

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 November 6, 2019, the Portland Historic Preservation Board will meet at 5:00 p.m. 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 OCTOBER 16, 2019.**
 - i. There were no public hearing items to report on.
- 3. COMMUNICATIONS AND REPORTS**
- 4. WORKSHOP - 5:00 PM**
 - ii. Preliminary Review of Proposed MUNJOY HILL Historic District Designation (4th workshop)
 - iii. Preliminary Review of Proposed Exterior Alterations and Additions; 153 State Street; Dan St. Peters, Applicant.
- BREAK FOR DINNER - MEETING RESUMES AT 7:30 P.M.**
- 5. WORKSHOP, CONTINUED**
 - iv. Preliminary Review of Proposed Rehabilitation, Exterior Alterations and Additions to Buildings 2, 3 4, 6a and 6b of former Portland Company Complex, including Site Alterations; 58 FORE STREET; Portland Foreside Development Company, Applicant.
- 6. PUBLIC HEARING**
 - v. Certificate of Appropriateness for Rear Addition; 59 Chadwick Street; Patty and Eddie Howells, Applicant.
- 7. CONSENT AGENDA**

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

**WORKSHOP (4th)
MUNJOY HILL**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: October 31, 2019
RE: November 6, 2019 4th **WORKSHOP – Preliminary Review of Munjoy Hill
Historic District Nomination**

Introduction

A fourth and final workshop has been scheduled to review outstanding details of a proposal to designate an area within the Munjoy Hill neighborhood as a local historic district. Previous review sessions were held on July 10th, September 4th and October 2nd. Site walks of the proposed district were held on July 31st and August 28th.

The final workshop will focus largely on several areas immediately abutting the current proposed district boundary that have been identified by area property owners during previous workshops as warranting further consideration for inclusion in the district boundary. In response to public input, members of the Historic Preservation Board instructed staff to evaluate the buildings within the identified blocks and consider the merits of including the areas within the proposed district.

Summary of October 2 Workshop

At the October 2nd workshop, staff responded to questions or requests for clarification posed by Board members and members of the public during the September 4th workshop. The key questions were addressed in the workshop staff report as well. (Staff reports and all attachments for each meeting of the Board are available for review on the Planning Department's webpage under "Munjoy Hill Historic District Analysis". To access the page, go to <https://www.portlandmaine.gov/2451/Munjoy-Hill-Historic-District>

The balance of the October 2 workshop focused on specific properties for which further analysis had been requested as a result of the Board's two site walks of the proposed district. During the site walks Board members identified ten properties the classification of which warranted reconsideration. The Board also identified two small areas of the proposed district boundary that warranted adjustment. Those boundary adjustments would have the effect of adding five properties to the district. Finally, staff identified the four properties outside the proposed boundary for which the property owner had requested individual designation. Staff presented two maps that identified

all of the properties in question and the proposed classification (or reclassification) for each property. (See ATTACHMENT 1.) Staff also presented a potential updated historic district map that incorporated the suggested changes.

Following are the properties discussed at the October 2 meeting:

Boundary adjustments:

- Walnut Street: include entire block (south side only) between North and Willis.
This adds three properties: 42 (NC), 44 (NC) and 46 (C) Walnut
- Kellogg Street: include both sides of the entire block between Congress and Monument.
This adds two properties: 51-53 (C) and 57 (NC) Kellogg

Property reclassifications:

- Noncontributing to Contributing:
 - 11 O’Brion
 - 28 O’Brion
 - 31 O’Brion
 - 43 O’Brion
 - 49 O’Brion
 - 24 St. Lawrence
 - 65 St. Lawrence
 - 96 Vesper
 - 32 Wilson
- Contributing to Noncontributing
 - 63 Morning
- Vacant to Noncontributing (based age of construction)
 - 40 O’Brion

Additional proposed individual Landmark designations (upon request of property owner)

7 Lafayette
8-12 Montreal
51 Monument
28 Waterville

Following review of the subject properties, members of the Board confirmed their support for the boundary adjustments and reclassifications and asked that the historic district map be updated to reflect the changes. See ATTACHMENT 2 for updated map (effective October 2, 2019.)

During the public comment period at the workshop, several area property owners and residents requested consideration of additional adjustments to the district boundaries. Most of the requests appeared to be prompted by a desire to include both sides of a given block, where the proposed

boundary included only one side of the street. Residents spoke to the merits of the area that would be brought into the district and argued that including both sides of the block would provide additional assurance as regards review of future changes. In response to these requests, Board members suggested that staff assess the areas identified by members of the public and provide information and a recommendation regarding designation at a final workshop.

Additional Areas Evaluated by Staff for Potential Inclusion in the District

The four areas examined for potential inclusion in the district are as follows:

Atlantic Street, west side, from Wilson to Monument

Identified area for potential district expansion includes 58, 62, 68, 74 and 76 Atlantic

Emerson Street, west side, from Congress to Turner

Identified area for potential district expansion includes 8, 10, 14, 16, 20, 22 and 24 Emerson

Melbourne Street, north side, from Willis Street intersection to 67 Melbourne

Identified area for potential district expansion includes 51, 53, 57, 61, 63, and 67 Melbourne

North Street, west side, north of Walnut

Identified area for potential district expansion includes 126 and 128 North Street

Enclosed are aerial views of each of the subject blocks, followed by photos and/or detailed descriptions of the buildings that would be added to the proposed historic district if the Board approves the requested expansions—see ATTACHMENTS 3-6.

As staff has noted throughout the preliminary workshops, the initial proposed historic district boundaries presented for consideration by the public and the Historic Preservation Board were, by design, conservative. Staff included those blocks with the highest concentrations of buildings that both represent Munjoy Hill's major periods of significance and retain their historic integrity. Staff has recognized from the beginning that the draft boundary inevitably omits buildings of substantial architectural and/or historic interest. Staff has also recognized from the roll-out of draft boundaries that, upon further consideration by the Board and public, some adjustment to the initial boundaries may very well be appropriate and defensible.

Staff evaluated each of the subject areas. Based on an analysis of the overall character of the block in question and the specific buildings within these areas, staff finds as follows:

Atlantic Street: Staff supports expanding the district to include the identified buildings on the west side of Atlantic, which would have the effect of including both sides of the subject block. Not only is this consistent with standard practice, inclusion in the district is also supported by further research into the specific buildings, examination of the buildings' level of integrity, as well as observation of

recent improvements on the block since the original survey was conducted. (See photos of #74 Atlantic.) ATTACHMENT 3 includes an aerial view of the block and individual building descriptions.

Emerson Street: Staff does not believe the buildings, as a group, retain sufficient integrity to warrant addition to the district. Additionally, there is no identifiable visual relationship with the other side of the street where Emerson School dominates the block. Based on a visual assessment, staff did not conduct additional research on these buildings. See photos in ATTACHMENT 4.

Melbourne Street: Staff supports extending the district boundary to include the entire block of Melbourne Street between North and Willis Streets. Although a number of the buildings have been altered over time, most clearly reveal their architectural roots and are generally consistent with the scale and character of the buildings across the street. See aerial view and building descriptions in ATTACHMENT 5.

North Street: The existing boundary stops at the diminutive Second Empire house at 122 North. During the original building assessment process, staff felt it was important to designate 122 North given its architectural merit and the fact that there are relatively few examples of 1 ½ story Second Empire buildings on Munjoy Hill (or within the city as a whole.) Two options for designation were considered: individual designation as a landmark structure or extending the district boundary on the west side of North to include 122 North. Given that very few buildings on the Hill outside of the contiguous district were being proposed for individual designation, staff felt it was appropriate to extend the district boundary on North Street, crossing Walnut to include 122 North. This extension was proposed notwithstanding the fact that the abutting structure at the corner of Walnut and North was a noncontributing building. Staff elected not to extend the boundary to include the two buildings beyond 122 North (126 and 128) as the overall character of this end of the street is quite mixed and transitional in nature. Given the conservative approach taken in delineating boundaries, staff did not feel that 126 and 128 North had sufficient architectural merit to warrant inclusion.

Having done additional research on 126 and 128 North (see ATTACHMENT 6), it is clear that the buildings have not been unduly altered since construction. The question of overall architectural merit and the character of the overall context, however, remains. Further complicating the issue is the fact that the owner of 126 and 128 Rear North submitted an application for redevelopment of the rear portion of the property in mid-summer. It is the position of the Planning Department that given the timing of the application, it is not appropriate to change the classification of 126 and 128 North at this point. If the historic district is formally recommended by the Historic Preservation Board on November 20th, however, the 100' rule may come into play in the review of the project.

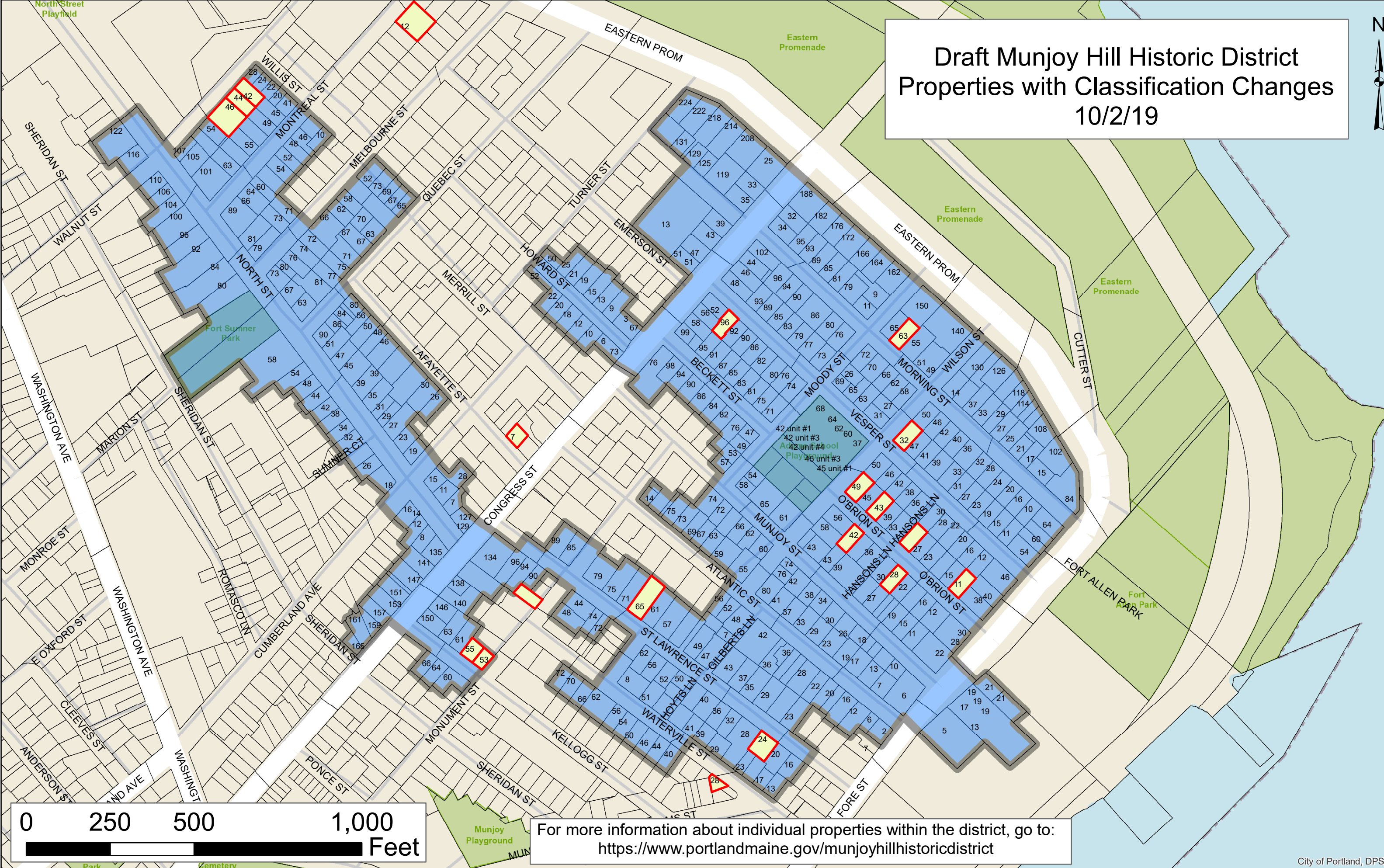
Goal of 11/6 Workshop

Board members are encouraged to visit each of the blocks highlighted in this report in advance of the workshop and review the attached photographs and building descriptions. At Wednesday's workshop, staff will be seeking Board direction on whether to amend the current district boundaries

to include one or more of the identified areas. The district map advertised for the public hearing should reflect the Board's position on these areas. Obviously, the Board may elect to amend any aspect of the historic district proposal following the formal public hearing and final Board deliberations.

ATTACHMENTS

1. Map of properties discussed at October 2 workshop where classification was recommended to be changed
2. Amended draft historic district map, effective October 2, incorporating above changes.
3. Atlantic Street aerial view and building descriptions
4. Emerson Street aerial and photos
5. Melbourne Street aerial view and building descriptions
6. North Street aerial view and building descriptions

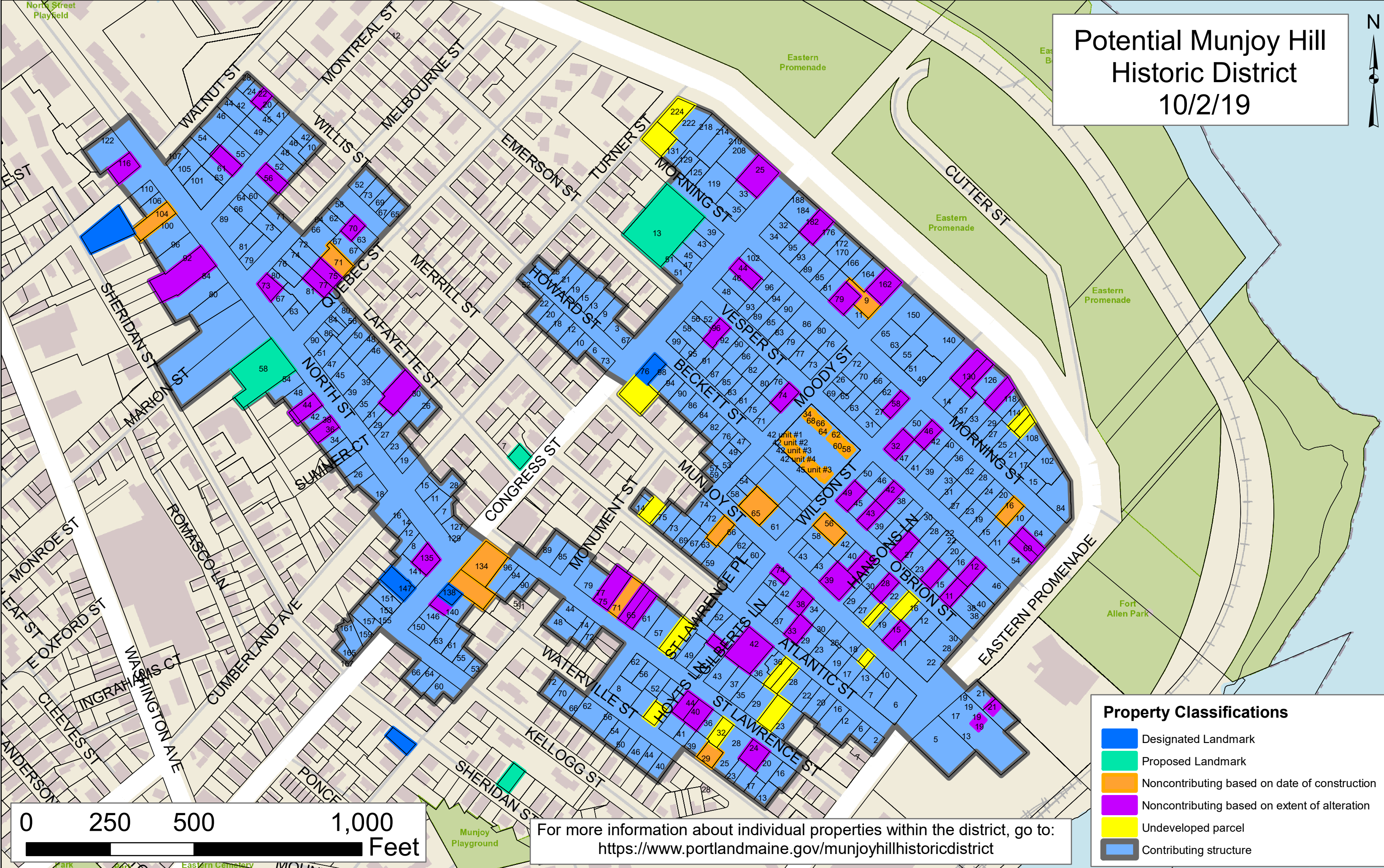


Draft Munjoy Hill Historic District
Properties with Classification Changes
10/2/19

0 250 500 1,000
Feet

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

Potential Munjoy Hill Historic District 10/2/19



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

Property Classifications

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

Atlantic Street

between Monument & Gilberts Lane

Att. 3

Atlantic St.

Google Earth

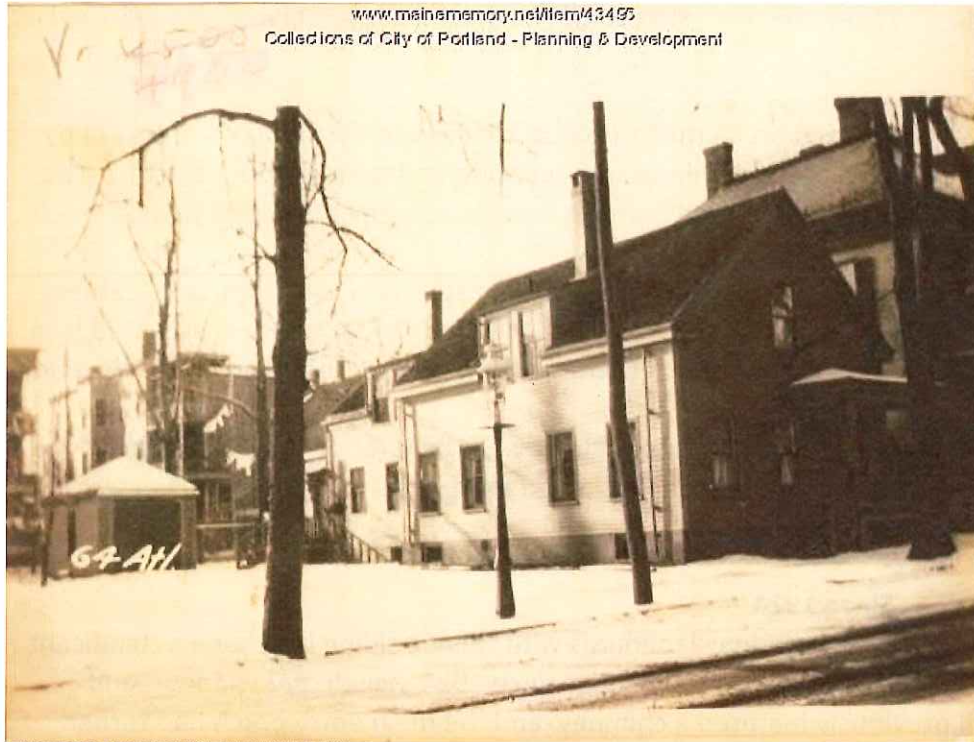
© 2018 Google

Address: 62 Atlantic Street

Approximate/Documented Date of Building: c. 1850s

Surveyed: 9/29/2019

Contributing or Noncontributing: Contributing



Introduction

62 Atlantic Street is a one-and-a-half-story front-gable vernacular dwelling with cedar shingle siding. The house exhibits common features including friezes and returning eaves, in addition to a covered main entry porch, a dormer gable window, a wall shed dormer, and a vestibule secondary entrance. The three-by-six-bay residence features a one-and-a-half-story rear ell with a shallower gable roof than the main structure. The dwelling has replacement 1/1 vinyl sash windows.

The main entry and covered porch are in the last bay of the façade. The porch is accessed by side-facing wooden stairs and boasts simple square supports and spindlework balusters. The main entry door appears to be original, and features a single square light within panels.

The secondary vestibule main entry is in the first bay of the southern elevation, and features street-facing double fully glazed doors and a tripartite window. This entrance is accessed by a low-lying wooden deck. There is an additional entrance in the center of the northern elevation.

The asphalt roof appears to boast a single brick chimney on the interior southern slope of the main structure. A shed with a hipped roof and L-shaped footprint sits at the southwestern corner of the dwelling.

Additions and Alterations Since 1924

The replacement of the original wooden clapboards with shingle siding has made a significant impact on 62 Atlantic's appearance. Common losses since 1924 include 2/2 windows and corner boards. The ell previously featured a chimney, and the main entry porch had turned supports. The vestibule entry on the southern elevation replaced an earlier, south-facing entrance. Although 62 Atlantic has been altered, the original form and the majority of its defining elements remain, and it could be restored to its historic form with moderate efforts.

Address: 68 Atlantic Street

Approximate/Documented Date of Building: 1972

Surveyed: September 29, 2019

Contributing or Noncontributing: Noncontributing



Introduction

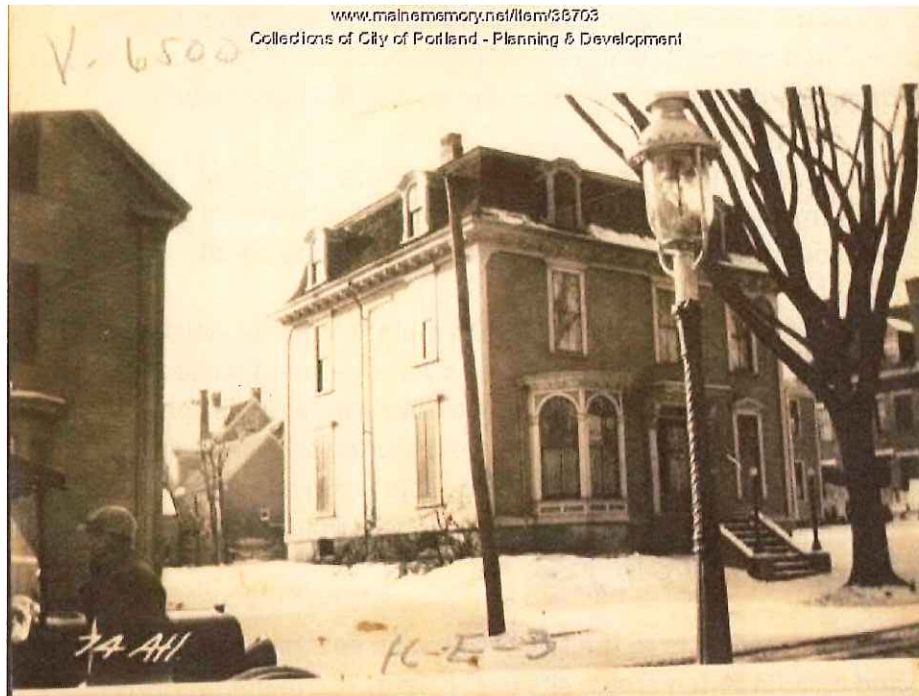
68 Atlantic Street is a one-story single-family ranch house that is largely obscured from public view by vegetation. The dwelling is classified as noncontributing due to its date of construction.

Address: 74 Atlantic Street

Approximate/Documented Date of Building: c. 1890

Surveyed: 9/29/2019

Contributing or Noncontributing: Contributing



Introduction

74 Atlantic Street is a two-and-a-half-story Second Empire dwelling with a simple mansard roof. The multi-family dwelling was once a club house owned by the Munjoy Club Building Association. Until recently the house had a replacement brick exterior and was missing several of its earlier details (image below). It has been restored to better reflect its original character. The structure is defined by its simple square form, wood clapboard siding, corner boards, brackets below the eaves, and dominant entablatures around windows and the main entry. A one-and-a-half-story ell with mansard roof extends from the rear of the main structure.

The roof has a concave slope between the curbs, and appears to have lost all but two of its original dormer windows. The remaining dormers over the façade boast unusual geometric surrounds. Decorative brackets below the eaves sit over a frieze with rope detail.

The façade is three bays wide and slightly asymmetrical, with major elements weighted to the right. The main entrance is in the center bay and is accessed by a wide set of stairs with spindlework balusters. The door itself is a replacement single door with a single light within panels. The replacement entablature is dominant yet simple, featuring several rectangular panel insets. A flat hood over the entrance is supported by double s-curve brackets. This hood is a recent restoration, which is a better reflection of the original entry than the replacement pedimented portico that stood there previously.

A window pair with panel inset surround sits to the left of the main entrance, and a single window with panel insets and a pedimented crown sits to the right. The majority of the dwelling's 1/1 sash windows and window pairs exhibit simple trim and crowns.

The roof is asphalt and appears to boast a single chimney. A set of wooden stairs on the western elevation leads to a second-story deck over the rear ell.

Additions and Alterations Since 1924

74 Atlantic Street has retained losses, but recent work on the dwelling has restored several of its earlier elements. These include wood clapboard siding, window surrounds, a bracketed hood over the main entry, and corner boards. Some losses still remain, including 2/2 windows, several dormer windows, and an ornate bay window to the left of the main entry, where a window pair currently sits. The window surrounds and corner boards are also not exact replicas of the originals, but are a much better reflection of the home's origins than the previous iteration of updates (see image below). The house contributes to the historical architectural character of Munjoy Hill despite the remaining deviations from historical record.



October 2015 Google Street View capture of 74 Atlantic.

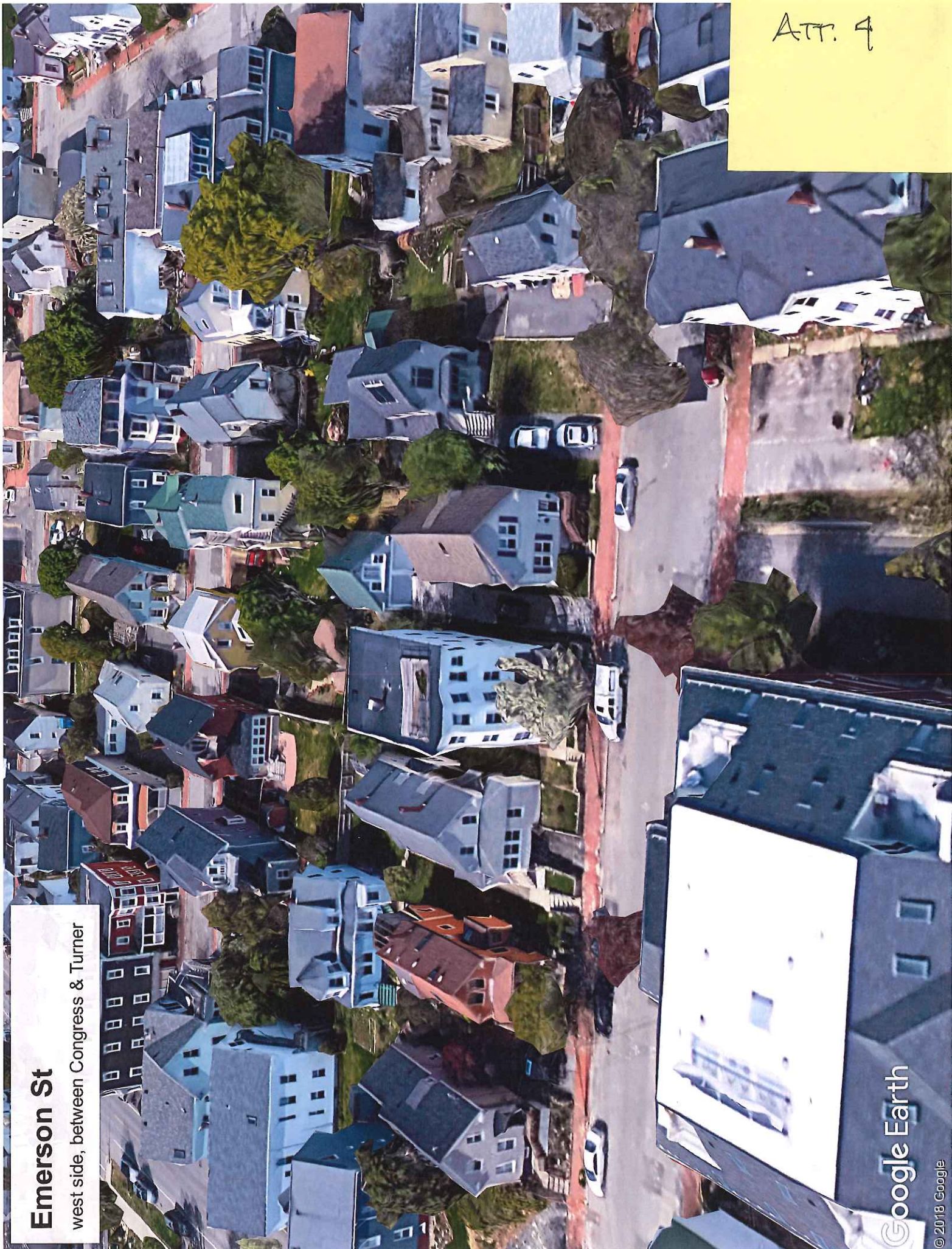
Emerson St

west side, between Congress & Turner

Att. 4

Google Earth

© 2018 Google



8 Emerson



Google Earth

© 2018 Google

© 2019 Google

10 Emerson

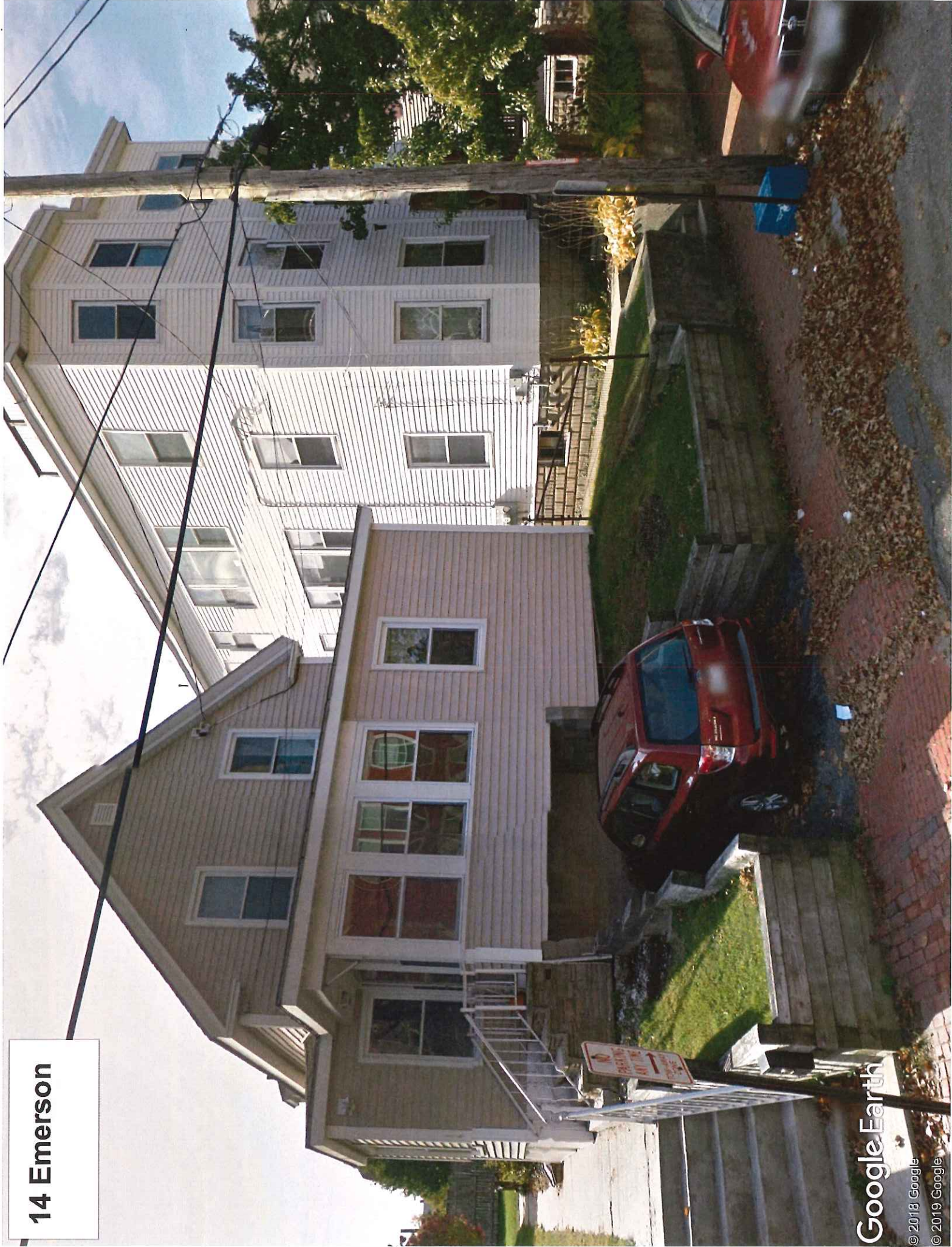
Google Earth

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14 Emerson



Google Earth

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20 Emerson



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22 Emerson

Google Earth

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© 2019 Google



24 Emerson

Write a description for your map.



Google Earth

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Melbourne Street

north side, between North & Willis

Att. 5

Google Earth

© 2018 Google

Address: 51 Melbourne Street

Approximate/Documented Date of Building: 1905

Surveyed: 9/29/2019

Contributing or Noncontributing: Noncontributing



www.maine-memory.net/item/63106
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Introduction

51 Melbourne Street is a one-and-a-half-story front-gable Italianate dwelling with vinyl siding. Defining features include a one-and-a-half-story ell extending to the west, a bay window with decorative brackets, a replacement vestibule main entry, and a one-story addition sitting in the crook of the house's L-shaped footprint. The building's windows are 1/1 vinyl sash, many with shutters.

The main entry is in the first bay of the gable end of the dwelling. It is a single-door, vestibule entry with pedimented gable roof. The single-story canted bay window to the right of the main entry boasts carved embellishments and decorative brackets. The façade's eave returns have been enclosed with vinyl. The single-story addition sits to the left of the main entry and features a band of 1/1 vinyl sash windows that extends across the southern and western elevations.

The asphalt roof boasts one chimney on the main structure, and one on the ell wing.

The dwelling was owned by Owen J. Flaherty in 1924.

Additions and Alterations Since 1924

Common alterations to 51 Melbourne since 1924 include loss of wood clapboard siding, 2/2 windows, and corner boards. The dwelling's eave returns have been enclosed and shutters have been added. The ell originally featured two 2/2 windows and a secondary entrance in place of the current single-story addition. Additional significant changes are to the main entry, which previously had double doors, a rectangular transom, and a hood with ornate brackets. The alterations to the house's form and main entry have led to its current designation as noncontributing.

Address: 53 Melbourne Street

Approximate/Documented Date of Building: 1900

Surveyed: 10/11/2019

Contributing or Noncontributing: Contributing



www.maine-memory.net/item/63085

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Introduction

53 Melbourne Street is a two-and-a-half-story front-gable dwelling with mixed asphalt and wood shingle siding. The multi-family residence is distinguished by its two-story canted bay windows, long shed dormers, and a covered porch with second-story deck over the main entry. The two-by-six-bay dwelling also features eave returns, friezes, and 2/2 sash windows and window pairs.

The façade is two bays wide with a two-story bay window in the first bay, featuring simple trim and narrow overhanging eaves. The main entry in the right bay is accessed by a covered porch with wood shingle siding and simple square supports. The single unglazed door exhibits a simple entablature and full sidelights. A second-story door provides access to a deck over the porch.

The western elevation features a two-story bay window with bracketed eaves, and a secondary entrance. Wide shed dormers sit over the western and eastern elevations, and exhibit awning and casement windows.

The asphalt roof features a brick chimney on the interior eastern elevation.

Additions and Alterations Since 1924

Common alterations to 53 Melbourne since 1924 include updates to the main entry and porch, replacement siding, and loss of corner boards. Pedimented gable dormer windows once stood in place of the dwelling's long shed dormers. The second-story porch and access door over the main entry are newer additions. Despite these changes, the dwelling retains its period form and the majority of its original features. It contributes to the historical-architectural character of the Hill in its current form, and could also be restored to its earlier state with minimal measures.

Address: 57 Melbourne Street

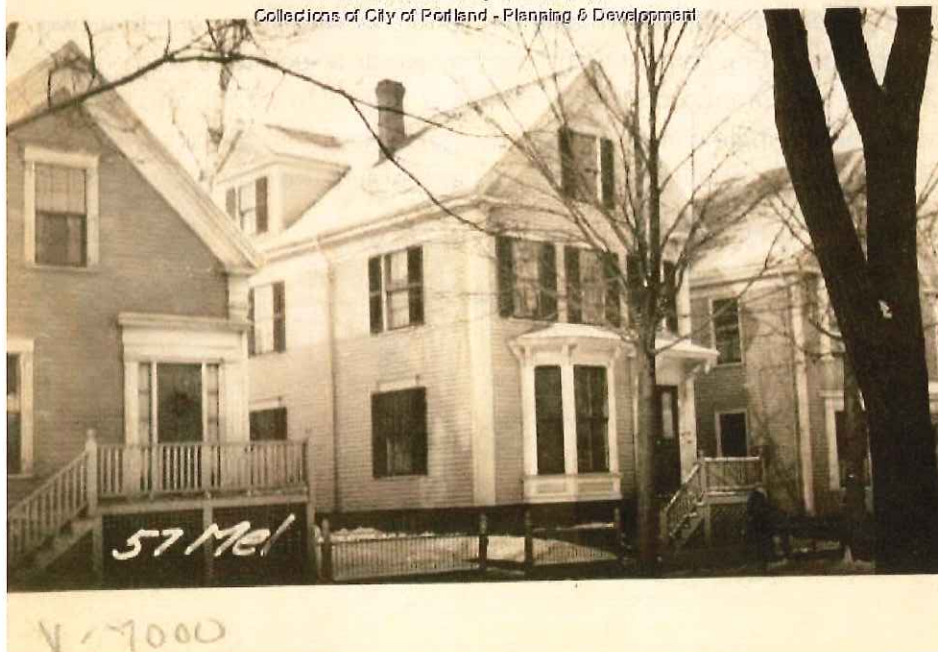
Approximate/Documented Date of Building: c. 1875

Surveyed: 10/11/2019

Contributing or Noncontributing:



www.maine-memory.net/item/63067
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Introduction

57 Melbourne is a two-and-a-half-story front-gable Italianate dwelling. The multi-family residence features a two-story canted bay window on the façade, a dominant main entry surround, and a large rear ell. The rear ell's gable roof has a lower pitch than that of the main structure. The two-by-six-bay structure has mixed cedar shingle and asphalt siding and 1/1 sash and casement windows.

The two-story bay window sits in the first bay of the façade. Both stories exhibit 1/1 windows over wooden panel insets. A casement window pair sits below the façade gable. The main entry in the second bay is accessed by a side-facing porch with panel inset skirting. The replacement door features a grid of nine lights and is flanked by full sidelights and topped by a rectangular transom. Dominant wooden trim frames the lights. The façade also exhibits corner boards, eave returns, and friezes.

The western elevation includes a secondary entrance in the ell. A window has been boarded up on the eastern elevation. The asphalt roof features a brick chimney and a large pedimented gable dormer window on the western slope.

Additions and Alterations Since 1924

57 Melbourne Ave's form and footprint remain largely unchanged since 1924. Several changes are common to houses of this era in the neighborhood, including updates to the porch and loss of wood clapboard siding, window shutters and crowns, and full corner boards.

The façade has received the most significant alterations. The bay window was previously one story high, and three windows spanned the length of the façade's second story. The first two windows on the second story have been removed and the bay window extended to the second floor. The bay window's earlier ornamentation (dentil moldings, paired brackets, and narrow panel insets) has been removed. A single window below the gable has been replaced with a window pair. Finally, the main entry's original double doors and bracketed hood have been removed and replaced with a single door and surround.

Address: 61 Melbourne Street

Approximate/Documented Date of Building: c. 1890

Surveyed: 10/11/2019

Contributing or Noncontributing: Contributing



Introduction

61 Melbourne Street is a one-and-a-half-story gable-front Greek Revival dwelling with vinyl siding. The single-family residence is two-by-four bays wide. Predominant architectural features include wide friezes, eave returns, and a wide shed dormer over the western elevation. The house has a long, narrow footprint with one-and-a-half-story rear ell.

The façade is two bays wide, with the main entry in the last bay. A side-facing porch with lattice skirting provides access to the replacement single-door entry. The door is covered by a hood with a sloped roof and simple brackets. A sidelight over a vertical panel sits to the right of the door. A surround with panel insets frames the entrance below the hood.

The majority of the dwelling's windows are 6/1 sash with no trim. A secondary vestibule entrance with road-facing door projects from the ell on the western elevation. The wall shed dormer over the western elevation is nearly the full length of the main structure, and features two pairs of 6/1 windows. The asphalt roof boasts a chimney on the interior western slope and skylights on the eastern slope.

The property was owned by Henry E. McLaughlin in 1924, and was subsequently owned by Mary C. McLaughlin.

Additions and Alterations Since 1924

Losses to 61 Melbourne since 1924 include wood clapboard siding; prominent corner boards with panel insets; window crowns and shutters; and a dominant surround and symmetrical sidelights on the main entry. Additions include the wall shed dormer with windows and vestibule main entrance on the western elevation. The dwelling once featured a second chimney on the ell. Despite alterations, the house's basic form and details such as wide friezes reflect its origins, and many changes could be reversed to restore much of its earlier Greek Revival character.

Address: 63 Melbourne Street

Approximate/Documented Date of Building: c. 1890

Surveyed: 10/11/2019

Contributing or Noncontributing: Contributing



Introduction

63 Melbourne Street is a two-and-a-half-story front-gable Italianate dwelling. The three-by-five-bay multi-family house has 2/1 sash windows and vinyl siding. The structure exhibits several elements common to late-nineteenth-century Italianate homes on Munjoy Hill. These include a single-story canted bay window, a prominent bracketed hood over the main entry, and eave returns. The house has a long, narrow footprint, and exhibits a wall shed dormer over the western elevation and a wide gable dormer over the eastern elevation.

The façade's bay window is in the first bay. Paired brackets support the window's overhanging eaves, and there are decorative carved panels below. The main entry, to the right, exhibits similar carved ornamentation below the large hood, which is supported by double s-curve brackets. The single door features a grid of 12 lights and sits to the left of paneled trim. The main entry is accessed by a side-facing porch with lattice skirting. Windows on the façade have shutters.

The western elevation features two tripartite windows and a metal fire escape from the wall shed dormer. The gable dormer window over the eastern elevation is arched and boasts a detailed entablature. The asphalt roof boasts two brick chimneys.

Additions and Alterations Since 1924

Common losses to 63 Melbourne since 1924 include wood clapboard siding, corner boards, brackets below the eaves, and panel insets below the bay window. Common alterations include updates to the porch and replacement of the double-door main entry with a single door. These alterations do not diminish the structure's historical integrity and it contributes to the Hill's historical and architectural character.

Address: 67 Melbourne Street

Approximate/Documented Date of Building: c. 1910

Surveyed: 10/11/2019

Contributing or Noncontributing: Contributing



www.maine-memory.net/item/63091

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Introduction

67 Melbourne Street is a good example of the late-nineteenth- and early-twentieth-century triple deckers built on Munjoy Hill. The dwelling exhibits several elements common to the triple decker form including three-story canted bay windows, a multi-story porch over the main entry, and overhanging eaves. The structure originally boasted an unornamented appearance, as it does today. The two-by-six-bay building has vinyl siding and 1/1 replacement sash windows.

A three-story bay window sits in the first bay of the façade. The bay is continuous from the first floor to the roof, with no eaves or horizontal bands separating each story. Two original main entry doors in the second bay provide access to separate units. Each door boasts a large light over panels. They are accessed by a side-facing porch with tapered column supports and dentil moldings. A replacement door with grid of lights provides access to the second-story deck, above.

The western elevation features a second three-story bay window and a secondary entrance with bracketed hood in the first bay. The eastern elevation exhibits a basement entrance and two windows with stained glass borders. The dwelling's flat roof has two chimneys and its overhanging eaves are encased in vinyl.

Additions and Alterations Since 1924

Common alterations to 67 Melbourne Street since 1924 include loss of wood clapboard siding, wide friezes, and 2/1 windows. The two-story façade porch was originally three stories high, and the third-story door has been replaced by a 1/1 sash window. The apartment building's original corner boards were narrower than the current replacements. Overall, the triple decker has retained its earlier form and has received very few alterations and losses. The dwelling reflects an important era of increasing population in the city, and contributes to the character of Munjoy Hill.

North Street, north of Walnut, west side

126 North St

Att. 6

Google Earth

© 2013 Google

Address: 126 North Street

Approximate/Documented Date of Building: c. 1900

Surveyed: 09/29/2019



www.maine-memory.net/item/67019
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Introduction

126 North Street is a vernacular one-and-a-half-story front-gable dwelling. Predominant architectural features include a front porch with side-facing main entry, wall shed dormers over the southern and northern elevations, and a two-story covered porch at the rear of the southern elevation. The two-by-four-bay house features vinyl siding and both original and replacement 2/2 and 1/1 sash windows. The dwelling's overhanging eaves are encased in vinyl.

The house's full-width porch includes a side-facing vestibule main entry in the last bay, featuring the house's original double doors. The doors feature long, arched vertical lights over panels. The porch itself has replacement square supports and balusters, and is accessed from the southern end.

There are additional entries in the first bay of the first and second story of the southern elevation. A wooden staircase provides access to the porch and entrance on the second floor. There is a single-story gable-roof structure attached to the western-most end of the main structure. The house's asphalt roof features a single chimney on the southern interior slope.

126 North Street was owned by Frederick L. Peterson in 1924. The property was also owned by Emma Peterson.

Additions and Alterations Since 1924

Common losses to 126 North Street include wood clapboard siding, 2/2 windows, friezes, and corner boards. The porch originally boasted dentil moldings and decorative brackets. The first story of the first bay of the southern elevation was enclosed, with an open deck on the second story. This bay has been replaced with the two-story covered porch. The exterior stairs and western addition at the rear of the structure are more recent additions. The dwelling has suffered losses of decorative elements and some structural changes, while also largely retaining its original form.

Address: 128 North Street

Approximate/Documented Date of Building: c. 1890

Surveyed: 09/29/2019



www.maine-memory.net/item/67137
Collections of City of Portland - Planning & Development



Introduction

128 North Street is a one-and-a-half-story cross-gable dwelling with full-length main entry porch. The dwelling is distinguished by the large wall dormer centered over the façade, which creates the dwelling's cross-gable form. The dormer previously exhibited a second-story window but is currently empty. The three-by-four-bay house has vinyl siding and replacement 1/1 sash windows with shutters, and features a single-story shed-roof ell at the rear. The three-bay façade's main entrance is in the center bay, with a 1/1 sash window on either side. The façade porch features square supports and balusters, and can be accessed from the southern end. The overhanging eaves are encased in vinyl and the roof is asphalt. There is a single chimney on the interior western slope.

128 North Street was owned by Abraham J. Bernstein in 1924. An alternate name or address for this property was Poplar Street. The property was subsequently owned by Grant A. Smith.

Additions and Alterations Since 1924

Since 1924, 128 North Street has sustained several common losses and alterations. The dwelling previously exhibited wood clapboard siding, 2/2 sash windows without shutters, and wooden friezes and corner boards. The main entry porch retains its earlier form, though the original wooden turned supports and balusters have been replaced. The façade's second-story wall dormer window has been removed, leaving a large empty area over the porch. That said, the house retains its original form and the majority of its earlier elements. The large wall dormer centered over the façade contributes to an overall appearance that is uncommon in the neighborhood.

Historic District changes in East End

Adam Frederick <afrederick@gogginenergy.com>

Oct 30, 2019 3:56 PM

Posted in group: **Planning Board**

Dear Planning Board and City Council,

Though I strongly endorse the City of Portland doing everything in its power to limit the further construction of hotels and parking garages on the very limited remaining real estate in our decreasingly charming Port City, and though I support placing of many structures within Historic District for the sake of architectural preservation, I must voice sincere concern about what this will do for the energy future of the town.

We are at a critical point in human history. We can continue burning fossil fuels for power and heat and find humanity "clinging to the poles" of our planet for survival within one generation, OR we can do everything in our power now to offset the impact of our energy use. This requires support of technology like Solar and Wind Power, Heat Pumps (geothermal and mini-split), and batteries. Limiting the effective usage and placement of these carbon-offsetting technologies for the sake of aesthetics is, in my mind, short sighted. I say this not as a business owner and capitalist, but as a citizen of this planet, as a father, and as a Portlander.

I support the Historic District and the core of its mission. I have worked with Rob Wiener on a number of projects in the west end, and believe that we are all fundamentally trying to do what is "right" for the City of Portland. Preserving the architecture and aesthetics of this city is so important to the look and feel of Portland. However, I believe that compromises may have to be made when it comes to the very real environmental catastrophe at our door. ALL buildings in this town should be encouraged (if not required) to install solar panels if their orientation and structure allows. Passing of sweeping regulation without adapting to or accommodating for a new energy paradigm will be to the detriment of all.

I encourage the Planning Board and City Council to consider not only the architecture of our past, but the Portlanders of the future while making these zoning changes.

--

Best Regards,

Adam Frederick
VP, Director of Sales and Design
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Goggin Energy
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Suite 202
Portland, ME 04101
gogginenergy.com

Support for Munjoy Hill - expansion of proposed Historic District

EJ Koch <ejkoch@gmail.com>

Oct 28, 2019 9:28 PM

Posted in group: **Planning and Urban Development**

This is my letter of support for the proposed, and an expanded, Historic District.

Because the materials are lengthy, I have included a cover summary.

Please take these as part of the record concerning the Historic District proposal, and again register my (and hundreds of others') support for a Munjoy Hill Historic District.

Erna Koch
617-818-0882



ERNA KOCH

81 Vesper St., Portland, Maine 04101

Phone: 617-818-0882

E-Mail: EJKoch@gmail.com

October 29, 2019

City of Portland Historic Board, Planning Board, and City Council members

This is a cover summary of the materials attached. I hope you will read my letter, but I recognize that time is valuable and limited.

Please Adopt and significantly expand the proposed Munjoy Hill Historic District

- After a great deal of community effort, with no discernable impact, adopting a Historic District on Munjoy Hill appears the best/only way to protect the Hill's character and livability. It seems that the City has allowed developers to control development on the Hill through lobbying and private agreements. This is anathema to an open process.
- **Broad Local and popular sentiment runs overwhelmingly in support of preservation** over demolition, and against predatory development producing massive scale and incompatible new developments. These opinions, directly from Hill residents and others are reflected by hundreds of people on Social Media over a term of years. [SEE: Appendix A, for a broad sampling of actual local comments about inappropriate development on the Hill]
- An "Opposition Petition" to the Historic District presented to the City is representative of just 12 properties, one of which has already been demolished and redeveloped, and one of which was demolished this week for development, pending review of yet another controversial, oversized building plan.
- New building is supposed to comply with Design Standards, which provide in relevant part that the style, scale and massing of new buildings be compatible with the rest of the local streetscape. The Planning Board appears to be paying no

attention to these standards, and approves inappropriate proposed building just about every time. I'm not aware of any time the Board has turned down a plan – they accept "revisions" of inappropriate plans regularly, failing the community every time. Staff appears to be captured by the developers.

- New Planning Board-approved buildings are usually oversized eyesores crammed onto small lots that tower over their neighbors and contribute nothing good to the streetscape or the local community. They do *not* add to Portland's housing stock in any way that is meaningful to residents. A good proportion of the condos are bought by people who don't live in Portland more than 3-4 months a year.
- The minor effort by the City in response to sustained and vigorous resistance of residents has not been effective to preserve the Hill's valuable assets. We need a Historic District to accomplish that. [SEE: pictures pp 6-11 of letter]

For more detail about my strong support for a broad Historic District on Munjoy Hill, see my full letter. Thank you for your consideration.

Erna Koch



ERNA KOCH

81 Vesper St., Portland, Maine 04101

Phone: 617-818-0882

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October 20, 2019

City of Portland Historic Board, Planning Board, and City Council members

Hello,

My name is Erna Koch. I am 40 year resident, and a 35 year property owner of a three family house on Munjoy Hill, in an area that falls within the currently proposed Historic District.

This is a long letter which enumerates developments that have informed my conclusion that enacting a Historic District is the only reasonable path to preserve the Munjoy Hill streetscape. I have included extended community commentary in the Appendix, to allow readers to get a sense of what actual local discussion on this issue looks like.

Please Adopt and expand the Munjoy Hill Historic District

I support and encourage expansion of the Munjoy Hill Historic District for all the reasons you've heard from others, and as I've written in the past. As both the zoning ordinance, design standards, and the Comprehensive Plan require, new buildings "should be" compatible in scale, massing and design to the neighborhood. Munjoy Hill has a Historic story – much of it as housing for the many working class families who worked in Portland's industries. This should not be destroyed by developers' building to the "limits of the envelope" as they have heretofore been allowed. This kind of development is not desirable for anyone but developers looking to maximize square feet they can cram in, and thus higher profit. THIS is one important reason why the buildings they erect end up looking like big boxes.

Another reason to support the adoption and expansion of a Historic District for the Hill is the culture our human scaled streetscape has encouraged and sustained for over a hundred years. Although many of the original families from my neighborhood have moved, and their triple

decker buildings have been converted to condos, at least those condos remain part of the neighborhood streetscape. We retain a sense of community, walking neighborhoods, and a strong feeling of connection to each other and to the working families that have lived here so many years.

While the Hill has traditionally been a place where working people have lived and raised families, its character is rapidly being compromised by speculative development of “big box” type condo housing. The housing thus added is far out of the financial reach of most Maine residents. It is opposed by most property owners and residents of Munjoy Hill for this reason, *and* because it is not compatible or consistent with the type, design, and scale of housing here.

The new big box buildings contribute nothing, and in fact stick out like oversized monoliths, many of them not even having front doors to the street. Many of the new residents come from places where this type of building is common, car-centric. So far, we have seen little participation or connection by the new residents to the ethos of the local community here. I am not faulting them personally – they are moving here from other communities that often have the appearance of the new condos they’ve chosen. It is important to note that architecture and streetscape strongly suggest what kind of community exists, but many of the new buildings point to the normalized isolation many of us feel in bigger cities. It’s what many of the new residents are more familiar with. Ironically, our area’s character, appearance, and culture is part of what attracts new residents and visitors to Portland. As we allow changes that do not fit, we become “every city” USA.

This kind of development has been supported to date by the planning board, through the use of variances and other techniques, while cynically calling it “adding to housing stock.” In the past, Hill residents have supported reasonable regulation standards that would curtail predatory development. But, developer practices endorsed by the Planning Board have already changed the face of the hill, and we have learned that the considerable effort to add clearer standards has had little effect on Planning Board deliberations and actions. If action is not taken now to create a Historic District, incompatible development will continue to overtake this part of the city that we (and the many visitors to Portland) love. And, I want to live in a community I can still recognize.

This is as **Portland’s Comprehensive Plan** emphasizes:

- * The need to stabilize and enhance historic areas of the to ensure quality investment in existing structures and ***compatible infill development***;
- * That we encourage additional ***contextually appropriate housing*** density in and proximate to neighborhood centers.... as a means of supporting complete neighborhoods;
- * That we ***promote historic preservation*** as a key economic, sustainability, and community development strategy.

The planning board is failing miserably to hold developers to any actual compatible design/scale/massing standard or code provision [SEE: Appendix B], even after an Ordinance change for which many fought long and hard. We don’t have a couple years to “***be in a better place to look at the results and what is happening and [we will] be in a better place to take stock and see how it worked out.***”¹ We don’t have more time. Given our experience

¹ Christine Grimaldi, PPH, talking about the Historic District designation, 2019

with a clear ordinance revision including standards which produced no change on the ground, we already know how it's been working out.

Not as intended.

A Historic District will provide CLEAR guideposts to residents and developers. We need it. Nothing else has worked.

There is a Petition that has been circulated in opposition to the Historic District. It is not unreasonable to believe it represents less than 2% of property owners on the Hill.

Looking up the 25 signatures on the "opposition" petition, there are some notable factors.

- The signatures represent owners of 12 properties (with 33/37 Montreal which is currently slated for development and in process, counted as one).
- Three or four of the 12 properties are older, modest single or multifamily dwellings, which could be attractive targets for teardown and "development."
- Two of those properties that could be development "targets" are directly across the street from the proposed development at 33/37 Montreal St.
- One signatory appears to be a renter at one of the 12 properties, and one is a property manager who is not an owner.
- One signatory listed an address that can't be found in the City Assessor's database, and his name is nowhere listed as an owner on that street.

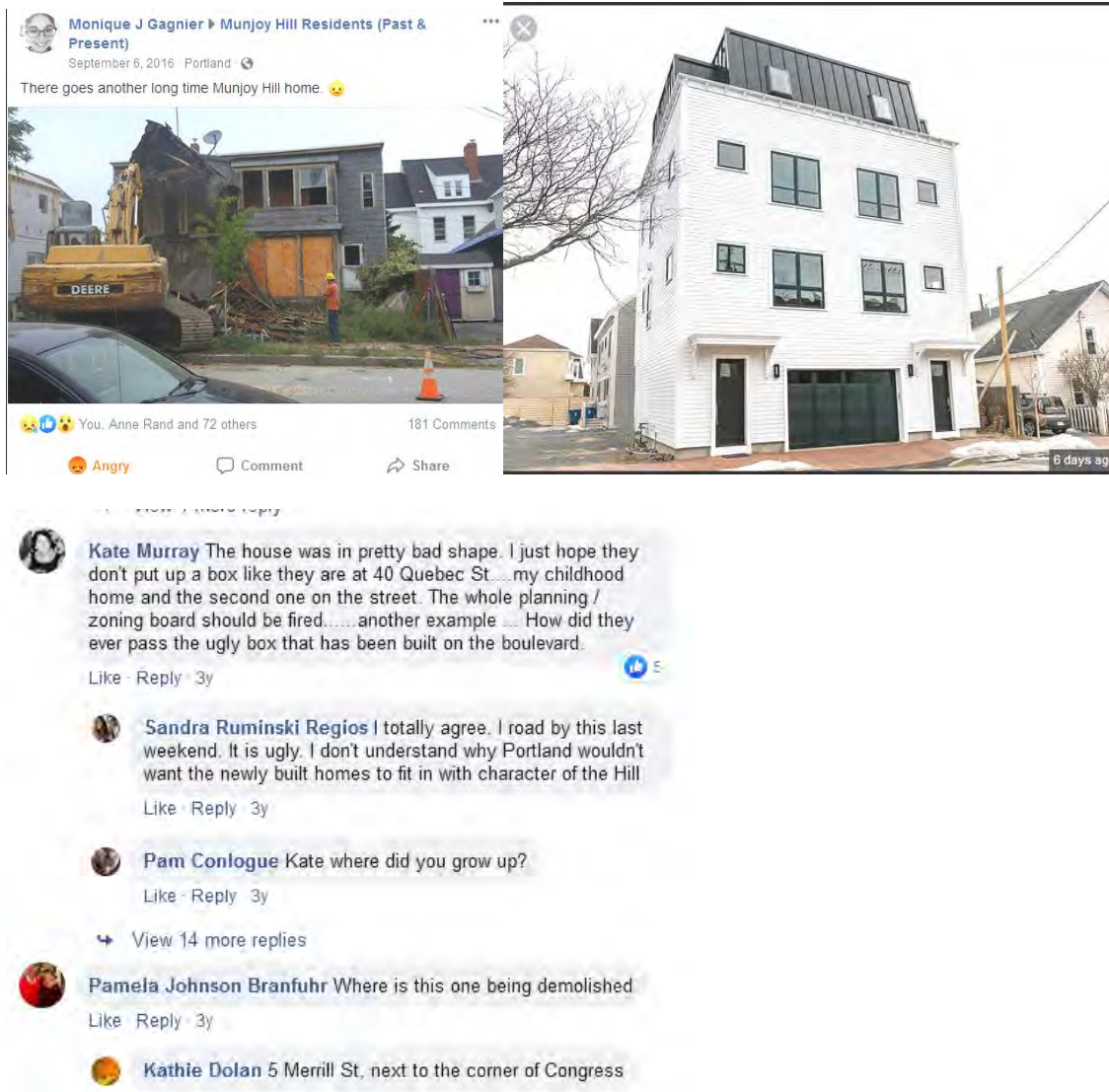
What are the opinions of those who live on the Hill who have not signed any petitions?

It is worth considering the opinions of a swath of Munjoy Hill residents. Many of us have made our position clear at City Hall and information meetings. However, there are others who have not signed petitions, and don't approach City Hall. These are people who are working hard, pursuing their lives, who feel cut off from "politics." However, that doesn't mean opinions aren't expressed. When a teardown happens, or when a development is proposed or built, there is usually active commentary on social media and in the community, dating back to well before 2016.

An example: 5 Merrill St. This is now a two family condo building, with 6 bedrooms and 6 bathrooms, which looms over its neighbors and is thought by many to be the ugliest building on the Hill. Many say it "gives the neighborhood a black eye." It's a typical example of "building to the limits of the envelope." (See before and after pictures below).

From the upper floors, it has "sweeping views", which is what they're selling. That and the "charming neighborhood." One wonders, how long will it remain "charming?" An apartment in this building was listed for \$1,500,000.

From Face book group: “Munjoy Hill Residents (Past & Present)”



For more of the hundreds of comments this and other Face book posts have generated, See Appendix A.

Note the difference in scale and design between what became “new 5 Merrill” and “old 5 Merrill,” and the 181 comments on Facebook in 2016.

Words that appear most frequently related to the teardowns and/or new developments are “sad,” “ugly,” “box,” “ugly condo,” and “eyesore.” There are a couple references to Union Station, and at least two comments in that thread asking ***“Doesn’t Portland have design ordinances so neighborhoods will retain their character?”*** and ***“I don’t understand why Portland wouldn’t want the newly built homes to fit in with the character of the Hill.”***

As someone who is passionate and involved, I speak about development with other property owners and residents daily. Many of my closest neighbors live in condos – they are from other parts of the country and bought a condo in an updated three unit because they love the

Hill's character, their own restored or updated building, and the area. Sentiment among residents I speak with, long term and newer, runs overwhelmingly towards protection from massive and inconsistent design, as do the Facebook posts.

The point I'm making here is that despite the fact that many Portland residents don't speak up – people are busy with their lives, or intimidated, or don't know who to talk to/don't think "fighting city hall" is productive – if one looks, it is easy to see that a large majority strongly disapprove of the rampant teardowns and oversized overdevelopment on the Hill. Also on this Facebook site, are several references to Union Station. We cannot be allowed to destroy ourselves to please developers.

The above comments were from 2016, when the Merrill St. building was torn down. In that case, the building had gone without maintenance for too long, and was unsafe. Yet, people were still concerned about what would replace it. And they were right to be.

Indeed, can it be understood *"why Portland wouldn't want the newly built homes to fit in with the character of the hill?"*

The negative consequences of the R-6 zoning, meant to allow/promote infill development for more housing became clear quickly.

From a *Portland Press Herald* article in 2019:

"Residents and policymakers are reacting to development patterns that emerged after the City Council made changes to the R-6 zone. Those changes opened up smaller lots for development.

Since then, large boxy condominiums have popped up next to more traditional-style homes and apartments. In some cases they are built to the property lines, reducing the amount of sun and light between buildings and making the streets less welcoming, residents said.

[See, 47 Monument St., p. 7]

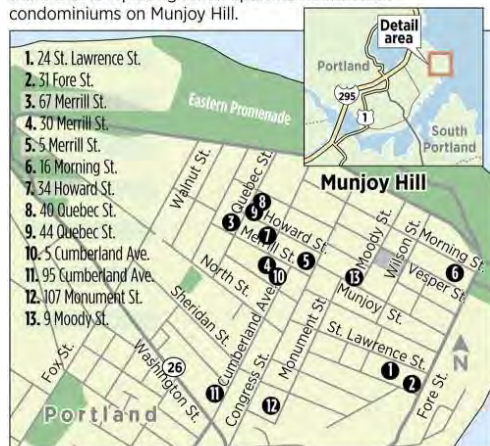
"Those Soviet structures are popping up like Japanese knotweed," Morning Street resident John Wuesthoff said."

Moratorium and 9 Moody St: Following many months of advocacy by Hill neighborhood residents and property owners, a 6 month moratorium was enacted on teardowns. Note that the last one on the permit list (next page) is 9 Moody St., in my neighborhood. Jim Brady had a teardown permit, and I believe he demolished the building at 9 Moody St the day before the moratorium went into effect.

I met Brady the night before his teardown, and he told me the 9 Moody St. building was "unsalvageable" and that he intended to construct something very much like the then-existing building for him and his family to live in. It was not in fact unsalvageable, and you can judge for yourselves whether it is similar in style and scale to the building that was demolished.

Munjoy Hill demolitions

Developers have demolished or submitted plans to demolish homes on these properties in the past two years, part of a trend that is replacing rental apartments with new condominiums on Munjoy Hill.



STAFF GRAPHIC | MICHAEL FISHER



9 Moody before:



After:



There have been many other demolitions and “redevelopment.” Some buyers have chosen to restore or build in a compatible fashion. However, many have not.

A tiny single family on a small lot was “redeveloped” and now is massive and interferes with houses on both sides of it.

47 Monument before:



After



The 47 Monument building was close to neighbors before, but still allowed the neighbor to its left to “breathe” and have access to light.

Then (Small grey house to right)



Now



25 Monument Before:



Now:



30 Merrill St.

before:



30 Merrill St.

2 Existing Rental Units Replaced with 7 Luxury Condos and Incompatible Scale to Surrounding Buildings



BEFORE



AFTER

Karen Snyder photos

33 Lafayette St.

An Old Church and Mature Street Tree Replaced with Incompatible Architecture To Surrounding Buildings



BEFORE



AFTER

Karen Snyder photos

34 Howard St. (Again, as with most of these, built to the “limits of the envelope”)

A Traditional Single Family replaced with a Contemporary Single Family



BEFORE- Single Family



AFTER-Single Family

Fore St.

3 Existing Rental Units and Mature Street Tree (on left) Replaced with the Scale and Mass of 4 Luxury Condos with No Front Door



BEFORE



AFTER

And coming up:

Montreal and Morning Street proposed developments:

From Portland Press Herald, September 2019

[Developer] Wells’ project is said to be the only proposal that has gone in front of the preservation board since the overlay was enacted, said Christine Grimaldi, acting planning and urban development director. ***With so little engagement in the process, it is hard to say how well it is working or if it should be tweaked, she said.*** ♦

“I feel confident about it, ***but I feel like in a couple years we will be in a better place to look at the results and what is happening and we will be in a better place to take stock and see how it worked out,***” she said.

♦ It is not clear what she’s referring to here. There has been a great deal of community “engagement.”

I think we can see how it's working out. We don't need *more* years more of this and further destruction of usable/restorable compatible housing for expensive condos with "sweeping views."

The 33/37 Montreal project is a plan to remove a salvageable, compatible two/three family house on a corner in a neighborhood of small single and two family residences, and tear down two other houses, in order to combine 2-3 lots and build a massive out of scale "modern" condo building in their place on the combined lots. As proposed in both the first and second iterations, the builder want to, as most do, build to the "envelope" of permissible area, since scale, massing, and design do not appear to be considered as obstacles by the planning board, even though Portland's Design Standards require it [See Appendix B].



Game plan? It appears the game is to propose something so out of scale and objectionable that provokes community outcry, and cannot be approved. Then, to return with something that is presented by the builders as "significantly revised," even though it does not comply with the code either. By that time, builders are crying that the process is a hardship on them, the community is exhausted, and it often appears the Board is less inclined to reject the "revised" design because of all the "effort" the developer has made to "comply" with the standards.

There is a similar game afoot for infill building in an empty lot at 130 Morning Street. While several of the surrounding buildings are large (they are a redeveloped school and were apartment workforce housing), the proposed design extends again right up to the "envelope" of permissible lot lines. The architects confirmed to me that their instructions were to design

the build to the boundary of the “envelope” to maximize interior square footage. It did not appear that anyone in the design process considered compatibility with existing structures.



133 Morning St



129 Morning St



119 Morning St



130 Morning

Karen Snyder photos

I will end with this sentiment by Karen Snyder: “When the hot market of Munjoy hill is over, real estate agents and developers will survive and will move on to the next market leaving behind junk ‘new’ ugly buildings where once stood a neighborhood of historic charm. This IS the reality of what is happening and why I hope Munjoy hill is considered as a historic district.”

A Historic District will provide CLEAR guideposts to residents and developers. We need it. Nothing else has worked.

I agree with Karen - we have tried everything to bring attention to the conflict of the design, size and character of these new developments with the existing streetscape and neighborhood. My fear is that if this progresses further, those proposing new oversized and incompatible developments will begin to point to other “box structures” nearby to leverage their requests to build more of the same.

As has been done in the West end, a Historic District on the East End will bring us to a place where reasonable renovation and building can continue to be implemented, and not inflict damage on the area.

Thank you for your consideration.

/S/

Erna Koch

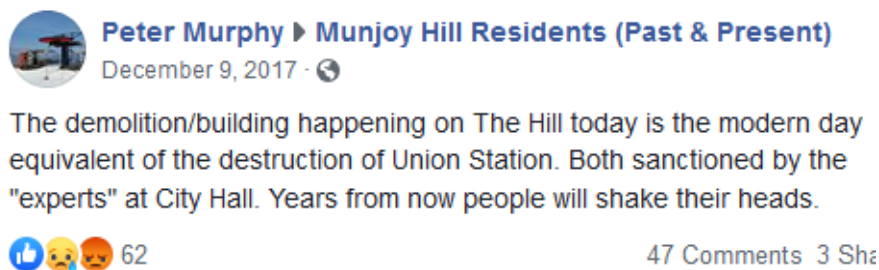
APPENDIX A: Public Comment from Social Media *[this is a sample only]*

Many Hill residents and property owners have made our position supporting an (expanded) Historic District clear. However, there are many who have not signed petitions, and are unable, or don't know how to approach City Hall as advocates.

When a development is proposed or built, there is usually active commentary on social media, dating back to at least 2016. A posting about 5 Merrill Street in 2016 generated 181 comments.



(See Appendix pages 2-6, for sampling of comments on this post, 2016-present)



Comments concerning the 5 Merrill Street teardown (Facebook, 2016; “Munjoy Hill Residents (Past & Present)”):

 **Kate Murray** The house was in pretty bad shape. I just hope they don't put up a box like they are at 40 Quebec St...my childhood home and the second one on the street. The whole planning / zoning board should be fired.....another example ... How did they ever pass the ugly box that has been built on the boulevard.
Like · Reply · 3y

 **Sandra Ruminski Regios** I totally agree. I road by this last weekend. It is ugly. I don't understand why Portland wouldn't want the newly built homes to fit in with character of the Hill
Like · Reply · 3y

 **Pam Conlogue** Kate where did you grow up?
Like · Reply · 3y

[View 14 more replies](#)

 **Pamela Johnson Branfuhr** Where is this one being demolished
Like · Reply · 3y

 **Kathie Dolan** 5 Merrill St, next to the corner of Congress

 **Nini Mc Manamy** Not only that one, the tenants in the building at the corner of North and Congress, formerly Fuller Glass and before that a beauty shop, were given 30 days to get out.
Like · Reply · 3y

 **Monique J Gagnier** Fuller Glass has been gone quite some time now. It's a shame the tenants have to move out.
Like · Reply · 3y

 **Lydia Savage** 4 stories of condos going up with parking on first level and decks for views. let's just hope it is not a boxy building of awful colors (terra cotta orange seems to be the rage)
Like · Reply · 3y

 **Kathie Dolan** Bleeecchhhh! 🙄😞😞
Like · Reply · 3y

 **Erica Scothorne** I was back there last weekend after being gone for about 15 years, it's changed so much 😞



Michele Latham Saw this the other day and was very surprised. I knew they were renovating but tearing down? What's going in there? another ugly looking 4 story condo no doubt.

Like Reply 3y



3



Betty Calderwood-Martin Had to come down. It wasn't healthy and was too far gone for renovation. It's SUPPOSED to fit the neighborhood. I heard it will be a two unit condo.

Like Reply 3y



Kathie Dolan Condos suck, especially when they look like the ones where Nite Owl was!

Like Reply 3y



1



Carol Lambert Sad

Like Reply 3y



1



Ashley Webster I drive by yesterday, it looked like it was touching the other house behind it. I couldn't bring myself to take a picture though

Like Reply 3y



Betty Calderwood-Martin It was only about 3 inches from the house in back on one side.

Like Reply 3y



Ashley Webster You can see the shape of your old. House I the back of the other one.

Like Reply 3y



Chris Coose There is more retrofitting going on on the Hill than there is tear down. The replacement buildings just plain suck in relationship to the surrounding neighborhood.

Like Reply 1y



1



Enoch Bradford Wenstrom do yu people live around the corner from this building like I do? it is a really classic nice looking place. it is a shame it is being destroyed vs rennovated

Like Reply 1y



1



Heather Ashby Actually quite the contrary. I own lots of property in Portland and have never overhauled one. Always brought it up to its prior glory. Never have we torn one down. We also own a very iconic and historic building downtown that we are restoring and we a... [See More](#)

Like Reply 1y



Beatrice A. Brush What the hell is the matter with these people? You bought a building on Munjoy Hill. Why do you feel the need to change the way it looked? You liked it enough to buy it. RIGHT? Then leave it the hell alone. These buildings have character, good bones, HISTORY.....and you asshats come in and change it to "modernize" the Hill. Well the Hill was fine without you. Please stop tearing down History. I pray for you all.

Like Reply 1y



2



Heather Ashby These buildings might not be up to today's code, and life safety standards, or economically built to reduce energy consumption, old drafty windows, expired heating systems, difficult and expensive to maintain or rent... whomever sold it has a right to do so, and the new owner has a right to do with it what they want. People complain about it, but don't maintain their buildings and they are run down and cost so much to repair that the new owners would rather start anew. Rundown buildings draw rundown tenants who don't care about the property. Just my 2 cents and I know that everyone opposes that opinion it seems, but I like new. That's MY taste, not for ya'll I guess.

Like Reply 1y



1

^ Hide 13 Replies



Enoch Bradford Wenstrom obviously said by a person who has no regard for any historic value of architecture. no one is saying renovation is not needed.

Like Reply 1y



Enoch Bradford Wenstrom people tearing down these buildings are trying to make the hill like the place they escaped from back home..



1



Chris Coose Coming very soon, the demolition of 25 Monument for another box of condos. It was once a school and it is structurally sound. The long time African American owners got over a million dollars for it. Charlie's house across the street from 25 Monument go... [See More](#)

Like · Reply · 1y · Edited



2



Mary Brennan I agree. I was so sorry to see Union Station destroyed for a discount store that failed miserably. I think it was Arlans, are something like that. Complete junk!

Like · Reply · 1y



Cynthia Ann Wildes Smith I agree, and the distruction of LongFellow house on Fore Street that he was born in leading to the Prom . That was torn down as well. So we could house all that ugly business 's that took its place. Yes we had residents down there as well.

Like · Reply · 1y



1



John Bennett I'm already shaking my head I disbelief couldn't wait til years from now.

Like · Reply · 1y



Eddie Fowler Brutal architecture describes it to a T...

Like · Reply · 1y



1



Peggy Harrington Wilson It's a disgrace! Tearing down all those homes of people and families that have lived there with memories that are now gone. So sad 😞

Like · Reply · 1y



Timothy M. Smith As a life long resident of the hill still living here today,im disappointed in the councilor that represents munjoy hill,why did you wait so long to want a temporary ban on teardown and build.you are the reason we need more true residents to hold your office.



Anne Mazur Pappalardo Portland's disappearing history is heartbreaking. My 18 and 25-year-old sons are even lamenting what is going on. Incredible lack of value and historic pride.

Like · Reply · 1y



Solange Kellermann We're shaking our heads now.

Like · Reply · 1y



Kate Tylor It's really sucked to hear the mayor on TV talking about high income places in the city like Munjoy Hill. My heart sank.

Like · Reply · 1y



Kathie Dolan I don't think I care much for that mayor or his politics!

Like · Reply · 1y



Bob Taylor anywhere they can find a dollar.....

Like · Reply · 1y



Carol Connolly So true! So sad!

Like · Reply · 1y



Timothy Trott It's not like it used to be like we grew up the yuppie are taking over not the working class people were used to

Like · Reply · 1y



Nini Mc Manamy ▸ **Munjoy Hill Residents (Past & Present)** ***

October 6, 2016 · 🌐

30 Merrill St scheduled for demolition to make way for condos. This historic house was built in 1840.



👍👍👍 65

59 Comments



Rebecca Milliken Sad.

Like · Reply · 3y



Robin M. Plante I hate what the hill has become.

Like · Reply · 3y



Theresa McGeehan WHAT THE HELL IS GOING ON

Like · Reply · 3y



Doreen Lund Burnett Is that little house that sat back from the street with the fence around it still there? It was just past 17 Merrill Street.

Like · Reply · 3y



Donna Stults 😞 so sad

Like · Reply · 3y



Mary Anderson Emmons Why don't they just demolish the whole friggin hill! They are ripping it apart piece by piece anyway! This is so sad what they are doing

Like · Reply · 3y



3



Joanne Devine Why doesn't landmarks protect this place?

Like · Reply · 3y



3



WM Jel Where is the historical society, Landmarks and City officials? The Hills preservation should be a priority. City Halls basking in tourism money that won't continue ft the old charm of the community goes to condo after condo giving away green spaces to
... See More

Like · Reply · 3y



10





Jack Milton ✓ <http://www.pressherald.com/.../portland-planning-board.../>



PRESSHERALD.COM

Portland Planning Board approves new 7-unit condo development on Munjoy...



Like · Reply · 2y



Lori Baxter-Gaunder 750 sq feet? That's like living in a walk in closet!

Like · Reply · 2y



Chuck Vessey I wonder where they will park

Like · Reply · 2y



Monique J Gagnier ▸ Munjoy Hill Residents (Past & Present)

February 27, 2016 · 🌐

The remnants of 40 Quebec St. Demolished yesterday.



👍 🙄 😡 34

103 Comments



Matt Nickerson Crazy

Like Reply · 3y



Michele Collins Lane by any chance any before pictures ?

Like Reply · 3y



Pam Conlogue It was my sisters house she sold and they told her they would not demolish.

Like Reply · 3y · Edited



Pam Conlogue Monique I have many before pictures, even as early as last month inside and out.

Like Reply · 3y · Edited



↩ View 3 more replies



Michele Collins Lane why did it come down ?

Like Reply · 3y

^ Hide 12 Replies



Monique J Gagnier The owners are going to rebuild. Sadly I don't have a before photo but someone on here will probably.

Like Reply · 3y



Michele Collins Lane was it the white house on the corner ?

Like Reply · 3y



Monique J Gagnier Nope. Here it was this past October. It's the one hidden behind the tree



Like Reply · 3y





Tom Martin It came down so the rich from out of state can build another house and help drive up local taxes and force good locals out...

[Like](#) [Reply](#) · 3y



Pam Conlogue You have that right. My sister recently sold this house and the buyer told her they would not demolish the house. They waited 6 months they never lived in it. So Sad...It is what it is.

[Like](#) [Reply](#) · 3y · Edited



Soozy Mack I just drove past today and did a doubletake

[Like](#) · [Reply](#) · 3y



Rita Woodman Progress has to go on!!!

[Like](#) · [Reply](#) · 3y



Liz Coburn Very sad Portland losing all its roots

[Like](#) · [Reply](#) · 3y



Kristian Webber We should burn munjoy and Start over

[Like](#) · [Reply](#) · 3y · Edited



Pam Conlogue Why? Kris Weber?

[Like](#) · [Reply](#) · 3y



Robin M. Plante I felt really sad seeing it being torn down so another condo can be put up. Property taxes will go through the roof.

[Like](#) · [Reply](#) · 3y



Pam Conlogue Sorry Robin, aren't they already

[Like](#) · [Reply](#) · 3y



Robin M. Plante Yes Pam, taxes are very high on the hill.

[Like](#) · [Reply](#) · 3y



Constance Mailman I lived at 60 :-(

Like Reply · 3y



Robin M. Plante I live across the street at 39.

Like Reply · 3y



1



Kathie Dolan Why did they take it down?

Like Reply · 3y



Pam Conlogue To rebuild a more modern home new buyer new condos

Like Reply · 3y · Edited



Kathie Dolan Grrr! 🤔

Like Reply · 3y



1

↩ View 1 more reply



David Lee I lived on the hill when only people who lived there were consider poor money way we were but we were very rich with friends all around us

Like Reply · 3y



11



Jean Locey Time moves on someone said. Cool... But put a house there not something that resembles a prison or warehouse... Smdh... The hill is going away slowly. Bottom of Fox St. another monstrosity going up... Fox and Anderson St. Naaaasty

Like Reply · 3y



3



Patty Galope Hate those ugly ass buildings... a nice house would be better , but I still don't like all the rich from out of state buying & ruining our neighborhood ...disgusting !!!

Like Reply · 3y



3



December 2017:

Check out today's Portland Press Herald article:
<http://www.pressherald.com/.../public-divided-over-munjoy-hi.../>

Next Steps:

- Since Moratorium has now passed, we will be engaging with the Munjoy Hill community in January 2018 to coordinate efforts to ensure we get changes in place to protect Munjoy Hill neighborhood. These efforts will be communicated in early January. We will need all of you to continue to engage to see this through.

A big thanks again for all of YOU in engaging!!!!




PRESSHERALD.COM

✓ **Portland council puts freeze on Munjoy Hill demolitions**

After hearing conflicting viewpoints for more than 2 hours Monday...

👍❤️😊 You and 138 others 96 Comments · 13 Shares



Melissa Darling Good

Like · Reply · 1y



Annie Foley I'm sad my house came down but if this is the last straw that preserves the buildings then the house was sacrificed for a good reason and that makes my heartache a little less

Like · Reply · 1y


 10



Lau Cormier Annie - were you 9 Moody?

Like · Reply · 1y

 1



Annie Foley Lau Cormier yes

Like · Reply · 1y

↩ View 5 more replies



Meredith E Miller Priscilla Totten

Like · Reply · 1y



Theresa McGeehan I HOPE IT SAVES THE HILL.

Like · Reply · 1y

 3



Maureen Joyce Martelle Thank you God

Like · Reply · 1y

 2



Joe Bean It's about time. Now let's work to create reasonable standards and preserve the character of the city.

Like · Reply · 1y

 4



Jim DiBiase What a shame to tear down such a beautiful building just to replace it with a box-like structure.

Like · Reply · 1y

 2

-  **Ruth Tuttle-Jones** I am glad 😊 that passed. It is very sad that the person who bought the house that was demolished the other day 😞 couldn't have found a way to fix it up to fit into their plans. They do not make houses like they did back in the day. Merry Christmas to all the Munjoy Hill family past and present.
- [Like](#) · [Reply](#) 1y Edited  4
-  **Robert Freeman** They make them better, not necessarily better looking.
- [Like](#) · [Reply](#) 1y  1
-  **Korel Davis-Williams** I wish this had taken place a long time ago. I took a walk on munjoy about a month ago. My heart sunk.
- [Like](#) · [Reply](#) 1y  3
-  **Jean Dunphy** Awesome! Save the Hill. Save Portland!
- [Like](#) · [Reply](#) 1y
-  **Chris Coose** I am very grateful to you, Nini. I can probably speak for all the residents of 87 St. Lawrence St. too.
- [Like](#) · [Reply](#) 1y Edited  1
-  **Bill Soper** Good
- [Like](#) · [Reply](#) 1y
-  **Francene Downs** Wonderful we can't let them destroy the hill. Look what happened to Lincoln park, half gone, Union Station destroyed. No more
- [Like](#) · [Reply](#) 1y  1
-  **John Bennett** Thankful but also wary!
- Can't demolish to make room for the ugly condos?
- Will this lead to creative removal? Do we need more firefighters!
- Think we need ordinances requiring new housing to actually blend into current styles in neighborhoods
- [Like](#) · [Reply](#) 1y  1



Monique J Gagnier There has to be some middle to agree on. I've seen some really nice restores up on the hill and then some really ugly things, like on upper Sheridan street... it all looks the same.

Like Reply · 1y · Edited



Kathleen Carr Bailey I remember many years ago when the protect on North & Walnut St. was proposed the neighborhood seemed to have a lot more say. Though the project was built, and we didn't get all the green space we wanted, they still respected our voice.

Like Reply · 1y



Rebekah Kirsanova I'm just curious, now that you've stopped new buildings from going up, who's footing the bill to fix the ones currently falling down?

Like Reply · 1y



Mary Casale Clearly you don't understand what the moratorium is . It does not stop new buildings . Please educate yourself before you speak .

Like Reply · 1y



John Bennett City has code enforcement regs that need to be enforced. Property owners need to be responsible

Like Reply · 1y



Rebekah Kirsanova That's provided those owners both have and want to spend the money needed to actually make the home livable. I'm actually currently living in a home that I know as a carpenter by trade, is cheaper to demolish than fix. I agree 100% no more condos in Portland. Period. There are more than enough. I'm not a fan of the up in a month, cookie-cutter, "low income" housing establishments either. I've also seen the inside of a great many homes on the hill. It's sad to see old homes go. Old landmarks that are precious to us. But if moratoriums are going to be handed out, a better long term plan needs to be in place. Something a lot better than the landlord should fix it up. If they came down hard on



Heather Ashby What is "ugly" is a matter of opinion. I think run down, peeling paint, cracking wood, splintered steps, unkept, homes of any sort are ugly

Like Reply 1y



Mary Casale Clearly you don't know what the moratorium is about. It is a pause. The R-6 zoning that was enacted in 2015 had no restrictions on tear downs. Realistically someone could buy a block of homes and tear them down. They didn't need to be in disrepair, or neglected. The current tear downs in my block are 2 buildings that were meticulously maintained by the owners (for the last 40 yrs that I am aware of)

Like Reply 1y



Heather Ashby Thanks for insulting my intelligence. I do know what it is, and what it means. Who you should be explaining it to is all the people breathing a sigh of relief thinking that the Hill is now saved from demolition. The fact of the matter is not that the home was meticulously maintained, but that the new owner has the right to do with it what they wish...because they own it...not the city...not the neighbor...

Like Reply 1y



Mary Casale Heather Ashby Well again Heather, that's not quite correct. We have zoning ordinances and design standards for a reason. Cities have Conservation Districts and overlay zoning for the protection of neighborhoods to maintain a scale, mass, and streetscape that reflects the existing properties. Hopefully this is where we are heading.

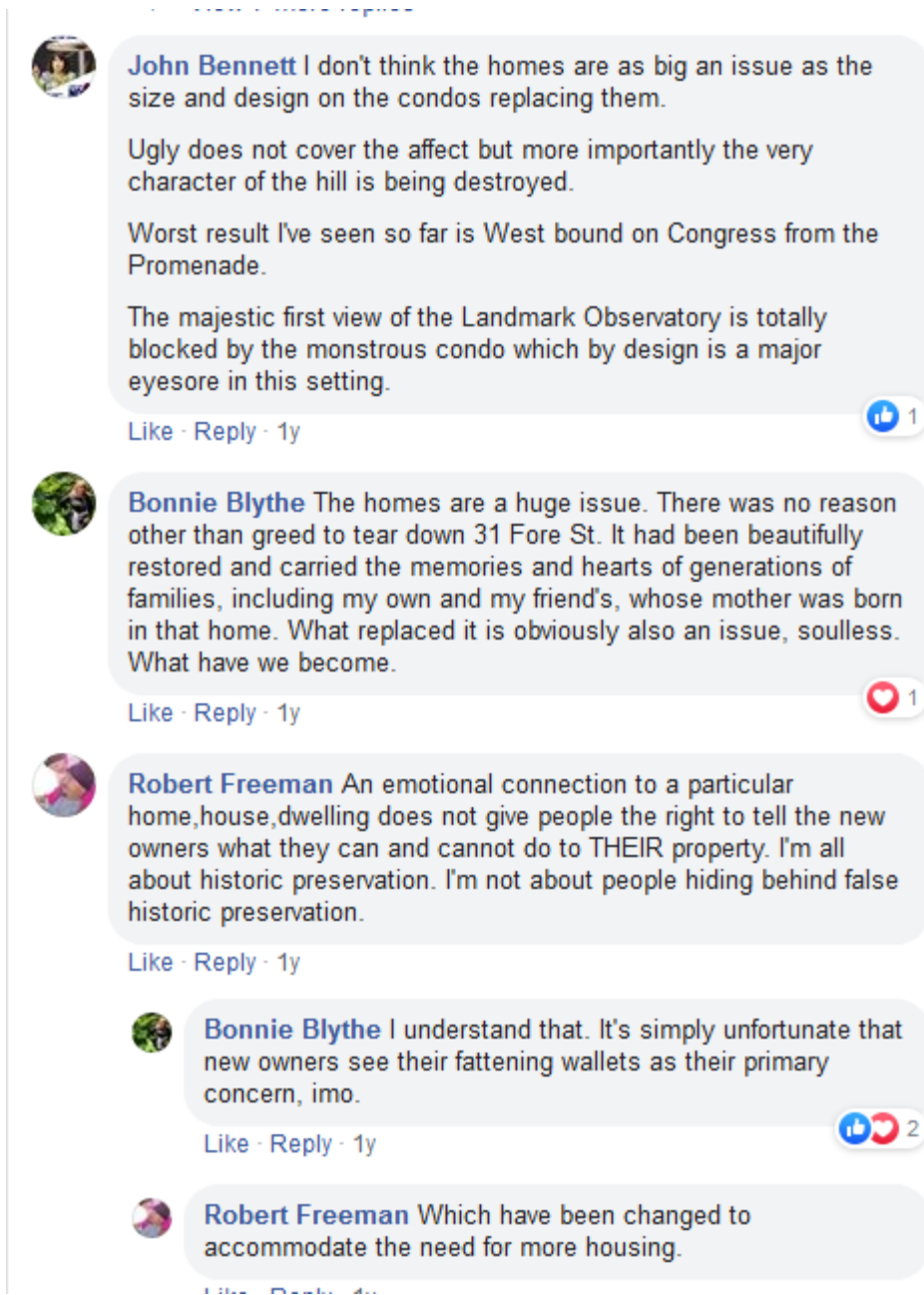
Like Reply 1y



Enoch Bradford Wenstrom Property owners in portland have never had the right to do anything they want to. Not sure what neighborhood you own property in. There are always restrictions. There is nothing wrong with munjoy hill residents wanting to put restrictions in place that maybe focus more on rennovation vs teardowns. You cant tear everything down in the west end just because you own it.

Like Reply 1y





Words that appear most frequently related to the teardowns and/or new developments are “sad,” “ugly,” “box,” “ugly condo,” and “eyesore.” There are a couple references to Union Station, and at least two comments asking “Doesn’t Portland have design ordinances so neighborhoods will retain their character?” and “I don’t understand why Portland wouldn’t want the newly built homes to fit in with the character of the Hill.”

Sentiment among those I speak with runs about 97% towards protection of the neighborhood from out of scale and inconsistent design, as do the Facebook posts.

And, finally,



-  **Frank Fowler** once again money takes priority so sad
Like Reply · 1w  3
-  **Bonnie Blythe** So much BS. The current council needs to take responsibility. Why/how do they keep getting voted in??
Like Reply · 1w  2
-  **Brent Owen** New residential construction per se isn't the issue. Older buildings often reach the end of their useful life. The issue is these proposals are ugly and out of place. Doesn't Portland have any design ordinances so that neighborhoods will retain their character?
Like Reply · 1w  2
-  **Rosemarie Cartonio Dynda** This is very disappointing grew up on Montreal Street and lucky enough my elderly mom is still there unfortunately she lives across from where this project is being proposed, this will destroy the neighborhood and over crowd yet another street on munjoy hill and a lot of bs on making more affordable housing in the city that will never happen on the hill again 😞
Like Reply · 1w   2
-  **Ellen Kanner** Sure, demo, as long as affordable housing is part of the plan for this building! And make it fit the character of Portland - where are the ordinances for this?
Like Reply · 1w  4
-  **Karen Snyder** The ordinance have specific loopholes for developers to get out of putting affordable housing. Thank these specific city councilors for this.. Duson, Thibodeau, Mavodones, Ray, Costa, Cook
Like Reply · 1w
-  **Timothy M. Smith** Stop the demo, no more distraction of houses that can be used as affordable housing for young people looking to buy a house
Like Reply · 1w
-  **Timothy M. Smith** Distruction
Like Reply · 1w
-  **Connie Green** Give it to em Smitty! That's all BS And I don't live there. But I've had plenty of family that has. Those were childhood memories, and great ones they were.
Like Reply · 1w
-  **Shirley DiBiase** They spoiled Portland when they got rid of Union Station and made the Mall /which took away all the business from down town Congress St.
Like Reply · 1w
-  **Shirley DiBiase** So now they plan to spoil the Prom, Sad 🙄
Like Reply · 1w

-  **Sandra Wyman** Seriously I grew up on the hill I have not been able to go on to munjoy Hill since before my mother sold the house makes me very sad they have destroyed what was once a family community I could walk down the street anytime of the day and night and feel safe not no more I won't even go up there it's so depressing not to see condos everywhere just saying
Like Reply · 1w   3
-  **Terry Thompson Westberry** Leaving it alone
Like Reply · 1w
-  **Lee Theriault** This is absolute bull. this should not be happening, it's a historic place and it should be left alone. they can find plenty of other areas to build their condos or apartments whatever it is they're doing
Like Reply · 1w · Edited   3
-  **Shirley DiBiase** What a sad thought....but sadly they will do it 🙄
Like Reply · 1w 🙄 1
-  **Nini Mc Manamy** Would you pay \$500000 to a million for a condo in this awful building? It looks like a mill.
Like Reply · 1w
-  **Lydia Savage** Nini Mc Manamy no but a developer would and hope to turn a profit down the road.
Like Reply · 1w
-  **Lydia Savage** Nini Mc Manamy the bigger question about this is what Mainer can afford to do that.
-
-  **Theresa McGeehan** This IS VERY SAD
Like Reply · 1w
-  **Francene Downs** Horrifying construction that is replacing beautiful homes like on Moody Street.
Like Reply · 1w   3
-  **WM Jel** voters have to change whose in city hall that's who is allowing this
Like Reply · 1w  2
-  **Donna Ramos** Oh no!
Like Reply · 1w
-  **Kevin Dyer** Portland leadership only care about the money to bad they have no clue how to use it!!!
Like Reply · 1w  2
-  **Greg Loring** My old neighborhood Willis st. And Montreal st. I can't believe this will be allowed! Destroying family neighborhoods and an incredible way of life for future families! Totally insensitive and stupid land and money grubbing fools! Haven't they learned anything from the union station debacle or Franklin arterial displacing hundreds of families and homes for what? A road!! To where ...the old port! People have to organize and kill this development! A perfect example of the goose that laid the golden egg! The city council must be reigned in! They are destroying what makes Portland a great and unique city! Selling out to these fly by nighters who hit! Make their money 🤑! And disappear leaving a trail of immoral destruction in their wake!!!
Like Reply · 1w · Edited   3

Comments below range from when this was posted (August, 2019) through 25 hours ago.

 **Bill Skoolicas** is with Noreen Moriarty Skoolicas.
August 6



Bill Skoolicas is with Noreen Moriarty Skoolicas in Portland, Maine.
August 6

As I passed by the end of Hancock Street on my morning ride to the State Pier, I took note of the view, which will be interesting to anyone who grew up in Portland, like myself. It is as though a new street from another place was just plonked down at the base of Munjoy Hill, fully formed and functioning. It's a bit surreal.

   239 270 Comments 22 Shares

 Like  Comment  Share

[View previous comments](#) 52 of 139

 **Michael Mcgarvey** Seattle ?
Like · Reply · 11w

 **Elaine Saulle** Don't like it

 **Mike Lafavore** They ruined the area. I was born on the corner of India and Newbury and lived on Commercial Street later. The waterfront could be a little stinky and those train tracks were treacherous in the winter, but it was real. Now it's a Disney version of a working waterfront
Like · Reply · 11w · Edited  7

 **Stephen McCarthy** Ugly, ugly architecture.
Like · Reply · 11w  7

 **Kathie Dolan** They look like a cross between Lego-land and the shipping crates down by the bridge! 🤔
Like · Reply · 11w

 **Mike Mitchell** Trendy Condos for the trendy rich I sure miss the Portland I knew and loved.
Like · Reply · 11w · Edited  8

 **Jeremiah St.Clair** That's not our Portland.
Like · Reply · 11w  4

 **Mike Mitchell** No its a real shame Portland has become trendy and for the rich
Like · Reply · 11w · Edited  2

 **Jeremiah St.Clair** I didnt mean it wasnt real or Portland, Maine. It's just not "our" Portland. At least, not anymore.
Like · Reply · 11w  2



-  **Terri Pierce-Moriarty** Disgusting
Like Reply · 11w
-  **Anthony Taylor** Generic facades. While this sort of thing is busting out up and down the coast, New England's hour from the coast decaying industrial burgs are losing their architecturally significant old buildings and filling up with low lifes and vacant lots. The water view-front is turning out like the Bronx or the Fenway.
Like Reply · 11w
-  **GabrielJohn Chassé** So many good sized cities throughout the country seem to be going for this modern generic look .
Like Reply · 2w
-  **Jennifer Lunden** This horrifies me.  2
Like Reply · 11w
-  **Jennifer Lunden** And it reminds me of the time a couple years ago when I was driving through that part of town, an area I was familiar with, having worked there for 3 years, and at the end of the street I took a right and for a minute I wondered where I was. Nothing was recognizable, and nothing felt like Portland.
Like Reply · 11w  1
-  **Sarah Lundin-Erickson** This is real? Wow! This is not Portland.  1
Like Reply · 11w
-  **Mimi Grampy** No Character! No Charm ! No Portland! ...  2
Like Reply · 11w
-  **Ivory Wind Rieger** I've been taking all my old Portland peeps for the tour of this street and they all gape and shake their heads "NO" along with me. 😞
Like Reply · 11w
-  **Fred Trout** one of the sad parts is that the people on the left side of the street thought they were getting a water view, but then the buildings on the right side of the street blocked the view of the water, too bad.
Like Reply · 11w  1
-  **Thomas Joyce** It looked so much better with the two grain elevators. 😊
Like Reply · 11w  5
-  **Jennifer Kastelic** I've gotten very disoriented a few times there.
Like Reply · 11w  1
-  **Marie Eger** Portland Planners brought in too many modern buildings and took away the charm.
Like Reply · 8w  3

-  **GabrielJohn Chassé** Like a cheap takeoff of Boston
Like · Reply · 2w  2
-  **Thom Sambrook** There are no "Neighborhoods" anymore. Sad.
Like · Reply · 2w   3
-  **Roger Mayo** There are still neighborhoods. I own a house in one of them, it's called Parkside. Lovely old apartment buildings and tree lined streets.
Like · Reply · 2w  1
-  **Thom Sambrook** Hoping our neighborhood lasts....
Like · Reply · 2w
-  **Peter Green** What would Henry write? A lamentation.
Like · Reply · 1w  1
-  **Terry Thompson Westberry** its so sad
Like · Reply · 1w
-  **Susie Hughes** Fat local lawyers faked a clearing of eminent domain and then later owned Portland properties search the title and find they should never have own these properties
Like · Reply · 1w  1
-  **Elizabeth Ruby Simkoff** And it looks like anytime USA now!
Like · Reply · 1w  1
-  **Anthony Taylor** Nondescript and generic architecture with no sense of place or local inspiration. Comparable to the "new-old fashioned" brick facades in the shopping center that was built to replace the failed Worcester Center Galleria mall.
Like · Reply · 1w  3
-  **Lex Jones** It's like there has been another Great Fire.
Like · Reply · 6d
-  **Bob Farrington** The collapsed birth canal of architecture.
Like · Reply · 6d
-  **Ray Pe Benito** There are some New Amazing buldings in Portland Portland in the 70s had been i n Decay . Its how life is we must lose something to gain something.I would rather see New modern then run down blight,There are still plenty of older buildings to admire lets save them and keep them useful.
Like · Reply · 4d



Sheila Coughlin It's awful!

Like · Reply · 4d



Rachelle Cliche I grew up in munjoy south. #60, the first lot on Fore going up the Prom. Literally around the bend from this picture. All I can think of is Jordan's Meats and the village around the corner, and the old Crosby lot (where most of this is built) where we used to play stick ball then climb the fence and walk the deserted tracks. Very surreal and sad in so many ways.

Like · Reply · 4d · Edited



Bonnie Blythe 🌐 The developers talk about what an improvement this is over the "wasted space". We loved that wild land/waterfront. I'm sure they think Munjoy South is "wasted space" too 😞

Like · Reply · 4d



Paul Luise If shown that picture to identify I'd never have guessed Portland.

Like · Reply · 3d



John Furman It's like 1960 all over again. Sad.

Like · Reply · 19h

Appendix B

From: Design Manual promulgated by the Planning Authority pursuant to Sections 14-498 of the City of Portland's Land Use Code. "Design Standards and Guidelines and maps contained as appendices to this Design Manual were individually adopted by the Planning Board or City Council following public Hearings."

R-6 Infill Development Design Principles & Standards

From: Purpose

I. All developers, no matter how small their project, have a responsibility beyond simply meeting the needs of their end users. They have a public responsibility to add to and enhance the neighborhoods in which their projects are built. **New residential construction within Portland's compact R-6 zones should relate to the predominant character defining features of the neighborhood.** The design of new development is critical, particularly elements such as the orientation and placement of a building on a site; relationship to the street; and mass, form and materials. The Design Certification Program aims to insure that infill housing development makes a positive contribution to the City's neighborhoods.

The intent is to ensure that infill housing is compatible with the neighborhood and meets a high standard of building design, while allowing for diversity of design. Projects will be reviewed for consistency with R-6 Infill Development Design Principles and Standards. These principles and standards are interdependent and should be considered holistically. The applicant must demonstrate that a proposal is consistent with the Design Principles. The standards are time-honored ways of achieving the Principles.

II. DESIGN PRINCIPLES AND STANDARDS

PRINCIPLE A Overall Context

A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood.

Explanatory Note: The central idea behind good design in an established neighborhood is to reinforce positive features of the surrounding area, which provide its unique identity. To a large degree, the scale, mass, orientation, and articulation of an infill building should be compatible with that of the buildings that surround it.

Compatibility refers to the recognition of patterns and characteristics which exist in a given setting and the responsiveness of a new design with respect to these established patterns and characteristics. While there is no one specific solution for a given setting, there are a number of

building characteristics which can be used to gauge visual compatibility of new residential construction in an existing neighborhood. These characteristics include design elements such as:

- 1. Scale and Form:** height, massing, proportion of principal facades, roof shapes and scale of the architectural features of the structure.
- 2. Composition of Principal Facades:** proportion of facades; orientation of openings; ratio of solids to openings; rhythm of fenestration; entrance porches and other projections; and relations of materials, texture and color.
- 3. Relationship to the Street:** walls of continuity; rhythm of spacing and structures on streets; and orientation of principal elevations and entrances to the street.

Each infill project will have a unique context of surrounding structures and sites with some strong, unifying characteristics, and some that are subtle and less obvious. The more definite and easily discernable traits within an established neighborhood should serve as a basis for a design solution, which can reinforce the positive characteristics of the surrounding development patterns.

On corner properties, where the architecture has a greater visual impact upon adjacent public spaces, both public facades will be evaluated with equal care.

STANDARD A-1 Scale and Form Relate the scale and form of the new building to those found in residential buildings within a two-block radius of the site, that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.

STANDARD A-2 Composition of Principal Facades Relate the composition of the new building façade, including rhythm, size, orientation and proportion of window and door openings, to the facades of residential buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing facades on both side of the street within the block of the proposed site.

STANDARD A-3 Relationship to the Street Respect the rhythm, spacing, and orientation of residential structures along a street within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing streetscape on both side of the street within the block of the proposed site.

PRINCIPLE B Massing

The massing of the building reflects and reinforces the traditional building character of the neighborhood through a well composed form, shape and volume.

Explanatory Note: Massing is a significant factor that contributes to the character of a building. The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius. The massing of a building can be defined as the overall geometry (length, width, and height) of its perceived form. The overall height of the form (actual and perceived) as well as the geometry of its roof is of particular importance in defining the massing of a building.

STANDARD B-1 Massing The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius.

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
153 STATE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: November 1, 2019
RE: November 6, 2019 **WORKSHOP – Preliminary Review of Proposed Alterations and Additions**

Address: 153 State Street

Applicant: Daniel St. Peter

Introduction

Dan St. Peter is requesting a preliminary review for alterations to his property at 153 State Street, including adding a porch to the south side, adding windows to the north and south sides and the west (front) end, replacing existing windows, adding additional skylights, demolishing a rear addition of undetermined age, and extending the original block of the house and roof. Mr. St. Peter bought the property, formerly known as The Deanery, from the Episcopal Diocese in 2016. The 1836 house is the last remaining wood-framed Greek Revival structure on State Street. It sits between St. Luke's Episcopal Cathedral and the Diocese's Offices at Loring House on the south side, and State Street Church to the north.

Over the past two years Mr. St. Peter has consulted with HP staff on numerous occasions as he embarked on interior renovations that included ambitious structural work to stabilize the roof. With staff approval he also erected a fence at the rear boundary that improved security for both his property and St. Luke's. In the coming year Mr. St. Peter wants to continue renovating the single family home, and eventually will rebuild a rear ell, once the structurally inadequate present ell is demolished.

The applicant has supplied a summary of the presently proposed phase of improvements, with drawings including elevations and roof plans. He also provided photographs of existing conditions and several historic images of the house. Staff added additional photos to the packet, including the 1924 tax assessor's photo.

Subject Property

With the exception of the removal of the south porch – which matched the extant porch on the north front corner, the State Street appearance of this significant building has changed little over the years. Its ordered and once symmetrical façade presents a full pedimented gable to the street, with very regular fenestration. Siding on the front is smooth, flush matched boards, while on the other faces clapboards cover the walls. On the north side, the rear part of the entry porch is enclosed by a vestibule.

The two-story rear ell which is proposed for demolition has a lower roof than the main block, but on the south side there is no set back, making the house appear to extend quite deeply into the property. On the south a driveway separates the property from Loring House. Where there was once a porch on the front corner, there is now a gas meter with bollards, and further back a low bulkhead provides basement access, while even further back a small modern entry porch and stairs lead into the rear ell. High in the middle of the south main roof plane there is a single skylight, with a domed sash, that is visible from State Street.

Proposed Alterations

Mr. St. Peter summarized his proposed work in this phase (see attachment 1.) Using this outline, staff notes:

Attic Window - Facing State Street:

A structural ridge necessitated a post in the middle of the front gable of the house – visible just inside the existing gable window. Changing to a pair of windows flanking a narrow wall that would hide the post would avoid a complicated system of headers and dual posting down to the basement.

State Street Church Side – North:

Additional windows are proposed above the existing porch, and also further back. Layout and width of proposed windows appears to be influenced by interior wall and room layouts.

St. Luke's Side:

Mr. St. Peter proposes to recreate the original porch that matched the one on the north side, except for setting it back 12' from the front corner. The proposed elevation also shows two new doors and a new second floor bay projecting over the porch roof, containing windows that are apparently in approximately the same location as the existing two windows. Though the plans do not show stairs from the proposed porch to the ground, Mr. St. Peter proposes to locate them at the rear end of the porch, toward the back yard.

Existing Porch – North Side:

No major changes are proposed, except re-using an old door in place of the one currently

in the opening. The railings and stairs to the sidewalk are not original; no indication is given about a proposed replacement program.

Granite Curbing:

Mr. St. Peter proposes a low granite curb around the front garden, at the edge of the sidewalk and returning down the south side – similar to curbing recently installed next door at Loring House. This will enhance a planting bed and make it possible to raise the garden grade just enough to fully cover the lower foundation made of rubble – the top of which is currently exposed.

Extend Roof Line:

The roof of the existing rear ell is lower than the main roof. It appears the main block of the house was extended by 5' at some point in the past, and a narrow section of shed roof covers it, sloping toward the rear, or east from the rear end wall of the main block (see Mr. St. Peter's roof plans and the Google aerial view provided by staff (Attachment 4.) Mr. St. Peter proposes to recreate the gable end wall at the location of the 5' extension, and extend the main roof over it. The rear ell is to be demolished in the future, and reconfiguring the main block of the house as a simple rectangle will eliminate the 5' section of shed roof on the rear.

Skylights:

Mr. St. Peter proposes to replace the single bubble-topped skylight with a larger, low profile unit, and add two more close to it toward the rear of the roof. The owner plans to maintain the existing slate roof.

Window Replacements:

On November 6 Mr. St. Peter will describe and demonstrate how he proposes to replace the existing windows that are in poor condition, without losing any daylight opening or changing the appearance or the relationship to exterior trim.

Other Exterior Details:

For a final review of the current renovation phase, visible exterior changes such as lighting, venting, mechanicals, etc. will be reviewed by either staff or the Board. Staff can review masonry work on either the foundation or on chimneys as needed.

Additional Work – Future Phases:

Not included in the current review:

- Mr. St. Peter would like to remove the existing rear ell, and replace it with a new addition that would be stepped back from the rear corner (southeast) of the main house. He would like to move parking toward the rear, and possible park cars on the first level of the future rear addition.
- In cooperation with the churches on either side of his property, Mr. St. Peter plans to design appropriate metal picket fences across the driveways, with gates to provide vehicular and pedestrian access and open pickets to maintain open views.

Staff Comments

Staff welcomes Mr. St. Peter's work to remediate years of deferred maintenance while adapting the building for compatible, sustainable use into the future. The enduring integrity and significance of the building's presence on State Street prompted staff to recommend a workshop to help the owner focus on those alterations best suited to respecting and maintaining the distinct historic character. In meetings with the applicant staff has recommended that he take note of the character-defining patterns, proportions, and relationships that communicate the Greek Revival principles of order, balance, and proportion, and avoid making changes that might not work in harmony with the existing design. Staff notes:

- Window sizes, proportions, and types need to work with the patterns that are existing. On the sides staff supports the introduction of new windows, but believes the layout and proportions should be part of a well-developed design that takes its cues from what exists.
- On the south elevation, staff questions the introduction of a second floor bay and three ganged windows on the first floor.
- Staff recommends further study of the south façade, where windows and doors need to work well with the exterior composition as well as interior layouts.
- The recreation of the south porch (facing Loring House) will be a positive addition, and staff can support its location further back than the original.
- Locating the only stairs at the rear of the proposed south porch may appear unwelcoming, though it might be a good idea to avoid confusion and make clear which entrance is the primary one (the existing porch and door at the northwest corner?) and which is secondary. If cars are parked in the rear on the south side, the south porch entrance will get frequent use by residents.
- Details for porch and stair railings and porch skirts can be reviewed at a later time, for consistency with the Greek Revival style.
- For the west gable attic windows, staff believes the pair of windows that are close together work better than the alternate showing them further apart, as they fit better in the pediment. The size and proportions of those windows in the gable might merit further study.
- Staff notes that the building has shutters on the front elevation only. Mr. St. Peter has not indicated his intentions regarding shutters.
- Note that the front windows have corner blocks at the top of the casing, while at the bottom the casing legs sit on a traditional thick sill.
- The curious extension of the main block of the house by 5 feet in the past presents a dilemma for the present renovation. Staff understands the rationale for simplifying the roof form and making it easier to maintain a weather tight envelope, and the fact that the foundation has already been extended on the northeast corner provides further justification. Nonetheless, staff hopes the Board will consider whether they are comfortable with the extension of the building in a way

- that will completely obscure its original dimensions.
- Changing the existing skylight to a low profile unit will be beneficial. The three proposed skylights will be visible from State Street, but they are high on the roof and all in the same area.

Applicable Review Standards

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or*

archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

1. Attachment 1 – Applicant’s scope of work
2. Attachment 2 – Applicant’s drawings
3. Attachment 3 - Applicant’s photos
4. Attachment 4 – Staff photos
5. Attachment 5 – Additional historic views

EXISTING PORCH

- 1) Secure porch roof membrane to prevent further leaking and damage.
- 2) Replace existing red door on porch leading into vestibule with original house door. (original house door is in vestibule leading into the house from the vestibule. (shown in pictures “porch/original door”)

GRANITE CURBING

- 1) Granite curbing added to the front width of house along state street sidewalk and extending into driveway side of house 5 feet (which is equal to the width of replacement porch and back along the house the depth of the porch set back of 12 feet to said replacement porch) for the purpose of
 - a) Raising front and newly created side garden/lawn 4-5 inches to cover exposed foundation support stones under granite foundation Façade;
 - b) Side garden/ lawn to provide green space for shrubs to hide gas meter and plumbing and
 - c) Replacement porch setback also help cover/hide bulkhead.

EXTEND ROOFLINE

- 1) Replace shallow shed roof over 5 ft addition (added well in the past) to the rear of house, with a roof line consistent with main house.
 - a) This new roof line helps with phase two. The raising and replacing of rear ell so that weather tight integrity can be maintained with fewer roof lines.

(Shown in pictures marked, “Aerial roof view”, “state street side” as well as “St. Luke side”)
 - b) “Aerial roof view “shows proposed skylight replacement with 25% larger window with two additional roof windows distal from original as seen from front of house.

ATTIC WINDOW

- 1) Replace existing single window in center of state street gable side. With a double window combination to accommodate for the load bearing post put in place to carry the newly engineered and installed roof system.

(Shown in pictures marked "Front, facing state street")

STATE STREET CHURCH SIDE

- 1) Add window with same style and size of windows in front of house to the front corner above existing porch.
- 2) Add three more windows to this side of house in the arrangement shown in pictures marched "state street side ". My proposal for these windows are
 - a) For them to be 6 inches narrower but same height as the front windows

OR

 - b) To be the exact windows as the front of house but move 6-8 inches either side of arrangement in photos, to accommodate for interior wall space and layout.

ST. LUKE SIDE

- 1) Replace previously existing porch with one identical to the other.
 - a) Setback 12 feet to accommodate for garden/lawn to hide gas meter and line.
 - b) Cover/hide bulkhead.
 - c) Aid with removal of parking on this side to parking in the rear. All of which is part of phase two. However the porch and its setback will help in obscuring sight lines to the rear parking.

WEST -
EXISTING



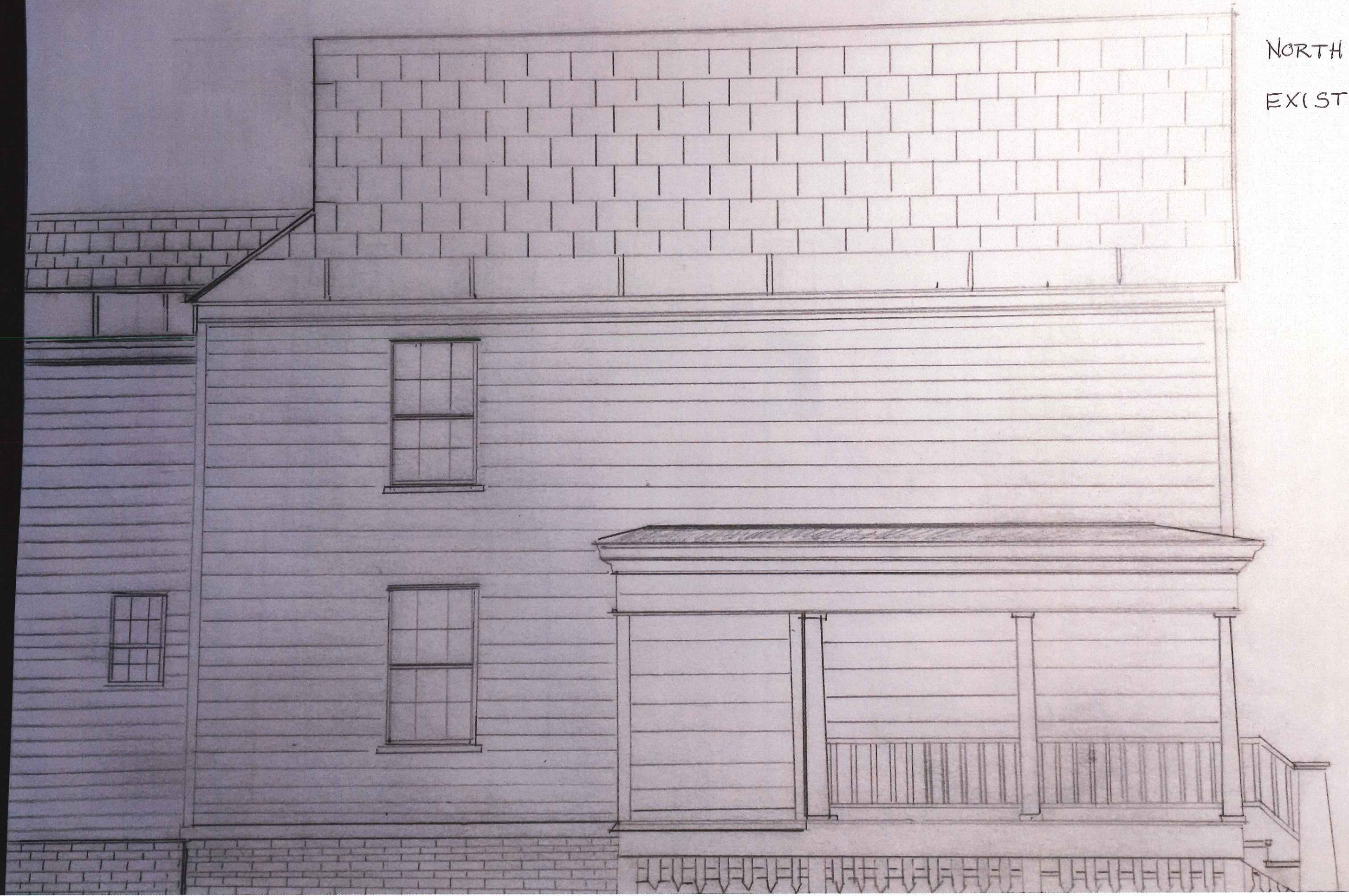
WEST ELEVATION
PROPOSED



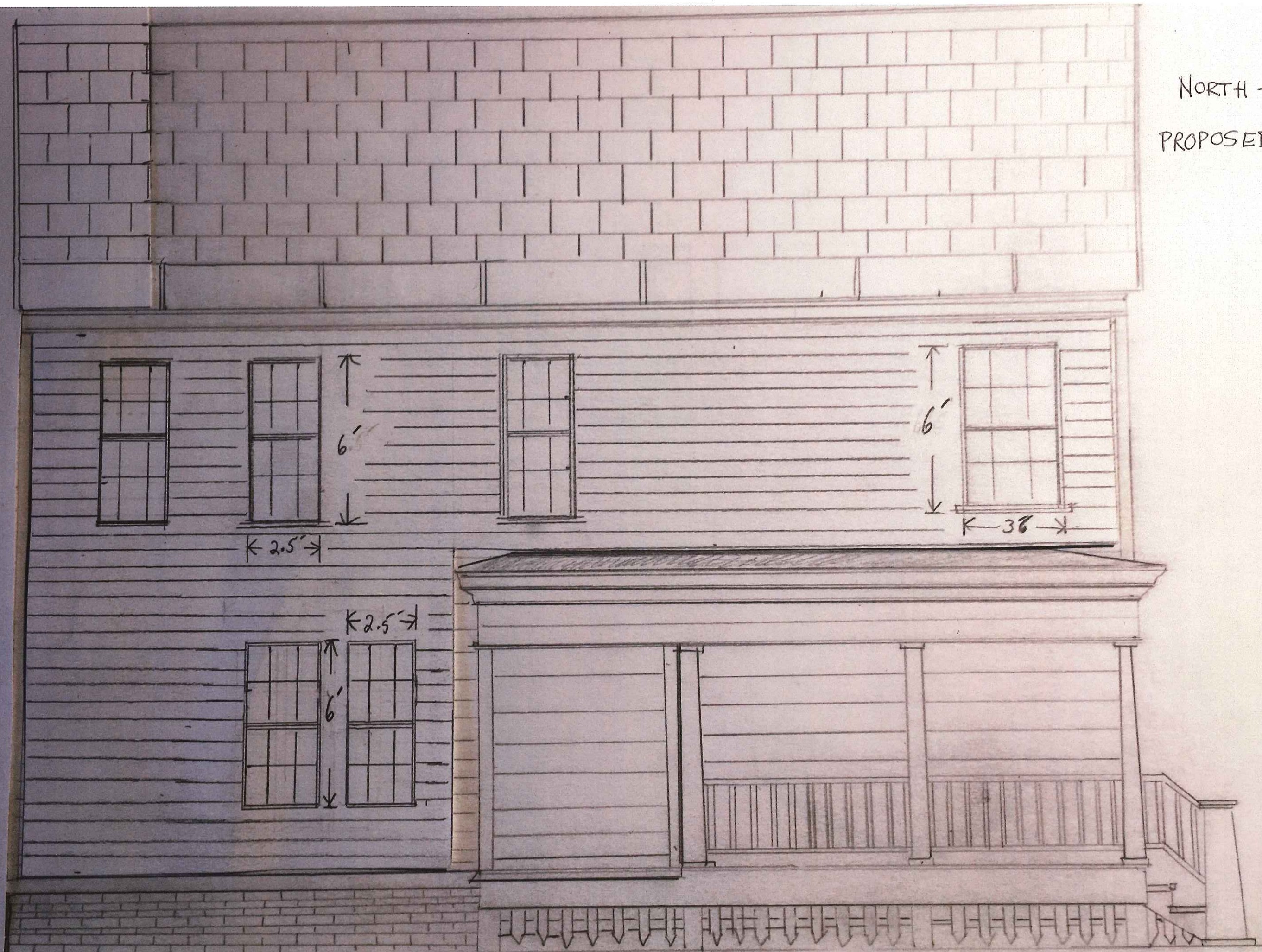
WEST-
ALTERNATE
PROPOSAL



NORTH -
EXISTING



NORTH -
PROPOSED





EXISTING ↗

SOUTH ELEVATION

← PROPOSED

STATE

STREET

EXISTING PORCH

PROPOSED PORCH

EXISTING
ROOF VIEW

22"

EXISTING
SKYLIGHT

18'6" * 33" * 14'9"

5'

5'

5'

33'

PROPOSED ROOF PLAN

STATE

33'

STREET

48"

21"

45 3/4"

PROPOSED SKYLIGHTS

8'

3'

25' PROPOSED SECOND PHASE 43

5'

10'

5'

22"









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OR DRUGS
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ON THIS
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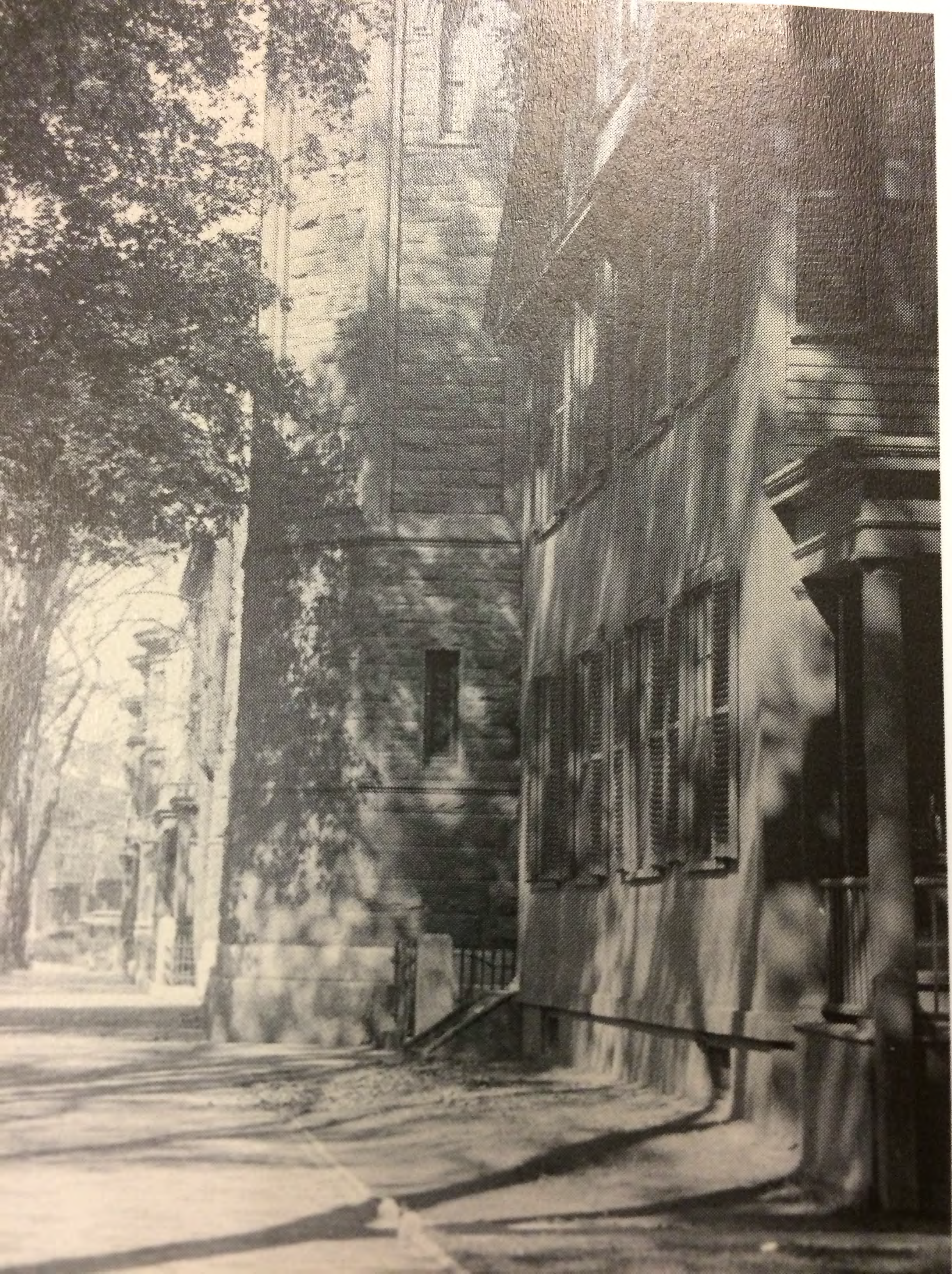




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133
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**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

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

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: October 31, 2019
RE: November 6, 2019 **WORKSHOP –**
 a) 2nd Workshop on Proposed
 Rehabilitation/Adaptive Reuse of Buildings 2, 3,
 4 (partial), 6A, and 6B;
 B) Introduction to Proposed Site Improvements

Address: 58 Fore Street
Portland Company Historic District

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

Project Architect: Henry Moss, Bruner/Cott Architects

Landscape Architect: Michael Boucher, Michael Boucher Landscape Architecture

Introduction

The Historic Preservation Board will continue its preliminary review of proposed plans for the rehabilitation and adaptive reuse of historic structures within the Portland Company Historic District. The November 6 workshop will address revisions to previously-submitted plans for Buildings 2, 3, 4, 6A, and 6B that were made in response to Board feedback at the Board's last workshop on October 2nd. Following a review of the recent design modifications, the focus of the workshop will turn to proposed site improvements within the District. Landscape architect, Michael Boucher, will make a presentation, reviewing the overall design approach to the site as well as specific elements of the plan.

As of this writing, the applicant has submitted only a general site plan and information regarding the paving palette and plant material being considered for the site. No drawings or details have been submitted for specific subzones within the overall site. For example, there are no detailed plans for the stairway leading from Fore Street to the plaza or for the

alleyway between the Fore Street “wall buildings’ and the north elevation of Buildings 2 and 3. The submission does not include specifications for light fixtures or other site elements. Staff has requested that these be forwarded in advance of the workshop. Absent other information, staff has enclosed a rendering and close-up site plan of the grand stair that was provided for the October 16 workshop, but it is unclear whether the stair plan or details have changed. If the project team forwards additional material before the mailing of this packet, staff will attach it without comment.

Summary of October 16 Workshop – Board Questions and Concerns

Key unresolved issues identified at the 10/16 workshop included the following:

- Proposed treatment of Building 2’s façade. Most members of the Board did not support retaining the large opening with steel header to the right of the center entry and agreed that there is no documentation to suggest that the opening was ever exposed to view. (The opening was likely created to provide additional access into Building 1, which has been removed.) The Board also questioned other aspects of the proposed façade treatment, including replacing the original treatment above the center entry (which is shown in early photos of the building and is still in place) with a large glazed opening, and retaining the opening in the gable which was a later addition. While Board members appreciated Mr. Moss’s argument that the various accretions were “valuable indicators of the evolution of the site”, the Board found that there was little logic in which accretions were selected to be retained and which were to be replaced with a contemporary treatment.

The Board also noted, as did Greater Portland Landmarks, that the applicant’s key argument for removing Building 1 was to expose the original Greek Revival façade of Building 2, which they asserted was the most architecturally notable building within the complex and warranted restoration. Indeed, restoration of the façade was a major commitment of the developer during the designation deliberations. The Board also agreed with staff’s recommendation that as there is documentation, as well as physical evidence, confirming the façade’s original appearance, there was a sound basis for returning it to as close to its original configuration as possible.

Board members did indicate that they could support some level of modification to the façade to accommodate access, etc., but looked to Mr. Moss to put forward a modified proposal for consideration.

- Treatment of existing openings on north elevation of Buildings 2 and 3. Board members noted that the proposal called for converting a number of existing window openings to wider openings that would accommodate garage doors opening onto the adjacent courtyard, as well as additional standard-width

doorways. (A total of 8 original openings are proposed to be modified.) Board members questioned the number of original openings to be altered, the rationale for modifying the openings and the basis for the selected locations. While questions were raised, there was no conclusive discussion about a modified treatment.

- Shed addition off the north side of Building 6B. The proposal called for a new shed addition that occupied the same footprint of an existing shed addition. Given the sizeable elevator/egress stair addition off the north side of Building 6A, which would obscure a fair amount of that building's north elevation, staff had argued that it would be desirable to expose more of Building 6B's original north wall to reinforce the historic character of this alleyway, especially given the fact that original exterior wall is still standing behind the shed addition. Mr. Jacob suggested cutting back the proposed addition to expose more of the northeast corner of Building 6B. This solution would allow for added square footage within a new shed addition while revealing the form and brick exterior of the original structure.

Revised Proposal for Buildings 2, 3 and 6B

The revised proposal reflects the following major design changes:

- The façade of Building 2 is restored to its documented historic appearance. The tall wood doors shown in the historic photo are reconstructed and fixed in place in front of an all-glazed central opening.
- On the north elevation of Building 2 the middle bridge (which was “ghosted in” in the previous plan) has been eliminated. The converted and/or expanded window openings shown in the original proposal remain unchanged.
- Building 6B's northeast corner is now exposed with the elimination of a portion of the proposed addition. With the change, one original window is revealed. A second window opening has been converted to a doorway.

Staff Comment:

The new proposal for Building 2's principal façade responds fully to the Board's comments and concerns and is consistent with what was pledged by the applicant during the master development plan review process.

The proposed reduction in footprint of Building 6B's “shed” addition is successful in revealing the original form and exterior appearance of the building while accommodating the applicant's desire for additional square footage.

As for the treatment of the north elevation of Buildings 2 and 3, it was unclear to staff at the conclusion of the last workshop whether the Board was comfortable with the number, nature and locations of altered ground floor openings. The Board is encouraged to raise any outstanding concerns at this time about this or other aspect of the latest plans to inform final design development.

Staff notes that there has been little discussion of the plan's proposal to retain a remnant of Building 4. This workshop is an opportunity to discuss this aspect of the plan.

Proposed Site Treatment

As noted above, detailed plans and specifications for the site improvements have not been submitted as of this writing. Staff has enclosed the general site plan that was submitted along with the photos of the paving material palette being proposed (note: two tonal range options are shown) Staff has also enclosed the rendering and plan of the grand stair that was provided at the request of a Board member at the October 16 workshop.

Staff understands that Michael Boucher will be making a detailed presentation on Wednesday.

Staff Comment:

Without more detailed illustrations, it is difficult to provide any meaningful comment on the proposed site treatment. As the Board considers Mr. Boucher's proposal on Wednesday, the Board should keep in mind the industrial roots of this complex and determine whether the material palette, lighting, added site amenities and landscaping reinforce one's understanding of this historic building complex as a former industrial site.

It appears from the site plan provided that an alternative paving material is proposed for the narrow alleyway separating Buildings 2, 3 and 4 from the "wall buildings" abutting Fore Street. A question for consideration is whether a differentiation in treatment materially impacts one's appreciation of the interdependence of all of the buildings and passageways that make up this complex. If differentiated, what materials or site elements will provide continuity within the historic district?

It's not clear from what has been submitted to date whether there are provisions for interpreting the history of this building complex in the site treatment, other than the placement of one of the boilers at the end of the southern alleyway. Staff also recalls some reference to indicating where the railroad tracks extended from Building 12 in the paving. The Board should ask for more information as to how/whether the Portland Company's history will be interpreted on site.

Applicable 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*

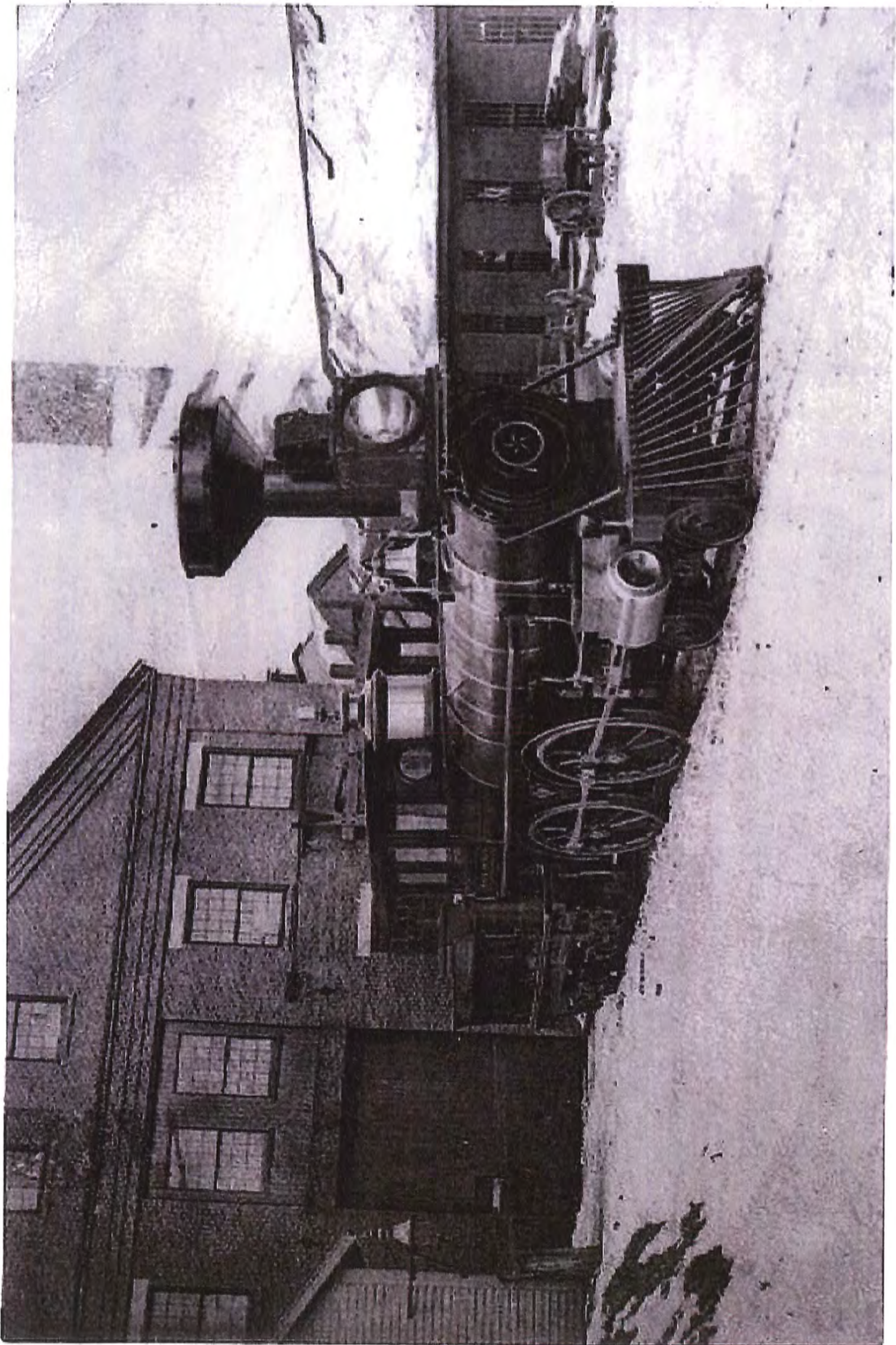
the structure, object or site and its environment or to use a property for its originally intended purpose.

- (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.*
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.*
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.*
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

ATTACHMENTS

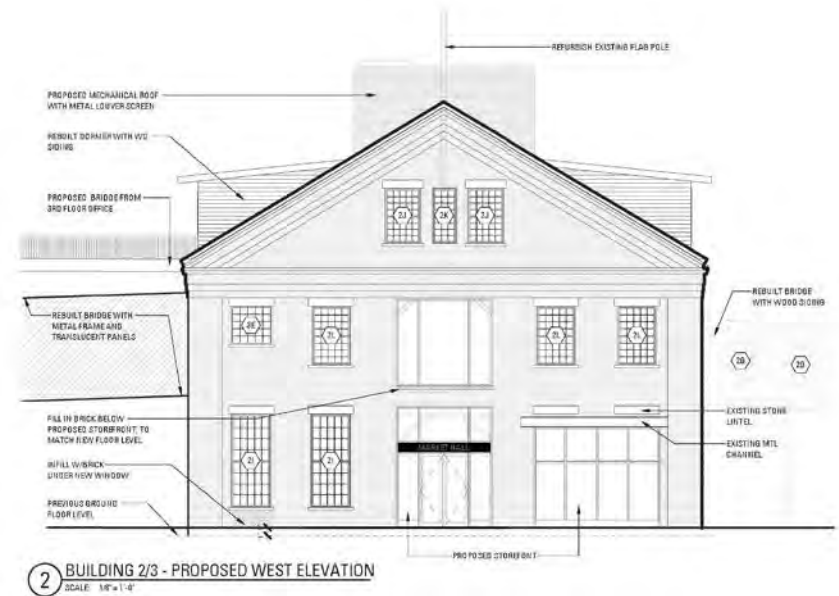
1. Historic view of Building 2 façade
2. Applicant's latest submission, including revised renderings and elevations for Buildings 2, 3, 6A and 6B and Proposed Site plan
3. Illustrations of Grand Stairs as presented at October 16 workshop

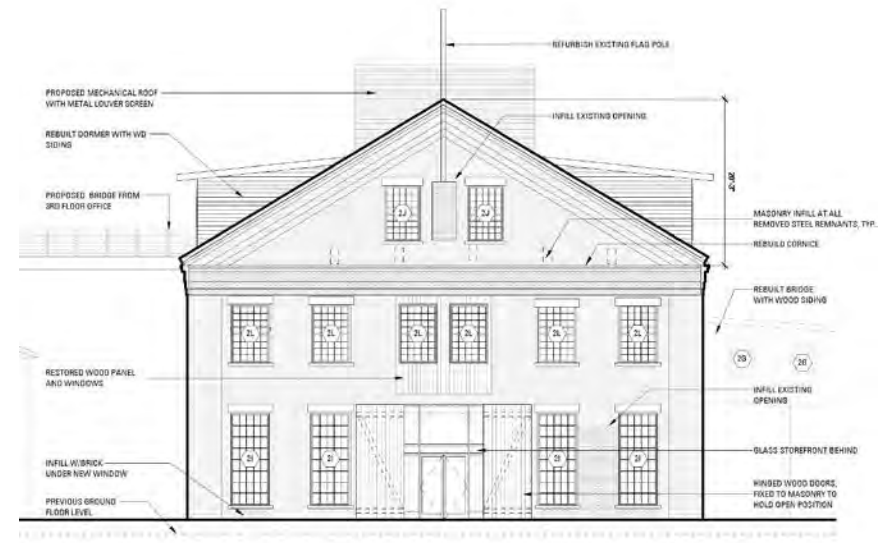
NOTE: PRIOR TO THE MAILING OF THE 11/6 MEETING PACKET, THE APPLICANT SUBMITTED ADDITIONAL PLANS AND SPECIFICATIONS RELATED TO PROPOSED SITE IMPROVEMENTS—SEE **ATTACHMENT 4**.



BUILDING 2/3







BUILDING 2/3 – WEST ELEVATION – PHOTO OF MACHINE SHOP DATED 1868

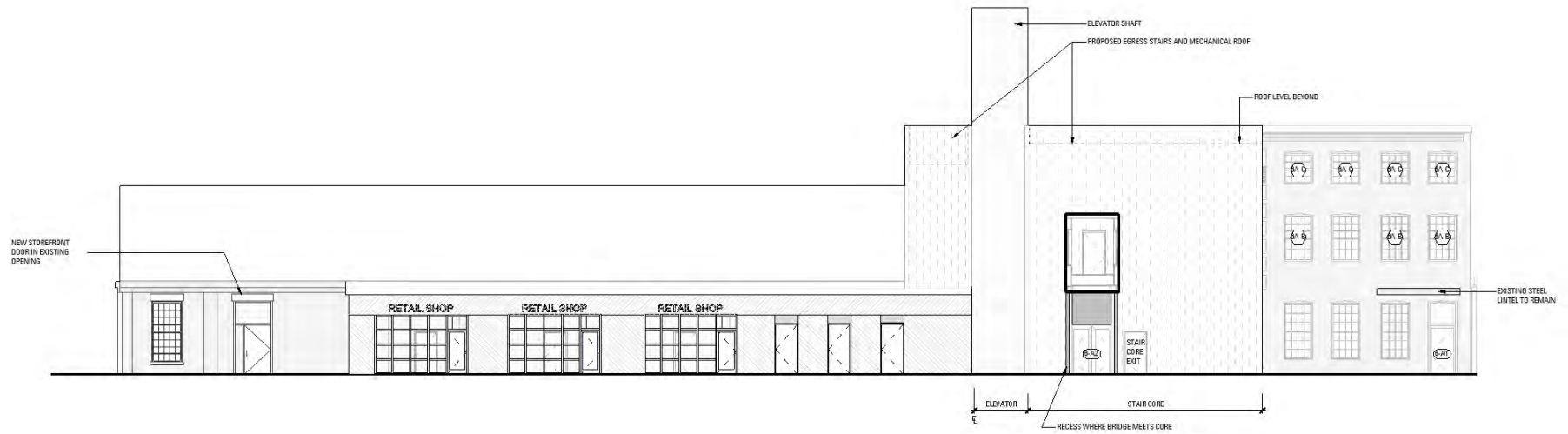


BUILDING 2/3 - PERSPECTIVE



BUILDING 2/3 - PERSPECTIVE

BUILDING 6A/6B

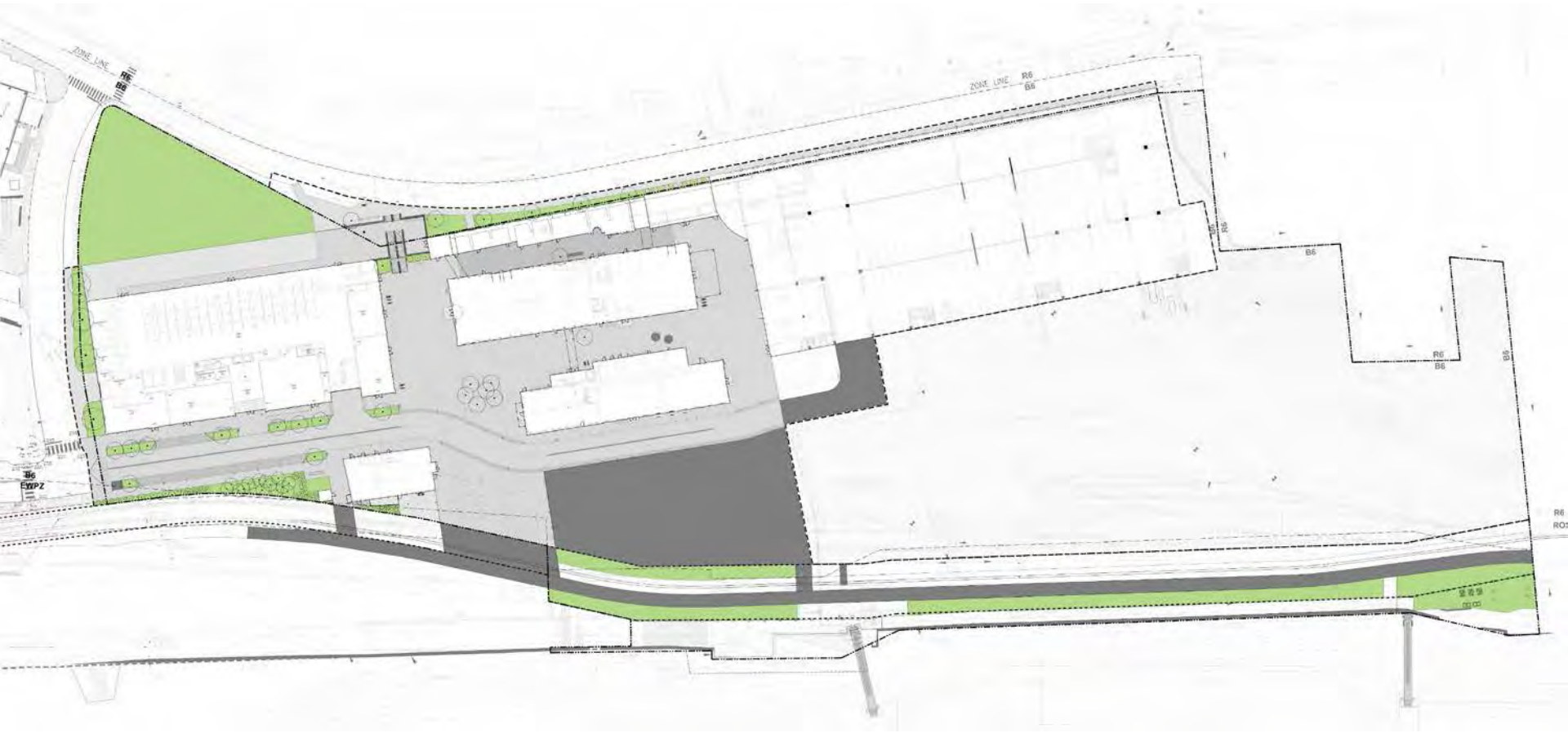


BUILDING 6 – NORTH ELEVATION AND GROUND FLOOR – ADDITION REMOVED TO SHOW RESTORED CORNER

LANDSCAPE + SITE

SITE PLAN

FULL SITE PLAN





TREES

Eastern serviceberry
Amelanchier canadensis
 Height: 20-25'
 Spread: 15-20'
 Bloom period: Early spring
 Notes: Edible purplish-black fruit in early summer.

SPRING



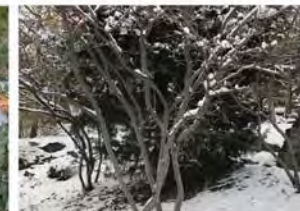
SUMMER



FALL



WINTER



Red oak
Quercus rubra
 Height: 60-75'
 Spread: 60-75'
 Bloom period: Spring (inconspicuous)
 Notes: Brownish-red fall foliage.



Red Sunset red maple
Acer rubrum 'Red Sunset'
 Height: 40-50'
 Spread: 30-35'
 Bloom period: Early spring
 Notes: Brilliant orange-scarlet fall foliage.



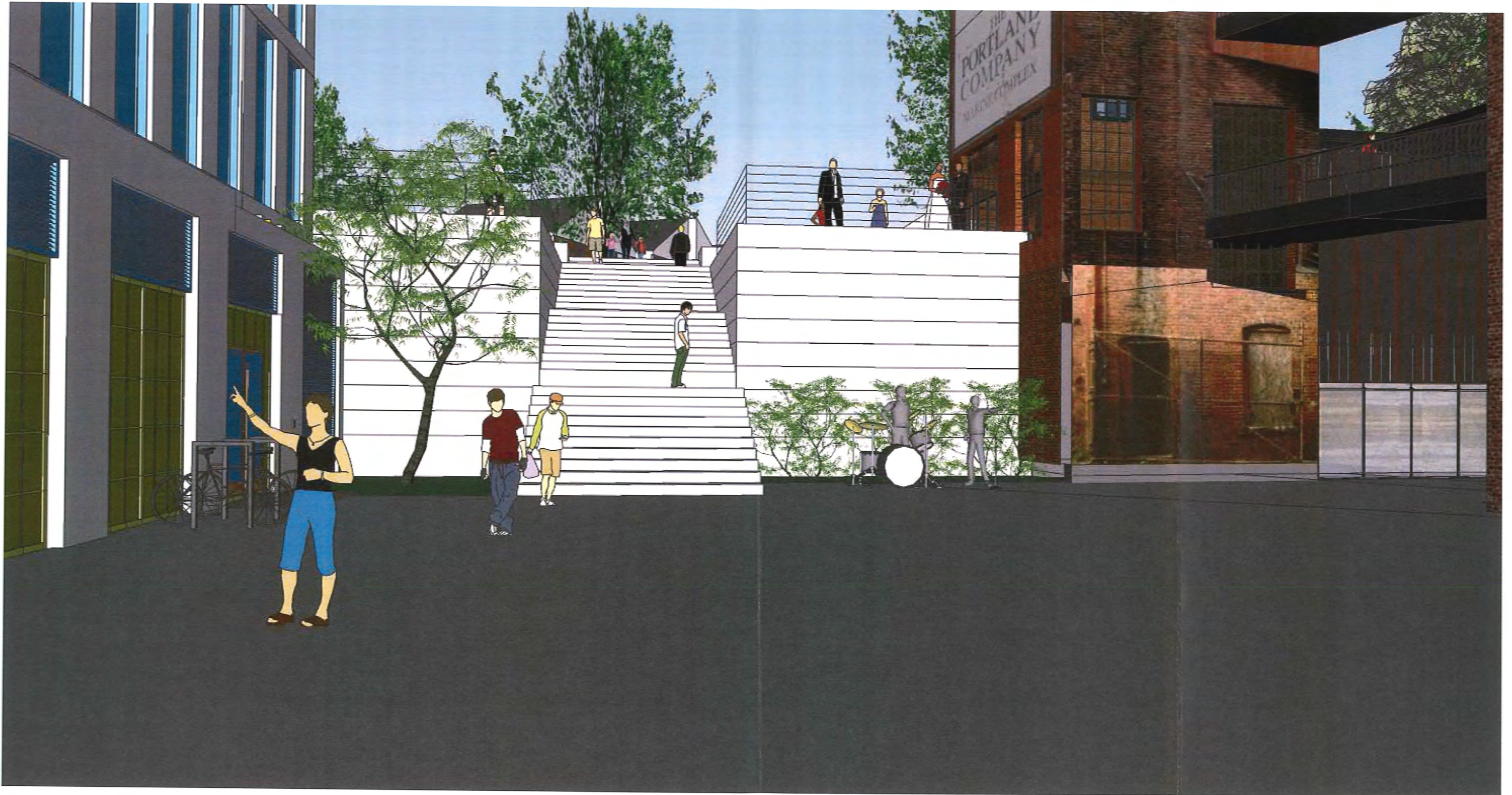
SHRUBS, PERENNIALS, AND GROUNDCOVERS

American cranberrybush
Viburnum opulus var. *americanum*
 Height: 8-12'
 Spread: 8-12'
 Bloom period: Late spring
 Notes: Flowers and fruits attractive to butterflies and birds.

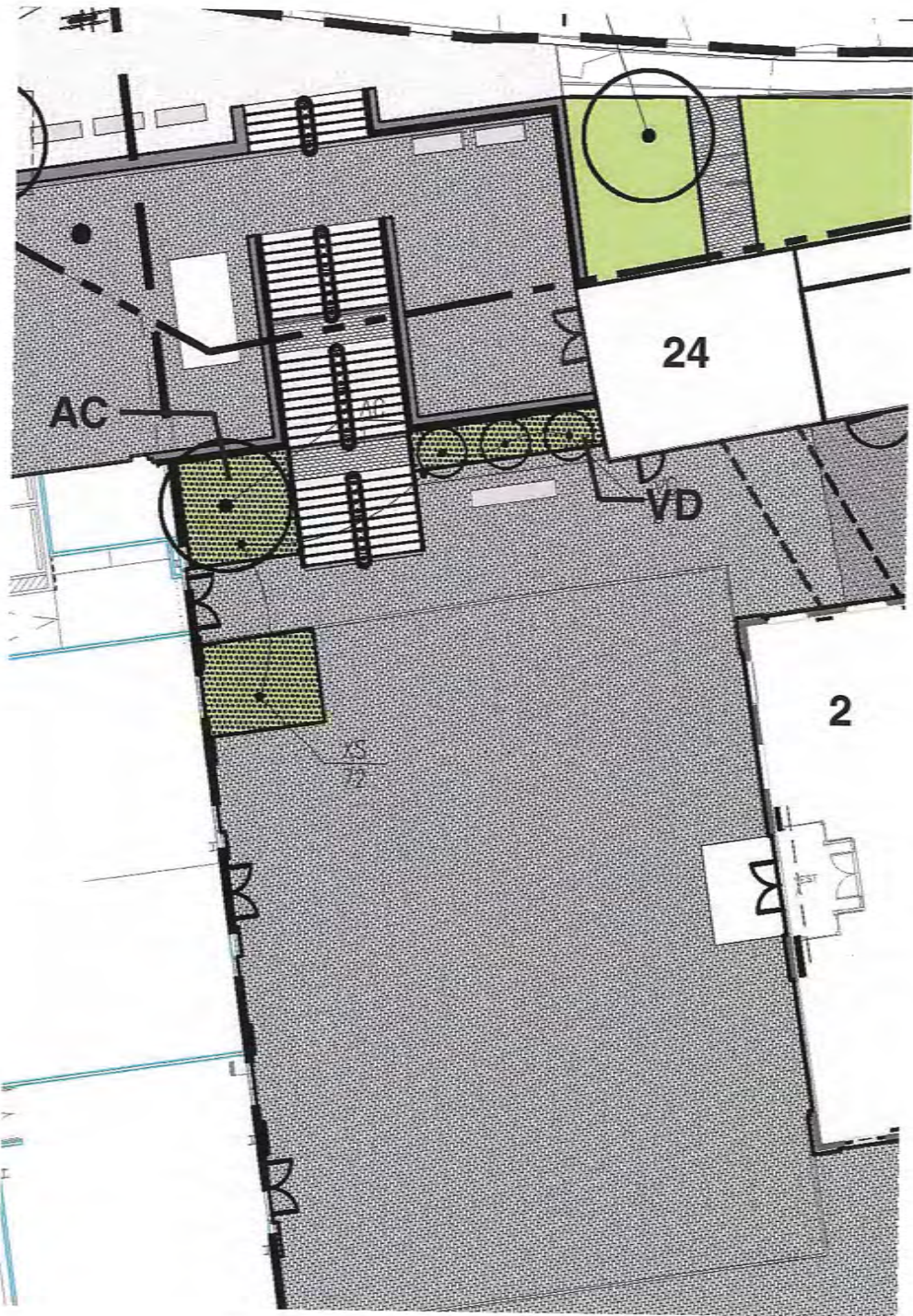


PERSPECTIVE OF GRAND STAIR AT BLDG 24

Attachment 3



PLANTINGS AT GRAND STAIR



AC_amelanchier canadensis



Spring



Summer



Fall

Groundcover_yellowroot



VD_viburnum dentatum



MATERIALS

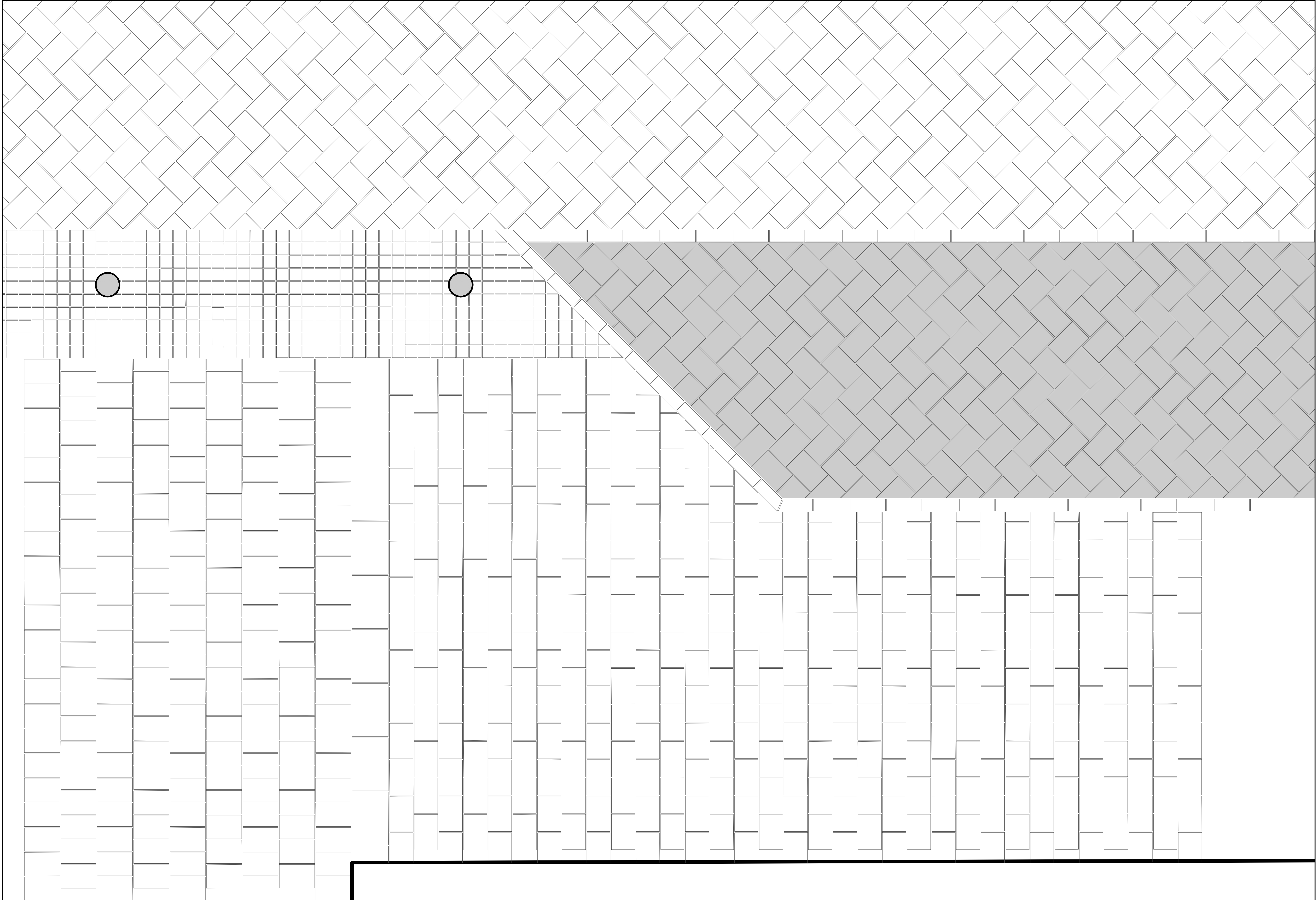


RECLAIMED GRANITE BLOCK WALL

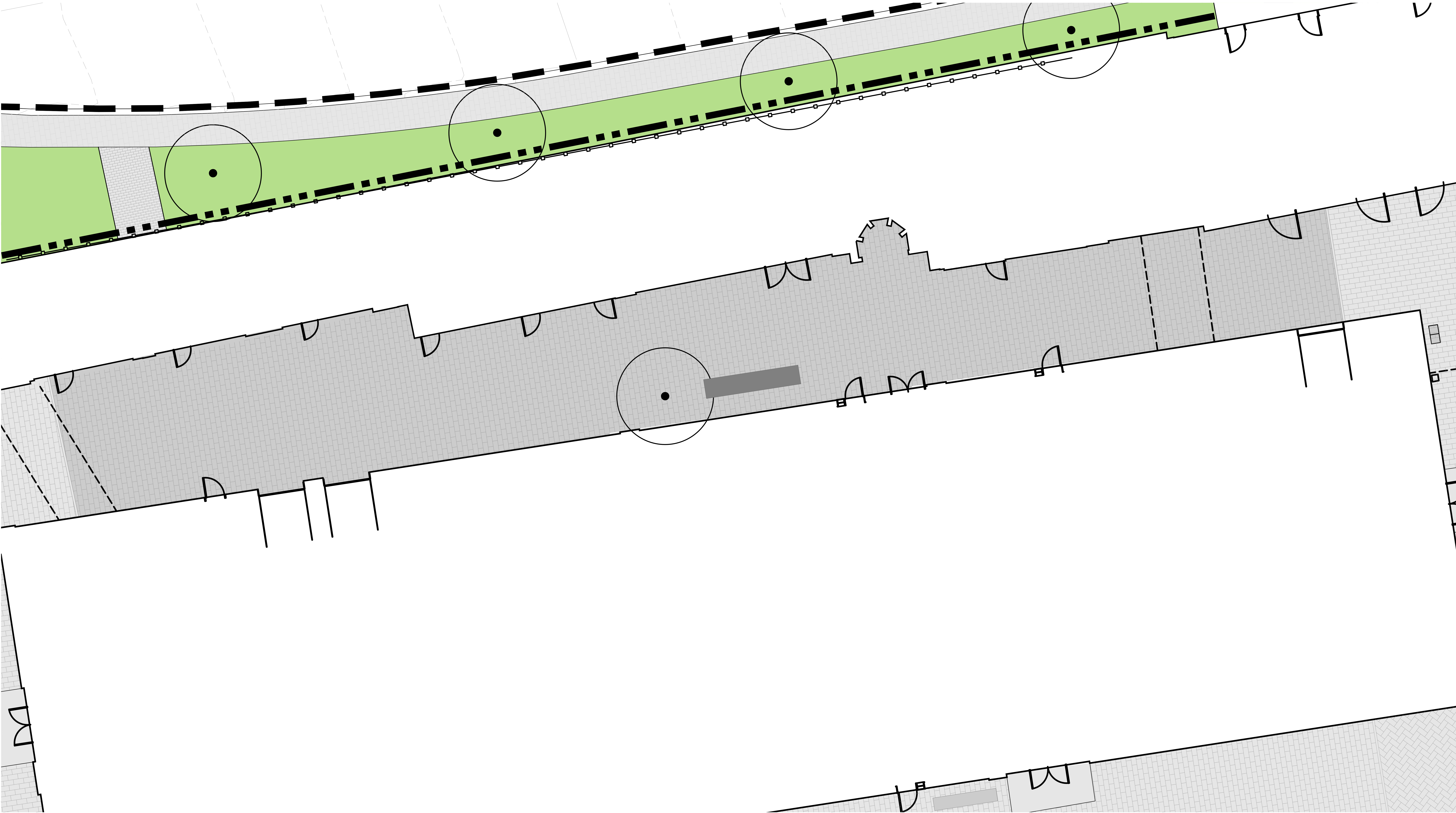


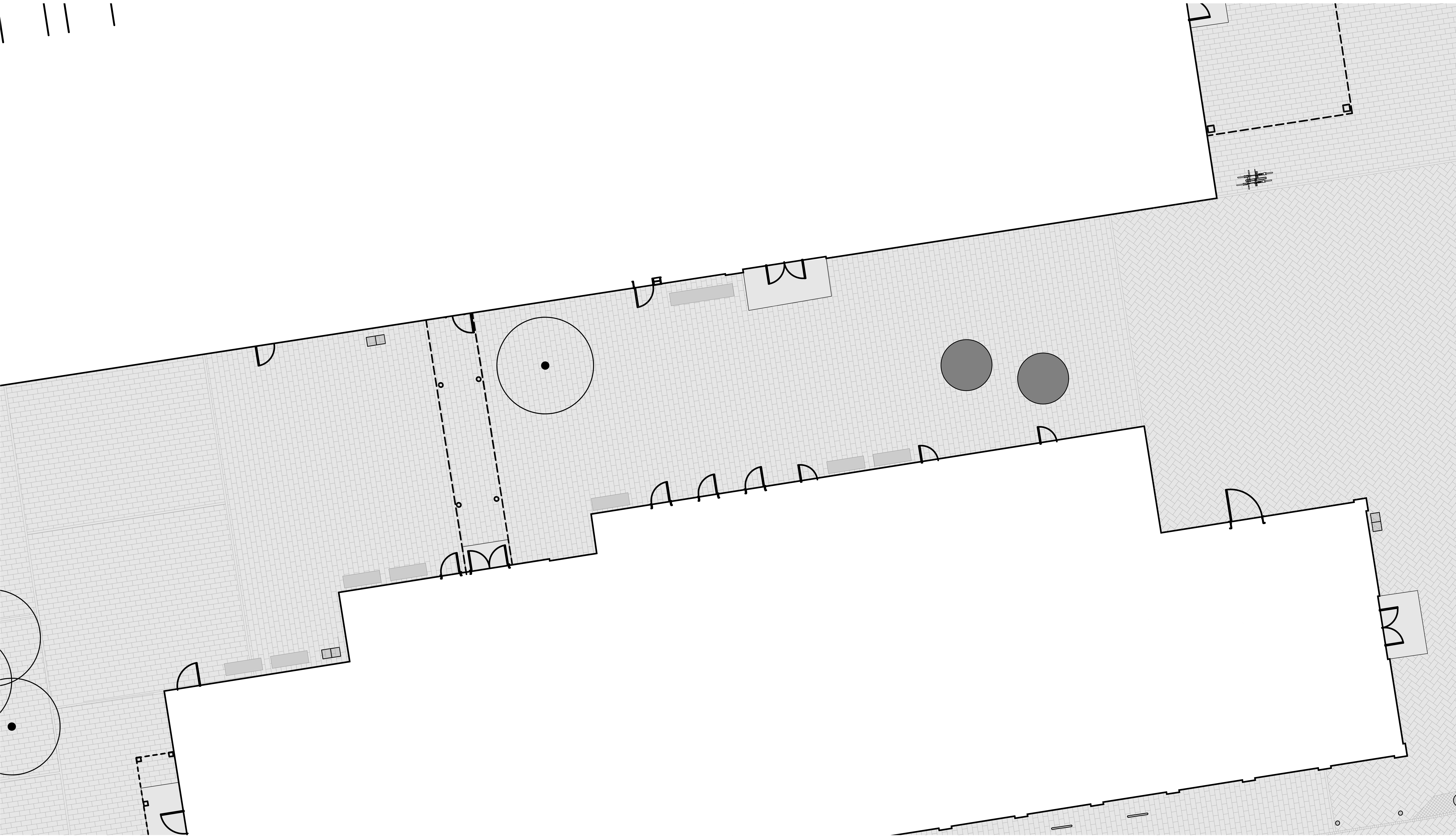


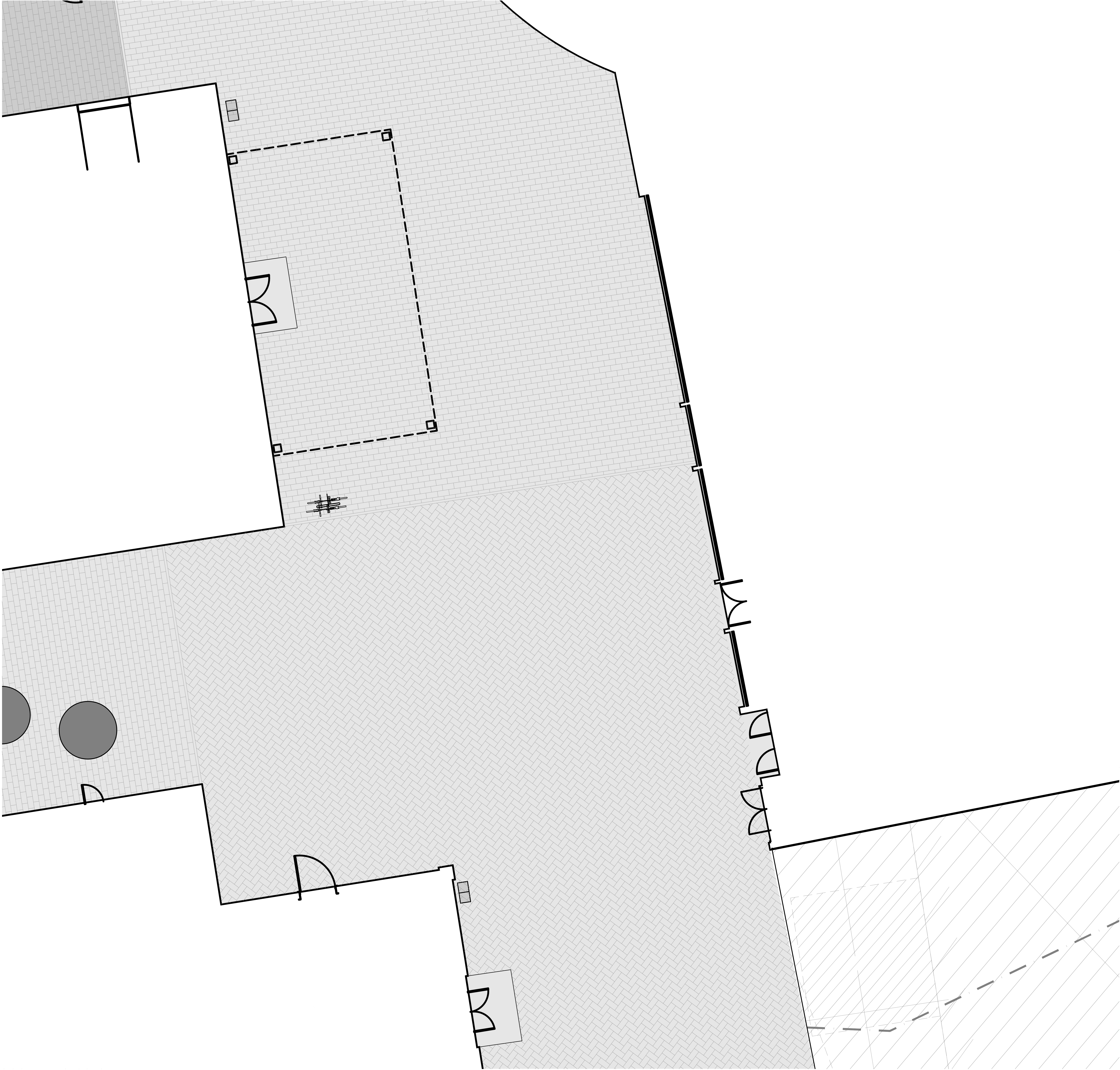












BIRD'S EYE VIEW FROM FORE STREET



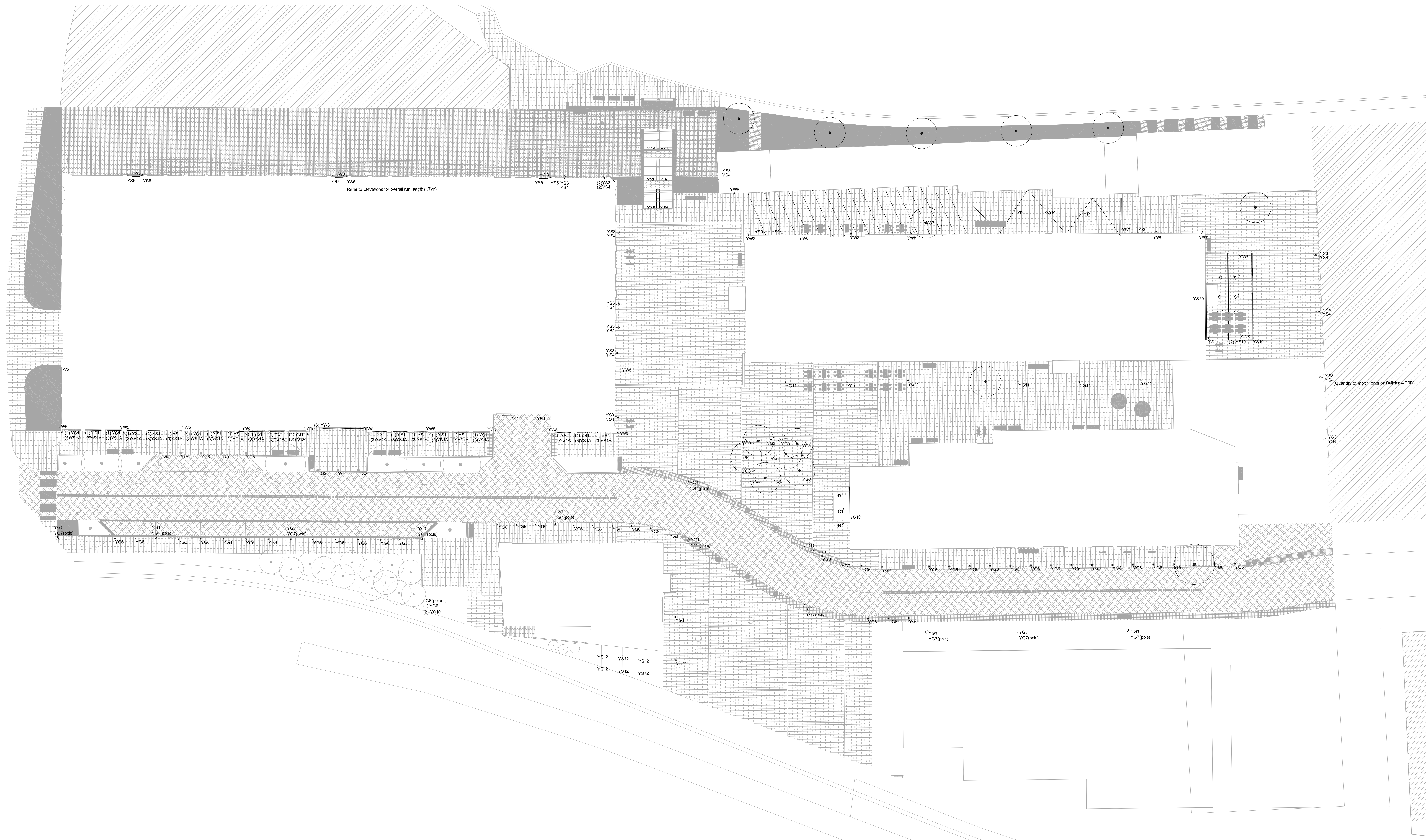


Portland Foreside Development
Portland, Maine

RECLAIMED GRANITE BLOCK WALL



LIGHTING PLAN



- Toe Kick Lights along Bridges
- Moonlighting at Plaza
- Stone Uplight
- Lit Handrail at Stair
- Small Scale Catenary in Alley
- Large Scale Catenary in Alley
- Tree Uplights
- Illuminated Signage
- Poles with Symmetric Beam Distribution (Pedestrian Traffic)
- Pole with asymmetric distribution (vehicular traffic)





Key plan



Pole, asymmetric
distribution

Pairs of pole lights offer
visual guidance and clarity
at curving intersection
entry points

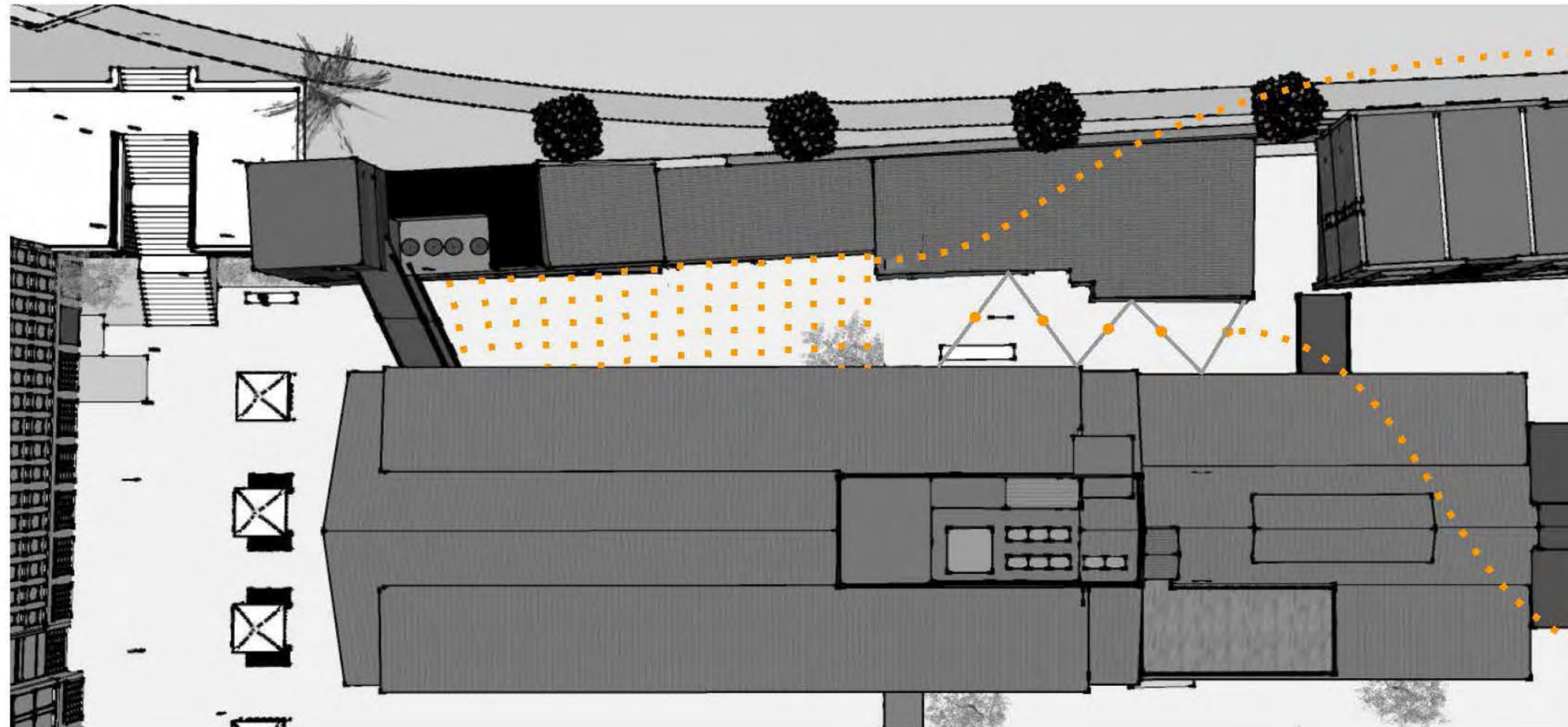
Wood pole



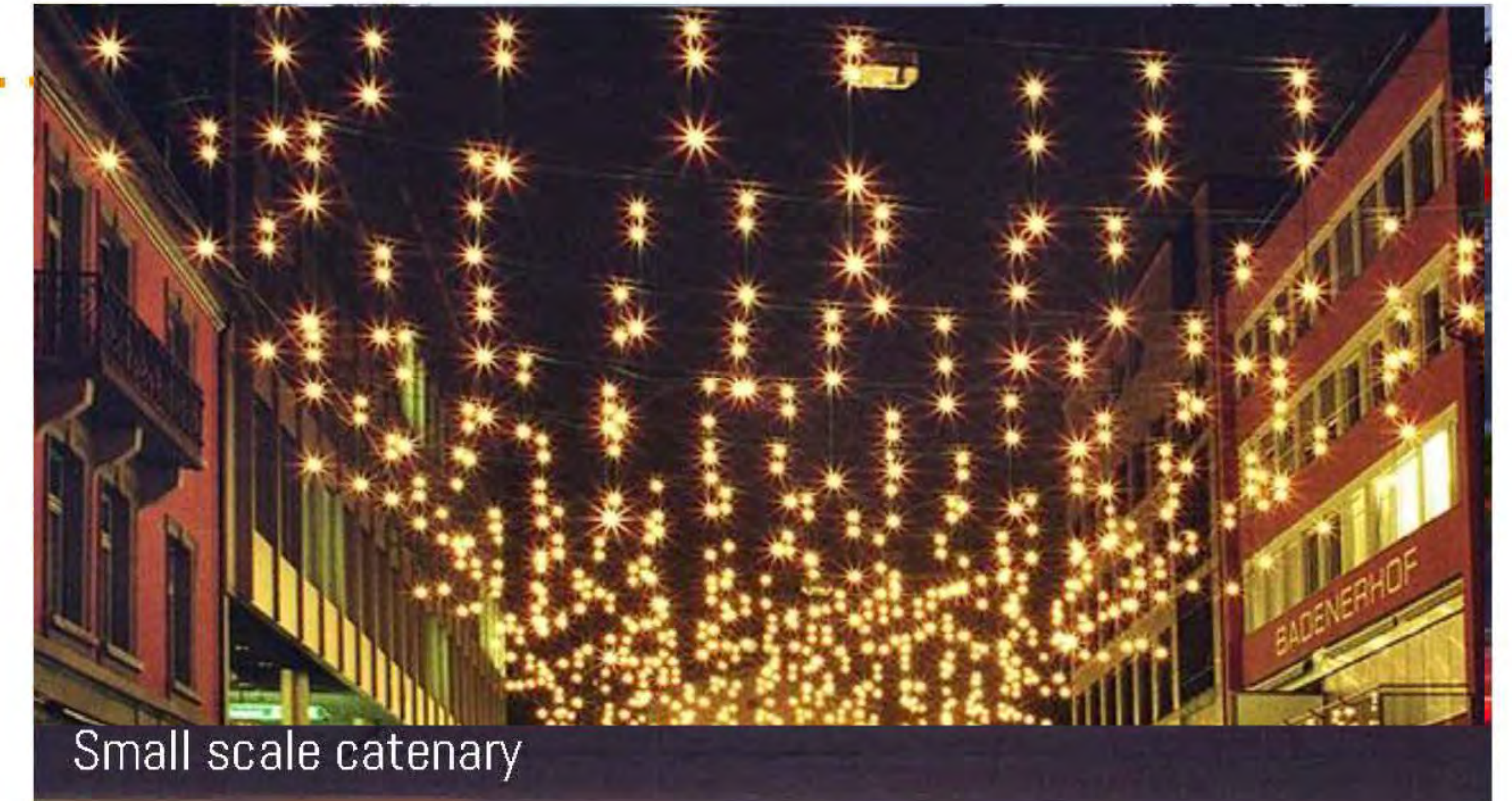
View at ground level



Portland Foreside Development
Portland, Maine



Top View



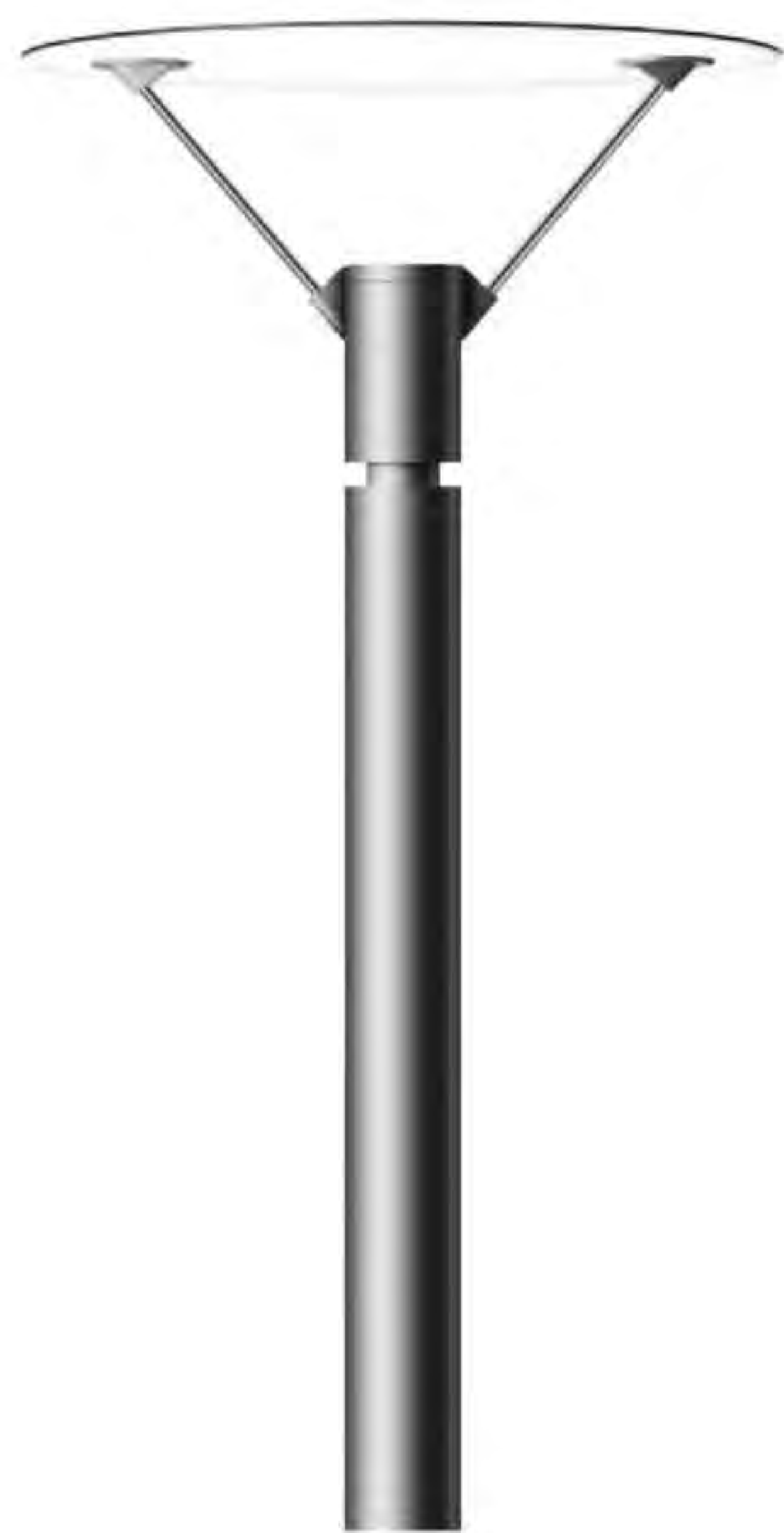
Small scale catenary



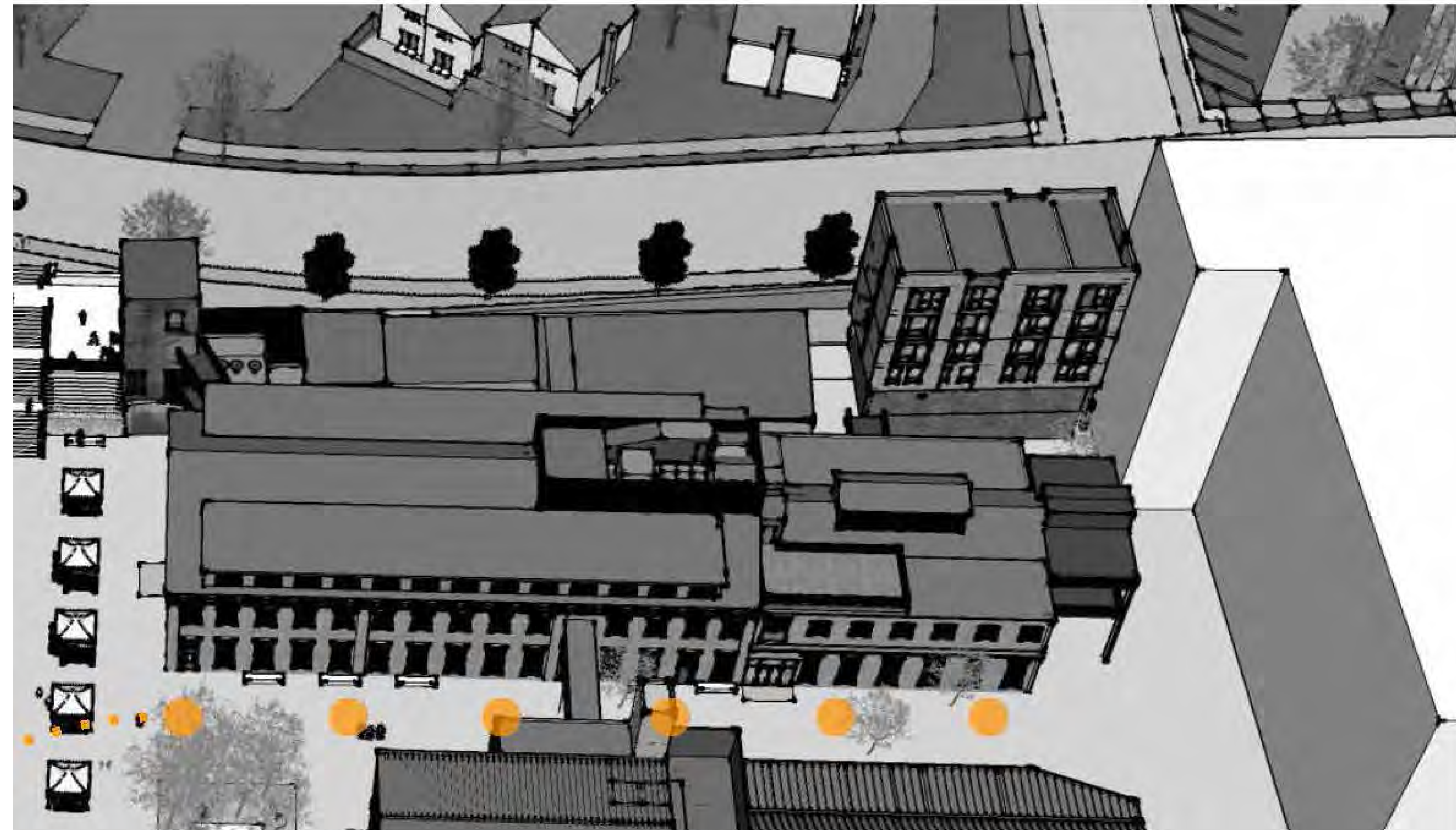
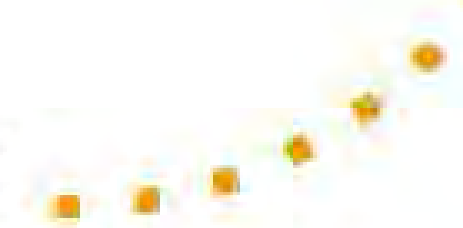
Large scale catenary



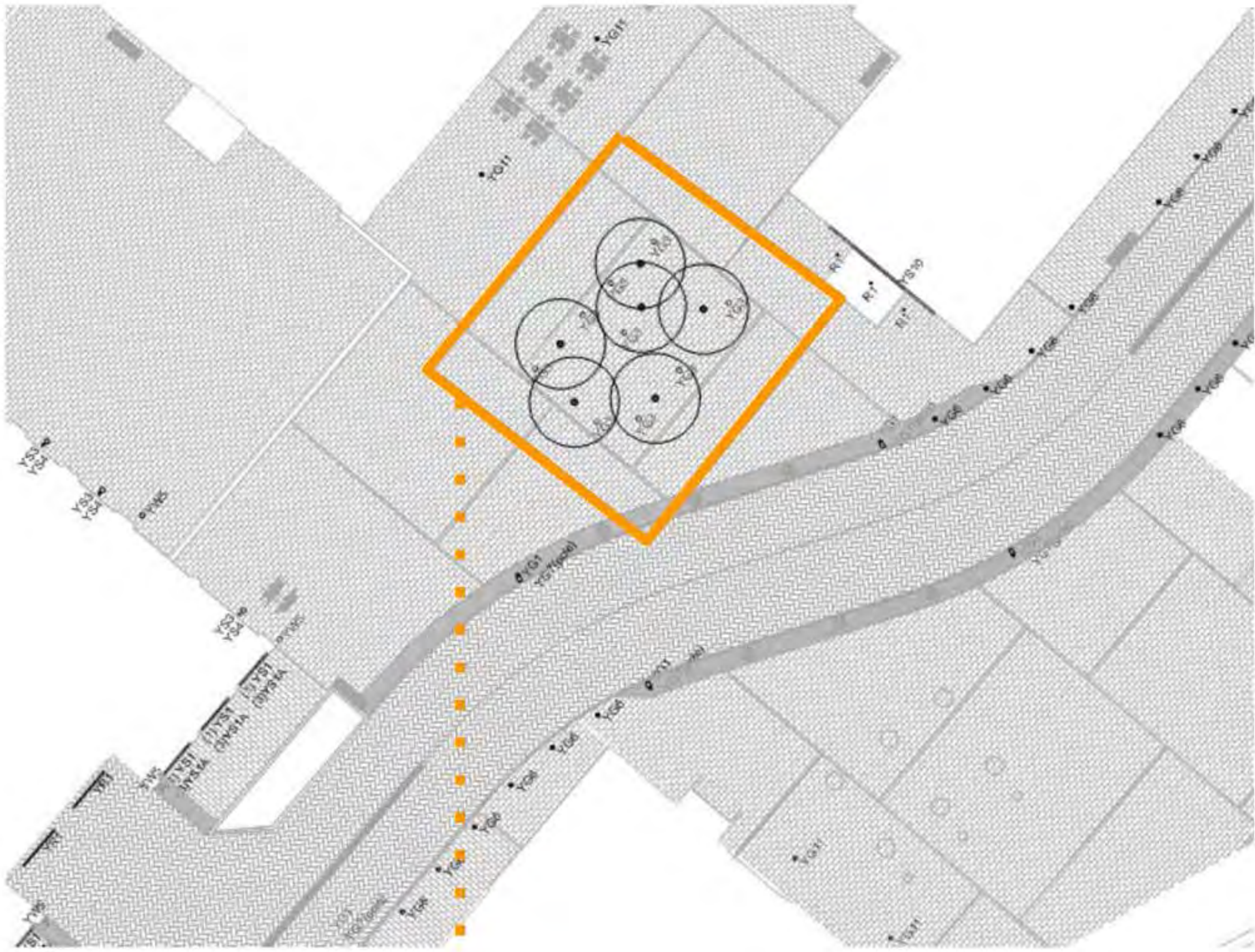
Portland Foreside Development
Portland, Maine



Pole, pedestrian scale







Key plan



Erco Tesis in-grade uplight





Linear LED uplights
illuminating existing trusses

Surface mounted downlights
illuminating furniture and
circulation

Column mounted downlights
providing vertical illumination

Adjustable accent
illuminating existing structure

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

**PUBLIC HEARING
59 CHADWICK STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: November 1, 2019
RE: November 6, 2019 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Window Replacement
Address: 59 Chadwick Street
Applicants: Patty and Ed Howells
Project Architect: Joe Delaney, Whipple Callender Architects

Introduction

Property owners Patty and Ed Howells and architect Joe Delaney are requesting approval for a rear addition at 59 Chadwick Street. As part of the project, an existing rear greenhouse that does not appear to be original would be removed, and rear windows on the northeast rear corner would be replaced by a door into a new mudroom.

The Howells' single family residence is a French Provincial design constructed in 1957, during a revival of the style that first became popular after the First World War. Though examples of the style are rare in the West End, the house has design integrity and a relationship to the street and neighborhood that justify its listing as a contributing property in the historic district. Board members considered the property in 2018, when Mr. Delaney and the Howells came before the Board in search of a suitable replacement window model for the existing original metal casements that are failing after sixty years. Though a window was approved pending staff's final review of installation details, the first two have not yet been installed on the rear of the second floor.

The subject property has a large yard, typical for this part of the West End, which in the rear is surrounded by an aging 6' stockade fence that backs up to an alley running between Bowdoin and Pine Streets. With its low-pitched gable roof and many windows, the proposed addition has the appearance of a sunroom, the lower walls of which will be mostly hidden from the alley provided a privacy fence is maintained around the back yard. With respect to visibility, staff reminds the Board that the alley is considered a public way despite not having the same status as

Chadwick, Bowdoin, Pine or Vaughan Streets.

Mr. Delaney provided a letter summarizing the project, and some perspective views. Staff is adding some photos of existing conditions to illustrate the area of the proposed work. Although the Board has not seen this proposal in a workshop setting, this agenda item was advertised as a public hearing due to the potential compatibility of the alterations and additions with the rear façade of the property – with the expectation that final review of design details may be necessary by staff or perhaps the Board. Questions remain about some aspects of the design, and the architect may be able to bring revisions to the meeting on November 6.

Subject Property

Built as the J. Guy LaRochelle house, 59 Chadwick Street fits in the West End much better than a number of infill houses built in the 1950's through the 1980's that are smaller and more suburban in character. In the style of a provincial manor house, the design is formal and symmetrical, with a central entrance, steeply pitched roofs with the ridges parallel to the street, and multi-light casement windows. The brick first floor and the wide, lapped siding on the upper walls are painted the same light color. On the right (south) end of the house an ell that originally contained a garage was converted to living space at some point in the past, with a large picture window facing the street in place of the garage door - now mostly hidden by vegetation.

Staff notes that the relationship of the windows to the walls differs on different floors, because the first floor windows are set back in the masonry openings, while the second floor windows are closer to the face of the wood framed walls. Also, the casing on the second floor windows gives them a different appearance. In some rooms windows that appear to be double casements are not - only one side opens, while the other is a fixed unit.

Three gabled dormers also with steep roofs punctuate the main roof facing Chadwick Street, while in the rear a large shed dormer faces the alley that provides vehicular access. A greenhouse addition (date unknown) faces the backyard, but an existing stockade fence all but obscures much the rear facade of the first floor.

The architectural description in the Portland Historic Resource Inventory concludes:

Despite its late date, the Larochelle House contributes to the Western Promenade Historic District because of its high quality of design, similar massing and use of materials, and the same scale as its earlier neighbors. It maintains the predominant streetscape in set-back, as well.

Proposed Alterations

Mr. Delaney's project summary explains the proposed alterations and the addition, and the provided drawings convey the relationships on the rear face. Materials are described as being from the same family as used in the house, but some questions remain; Mr. Delaney may be able

to supply revised drawings and details at the Board's meeting on November 6. Staff notes here some of the aspects, as well as some of the outstanding questions as of this time:

- Windows in the addition (and presumably the windows replacing the greenhouse) are described as the same Universal aluminum casements approved in 2018 for two windows upstairs.
- It is unclear what the siding will be in the rear gable of the addition. The upper part of the house is covered with wide clapboards.
- There is some discrepancy between the rear elevation provided and the perspective view, in terms of the relationship of the openings to the distinctive flared lintels. Staff assumes the headers will be duplicated and aligned for the reworked openings – but awaits the final elevations to fully evaluate the composition and detailing.

Staff Comments

As noted above, the one story proposed addition appears to be centered on the rear façade, and with its low pitched roof it does not challenge the primary massing of the house. Although steep roofs are a character-defining feature of the house, the addition would read more as an added sunroom – thus the contrasting low pitch makes sense.

Removal of the greenhouse will definitely improve the appearance of the rear face. The final composition of the rear elevation should be compatible with the patterns that exist in the second floor windows and first floor lintels. The layout must also work with the symmetry that seems to be established by the centered first floor addition.

Unfortunately the windows the Board approved in September, 2018 for the two second floor bathrooms have not been purchased and installed, so the testing of the prototypes and solving of installation details has not occurred. It is important to note that the first floor walls have masonry exteriors, while the upper windows would be installed in wood-framed walls. Relationships of windows to exterior wall surfaces and trim might be different from floor to floor but nonetheless the goal of using metal casements bearing a close resemblance to the original windows - that can be used throughout the house, is still important.

Staff is supportive of the proposed alterations and addition, pending review of the final details. The property retains its unified, distinct style that calls for sensitive design; though the proposed work is on the rear, the quality of the original design, the nature of the alterations, and some visibility from the alley make this review a valuable process.

Applicable Review Standards

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

O:\3 PLAN\4 HISTORIC PRESERVATION\HP Board Memos\2018 Memos\6-20-18 Wharf 50 exterior alterations, ramp and signage.docx

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.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (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 November 6, 2019 public hearing and information included in the accompanying staff report, the Board finds that the **proposed alterations and addition at 59 Chadwick Street meet (fail to meet)** the historic preservation ordinance review standards for review of alterations (subject to the following conditions.....)

Attachments:

- 1. Architect's project description
- 2. Architect's drawings and renderings
- 3. Staff photos of existing conditions



WHIPPLE-CALLENDER ARCHITECTS

9.16.19

City of Portland Inspections Office
c/o Historic District Review Committee
389 Congress Street
Portland, Maine 04101

RE: 59 Chadwick, Portland Me.

Patty and Eddie Howells are the owners of 59 Chadwick Street. The structure was built in a French Provincial style in 1958. The home features very steep roofs, brick base and oversized clapboard upper walls, and outward opening steel sash windows.

The owner has recently finished interior renovations and was also approved for window replacement by the HDRC last year. The proposed addition is driven by interior improvements the owner would like to undertake. The addition will free up space for a new kitchen and provide natural light for the ground floor.

The materials of the rear elevation are consistent with the rest of the house. A greenhouse was added at some point to the SE corner of the building, facing the rear yard. We propose three specific areas of work; a new addition, creation of a new mudroom door where an existing window is located and removal of the existing greenhouse.

The addition will sit within a fenced yard, visible from an access road that splits the block to serve the homes fronting Chadwick St. and Vaughan St.

The Addition- attributes we are considering for the addition include:

1. Asphalt shingle roof to match the existing house.
2. Eave trim with a sharp drip edge and fascia trim similar to the existing.
3. A window band employing windows approved at previous HDRC meeting.
4. Trim between windows fabricated of grey metal flashing.
5. Brick base painted to match the existing

The Greenhouse- attributes we are considering for the greenhouse include:

1. Complete removal and wall repair.
2. Installation of new windows.
3. Landscaping as required to fill greenhouse area, whose slab is about 18" below grade.



WHIPPLE-CALLENDER ARCHITECTS

The Mudroom Door- attributes we are considering for the mudroom door include:

1. Saw-cut existing widow jambs to maintain existing width and remove masonry to existing floor.
2. Maintain existing wood header.
3. Install new door with sidelights to fill existing window width/ opening.

Removal of the existing greenhouse will re-establish the original rear elevation. We feel our approach will allow us construct an addition that is open to the rear yard and sympathetic with the existing house. The new mudroom door is placed in a sensible spot and the door design will support the overall design direction.

Sincerely,

Joseph A. Delaney, Registered Maine Architect

HOWELLS' RESIDENCE RENOVATIONS

59 CHADWICK ST. PORTLAND, ME

Attachment 2



GENERAL NOTES

PROJECT DATA

SITE SKETCH

1" = 30'

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION.

SCOPE OF WORK

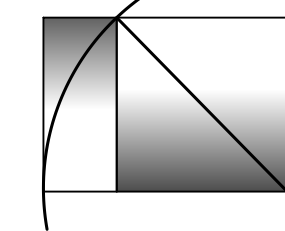
- RENOVATION OF MUDROOM
- ADDITION OFF BACK OF HOUSE
- RENOVATING KITCHEN TO BECOME WALK-THRU KITCHEN
- RELOCATE BACK DOOR
- REMOVAL OF GREEN HOUSE

SHEET INDEX

SHEET INDEX	
ID	Name
A0.1	TITLE SHEET
A0.2	GENERAL NOTES
A0.3	SITE PLAN
A1.1	BATHROOM PLANS & INT. ELEV.
A1.2	WINDOW OPTIONS
A1.3	GROUND FLOOR PLAN
A2.1	ELEVATIONS
A2.2	INTERIOR ELEVATIONS

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DESCRIPTION

DATE

MARK

DATE: 7/30/19

CHECKED BY: JAD

DRAWN BY: CLBC

JOB: 2018- HOWELLS

SHEET TITLE:

TITLE SHEET

A0.1

ABBREVIATIONS

AB	ANCHOR BOLT
AB	AIR BARRIER
AC	AIR CONDITIONING
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AH	AIR HANDLER
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
AOR	AREA OF REFUGE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ARND	AROUND
AWP	ACOUSTICAL WALL PANEL

BD	BOARD
BF	BARRIER FREE
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BENCHMARK
BOT	BOTTOM
BO	BOTTOM OF
BRK	BRICK
BRG	BEARING
B/S	BRICK SHELF
BSMT	BASEMENT

C,CRS	COURSE
CAB	CABINET
CB	CATCH BASIN
CC	CENTER TO CENTER
CC	CUBIC FOOT
CFMF	COLD FORMED METAL FRAMING
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN-OUT
COL	COLUMN
CONC	CONCRETE
CONC/C	COLORED CONCRETE
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACTOR
CPT	CARPET
CS	COUNTERSINK
CSMT	CASEMENT
CT	CERAMIC TILE
CW	CERAMIC WALL TILE
CUH	CABINET UNIT HEATER
CY	CUBIC YARD

DBL	DOUBLE
DC	DISPLAY CASE
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DIA, DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DMP	DEMOUNTABLE PARTITION
DN	DOWN
DR	DOOR
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER

E	EAST
EA	EACH
EAC	EXHAUST FAN
EMHO	ELECTRO MAGNETIC HOLD OPEN
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EPOXY PAINT
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
ENCL	ENCLOSED/ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERIOR
EW	EYESASH
EW	ELECTRIC WATER COOLER

FB	FIRE BLANKET
FBO	FURNISHED BY OWNER
FCS	FLOOR COATING SYSTEM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FFE	FINISHED FLOOR ELEVATION
FF	FIBERGLASS
FH	FIRE HOSE AND VALVE CABINET
FIN	FINISHED(ED)
FIN GR	FINISH GRADE
FLN	FLOORING
FND	FOUNDATION
FP	FIREPROOFING
FO	FACE OF
FRMG	FRAME(ING)
FRP	FIBER REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FS	FRAME SIZE
FSR	FLEXIBLE SHEET ROOFING
FT	FOOT(FEET)
FTG	FOOTLONG
FTR	FIN TUBE RADIATION
FURD(NG)	FURD(ING)
FV	FIELD VERIFY
FWC	FABRIC WALL COVERING

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GFB	GROUND FACE CMU
GL	GLASS, GLAZING
GWB	GYPSUM WALLBOARD

HARD	HARDENER
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD
HDO	HIGH DENSITY OVERLAY
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HAND RAIL
HS	HIGH SCHOOL
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATION/AIR

IBC	INSTALLED BY CONTRACTOR
ID	INSIDE DIAMETER
IN	INCH(ES)
INCL	INCLUDE(D), (ING)
INFO	INFORMATION
INSUL	INSULATED
INT	INTERIOR
INV	INVERT

JT	JOINT
KIT	KITCHEN

LAB	LABORATORY
LAM	LAMINATED(D)
LAV	LAVATORY
LB	POUND(S)
LCC	LEAD COATED COPPER
LF	LINEAR FOOT
LH	LEFT HAND
LOC'N	LOCATION
LW	LIGHTWEIGHT (CMU)
MASON	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDIUM CABINET
MCCWF	MULTICOLOR WALL FINISH
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEH	MEDIUM
MF	MEMBRANE FLASHING
MFR	MANUFACTURER
MHOLE	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MSP	MOISTURE RESISTANT
MSF	METAL STUD FRAMING
MTL	METAL

N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	ODSIDE DIAMETER
OFS	OVERLOW SCUPPER
OP	OPAQUE
OH	OVERHEAD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPS	OPERABLE PANEL SYSTEM

P,PTD	PAINT
PC	PRECAST CONC.
PERF	PERFORATED
PERIM	PERIMETER
PRKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWDR	POWDER ROOM

QR	QUARTER ROUND
QT	QUARRY TILE
QTZ	QUARTZ TILE
RE:	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION(S), REVISED
RL	RAIN LEADER
RF	RUBBER FLOOR
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY

S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE
SC	SOLID CORE
SCONC	SEALED CONCRETE
SCHED	SCHEDULE
SD	STORM DRAIN, SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT
SGL	SAFETY GLASS
SH	SHOWER
SHT	SHEET
SHTHG	SHEDDING
SIM	SIMILAR
SLNT	SEALANT
SNR	SANITARY NAPKIN RECEPTOR
SP	SPECIAL PAINT
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STR	STORAGE
STRL	STRUCTURAL
STRUCT	STRUCTURES/STRUCTURAL
SURT	SURFURT
SUSP	SUSPENDED
SV	SHED VINYL

T	TOILET
TB	TOWEL BAR
TB	TACK-BOARD
T&G	TONGUE & GROOVE
TGL	TEMPERED GLASS
THK	THICK (NESS)
TO	TOP OF
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
Typ	TYPICAL

UCR	UNDER COUNTER REFRIGERATOR
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER/VINYL BASE
VC	VALVE CABINET
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VPW	VENEER PLYWOOD
VWC	VINYL WALL COVERING

W	WEST
W/	WITH
W/C	WATER CLOSET
WD	WOOD
WGL	WIRE GLASS
WH	WATER HEATER
W/O	WITHOUT
WS	WATERSTOP
WP	WATERPROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
YD	YARD
ZCC	ZINC-COATED COPPER

LEGEND

MATERIALS

	GRAVEL
	CONCRETE MASONRY UNIT
	BRICK
	CONCRETE
	SOIL
	STEEL
	WOOD FRAMING
	WOOD BLOCKING
	PLYWOOD
	GYPSUM BOARD
	BATT INSULATION
	RIGID INSULATION
	EXPANSION MATERIAL
	FINISH WOOD

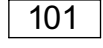
FIRE RATING

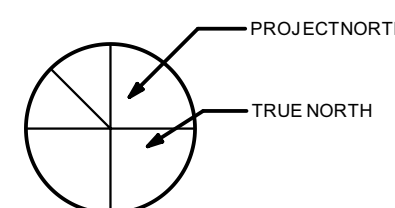
2 HOUR RATED FIRE SEPARATION

1 HOUR RATED FIRE SEPARATION

SMOKE PARTITION

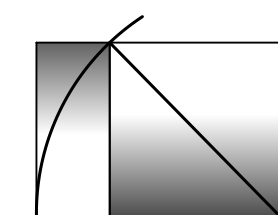
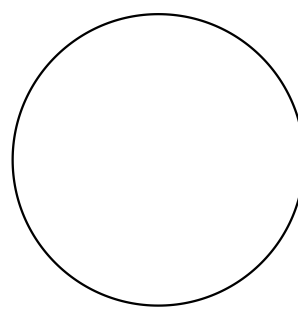
SYMBOLS

	PLUMBING FIXTURE
	BARRIER FREE FIXTURE
Room Name	ROOM NUMBER
	
101	DOOR NUMBER
	WINDOW TYPE; LETTER DESIGNATES EXTERIOR
	BORROWED LITE TYPES; DESIGNATED BY NUMBER
	FLOOR LEVEL CHANGE
	BUILDING SECTION
	WALL SECTION
	DETAIL REFERENCE
	WALL OR ROOF TYPE
REF  REF	ELEVATION REFERENCE
	VERTICAL ELEVATION
	COLUMN CENTERLINE



HOWELLS RESIDENCE RENOVATIONS

59 CHADWICK ST.
PORTLAND, MAINE

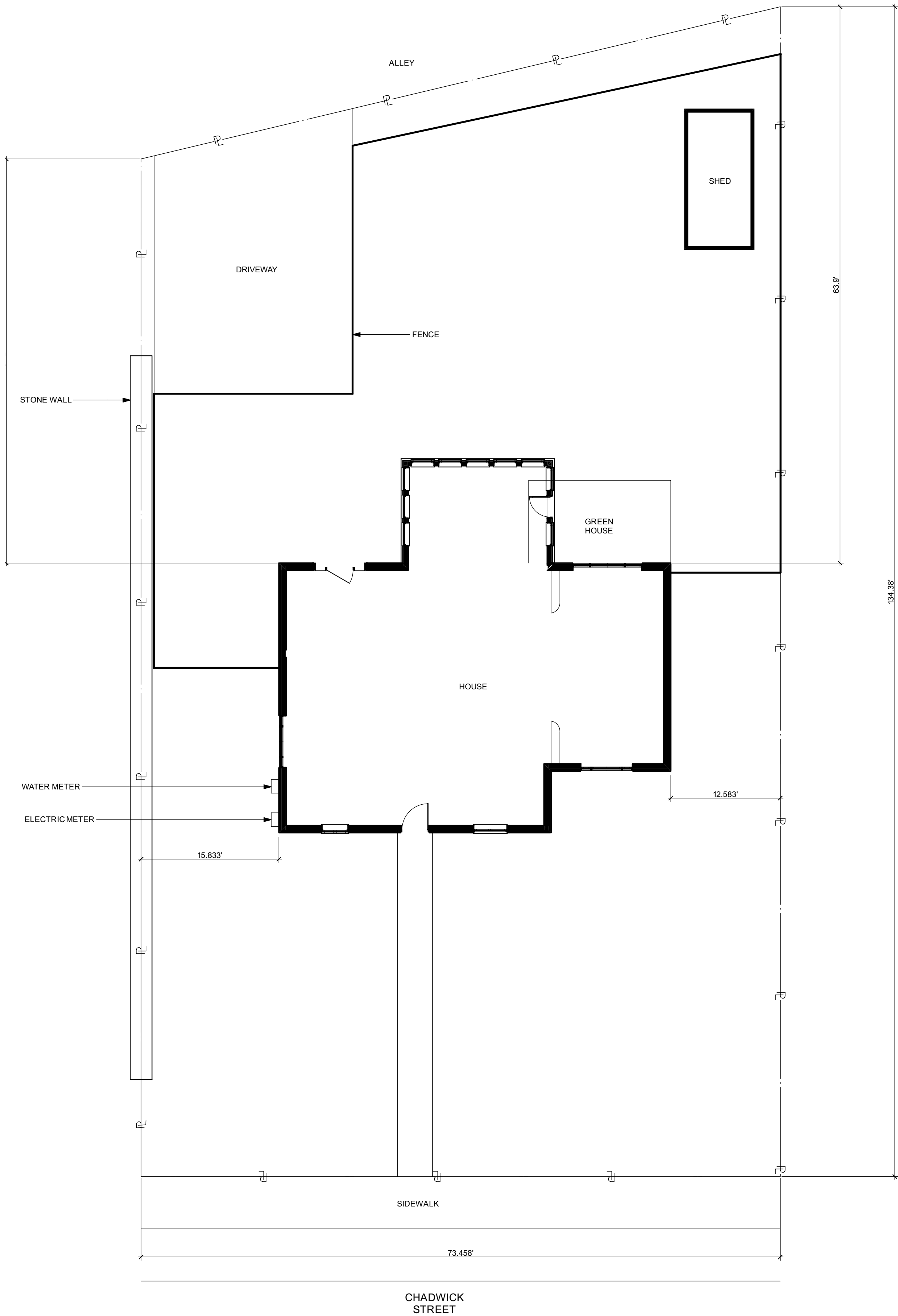


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A0.2

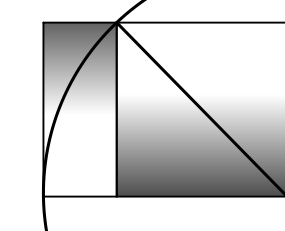


1
A0.3

SITE PLAN

SCALE: 1/8" = 1'-0"

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DESCRIPTION

DATE

MARK

DATE:

7/30/19

CHECKED BY:

JAD

DRAWN BY:

CLBC

JOB:

2018- HOWELLS

SHEET TITLE:

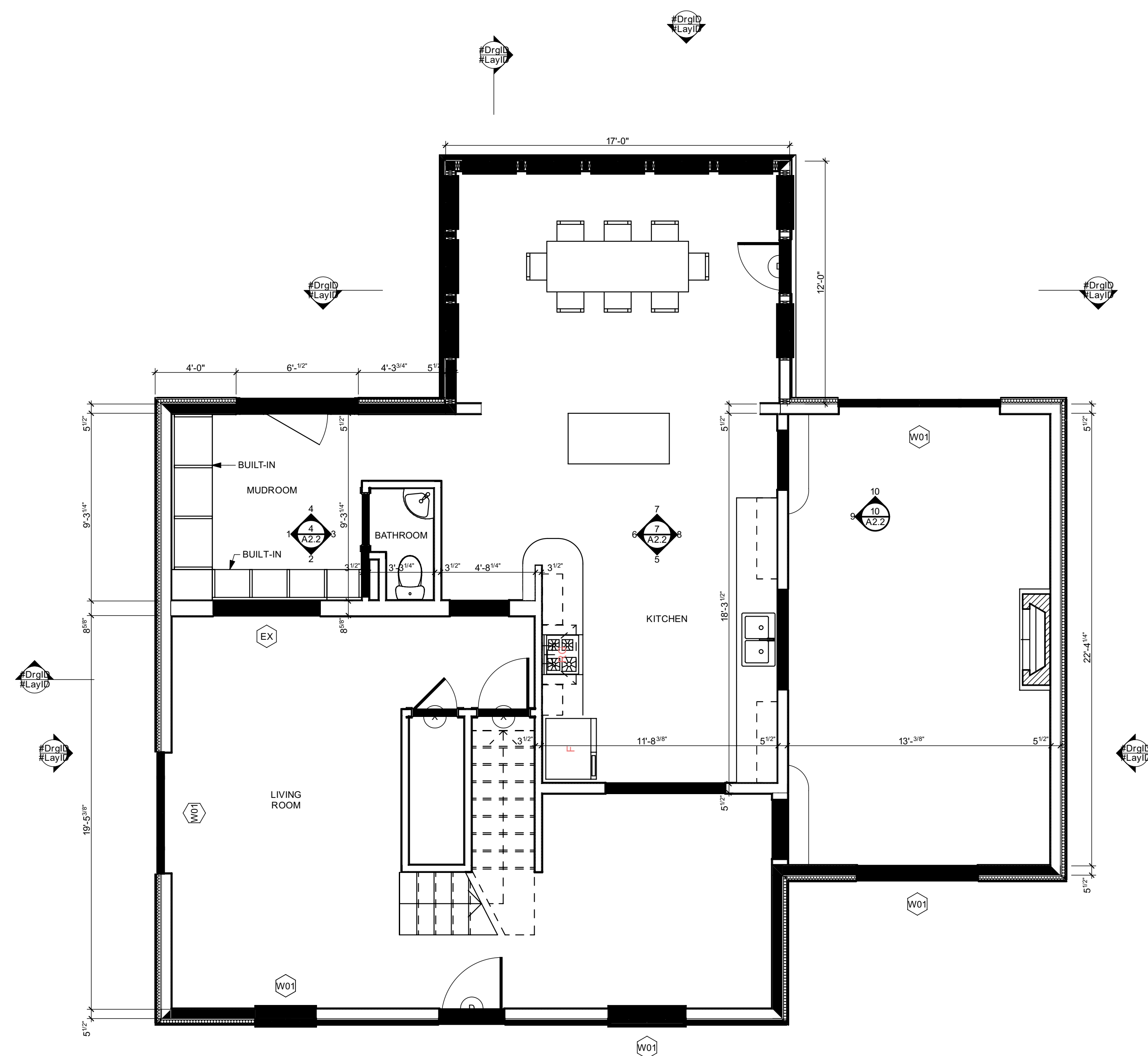
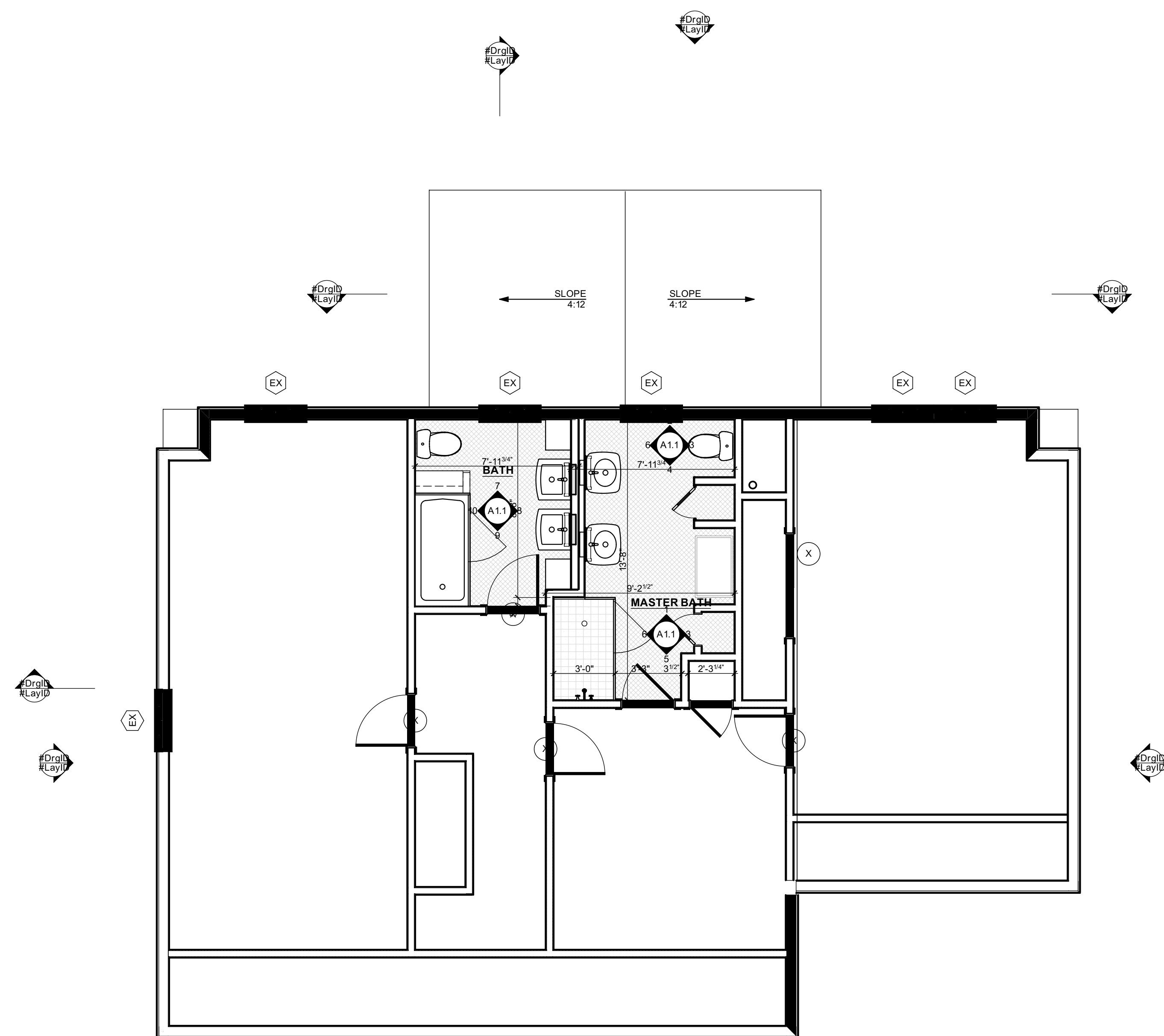
SITE PLAN

A0.3

HOWELLS RESIDENCE
RENOVATIONS

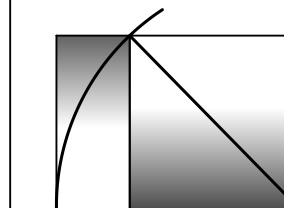
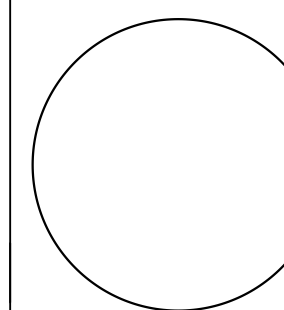
59 CHADWICK ST.

PORTLAND, MAINE



HOWELL'S RESIDENCE
RENOVATIONS

59 CHADWICK ST.
PORTLAND, MAINE



	MARK	DATE	DESCRIPTION
DATE:		7/30/19	
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DRAWNBY:	CLBC		
JOB:	2018- HOWELLS		
SHEET TITLE:			

A1.3



3
A2.1

ELEVATION - EAST

SCALE: 1/4" = 1'-0"



1
A2.1

ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



2
A2.1

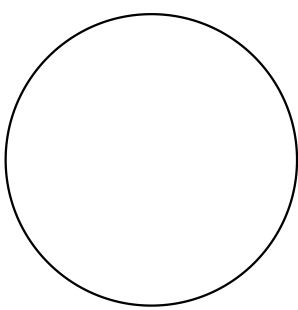
ELEVATION - WEST

SCALE: 1/4" = 1'-0"

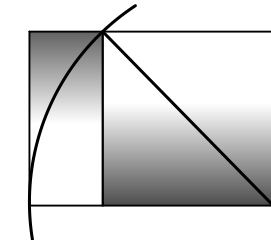
HOWELLS RESIDENCE
RENOVATIONS

PORTLAND, MAINE

59 CHADWICK ST.



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DESCRIPTION

DATE

MARK

DATE:

7/30/19

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CLBC

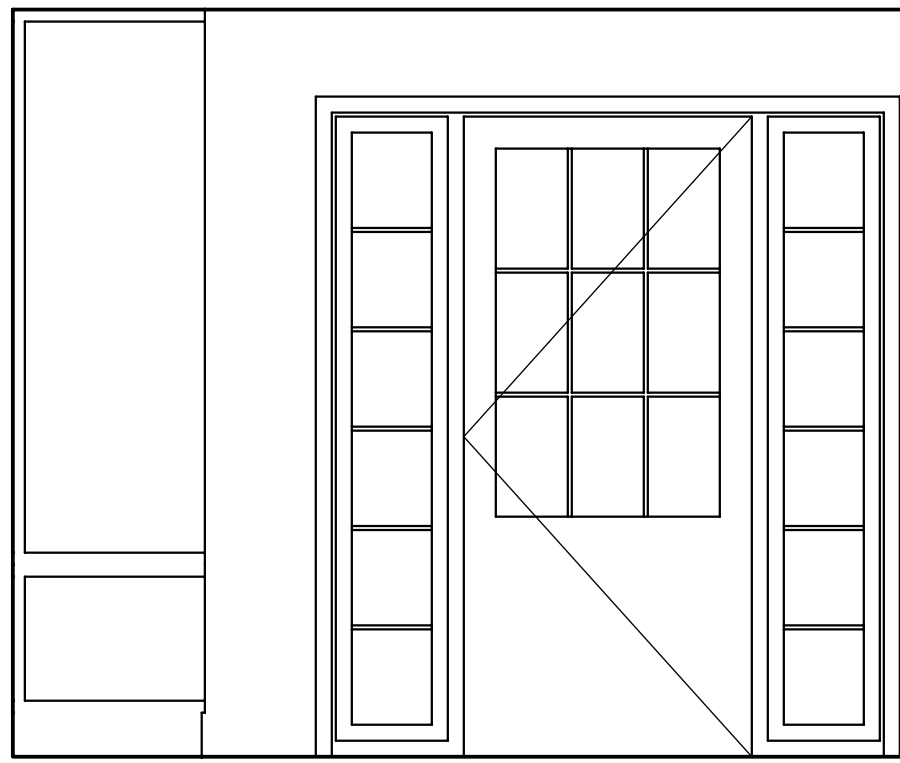
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2018- HOWELLS

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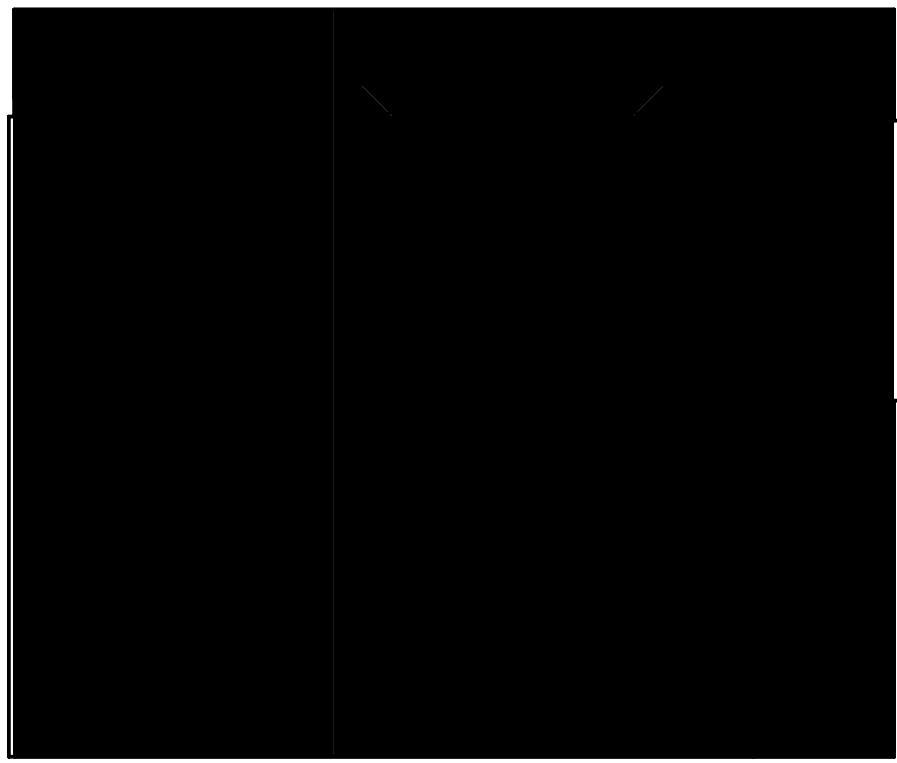
ELEVATIONS

A2.1

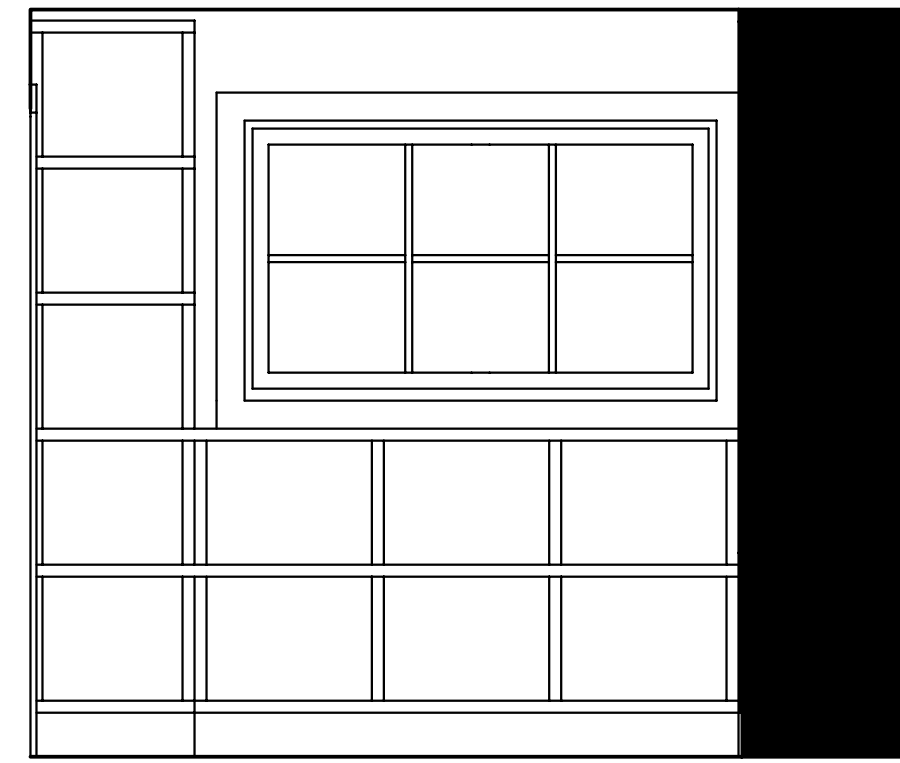


4 A2.2 MUDROOM ELEVATIONS

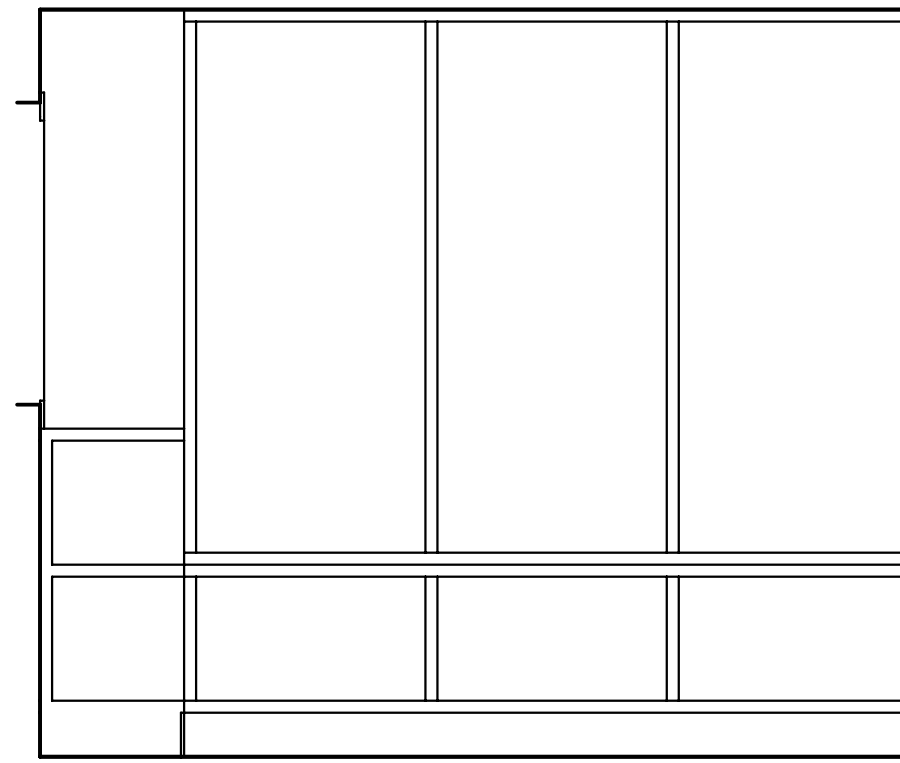
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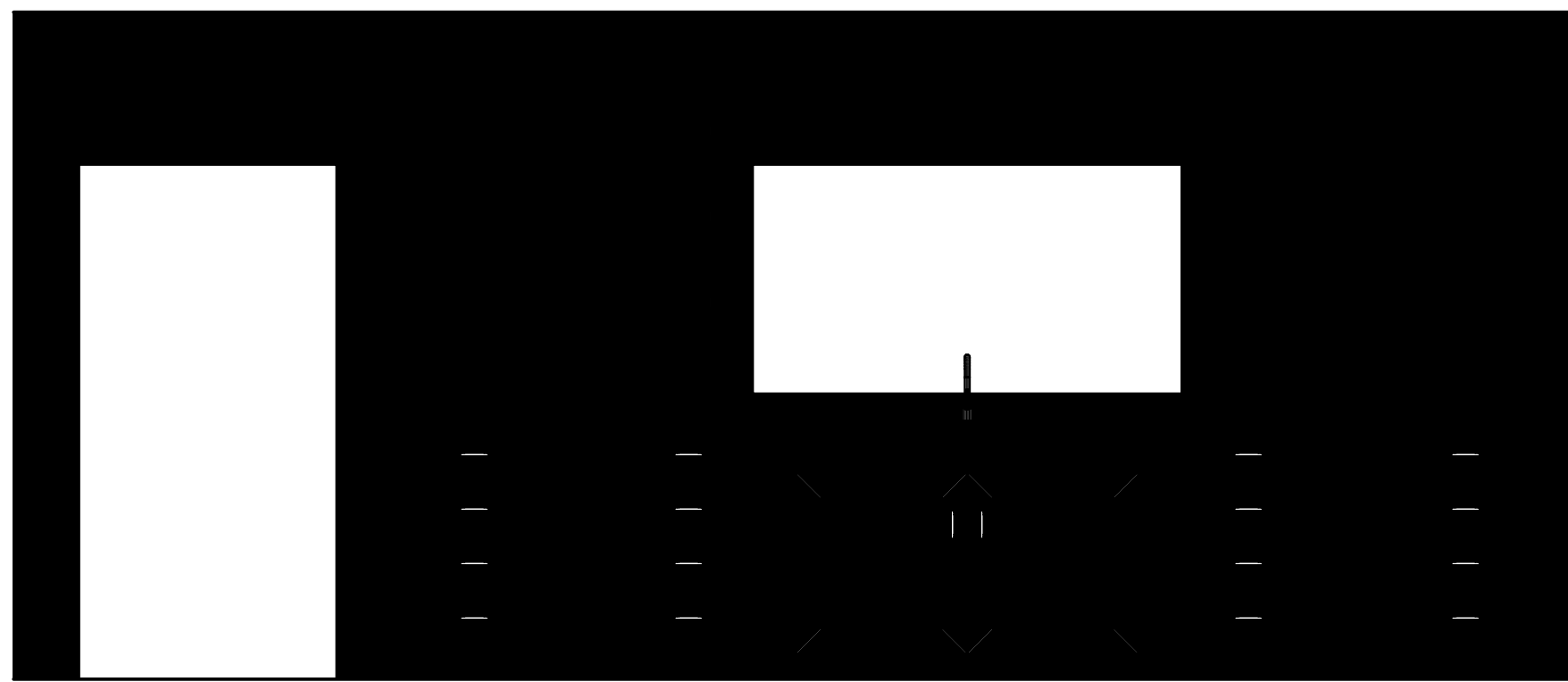
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A2.2



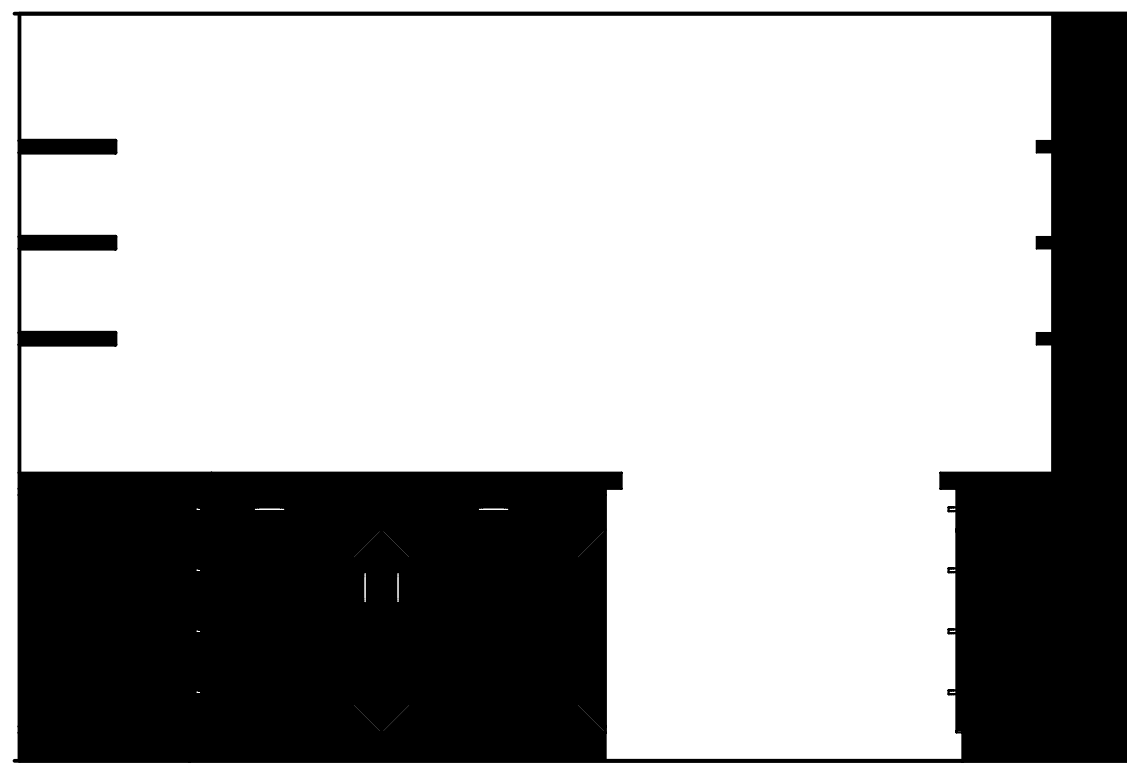
2 A2.2 **MUDROOM ELEVATIONS**



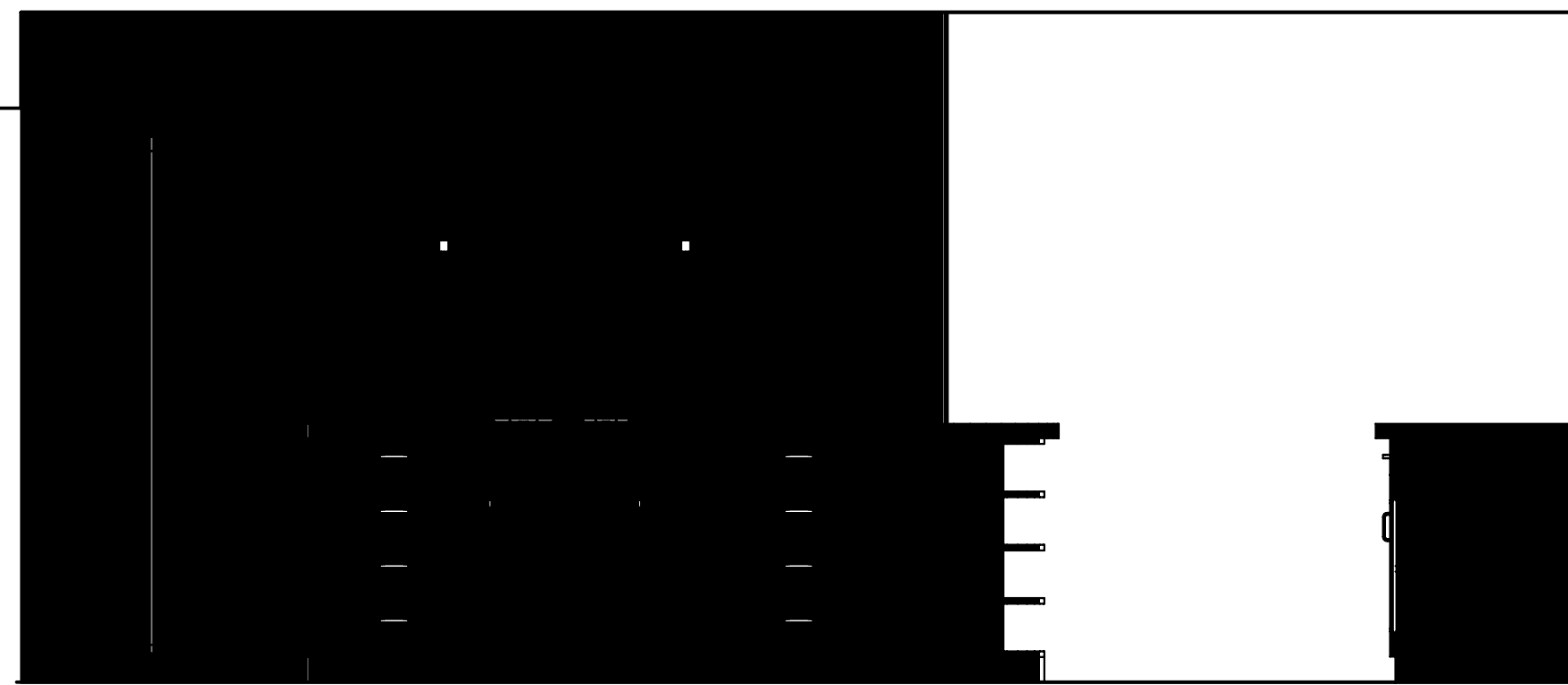
MUDROOM ELEVATIONS



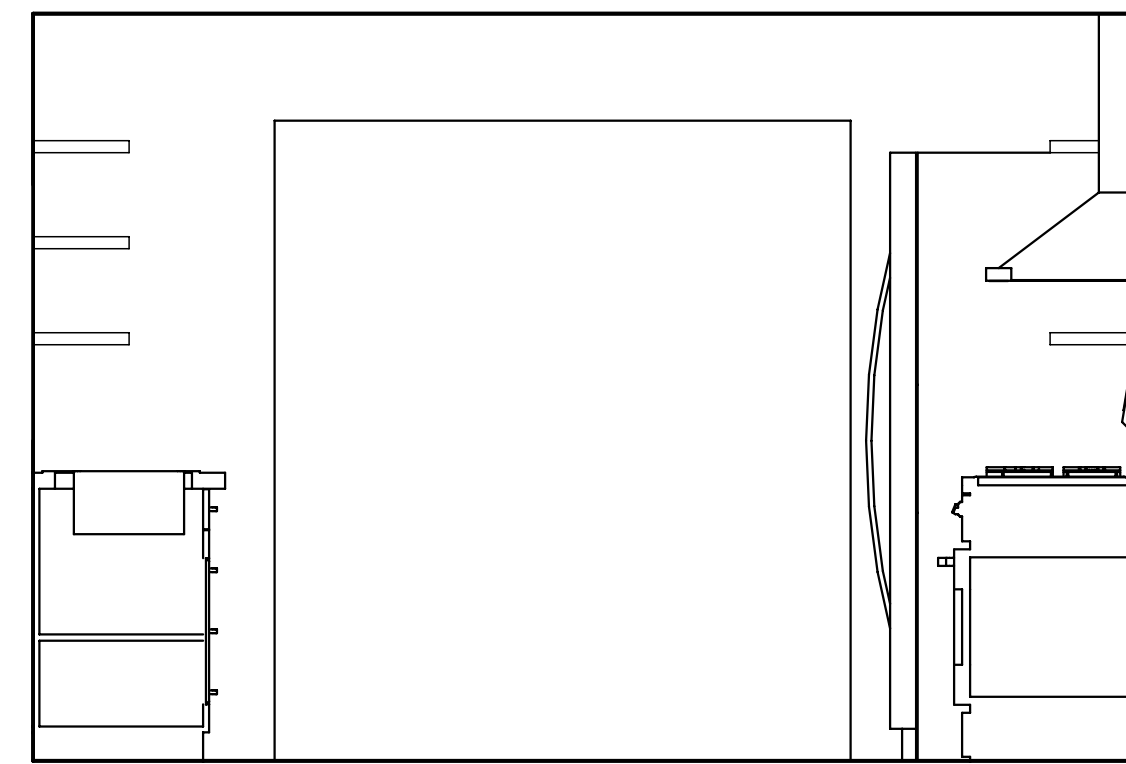
KITCHEN ELEVATION



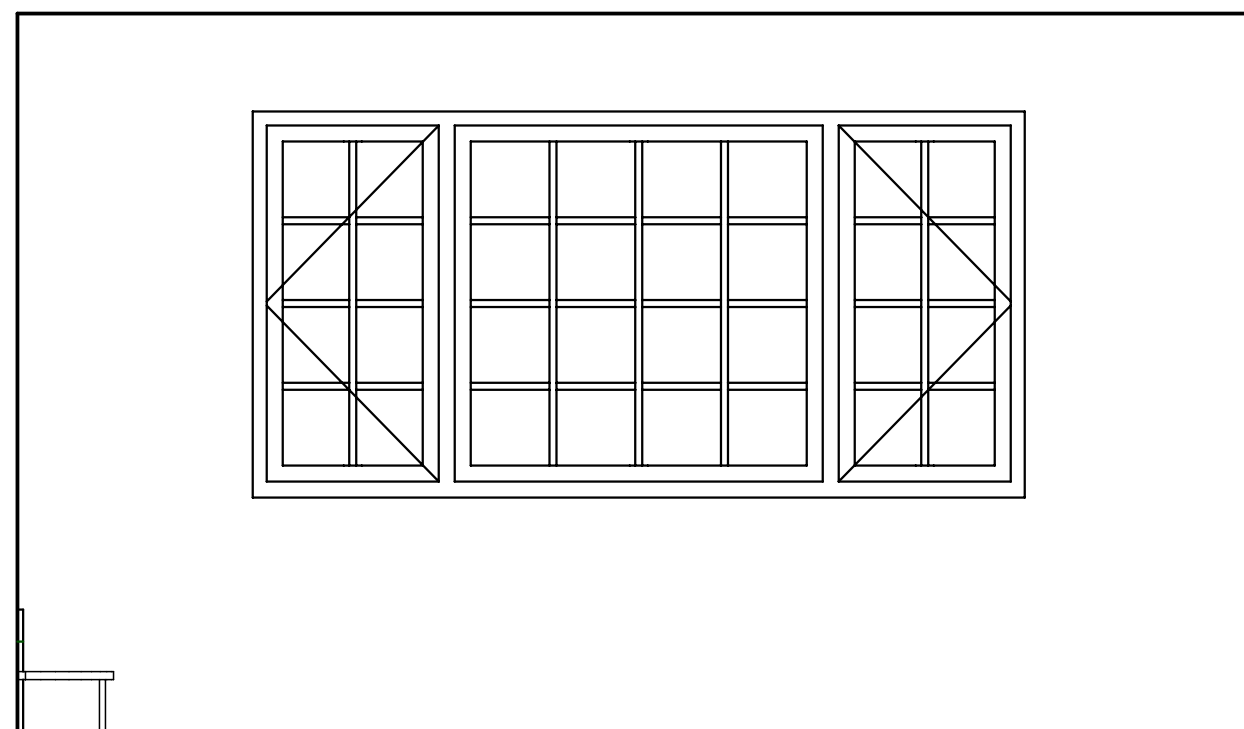
KITCHEN ELEVATION



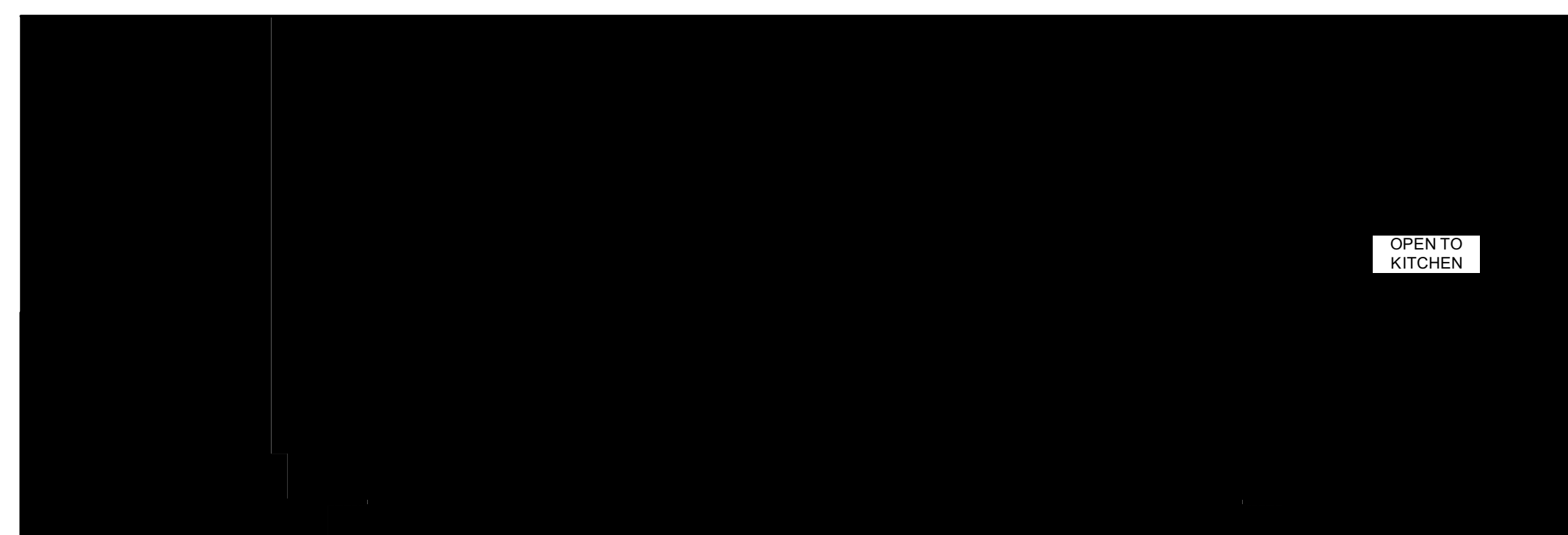
KITCHEN ELEVATION



5
A2.2



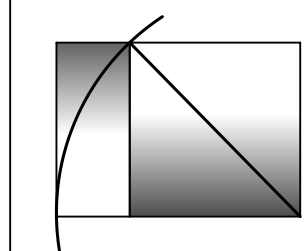
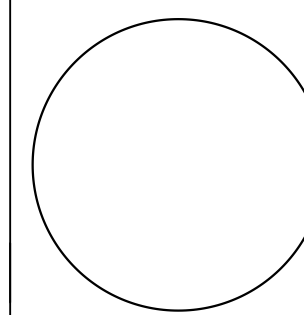
LIVING ROOM ELEVATION



9 A22 LIVING ROOM ELEVATION

HOWELLS RESIDENCE RENOVATIONS

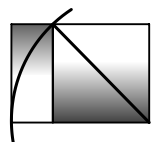
59 CHADWICK ST.
PORTLAND, MAINE

[illegible]

DATE:	7/30/19
CHECKED BY:	JAD
DRAWN BY:	CLBC
JOB:	2018- HOWELLS
SHEET TITLE:	

INTERIOR ELEVATIONS

A2.2



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HOWELLS' RESIDENCE RENOVATIONS

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A1

