed, leaving only the late 19th century chimney that was added when the steam central heating was installed.

Since 1999, when my wife and I purchased the house, we have replaced the single pane windows with mullioned double glazed, double hung windows. I have also rebuilt the decorative door surround to match the Greek revival door surround as seen in the 1924 photo. Please note that the skylight between the dormers, though slightly larger, replaced one that can be seen in the 1924 photo. The only significant change that we have made to the house is the addition of a shed dormer on the back roof of the house. I intentionally kept the original rear roof line to retain the architectural form of the house. The rear dormer can only be seen from the side of the house. When this work was undertaken we also had the front roof replaced. As part of this work the shingles on the front dormers were replaced with clapboards. It is our intent at a later date to remove the shingles on the rest of the house and replace the clapboards and corner boards as seen in the 1924 assessor's photo.

I would like to note that the 1869 Portland Directory shows a "Rowe Henry, architect," as living at 7 Lafayette Street. Henry Rowe (1812-1870) was an Irish architect who immigrated to the US around 1840. After working in Boston and New York, he moved to Portland and set up shop in 1845. He specialized in Gothic Revival Architecture. He is noted as having designed the John J. Brown house that is located at 387 Spring Street, and the S.L. Carleton House (Carleton's Castle) a European "petit chateau" that stood at 118 Congress St from ca. 1850 until 1914 when it was demolished.

If protected the house would not be alone on this part of Lafayette Street as the building at 103 Congress Street/corner of Lafayette St. has been proposed as a landmark. Further, the land locked house at 99 Congress St. is of equal age. These three buildings would make a small historic grouping within the B1 zone on the top of the hill.

Best Regards

George and Uschi Carhart



The house at 7 Lafayette Street in 2019



The house at 7 Lafayette Street in 1924

1924 Portland Tax Records: 5-7 Lafayette Street, Portland, 1924

Portland, Maine

Assessment 19

Name Owner O'Brien John

Street Lafayette No. 5-7

Block 14 Lot 14

Use of Bldg. Residence Name

Tenants and Rooms

Rentals

Age 10

Condition of Repair Good

Class	Exterior	Plumbing
Bungalow	Clapboards	Common
Single House	Siding	Individual
Two family	Shingles	Open
Three family	Stucco	Set tubs
Apartment	Paper	Finish
Store Building	Tapestry Brick	Plain
Office	Comm. Brick	Hardwood
Factory	Galv. Iron	Halls
Storage	Stone	Wood
Stables	Terra Cotta	Terrazzo
Garage, private	Concrete	Marble
Garage, public		
Theatre	Heating	Roof - Roofing
Club House	Stove	Shingle
Cottage	Furnace	Slate
	Hot Water	Gravel
	Steam	Prepared
Foundation	Light	Asbestos
Brick	Oil	Flat
Stone	Gas	Hip
Concrete	Electric	Cable
Pile		Dormers
Basement		Windows
Full	Floor	Common
Cement Floor	Common	Plain Glass
Waterproof	Hardwood	Wire Glass
Construction	Re-Concrete	Shutters
Frame	Concrete Slab	Miscellaneous
Brick	Waterproof	Elevator
Tile		Sprinkler
Block	Ceiling	Fire Escape
Stucco	Plaster	Refrigerator
Re-Concrete	Metal	Vacuum Cleaner
Mill	Panels	Safes and Vaults
Steel Frame	Rough	Telephone Equip.

Ground Area 2519 Height 18

Cubic Feet 45346 Unit 18 cts.

Utility Dep.

Dep. Per cent.

Sound Value, \$ 1601

Land 2519 Corner Interior Alley

Front Depth ft.

COMPUTATION

Area	Multiplier	Coefficient
<u>2519</u>	<u>126</u>	<u>3173</u>
Year	Unit	Coefficient
<u>19</u>	<u>15</u>	<u>3173</u>
		<u>475</u>



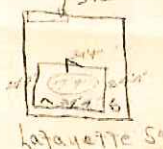
Surveyed by William A. Smith Registered

APR 15 1924

(Remarks on other Side) 1-2

Remarks about Buildings

Remarks about Land

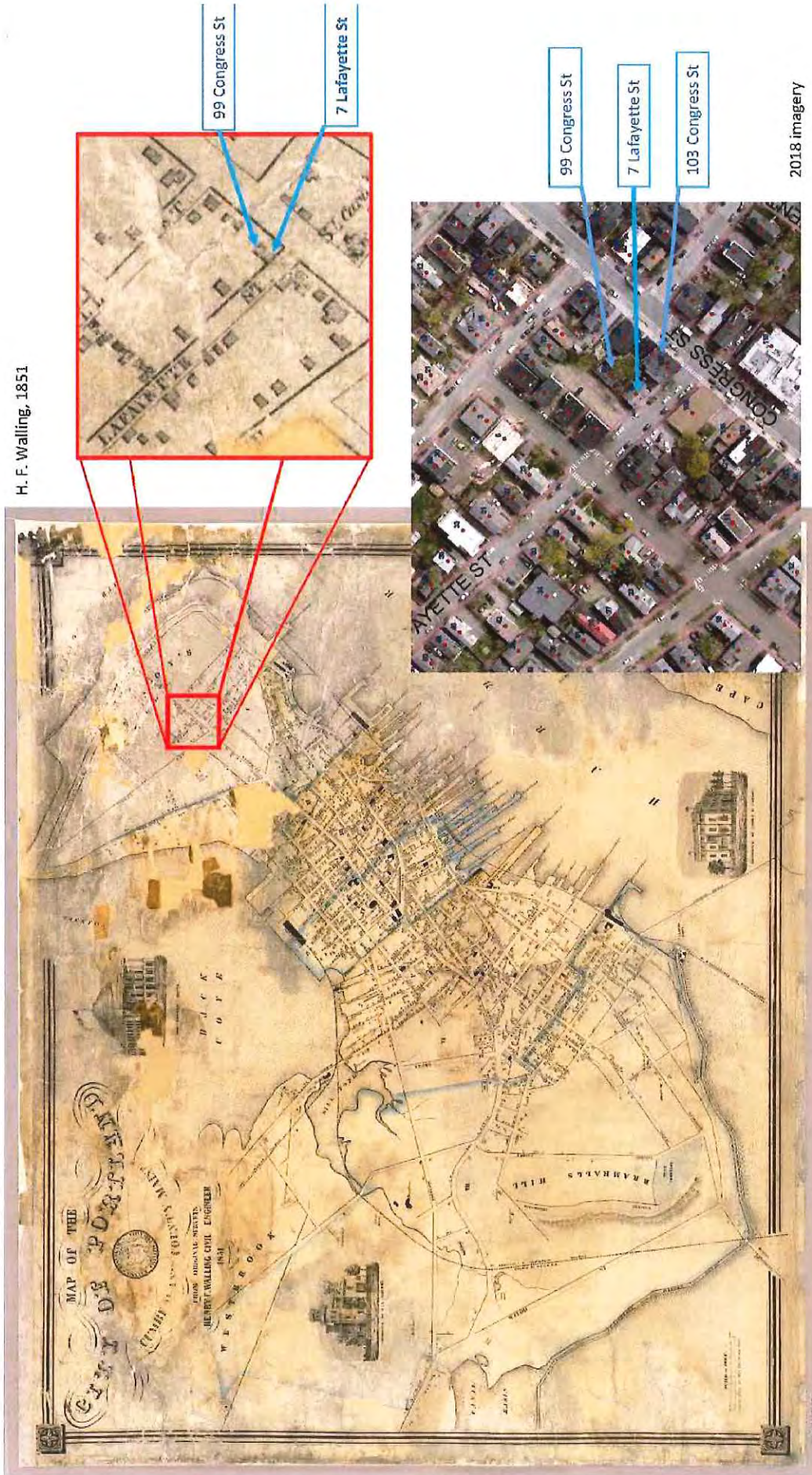


24 33 x 34 33 x 17 75 = 14,825

Remarks about Personal Property

CITY OF PORTLAND, MAINE	
ASSESSORS DEPARTMENT	
CHART	BLOCK
3 Building Volumes Checked	<u>15011</u>
4 Building Values Placed	<u>1502</u>
5 Building Values Extended	
6 Land Only Questionnaire Made	
7 Land Values Placed	
8 Land Values Extended	
9 Compared with 1923	
10 Personal Property Added	

H. F. Walling, 1851



Montreal and Willis Streets: proposed addition to potential North Street Historic District

North Street Historic District currently under study = - - - - -

Proposed Montreal and Willis Streets addition = - - - - -



to: Portland Historic Preservation Board
% Deborah Andrews, Executive Director

October 12, 2018

Dear Chair Sheridan and members of the Board:

Enclosed please find a petition from residents of Willis and Montreal Streets asking your consideration for addition of parts of those streets to the proposed North St Historic District on Munjoy Hill. Specifically we are asking to have that portion of Montreal St not now included in the proposed district (houses at the top of the street have been selected for study as part of the North St District) with the exception of the MacArthur Gardens apartment complex be added to the proposed district.

We have talked with as many of our neighbors as we could. A few properties are absentee-owned. One resident is in a nursing home and unavailable at this time. We understand that public discussion about the impact of a Historic district on the neighborhood is part of the process, and the Board would need to know that most of the residents were in favor. We hope this petition provides some of the evidence you need to initiate a process, and are anxious for the opportunity to ask questions such as, "can I replace my windows?" and "will my children be unable to develop the property?".

We believe Montreal and Willis Streets represent a rare surviving snapshot of what Portland was like before and after the great fire of 1866. The period represented by the homes identified by Greater Portland Landmarks as significant or contributing covers the years from the 1850s to the mid 1930s. 86% of the properties in our proposed district were found last year to be significant or contributing to the historic streetscape of the Hill, and since that time an additional Willis Street property has undergone considerable restoration of its exterior. In its August 15 testimony to the Board, Greater Portland Landmarks described Montreal Street as having what were "urban farmhouses".

The streetscape still includes many small single family homes that housed tradespeople typical of the period. At the bottom of Montreal Street, what is now #12 (built 1860) housed a boatbuilder, and his shop survives today. This house is part of a row of houses dating from the mid-1860s on both sides of the street. Near the top of the street, closer to North, stands a property at #55 which housed a long-surviving greenhouse and nursery business from the 1850s onward. Residents there today report remarkable soil conditions. Across the street at #48 (built 1860) the neighborhood speakeasy was in business during Prohibition and the house still contains a cellar phone and sliding door accessible to customers from the street.

Landmarks has already begun the work of researching the histories behind this unique streetscape, including the social fabric it supported, and we are grateful to them for the history we have drawn upon for this petition. And MacArthur Gardens (1947) at the bottom of Montreal Street, while not built in the period of significance, sits on a piece of land which was integrated into the streetscape with small Italianate dwellings until the great reservoir flood of 1893 washed out four houses and four people lost their lives. The land remained empty until MacArthur gardens was built in 1947 and thus these apartments, in their way, preserve a piece of the history of Montreal Street.

Willis Street enjoys a similar history, with many single family tradespersons homes and three multifamily homes built for rental purposes during the midcentury, at least one by well-known Munjoy Hill developer Moses Gould. The house at #9 is believed to have been a farmhouse when it was built; early city maps showed the property originally extending all the way to the Eastern Promenade. The home still sits on a property covering one entire block on the north side of the street.

Munjoy Hill properties are in danger of teardowns for highly lucrative condominium developments seeking ocean views and proximity to the Old Port. While the new Conservation District can slow the pace of teardowns, it does not have sufficient teeth to prevent outsized and incompatible replacement buildings. Historic District status would help preserve the streetscape and inhibit incompatible development. There is continuous improvement and restoration work underway on the street, and homeowners generally strive for historic compatibility.

Willis and Montreal Streets still house small businesses of the type historically located there. They continue to provide family housing and children are often on the streets. We love our neighborhood and wish to preserve its unique streetscape and the social fabric it supports. We hope you will agree and include it in consideration of the proposed Historic District for Munjoy Hill.

Thank you.

Jean (Nini) Mc Manamy, 10 Willis Street
329-1232

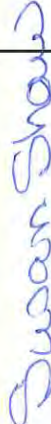


Enclosures:

1. Map of proposed Montreal and Willis Streets addition to potential North Street Historic District
2. Petitions of property owners requesting inclusion in the proposed district

Petition: Historic Preservation District for Munjoy Hill

We the undersigned request the Portland City Council and Planning Dept conserve and preserve the structures that makes Munjoy Hill vibrant by being included in the Munjoy Hill Historic District districts.

Street Address	Name (PRINT ONLY)	Primary	Signature	Email Address
✓ 1 9 Willis St.	Maragret Hillman	Y		
✓ 2 10 Willis St.	Jean McManamy	Y		
3 20 Willis St.	John Mahoney & Allision Kamar	N		
4 22 Willis St.	Rebecca Dreher	Y		
✓ 5 23 Willis St.	Frances McGovern	Y		
6 24 Willis St.	Patricia Bleech	Y		
✓ 7 28 Willis St.	Susan Shaw	Y		
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Petition: Historic Preservation District for Munjoy Hill

We the undersigned request the Portland City Council and Planning Dept conserve and preserve the structures that makes Munjoy Hill vibrant by being included in the Munjoy Hill Historic District districts.

Street Address	Name (PRINT ONLY)	Primary	Signature	Email Address
✓ 1 12 Montreal St C	Carol Connor	Y	<i>Carol Connor</i>	<i>balsamigue@live.com</i>
✓ 2 16 Montreal St C	George Libby	Y		
3 18 Montreal St C	Linda Douglass	Y		
✓ 4 22 Montreal St C	Vanessa McGrath	Y	<i>Vanessa McGrath</i>	
5 24 Montreal St C	Edward Gillis & Marta Rankin	Y		
✓ 6 32 Montreal St C	Sanjay & Laura Patel	Y		
7 33 Montreal St C	St. John's Valley LLC	N		
8 37 Montreal St C	Kevin Carter	N		
✓ 9 41 Montreal St C	Kevin Johannen & Meghan Connolly	Y	<i>K. Joh</i>	<i>Kevin@iknow.net</i>
10 42 Montreal St C	Liane C. Billings	Y	<i>Liane C. Billings</i>	<i>LIANE@BILLINGSPEAKING.COM</i>
✓ 11 45 Montreal St C	James Cole	Y	<i>James Cole</i>	<i>jim.k.degrain@comcast.net</i>
✓ 12 48 Montreal St C	Cama Clarkson Woodward	Y	<i>Cama Clarkson</i>	<i>Kia.to.d@comcast.net</i>
13 49 Montreal St C	Colleen Jackson-Commiss	N		
14 52 Montreal St C	Ryland & Brook Rankin	Y		
15 54 Montreal St NC	Montreal St. Realty LLC	N		
✓ 16 55 Montreal St C	Alison Grey & Oiver Murray	Y	<i>see below</i>	
✓ 17 60 Montreal st	Patricia Ryan	Y	<i>Patricia Ryan</i>	<i>pryan2@maine.net</i>
✓ 18 46 Montreal st	Marguerite Cartorio	Y	<i>Marguerite Cartorio</i>	
✓ 19 55 Montreal St	Alison Grey	Y	<i>Alison Grey</i>	
20				
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22				
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24				

From: **Carol Connor** c.connor0@icloud.com
Subject: Historic Preservation on Munjoy Hill
Date: April 16, 2019 at 12:37 PM
To: dga@portlandmaine.gov
Cc: Carol Connor balsamique@live.com

Dear Mrs. Andrews,

Here is an early picture of 8-12 Montreal Street provided by the Libby Family, owners around 1900.



I Have attended meetings, written comments and spoken to the Planning Board, the Historic Preservation Board and the City Council voicing my concerns about development in the R-6 zone, especially when it requires the demolition of historic homes and structures. It concerns me that we, the local citizens seem helpless to slow down or redirect the progression of this deterioration of our neighborhood's character. In spite of clearly stated Design Standards, decisions have been made and approval given for development plans that clearly violate the standards and offend the existing quality of the streetscape. Many of the residents of the Montreal/Willis St. neighborhood have expressed an interest in having this area be designated as part of the North Street/ Eastern Promenade Historic District. That information, along with signatures including mine, has been presented to you in writing by other interested neighbors. It appears that there has been little progress regarding this request, so I'm asking again. Please consider including Montreal Street in the historic district for this area.

If the Historic Preservation Board decided it is not an appropriate action to include the entire street, I would like my house at 12 Montreal to be designated as a stand-alone property that should be declared Historic and Preserved.

With support from a Greater Portland Landmarks representative, I have accessed and studied the deeds and early records of the house and historic period. I am confident that the house has historical significance, in a folksy working class kind of manner. I am mailing you an illustrated packet today that describes my house, its history and the reasons it should be included in the historic district of Munjoy Hill.

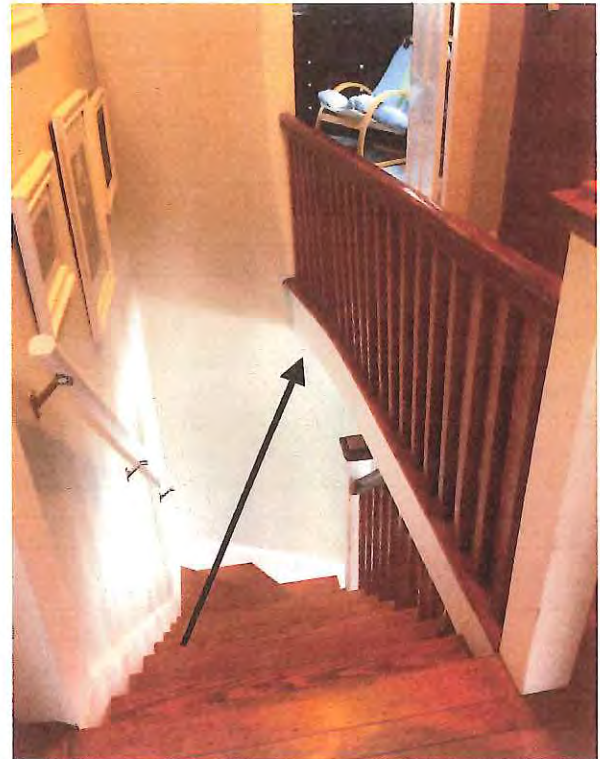
Please share this with your fellow board members. Thank you for your consideration.

Carol M Connor

The interior construction is unusual in its shaping of the wood to accomodate the narrow passageway and door to the bedroom. One gets the feeling of being on a boat. It makes me wonder about the original resident and builder of the house, Mr. James B. Newell. was a joiner which means he could have the skills to build houses or boats.



MAIN ENTRANCE AND STAIRCASE



UNUSUAL STEAM BENT BOARD, SHAPED TO THE SPACE. FEELS LIKE BEING ON A SHIP. JAMES B NEWELL WAS A JOINER WHO BUILT THE HOUSE,



Circa 1943 Harry E. Libby's Granddaughters in the yard at 12 Montreal St.



HARRY E. LIBBY, 12 MONTREAL STREET OWNER EARLY 1900'S. HE CONSTRUCTED THE BOATHOUSE ON THE PROPERTY TO BUILD AND STORE HIS SMALL BOATS .EARLY MAPS SHOW MONTREAL ST. EXTENDED CLEAR DOWN TO EAST COMMERCIAL STREET ALL THE WAY TO THE WATER. COULD MR. LIBBY HAVE USED THIS ROUTE TO LAUNCH HIS BOATS?

Built in 1855, the home at 12 Montreal Street is one of the early houses on Munjoy Hill.

Though it is not necessarily a pristine architectural sample, it is evident that it has historical significance due to its early construction and style. The builder and first occupant was a joiner named James B. Newell. We can surmise by his occupation being a joiner and by his address in 1852-53 being described in the Portland Directory as near the old hospital on the Eastern Promenade, that he very likely built the house while living nearby. He had lived on Myrtle Street in 1850-1851 and moved to the Promenade after that. James and his wife Almira and two sons, James N. and Lendell R. are the first occupants of the Montreal Street house, showing up in the 1856-57 Portland Directory.

Chronology

What follows is the chronology of owners/holders/ residents of 12 Montreal St

1855 Moses Gould sold the land to James B. Newell
1855 James B Newell build the house at 8-12 Montreal
1856-1858 James B. Newell (Mortgaged by Elbridge Gerry for \$300.00 in 1858)
Residents :James B, Wife Almira, sons James N and Lendell R, and Albert Newel, a painter
1867 Elbridge Gerry to John M. Stewart (Stewart doesn't move in until 1869)
1869-1873 John M. Stewart Molder (Moulder)
1899 John M, Stewart died and the property went to his daughter Mary F. (Huston) not sure of spelling, the script was difficult to decipher
Though John owned the property from 1869 until his death in 1999, his residence was in Falmouth Maine. A number of individuals lived in the house over the years
1882 Charles F. Griffin, Fisherman
1883 Edwin H. Pearson, painter
1884 George Foss Machinist @ the Portland Co
1885-1886 Joseph G FinlayCar Repairer Grand Trunk Railway
1886-George L. Kimball, Boiler-Maker, the Portland Co
1887 Vacant
1888-1893 William A. Fuller, painter
1895-1898 John R. Lowell clerk
1899-1903 Richard B. Lowell carpenter
1904-Anthony Coyle Stone Cutter
1905-1908 Matthew Conley, Laborer
1908 William Cavanaugh to Harry E. Libby and Harry S. Libby
1943 Harry E. Libby and Eleanor S. Libby to Elmer C. Libby
1946 Elmer C. Libby and Eleanor S. Libby
1948 Elmer C. Libby to Frank and Theresa Sherwood
1992 Frank Sherwood to Carol M.(Peterson) Connor
1992-present Carol Marie Conno



Deb Andrews <dga@portlandmaine.gov>

Munjoy Hill Historic District Questions

1 message

Mark Googins <mgoogins@verrilldana.com>

Thu, Jul 11, 2019 at 2:34 PM

To: "dga@portlandmaine.gov" <dga@portlandmaine.gov>

Ms. Andrews:

My wife and I own two properties on the Hill (we have always been told they are 63 and [69 Morning Street](#); your inventory refers to them as 63 and [65 Morning Street](#)). I attended last night's information session. I enjoyed your presentation and although we have no plans to make any changes we will be following this process with interest.

I had two questions relating to our properties. I thought you would prefer to communicate by email but if you prefer I would also be happy to chat on the phone, or schedule a time to meet at your office.

If there is someone else that I should be addressing these questions to, please just let me know.

First, although both buildings are highlighted in blue on the district designation map, [63 Morning Street](#) was built in the mid 80's and so I do not understand how it could be eligible. I thought it would be orange (ineligible due to date of construction).

Second, the older house, which dates to the early 1920's, has an attached garage and two screened porches all dating from much later and not done in the style of the main house. If the historic zone passes as currently contemplated, and we wanted to restore and/or replace those later additions with the same or similar structures would that be limited or prohibited by the historic zone designation or are they forever "grandfathered"? I understand that almost any activity relating to the exterior will be subject to a review process, and I assume that if we were able to replace the existing screened porches and garage with structures that are more in the style of the old house that it would be approved, but what is the standard for replacing non-historic additions with equally non-historic new/replacement additions?

Thanks.

Mark Googins

Mark K. Googins

One Portland Square

Portland, ME 04101-4054

Office: (207) 253-4406

Cell: (207) 650-0180

Fax: (207) 253-4407

This email and any attachment was sent from the law firm Verrill Dana, LLP. It may contain information that is privileged and confidential. If you suspect that you were not intended to receive it, please delete it and notify us as soon as possible. Thank you.



Deb Andrews <dga@portlandmaine.gov>

Good morning

1 message

Christopher Akerlind <chrisakerlind@gmail.com>

Tue, Jul 23, 2019 at 10:04 AM

To: dga@portlandmaine.gov

Good morning. Confirming my desire to have my home at 44 Monument Street included in HPD.

Thanks.

Christopher Akerlind

44 Monument St



Deb Andrews <dga@portlandmaine.gov>

Fwd: Munjoy Hill Historic District

1 message

jmy <jmy@portlandmaine.gov>

Thu, Aug 8, 2019 at 8:12 AM

To: Deb Andrews <dga@portlandmaine.gov>

On Wednesday, August 7, 2019 at 8:19:19 AM UTC-4, Julius Ciembroniewicz wrote:

Dear Planning Board --

I'm writing in connection with the Munjoy Hill Historic District. If development continues as is, very soon the developers will have obliterated the historic integrity of Munjoy Hill. The City can no longer bury its head in the sand. **Accordingly, please vote YES to support the Munjoy Hill Historic District.**

Sadly the City of Portland is giving its historic integrity away, brick by brick, to developers that are taking a mile when they receive an inch (or a favor) from the City. The developers only care about \$ and themselves; it is the City's Planning Board that is responsible for protecting the City's waning identity and its historic integrity. Otherwise, at the rate things are going, it won't be much of a charming City anymore.

Projects like 9 Moody Street --- where a rich developer destroyed an existing house and replaced it with a 4 story square monster personal residence for himself that obliterated the views and integrity of Morning and Moody Street -- have no place in historic Munjoy Hill.

Thanks for the important work that you do. Please vote YES to the historic district on Munjoy Hill.

Julius Ciembroniewicz
55 Morning Street, Unit 4-2
Portland, ME 04101



Deb Andrews <dga@portlandmaine.gov>

Fwd: 122 North Street

1 message

jmy@portlandmaine.gov <jmy@portlandmaine.gov>
To: Deb Andrews <dga@portlandmaine.gov>

Thu, Aug 8, 2019 at 8:15 AM

On Wednesday, August 7, 2019 at 12:12:56 PM UTC-4, Lindsay Steven Mann wrote:

Hello, my name is Lindsay Mann. My wife and I are the owners of 122 North Street in Munjoy Hill. I was recently notified that our house is part of the zone nominated to be a Historic District.

While we have every intention of preserving the historical and architectural details of our home, it strikes me as arbitrary and unfair that our house is included in this zone. **We are surrounded on all four sides by construction that would not be included.** To the north are the Island View apartments - a large complex of apartment buildings (70 units) built in 2002. Abutting us to the south is Munjoy Heights - a group of condominiums built in 2015. To the east is a "non contributing building," which happens to be pretty neglected (paint peeling, shingles and siding falling off the building, etc.) To the west is a similar building not included in the proposal. When Greater Portland Landmarks made their recommendation, it stopped at Walnut Street. We would literally be the only house on the block that is designated historical - an island of one house.

We are new homeowners with two small children hoping to attend the East End Community School. We bought this house because we treasure the historical character and architectural craftsmanship. We have every intention of preserving that history, as we wish for the rest of Munjoy Hill, but we find it unreasonable that the city should single us out.

Do you have any suggestions for who I should talk to or angles I haven't considered?

Thank you!

Lindsay & Susan Mann
122 North Street



Deb Andrews <dga@portlandmaine.gov>

Fwd: Historic District = White District

1 message

jmy <jmy@portlandmaine.gov>

Thu, Aug 8, 2019 at 8:14 AM

To: Deb Andrews <dga@portlandmaine.gov>

On Wednesday, August 7, 2019 at 8:51:30 PM UTC-4, Alexis Santos wrote:

Dear community,

I'm a resident of Munjoy Hill and so will live with the consequences of the seemingly well-intended movement of creating a historic district.

As much as I like the appearance of historic districts I think trying to preserve or create them is misguided, particularly if the aim is to enrich the community.

The equation that I keep seeing in my mind is the following:

- **Historic District = White District**

Keeping Munjoy Hill and the East End as is, is to support the property owners, like me, in their current comfortable status. Folks that benefited from their white privilege typically favor holding on to the way things were, or keeping the status quo (ie historic district).

I understand that many are frustrated by the design choices of some of the new developments, but this can be better regulated.

If anything, I think we should go the way of Minneapolis, and get rid of single family zoning which has kept much needed housing out of reach of a growing and diverse community.

Minneapolis, Tackling Housing Crisis and Inequity, Votes to End Single-Family Zoning

<https://www.nytimes.com/2018/12/13/us/minneapolis-single-family-zoning.html>

Minneapolis Confronts Its History of Housing Segregation

By doing away with single-family zoning, the city takes on high rent, long commutes, and racism in real estate in one fell swoop.

<https://slate.com/business/2018/12/minneapolis-single-family-zoning-housing-racism.html>

<https://www.politico.com/magazine/story/2019/07/11/housing-crisis-single-family-homes-policy-227265>

Let things change, unless you are served by keeping things as they are.

If you really want Portland to do something worth remembering, promote *more* ways for the city to become diverse and inclusive, *not less*.

With good wishes,
Alexis



Deb Andrews <dga@portlandmaine.gov>

Historic Designation Munjoy Hill

1 message

Henry family <cjechenry@yahoo.com>

Fri, Aug 30, 2019 at 10:25 AM

Reply-To: Henry family <cjechenry@yahoo.com>

To: Belinda Ray <bsr@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "planningboard@portlandmaine.gov" <planningboard@portlandmaine.gov>, "jpj@portlandmaine.gov" <jpj@portlandmaine.gov>, "dga@portlandmaine.gov" <dga@portlandmaine.gov>

Hello,

Attached you'll find a letter from 28 neighbors on the Hill who are opposed to any Historic Designation on the Hill.

As Jeff Levine stated in one of last summer's preliminary public sessions, "if the people on the Hill do not want a historical district, we won't do it." Well, more residents have signed a letter in opposition of historic designation than those who submitted a letter for it.

Could you please circulate and otherwise treat this letter with the same level of attention that the pro HD residents received? I'm unsure of the process to circulate (and to whom) so cc'd a number of city staffers above.

Last year, Jeff also committed that the Hill would be surveyed by the City. It was not. Instead, local surveying/polls have been completed, letters circulated, etc. There is a silent majority forming who oppose this direction since information is getting out to them other than Deb Andrews presenting at workshops.

Councilwoman Ray, when we met a few weeks ago, you described this matter as a 'twofer'....meaning, you packaged HD as a second step following R6. Why the rush? There has not even been time to let the R6 settle to see if it is the right business decision vs adding more regulation on top of new, unevaluated regulations.

Only 1 building has come down since the implementation of the R6. Additionally, in Deb Andrew's report, 85% of homes in this district are contributing homes (in the most developed part of the Hill.) That shows us that there is not an issue here maintaining structures. Munjoy Hill historically paints a picture of a diverse evolving neighborhood that should be allowed to continue it's historical pattern.

Opposition is now forming not just within Munjoy Hill but the impact it will have on the city overall. Organizations, architect firms, affordable housing, urban planners, business owners, families, young millennials are all concerned about stricter zoning and how HD regulation is negatively effecting affordable housing, economy, diversity, and positive growth in our working city.

Any timelines set with the Planning Board or Council regarding this matter?

Thank you,

Carle Henry

3 attachments



Page 2 of Signatures.jpg
378K



Signatures page 1.jpg
709K

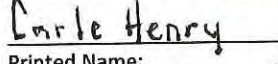


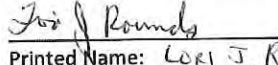
Neighbor Signed Letter to DA.docx
137K

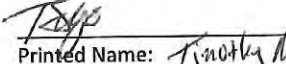
Thank you very much,

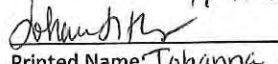

 Printed Name: AMY SMITH
 Property Address: 19 Kellogg St #3

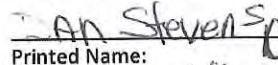

 Printed Name: Tim Wells
 Property Address: 33 Montreal

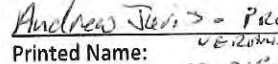

 Printed Name:
 Property Address: 50 Saint Lawrence St.


 Printed Name: LORI J. ROUNDS
 Property Address: 47 Monument St.


 Printed Name: Timothy Mayo
 Property Address: 47 Monument St.


 Printed Name: Johanna Henry
 Property Address: 50 St. Lawrence St.


 Printed Name:
 Property Address: 64 E. Poom

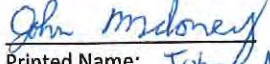

 Printed Name:
 Property Address: 13-21 E. Stern
 102-104 Morning St


 Printed Name: DANIEL I. HAYES, JR.
 Property Address: 140 EASTERN AVE
 2nd Fl 60 Eastern Ave
 2nd Fl 1749

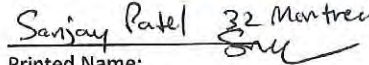

 Printed Name: Markus Miller
 Property Address: 17 Atlantic St

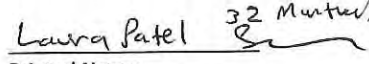

 Printed Name: SARAH CUSHMAN
 91 BECKETT St., 2nd Fl

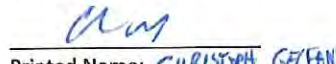

 Printed Name:
 Property Address: 73 Atlantic St.

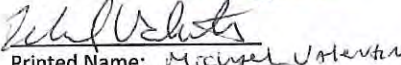

 Printed Name: John McHoney
 Property Address: 73 Atlantic Street


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 Property Address: 73 Atlantic St.

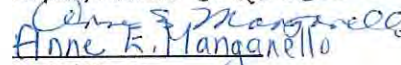

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 Property Address:


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 Property Address:

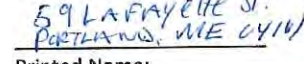

 Printed Name: CHRISTOPHER GELFAND
 Property Address: 33 ATLANTIC ST


 Printed Name: Michael Vervine
 Property Address: 81 Quebec #4


 Printed Name: Justin White
 Property Address: 81 Quebec St #1


 Printed Name:
 Property Address: 84 Quebec Street


 Printed Name: Norma Kraus
 Property Address:


 Printed Name:
 59 LaFayette St.
 PORTLAND, ME 04101

Property Address:

Andrew RayPrinted Name: Andrew Ray
Property Address: 76 Quebec St.Ed GillisPrinted Name: Ed Gillis
Property Address: 24 Montreal StMark RankinPrinted Name: Mark Rankin
Property Address: 24 Montreal StKevin CarterPrinted Name: Kevin Carter
Property Address: 33 Montreal_____
Printed Name:
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Property Address:

Samrat SinghPrinted Name: 33 Montreal St
Property Address:Man-Han WellsPrinted Name: 33 Montreal St
Property Address:_____
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Property Address:_____
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Deb Andrews
Manager, Historic Preservation Program
City of Portland
389 Congress Street
Portland, ME 04101

Belinda Ray
Portland City Councilor
City of Portland
389 Congress Street
Portland, ME 04101

Re: Munjoy Hill Historic District

Dear Ms. Andrews & Councilwoman Ray,

We, the undersigned, owners and residents of potentially affected property recommended for inclusion in the Munjoy Hill Historic District and/or recommended for designation as individual landmarks, write pursuant to the Portland Land Use Ordinance Section 14-615 to formally oppose such designation in our neighborhood. We request that you forward this petition to Portland's Historic Preservation Board, the Planning Committee and the City Council.

As you know, Munjoy Hill was largely developed as a residential neighborhood. It also contains a business district on Congress Street on Munjoy Hill, which establishes the context for the 1808 Portland Observatory, a national Historic Landmark. The area was not developed in uniform fashion, but rather the current buildings stock reflects several different important historical and economic influences operating in this section of Portland. These include railroad-influenced development above the Portland Company, post-1866 Great Fire intensive residential construction, sections of historic concentrations of African American residents, development of dense housing to accommodate late 19th and early 20th century European immigrants, and the later developed Eastern Promenade residences bordering the already-designated Eastern Promenade historic landscape district.

As the April 2019 inventory report indicates, 85% of the 408 buildings assessed are contributing. This illustrates that the vast majority of buildings considered for the Historical Designated area clearly communicate their architectural roots and contribute to the overall historic character of the neighborhood. With only 15% designated as non-contributing in the most heavily remodeled area of the Hill that was assessed, we are proud of the City's current processes and procedures to maintain the history of the Hill and we are equally as proud of homeowners who have, without restriction, maintained our neighborhood treasures at great individual expense.

With the current pressures facing our City to provide affordable and workplace housing and to support a diverse, working class demographic, we stand against Historical Designation of the Munjoy Hill neighborhood at this time and are very grateful for your work and your support to pass this letter onto the Preservation and Planning teams as well as our City Council.

Thank you very much

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
PROPOSED ZIP LINE – DEERING OAKS**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: August 30, 2019
RE: September 4, 2019 **WORKSHOP**

Application for: Preliminary Review – Revised Location for Zip Line Installation

Location: Deering Oaks Park (61 Park Avenue)

Applicants: Ethan Hipple, City of Portland Parks, Recreation, and Facilities
Department
Anne Pringle, Friends of Deering Oaks

Introduction

Anne Pringle of the Friends of Deering Oaks and Ethan Hipple of Portland's Parks, Recreation, and Facilities Management Department have requested a review of a revised location for a proposed zip line play structure in Deering Oaks. Board members will recall that several improvements to the children's play area have been generously supported over the last several years by a local foundation. A number of the playground projects have been completed, but the zip line that was originally meant to be installed in 2018 was delayed by the discovery that poor soil quality and a high water table in the filled land adjacent to the lower playground would provide unstable support for the necessary foundations. The original location was shown on an aerial photo shared with the Board at a March 6, 2019 workshop on Deering Oaks improvements (see Attachment 3.) The applicants are now proposing a new location, on the plateau above the playground.

It is the Board's task to review proposals from the Parks Department and the Friends group to make changes in Deering Oaks, for consistency with the Master Plan approved for the historic landscape in 1994. This master plan specifically calls for a separation of active and passive recreational activities in the park, and the proposed location for the zip line is on the plateau above the tennis courts and play areas, north of Tennis Court Road. Board members will be asked to explore whether the equipment would be an acceptable amenity at the new site, and not unreasonably inconsistent with the master Plan. Though the zip line has been planned for some time and some of the components have been fabricated, the Board has not reviewed actual plans for the equipment before now.

Ms. Pringle's memo to the Board (Attachment 1) provides background information on the planning of the zip line and the difficulties discovered once testing of the soils began in the original, lower location. In addition to the FODO president's communication, Attachment 2 includes drawings and descriptions of the components of the zip line. Staff has added excerpts from the Master Plan that was completed in 1994 – including summaries of principles, goals, objectives, and recommendations, and also an aerial view of the park showing the original location of the zip line - from the March 6, 2019 workshop at which Friends of Deering Oaks and the Parks Department presented other park improvements for preliminary review.

Parks Department staff members will be marking the proposed location of the zip line at Deering Oaks. Staff recommends that Board members visit the site on their own, for familiarity with the topography and relationships between the location and other areas of the park.

Proposed Improvements

Please see Ms. Pringle's summary of the proposed zip line (Attachment 1,) and the drawings and summary of the planned components (Attachment 2.) Most importantly, the new location is much more stable because it is not filled land that was originally a tidal estuary connected to Back Cove. The applicants propose to switch the locations of the picnic pavilion and the zip line, because the pavilion only requires a concrete slab, not a deep foundation as is the case with the zip line structures. Because the filled land is unstable, and the water table is quite high, Ms. Pringle states that a foundation engineered to adequately support the zip line would be prohibitively expensive at the lower, original location.

As described and depicted in drawings, the equipment will consist of four steel poles, connected as pairs somewhat like football goal posts, except that the poles are topped by stylized steel tree sculptures in four different colors. The 6"x6" poles apparently will be square. At one end will be a raised base to start the run, consisting of recycled granite curbing and gravel, and accessed by ramps. Below the zip line cables that run to the end poles, a safety surface of sand, 4" deep and 28' wide and bordered by wood is planned, to meet safety standards.

Staff Comments and Questions

As long as the guiding principle of separation of active and passive uses is followed, it seems fitting to treat changes in playground equipment at the Oaks as relatively minor reviews, providing the landscape is not overwhelmed. Parks staff, Friends of Deering Oaks, and playground consultants have on an ongoing basis developed enhanced opportunities for children's play that are compatible with the landscape and the essential planning principles of

the park. As stewards, the Board, the Parks Department, and the Friends group are expected to respect the historic intentions for Deering Oaks (including enhanced opportunities for active play as well as preservation of landscape,) and also must anticipate the maintenance implications of intensified usage inspired by new amenities. It should also be noted that flexibility was meant to be a component of the Master Plan, to answer visitors' changing needs and desires and as new activities and resources for recreation are developed.

Staff believes the foremost question for the Board's consideration is whether locating the zip line on the plateau would be an acceptable stretching of the boundary between active and passive uses. Existing topography and the situation of the playground equipment suggest that the natural boundary assumed when the Master Plan was created was the slope down to the lower play area. Mature trees on the plateau give the feel that the area is a continuation of the wooded, pastoral central section of the park, despite being crossed by Tennis Court Road.

That said, the Friends of Deering Oaks and Parks staff support the proposal as a unique accommodation forced by the unanticipated engineering difficulties of the original site. In an email to staff, Ms. Pringle stated that the Friends do not see a new precedent being established, and would not support further development of active uses on the plateau. Mr. Hipple also stated that Parks has no further plans for active recreation on the plateau. With funding already provided by a donation it is understandable that the applicants want very much to find a suitable location, and they believe the proposed site works well. It is close to the play area, and the zip line would be on the north side of the road, which provides a break from the central block of the park – a secondary boundary, in a sense.

As a result of the zip line relocation, an alternate location for the picnic pavilion would be needed, and the Friends and Parks staff propose moving it down to the original zip line site. Ms. Pringle explains in her memo that the pavilion can be safely built on the filled land below the plateau, making a simple switch the logical choice. Staff suggests that the lower site might make the pavilion more accessible and useful to visitors using the playground or athletic facilities. On the other hand, the pavilion would then be more removed from, and perhaps less used by those visitors to the upper, passive enjoyment areas of the park.

Staff has several other questions and comments concerning details of the proposed installation:

- According to Ms. Pringle's memo, City Arborist Jeff Tarling has been consulted about any possible risks to the mature trees surrounding the proposed site, and minimal root disruption and pruning are predicted. (At the time staff visited the site, the locations of the foundations had not yet been marked.)
- Since specific plans for a picnic pavilion have yet to be reviewed by the Board, a final determination of the most appropriate site for it can be considered outside the scope of this review, though as noted, the zip line decision does affect the pavilion.
- Staff assumes that the Parks Department has plans in place and the capability for ongoing maintenance of the zip line.

- The tree shapes have been fabricated for the zip line poles, and colors have been selected by the Friends group. Staff does not know whether the painting has already happened.
- The safety surface below the zip line is described as a layer of sand 4” deep, which meets safety standards. Staff wonders whether this will require frequent maintenance, given that it will get scuffed and moved frequently.

APPLICABLE STANDARDS

Standards for Review of Alterations

- (1) Every reasonable effort shall be made to provide a compatible use for the 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.
- (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.
- (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.
- (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.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (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 archeological 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.
- (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.

Deering Oaks Master Plan

In addition, please see excerpts from the Deering Oaks Master Plan, 1994: Attachment 4.

ATTACHMENTS

1. Memo from Anne Pringle, President, Friends of Deering Oaks
2. Deering Oaks Zip Line Details and Plans
3. March 2019 Aerial diagram, with original location of zip line
4. Excerpts - Deering Oaks Master Plan, 1994

To: Historic Preservation Board

From: Ethan Hippie, Deputy Director of Parks, Recreation and Facilities
Anne Pringle, President, Friends of Deering Oaks

Date: August 16, 2019

Subject: Location of Custom Zipline Play Feature, Deering Oaks Playground

Introduction In 2015, a Trustee of a local foundation approached the Friends of Deering Oaks with unsolicited interest in contributing to improvements to enliven the playground, which he visited frequently with his young son. Over the years, \$175,000 has been contributed to FoDO, at the recommendation of the Trustee, to make a series of improvements developed collaboratively with the City.

Planned Improvements The first notable improvement, complete in 2017, was a revitalization of Rocky Hill to include a labyrinth circling the hill, a water pump and watercourse, and a seating area at the top.

The second planned feature was a custom zipline to be located at the foot of the slopes, adjacent to other playground features at that level. A local artist was commissioned to develop whimsical posts representing trees (see attached detail).

A third priority was a covered pavilion to be located on the slope above the playground and zipline (reviewed in Workshop on March 6, 2019).

The Problem This zipline feature was to be installed in 2018, but has been significantly delayed after concern was raised about the stability of soils in the proposed location. The flat surface on which the playground sits was originally an estuary of Back Cove, filled in when the Cove's estuaries (including the Deering Oaks pond) was dammed off from the main body of water. Subsequently, debris from the Great Fire of 1866 was dumped in the area.

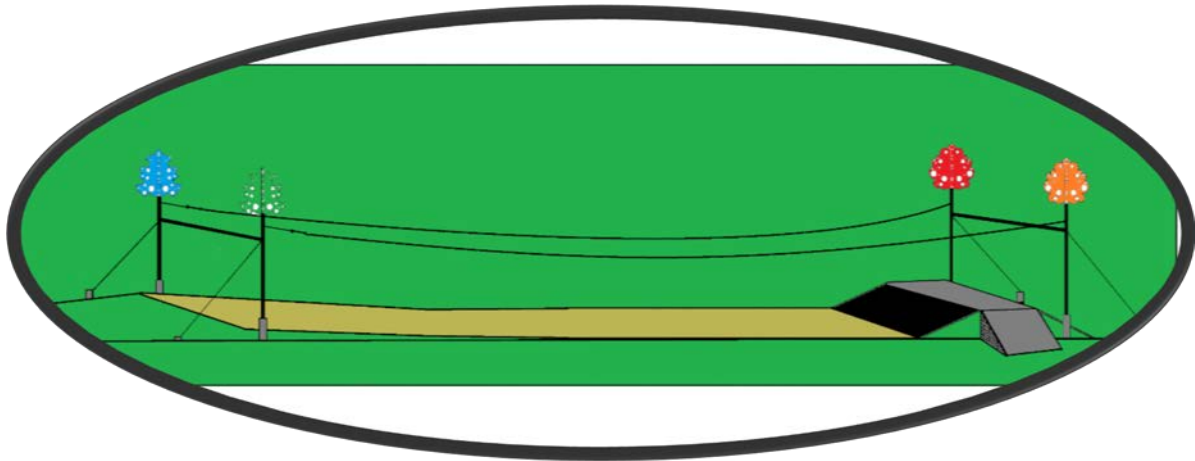
In light of this history, test borings were conducted and analyzed in late 2018. An engineering determination was made that the soil conditions warranted a more significant foundation than originally planned. The project budget was adjusted to cover significant additional cost, to be jointly funded by FoDO and the City.

Excavation for the foundation began in April 2019 and, notwithstanding the test borings and analysis, immediate problems with the selected location were identified: at about seven feet, the sides began to cave in as water infiltrated the excavation hole. Hoping that moving the zipline to the west would avoid the problem additional holes were dug, with the same result. Excavation of the final remaining site on the lower level was done on August 7 and the solid results were the same.

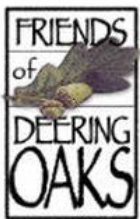
The Proposed Location After discussing a variety of options, the Parks Department and Friends of Deering Oaks believe the only remaining location in Deering Oaks is on the flat surface above the playground (see location image below), where the proposed pavilion was to be located (to instead be located on the flat surface below because it needs only a concrete slab and not an excavated base). Nestled among the trees, which would not be impacted by the installation according to City Arborist Jeff Tarling), the zipline feature would be relatively unobtrusive and not visually impact the passive area of the park, as it is on the active side of Tennis Court Road.

The Parks, Recreation and Facilities Department and Friends of Deering Oaks jointly request approval of this revised location, for the reasons stated.





DEERING OAKS ZIP LINE 2019



PORTLAND
PARKS, RECREATION
& FACILITIES
—— PARKS ——



DSO CREATIVE

Deering Oaks Playground Zip Line

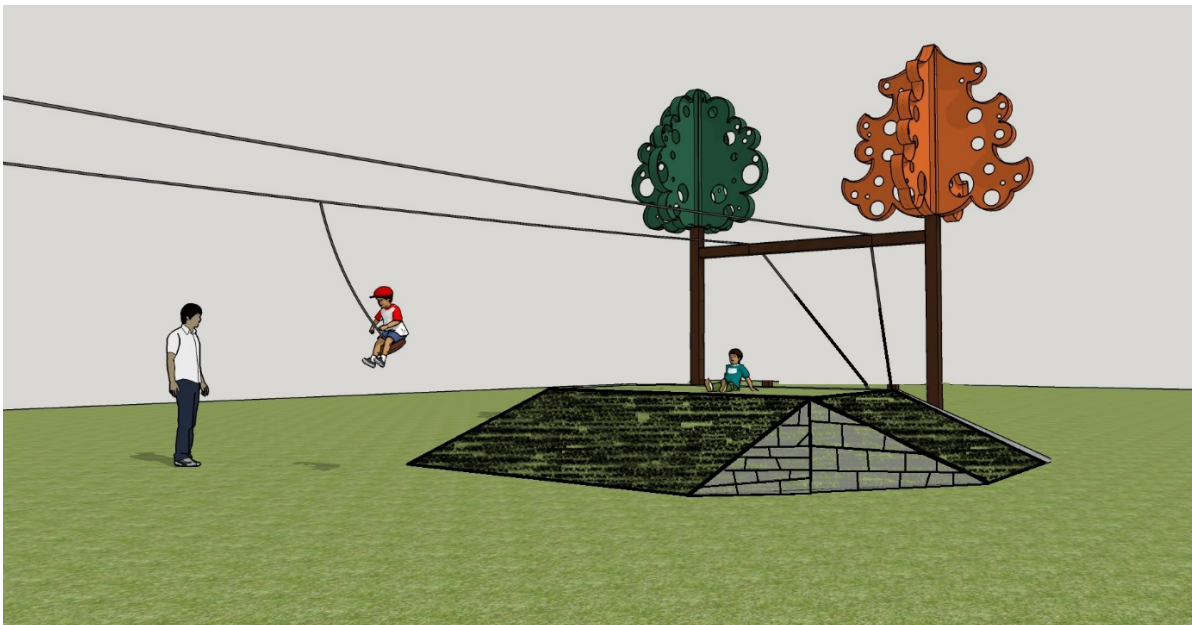
Location: Deering Oaks Playground

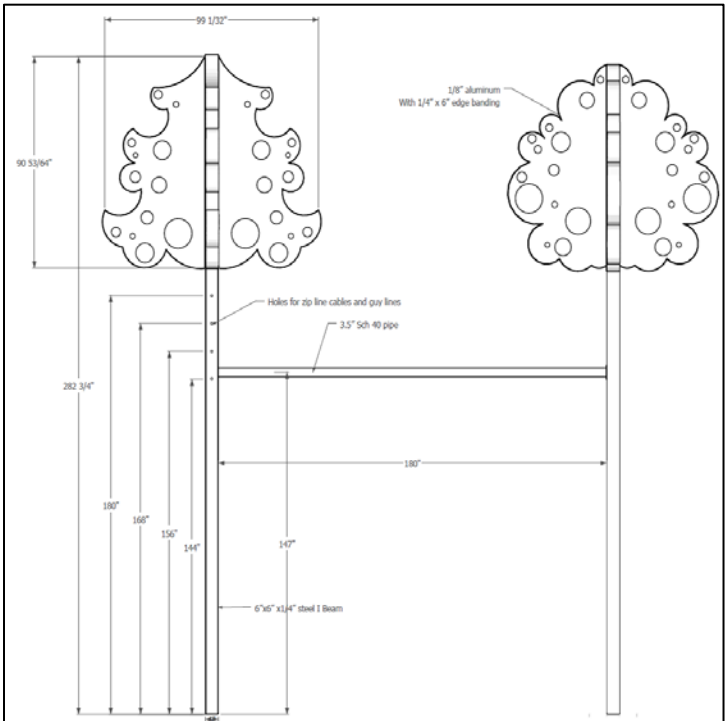
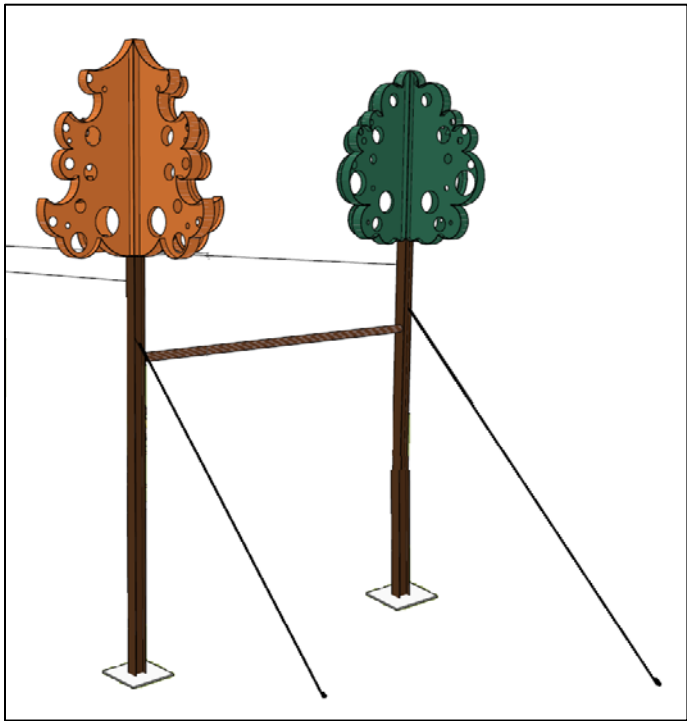
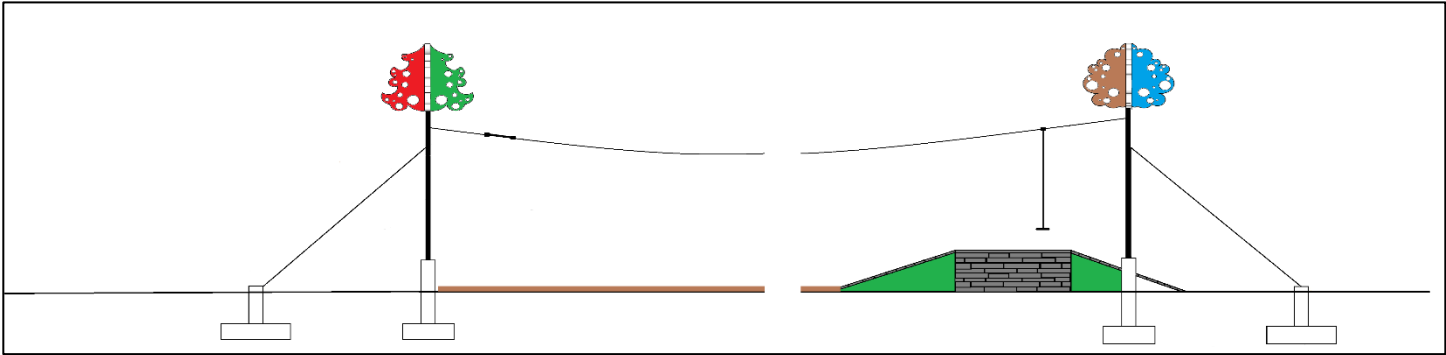
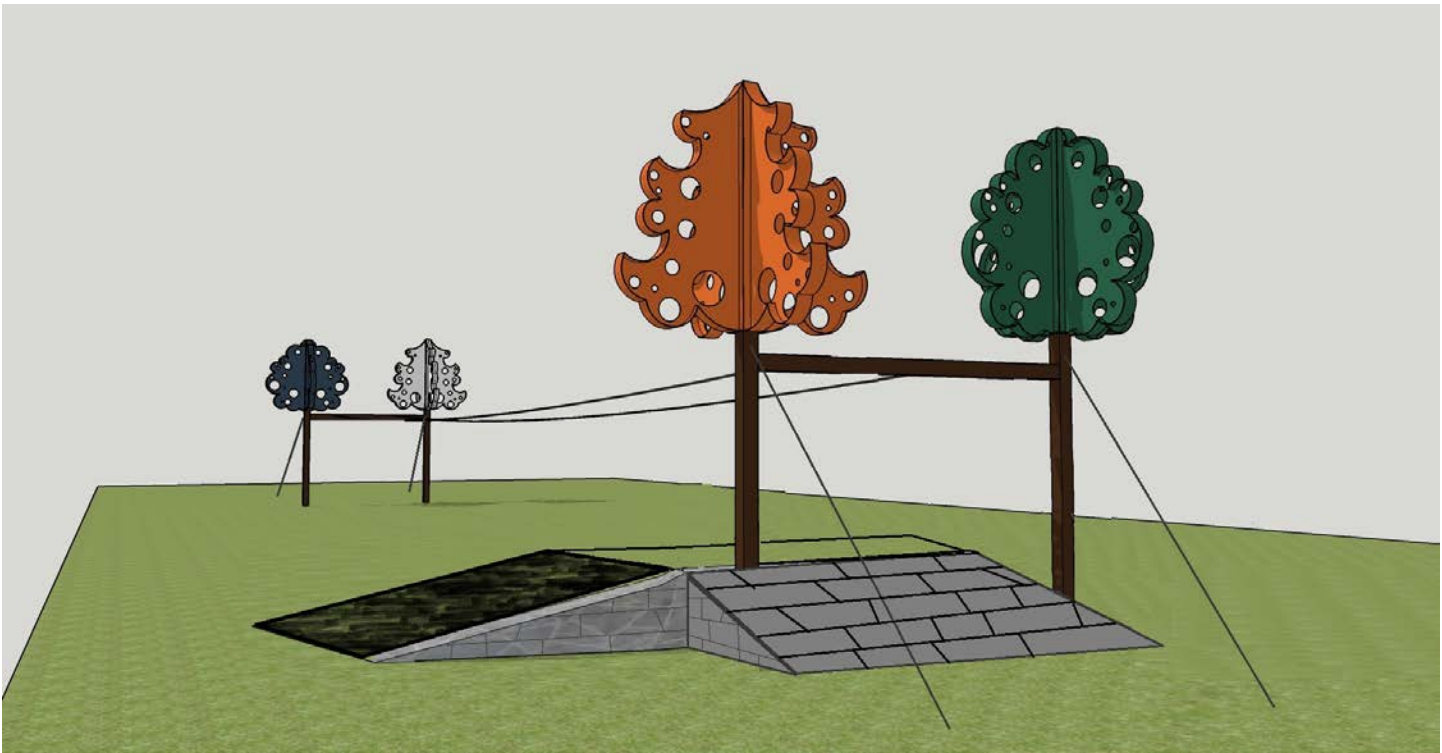


Proposed Zip Line Path: Playground's Upper Plateau

- Playground Plateau between the Park Road and the Tennis Courts
- The City Arborist has given permission, no trees will be harmed
- Nestled in the trees, but no trees will be removed for the installation.
- Minimal Root disruption or compaction
- All safety clearances will be met with minimal branch cutting.
- Location make easy ADA connection to sidewalk
- Location makes easy connection to the playground

Zip Line: General Information





Zip Line Structures:

- Structures built by Metal Artist and Creator Nate Deyesso who has built metal artwork all over southern Maine
- <http://www.dsocreativefabrication.com/shop-now>
- Poles are 6" x 6" black steel poles mounted on below grade concrete foundations
- The "Tree Shapes" are Aluminum and mounted so each pole has 4 shapes.
- Tree Shape Colors were selected by the Friends of Deering Oaks to reflect the seasons in the park.
- The cables will be stainless steel, and any hardware will be stainless, black or dark green.



Start Base:

- A 2-3' raised base with ramps on three sides, including 1 ramp to be ADA.
- The base will be Gravel with recycled cubing (similar to the playground) used to hold shape and the ramps.
- There will be hearty shrubs/grasses in the corners of the ramps to match plantings at the playground and soften the hardscape.

Zip Line "Run Out" Safety Surface:

- Under the zip line from the start base to the stop/return will be a safety surfacing of sand. The surface will be 28' wide. Because the seat of the zip lines will be traveling only 4' off the ground, minimal depth will be needed, 4".
- The boarder of the sand will be a wood border.

Construction Time Line:

- 7 days for foundations
- 7 days to set poles, wire and make adjustments
- 7 days to build start base, safety surface and landscape area



Guiding Principles and Goals & Objectives

Guiding Principles

The guiding principles of the master plan build on the original design concept and purposes as clarified by the historical research that has been done to date. They may be modified as the process continues and historical research is completed. The guiding principles also recognize the significance of changes in the landscape and use of Deering Oaks over time, and the contribution of maintenance and management toward the success of the park as a beautiful and significant landscape of great importance to the people of Portland.

The primary founding and enduring purpose of Deering Oaks is to provide a pastoral refuge from the stresses of urban life, a place that is *"necessary for the comfort and enjoyment of our citizens."* (1893 Address of Mayor Baxter). The primary mission of the master plan, therefore, should be to preserve and enhance the park in ways that will allow it to serve this central purpose in the best possible way, while accommodating multiple recreational uses.

The master plan's guiding principles define the tenets considered fundamental to preserving the unique character and enhancing the special experience of Deering Oaks, both in terms of physical park elements and in terms of the park's use and care.

A Regional Park

The significance of Deering Oaks extends beyond its immediate neighborhood. It is a resource for all of Portland and visitors to the city, and improvements to the park must respond to the needs of the larger public as well as those of the neighborhood.

Management and Maintenance

The quality of Deering Oaks depends to a great extent on an on-going commitment to management and maintenance. This includes a regular program of maintenance for the park's built and natural elements, important components that together characterize the landscape.

Essential Park Elements

There are particular park elements and spatial relationships that define the character of Deering Oaks, and should be understood and respected in all proposals for improvement:

- a. The park's vegetation, particularly its stand of mature oaks, a signature of the space since pre-park days.
- b. The pond, a central organizing and focal feature.
- c. The separation between the active park and the passive park areas. This is essential to preserve the integrity of the park to serve both active and passive recreational needs.
- d. The balance between open spaces and wooded areas.
- e. The relationship of the park itself to the surrounding city.
- f. The curvilinear circulation design, working with the topography and in contrast to the city street grid pattern.
- g. The formal and arboretum-like character of the rose garden area, providing an alternative experience to the main park section.

Analysis and Recommendations

1. Use

Active and Passive Park Use

A public survey was conducted in the fall of 1993 to solicit input from residents about their use and perceptions of Deering Oaks, and their visions for the future of the space. An analysis of survey responses can be found in the Appendix. The following summarizes that analysis and addresses a range of other issues concerning park use.

The public is very fond of, and concerned for, Deering Oaks. This was clear in the impressive number of questionnaires returned—701 questionnaires out of 4000, or an 18% return—and the extent of commentary written in the returned questionnaires. There is a need, and the solid grounds for, a Friends group to focus the public's commitment to Deering Oaks within a productive, effective structure in partnership with the city as it undertakes the rehabilitation of this important park.

By far, the greatest use and perceived asset of Deering Oaks is as a passive haven in the city. While many visitors take advantage of the active recreational facilities and organized events, the clear majority of use is passive. Therefore, it is essential that improvements to the park seek to strengthen its ability to serve passive recreational needs, while continuing to accommodate active recreation and special events in appropriate locations. Despite the high percentages of respondents indicating passive use of the park, there is very little provision in Deering Oaks for such use—very few picnic tables or park benches are provided.

The defined, active recreational areas see regular use throughout the warm months of the year. Skating on the pond is also a popular winter activity. Passive activities are concentrated predominantly near the pond—sitting and relaxing, sunbathing, feeding the ducks. Sunbathing occurs generally wherever the sun hits the ground, concentrated along the southern edge of the park closest to the adjacent residential neighborhood. The rose circle is also visited and appreciated by a significant number of people.

Access, Circulation and Parking

The opening of nearby Hadlock Field in the spring of 1994 prompted the need to examine the park circulation system in the initial master planning phase, in order to devise a plan that serves park users while protecting the park from being overburdened by non-park traffic and parking. A preliminary circulation study of Deering Oaks was performed by traffic engineer Gary

Hebert of Fay, Spofford & Thorndike in October, 1993 in an effort to assess issues and potential solutions relative to traffic and parking in the park. Recommendations were revised and further developed by the team in collaboration with the project committee and in response to public input. They are based on the following historical background and evaluation of access, circulation and parking in Deering Oaks.

Since the park was established in 1879, the circulation system of Deering Oaks has changed physically to some degree. However, it has changed dramatically in terms of its context and use. Originally, State Street was a two-way road, more curvilinear than at present and lined with trees to reinforce its function as a park road. The impressive pillars at the Park Avenue end of State Street, once serving as signatures of entrance into the park, have lost their significance with State Street now a one-way southward-moving street and the pillars only experienced as one is leaving the park.

Today, State Street is a major three-lane thoroughfare serving regional transportation needs. The high volume of traffic approaches 14,000 cars daily with little breaks in the traffic flow, impacting safe and restful park use. The road cuts the park in two, making it very difficult to physically move between the main section and the rose garden and visually causing these park areas to appear as separate parks. High Street, the second half of a one-way pair with State Street, also sees high volumes of traffic and cuts the Edwards lot off from the rose circle, making the Edwards lot appear as a large traffic island. The proximity of State Street to the pond causes traffic noise and views to intrude onto the serenity of that important passive and focal space in the park.

The northern road, known as Tennis Court Road, was originally designed to be the primary circulation route into and through the park. This was reinforced by major entrance gates at Deering Avenue (still existing) and at Forest Avenue (removed when the Forest Avenue entrance road was eliminated). This road, more curved and narrow than at present, followed the topography and the top of the ridge separating the ballfields and playground from the rest of the park.

Today Tennis Court Road has ten parking nodes along its length, added in the late twentieth century, which are heavily used during the summer, but also used all day long through twelve months of the year. Solicitation has become a common activity at these parking areas as well as along the road that parallels Deering Avenue, driving a significant number of people from this park area. The privilege of using the park circulation system is also abused by short-cut driving along Tennis Court Road, primarily from State Street to Deering Avenue, although to some degree this allows people to enjoy the park from their car and survey it prior to use. A traffic count was conducted