

## Historic Preservation Board

Wednesday, May 20, 2026 at 5:00 PM  
Room 24 (Basement Level of City Hall)  
and Zoom



## MEMBERS

Brad Miller, Chair  
Valerie Paquin-Gould, Vice Chair  
Hilary Bassett  
William DeSerres  
Michael Hutchins  
Kristina Sottery  
Rob Whitten

### HYBRID PARTICIPATION:

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://portlandme.portal.civicclerk.com> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting. Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

### REMOTE PARTICIPATION

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

For more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27>

Please click the link below to join the webinar:

You are invited to a Zoom webinar!

When: May 20, 2026 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 5-20-2026

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/83176870234>

Phone one-tap:

+13052241968,,83176870234# US

+13092053325,,83176870234# US

Join via audio:

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Webinar ID: 831 7687 0234

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

## **PUBLIC COMMENT INFORMATION:**

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

## **AGENDA:**

### **1. ROLL CALL AND DECLARATION OF QUORUM**

### **2. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 15, 2026**

#### **i. Public Hearings**

Review of & Recommendation to Maine Historic Preservation Commission regarding National Register Nomination for 0 Fessenden Avenue (Little Diamond Island Casino). DeSerres, Hutchins, Miller, and Paquin-Gould present. Bassett, Sottery, and Whitten absent.

Review of Alterations; 279 Congress Street. DeSerres, Hutchins, Miller, and Paquin-Gould present. Bassett, Sottery, and Whitten absent.

#### **Workshops**

Review of New Construction; 30 Atlantic Street. DeSerres, Hutchins, and Miller present. Bassett, Paquin-Gould, Sottery, and Whitten absent.

### **3. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 15, 2026**

**i.** Review of & Recommendation to Maine Historic Preservation Commission regarding National Register Nomination for 0 Fessenden Avenue (Little Diamond Island Casino). The Board voted 4 in favor, none opposed to recommend that the Maine Historic Preservation Commission support the nomination.

Review of Alterations; 279 Congress Street; St. Paul's Parish Church, Applicant. Plan Number: HP-00061-2026. The Board voted 4 in favor, none opposed to table consideration of the application.

### **4. COMMUNICATION AND REPORTS**

### **5. PUBLIC HEARING**

- i. Review of Alterations; 28 Waterville Street; Eliza Huber-Weiss, Applicant. Plan Number: HP-00080-2026.
- ii. Review of New Construction; 30 Atlantic Street; Brooke Chornyak and Dylan Jones, Applicants. Plan Number: HP-00068-2026.

**6. WORKSHOP**

- i. None

**7. CONSENT AGENDA**

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



**TO:** Chair Miller and Members of the Historic Preservation Board  
**FROM:** Evan R. Schueckler, Historic Preservation Program Manager  
**DATE:** May 15, 2026  
**RE:** 28 Waterville –PUBLIC HEARING – Alterations  
**PROJECT ID:** HP-00080-2026  
**MEETING:** May 20, 2026

**Owner:** Eliza Huber-Weiss  
**Architect:** Chelsea Lipham, Chelsea Lipham Architecture | Design

*A sign announcing the Historic Preservation Board’s meeting on May 20, 2025 was posted at the property on May 10, 2026, and 63 notices were sent to neighboring property owners within 100 feet of the subject property.*

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**PROJECT SCOPE**

Enclose existing, non-historic side porch to create new mudroom.

**Dimensions:**

Overall Height: ~9’-4”  
Footprint: ~5’ x 12’-6”

**Material Specifications:**

Foundation	Existing
Siding	Wood clapboard with 4” reveal
Trim	Wood
Roofing	Existing
Windows	Unspecified
Doors	Unspecified

## SUMMARY OF HISTORIC CONTEXT

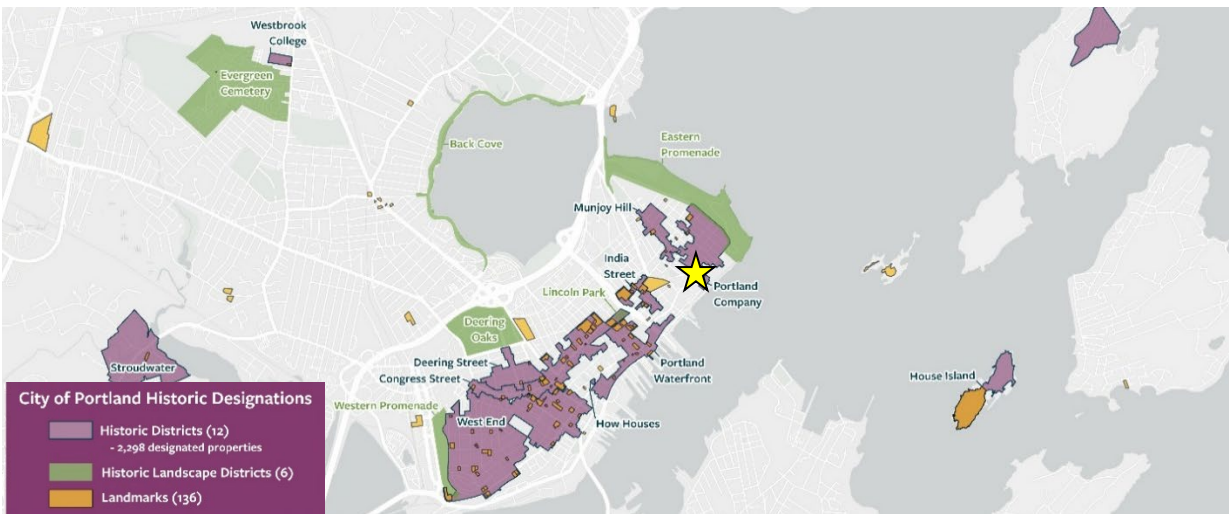


Figure 1: Map of Portland's Historic Designations showing location of 28 Waterville Street.

28 Waterville is an individually designated Landmark in close proximity to the Munjoy Hill and Portland Company Historic Districts. Constructed in 1859 the modest house is one of the earlier surviving structures in Portland's East End, having survived the Great Fire of 1866 and multiple phases of subsequent development. The building is a simple one-and-a-half story cape structure which features a decorative Greek-revival entry surround and gable returns. The building historically featured corner boards and wooden clapboard siding, but sometime after 1924, the house was resided with asbestos cladding. In 1977 a covered porch was added to the north side of the house, and in 1991 a deck and sliding glass door were added to the south side of the house. All windows and doors were also replaced sometime before designation of the structure as a Landmark in 2021.



Figure 2: 1886 Sanborn Map showing the footprint of 28 Waterville Street.



Figure 3: 1924 Tax Photo of 28 Waterville Street.

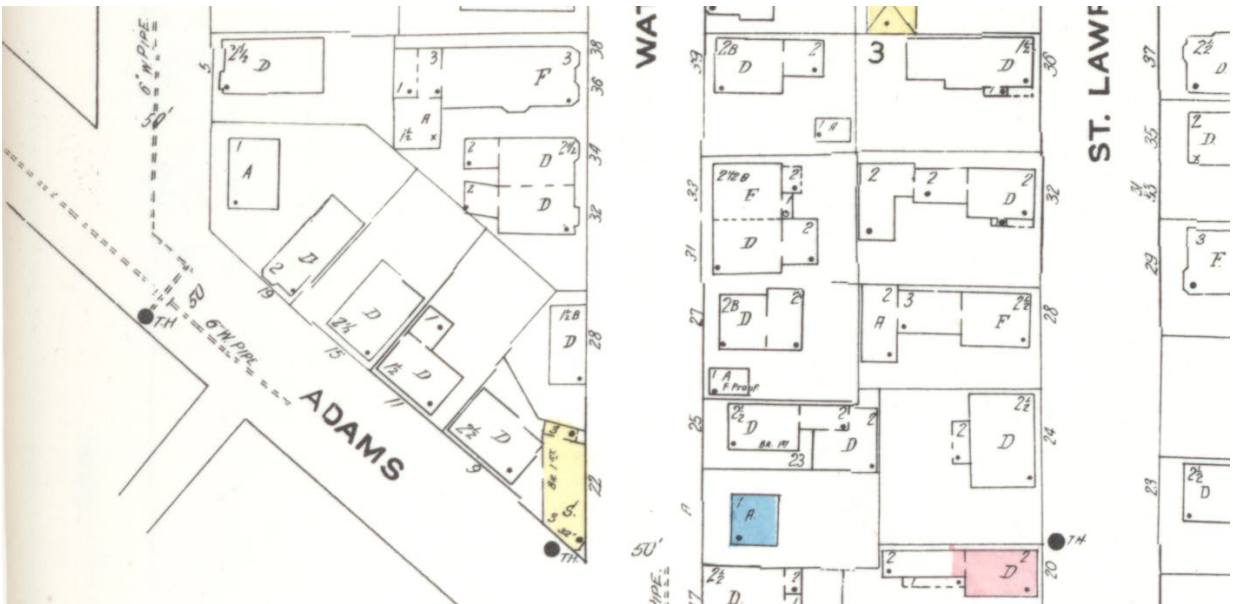


Figure 4: 1954 Sanborn Map showing the footprint of 28 Waterville Street.

Additional information on the Munjoy Hill Historic District can be found on the city website:  
<https://www.portlandmaine.gov/1548/Historic-Designations>

## STAFF COMMENTS

The applicant is proposing to enclose an existing non-historic porch which was added to the house in 1977. The massing of the side porch is an existing condition which the applicant is seeking to work within, utilizing the foundation, posts, and roof. To enclose the porch, the applicant is proposing to fill in the spaces between the posts with simple clapboard-clad walls. The new enclosed porch will feature a simple single-lite door facing Waterville Street and a single-lite casement window on the side. These simple contemporary openings will help to show that the enclosed porch/mudroom is not an original or historic feature of the house, while the use of horizontal clapboard siding will help to establish some compatibility with the historic house. Overall, the impact on the existing structure will be minimal and require little, to no alteration of the historic structure beyond the non-historic porch.

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## MOTION FOR CONSIDERATION

I move to **[APPROVE / CONDITIONALLY APPROVE]** application HP-00080-2026 for alterations at 28 Waterville Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and the attached findings by the Historic Preservation Board **[AS WRITTEN / AS AMENDED DURING THE MEETING ON MAY 20, 2026]** that the project **MEETS** subsection 16.6.3 standards for review of alterations to contributing properties; **[WITH THE FOLLOWING CONDITIONS:]**

- 1) **[CONDITIONS]**
- 

## ATTACHMENTS

1. Project Description
2. Drawings
3. HP-00080-2026 Draft Findings of Fact, May 15, 2026
4. 1977 and 1991 Permits for 28 Waterville



Historic Preservation Board  
City of Portland, Maine  
389 Congress Street, 4<sup>th</sup> Floor  
Portland ME 04101

Subject: 28 Waterville St

April 27, 2026

To the Board of Historic Preservation:

On behalf of the owner of 28 Waterville St, I am submitting this letter to detail the proposed project at the property. The proposal would convert an existing covered deck into an enclosed mudroom. There is no change to the building footprint or roof area.

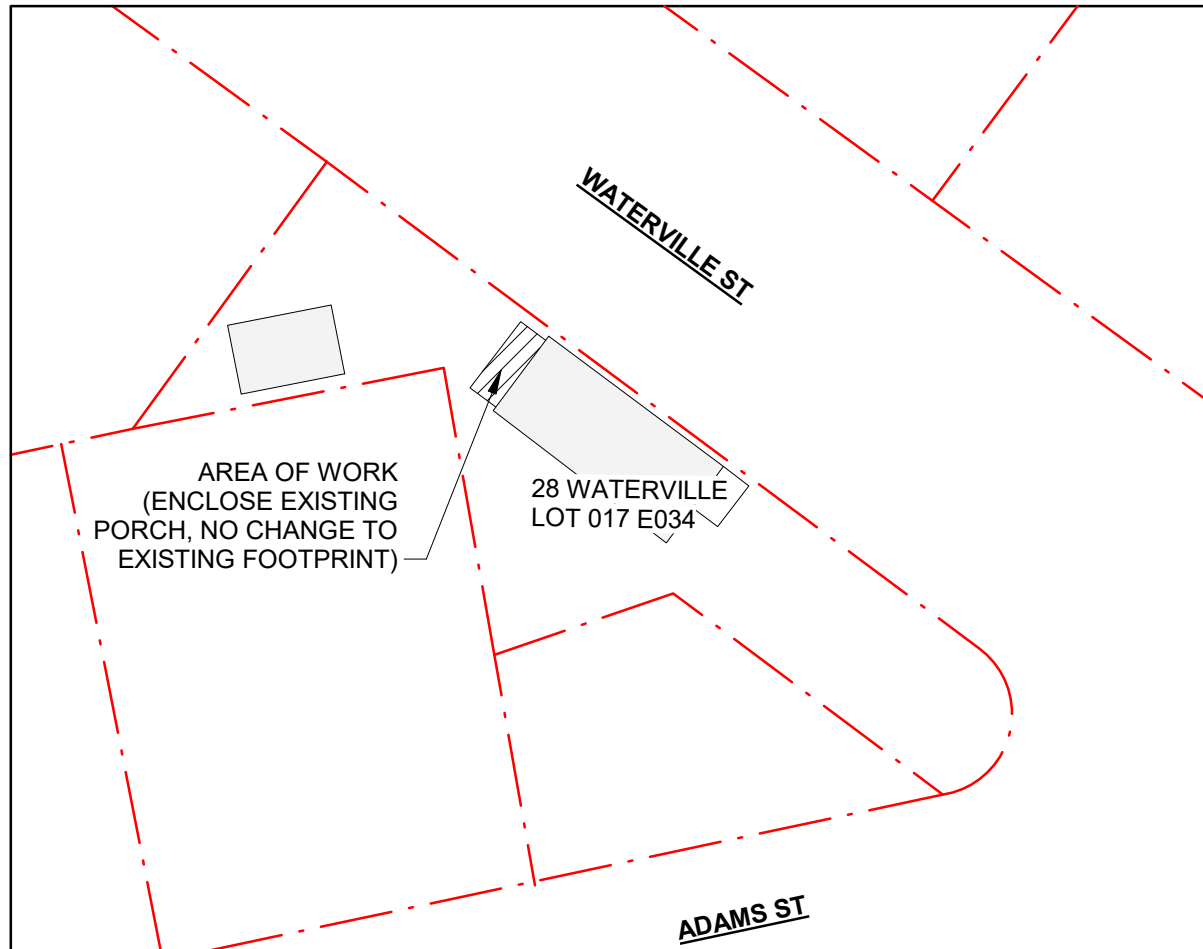
The new enclosure will follow the existing deck and utilize the existing deck roof. The entry wall will be inset 5-6" in order to keep the existing electrical meter located as it is now. The existing house is clad in asbestos shingles, but was historically clad in clapboards. The new walls will be clad in 4" clapboard, painted to match the existing house. Windows and window trim will match the existing house.

Please reach out with any questions.

Sincerely,

Chelsea Lipham  
Maine Licensed Architect

**Chelsea Lipham Architecture and Design LLC**  
741 Stevens Ave, Portland ME 04103



28 WATERVILLE  
LOT 017 E034

ZONE RN-4  
HISTORIC BUILDING  
DESIGNATION

SCOPE OF WORK:  
ENCLOSE EXISTING  
ENTRY PORCH. NO  
CHANGE TO BUILDING  
FOOTPRINT

28 Waterville St

SCALE:  
1" = 30'-0"

ISSUE  
4/27/26

TITLE  
PLOT PLAN

SHEET  
**A-0**

1 PLOT PLAN  
1" = 30'-0"



28 Waterville St

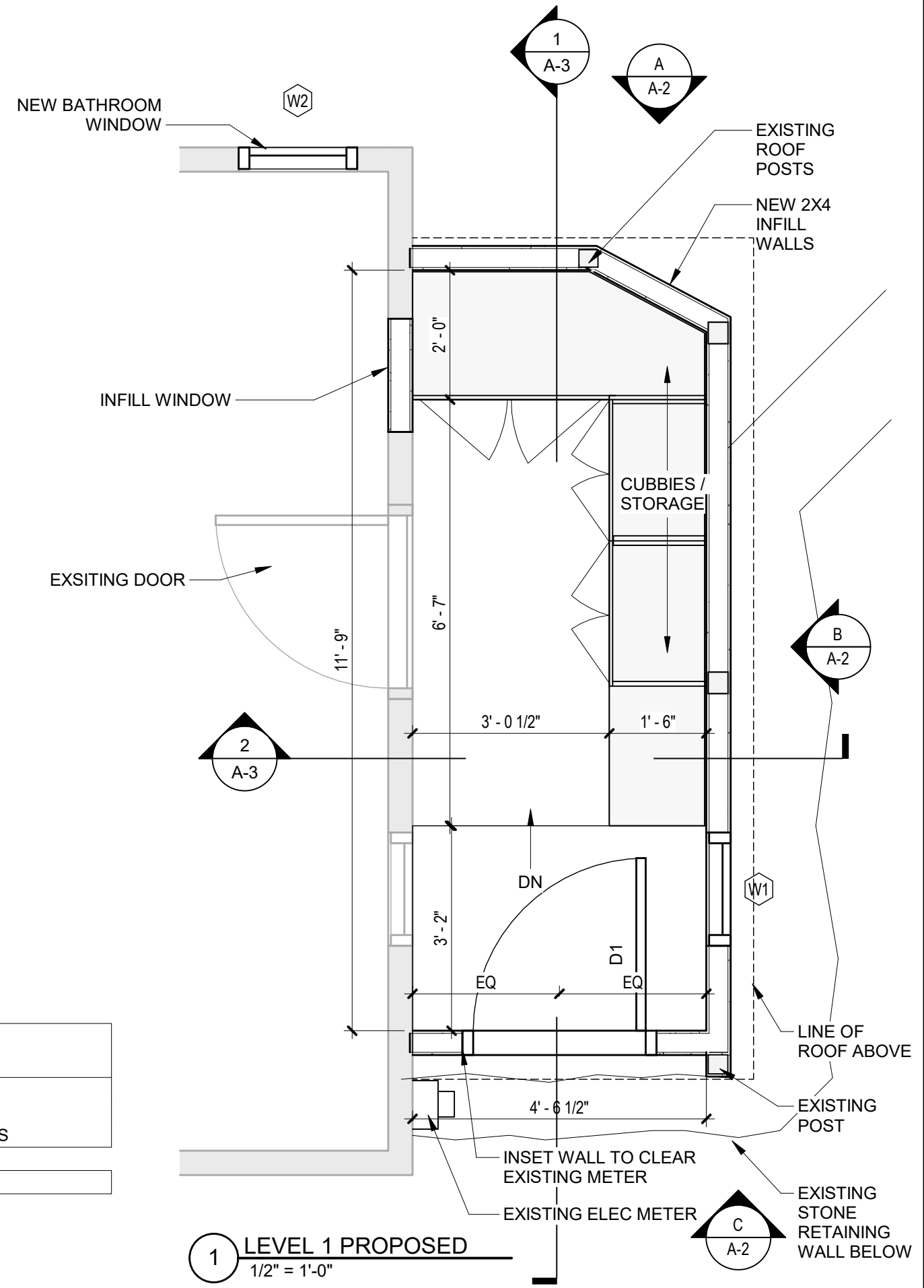
SCALE:

ISSUE  
4/27/26

TITLE  
PHOTOS

SHEET  
**A-02**





Window Schedule

Type Mark	Width	Height	Comments	Count
W1	1' - 9"	3' - 0"		1
W2	1' - 10"	3' - 6"		1

- NOTE:  
 1. NEW WINDOWS TO MATCH EXISTING HOUSE WINDOWS IN STYLE AND COLOR  
 2. EXTERIOR TRIM AT WINDOWS TO MATCH EXISTING HOUSE

Door & Frame Schedule

LOCATION	DOOR	DOOR				COMMENTS
		OPENING		PANEL		
MARK	OPERATION	WIDTH	HEIGHT	MATL	THICK	
D1	Single - Hinged	2' - 8"	6' - 8"	WD	1 3/4"	

28 Waterville St

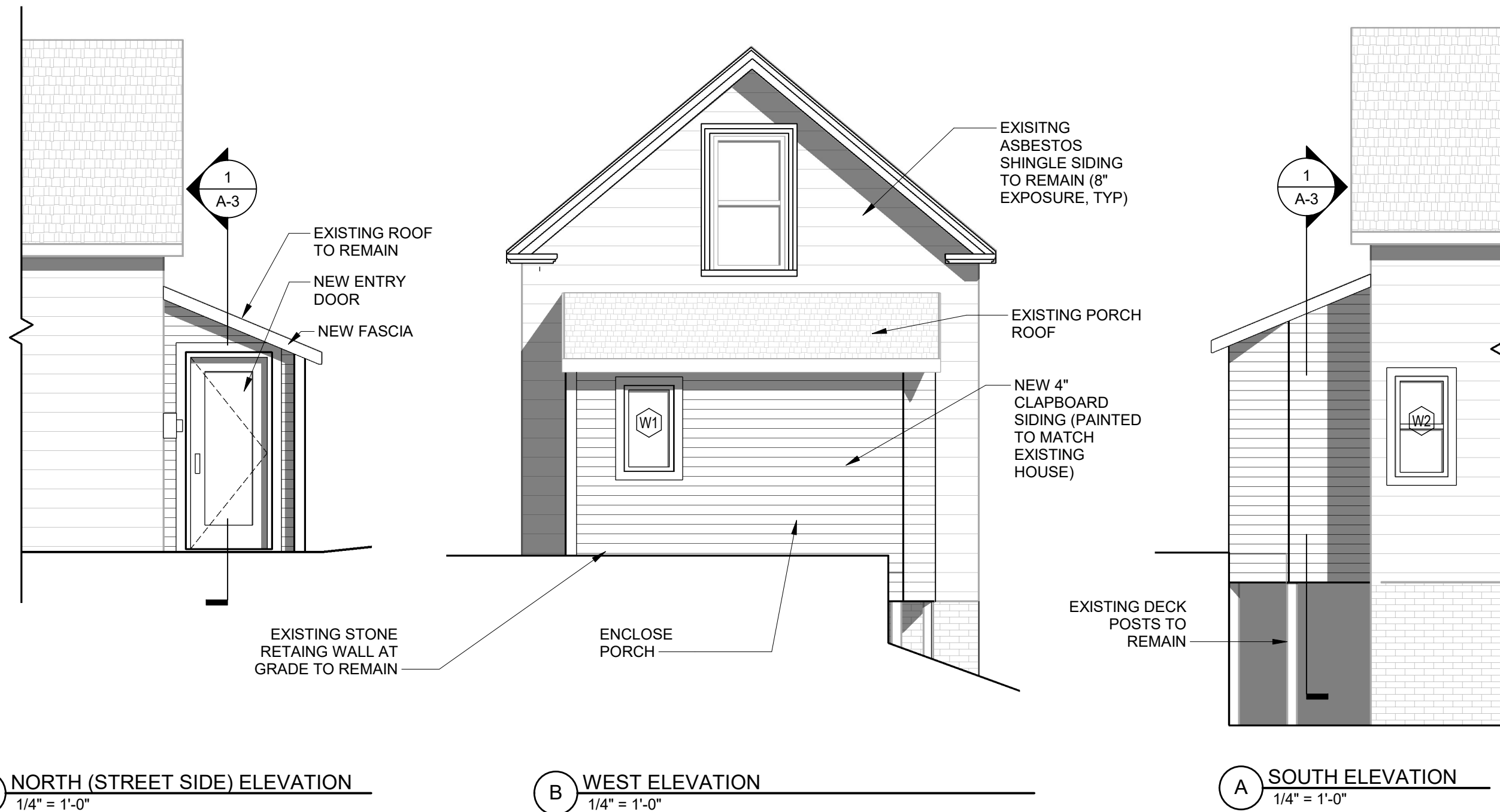
SCALE:  
1/4" = 1'-0"

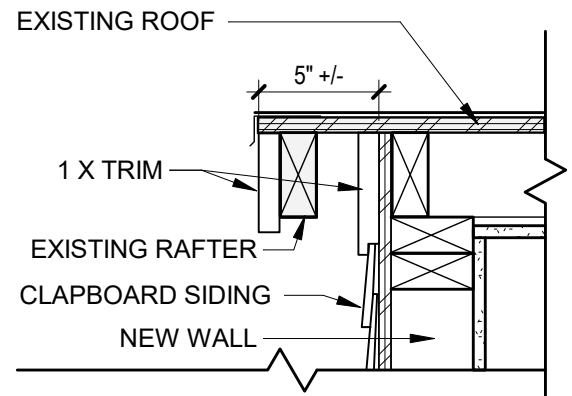
ISSUE  
4/27/26

TITLE  
EXTERIOR  
ELEVATIONS

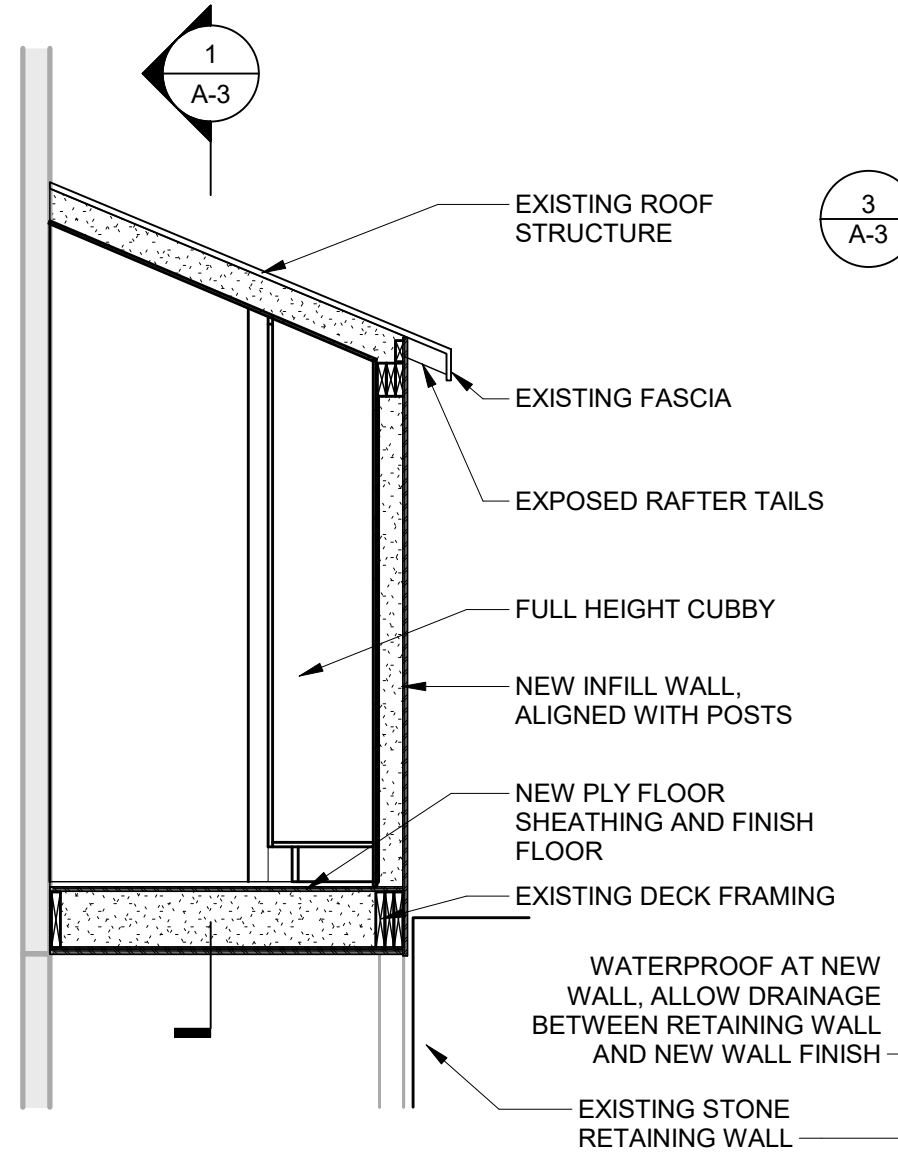
SHEET

**A-2**

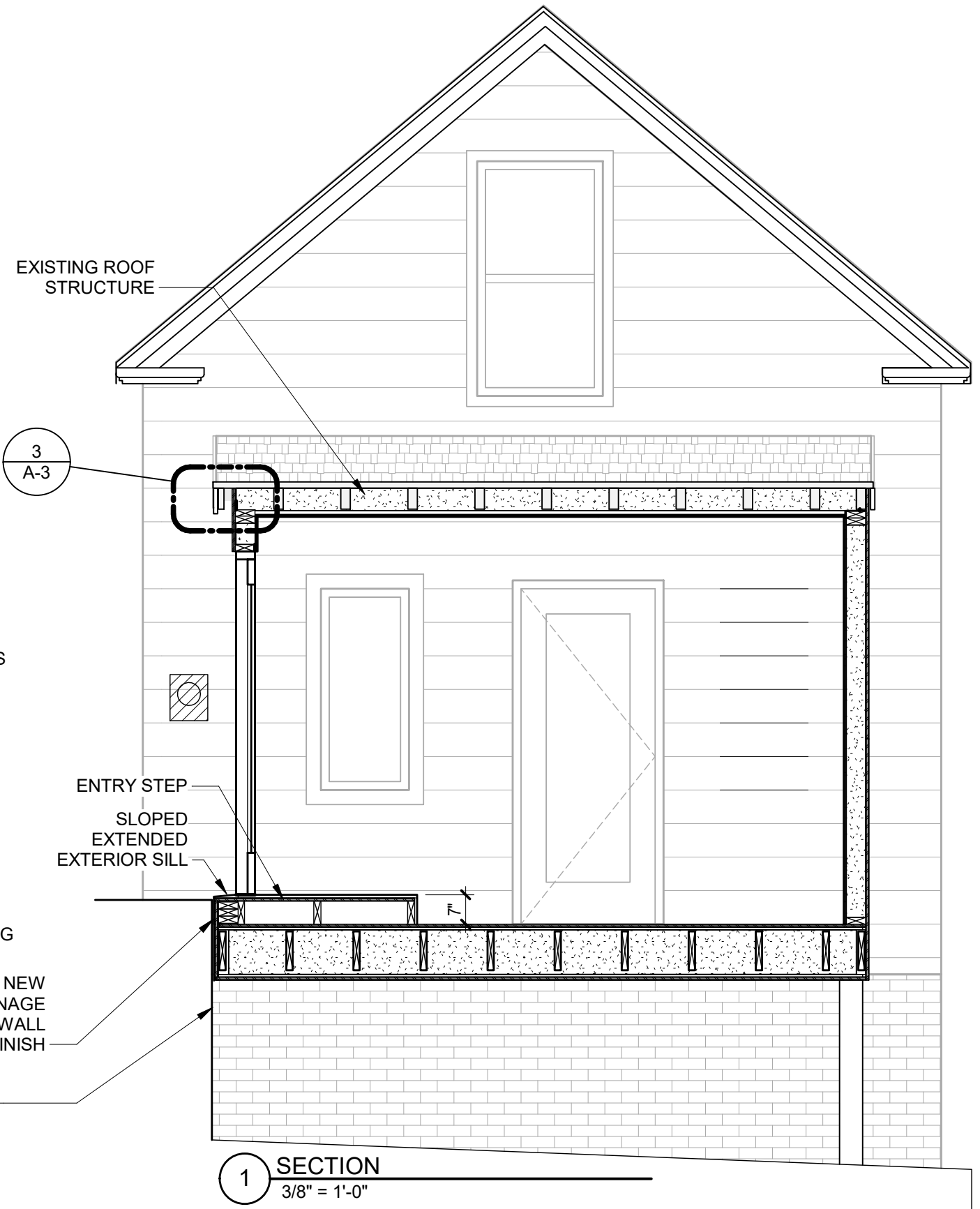




**3** RAKE DETAIL SECTION  
1 1/2" = 1'-0"



**2** CROSS SECTION  
3/8" = 1'-0"



CITY OF PORTLAND  
HISTORIC PRESERVATION BOARD  
NOTICE OF DECISION



PROPERTY OWNER: Eliza Huber-Weiss (“Applicant”)  
PROPERTY LOCATION: 28 Waterville Street (“Property”)  
PROJECT ID: HP-00080-2026  
HISTORIC DESIGNATION(S): 28 Waterville Street

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**FINDINGS OF FACT & CONCLUSIONS OF LAW**

1. On April 28, 2026, the Applicant applied for approval of alterations at the Property.
2. Pursuant to subsection 16.5.2 of the City of Portland Land Use Code (“Land Use Code”), the application required review and approval by the Historic Preservation Board (“Board”) against the standards for review of subsection 16.6 (“Standards”).
3. Subsection 16.6.2 of the Land Use Code incorporates by reference the Historic Resources Design Manual, which provides additional guidance to this Board. Specifically, when discerning the “compatibility” and “differentiation” of the proposed project, the Design Manual provides the following guidance:

*“Two core concepts in reviewing alterations to historic properties and additions or new construction within historic contexts are those of compatibility and differentiation. Compatibility refers to establishing visual relationships with the patterns or characteristics that define a given context. New work does not need to follow the patterns of the context in every way; however, they should relate to a number of the key character-defining features of the context. Differentiation refers to the ability of new work to be visually understood as a construction of its own time, distinct from the historic properties. This inherently requires some degree of departure from the patterns of the context.*

*These two concepts are at times in tension, but when they are successfully balanced, they uphold the goals of reinforcing what defines historically-designated places while ensuring authenticity and allowing the passage of time to remain legible in the built environment. There are numerous approaches that designers can take in striking this balance, and their successful application can be found across a variety of projects.”*  
(Page 2.12)

4. On May 20, 2026 the Board held a Public Hearing to review the application for alterations at the property under HP-00080-2026.
5. Based on the written materials, oral testimony, staff memoranda, and public comment received during the public hearing held on May 20, 2026, the Board finds as follows:

**Subsection 16.6.3 - Standards for review of alterations to contributing properties:**

<b>Standard A. Compatible use</b>	
When the use of a property is being changed, every reasonable effort shall be made to minimize the alteration of the character-defining features of the building, structure, object, or site.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided plans and a project description to demonstrate that the structure is intended to retain its residential use. Additionally, the Board notes that the proposed alterations will be limited to the area of the non-historic porch. The Board further finds that the work will therefore minimize alterations to the character-defining features of the building. Thus, the Board finds this standard has been met.

<b>Standard B. Retain historic features</b>	
The distinguishing original qualities or character of the building, structure, object, or site shall be retained and preserved. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided plans to demonstrate the scope of work will be limited to enclosing an existing non-historic porch. The Board finds that this work will not require removal or alteration of any historic material or distinctive features. Thus, the Board finds this standard has been met.

<b>Standard C. Historical accuracy</b>	
The building, structure, object, or site shall be recognized as a product of its 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 not be undertaken.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided plans to demonstrate the scope of work includes enclosure of the existing non-historic porch with simple clapboard siding, single lite vertical windows, and a full-lite door. The Board finds that the proposed alterations do not create a false sense of historical development since they do not involve the addition of conjectural features. Thus, the Board finds this standard has been met.

<b>Standard D. Acquired significance</b>	
Changes which may have taken place in the course of time are evidence of the history and development of the building, structure, object, or site. Changes that have acquired significance in their own right shall be retained and preserved.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	Historic Preservation staff provided historic documents to demonstrate that the existing porch was added in 1977. The Board finds that the porch was added less than 50 years prior to the designation of the Landmark, and is therefore not considered to be a historic alteration to the building. Thus, the Board finds that no changes which have acquired significance are to be removed or altered and this standard has been met.

<b>Standard E. Distinctive features</b>	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize the building, structure, object, or site shall be retained and preserved.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided plans to demonstrate that the scope of work will be limited to enclosing an existing non-historic porch. The Board finds that this work will not require removal of any distinctive features. Thus, the Board finds this standard has been met.

<b>Standard F. Repair rather than replace</b>	
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.	
<b>Standard Met?</b>	<b>Staff Comments</b>
NOT APPLICABLE	The Board finds this standard is not applicable to the proposed scope because the applicant provided plans demonstrating that no replacement of historic material is proposed.

<b>Standard G. Surface cleaning</b>	
The surface cleaning of the building, structure, or object, 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.	
<b>Standard Met?</b>	<b>Staff Comments</b>
NOT APPLICABLE	The Board finds this standard is not applicable to the proposed scope because the applicant provided plans demonstrating that no surface cleaning is planned.

<b>Standard H. Archaeological resources</b>	
Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
<b>Standard Met?</b>	<b>Staff Comments</b>
NOT APPLICABLE	The Board finds this standard is not applicable to the proposed scope because the Landmark designation materials for 28 Waterville Street do not identify significant archaeological resources on this site.

<b>Standard I. Differentiation and contemporary design</b>	
Alterations and additions shall not destroy the character-defining features of the building, structure, object, or site. New work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the building, structure, object, or site. Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant materials or features that characterize the building, structure, object, or site.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided plans showing the scope of work includes enclosure of the existing non-historic porch with simple clapboard siding, single lite vertical windows, and a full-lite door. The Board finds that the proposed work will be subtly differentiated through the existing form of the porch and its use of single lite windows and a full-lite door which are simple modern interventions. And the Board further finds that the use of horizontal clapboard siding and vertical windows make the proposed work compatible with the historic house. Thus, the Board finds this standard has been met.

<b>Standard J. Reversibility</b>	
Wherever possible, new additions or alterations to the building, structure, object, or site 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 building, structure, object, or site would be unimpaired.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided plans to demonstrate that the work is limited to enclosure of an existing non-historic porch. The Board finds that this work will not require significant changes to the form or details of the existing historic house, and will therefore be readily reversible in the future. Thus, the Board finds this standard has been met.

**DECISION**

By a vote of \_\_\_ to \_\_\_, the Board adopts the above findings of fact to support its [**APPROVAL /  
CONDITIONAL APPROVAL / DENIAL**] of application HP-00080-2026 from May 20, 2026.

\_\_\_\_\_  
Brad Miller, Chair

\_\_\_\_\_  
Date

DRAFT

File  
28 Waterville St.

November 4, 1977

Mrs. Mary Davis  
28 Waterville St.  
Portland, Maine

Dear Mrs. Davis:

It has come to my attention by a neighbor that your recent entry porch is in part over the lot line of your abutter. I realize that you are on a very tight lot and the porch is a nice job but apparently the rock retaining wall has some bearing on the lot line between your neighbors and the roof overhang protruding beyond.

By rights as you built should be on land of the owner-builder even roof projections. It is possible that a cutback of the overhang (if this is the only part in question due to the lot line) may well be cut off without spoiling the roof too much.

The establishment of a true location of a lot line is the responsibility of the builder of any structure.

If there is doubt, it becomes a civil matter for you and your neighbor to work out - not the city.

I hope you can resolve this to your mutual interests.

Very truly yours,

R. Lovell Brown  
Director

RLB:k



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location  
22 Waterville St.

FILE COPY

COMPLAINT NO. 77/59

Date Received Aug. 11, 1977

Location 22 Waterville St. Use of Building \_\_\_\_\_

Owner's name and address Mrs. Davis - 28 Waterville St. Telephone \_\_\_\_\_

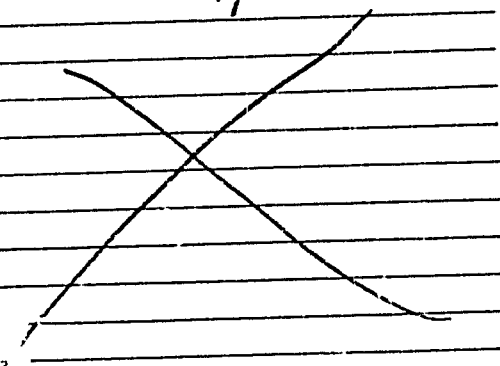
Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Description: ~~XXXXXX~~ Addition being built up to lot line with no permit

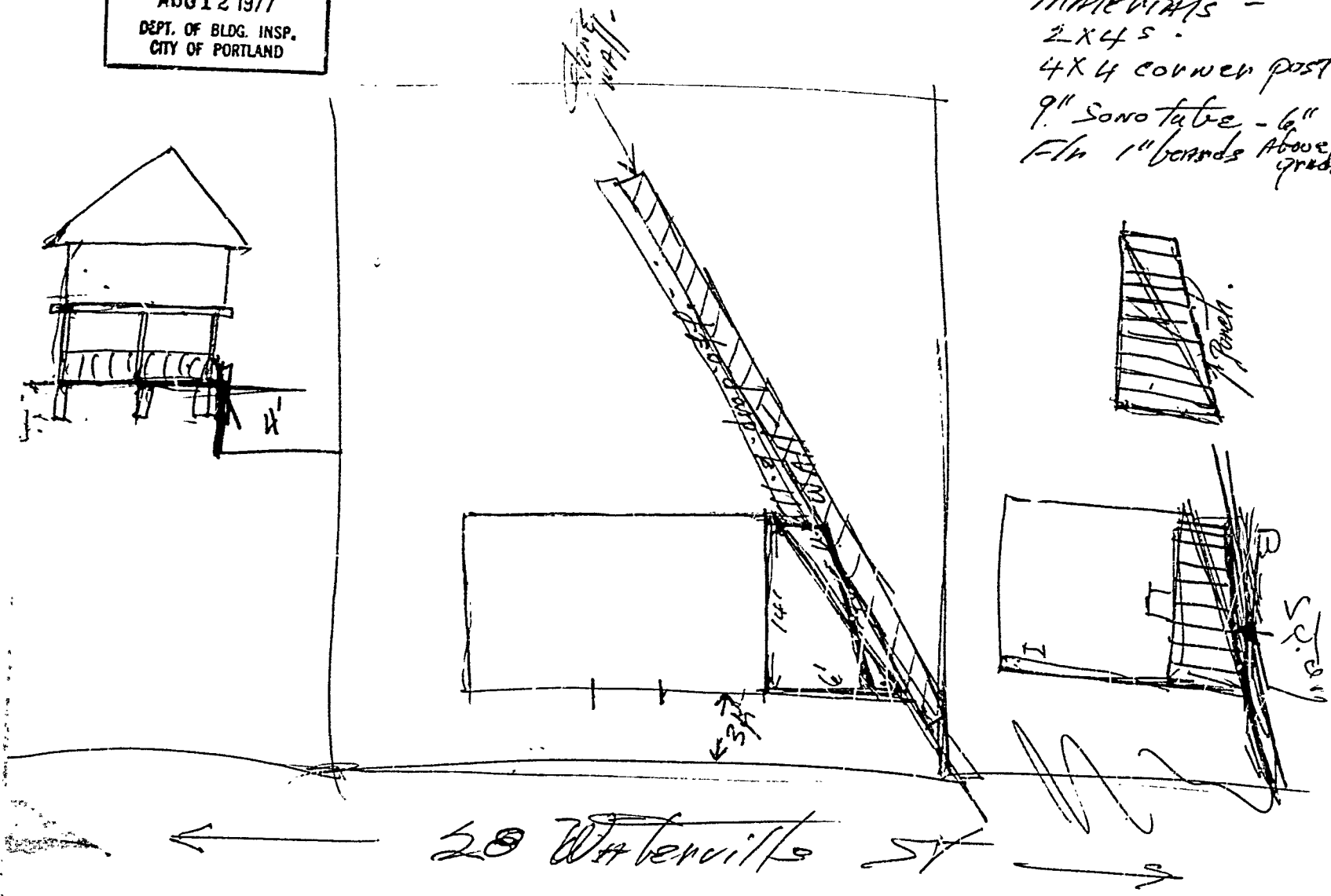
NOTES: Aug 12/77 I left a note in her door to have someone apply for the porch addition of 22 Waterville St. Phone number of extension: \_\_\_\_\_

Aug 12/77 I myself Mrs. Davis took out a porch permit. The porch is odd shape & very small. The house is the same type variety of everything considered it would need special consideration in this case to give special consideration if approved. Aug 16/77 permit was issued with the understanding Mrs. Davis may have to go through an appeal at some future date. This is written in the track of the permit & explained to the man helping her as per ordered by Mr. Brown.



RECEIVED  
AUG 12 1977  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

Materials -  
2x4s -  
4x4 corner post  
9" Sonotube - 6"  
Flt 1" boards Above  
grade





APPLICATION FOR PERMIT

0719

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

AUG 16 1977

ZONING LOCATION PORTLAND, MAINE, Aug. 12, 1977

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 28 Waterville St. Fire District #1, #2
1. Owner's name and address Mary Davis - same Telephone 773-2068
2. Lessee's name and address
3. Contractor's name and address Owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families
Past use No. families
Material No stories Heat Style of roof Roofing
Other buildings on same lot 500
Estimated contractual cost \$ 500 Fee \$ 5.00

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Permit to construct small trangle porch as per plans. 1 sheet of plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Phone # same

Type Name of above Mary Davis

1 2 3 4

Other

and Address

FIELD INSPECTOR'S COPY

Permit No. 77/0747  
Location 287 Kaituma St  
Cwp. Mang Davis  
Date of permit 7-12-77  
Approved 8-16-77

NOTES

8/16/77 I have written on the back of the typewriter permit issued that it is to be used for one year starting from the date of approval. I have discussed this with the Bureau of the Survey.



CITY OF PORTLAND, MAINE  
389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

**P. SAMUEL HOFFSES, CHIEF**  
INSPECTION SERVICES DIVISION  
Date: August 23, 1991

Mr. Anthony Chase  
21 Deane St  
Portland, ME 04101

Subject: 28 Waterville St  
DU 1

Dear Mr. Chase

A recent inspection at the above named address of which you are listed the present owner, showed that alterations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1991 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$500 to \$1,000 per day for each day this violation exists.

I look forward to your cooperation.

Yours truly,

*[Signature]*  
P. Samuel Hoffses  
Chief of Inspection Services

*[Signature]*  
Code Enforcement Officer

/el  
2/28/90

17-E-34

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form. 50- belated fee

Owner: Anthony Chase Phone # 773-3242  
Address: 21 Deane St; Pld, ME 04102  
LOCATION OF CONSTRUCTION 28 Waterville St.  
Contractor: Al Grosso Sub: \_\_\_\_\_  
Address: same Phone: \_\_\_\_\_  
Est. Construction Cost: 1,000. Proposed Use: 1-fam w deck  
Past Use: 1-fam  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion Construct deck - 8'x4'

**For Official Use Only**  
Date 8/26/91 Subdivision: \_\_\_\_\_  
Name: \_\_\_\_\_  
Side Fire Limits: \_\_\_\_\_ Lot: \_\_\_\_\_  
Bldg Code: \_\_\_\_\_ Ownership: \_\_\_\_\_ Public  
Time Limit: \_\_\_\_\_ Private  
Estimated Cost: \$1000.

Zoning: \_\_\_\_\_  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other \_\_\_\_\_ (Explain)

**HISTORIC PRESERVATION**

Foundation:  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other \_\_\_\_\_

Floor:  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

Exterior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

Interior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

Ceiling:  
1. Ceiling Joists Size: \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceilings: \_\_\_\_\_ Does not require review.  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Requires Review.  
5. Ceiling Height: \_\_\_\_\_

Roof:  
1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: Approved \_\_\_\_\_  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with conditions \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_

Chimneys:  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: 8/26/91  
Signature: *[Signature]*

Heating:  
Type of Heat: \_\_\_\_\_  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
1. Type: \_\_\_\_\_ Square Footage \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise K Chase  
Signature of Applicant *[Signature]* Date 8/26/91  
CEO's District Anthony Chase

White - Tax Assessor

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO

Services  
Samuel P. Hoffses  
Chief



CITY OF PORTLAND

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

September 11, 1991

Anthony Chase  
21 Deane St  
Portland, ME 04102

Re: 28 Waterville St

Dear Mr. Chase,

This letter is in reference to your application to construct a deck at 28 Waterville Street in Portland. This deck does not meet the setback requirements of section 14-139 of the Land Use Code. I understand that this structure was built prior to your application for permit.

It is therefore necessary that you either remove this deck or apply for a variance to the Board of Appeals prior to September 30th, 1991. Failure to do so will result in my referral of this matter to the City's Corporation Counsel for consideration of legal action.

Sincerely,

  
William D. Giroux  
Zoning Administrator

cc: Joseph E. Gray, Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Merle Leary, Code Enforcement Officer  
Charles Lane, Corporation Counsel



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207)874-8300

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: August 23, 1991

Mr. Anthony Chase  
21 Deane St  
Portland, ME 04101

Subject: 28 Waterville St

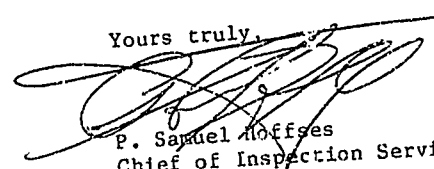
Dear Mr. Chase

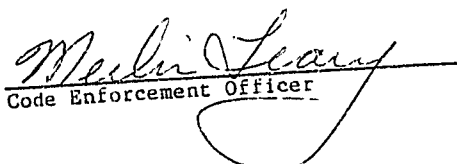
A recent inspection at the above named address of which you are listed the present owner, showed that alterations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1991 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$500 to \$1,000 per day for each day this violation exists.

I look forward to your cooperation.

Yours truly,

  
P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer

/el  
2/28/90

RECEIVED  
AUG 26 1991

DEPT. OF BUILDING INSPECT. SVCS.  
CITY OF PORTLAND

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



**TO:** Chair Miller and Members of the Historic Preservation Board  
**FROM:** Evan R. Schueckler, Historic Preservation Program Manager  
**DATE:** May 15, 2026  
**RE:** 30 Atlantic Street – PUBLIC HEARING – New Construction  
**PROJECT ID:** HP-00068-2026  
**MEETING:** May 20, 2026

**Owner:** Brooke Chornyak and Dylan Jones  
**Architect:** Lauren Rosenberg, Lauren Rosenberg Architect, LLC

*A sign announcing the Historic Preservation Board’s meeting on May 20, 2026 was posted at the property on May 11, 2026, and 28 notices were sent to neighboring property owners within 100 feet of the subject property.*

**PROJECT SCOPE**

Construct new two-story gable-roofed single-family house with associated gable-roofed garage.

**House Dimensions:**

Overall Height: ~29’ 6”  
 Footprint: ~87’ X 22’ 6”

**Garage Dimensions:**

Overall Height: ~14’  
 Footprint: ~13’ X 24’

**Material Specifications:**

	House	Garage
Foundation	Concrete	Concrete
Siding	“Masonry tile” & cedar	Cedar
Trim	Not specified	Not specified
Roofing	Standing seam metal	Standing seam metal
Windows	Aluminum-clad wood	Aluminum-clad wood
Doors	Not specified	Not specified

## SUMMARY OF HISTORIC CONTEXT

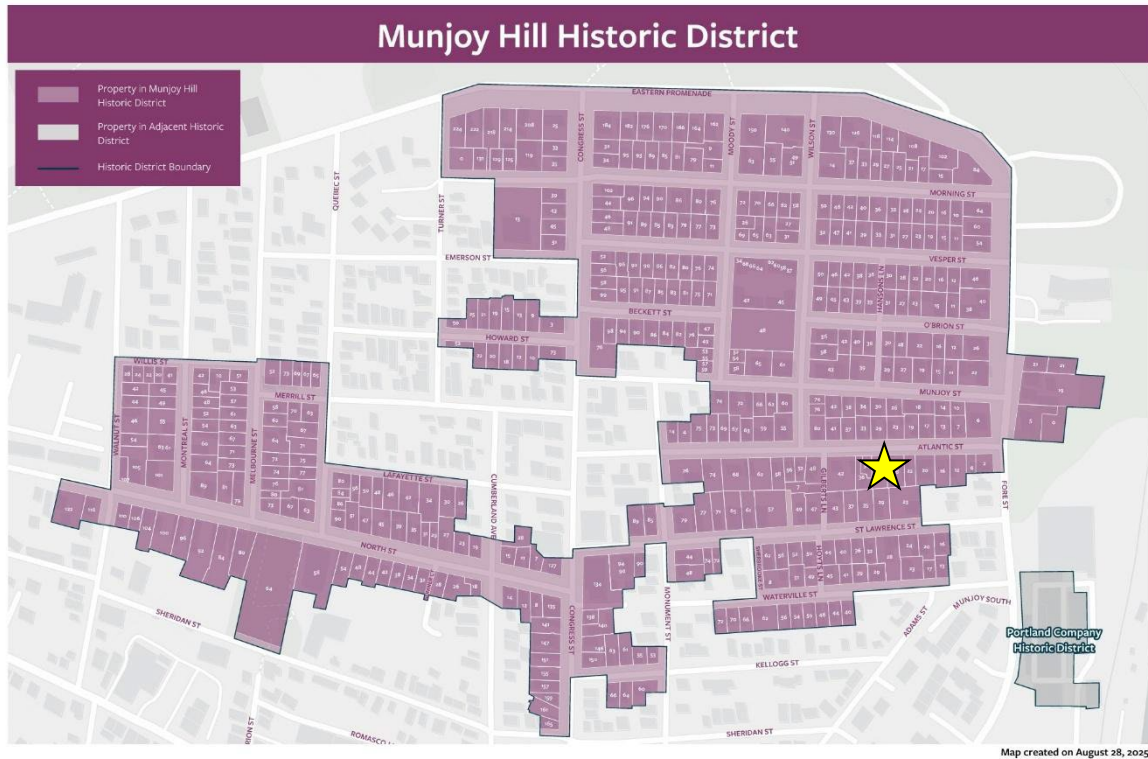


Figure 1: Map of the Munjoy Hill Historic District showing location of 30 Atlantic Street with yellow star.

Munjoy Hill is a dense historic neighborhood with a blend of vernacular, working-class architecture and a number of grand, high-style houses which primarily face onto the Eastern Promenade. There are also a small number of commercial and institutional buildings scattered throughout.

Early in Portland's development, Munjoy Hill was sparsely populated with only a few houses located at the western base of the hill, closer to the waterfront. Other than the area occupied by the Portland Observatory and its attendant structures (constructed in 1807), the majority of the Hill was privately maintained as open-space for the pasturing of cows. The original Tukey's Bridge, constructed in 1796, connected the eastern end of the Portland peninsula to the mainland and prompted the laying out of Washington Avenue. Development on the hill remained slow-going early in the nineteenth century. Regardless, in 1836 the City of Portland purchased the lands along the edge of the peninsula that would eventually become the Eastern promenade in response to the increasing development. The earliest houses, of which only a few survive, were generally very modest one- to two-story wood-frame capes.



*Figure #: An example of an early, though somewhat altered, cape type house, which would have been common in the early- to mid-nineteenth century (7 Lafayette Street).*

Development picked-up pace in the mid-nineteenth century with the founding of the Atlantic and St. Lawrence Railroad in 1845 and the Portland Company in 1847. Jobs at the Portland Company in particular, at the base of Munjoy Hill and along the waterfront, created the need for working-class housing in close proximity. The undeveloped tracts on Munjoy Hill provided ample space for that growth. Homes from the mid nineteenth century were often built in the vernacular Greek Revival style, featuring highly symmetrical façades and austere classically-inspired details.



*Figure #: An example of a more ornate asymmetrical gable-fronted Greek Revival (8 Sherbrook Street).*

In the aftermath of the Great Fire of 1866, Portland found itself in dire need of additional housing and significant development occurred on Munjoy Hill. This was fueled by subdivision of the remaining large tracts of land and the arrival of horse-drawn (and later electric) streetcars, which made the easternmost ends of the peninsula easily accessible to downtown Portland. In this late-

nineteenth century era, the scale of buildings increased, with many two- to three-family Italianate and Second Empire structures being built. This dense mode of development was further fueled by an influx of immigrants in the early-twentieth century. The demand for housing led to the advent of the now ubiquitous triple-deckers which dominate the easternmost ends of Munjoy Hill. These large frame structures can be found dressed in various architectural styles that were popular from the 1880s into the 1910s.



*Figure #: A typical street showing examples of triple-deckers and Italianate duplexes (82, 84, 86, & 88 Beckett).*

This same era also saw increased interest in the expansive views and beauty of the Eastern Promenade by Portland's wealthiest residents. A number of grand single-family homes were built along the Promenade in the Italianate, Second Empire, Shingle, and Queen Anne styles. This development in the very early-twentieth century solidified the Eastern Promenade streetscape as we know it today.



*Figure #: An example of grand Queen Anne style house facing onto the Eastern Promenade (140 Eastern Promenade).*

Munjoy Hill has a long history of development and features highly varied architectural expressions across buildings. Many buildings also feature historical alterations, as past owners tried to update Capes or Greek Revival houses with Italianate or Queen Anne details, creating varied and dynamic layers of history. Regardless of this diversity, there are a handful of unifying features within the district. Construction is primarily of wood frame over brick or stone foundations, with only a handful of primarily brick structures. Structures are typically independent, but constructed densely, with tight driveways and side yards. Front yards are typically extremely shallow, with proximity to the sidewalk being prioritized even on large lots. Projecting bay windows or entry porches are often used to create additional variety along the sidewalk. Windows are predominantly vertically oriented with varied placement on front and side elevations.

The immediate vicinity of the proposed development is highly eclectic, reflecting the overall diversity of the district's architecture. There are several one-and-a-half story structures along Atlantic, with 48 Atlantic being the most architecturally spectacular of them. Two-and-a-half-story Greek revival and Italianates predominate, with a few second empire houses, triple-deckers, and larger multi-unit buildings intersperse.



*Figure 4: 2023 google street views showing 48 Atlantic Street (left image, left), a spectacular low-scale Italianate house next to 52 Atlantic (left image, right), a typical two-and-a-half-story Italianate house. 29 and 23 Atlantic (right image, left to right) are examples to austere two-and-a-half-story Greek revivals.*



Figure 5: 2023 google street views showing 28 Atlantic Street (left), an example of high-style triple decker, and 55 Atlantic, an early fully brick three-story apartment built.

Additional information on the Munjoy Hill Historic District can be found on the city website:  
<https://www.portlandmaine.gov/1548/Historic-Designations>

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**PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD**

April 15, 2026, Workshop:



Figure 6: Rendered view looking south from the April 15 workshop.

During the workshop Board members expressed generally favorable views of the proposed design stating the form, scale, placement, and fenestration of the proposed new construction were all

very compatible with the Munjoy Hill Historic District. Board members did express an openness with some mild reservation regarding the proposed tile shingle cladding system. Board members requested additional information and views of the material to better understand its character.

The Board's most significant concern was with the proposed primary entrance placement and configuration. Board members noted that while side entrances are common throughout the Munjoy Hill Historic District, they are usually placed fairly close to the street and are quite prominent either through robust trim details or porches that project to or very close to the street. Board members noted that some of the proposed site features, including a solid fence between the house and garage, further reduced visibility and prominence of the significantly set back front door. Members recommended exploring ways of making the entrance more visually prominent.

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### **STAFF COMMENTS**

Since the workshop, the applicant has made some changes to the proposed site features in an effort to emphasize the building's entrance. The applicant is now proposing a lower, 4' tall, fence and gate between the house and garage. Additionally, they have added a walkway separate from the driveway that provides a pedestrian approach to the gate and door beyond.

In response to questions about the cladding material, the applicant has provided additional images of the proposed tile shingle product on several completed projects.

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### **MOTION FOR CONSIDERATION**

I move to **[APPROVE / CONDITIONALLY APPROVE / DENY]** application HP-00068-2026 for new construction at 30 Atlantic Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and the attached findings by the Historic Preservation Board as amended during the meeting on May 20, 2026 that the project **[MEETS / FAILS TO MEET]** subsection 16.6.4 standards for review of additions and new construction **[WITH THE FOLLOWING CONDITIONS:]**

- 1) **[CONDITIONS]**

---

### **ATTACHMENTS**

1. Project Description
2. Drawings
3. HP-00068-2026 Draft Findings of Fact, May 15, 2026

LR

ARC

**Re: Project description for Historic Preservation Application Submission / V2**

**APRIL 27, 2026**

Dear City of Portland Planning and Urban Development Department,

The property of 30 Atlantic Street is currently a .12 acre vacant parcel on Munjoy Hill.

The proposed project includes three separate structures: a main house (2983 square feet), detached 1-car garage, and detached sauna pavilion. From the street, the house (the principle structure) is justified on the left side of the property, measuring 18' wide and extending to the rear setback. The house has a strong connection to the street and ensures continuity in the neighborhood. The house has a 9:12 standing seam gable roof. The facades are a combination of masonry tile and vertical cedar boards. The masonry tile is a timeless natural material that has a 100-year warranty and resembles traditional cedar shingles. The vertical boards connect a grouping of windows on the first and second levels, and will be stained to match the masonry tiles.

The staircase on the left-side of the building protrudes out to allow for daylight to be brought into the staircase while maintaining privacy from the adjacent neighbor, and adding architectural interest from the street. The entry shares a similar language, yet by maximizing glazing: this emphasizes the entry, allows light into the house, provides a visual continuity between the front and back yard, and is highly visible from the street. A flat roof extends over the entry and garage roof, providing a covered "connection" between the house and the garage.

From the street, the garage is justified on the right side of the property and is 13' wide and set back 14'-6" from the house. The garage also has a 9:12 standing seam gable roof. The garage facade will be vertical cedar boards, aligning with the tonality of the main house masonry tile. A sauna pavilion anchors the far right rear of the property, forming a courtyard within the three buildings. The pavilion will also be clad with natural vertical cedar boarding and will be seasonally used. The structure is intended to "float" over the property and fully engage with the designed landscape.

LR

ARC

I appreciate the feedback that was provided during the April 15th workshop. We have considered the comments and have taken multiple measures to alter the approach to provide more of a connection to the street. The initial design included a taller gate that acted as a continuation of the front garage facade. We have eliminated this connection, understanding it felt like a wall, and pushed the gate towards the back of the property and lowered it to ~4', aligning with the masonry wall tile. We also incorporated the house number and mailbox onto the entrance gate to ensure that one knows this is clearly the entrance — it's the entrance to the property that anyone could feel comfortable approaching, with high visibility to the entry door (which stands 10' tall) and to the backyard (with an additional sight line through the house to the backyard). The original design had a walkway that only connected the driveway to the entrance gate. We have altered this to provide a direct connection to the sidewalk, making it very clear that anyone on the sidewalk can enter the property. These shifts work together to create an entry that is closer to the street, more inviting, and fully engaged with the neighborhood.

**APRIL 27, 2026**

Thank you,  
Lauren Rosenberg

# 30 ATLANTIC STREET

## HISTORIC PRESERVATION APPLICATION

04.27.2026

OWNER

Brooke Chornyak and Dylan Jones

ARCHITECT

LR/ARC

LANDSCAPE ARCHITECT

Matthew Cunningham Landscape Design

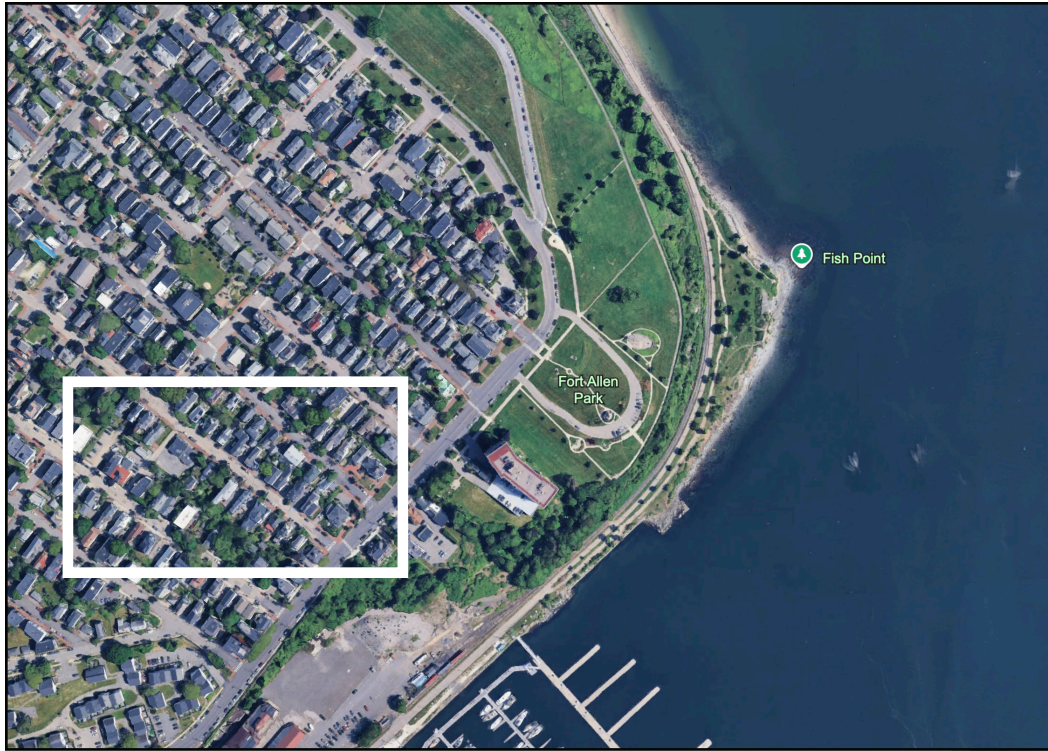
CIVIL ENGINEER

Acorn Engineering, Inc.

STRUCTURAL ENGINEER

Albert Putnam Associates

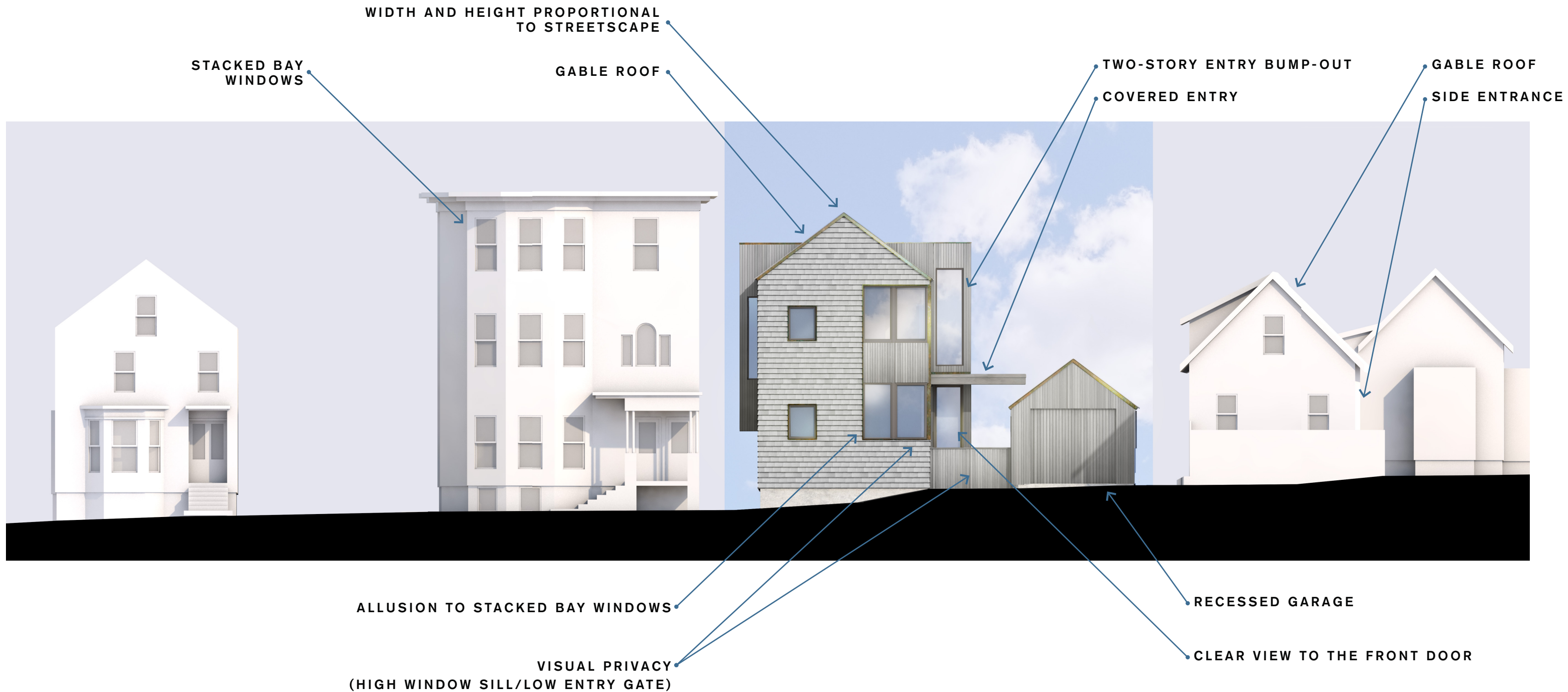
LR/ARC



STREETSCAPE



**STREETSCAPE DIAGRAM**

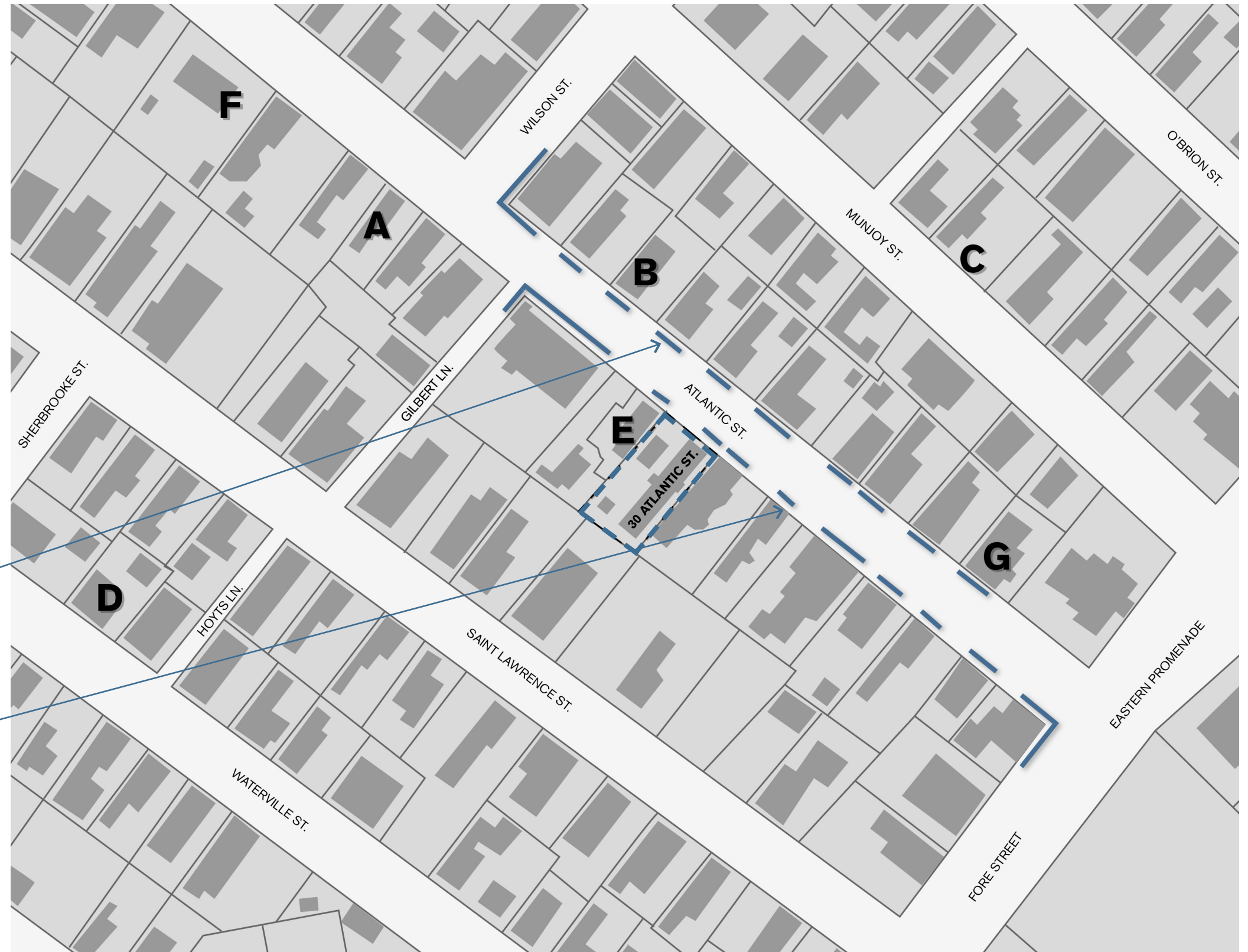


**PRECEDENT BUILDINGS**

- A** #56 ATLANTIC STREET
- B** #37 ATLANTIC STREET
- C** #27 MUNJOY STREET
- D** #51 WATERVILLE STREET
- E** #34 ATLANTIC STREET
- F** #66 ATLANTIC STREET
- G** #7 ATLANTIC STREET

CONSISTENT SETBACK FROM STREET

MASSING AND BUILDING WIDTH  
CONSISTENT ALONG STREET



**A #56 ATLANTIC STREET**

GABLE ROOF

SUBORDINATE SIDE ENTRANCE



**B #37 ATLANTIC STREET**

GABLE ROOF

SIDE ENTRANCE SET BACK FROM THE STREET



**C #27 MUNJOY STREET**

GABLE ROOF

TWO-STORY BUMP-OUT AT ENTRY

SUBORDINATE SIDE ENTRANCE BEHIND GATE

MAIN ENTRY HIDDEN FROM STREETVIEW



**D #51 WATERVILLE STREET**

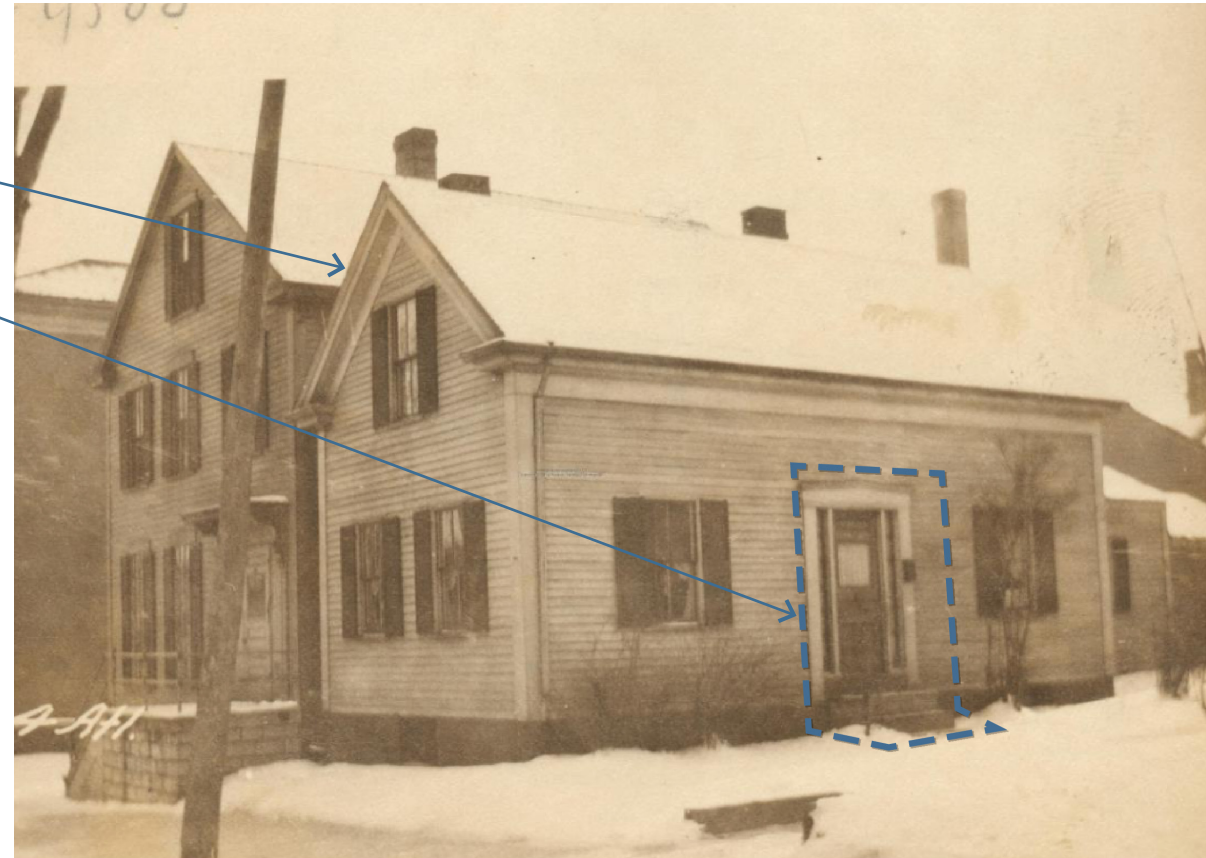
VARIOUS WINDOW SIZES ON FRONT FACADE

SUBORDINATE SIDE ENTRANCE



**E #34 ATLANTIC STREET**

GABLE ROOF  
SIDE ENTRANCE SET BACK FROM THE STREET

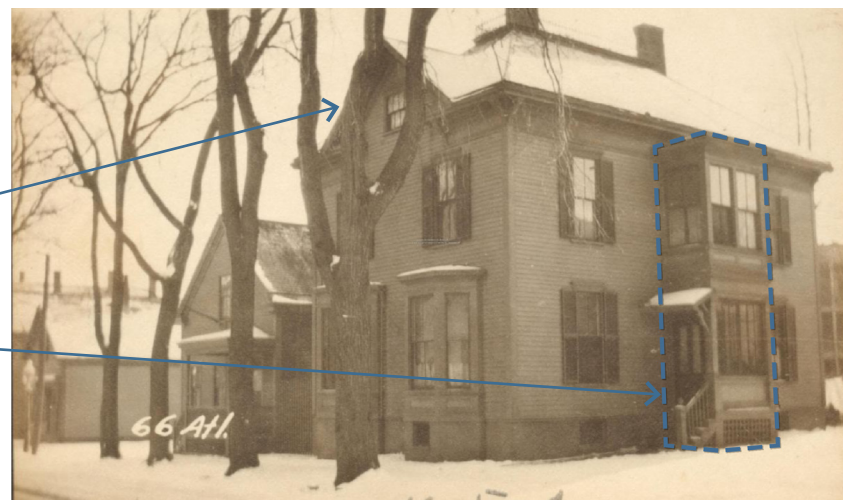


**HISTORIC PRECEDENTS**

\*CURRENTLY DEMOLISHED/MAJORLY RENOVATED BUILDINGS

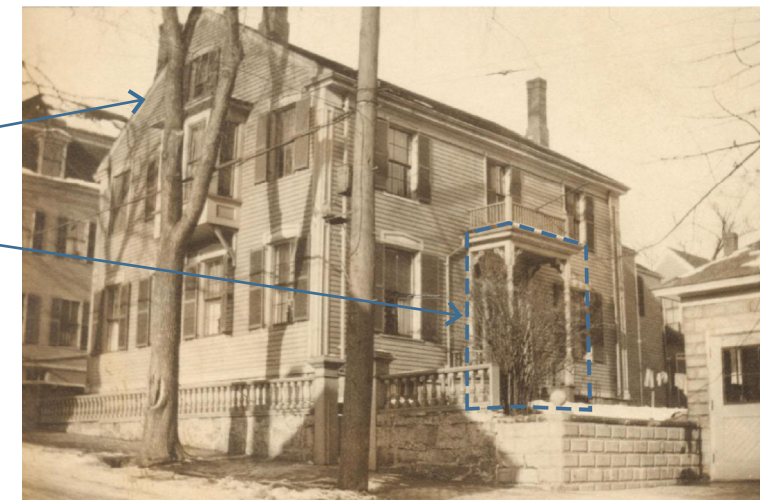
**F #66 ATLANTIC STREET**

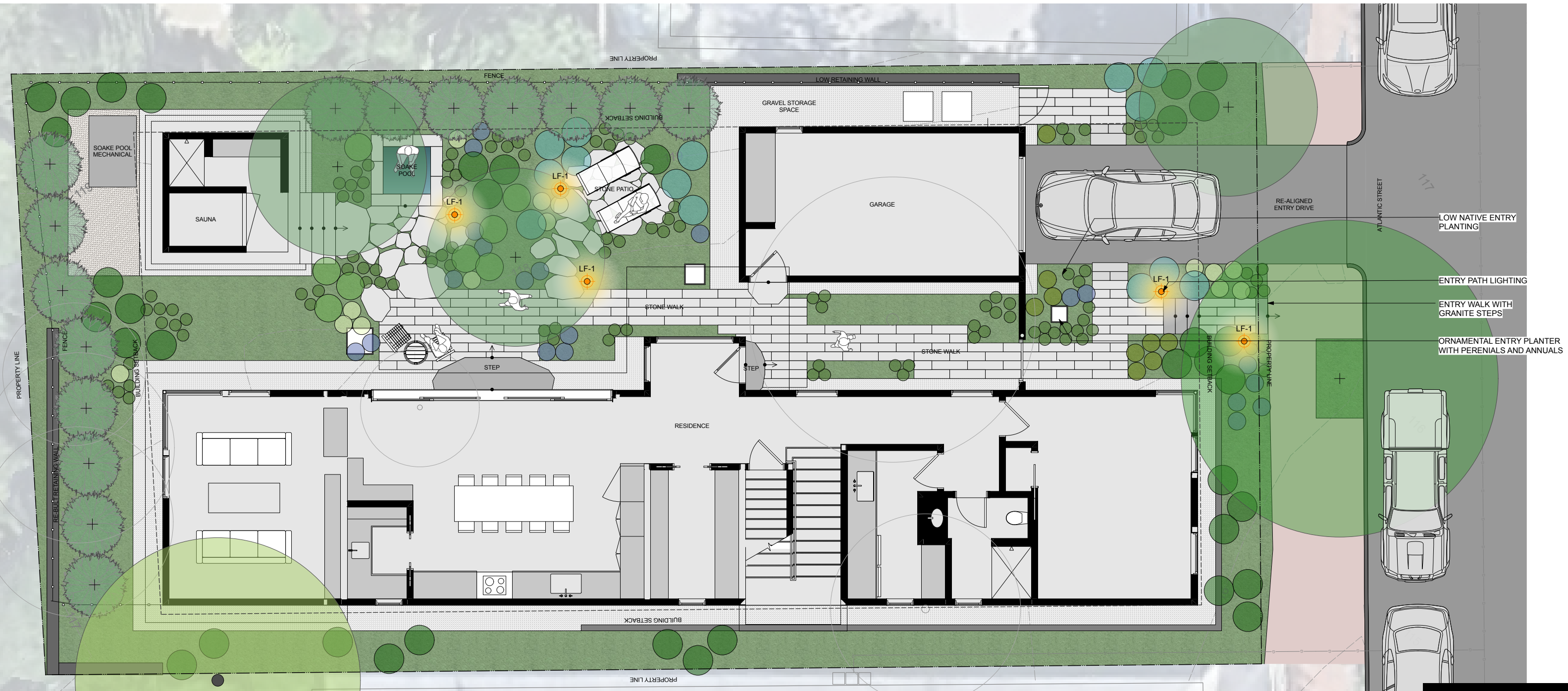
GABLE ROOF  
TWO-STORY ENTRY BUMP-OUT ON SIDE OF BUILDING



**G #7 ATLANTIC STREET**

GABLE ROOF  
SIDE ENTRANCE SET BACK FROM STREET, BEHIND GATE

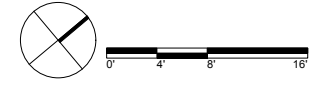


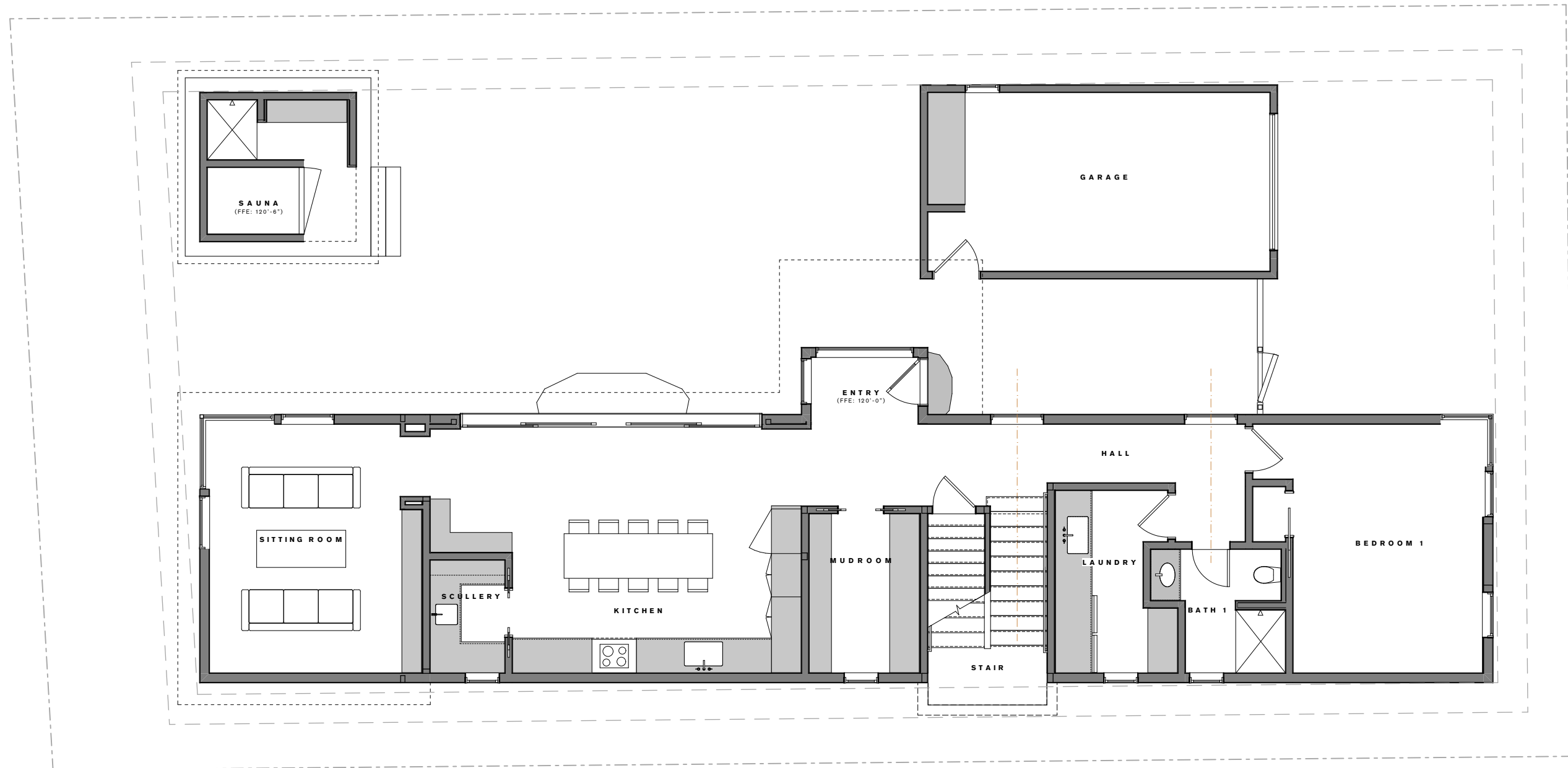


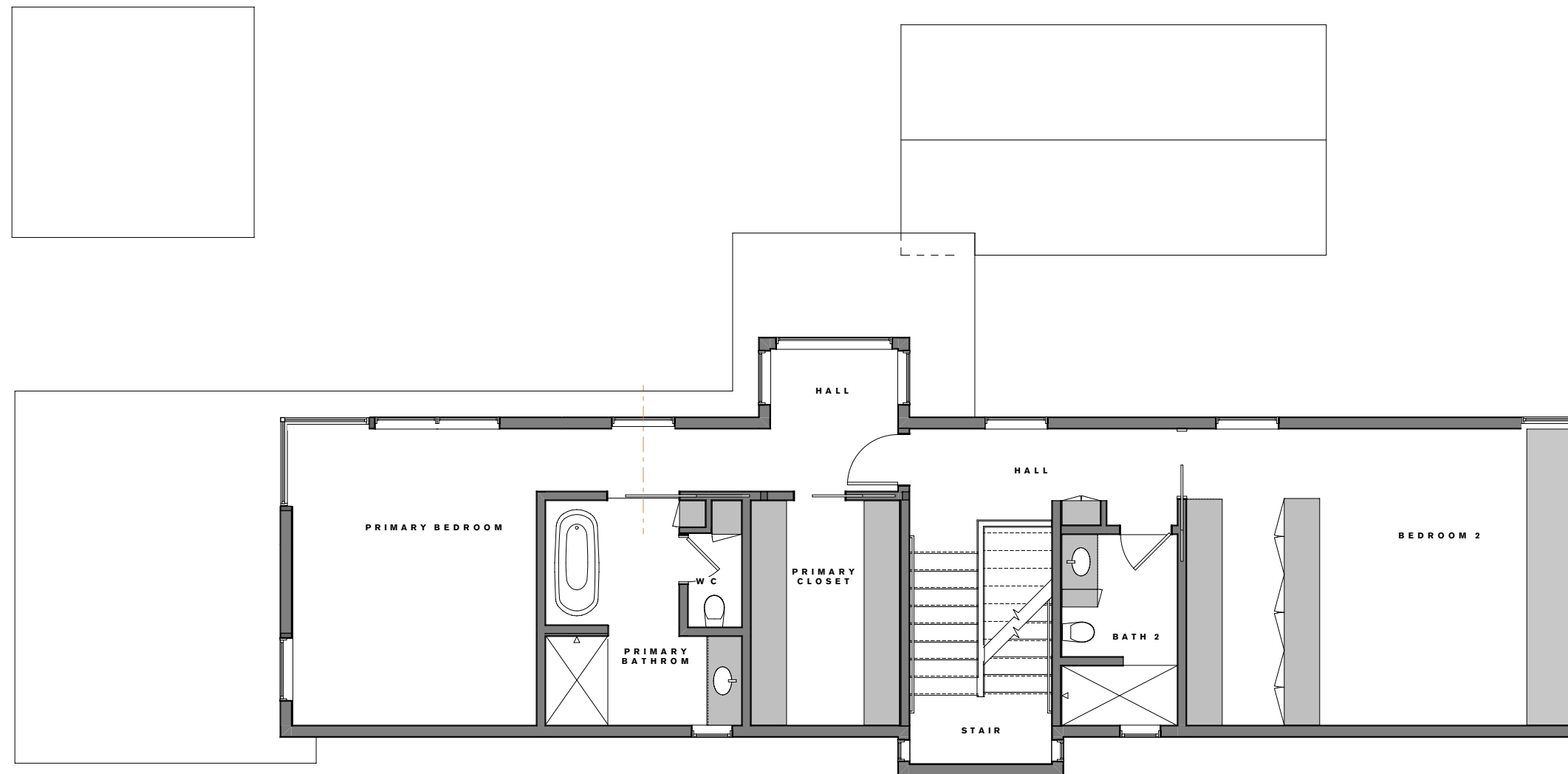
- LOW NATIVE ENTRY PLANTING
- ENTRY PATH LIGHTING
- ENTRY WALK WITH GRANITE STEPS
- ORNAMENTAL ENTRY PLANTER WITH PERENNIALS AND ANNUALS

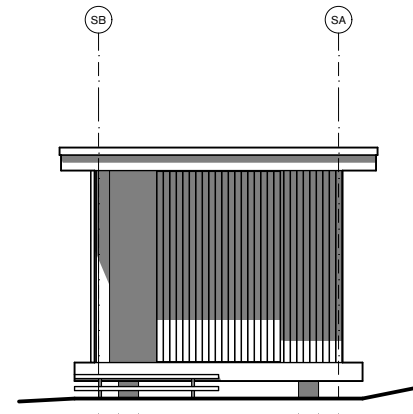
MATTHEW  
CUNNINGHAM  
LANDSCAPE  
DESIGN LLC  
matthew-cunningham.com

411 Main Street, Stoneham, MA 02180  
366 Fore Street, Portland, ME 04101  
617.905.2246 p | 617.321.4014 f

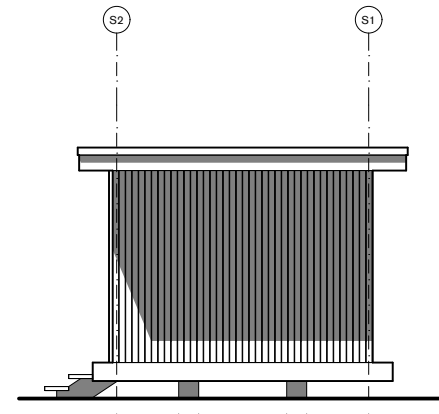




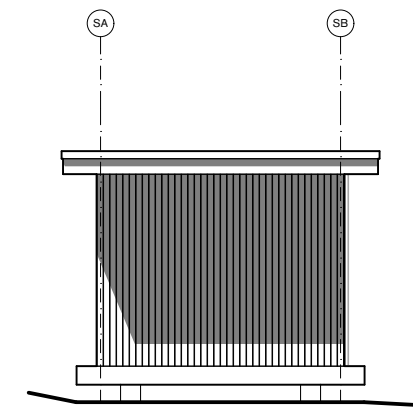




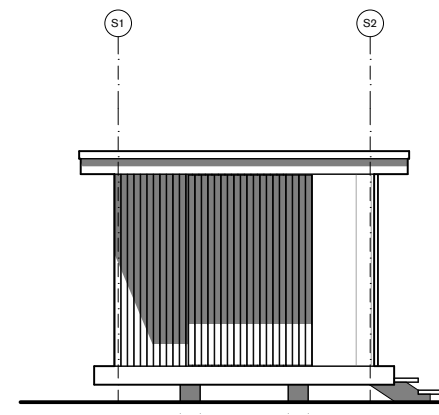
NORTH ELEVATION



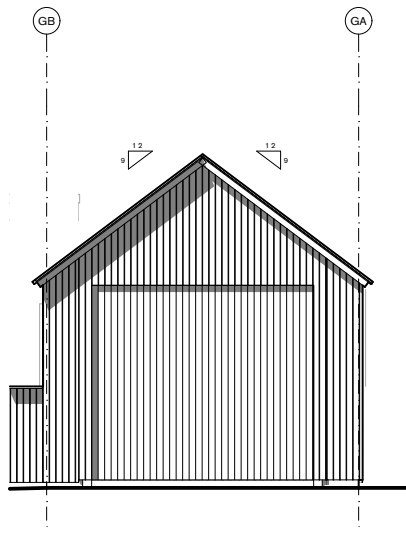
WEST ELEVATION



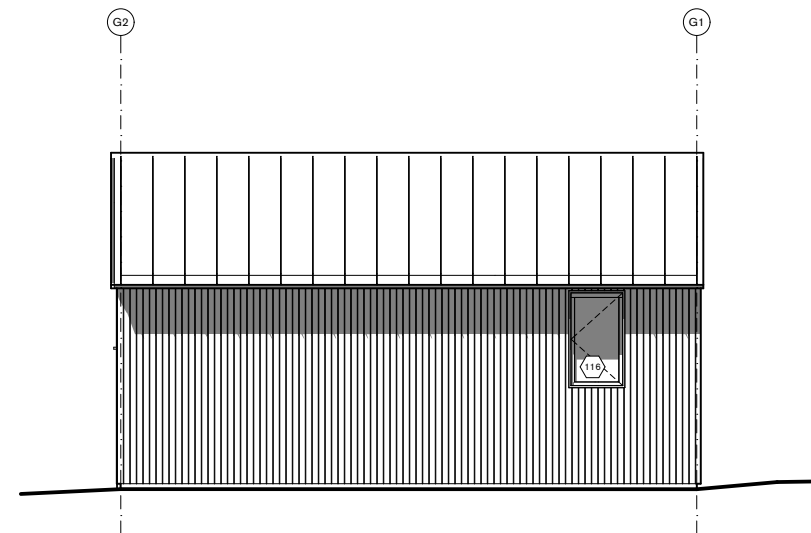
SOUTH ELEVATION



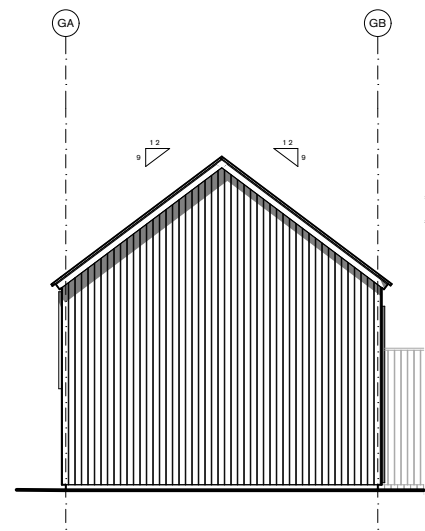
EAST ELEVATION



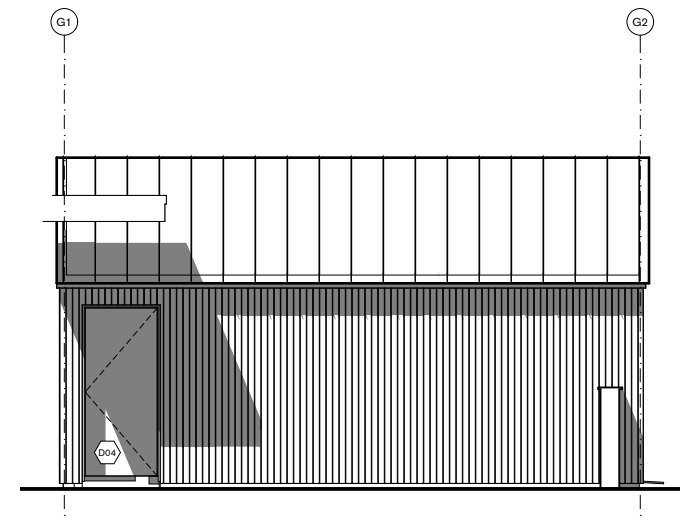
NORTH ELEVATION



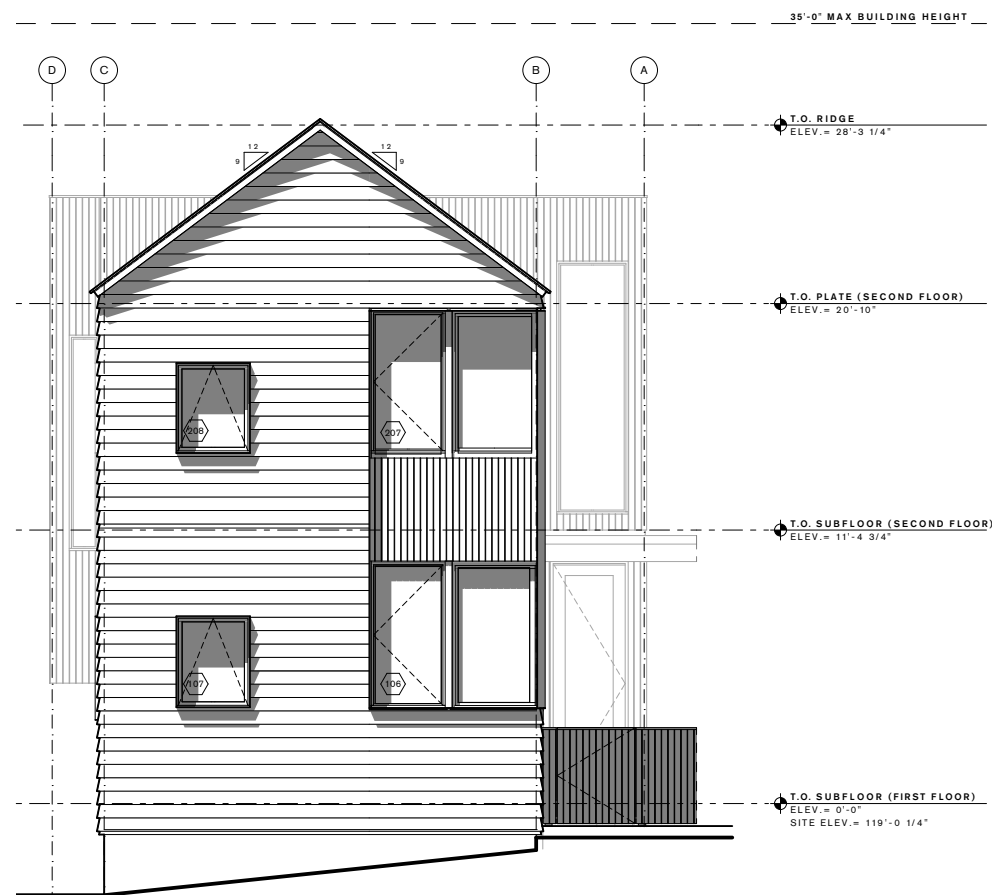
WEST ELEVATION



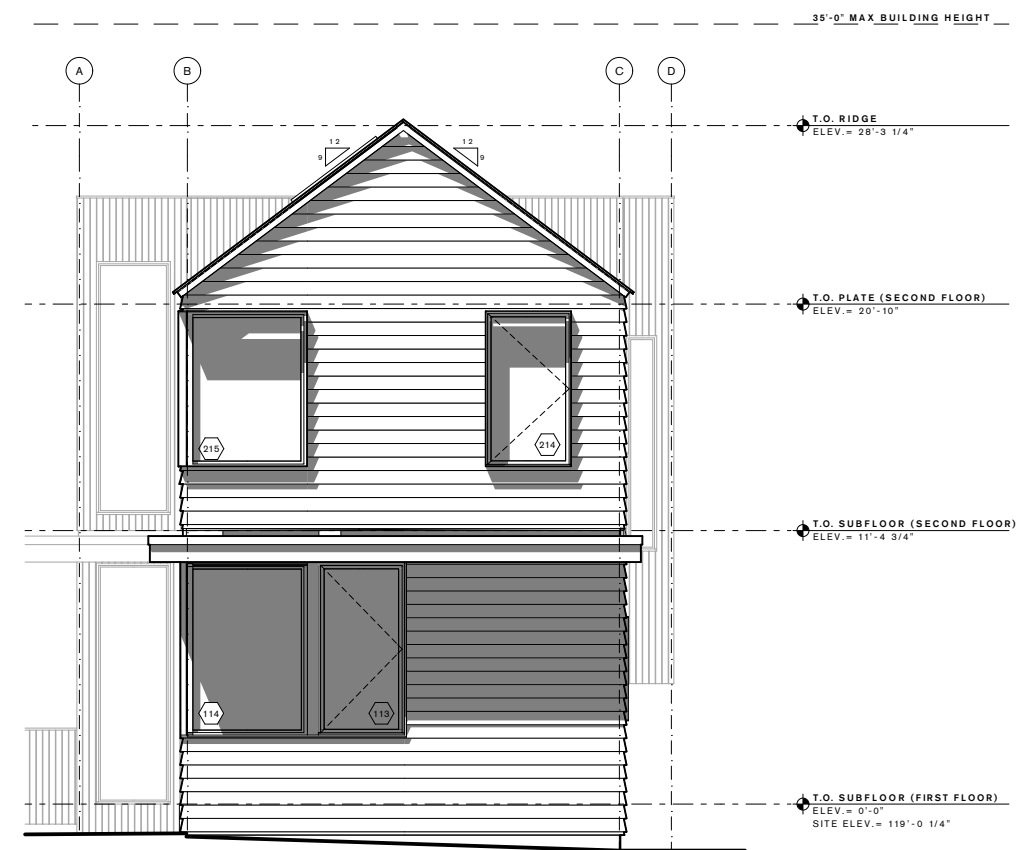
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

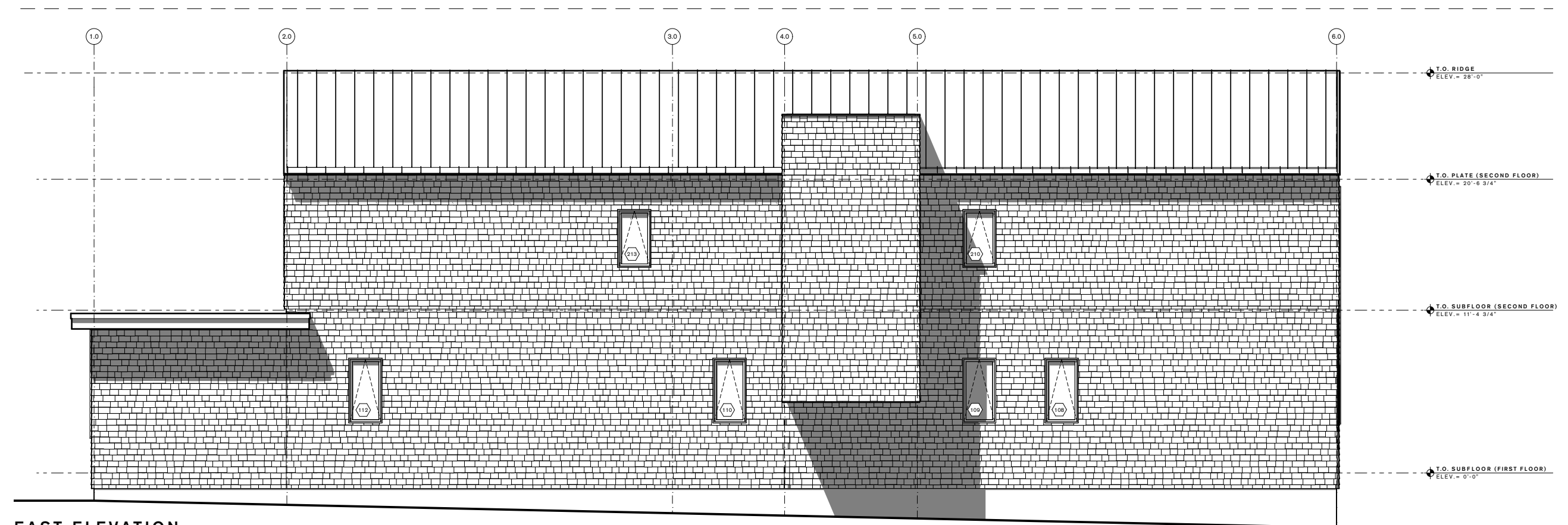


SOUTH ELEVATION

# HOUSE ELEVATIONS



WEST ELEVATION



EAST ELEVATION



VIEW FROM STREET



VIEW FROM COURTYARD

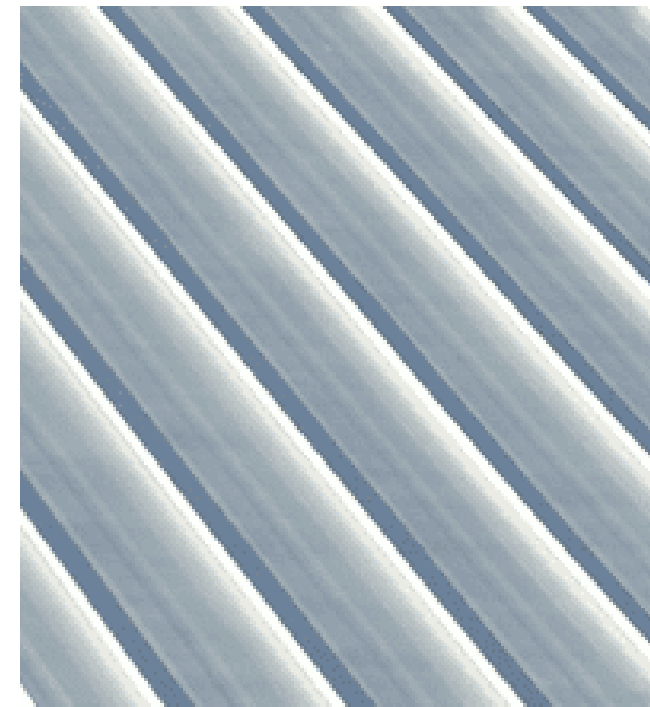




MASONRY TILE | GLEN-GERY SK1N



VERTICAL CEDAR BOARDING



STANDING SEAM METAL ROOF - GALVALUME

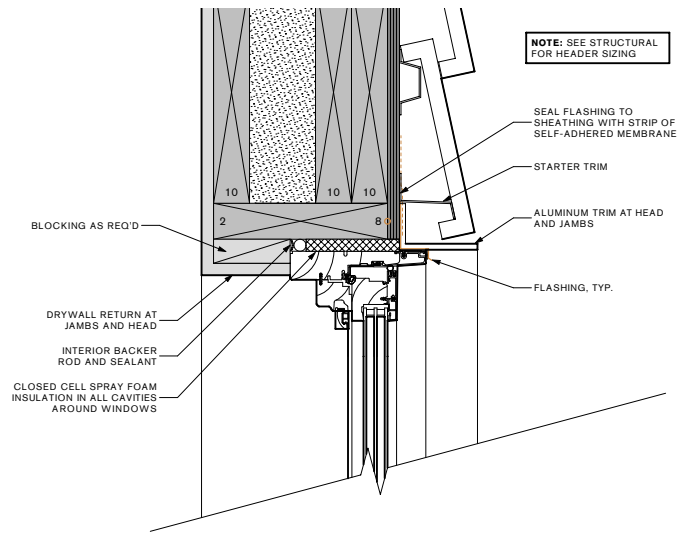




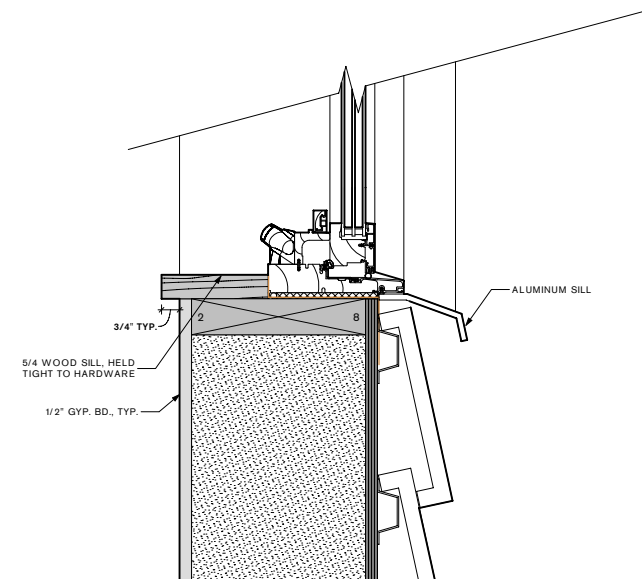
**MARVIN ULTIMATE**  
casement/fixed



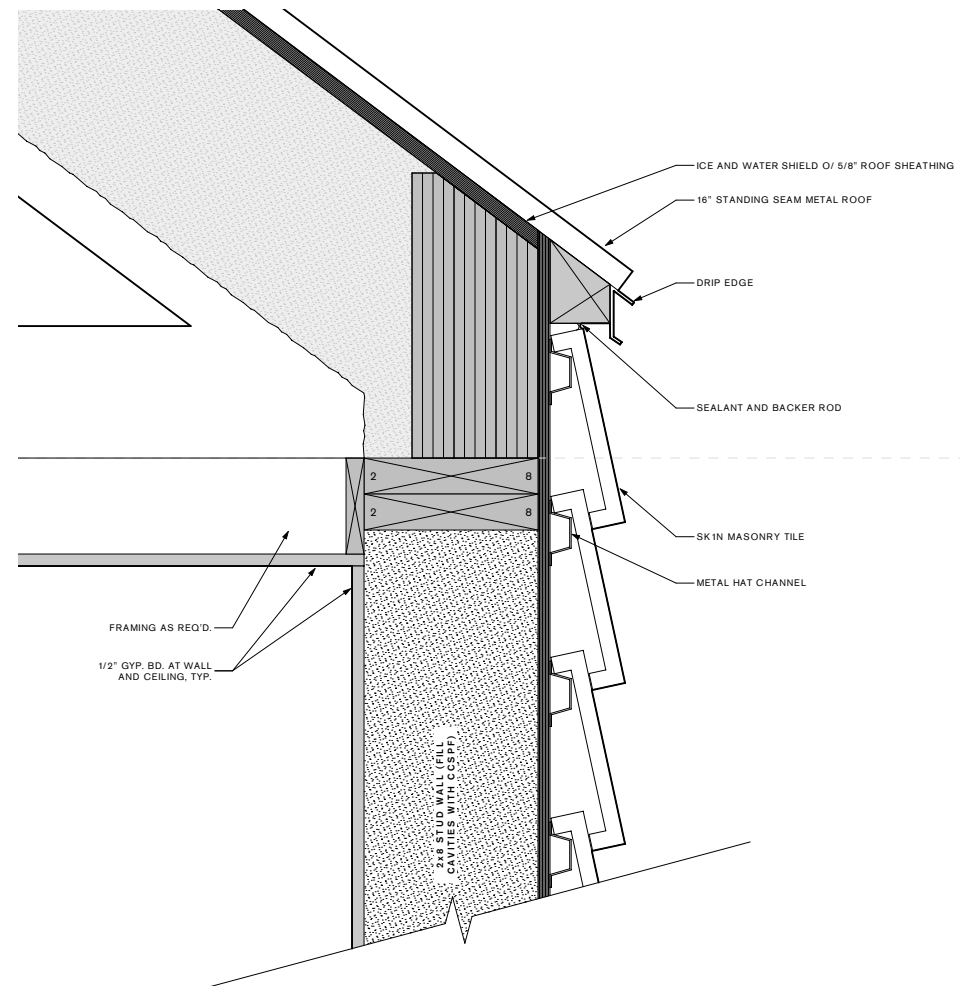
**MARVIN MODERN**  
multislide door



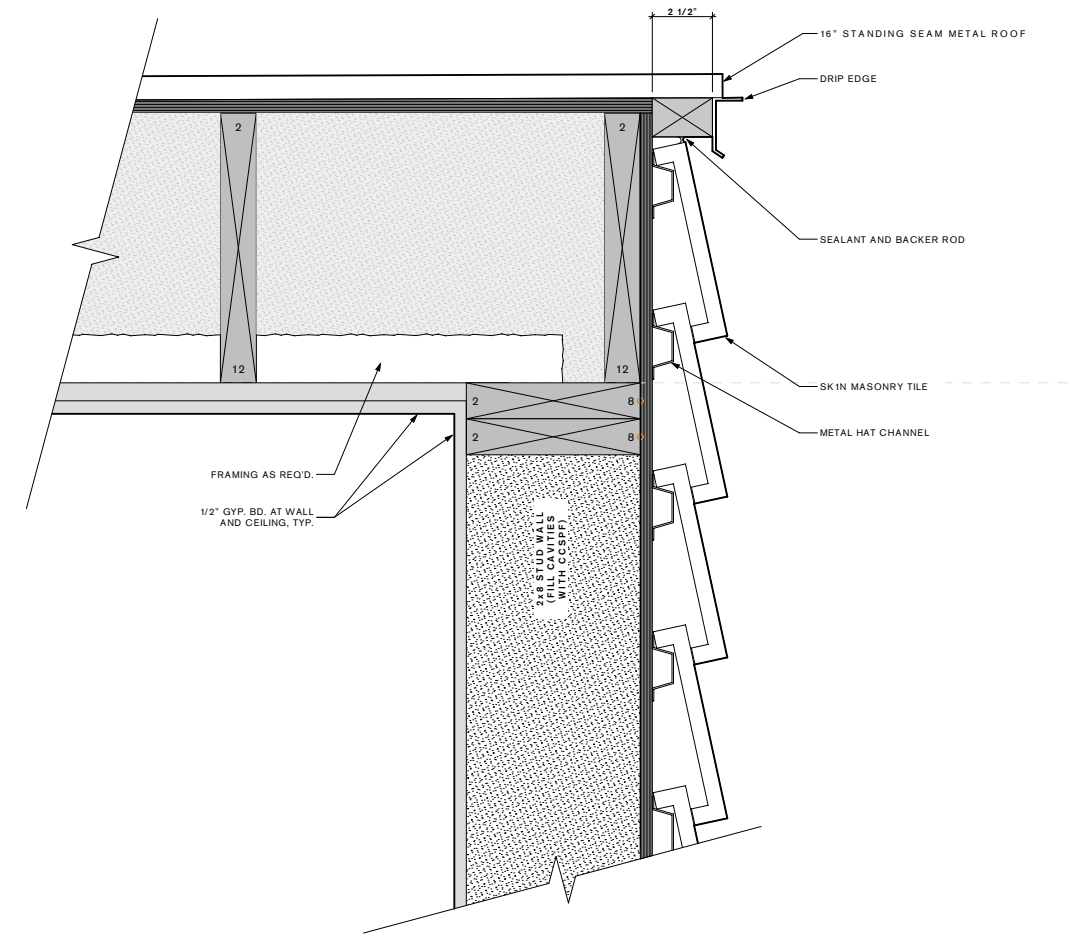
TYPICAL WINDOW HEAD DETAIL



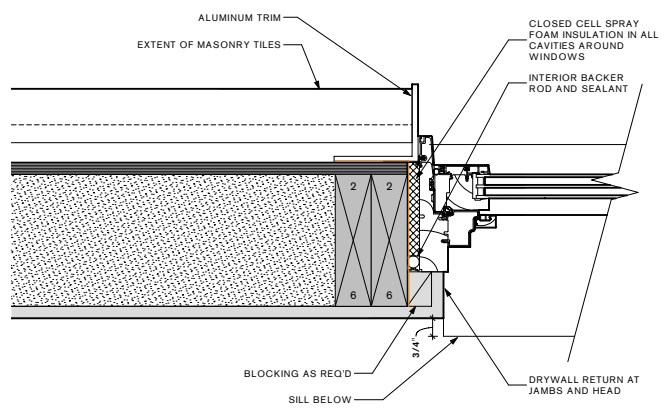
TYPICAL WINDOW SILL DETAIL



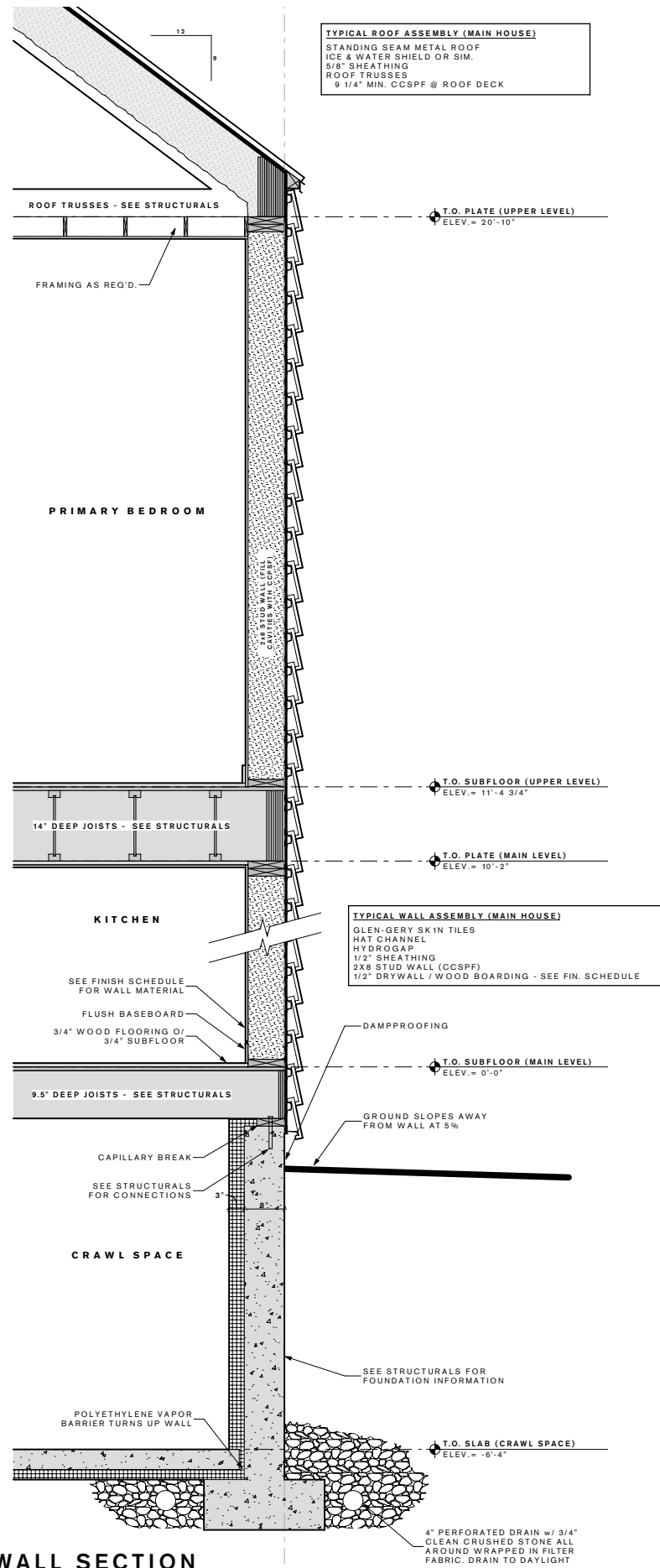
TYPICAL EAVE DETAIL



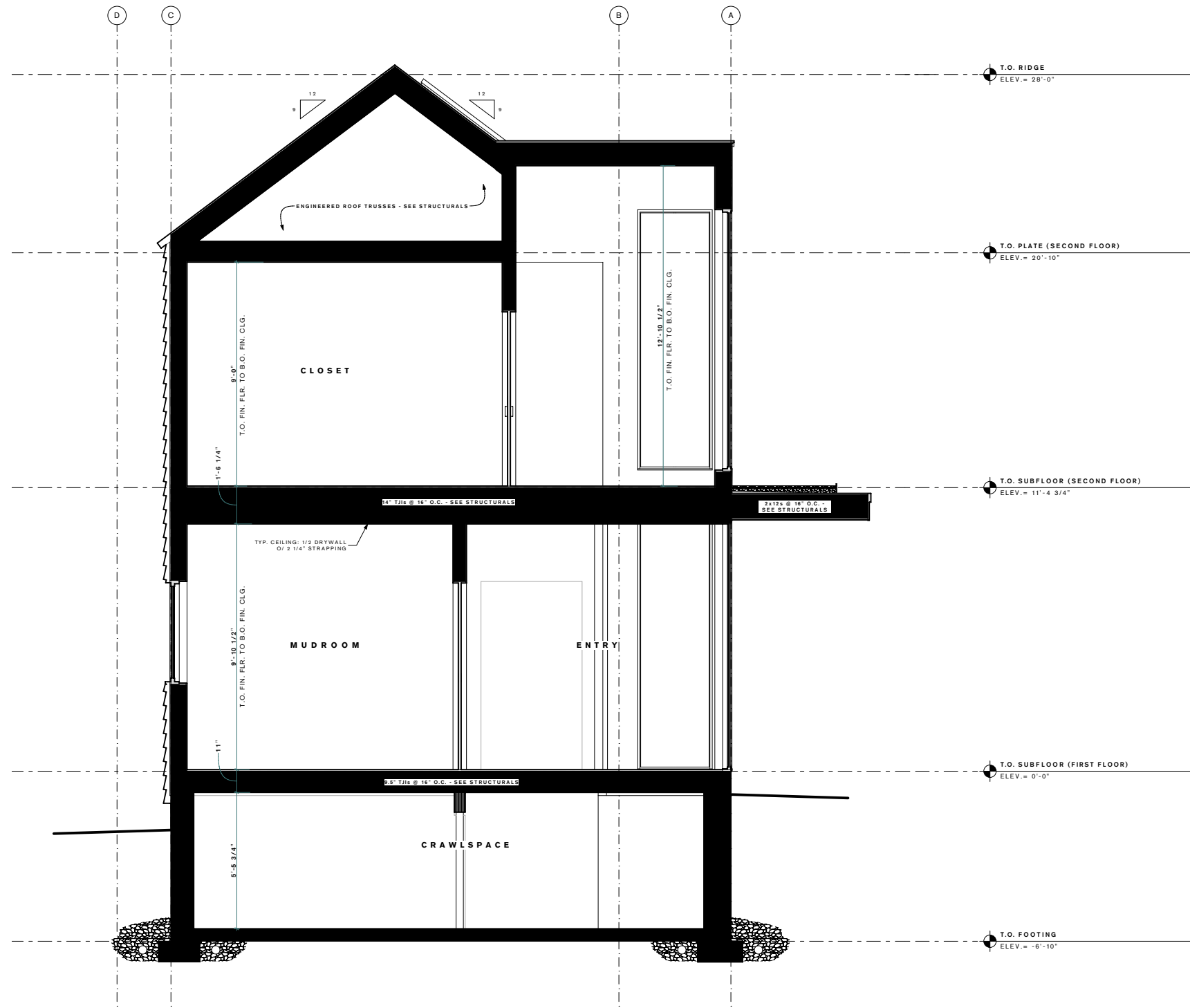
TYPICAL RAKE DETAIL



TYPICAL WINDOW JAMB DETAIL



TYPICAL WALL SECTION



TYPICAL BUILDING SECTION

CITY OF PORTLAND  
HISTORIC PRESERVATION BOARD  
NOTICE OF DECISION



PROPERTY OWNER: Brooke Chornyak and Dylan Jones (“Applicant”)  
PROPERTY LOCATION: 30 Atlantic Street (“Property”)  
PROJECT ID: HP-00068-2026  
HISTORIC DESIGNATION(S): Munjoy Hill Historic District.

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**FINDINGS OF FACT & CONCLUSIONS OF LAW**

1. On March 23, 2026, the Applicant applied for a approval of new construction at the Property.
2. Pursuant to subsection 16.5.2 of the City of Portland Land Use Code (“Land Use Code”), the application required review and approval by the Historic Preservation Board (“Board”) against the standards for review of subsection 16.6 (“Standards”).
3. Subsection 16.6.2 of the Land Use Code incorporates by reference the Historic Resources Design Manual, which provides additional guidance to this Board. Specifically, when discerning the “compatibility” and “differentiation” of the proposed project, the Design Manual provides the following guidance:

*“Two core concepts in reviewing alterations to historic properties and additions or new construction within historic contexts are those of compatibility and differentiation. Compatibility refers to establishing visual relationships with the patterns or characteristics that define a given context. New work does not need to follow the patterns of the context in every way; however, they should relate to a number of the key character-defining features of the context. Differentiation refers to the ability of new work to be visually understood as a construction of its own time, distinct from the historic properties. This inherently requires some degree of departure from the patterns of the context.*

*These two concepts are at times in tension, but when they are successfully balanced, they uphold the goals of reinforcing what defines historically-designated places while ensuring authenticity and allowing the passage of time to remain legible in the built environment. There are numerous approaches that designers can take in striking this balance, and their successful application can be found across a variety of projects.”*  
(Page 2.12)

4. The Board held one public workshop on April 15, 2026.
5. On May 20, 2026 the Board held a Public Hearing to review the application for new construction at the property under HP-00068-2026.
6. Based on the written materials, oral testimony, staff memoranda, and public comment received during the workshop held on April 15, 2026, and the public hearing held on May 20, 2026, the Board finds as follows:

**Subsection 16.6.4 - Standards for review of additions and new construction:**

<b>Standard A. Scale and form</b>	
<p><u>1. Height</u> The height of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.</p>	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided a context analysis and drawings to demonstrate that two-story primary buildings and one-story accessory structures are typical of the Munjoy Hill Historic District and that the house is proposed to be two stories tall while the garage is proposed to be one story. The Board finds that these proposed heights are typical of the Munjoy Hill Historic District, and are therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
<p><u>2. Width</u> The width of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.</p>	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided a context analysis and plans to demonstrate that the proposed structure would be about 22 feet wide, and that many neighboring buildings in the district have similar or greater widths. The Board finds that the proposed width of the house and that the proposed width of the garage, which is narrower than the house, fit within the ranges of widths found in the Munjoy Hill Historic District and is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
<p><u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.</p>	
<b>Standard Met?</b>	<b>Staff Comments</b>

YES	The applicant provided a context analysis to demonstrate that buildings in the context are typically taller than they are wide, creating vertical proportions. Additionally, the Board notes that the applicant has provided plans showing that the proposed building will have a vertically proportioned façade. The Board further finds that the proposed vertically proportioned façade is typical of the Munjoy Hill Historic District, and is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
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**4. Roof shape**  
 The roof shape of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.

Standard Met?	Staff Comments
YES	The applicant provided a context analysis to demonstrate that many buildings in the context feature gabled roofs. Additionally, the Board notes that the applicant has provided plans showing that the proposed house and garage will have gabled roofs. The Board further finds that the proposed gabled roofs are typical of the Munjoy Hill Historic District, and are therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.

**5. Scale**  
 The size and mass of the addition or new construction in relation to open spaces, windows, doors, porches, and balconies shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.

Standard Met?	Staff Comments
YES	The applicant provided a context analysis to demonstrate the relative scale of windows on contributing buildings. Additionally, the Board notes that the applicant has provided plans showing the scale of the openings on the proposed house and garage. The Board further finds that the relationship of the proposed openings is consistent with what is found on nearby contributing buildings with the windows generally having ample “breathing” room around them, with some areas of more concentrated windows such as at bay windows or the grouped corner windows on the proposed house. Therefore, the Board finds that the proposed scale of the windows and house and garage are visually compatible with surrounding structures. Thus, the Board finds this standard has been met.

**Standard B. Composition of principle facades**

**1. Proportion of openings**  
 The relationship of the width to height of windows and doors shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.

Standard Met?	Staff Comments
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YES	The applicant provided a context analysis to demonstrate that windows in the context are predominantly vertically proportioned. Additionally, the Board notes that the applicant provided plans showing that the proposed house would have vertically proportioned openings. The Board further finds the proposed vertically proportioned windows are therefore visually compatible with surrounding structures. The Board also finds that the garage is proposed to have a slightly horizontally-proportioned door, as is also typical of garages in the Munjoy Hill Historic District. Thus, the Board finds this standard has been met.
<p><u>2. Rhythm of solids to voids</u>  The relationship of solids to voids in the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.</p>	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided a context analysis to demonstrate that buildings in the surrounding context feature primarily solid façades, with large windows regularly arranged, with some groupings of windows. Additionally, the Board notes that the applicant provided plans showing that the proposed house would feature a predominantly solid wall with regular window placement and a grouping of windows at the front right corner. The Board further finds that this arrangement of windows is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
<p><u>3. Rhythm of entrances, porches, and other projections or recesses</u>  The relationship of entrances, porches, and other projections or recesses to sidewalks shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.</p>	
<b>Standard Met?</b>	<b>Staff Comments</b>
FOR BOARD DISCUSSION	The applicant provided a context analysis demonstrating the character of typical side entrances found in the Munjoy Hill Historic District. Additionally, the Board notes that the applicant provided plans showing [BOARD FINDINGS]. The Board further finds [BOARD FINDINGS].
<p><u>4. Relationship of materials</u>  The relationship of the color and texture of materials (other than paint color) of the principal facades shall be visually compatible with the predominant materials used on the contributing buildings, structures, objects, and sites of the historic designation.</p>	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided specifications and images demonstrating the character of the proposed tile shingle cladding material. The Board finds that clapboard and shingle siding are the predominant cladding materials on non-masonry buildings within the Munjoy Hill Historic District. The Board further finds that the proposed tile shingle cladding has a similar scale and texture to wooden shingles, and is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.

<b>Standard C. Relationship to street</b>	
<u>1. Walls of continuity</u> Facades and site features, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the context, form cohesive walls of enclosure along the street to ensure visual compatibility with the contributing buildings, structures, objects, and sites of the historic designation.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided a context analysis to demonstrate that buildings in the Munjoy Hill Historic District are typically located close to the street and in alignment with narrow side yards. Additionally, the Board notes the applicant has provided plans showing that the front façade of the proposed building would align with the front façade of its neighbors while maintaining narrow side yards. The Board further finds the proposed structure reinforces the somewhat diffuse street wall of the context, and is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
<u>2. Rhythm and spacing along streets</u> The relationship of the addition or new construction to the open space between it and adjacent buildings, structures, objects, or sites shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided a context analysis to demonstrate that properties in the Munjoy Hill Historic District are often places close together with narrow driveways separating some structures. Additionally, the Board notes that the applicant has provided plans showing that the propose structure will be placed close to its southern neighbor with a narrow driveway separating it from its northern neighbor. The Board further finds that this placement reinforces the tight spacing of structures within the historic district, and is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
<u>3. Directional expression of principal facades</u> The addition or new construction shall be visually compatible with the directional character of the contributing buildings, structures, objects, and sites of the historic designation, whether this be vertical character, horizontal character, or nondirectional character.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided a context analysis to demonstrate that buildings in the Munjoy Hill Historic District typically have vertical facades but are clad in siding with a horizontal expression. Additionally, the Board notes that the applicant provided plans showing that the proposed house will have a vertical proportion and predominantly horizontal siding. The Board further finds that this mixed vertical and horizontal expression is typical of the surrounding context, and is

	therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
<b>4. Streetscape, pedestrian improvements</b>	
Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to any addition or new construction shall not be incongruous with the contributing buildings, structures, objects, and sites of the historic designation.	
<b>Standard Met?</b>	<b>Staff Comments</b>
YES	The applicant provided a context analysis showing that open front yards, with low fences are typical of the surrounding historic district. Additionally, the Board notes that the applicant has provided plans showing that the property will have a small front yard between the garage and the street, a low fence and gate between the house and the garage, and a path leading to the gate and entrance beyond. The Board further finds that this arrangement of a small front yard with a path leading to the entrance is typical of the historic context, and is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.

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**DECISION**

By a vote of \_\_\_ to \_\_\_, the Board adopts the above findings of fact to support its [**APPROVAL / CONDITIONAL APPROVAL / DENIAL**] of application HP-00068-2026 from May 20, 2026.

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Brad Miller, Chair

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Date