

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 Wednesday, September 18, 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 SEPTEMBER 4, 2019**
 - i. There were no public hearing items - therefore there are no items to report on.
 - 3. COMMUNICATION AND REPORTS**
 - 4. PUBLIC HEARING - 5:00 P.M.**
 - i. Maine Historic Preservation Commission for Board Review and Comment on Nomination of the Thomas B. Reed School at 26 Homestead Avenue for Listing in the National Register of Historic Places.
 - ii. Certificate of Appropriateness for Proposed Building Reconstruction with Exterior Alterations and Additions; 58 Fore Street (Building 12 of former Portland Company complex); Portland Foreside Development Company, Applicant.
 - 5. WORKSHOP**
 - i. Preliminary Review of Proposed Rear Entry Addition; 425 Congress Street; First Parish Church, Applicant.
- BREAK FOR DINNER - MEETING RESUMES AT 7:30 P.M.**
- 6. WORKSHOP, CONTINUED**
 - i. Preliminary Review of Proposed Rooftop Additions; 211 Commercial Street; Granite Face, LLC., Applicant.
 - 7. CONSENT AGENDA**

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

**PUBLIC HEARING
REED SCHOOL, 26 HOMESTEAD AVENUE**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: September 12, 2019
RE: September 18, 2019 **PUBLIC HEARING – Review and Comment on
Draft National Register Nomination Form for
Thomas B. Reed School**

Introduction

In October, the Maine Historic Preservation Commission (MHPC) will be formally considering the nomination of the Thomas B. Reed School at 26 Homestead Avenue for listing in the National Register of Historic Places. The Commission's role is to make a formal recommendation to the National Park Service as to whether the Reed School meets the National Register criteria under which properties are evaluated.

Prior to consideration of draft National Register nominations, state historic preservation offices are required to seek comment from the subject municipality if that municipality qualifies as a "Certified Local Government", meaning that its historic preservation program meets National Park Service standards. As the City of Portland is a recognized "Certified Local Government", the Maine Historic Preservation is requesting review and comment from Portland's Historic Preservation Board.

Board members are asked to review the enclosed draft document and determine whether the Reed School meets the National Register criteria identified in the nomination form. Additionally, the Board is asked to describe how the nomination of the Reed School contributes to Portland's historic preservation efforts. The Board's findings and comments will be summarized by in a brief report to the Maine Historic Preservation Commission. To assist the Board, staff has prepared a draft motion for consideration.

Background

Note that the NR nomination form was prepared by preservation consultant Christine Beard, who is assisting the new owners of the Reed School. The owners purchased the surplus school from the City of Portland in 2017. In preparation for the sale, the City sought a preliminary opinion from MHPC as to the school's eligibility for the National Register. Based on MHPC's preliminary finding, the City marketed the school's eligibility

for historic tax credits and made its preservation a stated priority in the Request for Proposals. The new owners plan to convert the school to apartments and will be seeking historic tax credits to assist with its rehabilitation.

Motion for Consideration

Based upon review of the draft National Register nomination form for the Thomas B. Reed School and applicable National Register Criteria, the Board concurs that the Reed School—including the original 1926 structure and its 1960 addition--meets National Register Criteria A and C and supports the nomination.

The Board finds that nomination of the Reed School to the National Register of Historic Places contributes to the City of Portland's historic preservation efforts by providing formal recognition of Reed School's historic and architectural significance. Recognition of Reed School's 1960 addition, in particular, will expand the public's appreciation of mid-twentieth century historic resources. Nomination of the Reed School is also consistent with the City's Comprehensive Plan, which makes identification and recognition of off-peninsula historic resources a high priority for the coming decade. Finally, National Register listing will provide access to historic tax credits, ensuring that the building's rehabilitation and adaptive reuse meets National Park Service standards.

Attachments:

1. Cover letter from Michael Goebel-Bain, National Register Coordinator, Maine Historic Preservation Commission
2. Draft National Register of Historic Places registration form



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,

A handwritten signature in cursive script, appearing to read "Michael Goebel-Bain".

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. D. Andrews



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DIRECTOR

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, reading "Kirk F. Mohnsey". The signature is written in a cursive style with a large, stylized "K" and "M".

Kirk F. Mohnsey
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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DIRECTOR

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

County and State

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

Name of Property

Cumberland County, Maine

County and State

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.

Thomas B. Reed School

Name of Property

Cumberland County, Maine

County and State

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 capitals, 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

Thomas B. Reed School

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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.

Thomas B. Reed School

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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.

Thomas B. Reed School

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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

Cumberland County, Maine

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

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"Reed School Addition Set for Opening Next Monday." *Portland Evening Express*, December 30, 1958.

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

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.).

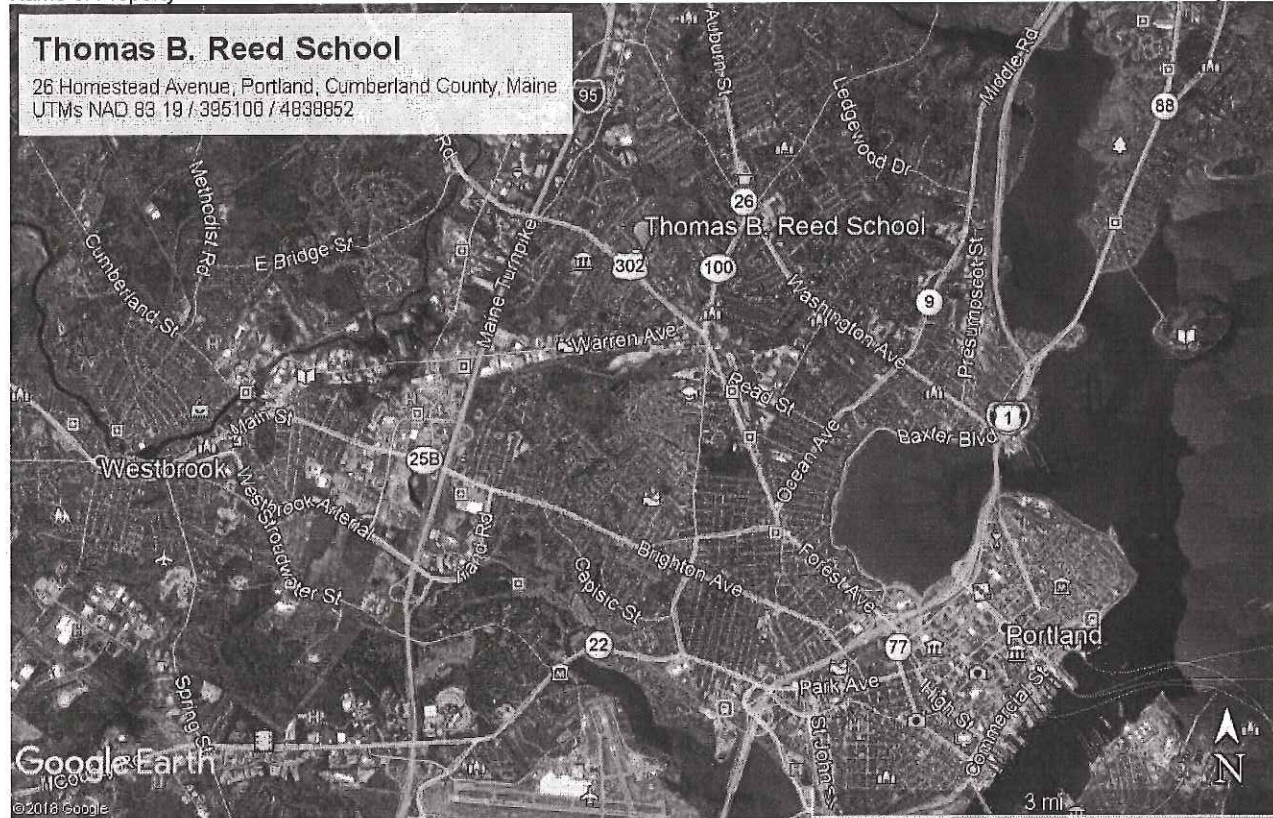
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

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Thomas B. Reed School

Name of Property

Cumberland County, Maine

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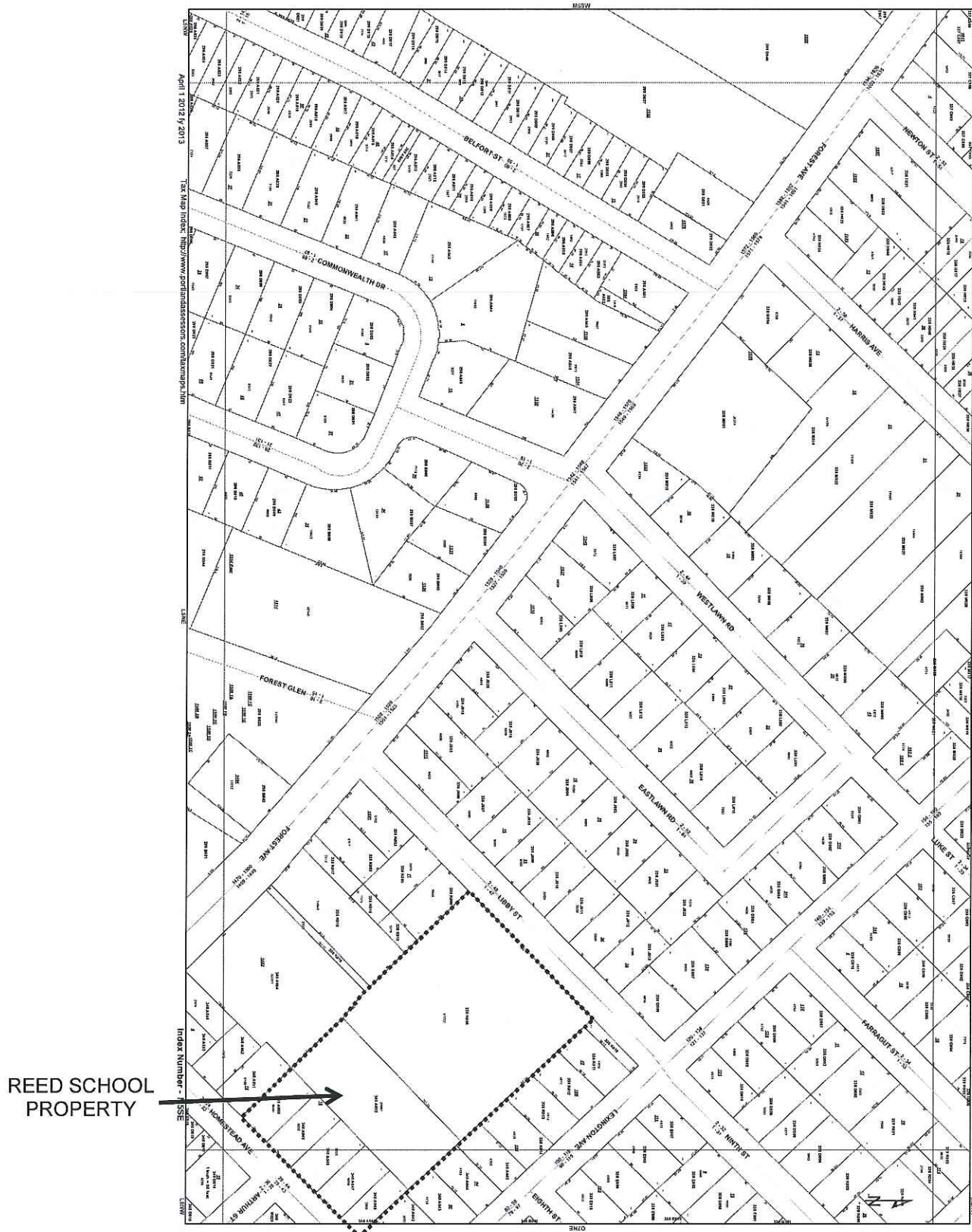


FIGURE 1
City of Portland Assessors Map M5SE
Showing Reed School Property

Thomas B. Reed School
Name of Property

Cumberland County, Maine
County and State

1926 Reed
School

1960 Addition

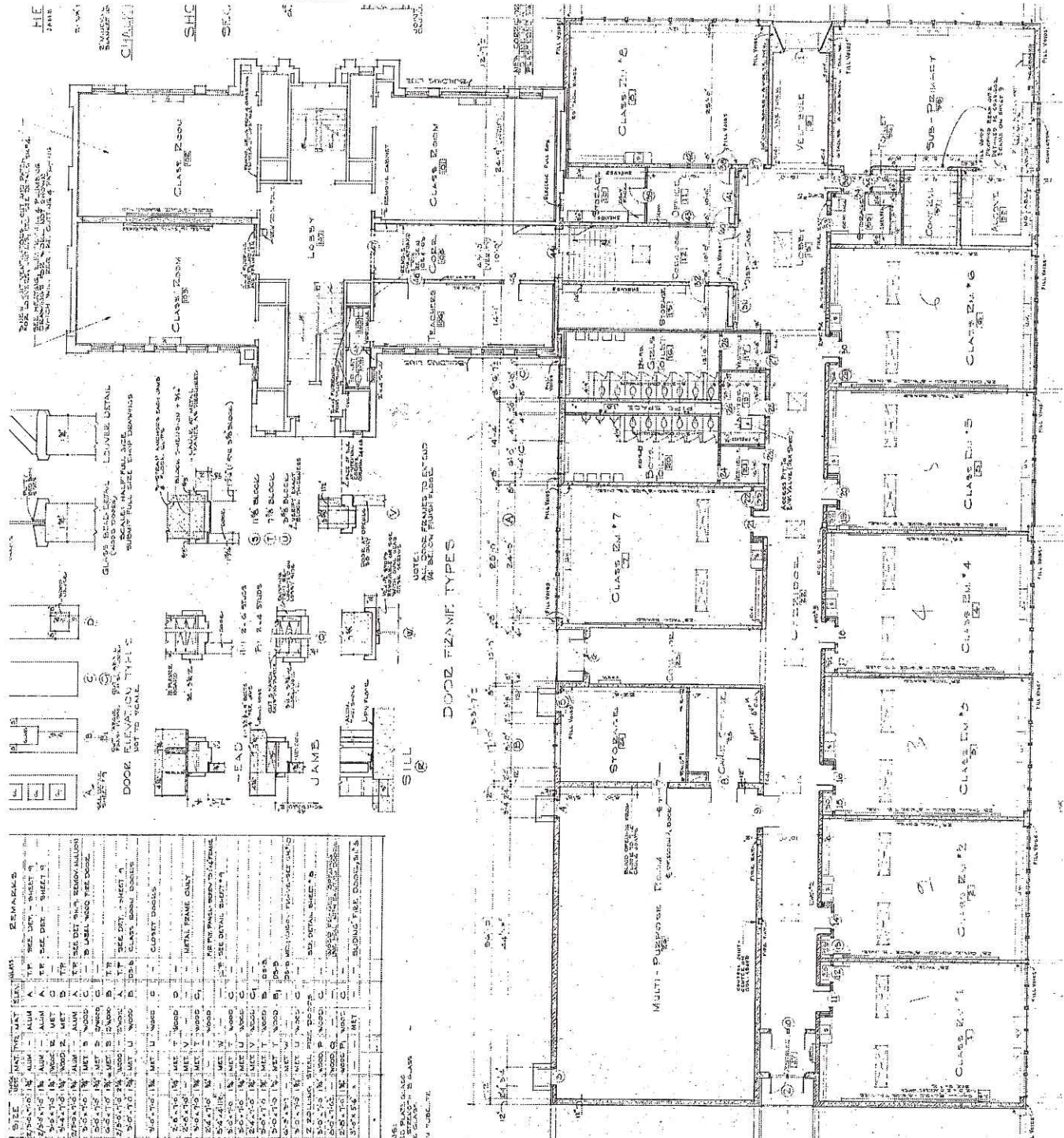


FIGURE 2
Reed School
First Floor

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



Thomas B. Reed School

Name of Pro

**1926 Reed
School**

Cumberland County, Maine

ity and State

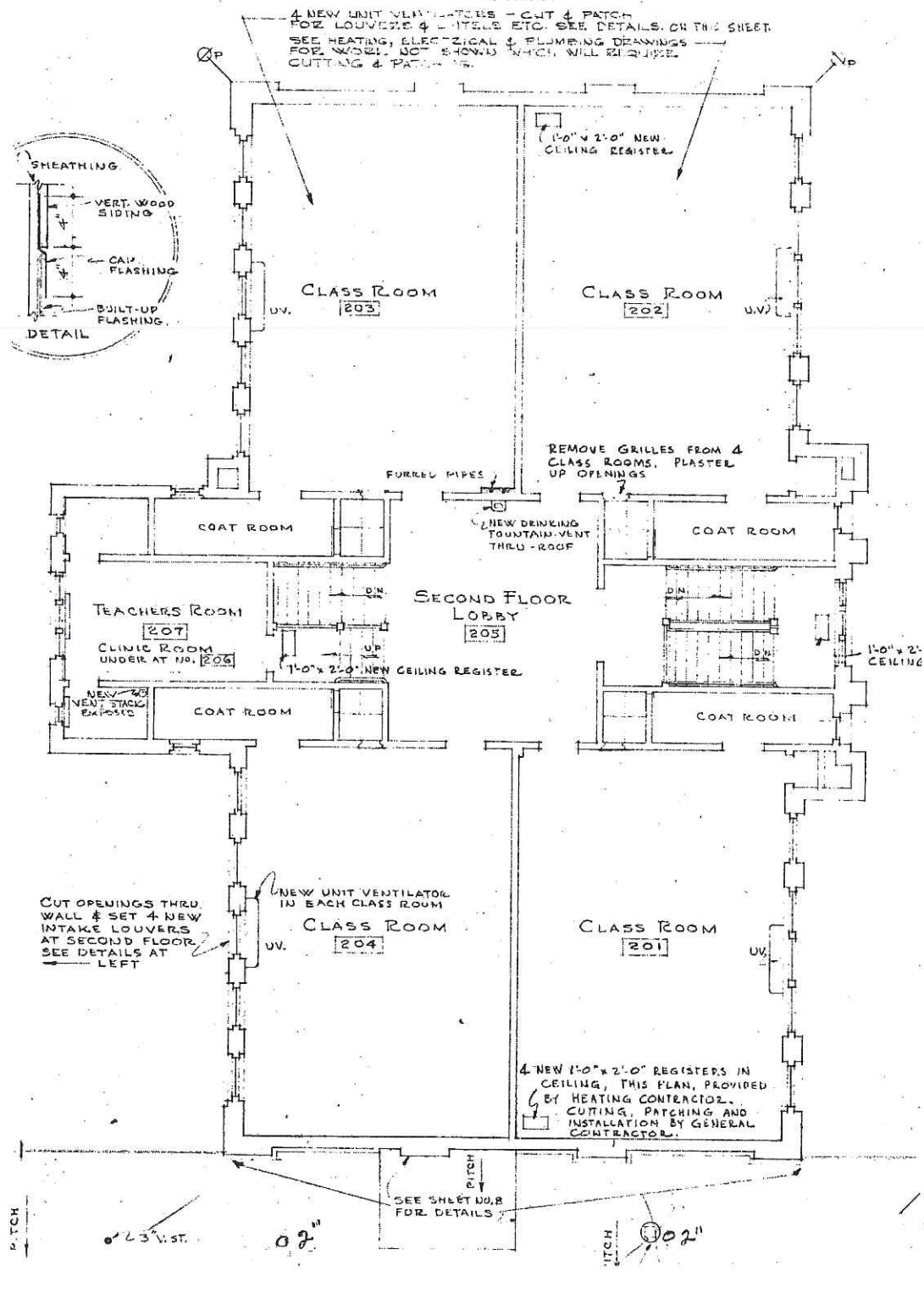


FIGURE 3
Reed School
Second Floor
1958 Architectural Drawings by Wadsworth & Boston
(obtained from City of Portland, 6/8/2017)

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Cumberland County, Maine

County and State

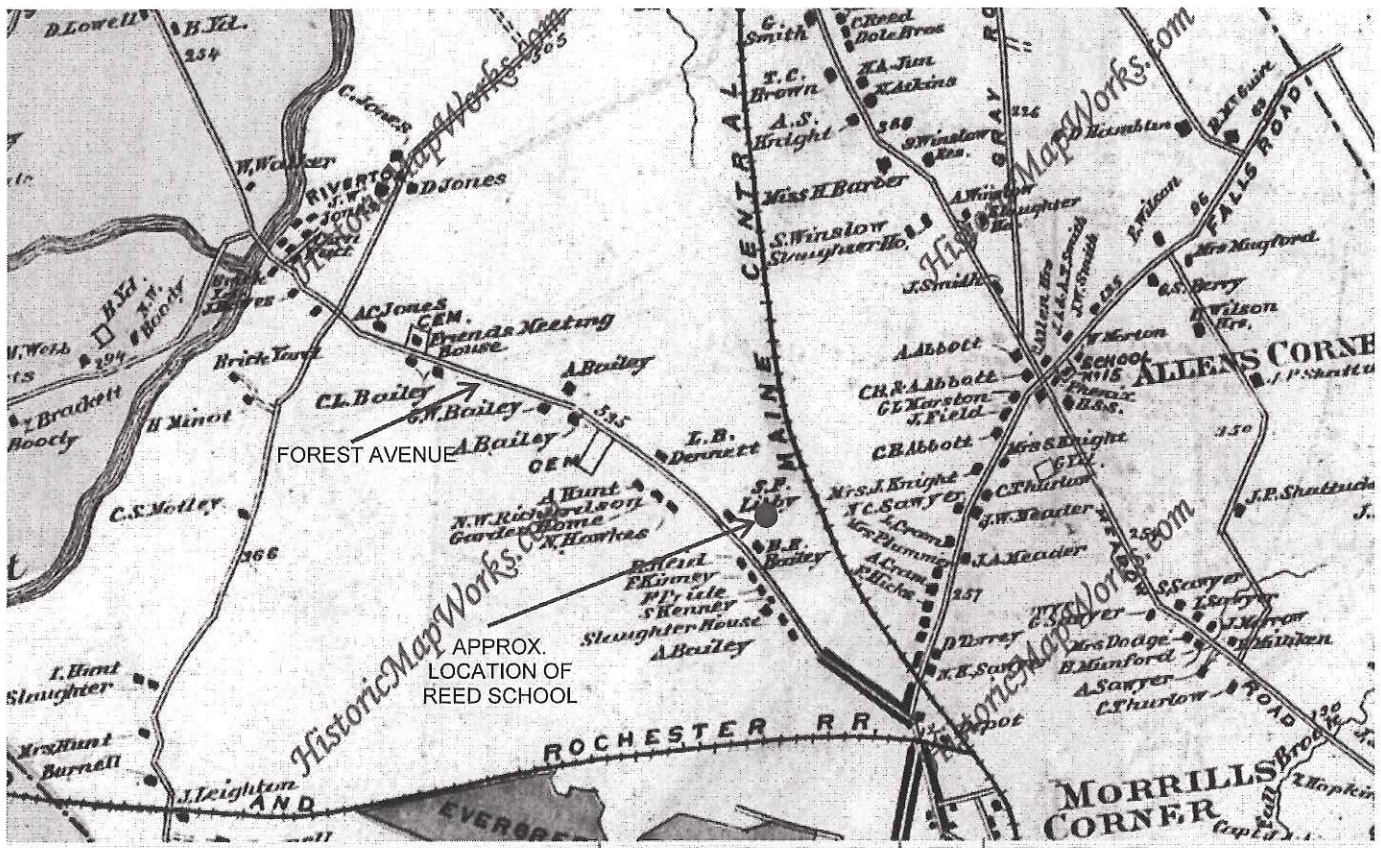


FIGURE 4
1871 Map of Riverton Neighborhood in Portland
(Atlas of Cumberland County Maine. New York: F.W. Beers & Company, 1871)

Thomas B. Reed School

Name of Property

Cumberland County, Maine

County and State

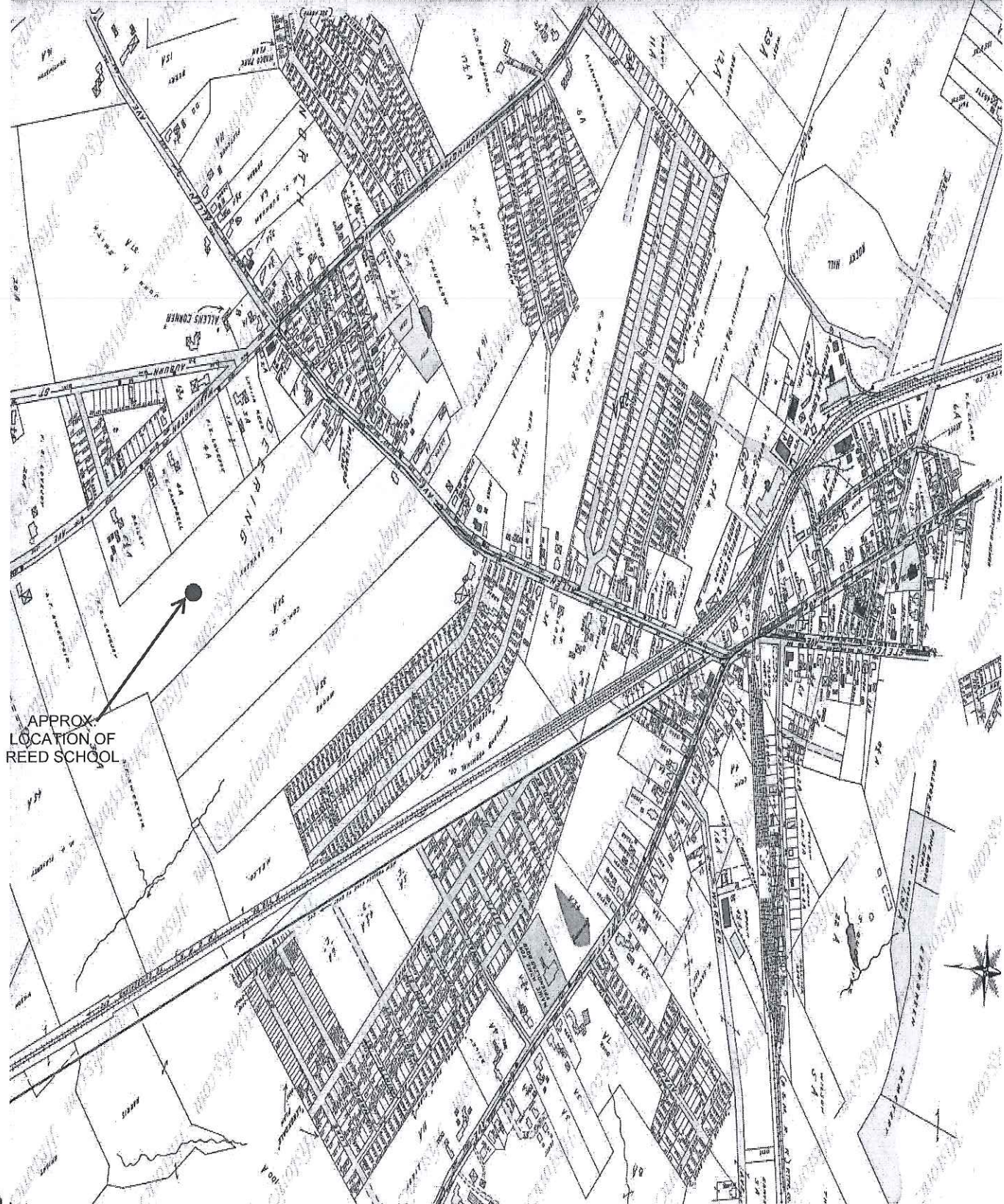


FIGURE 5

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

Thomas B. Reed School

Cumberland County, Maine

ity and State

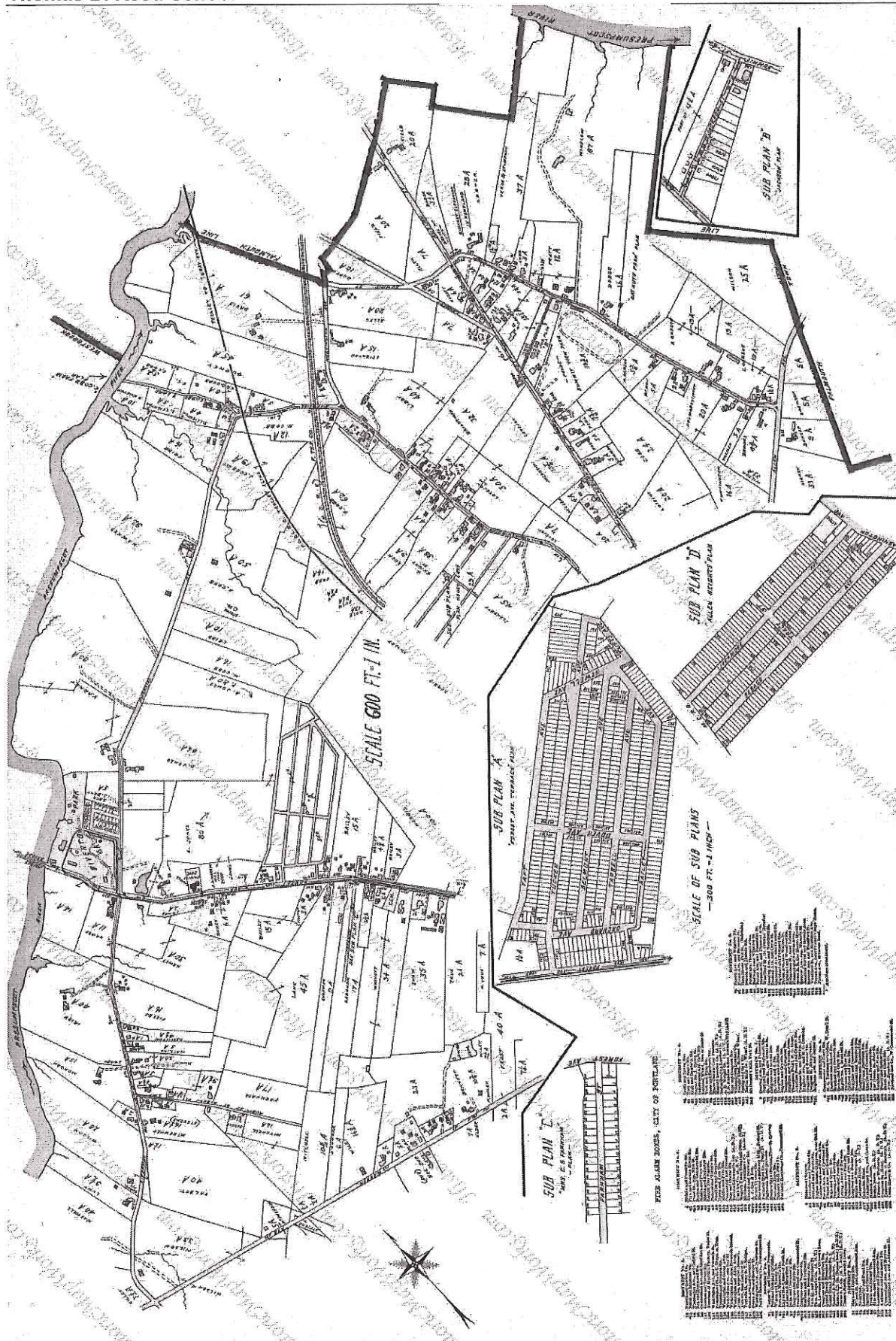


FIGURE 6
1914 Map of Riverton Neighborhood (NORTHERN PORTION) in Portland
(Richards Standard Atlas of the City of Portland, Springfield, Massachusetts: Richards Map Company, 1914)

Thomas B. Reed School

Name of Property

Cumberland County, Maine

County and State

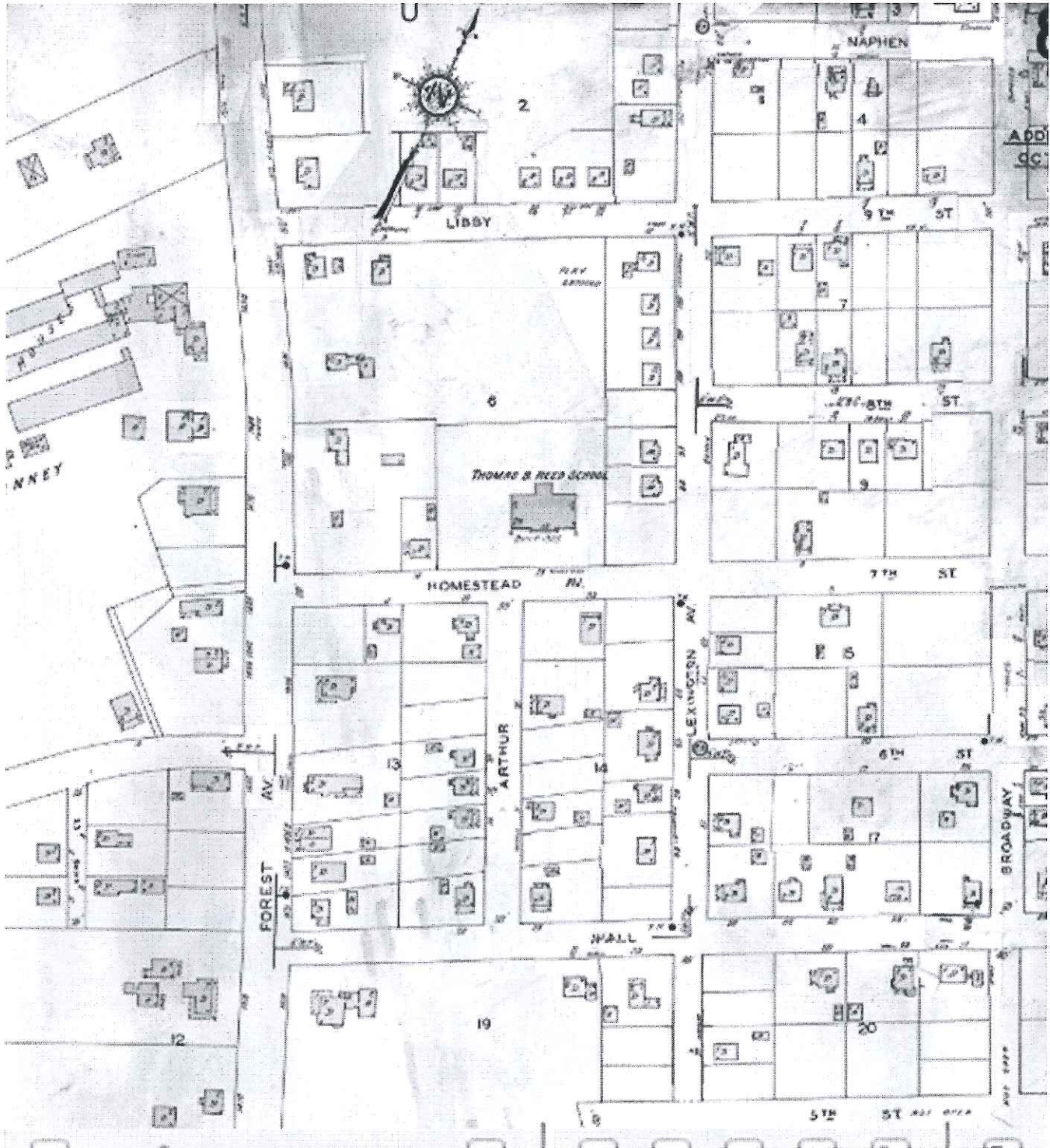


FIGURE 7

1951 Map of Riverton Neighborhood Near Reed School

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

REED SCHOOL - PORTLAND, MAINE

DRAFT NR PHOTOGRAPHS



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



Original 1926 Reed School - facade (south elevation)



Original 1926 Reed School - main entry



Original 1926 Reed School - East Elevation



PHOTO 5

Original 1926 Reed School - rear (north) elevation

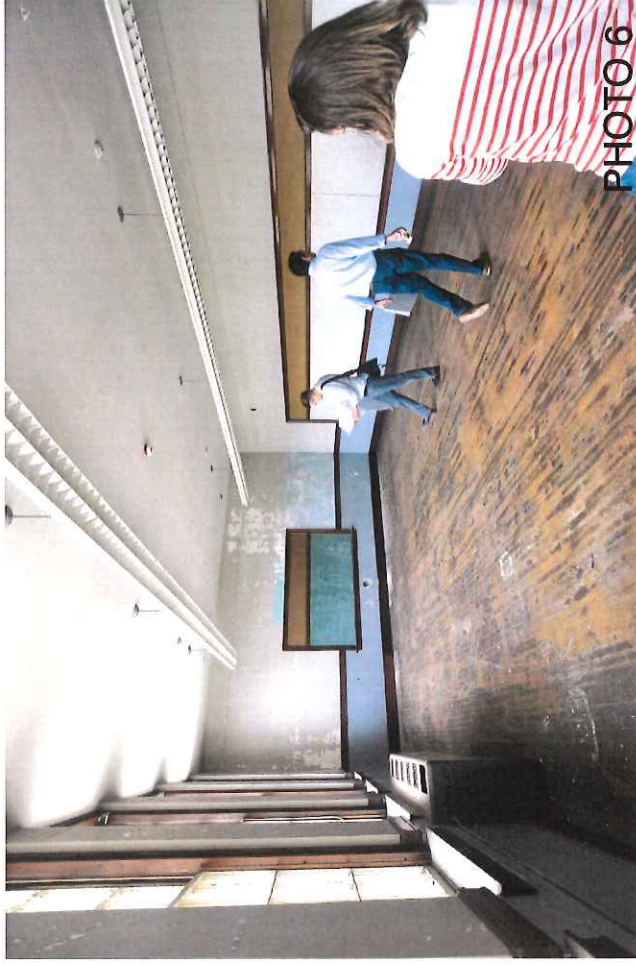


PHOTO 6

Original 1926 Reed School - typical classroom

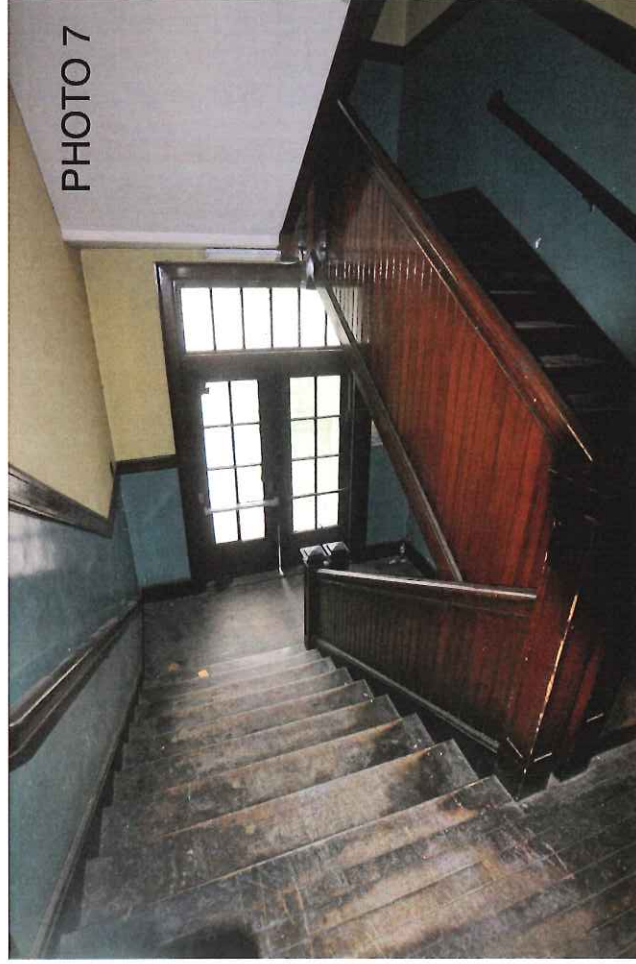


PHOTO 7

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



PHOTO 13

1960 Addition - typical classroom

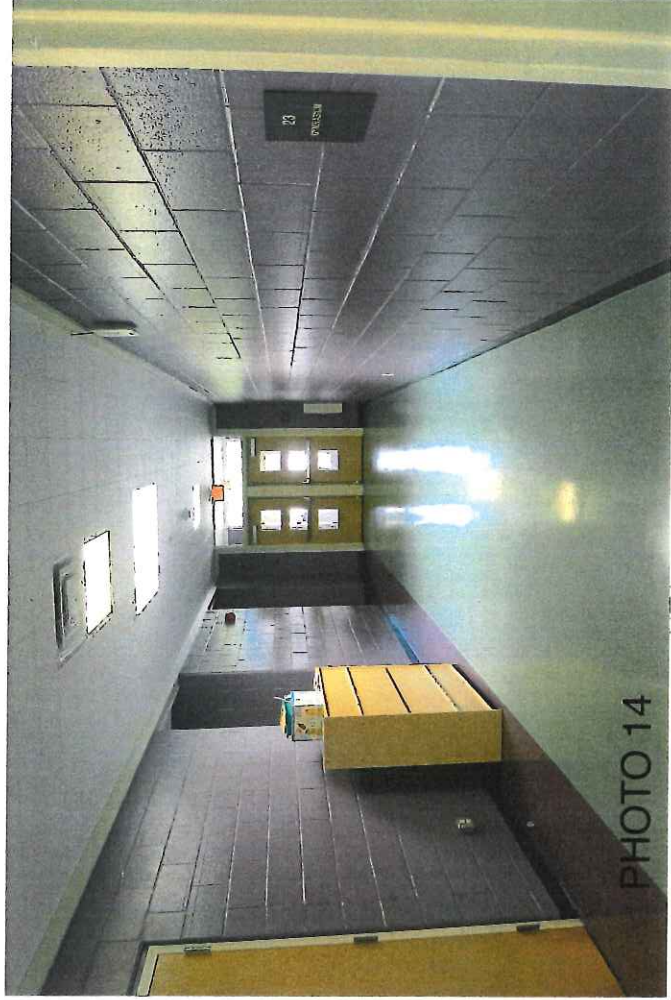


PHOTO 14

1960 Addition - corridor view



PHOTO 15

1960 Addition - gymnasium space

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

**PUBLIC HEARING
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: September 11, 2019
RE: September 18, 2019 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Building Reconstruction,
including Exterior 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, Principal, Bruner/Cott Architects

Introduction

Following preliminary workshops on August 7th and September 4th, applicant Portland Foreside Development Company is requesting final review and approval of its proposal for the reconstruction and adaptive reuse of Building 12 within the Portland Company Historic District. The final proposal reflects design revisions made in response to Board comments at the last workshop. In addition to the plans, elevations and renderings, a number of window and wall details have been provided with the final submission. Other details have not been included. According to the project architect's cover letter, these are forthcoming.

For reference purposes, staff has included renderings of the project as presented at the September 4th workshop—see ATTACHMENT 4. Also attached are elevation drawings from the August 7th and September 4th workshops—see ATTACHMENT 5.

Summary of September 4 Workshop

Board members responded favorably to a number of the design revisions made since the first workshop. In particular, the Board found the proposed treatment for the building's

Revised Proposal

The cover letter provided by project architect Henry Moss provides an itemized list of the design revisions made since the Board's last workshop.

Staff Comments

Mr. Moss's final plans and elevations are clearly responsive to the comments and concerns expressed by Board members during preliminary review sessions. In staff's view, the final design modifications succeed in resolving the outstanding issues identified at the September 4 workshop. Staff finds that the final proposal meets the ordinance review standards in that, notwithstanding the relocation and reconstruction of the building, the "distinguishing original qualities or character of the structure" has not been destroyed (Standard 2). Additionally, the reconstruction project calls for reusing the original exterior masonry to the greatest extent possible and for replicating the details and profiles of the building's original windows (Standards 2 and 6). The proposed additions to the historic structure—including the north-facing dormer, the patio, the steel armature with open and enclosed sections, the steel entry enclosure off the east elevation—are now visually relatively recessive in terms of visual impact, are cohesive in design expression and compatible with the material palette and architectural character of the historic structure (Standard 9). Finally, staff finds that the proposed infill treatment for the north elevation succeeds in being both clearly differentiated from *and* compatible with the historic structure (Standard 9).

While supportive of the final proposal, staff notes that the final submission does not include detailed, dimensioned drawings and specifications for a number of key elements of the design. For example, the final submission should include a more detailed drawing of the north elevation's ground floor entry treatment, a detail of the south elevation's metal armature and screening solution, and a detail of the metal vestibule in front of the east elevation's entry. Hopefully, these will be available at the public hearing.

Staff notes that there has been little discussion to date of the proposed site treatment around Building 12. As the site improvements proposed for this building are part of a much larger, comprehensive program of improvements planned for the historic Portland Company complex, staff suggests that consideration of such be taken up during the review of the Block 2 application.

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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the September 18, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed reconstruction of Building 12 within the Portland Company Historic District, including exterior alterations and building additions, **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Cover letter from project architect
2. Renderings of final proposal
3. Final plans, elevations, sections and details
4. Renderings presented at September 4 workshop
5. Elevations presented at the first and second workshops

Bruner/Cott

ARCHITECTS

225 Friend St., Suite 701
 Boston, MA 02114
 617.492.8400
 www.brunercott.com

September 9, 2019

Deborah Andrews
 Historic Preservation Program Manager
 Portland Historic Preservation Board
 389 Congress Street
 Portland ME 04101

Re: Design Responses to PHPB Workshop 2, September 4, 2019

Dear Ms. Andrews:

We have considered the Board members' comments and integrated their points of guidance into a series of design changes that are illustrated on the attached drawing set. Their comments were helpful.

The following list describes the alterations to the design we submitted for critique and discussion at Building 12- Workshop 2.

1. South-roof Dormer and Chimney: The dormer is removed from the south-facing roof slope. The chimney heights are reduced.
2. South Elevation
 - a. Mechanical Screen: The tall screen panels are extended to the west by one bay. A bay at the east end is removed to provide more open framework at the patio. The lower fence is removed on the south facade. The slope of steel members that span from the building to the vertical screen will increase slightly. The low screen on the west elevation remains to conceal the two condensing units for the residential spaces on the third floor. Currently, those units cannot be included among the equipment within the tall screen.
 - b. Trash Shed: The trash shed remains consistent with the mechanical screen in design and material. The design team will submit details and specifications to PHPB for review.
3. North-roof Dormer: Siding on the dormer is changed from clapboard to vertical metal panels.
4. North Elevation Design and Materials:
 - a. Windows: Windows in the Building 11 infill area are clearly different from the multi-paned windows in the original openings and now set into a clearly distinct brick field. The large window second floor window with attached wood panels is removed. New windows now align with windows within the historic third floor. New window assemblies include an opening surround that resembles Cor-ten steel with thickness and projection to read strongly against the brick façade. Metal windows are set into these surrounds with solid metal spandrels and head features that relate to the doors and ground level entrance area. Mechanical vent louvers will match the spandrel and head material. We are working with fabricators towards details for your review.
 - b. Wall Material: To heighten contrast, the Building 11 wall infill is dark gray brick and mortar (possibly Shaw Brick, Tapestry range, Dark Manganese) with straight vertical seams at each end of the infill and straight horizontal seam across the window heads at second floor. The design team will employ site mock-ups to study the effectiveness of a slight recess of the infill brick to set it behind the plane of the original red brick façade. The entrance area at the stair and elevator will include a panel of vertical wood members stained to be consistent with adjacent metal in tone.

Sincerely,

Henry Moss, Principal

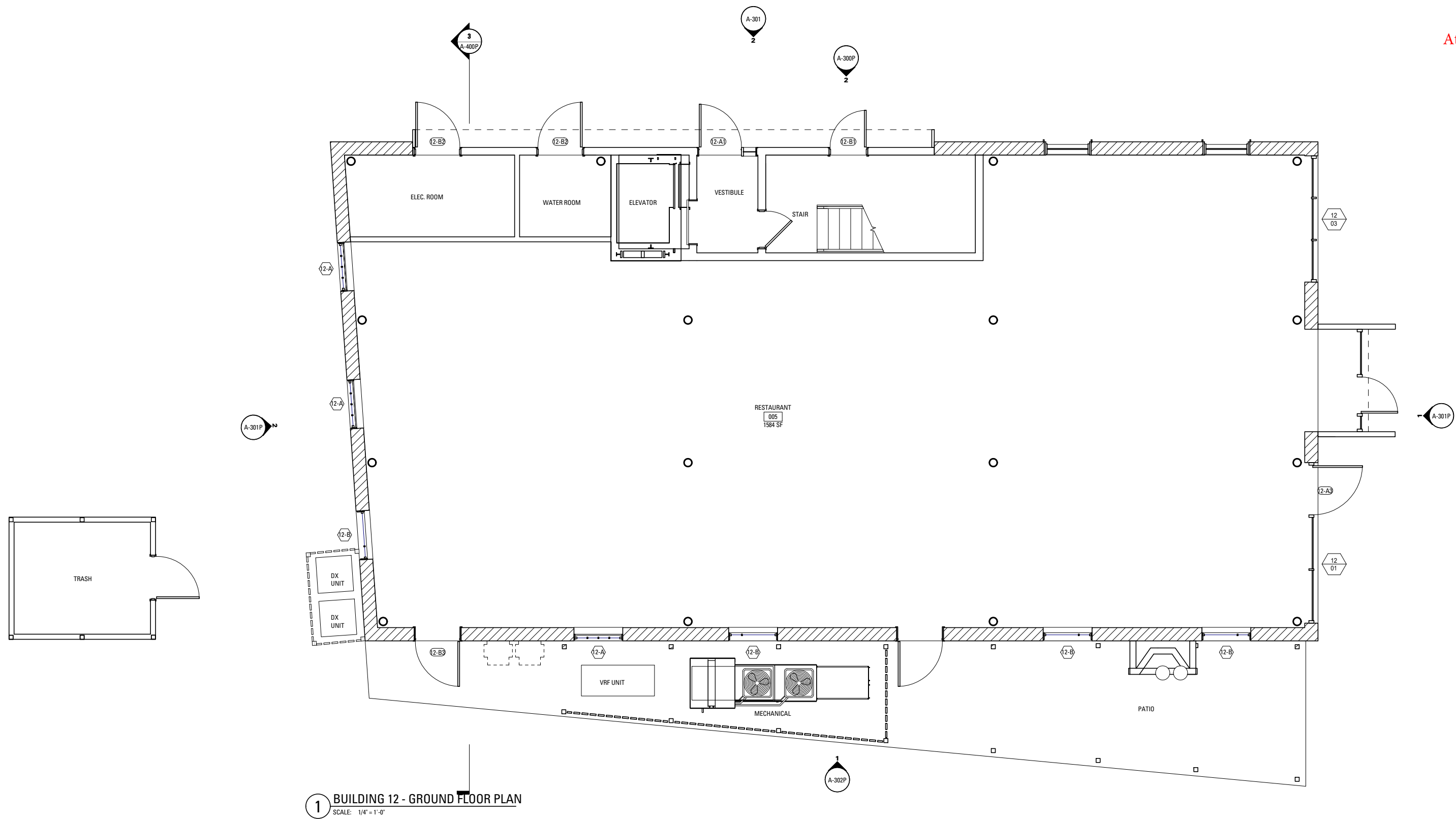






PORTLAND CO.

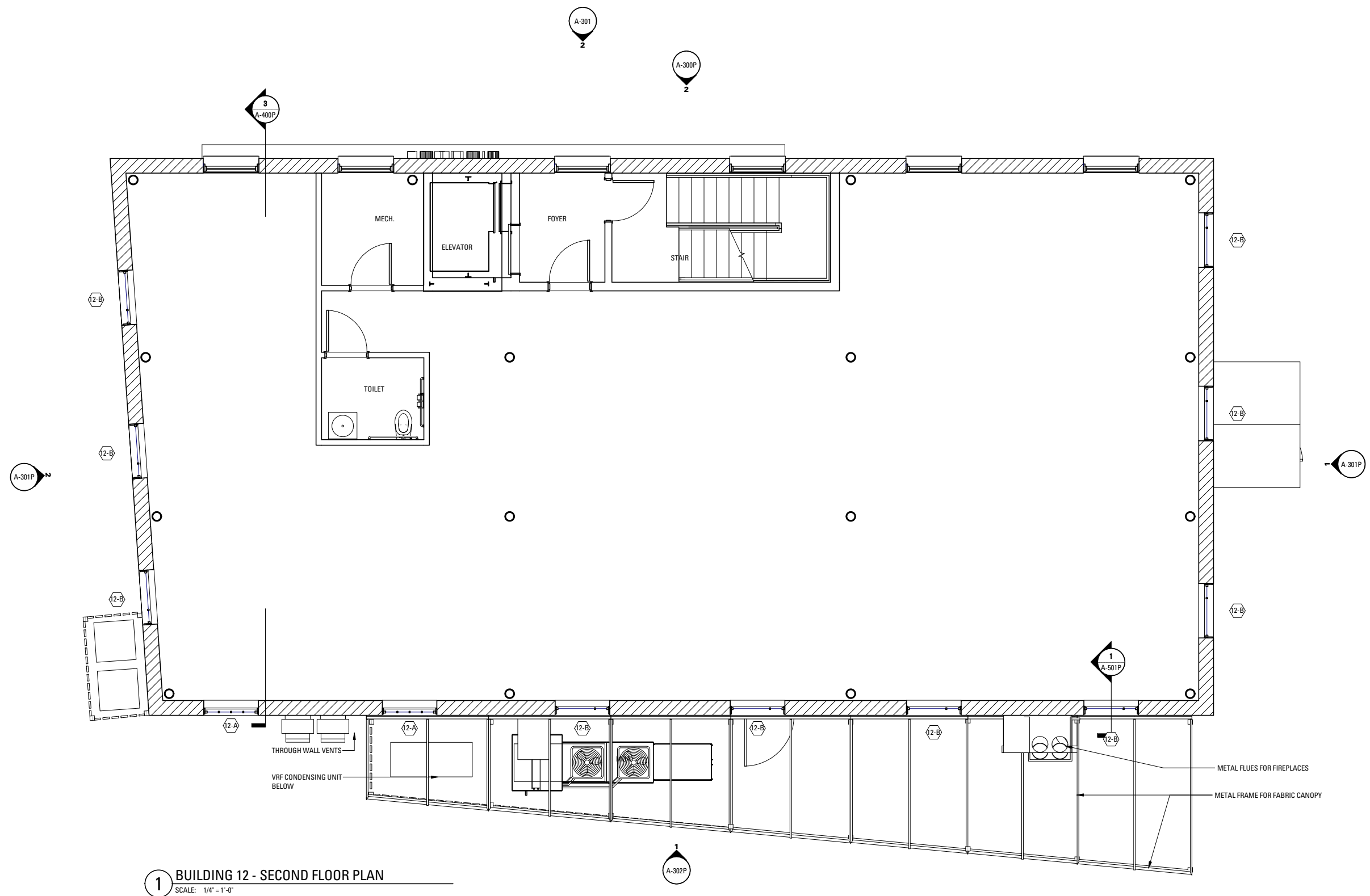
PARKING



Rev.	Date	Remarks

PORTLAND FORESIDE - BUILDING 12

Date	SEPTEMBER 09, 2019
Scale	1/4" = 1'-0"
Project Number	19.007
Drawn By	Author



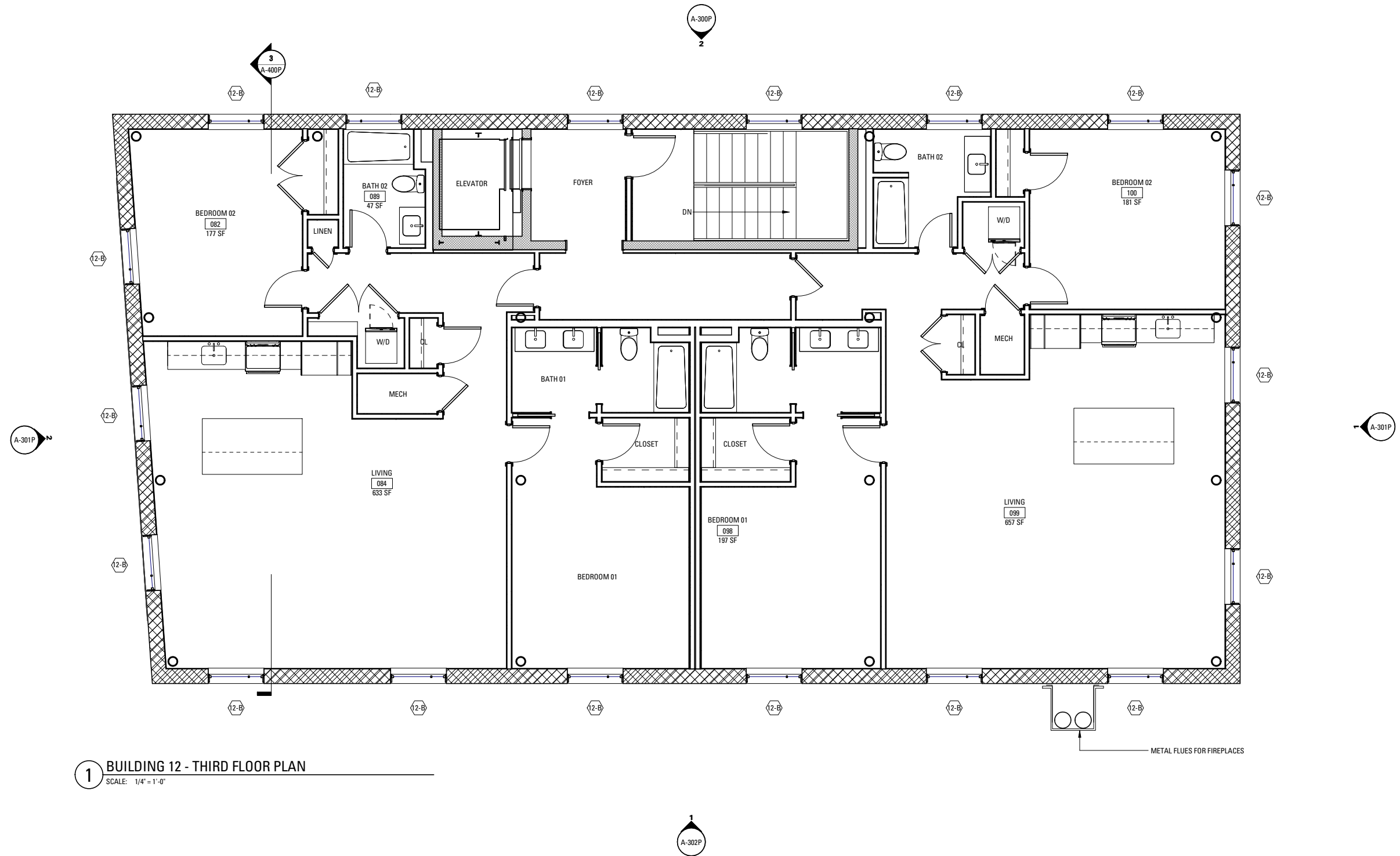
Rev.	Date	Remarks

PORTLAND FORESIDE - BUILDING 12

Date: SEPTEMBER 09, 2019
Scale: 1/4" = 1'-0"
Project Number: 19.007
Drawn By: Author

PROPOSED SECOND FLOOR

A-102P



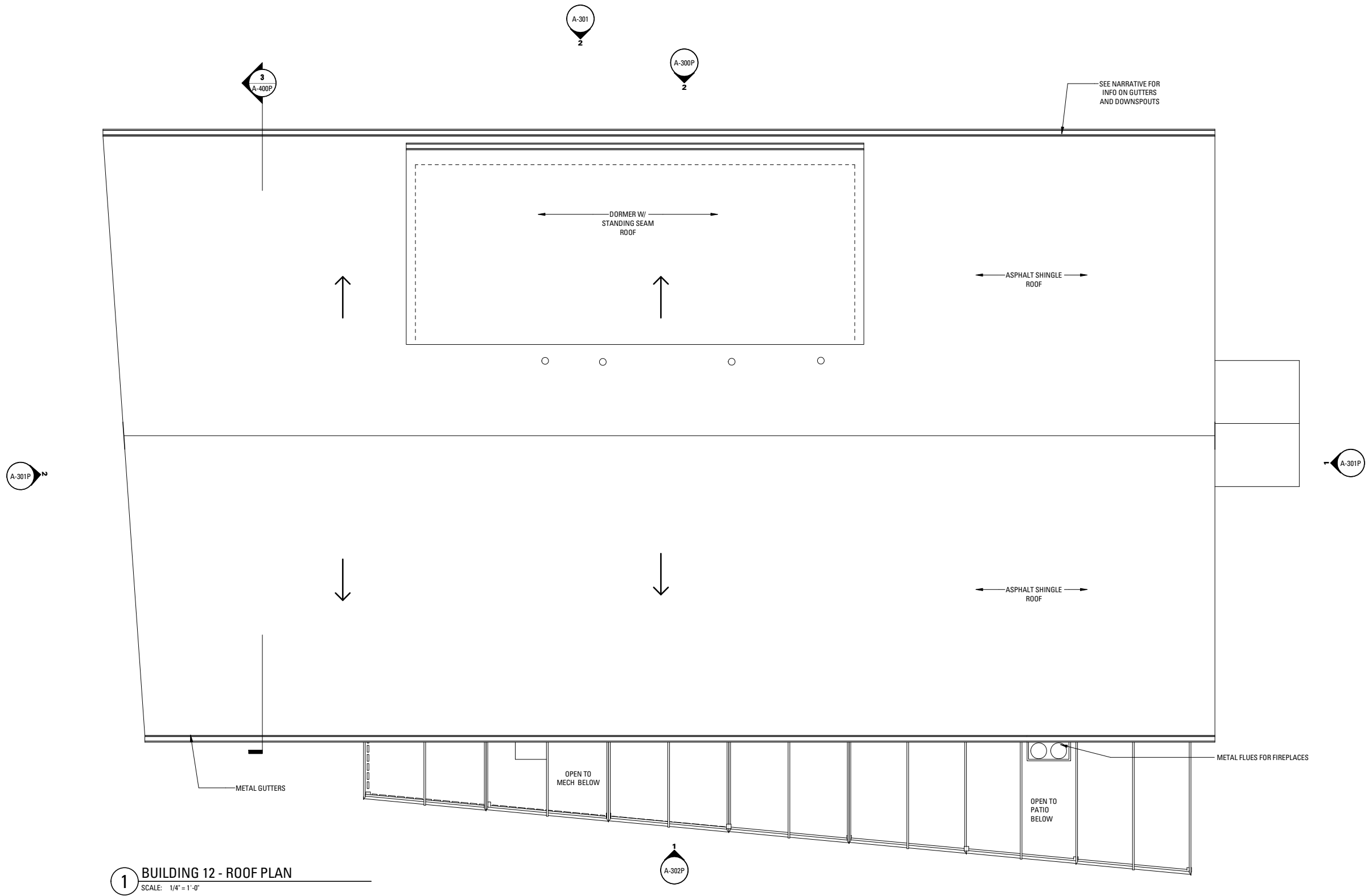
Rev.	Date	Remarks

PORTLAND FORESIDE - BUILDING 12

Date: SEPTEMBER 09, 2019
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Drawn By: Author

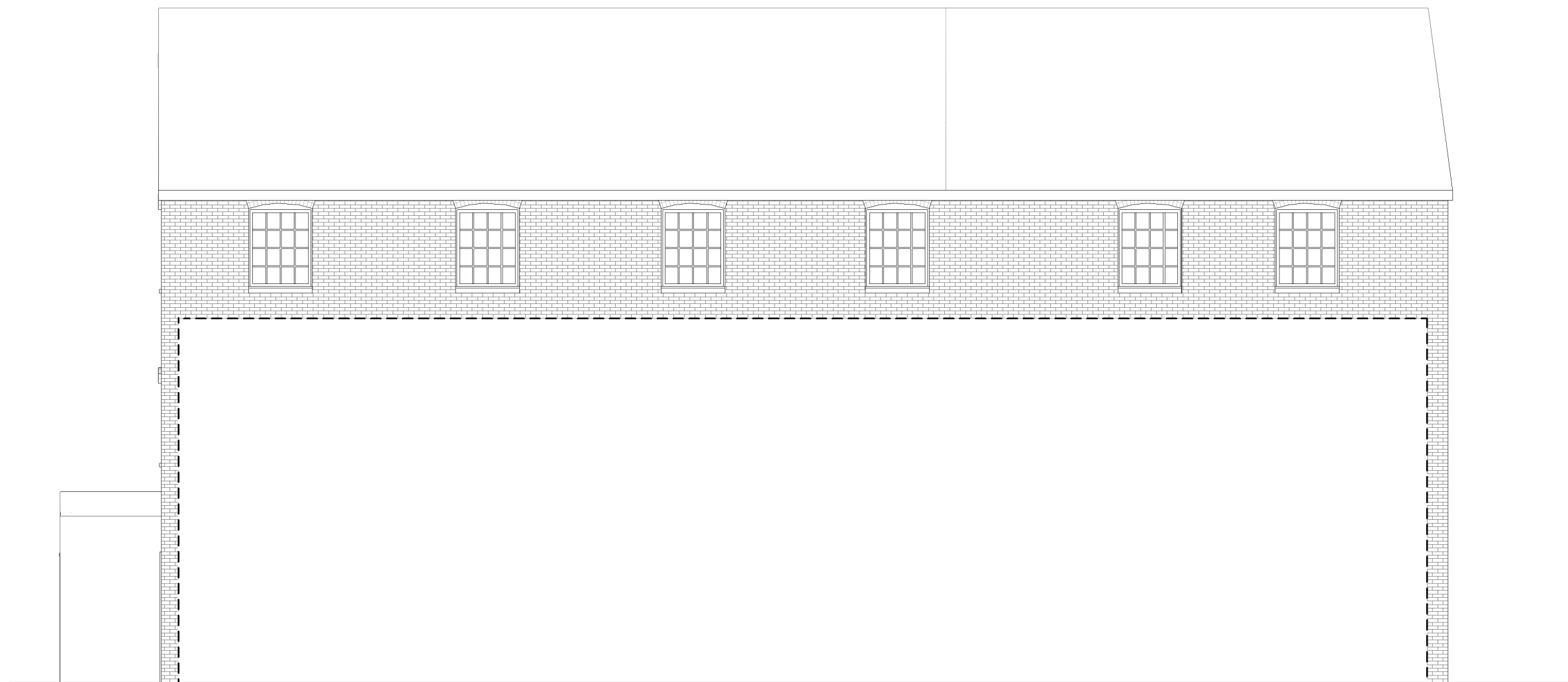
PROPOSED THIRD FLOOR

A-103P



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

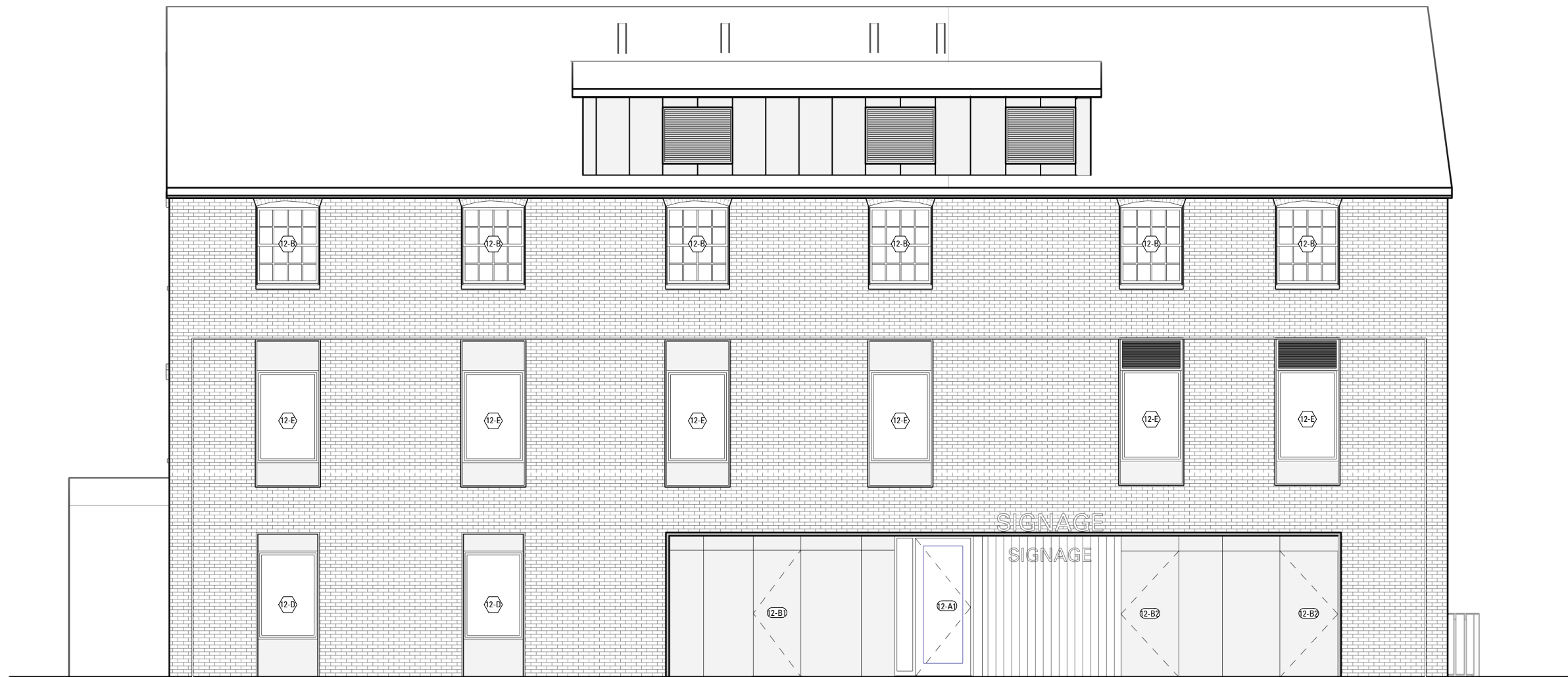
Rev.	Date	Remarks



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

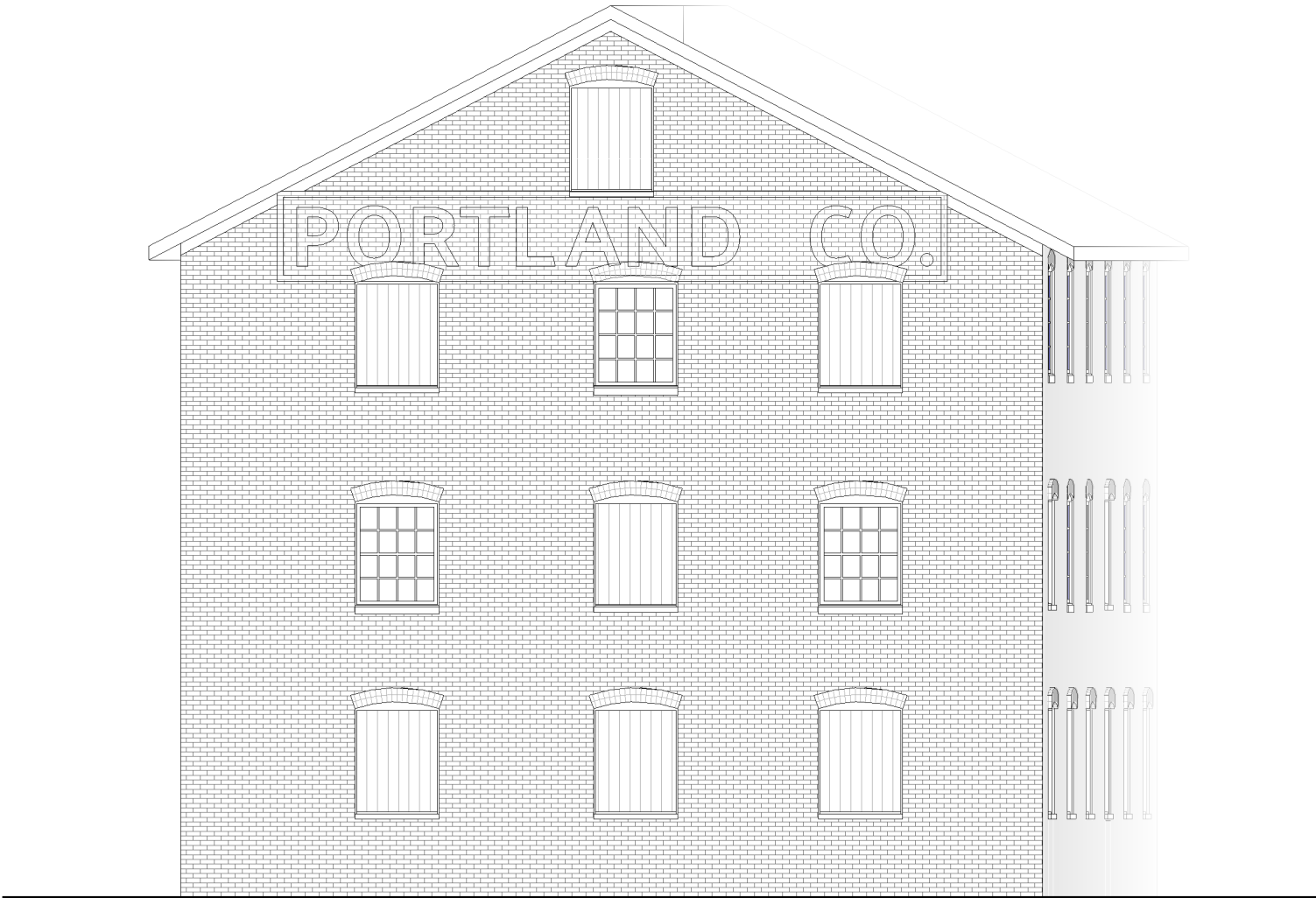
Rev.	Date	Remarks

Date	SEPTEMBER 09, 2019
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Project Number	19.007
Drawn By	Author

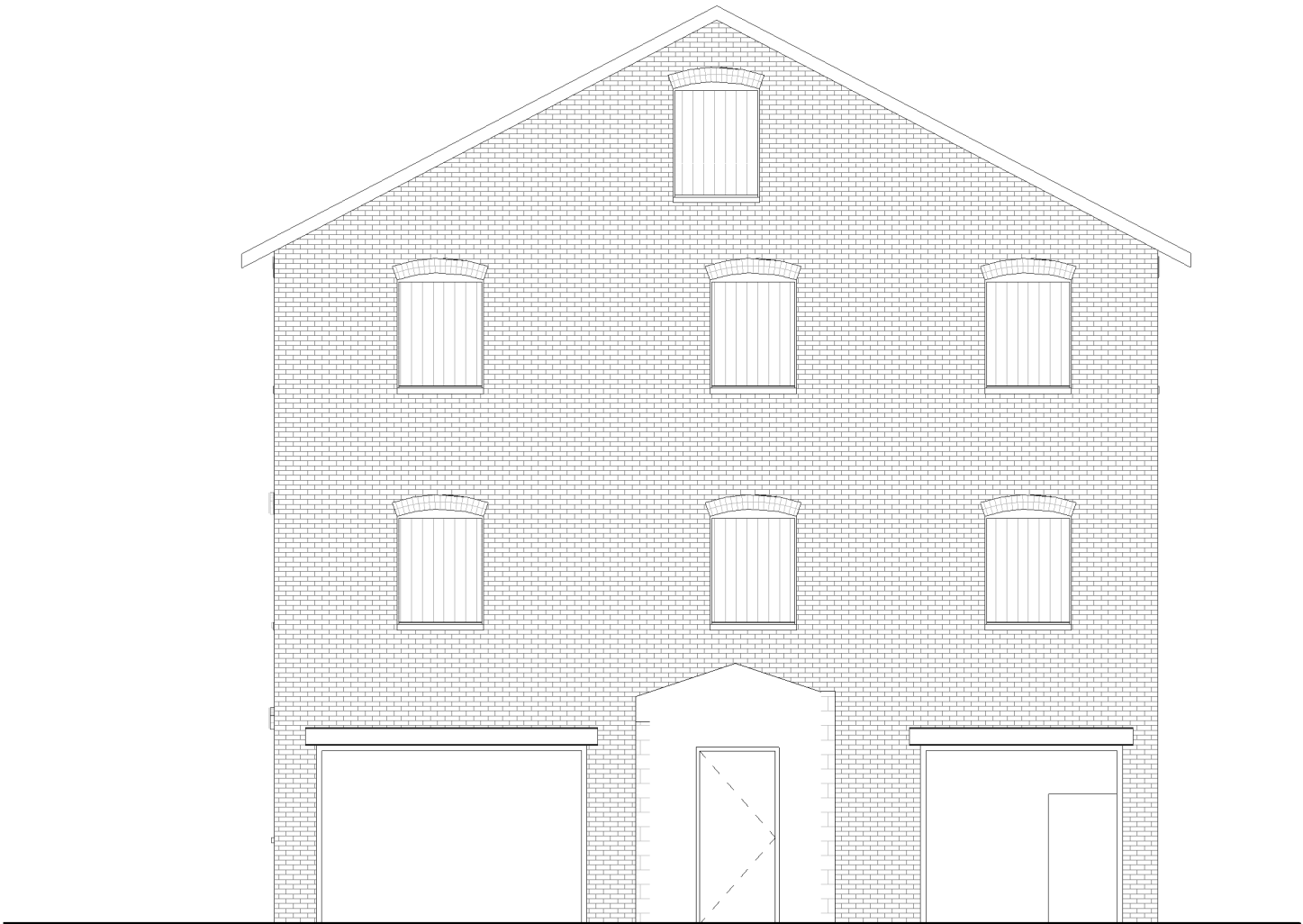


2 BUILDING 12 - NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks

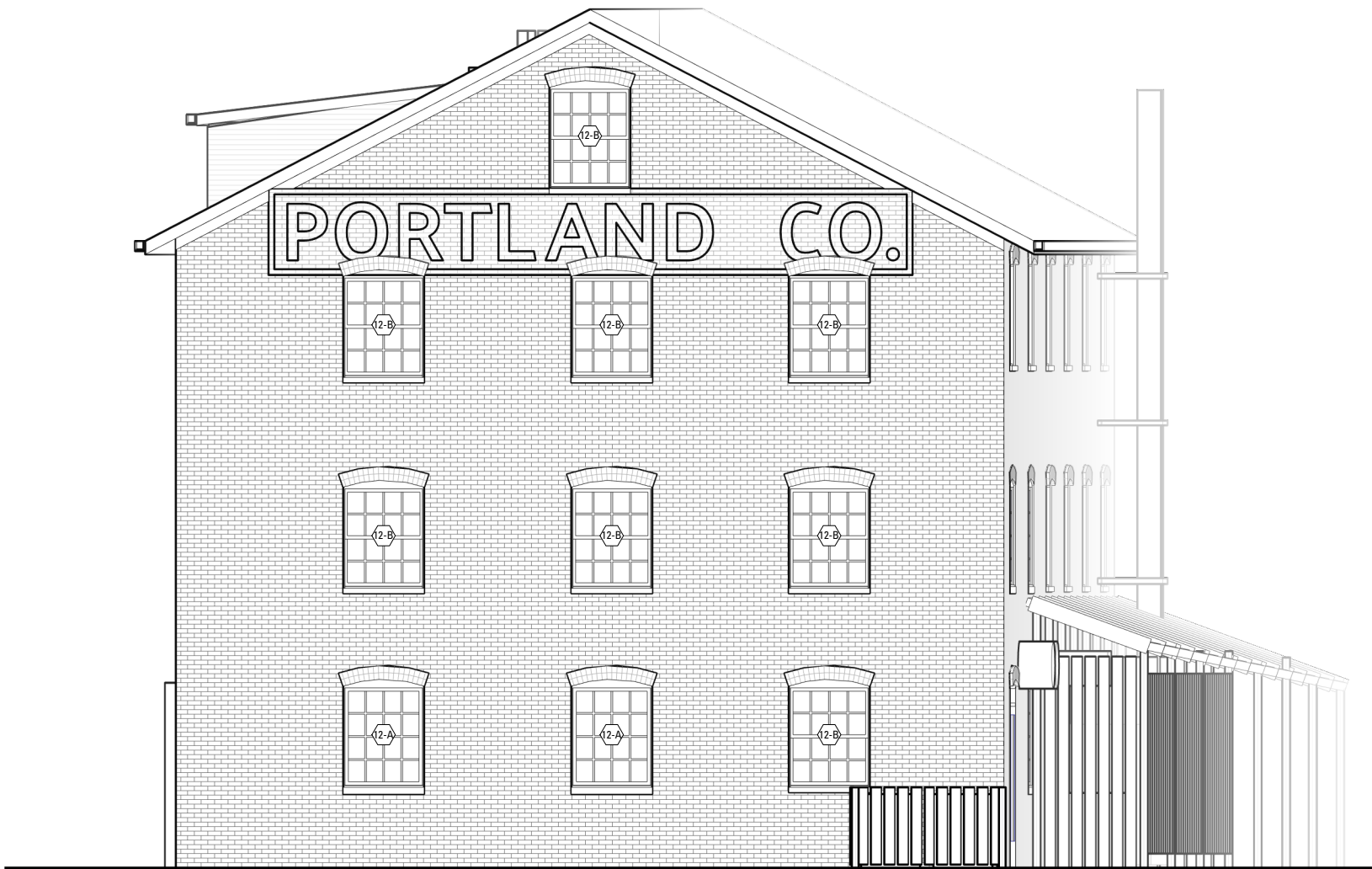


1 BUILDING 12 - SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

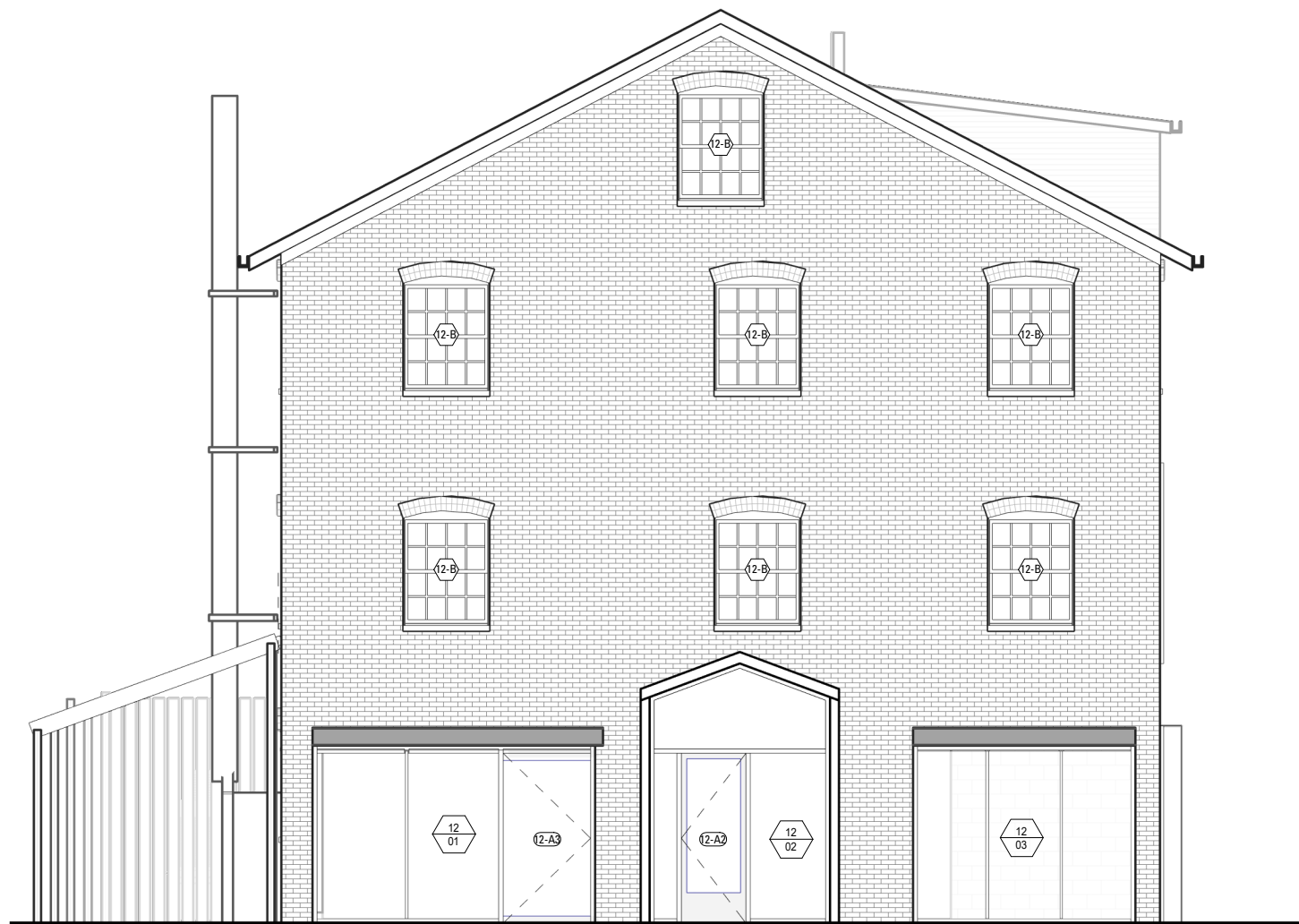


2 BUILDING 12 - NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks

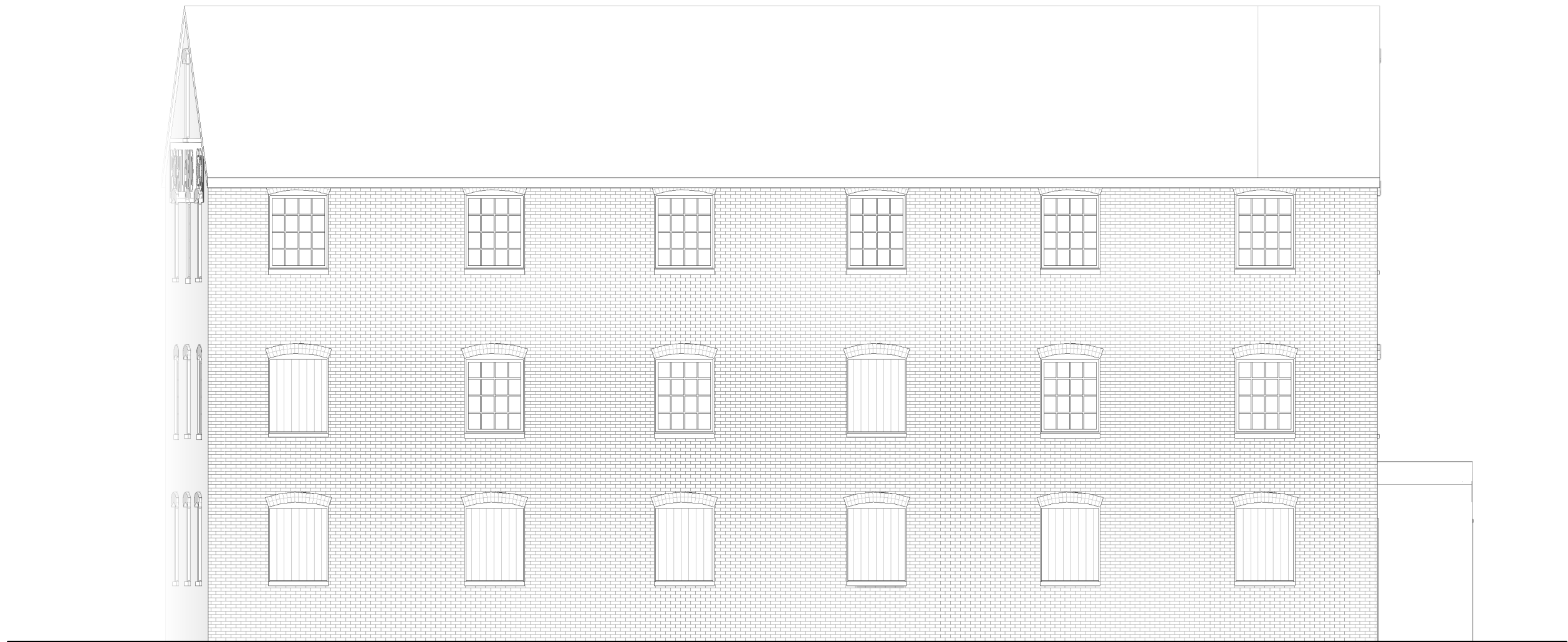


2 BUILDING 12 - SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



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

Rev.	Date	Remarks



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

Rev.	Date	Remarks

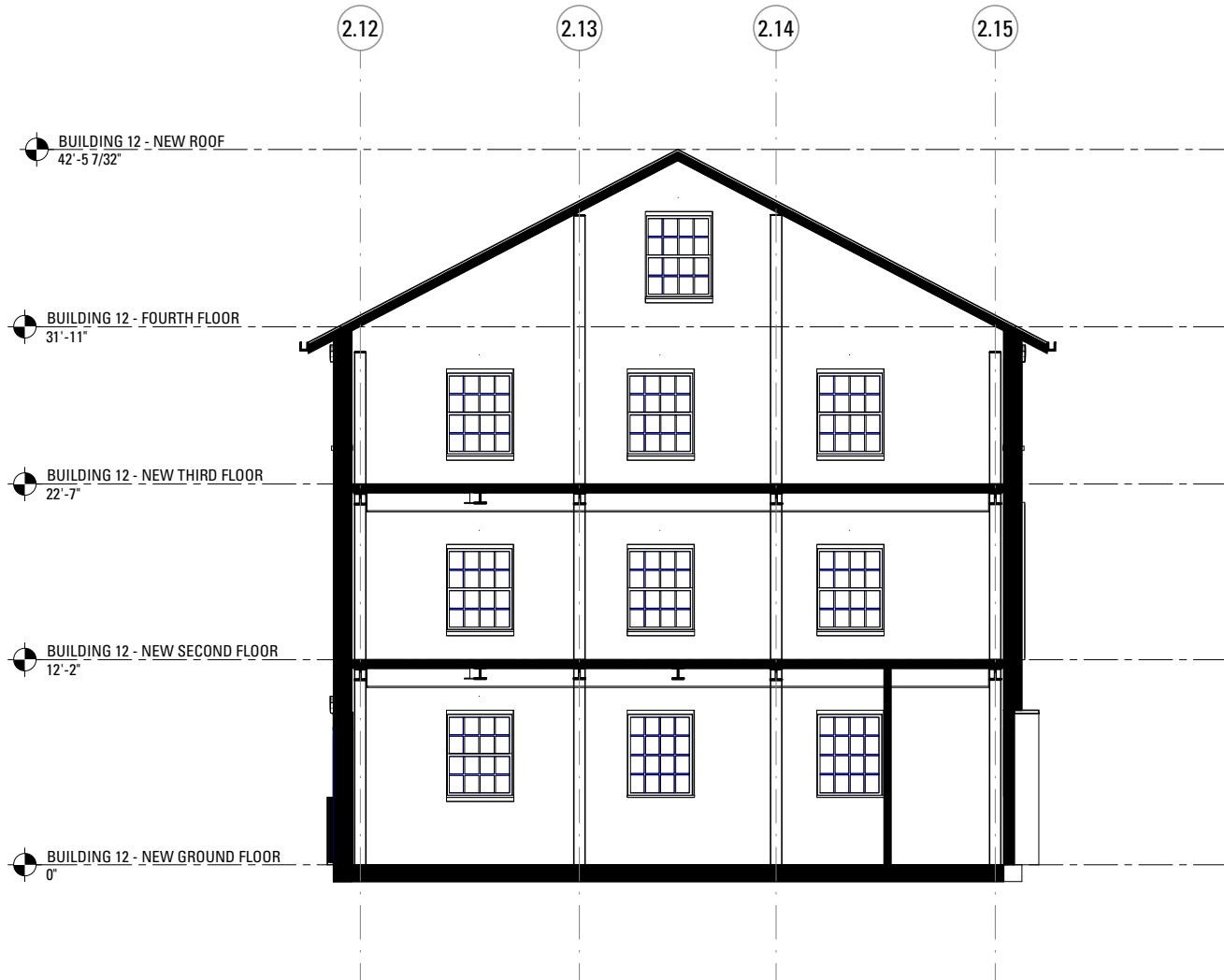
PORTLAND FORESIDE - BUILDING 12

Date	SEPTEMBER 09, 2019
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Project Number	19.007
Drawn By	Author

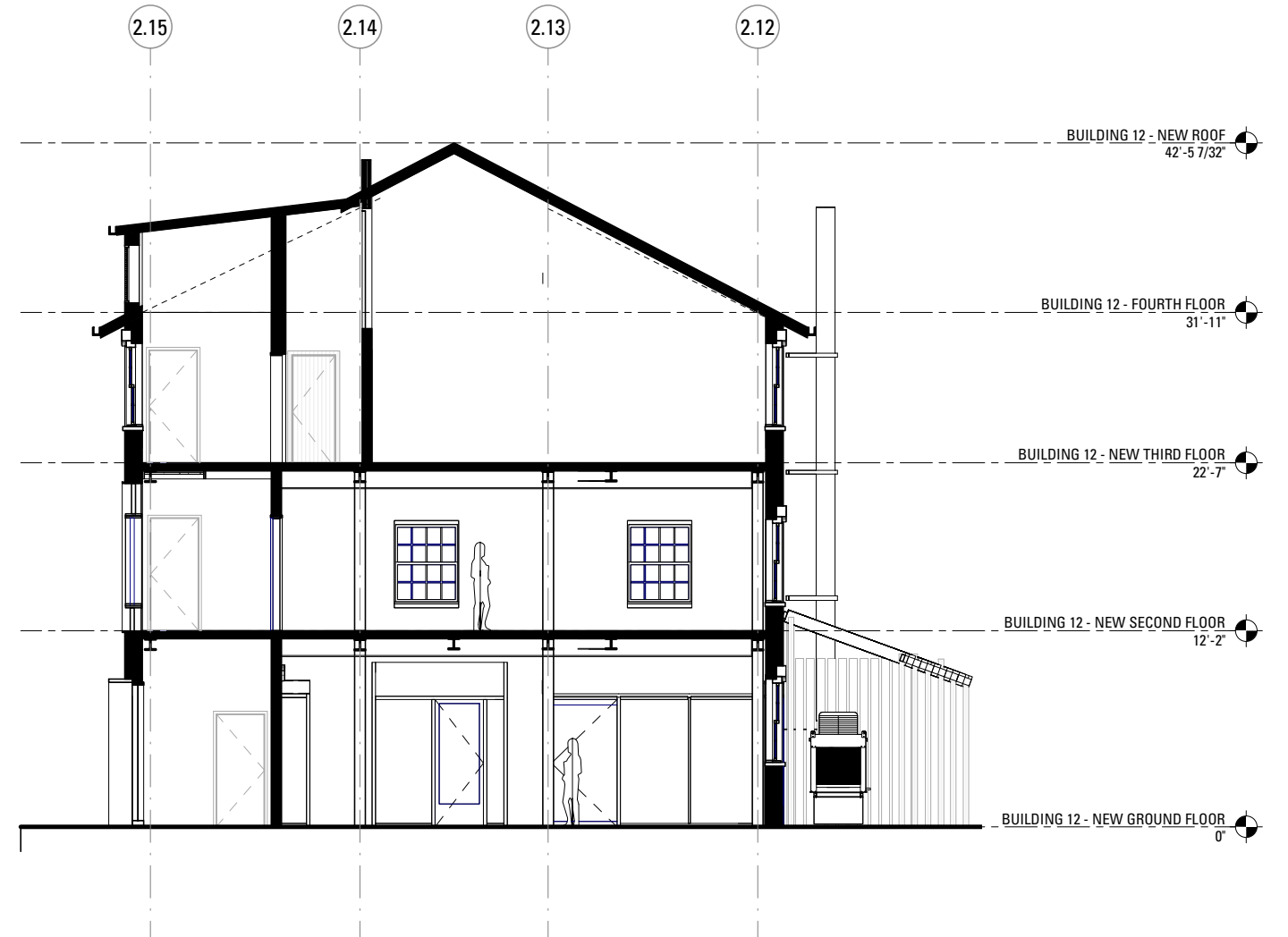


1 BUILDING 12 - SOUTHEAST ELEVATION
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Rev.	Date	Remarks

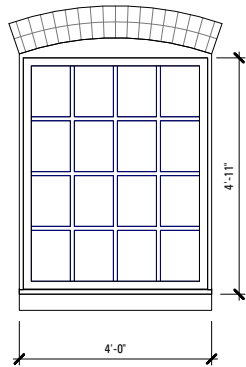


3 BUILDING 12 - CROSS SECTION1
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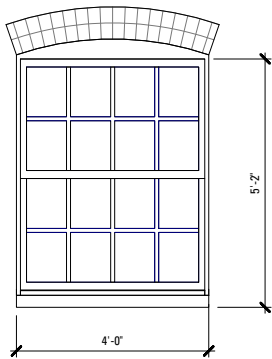
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SCALE: 3/16" = 1'-0"

Rev.	Date	Remarks



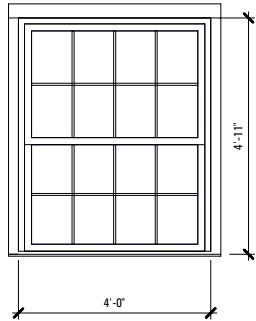
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EXISTING WINDOW TO BE REBUILT



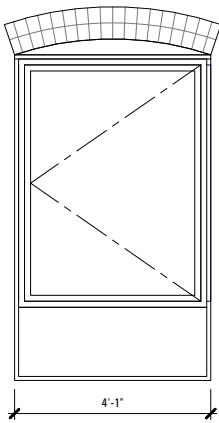
12-B

DOUBLE HUNG WINDOW TO REPLICATE
EXISTING PROFILE AND DIMENSIONS



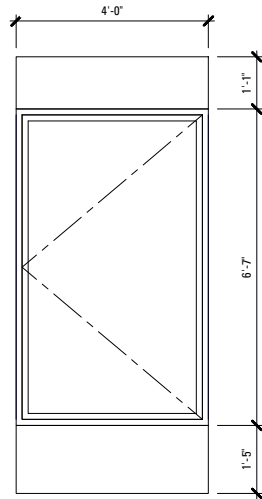
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DOUBLE HUNG WINDOW TO REPLICATE
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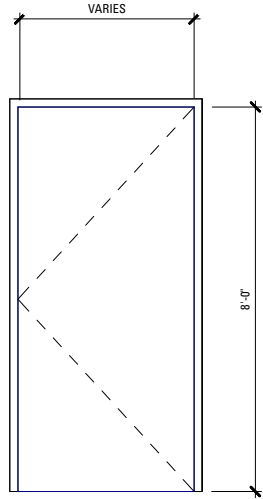
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CASEMENT WINDOW



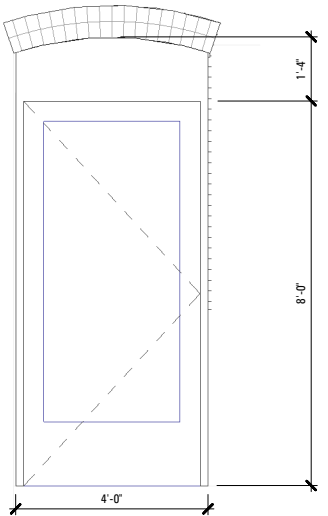
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CASEMENT WINDOW



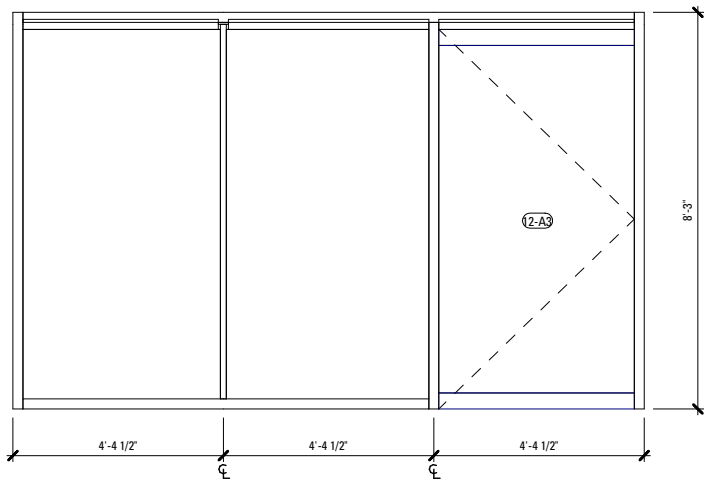
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METAL DOOR AND FRAME



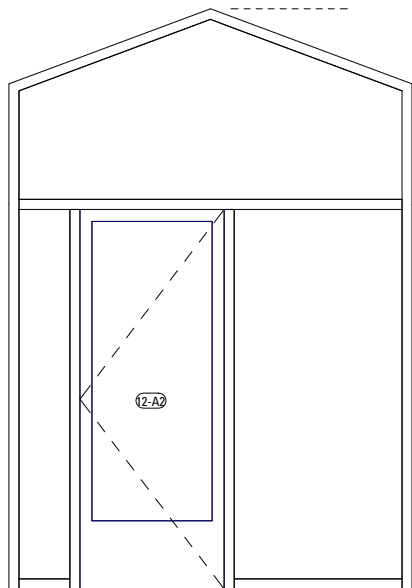
12-B3

METAL DOOR AND FRAME WITH CUSTOM HEAD



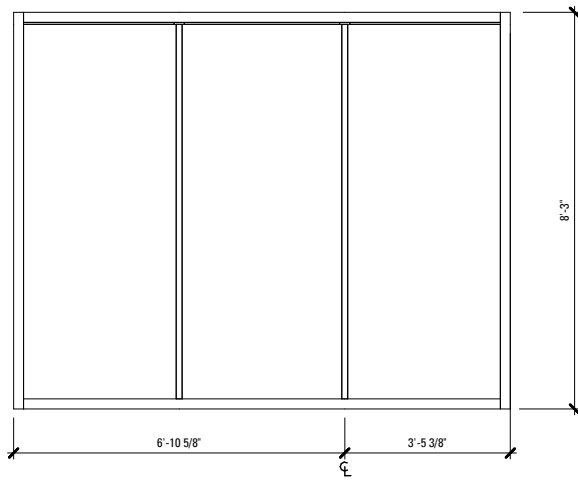
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STEEL OR ALUMINUM STOREFRONT WITH NARROW PROFILE MULLIONS

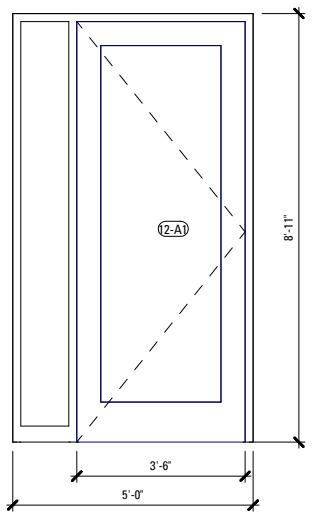


12 - STOREFRONT - 02

STEEL OR ALUMINUM STOREFRONT WITH NARROW PROFILE MULLIONS

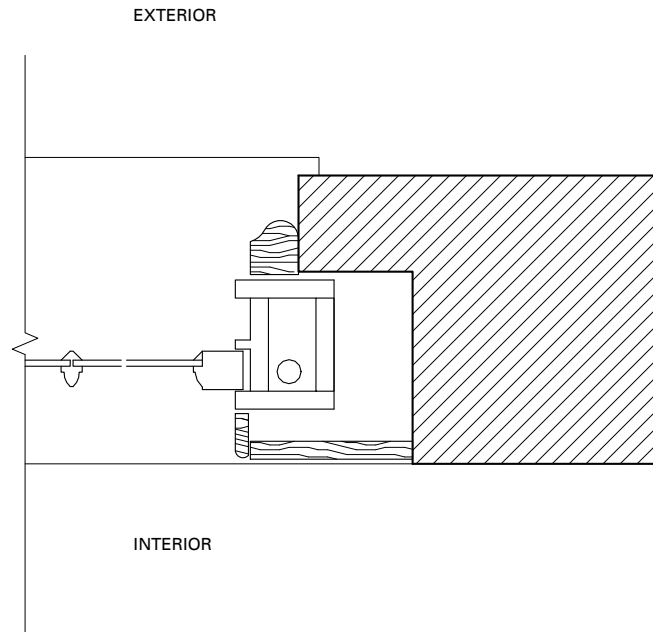
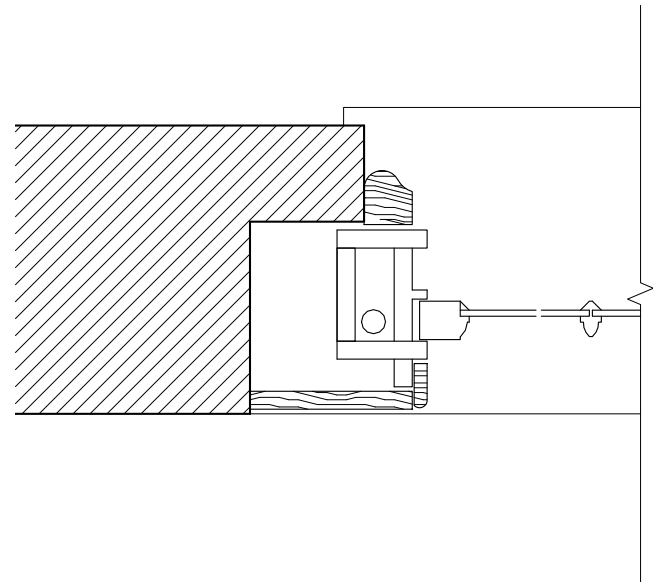


12 - STOREFRONT - 03



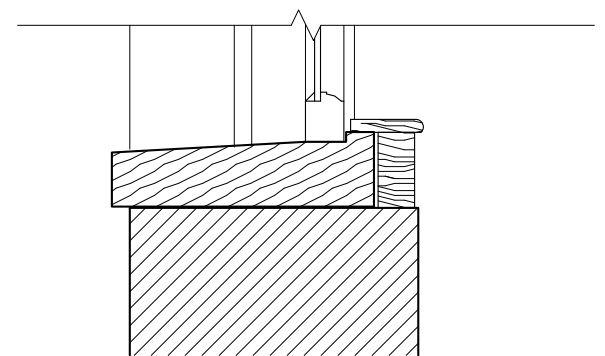
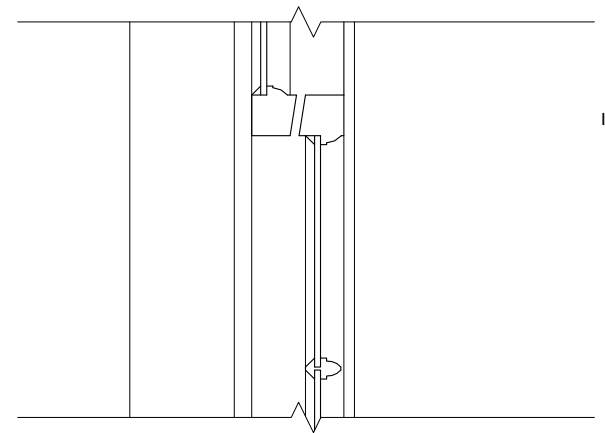
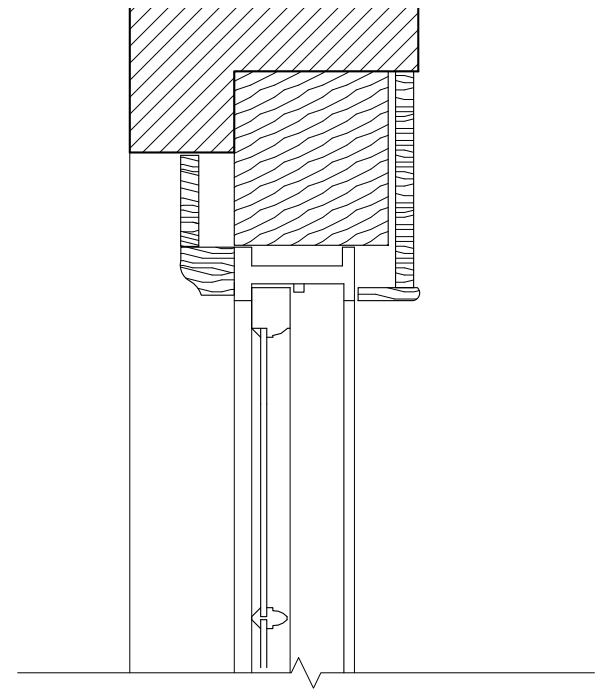
12 - STOREFRONT - 04

Rev.	Date	Remarks

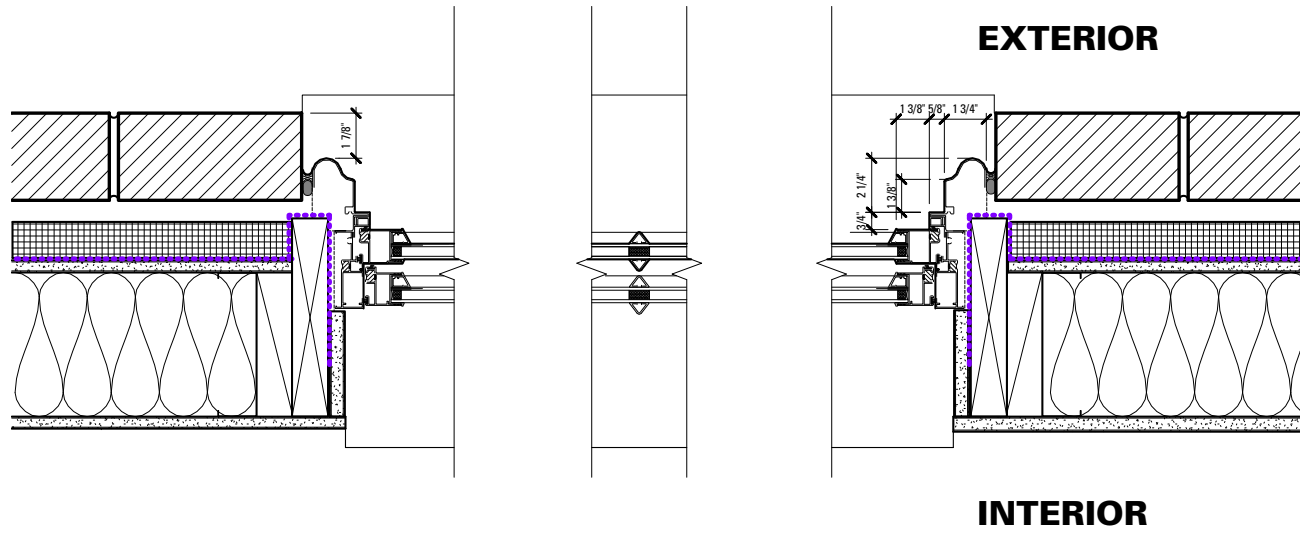


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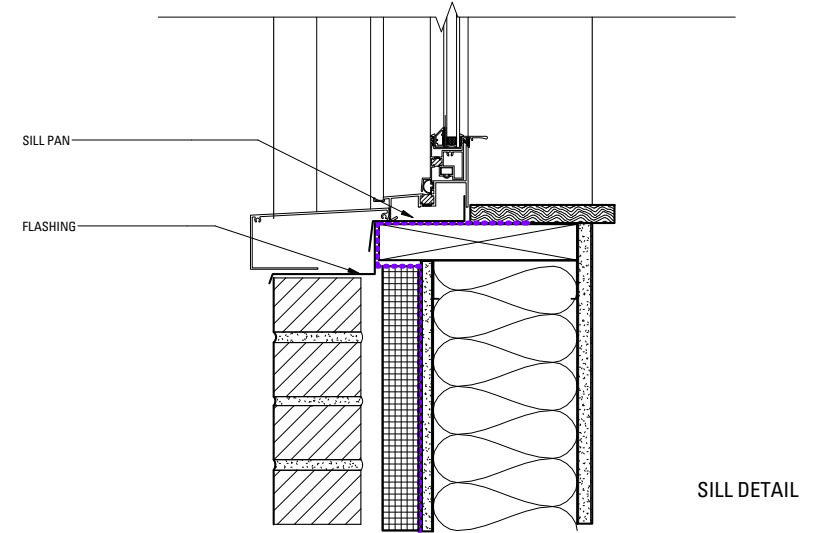
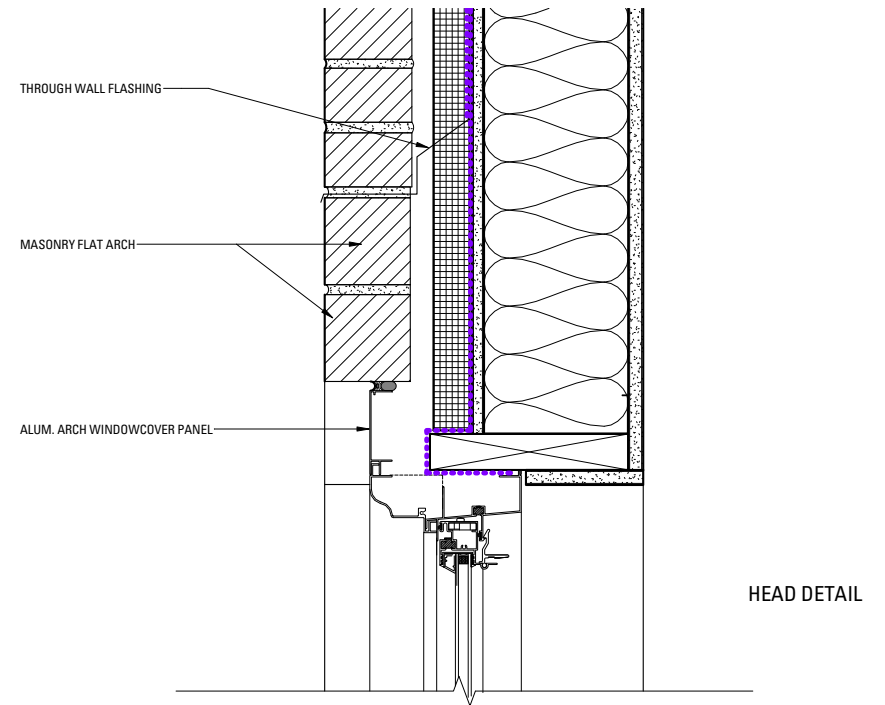
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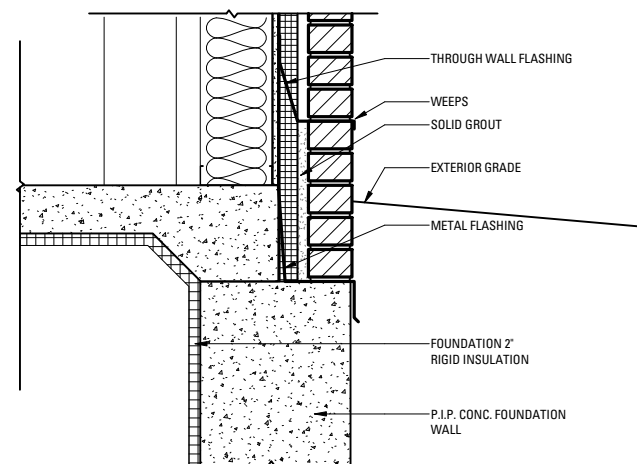
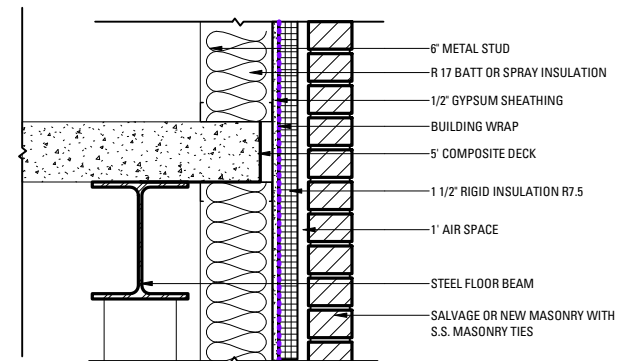
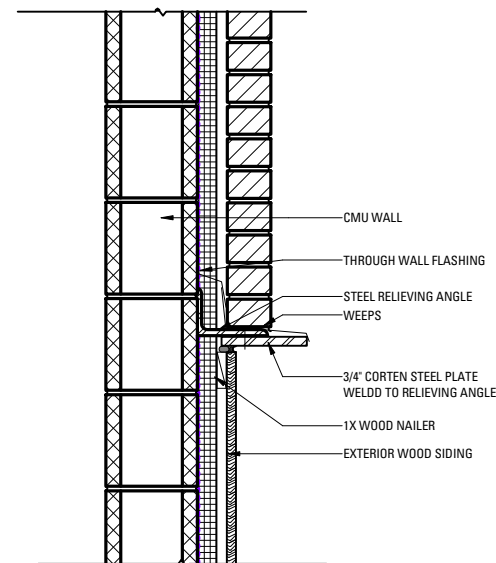
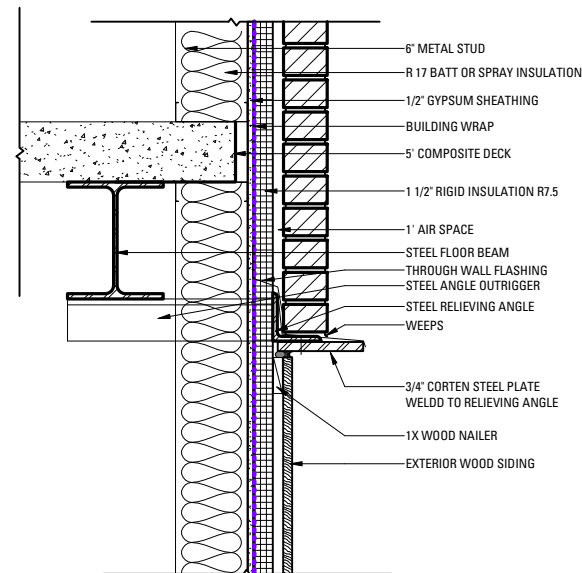
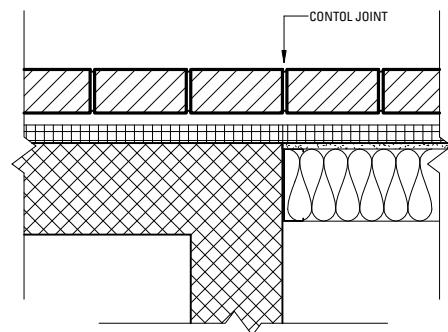
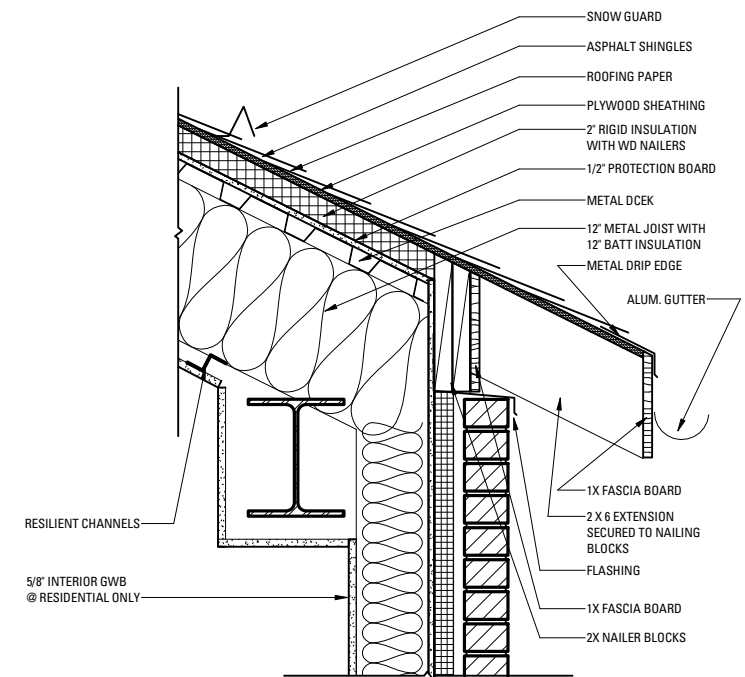
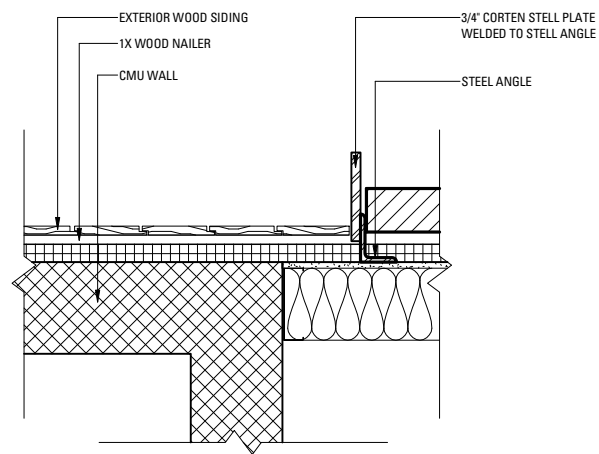
Rev.	Date	Remarks



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



Rev.	Date	Remarks



Rev.	Date	Remarks

PORTLAND FORESIDE - BUILDING 12

Date	SEPTEMBER 09, 2019
Scale	1 1/2" = 1'-0"
Project Number	19.007
Drawn By	Author

ATTACHMENT 4

RENDERINGS FROM
SEPT. 4 WORKSHOP

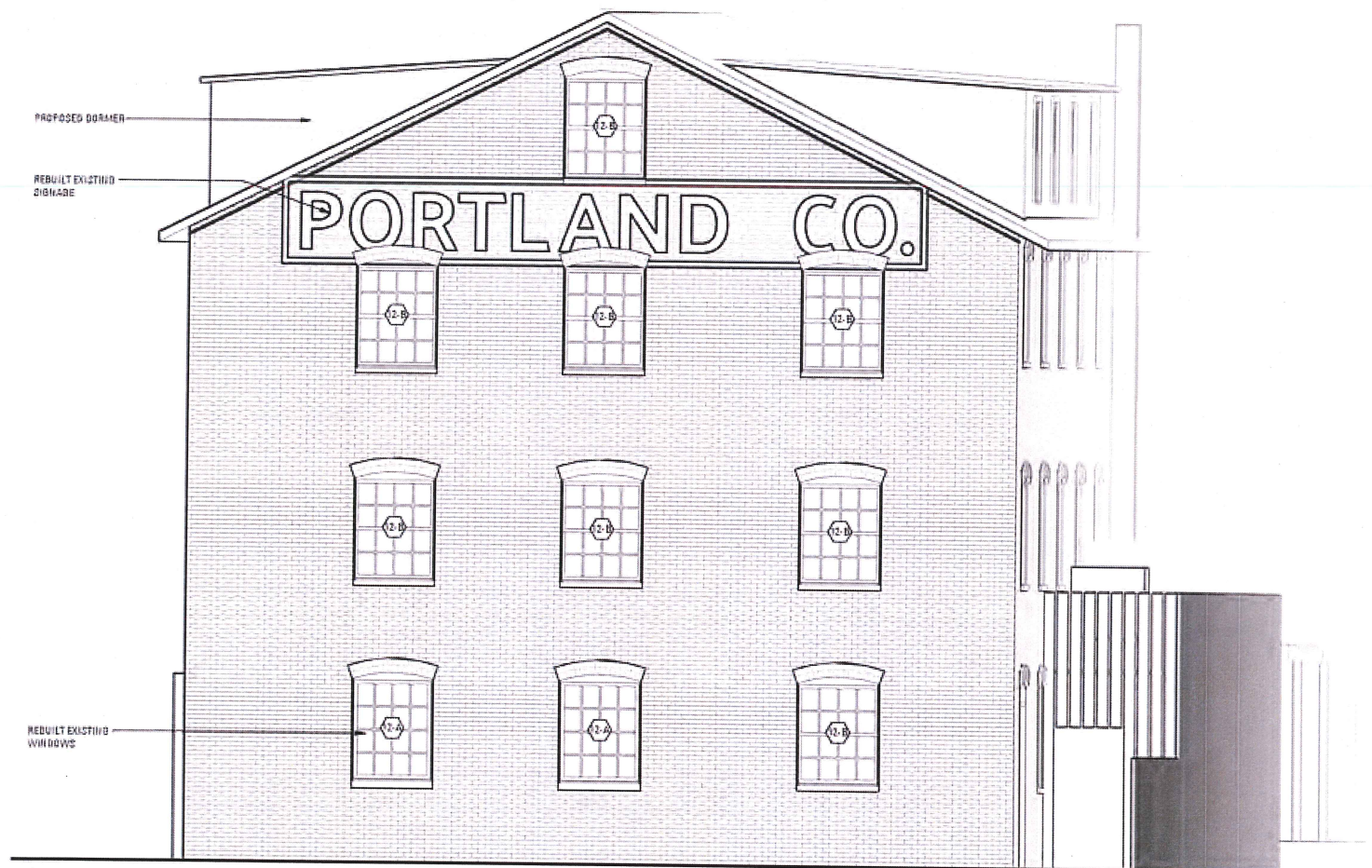




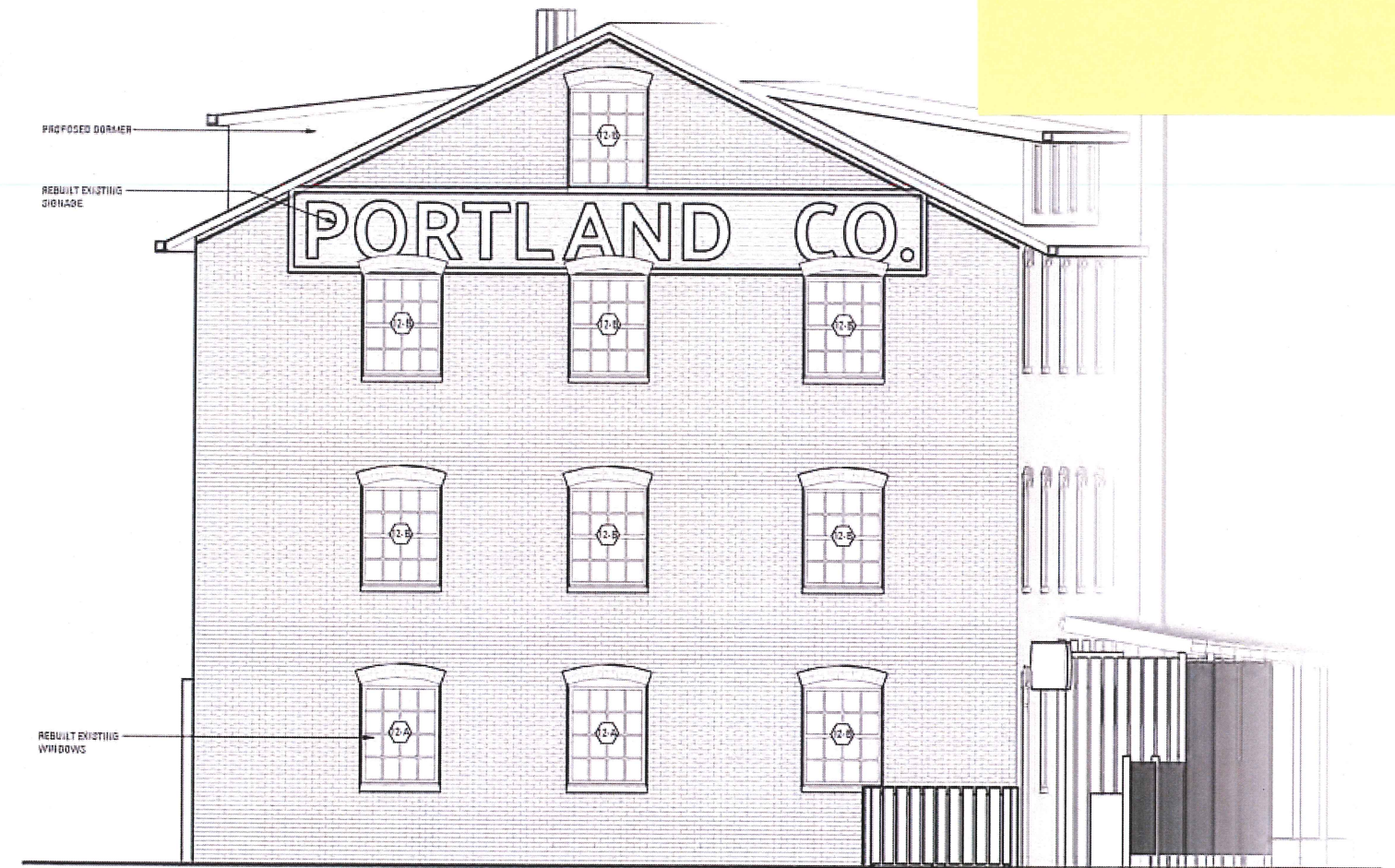


ATTACHMENT 5

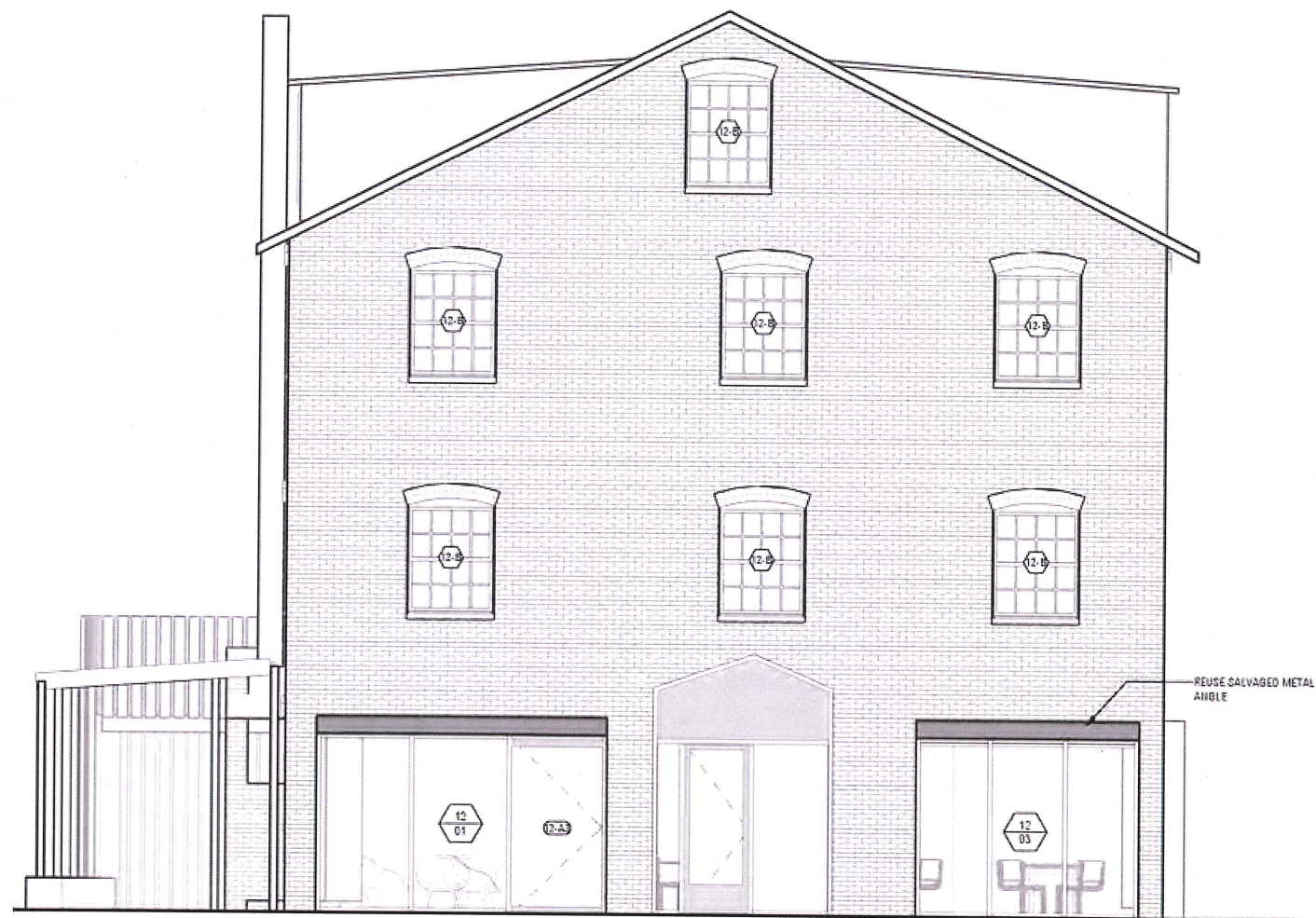
ELEVATIONS FROM
8/7 & 9/4 WORKSHOPS



Workshop 1- West Elevation



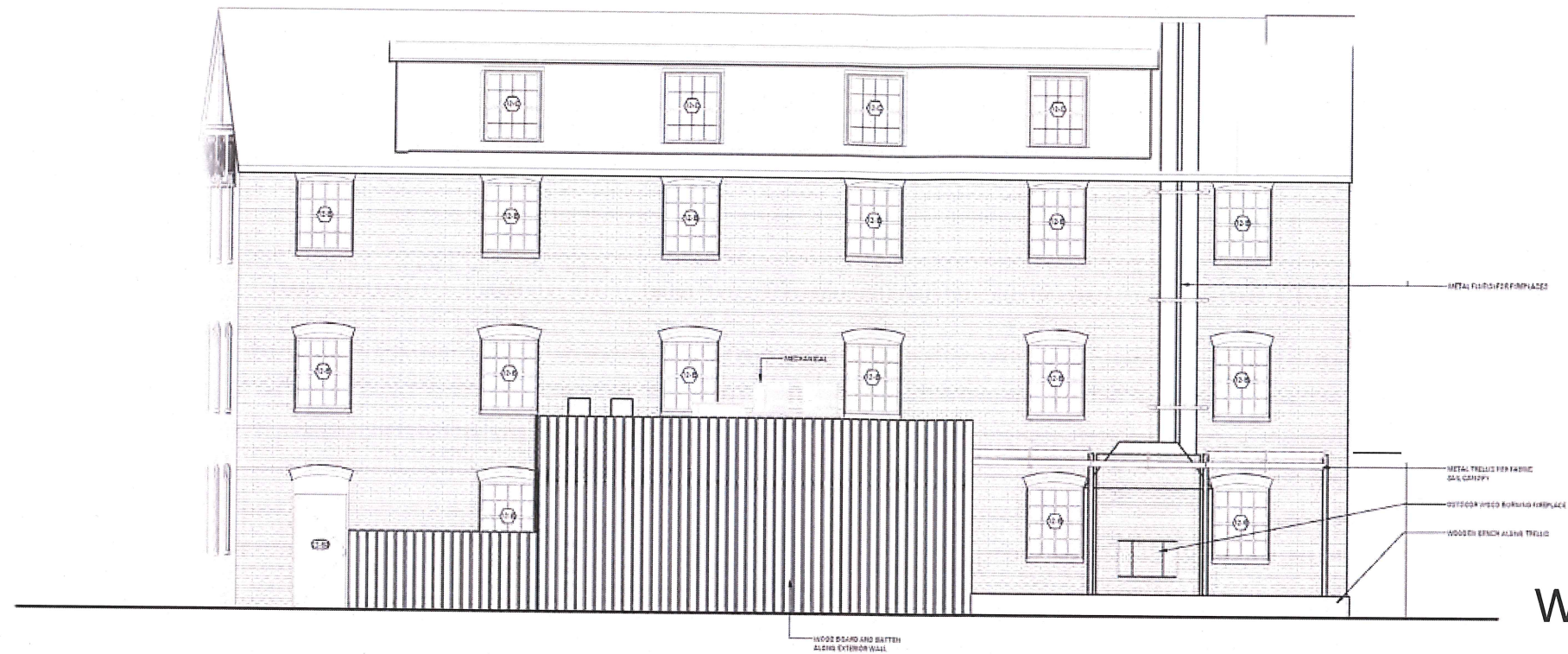
Workshop 2 - West Elevation



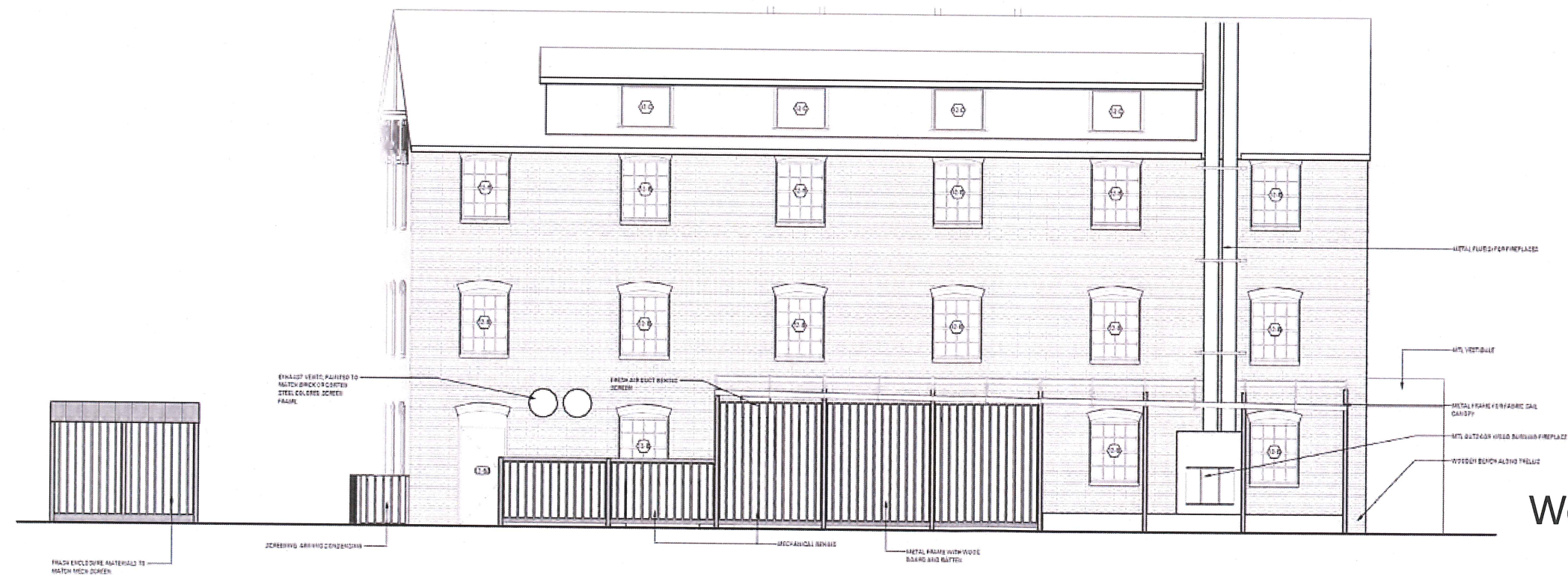
Workshop 1- East Elevation



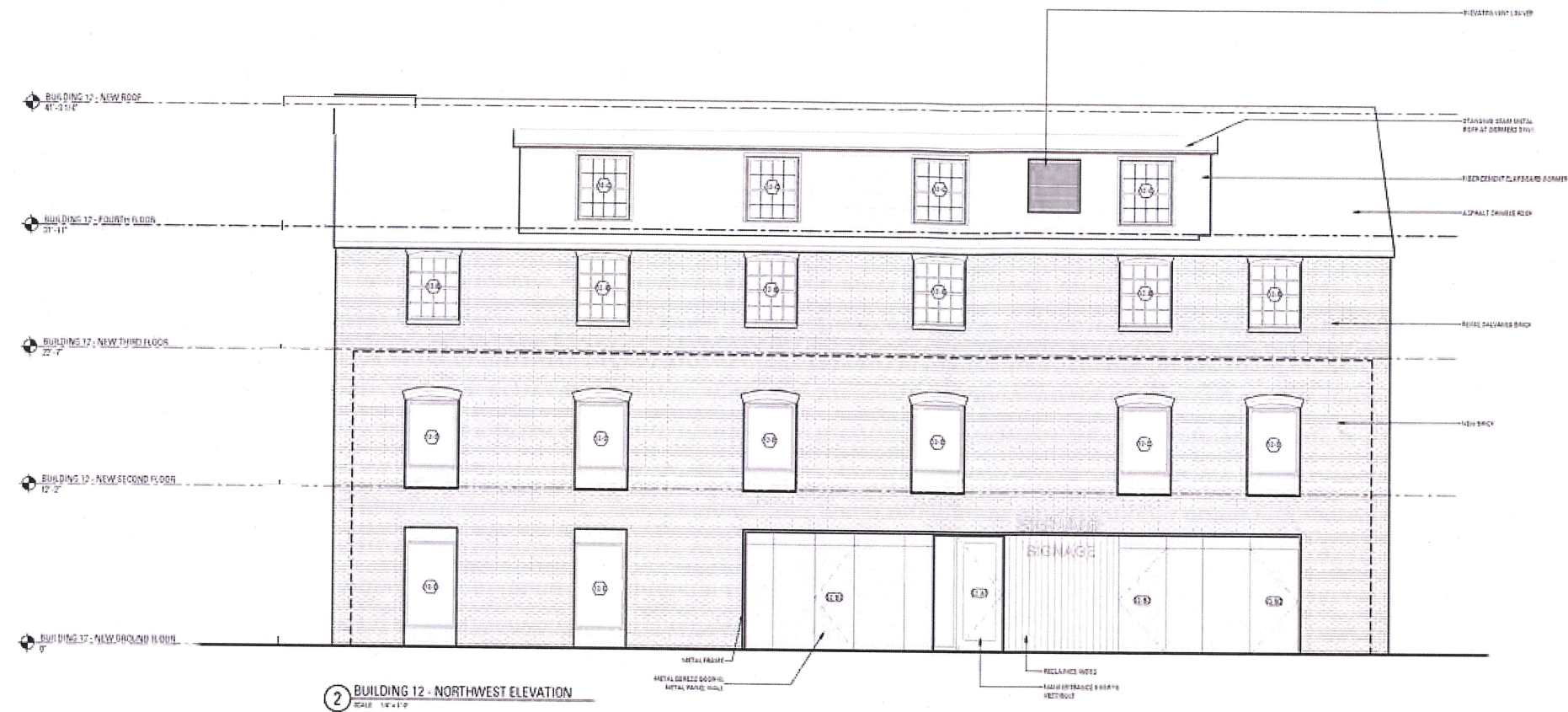
Workshop 2 - East Elevation



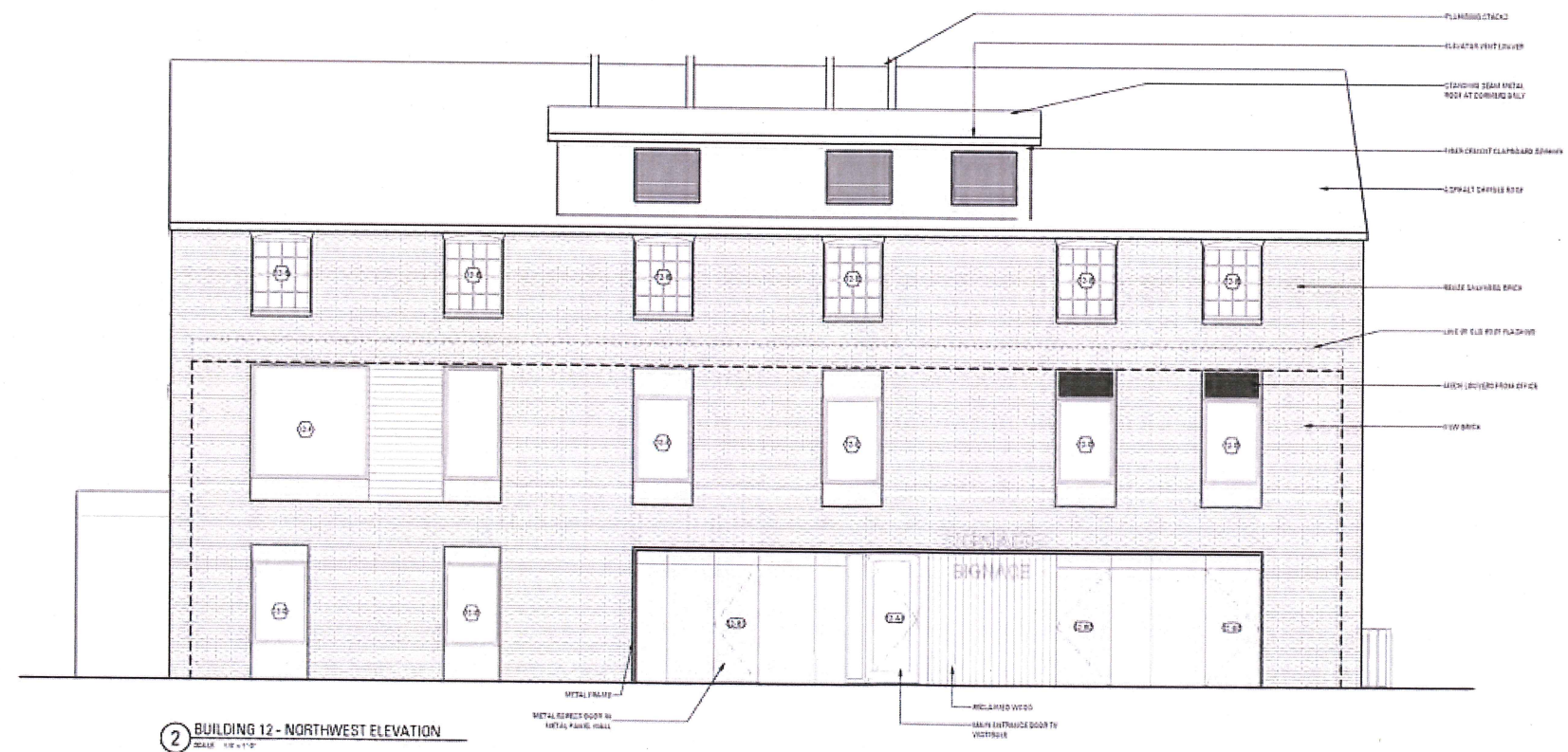
Workshop 1- South Elevation



Workshop 2 - South Elevation



Workshop 1- North Elevation



Workshop 2 - North Elevation

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

**WORKSHOP
FIRST PARISH CHURCH, 425 CONGRESS STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: September 12, 2019
RE: September 18, 2019 **WORKSHOP – Preliminary Review of Proposed
Rear Addition Replacement**

Address: First Parish Church
425 Congress Street

Applicant: First Parish Church

Project Architect: Ted Oldham, with Archetype Architects

Introduction

First Parish Church is requesting preliminary review of its proposal to remove an existing egress stair addition at the rear of its parish hall (facing Freshman Alley) and replace it with a new, larger addition that will provide ADA access to the parish hall and adjoining sanctuary.

Background

The proposed project represents Phase II of the First Parish Church's effort to provide ADA access to the church complex. In 2017, the church received approval from the Board to install a temporary handicap ramp in the east courtyard of the church complex. The ramp leads to the Parish Hall's main entrance, which faces Congress, but is set back from the street. The project also entailed the replacement of the parish hall's existing double entry doors with doors of the same general design that meet ADA dimensional requirements.

The Board approved the installation of the handicap ramp subject to the condition that it would be removed by the fall of 2020 (as pledged by the church) and with the understanding that the church would be returning to the Board with a proposal for a permanent building solution prior to that time. (A conceptual plan for a permanent

addition was shared with the Board in 2017, but that design solution has since been abandoned.) The applicant also pledged to make improvements to the parish hall entry stairs upon removal of the handicap ramp. (The original steps and railings had been previously altered without Board approval.)

As Board members will recall, Ted Oldham, an architect and member of the congregation, has provided design services for First Parish Church. Mr. Oldham will be presenting the enclosed plans to the Board on Wednesday, but he has asked Archetype Architects to serve as the architect of record on the project.

For purposes of the initial workshop, Mr. Oldham has provided a number of axonometric views of the proposed addition, as well as views of existing conditions. Floor plans have been provided as well. As elevations are not included with the submission, key dimensions are not indicated. The submission also does not indicate the material proposed for the addition's exterior. (Staff has been unable to reach Mr. Oldham for these details as of this writing.)

Preliminary Staff Comments

Staff appreciates the numerous axonometric views provided and the fact that the surrounding context is shown in all the views. This makes assessing the addition's relationship to the building it adjoins and the larger context much easier. Based on the drawings provided, the addition's form, scale and general design direction appear responsive to Standard 9's requirement that the new work be clearly differentiated from the historic structure. Without knowing what exterior cladding material is proposed, however, the issue of compatibility cannot be entirely assessed. Notwithstanding the fact that Freshman Alley is framed by the rear elevations of a number of buildings, these rear elevations are notable for their architectural interest and quality of materials. This is the case for the rear elevation of the sanctuary immediately west of the proposed addition, the rear elevation of Portland High School and, to a lesser extent, the Masonic Temple. The character and quality of the context should be carefully considered, as well as the fact that it is an area that draws considerably foot traffic.

Applicable Review Standards

- (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.*
- (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. Cover letter from project architect Ted Oldham, representing First Parish Church
2. Aerial view of project location
3. Axonometric views –existing conditions and proposed.

September 03, 2019

Ms. Deb Andrews
Historic Preservation Manager
389 Congress St.
Forth Floor
Portland, ME 04101

Dear Deb:

First Parish Church, located at 425 Congress St. is ready to present Phase II of its Accessibility Project to the Historic Preservation Board for approval. You will recall that we presented Phase I of the project to the HPB on August 14, 2017 and received approval for adding a temporary ramp on the Congress Street side of the Parish House. The Church is in the midst of a fund raising campaign that is proceeding quite well and we anticipate beginning the three-month construction period on June 01, 2020.

There are only a few modifications since I showed you the current proposal last Spring. The elevator and stair locations were flipped to avoid the current power supply that we have located coming from the CMP manhole in the middle of Freshman Alley Plaza to the mechanical room located on the east side of the north end of the Parish House. The elevator is now on the West and the stair is on the East.

At your suggestion, I added "before" and "after" drawings of the suggested landscape modifications adjacent to the proposed addition.

We are requesting a workshop meeting with the Board to begin the approval process. David Lloyd will be joining me at the meeting as his firm will be the architects of record for this project.

I contacted Rob Weiner a month ago to get on the list as our time to get all of the approvals and permits is shortening and we can only construct adjacent to the plaza while the Portland High students are on vacation from June to September.

Thank you Deb, If you have any questions, please do not hesitate to call me.

Sincerely:



Ted Oldham



View of Freshman Alley and the rear of the Parish House looking south. The egress stair tower will be removed and replaced with a stair tower, elevator, vestibule and canopy in Phase II.



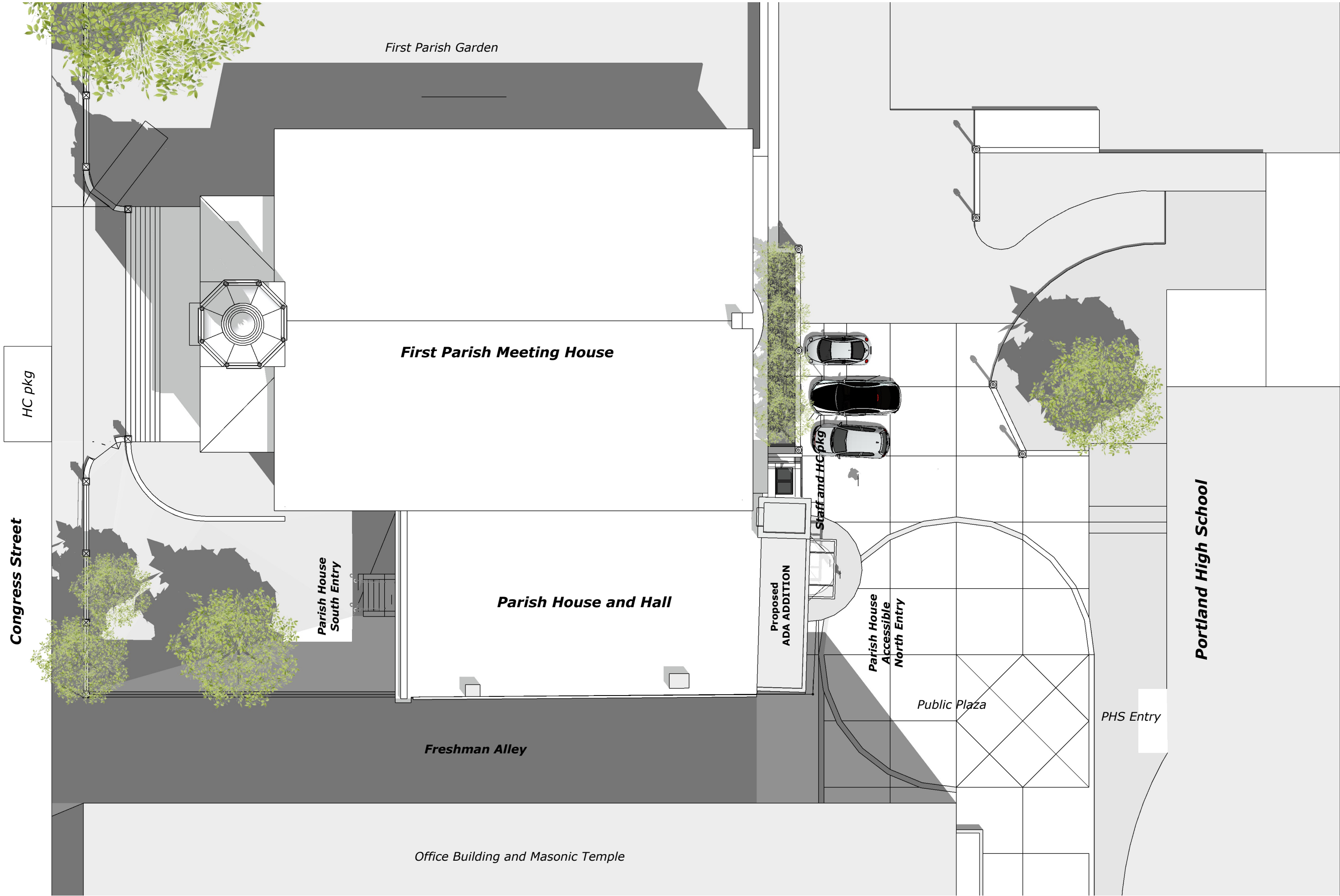
A Church for EveryBody

Attachment 3



First Parish in Portland, ME 425 Congress Street 04101, Phone 207-773-5747, An IRS 501 c(3) entity to which contributions are tax deductible





Site Plan

Office Building and Masonic Temple

Congress Street

Freshman Alley

Parish House and Hall

HC pkg

Property Marker

Current Egress Stair (Built ~1950) To be Removed

Parish House North Entry

Trash

Public Plaza

Current Staff Parking & Deliveries

Property Marker

Property Marker

Parish House Current North



Office Building and Masonic Temple

Congress St

Freshman Alley

Parish House and Hall

HC pkg

Property Marker

Parish House
Accessible
North Entry & Deliveries

Public Plaza

Trash
in Enclosure
with Gate

Staff and HC
Parking

Property Marker

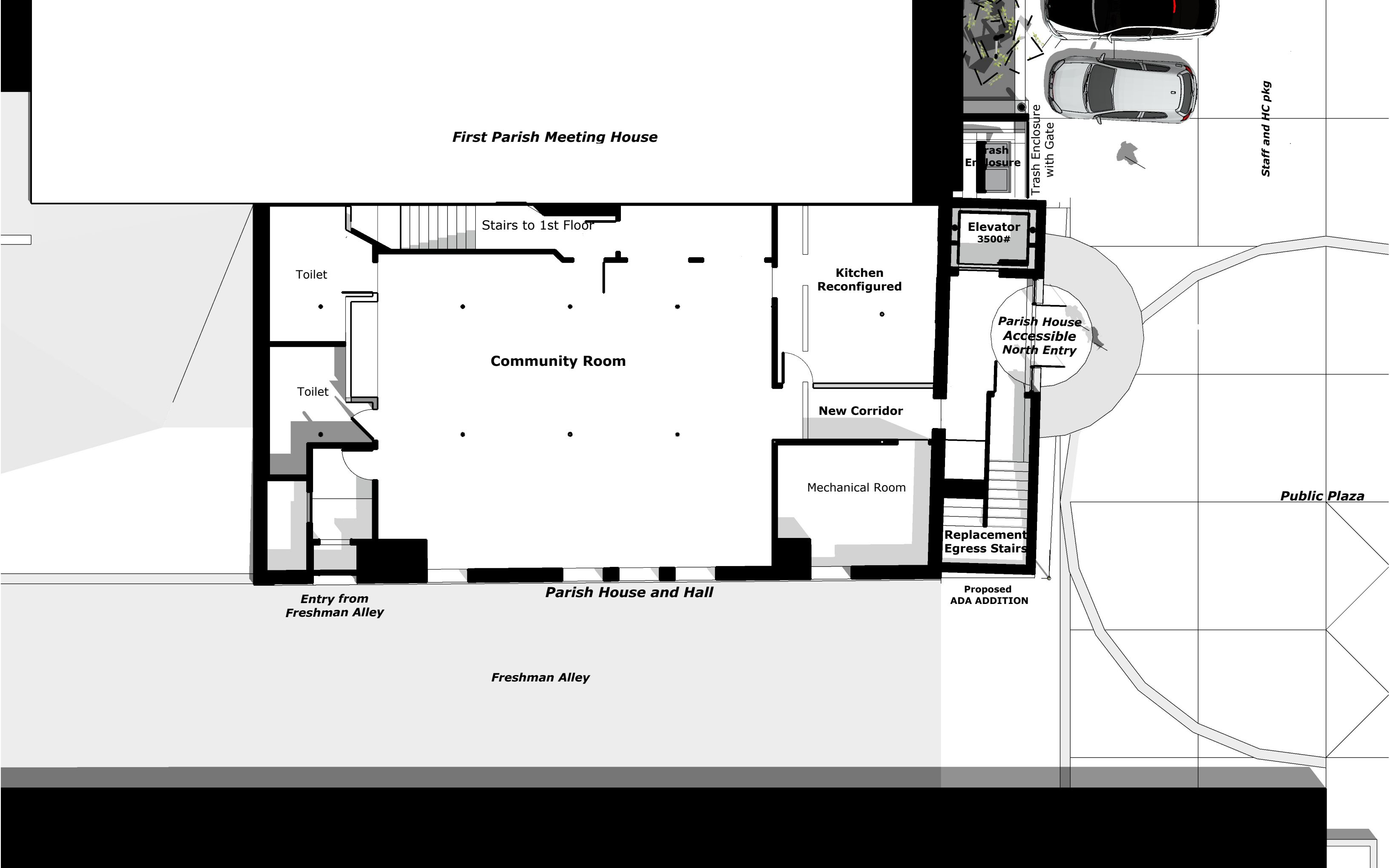
Property Marker

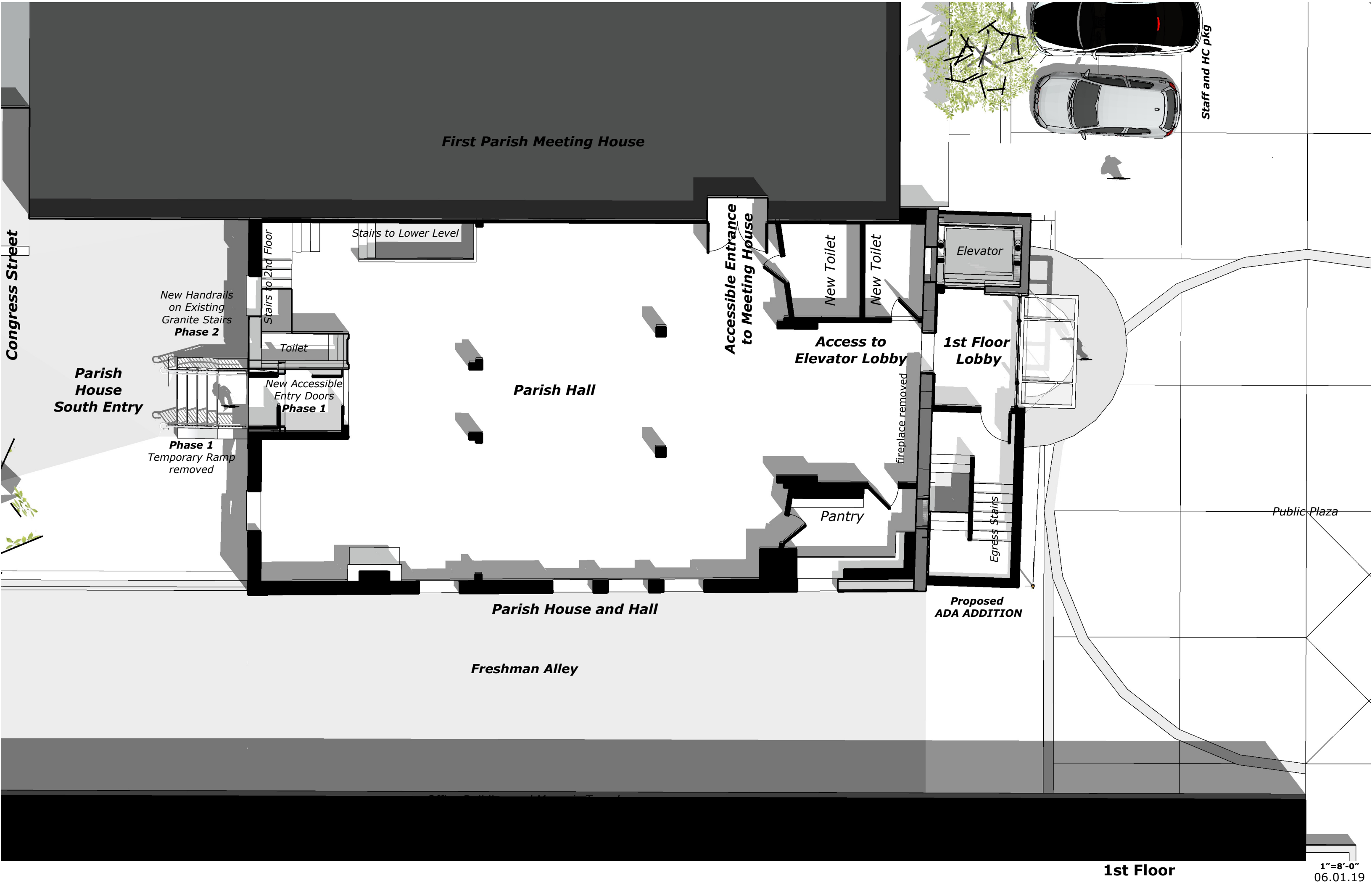
Parish House Proposed North Addition-a

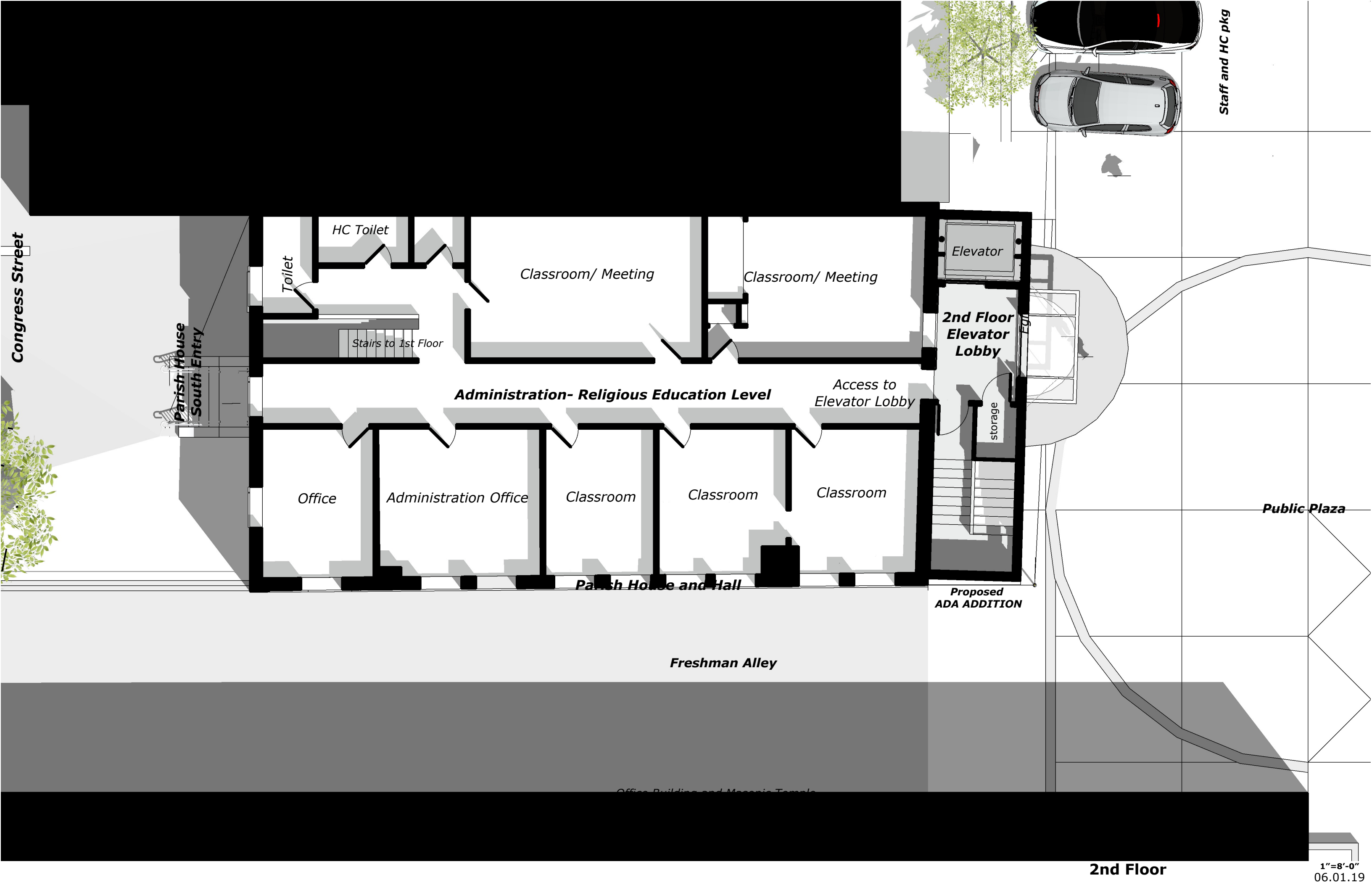
06.01.19











Congress Street

Parish House
South Entry

Toilet

HC Toilet

Stairs to 1st Floor

Classroom/ Meeting

Classroom/ Meeting

Elevator

2nd Floor
Elevator
Lobby

storage

Access to
Elevator Lobby

Office

Administration Office

Classroom

Classroom

Classroom

Parish House and Hall

Proposed
ADA ADDITION

Public Plaza

Freshman Alley

Office Building and Masonic Temple

Staff and HC pkg

2nd Floor

1"=8'-0"
06.01.19



**First Parish
Parish Hall Entrance**

**New Coated Handrails on
Existing Granite Stairs**

**Original
Granite
Steps
Cleaned**



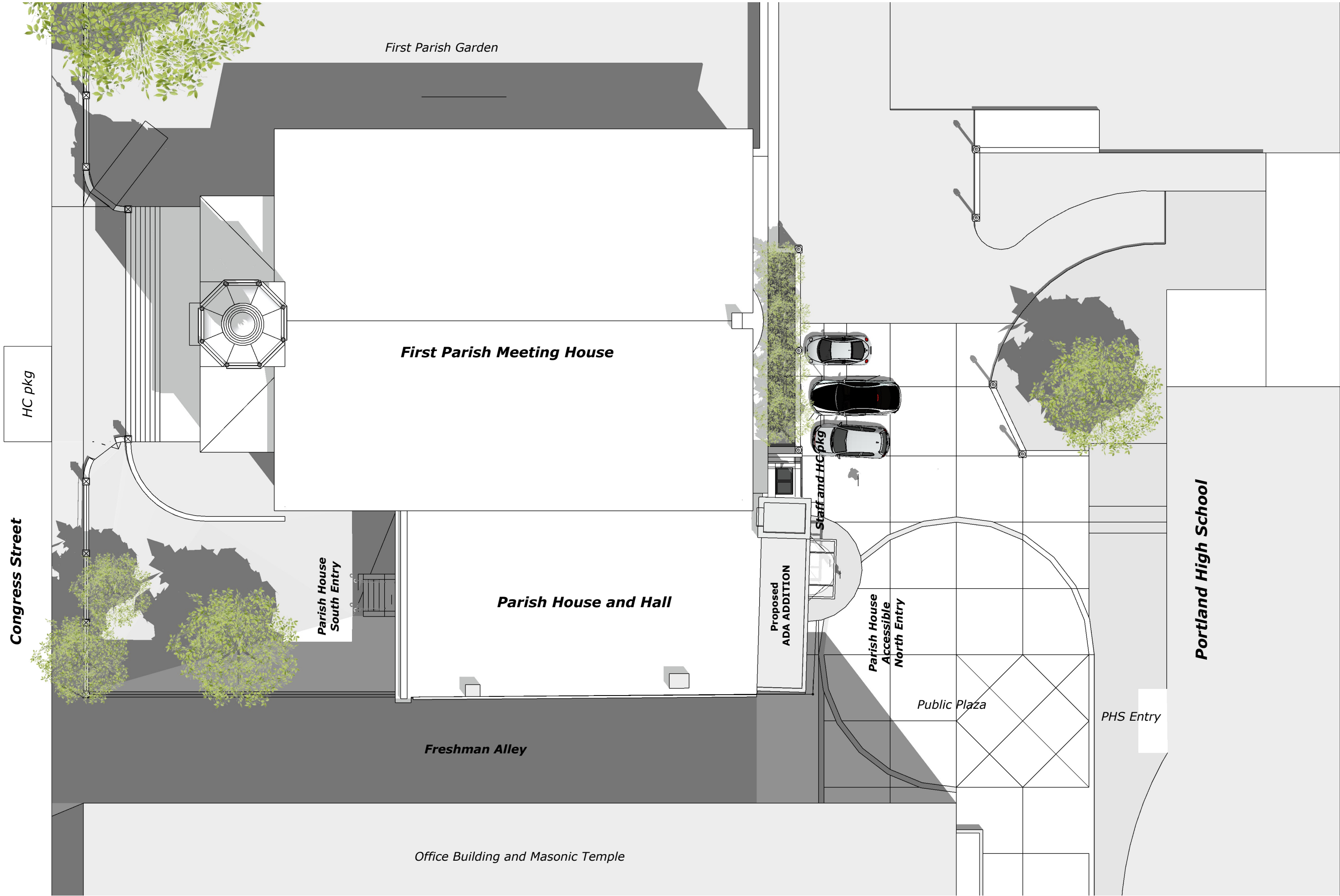


A Church for EveryBody



First Parish in Portland, ME 425 Congress Street 04101, Phone 207-773-5747, An IRS 501 c(3) entity to which contributions are tax deductible





Site Plan

Office Building and Masonic Temple

Congress Street

Freshman Alley

HC pkg

Parish House and Hall

Property Marker

Current Egress Stair (Built ~1950) To be Removed

Parish House North Entry

Trash

Public Plaza

Current Staff Parking & Deliveries

Property Marker

Property Marker

Parish House Current North



Office Building and Masonic Temple

Congress St

Freshman Alley

Parish House and Hall

HC pkg

Property Marker

Parish House
Accessible
North Entry & Deliveries

Public Plaza

Trash
in Enclosure
with Gate

Staff and HC
Parking

Property Marker

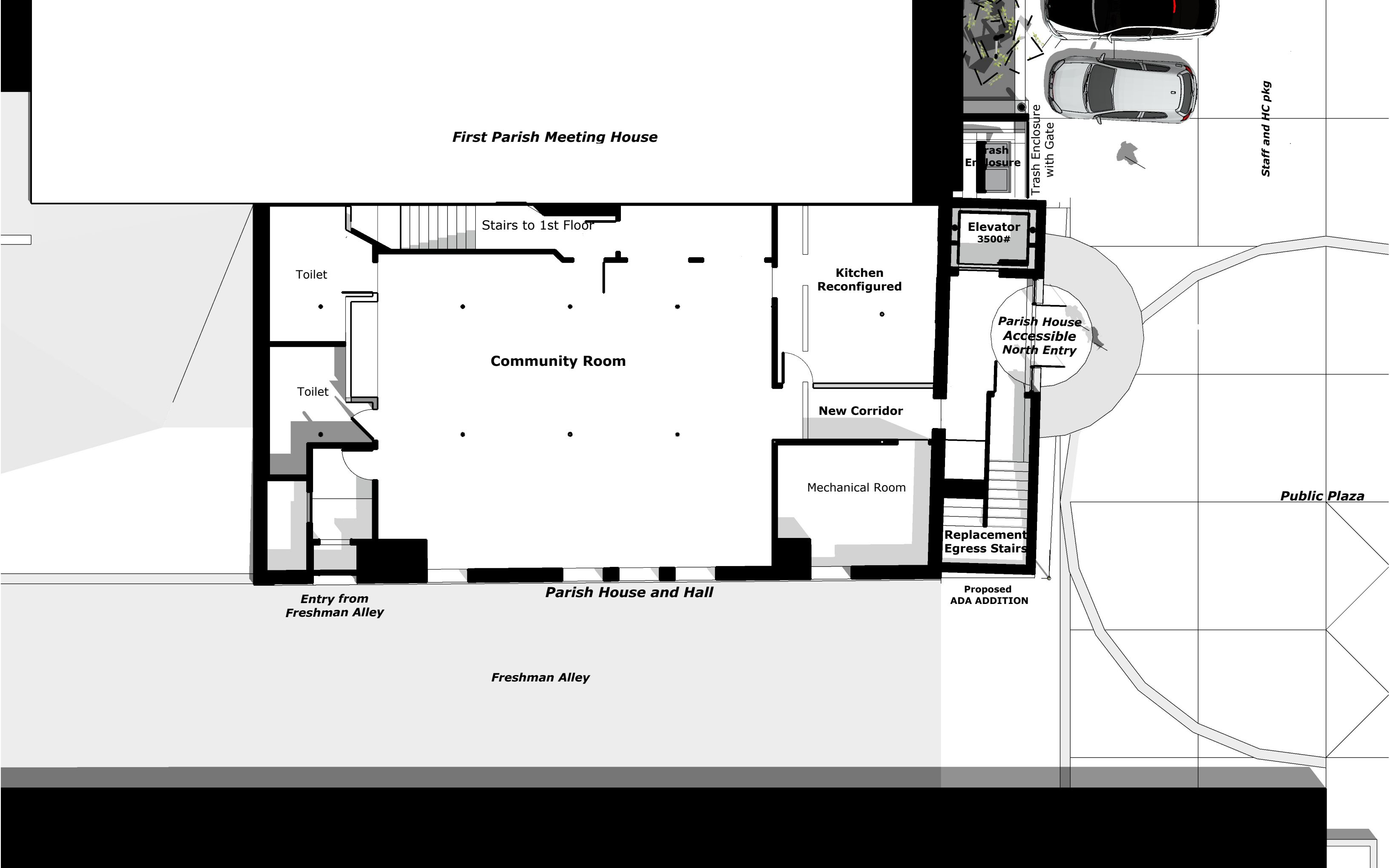
Property Marker

Parish House Proposed North Addition-a

06.01.19







First Parish Meeting House

Stairs to 1st Floor

Toilet

**Kitchen
Reconfigured**

Community Room

Toilet

New Corridor

Mechanical Room

**Elevator
3500#**

**Parish House
Accessible
North Entry**

**Replacement
Egress Stairs**

**Proposed
ADA ADDITION**

**Entry from
Freshman Alley**

Parish House and Hall

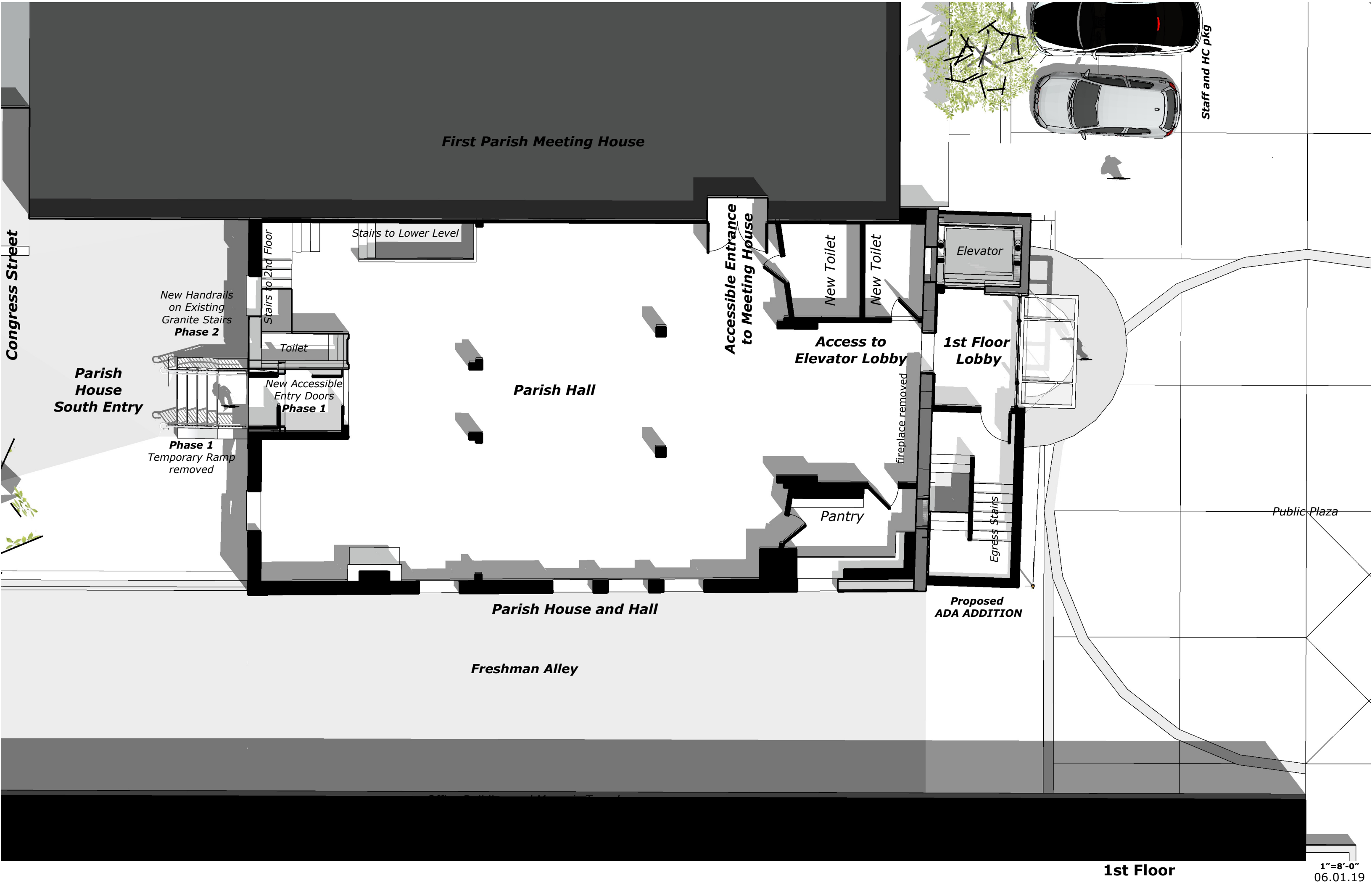
Freshman Alley

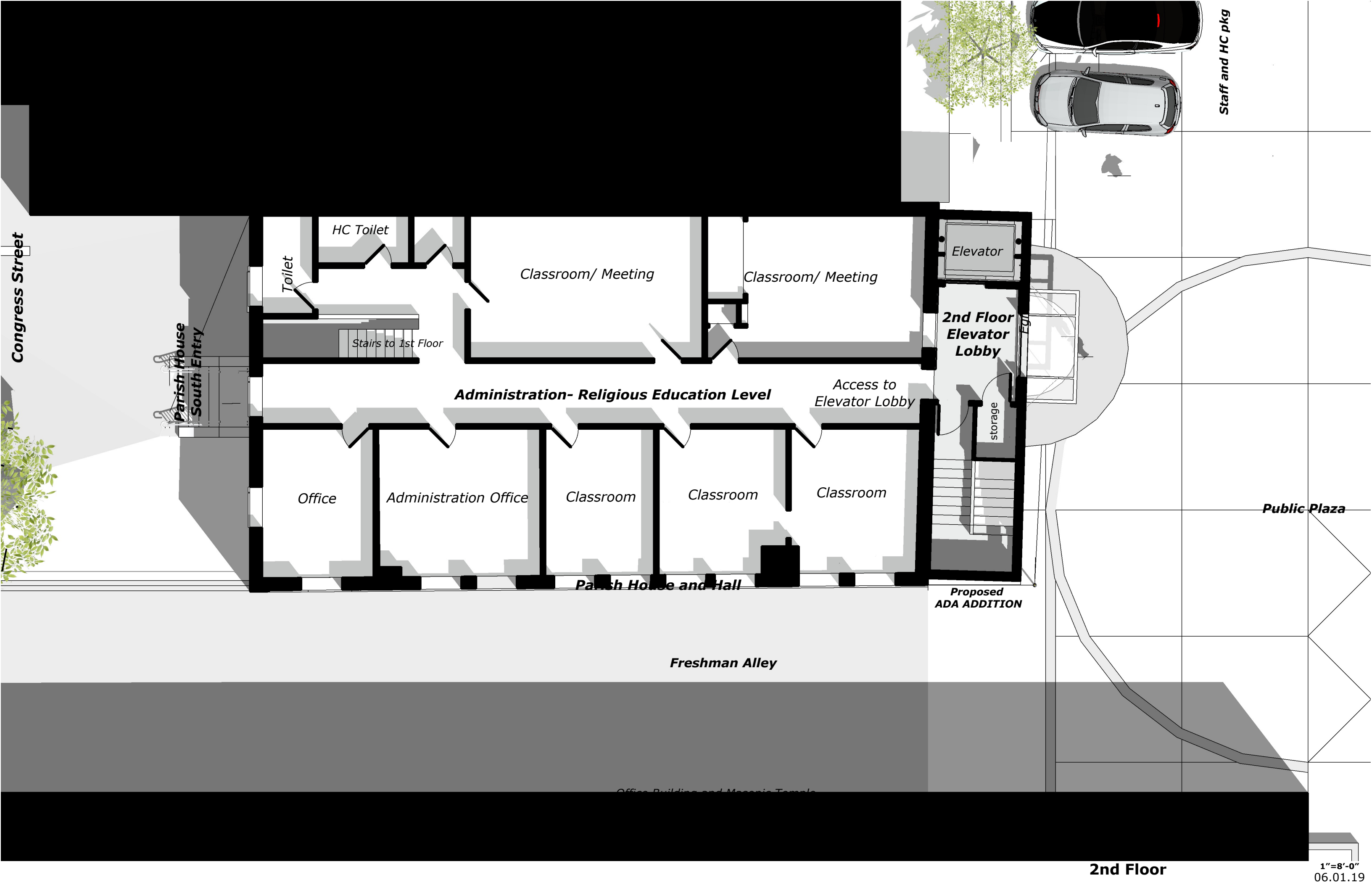
Staff and HC pkg

Public Plaza

Basement Level

1"=8'-0"
06.01.19





Congress Street

Parish House
South Entry

Toilet

HC Toilet

Stairs to 1st Floor

Classroom/ Meeting

Classroom/ Meeting

Elevator

2nd Floor
Elevator
Lobby

storage

Access to
Elevator Lobby

Office

Administration Office

Classroom

Classroom

Classroom

Parish House and Hall

Proposed
ADA ADDITION

Public Plaza

Freshman Alley

Office Building and Masonic Temple

2nd Floor

1"=8'-0"
06.01.19

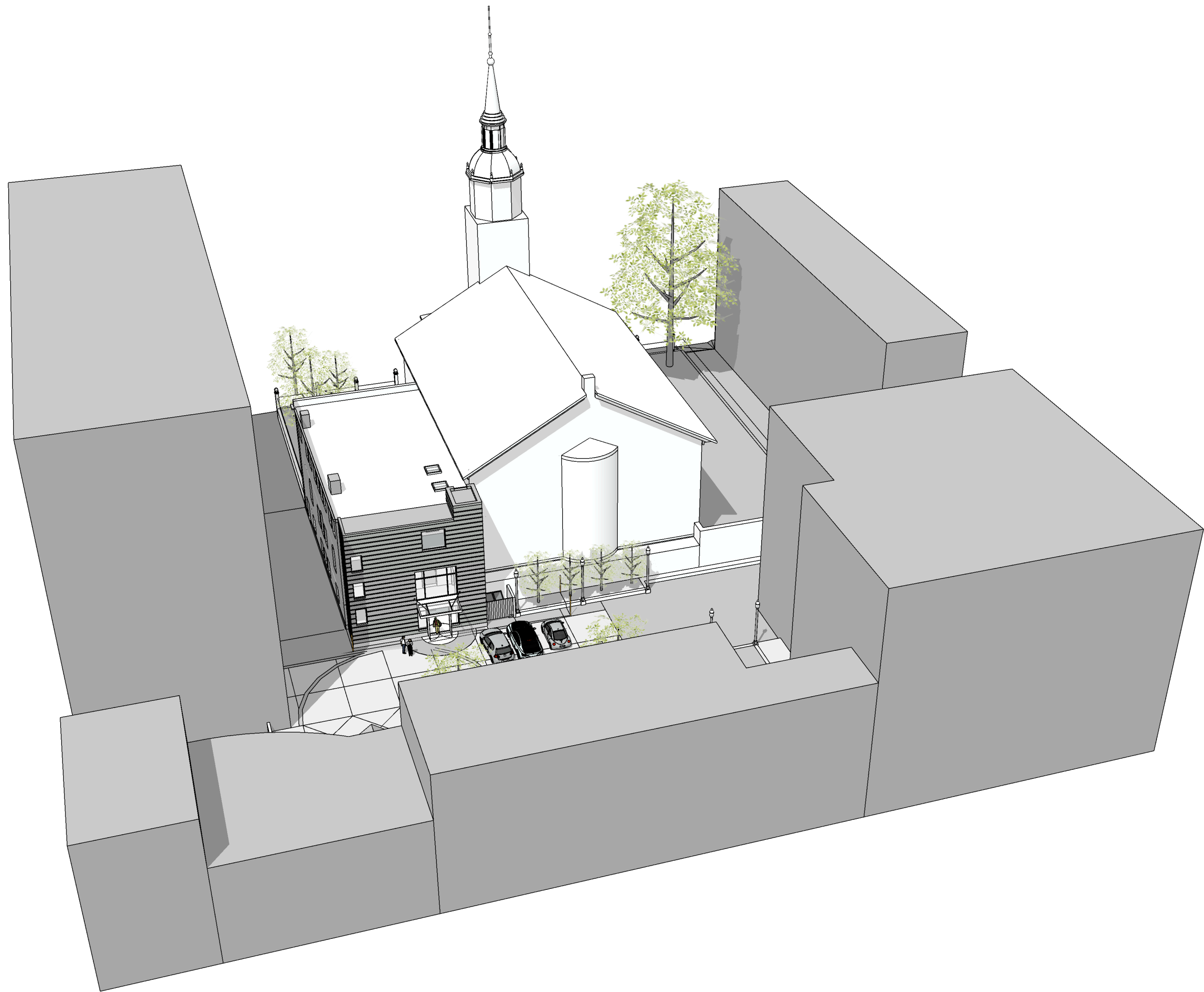


**First Parish
Parish Hall Entrance**

**New Coated Handrails on
Existing Granite Stairs**

**Original
Granite
Steps
Cleaned**







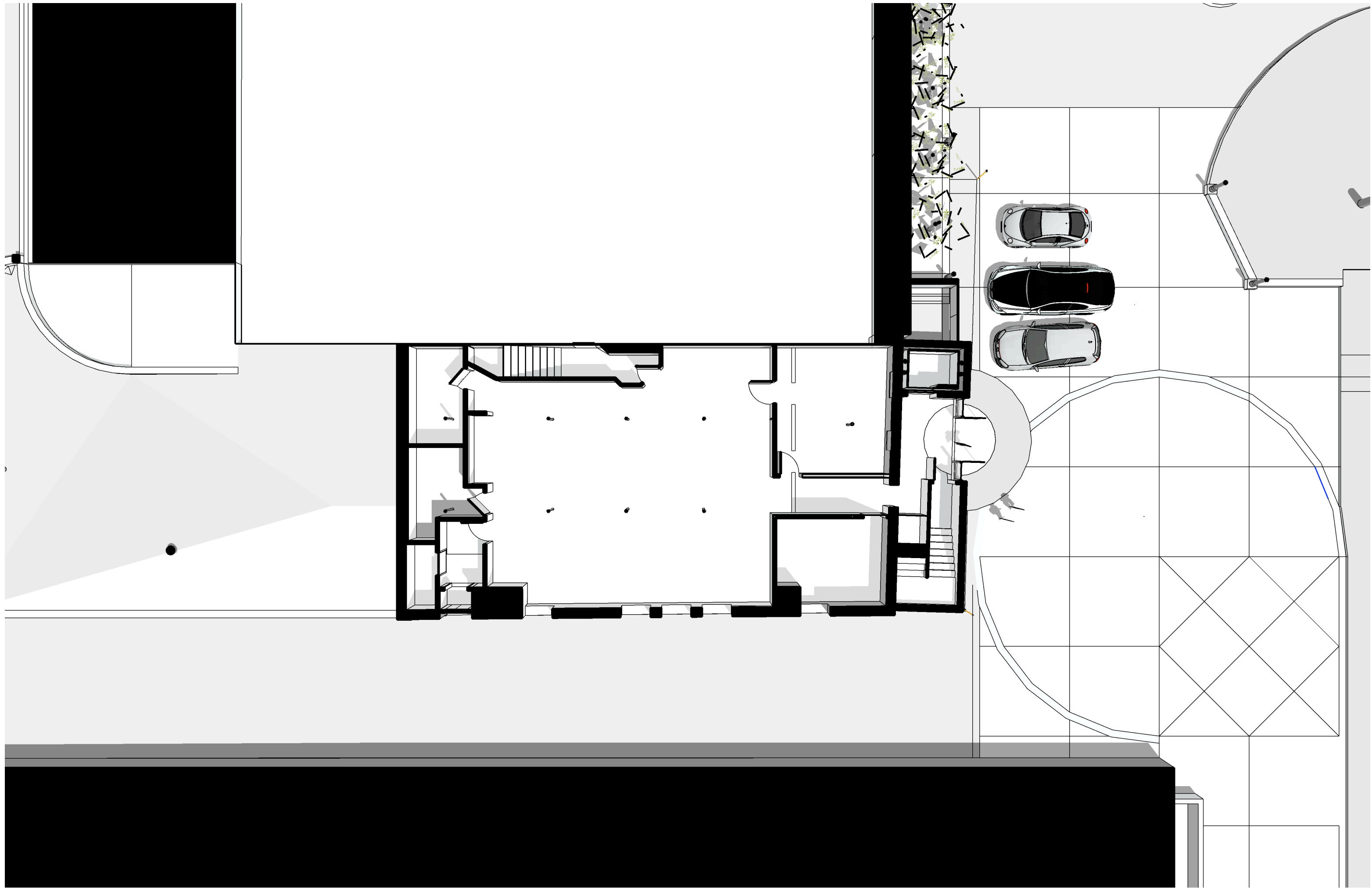


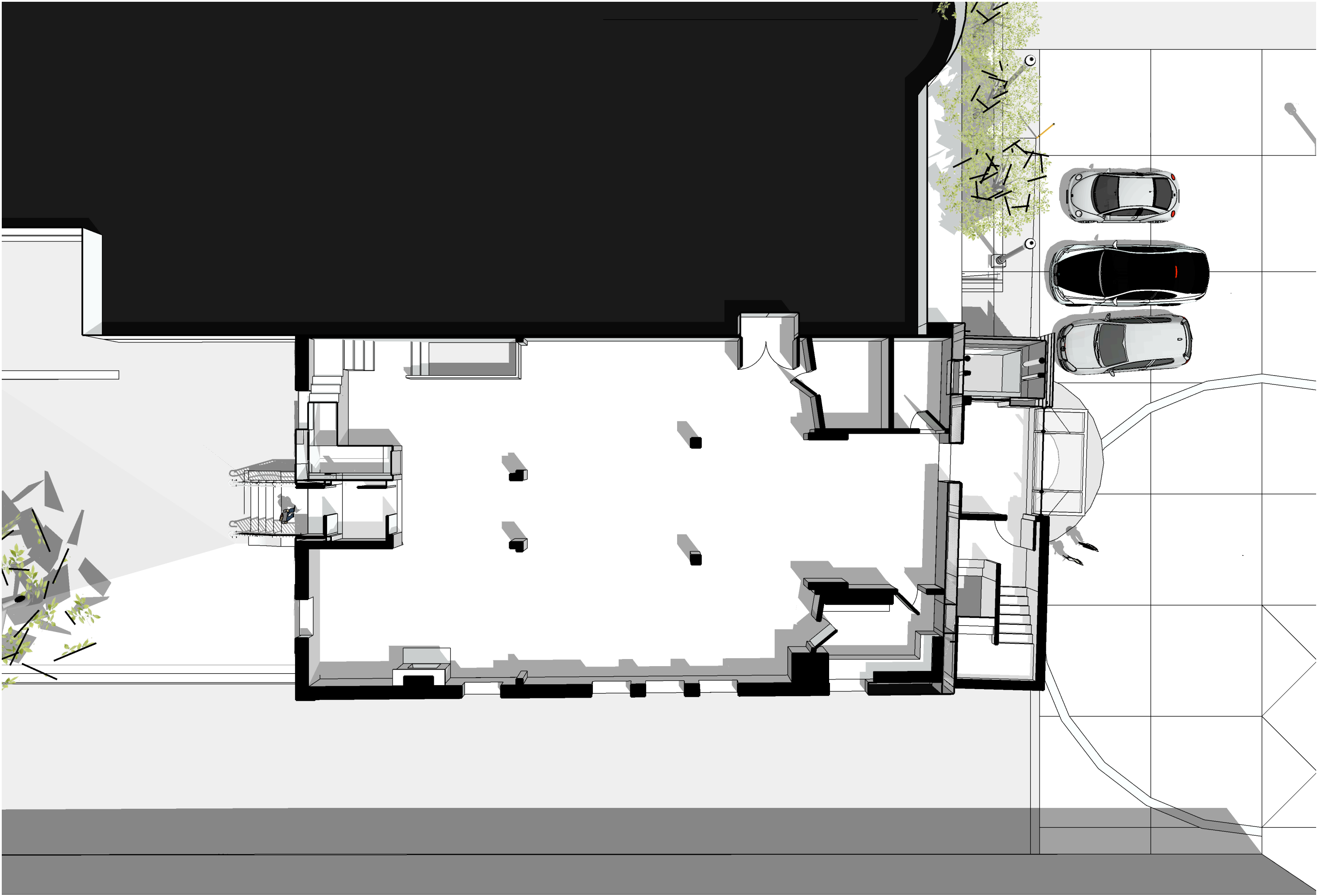


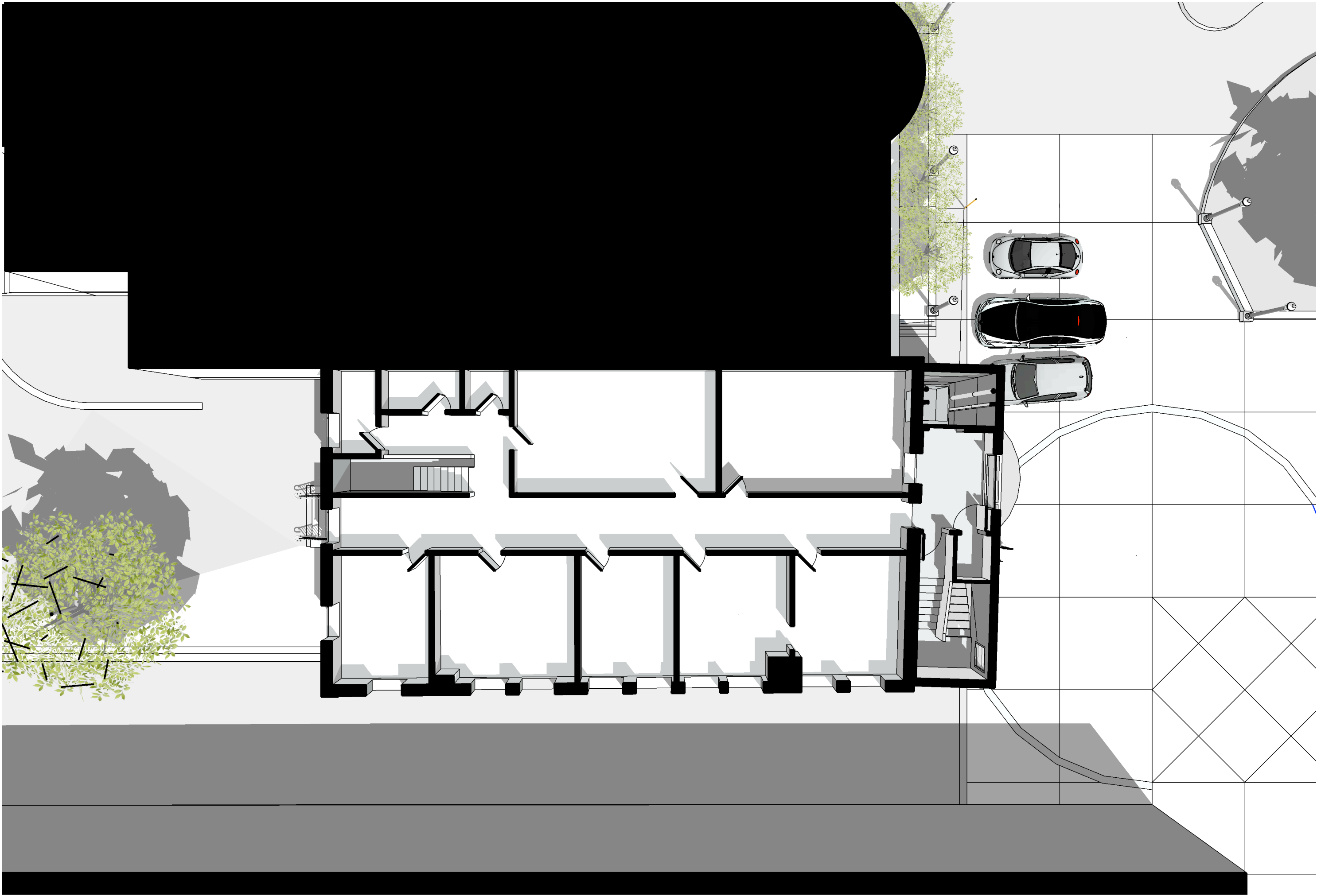














**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
PROPOSED ROOFTOP ADDITIONS – 211-215 COMMERCIAL STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: September 13, 2019
RE: September 18, 2019 **WORKSHOP**

Application for: Preliminary Review – Rooftop Additions

Location: 211-215 Commercial Street

Applicant: Granite Face, LLC

Architects: Mark Mueller Architects – Mark Mueller & Matt Provencal

Introduction

On behalf of owner Scott Lindsay (Granite Face, LLC,) Mark Mueller and Matt Provencal of Mark Mueller Architects have requested preliminary review of a new proposal for rooftop additions at 211-215 Commercial Street. Mr. Lindsay is renewing the search for architecturally compatible solutions that would create useable space above the fifth floor of the building. In 2017 the Board held two workshops for preliminary review of dormer and roof modifications and additions; on May 3, 2017 and June 7, a different architect presented several alternative concepts for adding light and space for a possible sixth floor.

The subject property (c. 1854,) sometimes known as the “Granite Block,” is distinctive on Commercial Street for its rough granite face and gambrel roof with four gable-roofed dormers on the front lower plane. On the rear are existing modern shed dormers that sit between the fire wall parapets that divide the building in two. Mark Mueller architects propose shed-roofed infill dormers between the front gable-roofed doghouse dormers, and a much larger, flat-roofed rear dormer, as well as a sixth floor extension for the narrow, modern circulation connector at 215 Commercial Street – attached to the left of the original building.

The architects have supplied elevations and plans, existing elevations, and some perspective views, and a brief summary of the proposed project scope. For reference staff has added images from June, 2017 showing several different concepts presented then

(Attachment 5.) Staff is also attaching several contemporary photos and two historic photos (1924 and 1990, Attachments 3 and 4,) and several street views and an aerial view from Google Earth (Attachment 2.)

Subject Structure

The Ross and Lynch Block at 215 Commercial Street was known during the 19th century as the “Granite Block”. Erected in 1854 soon after the construction of Commercial Street, the building is one of the most distinctive structures there, owing in large part to its use of regular coursed rough granite as a facing material on all elements of the front façade. The only other building on Commercial Street to employ granite as the primary exterior material is the Workingmen’s Club on the eastern end of the street.

The building exhibits a broad gambrel roof similar to many of the historic warehouse structures that line the inland side of Commercial Street. An 1866 illustration of the building confirms that the roof featured four pedimented dormers from the time of its construction. The dormers also appear in the 1924 tax photo. Interestingly, the dormers were removed some decades later. (See Attachments 3 and 4.)

In 1994 Mr. Lindsay received approval from the Historic Preservation Board for the comprehensive exterior rehabilitation of the building. (The former warehouse had been boarded up for several years prior to Mr. Lindsay’s purchase in the early 1990’s.) Approved alterations included reconstruction of the four missing pedimented dormers on the front roof plane, installation of six skylights on the upper portion of the gambrel roof, and construction of two long dustpan dormers on the rear roof plane. Mr. Lindsay also received approval for the introduction of several window openings in the once-solid eastern party wall. The side of the eastern rear dormer is just visible above the parapet from Commercial Street east of the building, opposite Dana Street.

Proposed Improvements

At this time proposed additions to the fifth and sixth floors include several aspects, designed to enhance and expand space on the upper floors. Note that contrary to the notes on the elevations, there is already an existing fifth floor; a new sixth floor is proposed under the roof.

Front Dormers – Fifth Floor:

The applicants propose to connect the four pedimented dormers on the front with shed-roofed connecting dormers, with the fully glazed faces set back by two feet. The center addition between the second and third dormers would engulf the parapet fire wall that is currently visible in the center of the roof. (In 2017 two of the concepts presented included similar connections, and another idea was to add low profile skylights between the dormers to add light.) In addition, notes on the elevations call for elongating the dormer windows by lowering the sills into small roof recesses.

Front Inverted Dormer – Sixth Floor:

Above the existing front dormers the architect proposes an inverted dormer cut into the roof, providing the proposed sixth floor with a small front deck and natural light. (This would replace existing skylights on the upper plane of the front gambrel that are not visible from the street. It is difficult to assess how visible this change would be with the drawings supplied up to now, but staff believes there would be some degree of visibility depending on the location of the viewer – perhaps more so if the new connecting dormers between the existing pedimented dormers are not built.

Rear Dormer and Roof Deck – Sixth Floor:

In conjunction with adding a sixth floor, the two rear shed dormers currently lighting the fifth floor are proposed to be extended by a floor to create a larger floor plate for the new sixth floor. Like the existing dormers, glazing is proposed for the entire face, and the two existing dormers would be connected, engulfing the parapet fire wall. The sides would be sheathed with flat seam metal. On the flat roof of the new rear dormer the applicants would like to construct a deck, accessed by a stair tower. The latter feature would be behind the ridge, but higher; visibility is difficult to assess with the drawings and views submitted so far.

Circulation Core Extension – Sixth Floor:

The modern connector at 215 Commercial Street houses the elevator and stairs serving the Granite Block, and this circulation core is proposed to be extended to serve the new sixth floor. The height of the elevator tower roof would be the same as the existing ridge in the main building, but because the face would be to the front side of the ridge, it would poke above the parapet at the west end of the main block. Like the lower faces of the section, the walls that are not glazed would have flat –seam metal siding.

Rooftop Mechanicals that are presently on the roofs of the circulation connector would all be moved to the rear roofs of that section, but the mechanicals are not shown on the rear elevation, and without a roof plan it is difficult to visualize what roof spaces are available on the rear of the connector. Staff has asked Mr. Provencal to supply additional drawings for the September 18 Board workshop.

Additional Windows in East End Wall - Sixth Floor:

Also proposed are additional windows in the east wall of the block, adding to the stacked windows that were introduced in the 1990's. (It is unclear from these conceptual drawings how the proposed sixth floor would relate to the windows in the end wall.

Staff Comments and Questions

The applicants' proposal to add a sixth floor to the Granite Block involves constructing a number

of new features and additions that force the Board to ask at what point would the proposed alterations stretch Review of Alterations Standard 1, and require more than “*minimal alteration to the character-defining features of the structure....*” Staff suggests that if proposed alterations interfere with or obscure character-defining features of the historic structure, or overwhelm the basic form of the resource, their compatibility and adherence to the standards for alteration become questionable.

In the introduction to the staff memo for the June 7, 2017 second workshop, staff wrote:

It is the front roof, facing Commercial Street that inspired the most discussion at the May workshop. The subject building features prominent doghouse dormers on the front roof plane as well as a single row of skylights that are not visible from the street as they are on the upper section of the gambrel. Board members were unequivocal in finding the gambrel roof and distinctive dormers character-defining features of the Granite Block. While the Board was sympathetic to Mr. Lindsay’s desire to create more useable space below the roof, the initial proposal to fill in between all four dormers with walls faced with mulled windows was not viewed sympathetically. The roof and distinctive dormers were unanimously regarded as important features of the building, and any alterations around the dormers need to be treated with great sensitivity to retain their noteworthy presence and character on the roof.

A number of the staff comments from that June 7, 2017 memo are also still relevant:

Having reached consensus at the last workshop [5/3/17] that the subject building’s roof form and individual dormers contribute to building’s architectural and historic significance and are character-defining features, the Board must consider whether any of the revised scenarios can be supported as appropriate.

Staff offers the following observations and comments for consideration, including several repeated from the May 3 Board memo:

- The gambrel roof form is typical of the mid-19th century warehouses that populate Commercial Street and is characteristic of this commercial building type and era of construction.
- Given the fact that the abutting building is much lower than the Granite Block, the east outline of the roof is fully exposed to view, clearly revealing its gambrel form.
- The presence of doghouse dormers on the roof reinforces the fact this is a 19th century commercial structure. Although the existing dormers are not the original dormers, reconstruction of the missing dormers in 1994 was welcomed by the HP Board, as their reconstruction would return the building to its documented historic appearance.

- Based on the above observations, staff finds the roof of the subject building, including its doghouse dormers, to be an important character-defining feature.
- Standard #1 requires that every reasonable effort be made to provide a *compatible use which requires minimal alteration to the character-defining features of the structure*. While the Board has been generally receptive to projects that will extend the utility of unoccupied roof spaces, such projects should not necessitate alterations that unduly compromise the character of the structure. Inevitably, there will be circumstances where accommodating an expansion cannot be done without eroding the character of a building. In those circumstances, the Board's responsibility is to ensure that the ordinance standards are met.
- While staff understands that the dormer solution proposed for the Commercial Street roof plane is intended to preserve the building's doghouse dormers, infilling between the existing dormers creates a hybrid solution that, in staff's view, is visually awkward and calls undue attention to the alterations. Staff is somewhat skeptical that this would still apply to the current Option A, despite omitting the wide infill in the middle of the roof.
- The possibility that the front planes of the two infill walls could be pushed back from the front of the existing dormers would only slightly mitigate the impact of the infill on the pairs of dormers.
- In considering the proposal for an additional row of skylights above the dormers, the Board should request perspective views from various vantage points to confirm the extent to which the skylights will be visible and if visible, to evaluate their compatibility. These proposed additional skylights would be more visible in the absence of any infill walls between the dormers.
- Regarding the proposed additional dormers on the rear of the building, the rear roof plane has fairly limited visibility. The only locations from which one can clearly see a portion of the existing dormers is from Fore and Wharf Streets, where the remnant of former Plum Street creates a break in the street wall. The fact that this is the rear of the building and visibility of the roof is limited makes this portion of the roof less sensitive to change than the front roof plane and it's likely that added dormers, or modifications to the existing dormers can be successfully accommodated. That said, to preserve the clarity of the gambrel roof form as viewed from the east on Commercial Street, any added dormers on the rear roof should be set back from the east elevation.

Staff would amend this last bullet point from 2017 to note that the amount of height proposed to be added to the rear dormers and the modern circulation core is significant. Mr. Mueller and

H:\Shared drives\PUD - Planning\0 Packets for PB and HP\Historic Preservation\HP Packets (2019)\9-18-19\211 Commercial Street\MEMO - 9-18-19 Commercial 211-215 Rooftop additions.docx

Mr. Provencal have drawn the rear dormer extension on the same footprint as the existing dormers, which would make the side quite visible from Commercial Street east of the building, and would present a tall vertical glazed wall facing north. Even though it is proposed for the rear roof, the mass and visibility of the dormer will be difficult to find compatible as drawn.

Matt Provencal communicated to staff that drawings with some minor corrections and a wider spectrum of perspective views will be available at the September 18 Board workshop. Additional street views will be important in assessing the visual impact of the proposals, particularly the extension of the circulation connector, the stair tower to the proposed rear roof deck, and the inverted dormer in the upper front roof.

As in 2017, this workshop should serve to provide the applicant and the architect feedback as to the limits on appropriate alterations. Designing additions that will make a sixth floor a viable addition is clearly a challenge that the owner feels is worth exploring further; the Board's role is to judge when the historic character of the building's appearance is in danger of being overwhelmed or obscured by the proposals. While no doubt both the Board and Staff would be happy to approve further *compatible* uses of the subject property, understanding that in the owner's view this makes the viability, value and long-term maintenance easier, alterations must be found to meet the standards the Board is obligated to uphold.

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.*
- (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. Architect's drawings and views
2. Google views of property
3. 1924 photo of property
4. 1990 photo of property
5. Concept views from June 7, 2017 packet

THE GRANITE BLOCK

Attachment 1



SOUTH WEST PERSPECTIVE



MARK
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rmm@muellerarchitects.com

HP Workshop

07/03/19

215 Commercial Street
Portland, Maine 04101

HP-1.0

THE GRANITE BLOCK



NORTH WEST PERSPECTIVE

215 Commercial Street
Portland, Maine 04101

HP-1.1

HP Workshop
07/03/19

THE GRANITE BLOCK



PROPOSED FRONT
ELEVATION
1/4" = 1'-0"



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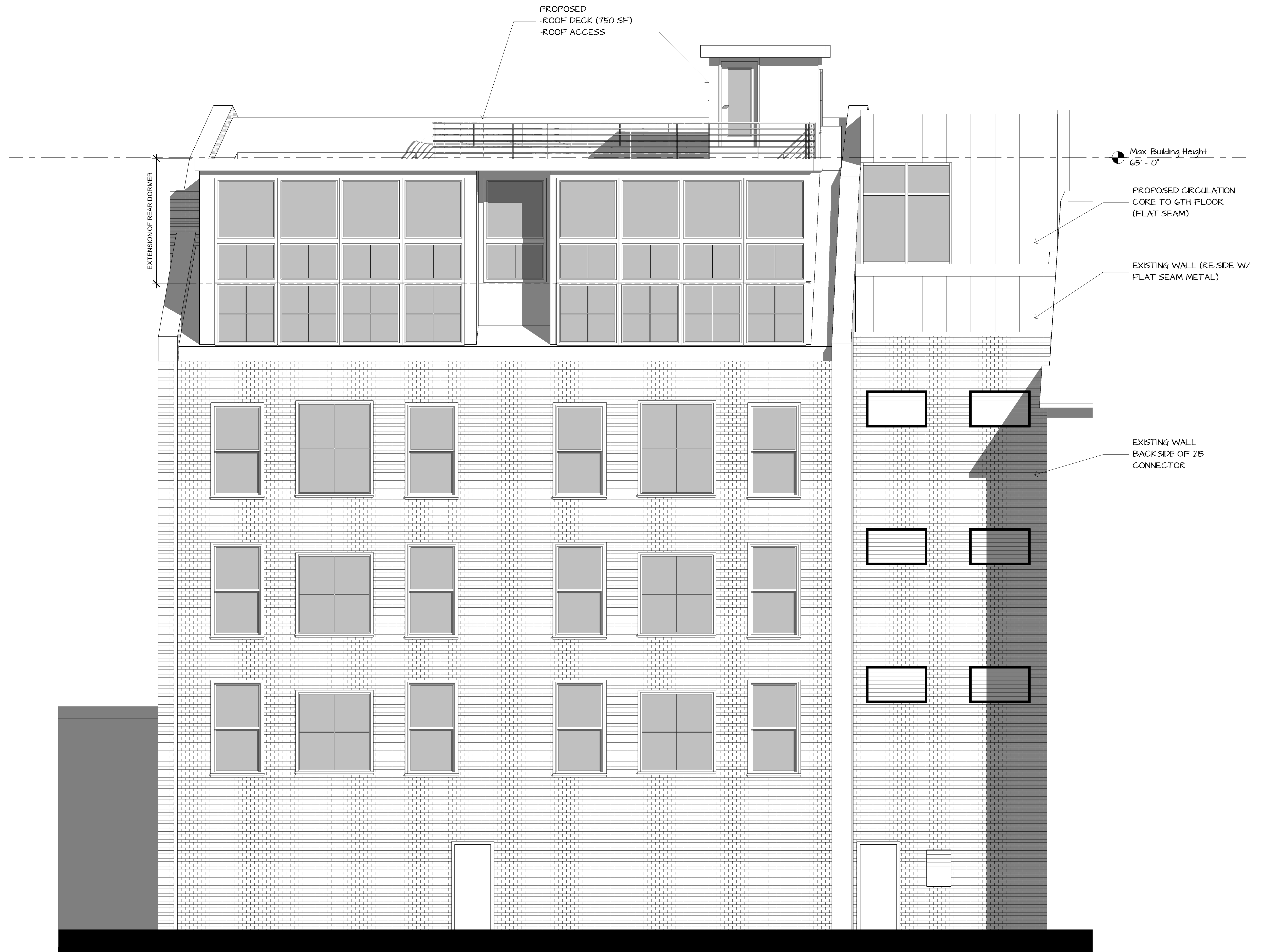
HP Workshop

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HP-2.0

THE GRANITE BLOCK

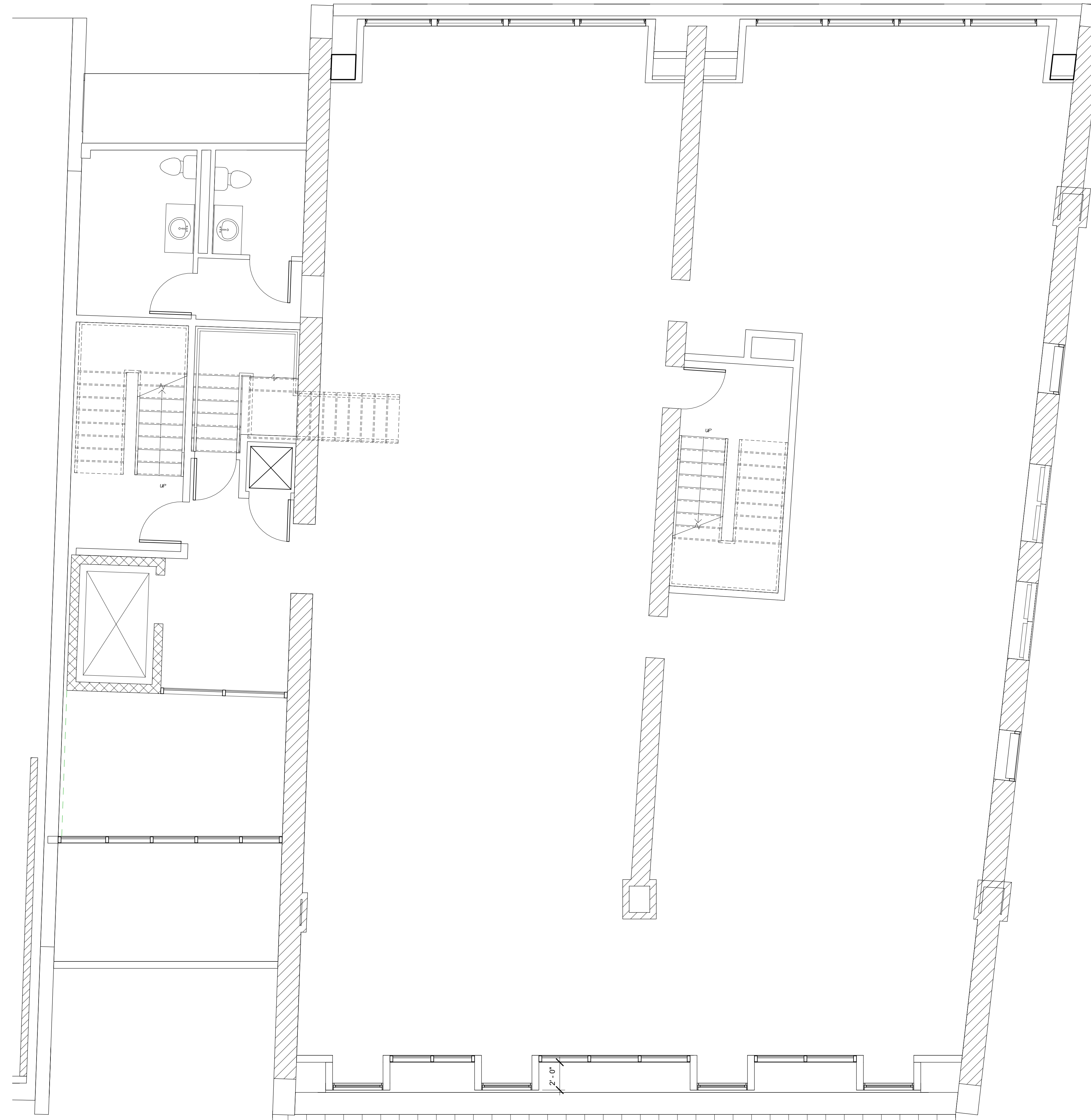


PROPOSED REAR ELEVATION
1/4" = 1'-0"

THE GRANITE BLOCK



THE GRANITE BLOCK



PROPOSED 5TH FLOOR
1/4" = 1'-0"



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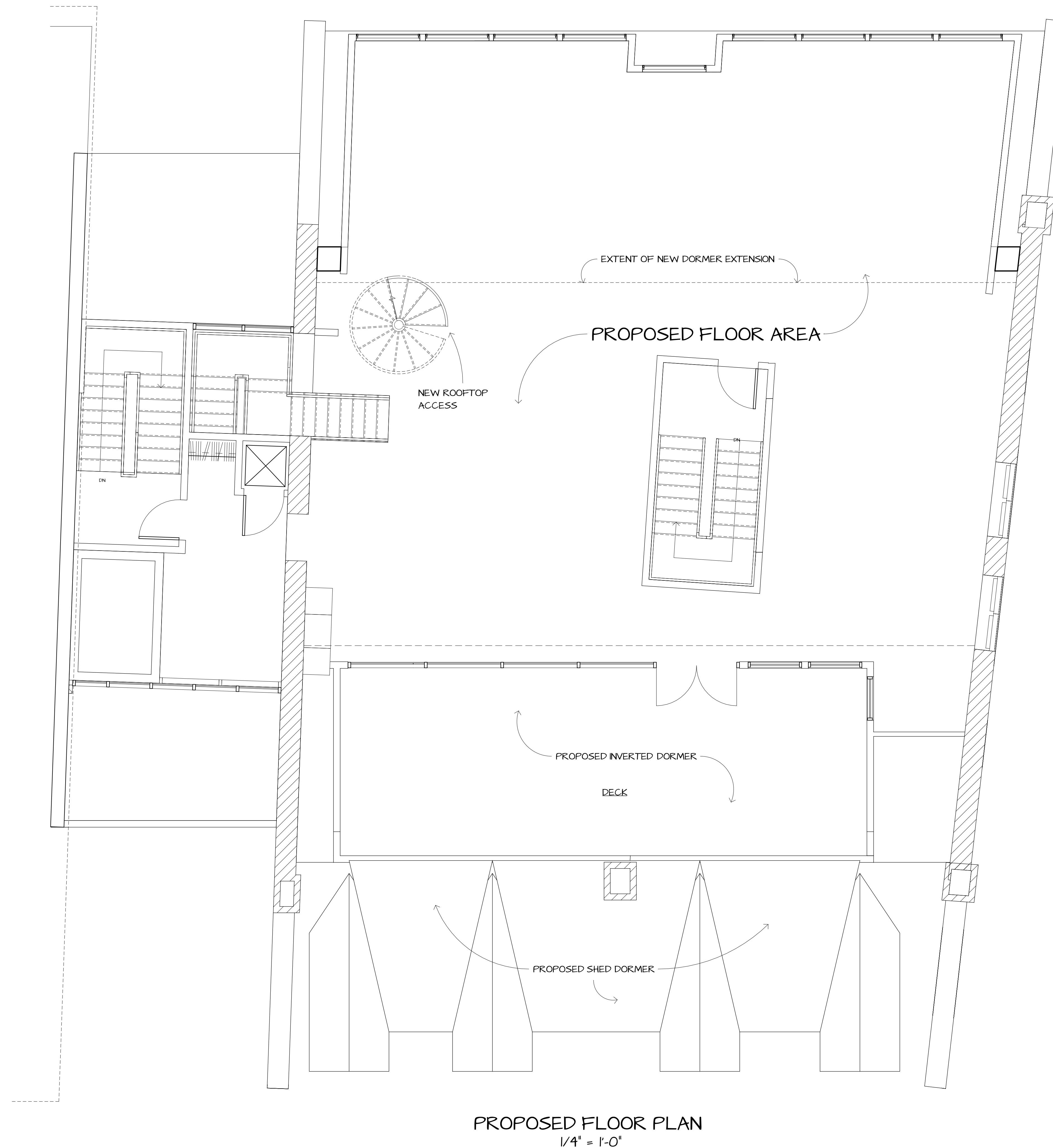
HP Workshop

07/03/19

215 Commercial Street
Portland, Maine 04101

HP-3.0

THE GRANITE BLOCK



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



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HP Workshop

07/03/19

215 Commercial Street
Portland, Maine 04101

HP-3.1

THE GRANITE BLOCK



EXISTING FRONT ELEVATION
1/4" = 1'-0"

215 Commercial Street
Portland, Maine 04101

EC1.0



MARK
MUELLER
ARCHITECTS

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email: rfm@muellerarchitects.com

HP Workshop

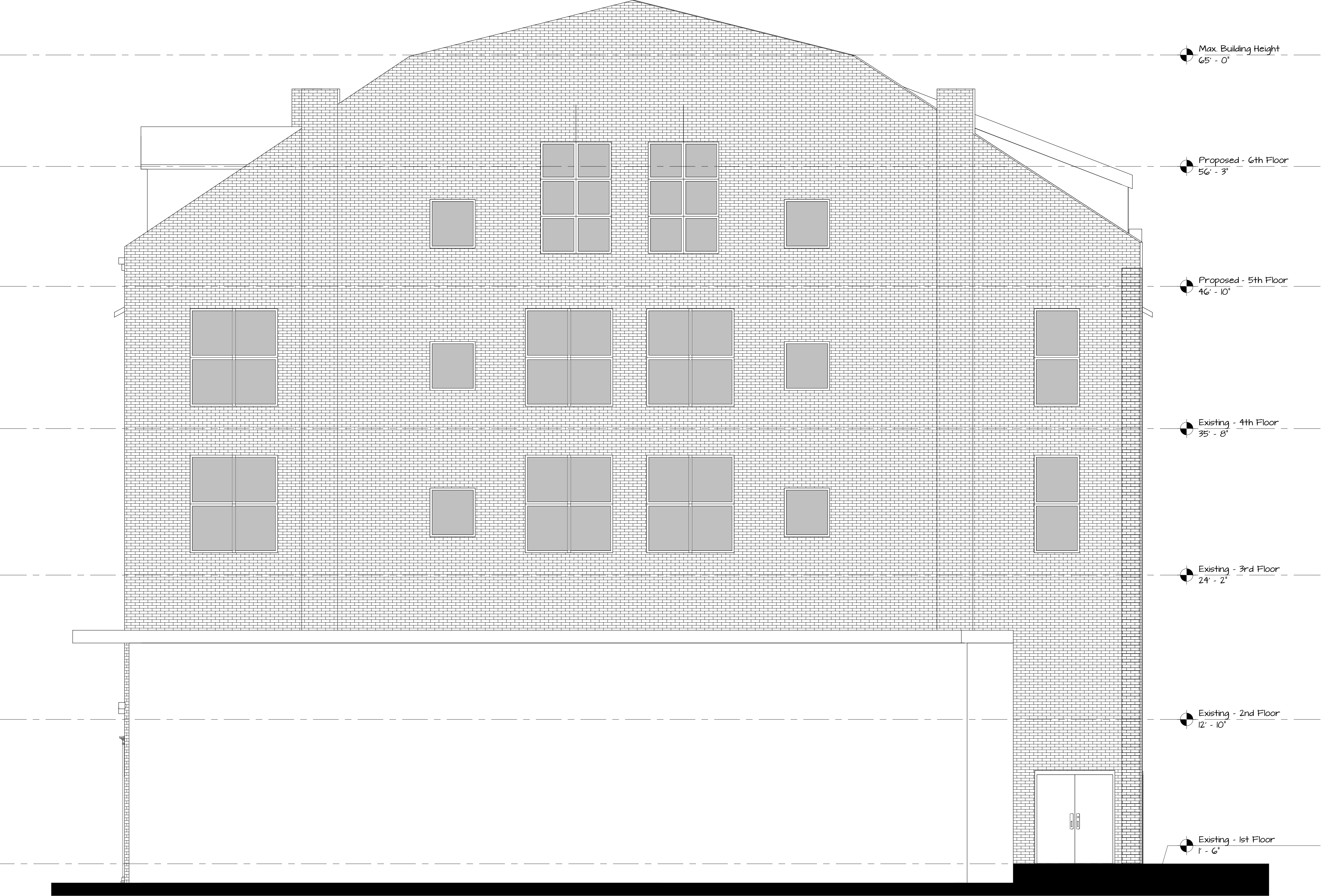
07/03/19

THE GRANITE BLOCK



EXISTING REAR ELEVATION
1/4" = 1'-0"

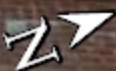
THE GRANITE BLOCK



EXISTING RIGHT ELEVATION
1/4" = 1'-0"



Google Earth





Google Earth

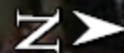
©2018 Google
©2019 Google

20 ft



Google Earth

© 2018 Google
© 2019 Google



10 ft



215 Commercial St



Google Earth

© 2018 Google
© 2019 Google

9.64 ft



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CUCINA ITALIANA





Com

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