

Historic Preservation Board

Wednesday, July 1, 2026 at 5:00 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

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

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://portlandme.portal.civicclerk.com> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting.

REMOTE PARTICIPATION

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

Please click the link below to join the webinar:

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<https://portlandmaine-gov.zoom.us/j/81513874843>

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+13017158592,,81513874843# US (Washington DC)

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+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 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

+1 386 347 5053 US

+1 507 473 4847 US

PUBLIC COMMENT INFORMATION:

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

AGENDA:

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 3, 2026**
 - i. Public Hearings
Review of New Construction; 8 Garrison Street Extension. Hutchins, Miller, Paquin-Gould, and Whitten present. Bassett & DeSerres absent.
- 3. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 3, 2026**
 - i. Review of New Construction; 8 Garrison Street Extension; Debra and James Robbins, Applicants. Plan Number: HP-00082-2026. The Board voted unanimously to approve the project.
- 4. COMMUNICATION AND REPORTS**
 - i. Victoria Mansion, Preservation Trades Training Program: Plaster conservation and restoration. Staff will share an announcement from the Victoria Mansion regarding the third in a series of Preservation Trades Training Workshops.
- 5. PUBLIC HEARING**
 - i. None
- 6. WORKSHOP**
 - i. Review of New Construction; 57 St. Lawrence Street; St. Lawrence North, LLC & Fafnir Design & Development, Applicants. Plan Number: HP-00089-2026.

**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: June 24, 2026
RE: Victoria Mansion, Preservation Trades Training Program: Conserving and Restoring Historic Flat Plaster Finishes
MEETING: July 1, 2026

On June 10, the Victoria Mansion announced the third in a series of Preservation Trades Training Workshops. The previous workshops focused on preservation of historic wood windows and the preservation of exterior architectural woodwork. This training will focus on conserving and restoring historic flat plaster finishes and will take place on August 3-7 and August 10-14. It will be for practicing tradespeople who are interested in expanding their specialized skills and knowledge relating to the technical aspects of Historic Preservation.

Applications are due on July 10, 2026. Selected participants will receive a weekly stipend.

More information can be found on the Victoria Mansion's Website:
<https://victoriamansion.org/preservation-trades-training-workshops/>

ATTACHMENTS

1. Victoria Mansion announcement for Third Preservation Trades Training Program



Evan Schueckler <evans@portlandmaine.gov>

Victoria Mansion Preservation Trades Training: Plaster

Tim Brosnihan <tbrosnihan@victoriamansion.org>
Cc: Ann O'Hagan <aohagan@victoriamansion.org>

Wed, Jun 10, 2026 at 2:52 PM

Dear friends in preservation,

Victoria Mansion is hosting its third annual preservation trades training workshop this August, and I am reaching out to ask your help in spreading the word. As with earlier workshops, this is a two week, 80-hour intensive held right here at Victoria Mansion. We are looking for applicants who are either already working in the building trades or who have a demonstrated interest in hands-on preservation. Stipends will be provided to selected trainees to make participation financially feasible.

This year we will focus on the conservation and restoration of flat plaster finishes. Joining John Leeke, the program's lead instructor, will be Peter Lord of Peter Lord Plaster and Paint. Peter is one of the very few skilled plasterers still working in the region, and has over four decades of experience repairing and restoring historic lime plaster finishes.

Below is a link to a more detailed description of the training, which includes a link to the online application. Thanks in advance for activating your networks and getting this in front of interested people!

All best,

Tim

Timothy Brosnihan

Executive Director

Victoria Mansion

tbrosnihan@victoriamansion.org

(207) 772-4841 ext. 100

Link to program description/online application:

<https://victoriamansion.org/preservation-trades-training-workshops/>

**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: June 29, 2026
RE: 57 St. Lawrence (55 St. Lawrence) – FIRST WORKSHOP – New Construction
PROJECT ID: HP-00089-2026
MEETING: July 1, 2026

Owner: St. Lawrence North, LLC and Fafnir Design & Development
Architect: Chris Delano & Mariana Fitzpatrick, Delano Architecture

A sign announcing the Historic Preservation Board’s meeting on July 1, 2026 was posted at the property on June 19, 2026, and 252 notices were sent to neighboring property owners within 500 feet of the subject property.

PROJECT SCOPE

Construct a new, five-story, seven-unit condominium building on an existing surface parking lot accessed from unpaved right-of-way St. Lawrence Place. Project to include sitework, including reconfiguration of parking at rear of existing building.

No work proposed to the existing structure.

Dimensions:

Overall Height: ~46’ at the tallest point along the street (Height from average grade per zoning not specified)

Footprint: ~35’ x 102’

Material Specifications:

Foundation	Brick or fiber-cement panel
Siding	Horizontal and vertical fiber-cement panel
Trim	Fiber-cement
Roofing	Flat
Windows	Fiberglass
Doors	Not specified

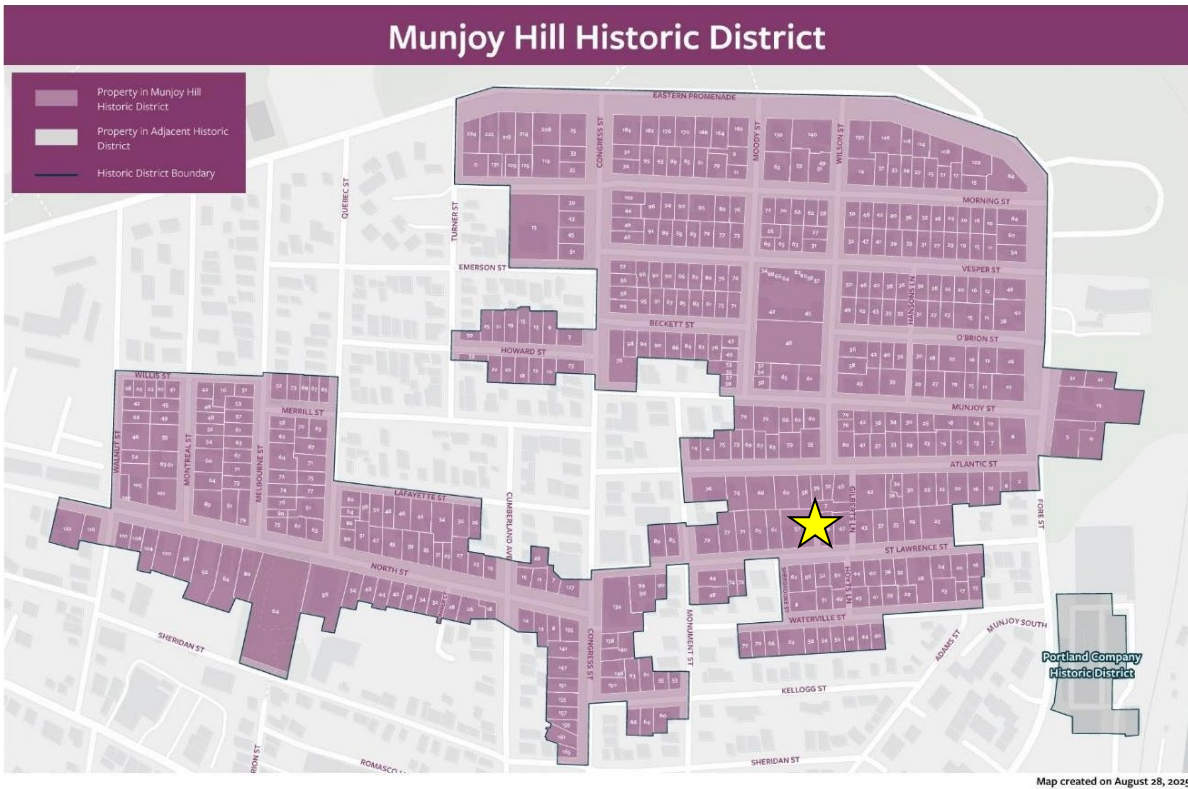


Figure 1: Map of the Munjoy Hill Historic District showing location of 57 St. Lawrence Street with yellow star.

57 St. Lawrence Street is a contributing property in the Munjoy Hill Historic District, which sits on a double lot. The southern portion of the lot faces St. Lawrence Street on its short side and St. Lawrence Place on its long side, and is currently occupied by a surface parking lot. Historically, this portion of the site contained a quite old building which appear to have been demolished by at least 1970.

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 2: 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 3: 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 4: 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 5: 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. 29, 57, 61, & 62 St. Lawrence Street are all excellent variations on the “triple decker” typology found throughout the district. The other predominant typologies are the fairly tall and narrow side-hall structures in the Greek revival or Italianate styles. 20, 23, 28, 35, 49, 56, 74, 79, & 89 St. Lawrence Street are all examples of these two-and-a-half-story tall structures. Several of them, such as 16, 37, 50, & 90 St. Lawrence include stacked bay windows on their front facades. The street also includes some less common structures such as the much lower 36 & 52 St. Lawrence Street, or the much wider 65 & 94 which were built as “double-houses” and 24 & 47 which are the most substantial originally single-family houses on the street.



Figure 6: Examples of classic triple decker apartment buildings with stacked bay windows (29 St. Lawrence, left; 61 St. Lawrence, Center; and 62 St. Lawrence, right).



Figure 7: Examples of a two-and-a-half story side hall buildings (20 St. Lawrence, left; 56 St. Lawrence, center; and 90 St. Lawrence, right).



Figure 8: Example of the less common buildings along the street such as the one-and-a-half story 52 St. Lawrence (left) and the three-story double house, 94 St. Lawrence (right).

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 applicants are proposing to construct a new seven-unit building on a surface parking lot. The building has a fairly simple contemporary design character, but is clearly intended to make references to contributing multi-unit properties found throughout the Munjoy Hill Historic District. The proposed flat roof with a simple cornice, vertical windows, and vertically oriented tower element are all visual references to the triple-deckers with stacked bay windows that are typical of the historic district. However, there are a number of design choices that the Board should give thorough consideration of. These include the composition of the building's four-story

height, the patterning of windows, treatment of the building entrance, and the arrangement of materials.

The building is proposed to be four stories tall, which is one story taller than nearby triple-decker apartment buildings, though there are several examples of contributing four-story buildings, particularly on Morning Street. The applicant has noted that a number of the three-story buildings in the immediate context feature significantly elevated foundations, causing those buildings to read almost as being four stories. In particular the applicant has pointed to 29 St. Lawrence, 61 St. Lawrence, and 222 Eastern Promenade. In an effort to relate to this pattern, the applicant is proposing to clad the first floor of the building in brick, to read more like a raised foundation level, upon which would sit a three-story mass in keeping with the triple-decker typology. Staff would encourage the Board to consider whether this approach is sufficiently contextual. Other approaches could be to utilize a shorter base and allow the structure to read as a full four-stories or to compose the building more like a three-story mass with a slightly recessed or differentiated fourth floor. Staff would also encourage the Board to discuss the differentiated wall treatment at the fourth floor, in particular along the south façade. While this treatment may help the fourth floor appear more recessive, it also erodes the sense of the three-story mass on the side façade, creating the appearance of a two-story mass sandwiched between a base and cap.

The applicant is largely proposing to use vertically-oriented, stacked windows, though a number of groupings of vertical windows are also proposed. The context of the district is predominantly of individual vertical windows; however, there are often areas of more closely spaced windows, especially at projecting bays and on some of the larger apartment buildings. Staff would encourage the Board to discuss the degree to which the composition of the windows is contextual to the district or is appropriate given that this is a more contemporary building. Staff would also draw attention to the applicant's use of spandrel panels between many of the stacked windows. Many of the contributing buildings with stacked bays utilize paneling and flat trim to trim out the windows; however, it's also common for window on bays to be set directly into an otherwise uninterrupted field of siding. Staff would encourage the Board to consider whether the use of spandrel panels is effective in relating to the patterns of the context.

The Board should also consider the applicants proposed treatment of the building entrance. Because of the narrowness and depth of the development site, the most efficient use of the building's floor plates involves placing the stair and elevator core at the center of the building opposite the garage doors which face St. Lawrence Place. Building entrances in the Munjoy Hill Historic District are predominantly located near to and facing the street, though there is a pattern of side-facing entrances, though these are typically clearly visible over wider side yards or address the street in some way, such as through a porch. The proposed front façade is also slightly confusing in that the first-floor unit features a raised and covered patio right along the sidewalk. Staff have some concerns that this private outdoor space may lead to confusion on how to enter the building. In an effort to address this issue, the applicant has proposed to include a cantilevered canopy over the walkway to the front entrance. This canopy is an extension of the second-floor front balcony and spans the front façade before wrapping down the north side to the entrance.

Staff find this to be a fairly successful element, but have encouraged the applicant to consider how to reinforce the sense of the entrance and differentiate it from the private patio and stacked balconies. The applicant is proposing an independent “sculptural gateway” element to clearly indicate the entrance. While staff find that this element does help to more clearly define the entrance, free-standing site structures like this are not typical of the context. Staff would encourage the Board and the applicant to further consider how the canopy could be further developed such as through directly incorporating vertical framing elements, and separating it from the stacked balconies.

The applicant is proposing to clad the structure in brick at the base, and then with a mixture of vertical and horizontal siding on the upper levels. Brick and clapboard siding are very common materials in the district and readily establish a compatible relationship with the context. Staff would encourage the Board to consider the proposed use of vertical siding and the proposed change in siding material at the fourth floor. Staff would also point out that the applicant has indicated that they are considering a vertical fiber-cement board siding instead of brick at the base level. The Board should weigh in on whether that material would be equally successful in establishing the feeling of a raised masonry base, or if brick cannot be used, a different approach should be used in composing the building’s four-story mass.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

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

Standard A. Scale and form	
<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.	
Standard Met?	Staff Comments
For Board Discussion	The structure is proposed to be four stories tall, which is one story taller than contributing buildings in the immediate vicinity, though four story structures are found within the district and permitted by zoning. The applicant has proposed to relate to the nearby three-story heights by breaking up the building into a single-story masonry base and a three-story mass above that. The Board should discuss whether this composition is sufficiently compatible.

<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.	
Standard Met?	Staff Comments
Yes	The proposed 35' width is within the range of widths found in the Munjoy Hill Historic District.
<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.	
Standard Met?	Staff Comments
For Board Discussion	The proposed building width is typical of the historic district, while the four-story height is slightly taller than nearby buildings, though the mass is broken down into a single-story base and three-story mass. The Board should discuss whether the resulting proportions of the façade composition are visually compatible.
<u>4. Roof shape</u>	
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 proposed flat roof is typical of multi-unit buildings found in the Munjoy Hill Historic District.
<u>5. Scale</u>	
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
For Board Discussion	The Board should consider whether the overall size of the structure relates to the windows, doors, balconies and other elements in a way that is compatible with the character of the Munjoy Hill Historic District.

Standard B. Composition of principle facades	
<u>1. Proportion of openings</u> 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
For Board Discussion	The building is proposed to have predominantly vertical windows, as are typical of the Munjoy Hill Historic District. The property is also proposed to include a number of groupings of vertical windows, in particular at the front balconies and along the side. The Board should discuss the compatibility of the proposed fenestration patterns to the historic district.
<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.	
Standard Met?	Staff Comments
For Board Discussion	The building is proposed to be predominantly solid with fairly regular stacked windows; however, some areas of increased glazing are proposed at the balconies and side elevation. The Board should discuss whether the proposed rhythm of solid and void is sufficiently compatible with the Munjoy Hill Historic District.
<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.	
Standard Met?	Staff Comments
For Board Discussion	The primary entrance is proposed to be located near the middle of the north façade, significantly set back from the street. The entrance is proposed to be highlighted through the use of a cantilevered canopy over the path to the entrance and a “sculptural gateway” near the sidewalk. The Board should consider whether the proposed entrance placement and the related features are sufficiently compatible with the patterns of contributing buildings in the historic district.
<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.	
Standard Met?	Staff Comments
For Board Discussion	The building is proposed to be clad in brick or a fiber-cement panel at the first floor and then a combination of vertical and horizontal siding with a natural wood-tone material at much of the top floor and some flat spandrel panels between windows. The Board should discuss whether the proposed materials and their arrangements are sufficiently compatible with the contributing buildings of the Munjoy Hill Historic District.

Standard C. Relationship to street	
<p><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.</p>	
Standard Met?	Staff Comments
Yes	The front façade of the structure is proposed to align with the front facades of adjacent structures while maintaining modest side yards. This reinforces the diffuse but consistent street wall typical of the Munjoy Hill Historic District.
<p><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.</p>	
Standard Met?	Staff Comments
Yes	The placement of the structure is proposed to maintain a small side yard to the north and a wider yard for garage access to the south along St. Lawrence Place. This reinforces the pattern of structures being placed close together within the Munjoy Hill Historic District.
<p><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.</p>	
Standard Met?	Staff Comments
For Board Discussion	The structure is proposed to have a predominantly vertical expression which is contrasted with the horizontal siding, balconies, and cornice. The Board should discuss whether the proposed mix of expressions is sufficiently compatible with the Munjoy Hill Historic District.

4. Streetscape, pedestrian improvements

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.

Standard Met?	Staff Comments
For Board Discussion	The site is proposed to have a modest front yard for landscaping and a path along the north side of the building leading to the main entrance building. The applicant has proposed a “sculptural gateway” along the sidewalk to help distinguish the building entrance from the front patio/porch which is private to the first-floor unit and also sits immediately adjacent to the sidewalk behind a low retaining wall. The Board should discuss whether the proposed site improvements along the street are sufficiently compatible with the Munjoy Hill Historic District.

ATTACHMENTS

1. Project Narrative
2. Drawings

Owner: Fafnir-St. Lawrence, LLC

Property Address: 55 St. Lawrence Street, Portland Maine

Historic Preservation Commission Project Narrative

Project Overview: We are proposing a new 4-story-multi-family condominium building including 7 units, 7 private garage parking spaces, a roof deck and green roof.

May 28, 2026

Project Narrative:

Fafnir St. Lawrence is proposing a new 4-story multi-family condominium building to be built on an empty lot on the corner of St. Lawrence Street and a private road, St. Lawrence Place. The new building will include seven condominium units, a single stair, elevator, enclosed parking for seven cars and an open roof deck and green roof. The ground level includes parking and one, 2 Bedroom/ 2 Bath unit. The upper floors each include two, 3 Bedroom units for a total of 7 units in the building. The building is 35' wide x 102' long for a total footprint of 3,503 sf or 14,012 square feet overall.

The project is located in Munjoy Hill's historic district within the RN-4 zone. We have reviewed Portland's Historic Resources Design Manual for design guidance for developing a modern building within Munjoy Hill's historic fabric. To guide you through specific decisions we have made in our design process, I have included an outline of the items listed under your Standards for Review for New Construction along with our response for how we have addressed such design criteria.

A. Scale and Form:

At four stories, we are taller than many of the neighborhood structures, but have striven to retain several of the prevalent design features that relate our larger size with the proportions of other buildings. This includes definition of a strong durable base, often brick, that rises out of the ground where the sloping hill requires the main floor to be significantly elevated above the street. We are using this precedent and ideally cladding the ground level in brick (option A) or soldier coursed cement board panels (option B) to mimic this common feature and then transitioning to clapboard/detailed siding for the remaining 3 stories to the flat roof. This strong base helps to relate the four-story building with adjacent 3-story buildings while also providing a pedestrian scale along the street.

We pursued considerable design iterations with some version of this base- tall or small-or not at all- in attempt to diminish the scale of the project, relate with the neighboring buildings, and give definition to the street. To our eye, including this base for the entire first level provided the strongest relationship. *See our front elevation in the design packet for a view of this façade in clear relationship with the raised three-story building to the North.*

See Item B below for further description of design features that also relate with *Scale and Form*.

B. Composition of Principal Facades:

Many of the contributing structures in the district have a repeating vertical proportion on all floors with often a single projection spanning vertically across several levels with ground floor porches that clearly define entry off the sidewalk. We have used these same elements to define our new building. These include the following:

Durable base- the ground level is clad in brick (option A) and capped with a projecting roof to punctuate the base. This roof wraps the front façade and complements the adjustments in the ground level wall that shift to provide a deep front porch for the ground level unit and definition to the side entry between the existing building to the North. *See our attachments for specifics of these shifts.*

Projecting Bays- common in the area are projecting bays that span all or several stories. We have used the proportion of these precedent bays to define a tower-like element on our front façade adjacent to our three, inset stacked porches on the levels above the base. These design elements, while different in their expression, help relate back to these common historic proportions.

Rhythm of Solids and Voids- contributing historic structures typically do not have the proportion of glass that we strive to include in our buildings. We value daylight and a connection to the outside and views to the water, so our relationship of window to wall is generally higher. With that admission to start, we have paid close attention to providing vertically proportioned windows, regularly spaced within areas of wall that carry a more similar ratio with the contributing buildings. We have then used projections or inset areas to bring in these larger areas of glass. In this way, we use the glass as a material change reminiscent of the wood panels that often adorn projections in the district and set them apart from the principal façade material.

C. Relationship to the street:

Many of the decisions we have made that address this section of the Standards have been described above. This includes the durable base, the front porch, and overhanging roof. Additional items that provide a rich engagement to the street include a setback for plantings, low walls that provide a clear edge along the sidewalk. Perhaps, most importantly, however, we have placed the front building wall a similar distance from the street as the adjacent buildings to provide a uniform street wall giving order to the neighborhood.

We have included a set of drawings and rendered images to support this narrative. We look forward to your review.

Most Sincerely,



Chris Delano, principal, AIA
Maine licensed Architect



55 ST. LAWRENCE ST.

HISTORIC PRESERVATION APPLICATION
05-27-2026

Revision 1 - 06/12/2026

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

6/9/2026 6:33:24 PM

► HISTORIC APP.

COVER SHEET

.

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OVERALL SITE MAP



55 ST. LAWRENCE ST.
PORTLAND, ME 04101

Revision Schedule		App.	
No.	Date	Description	
3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

6/10/2026 10:07:38 AM

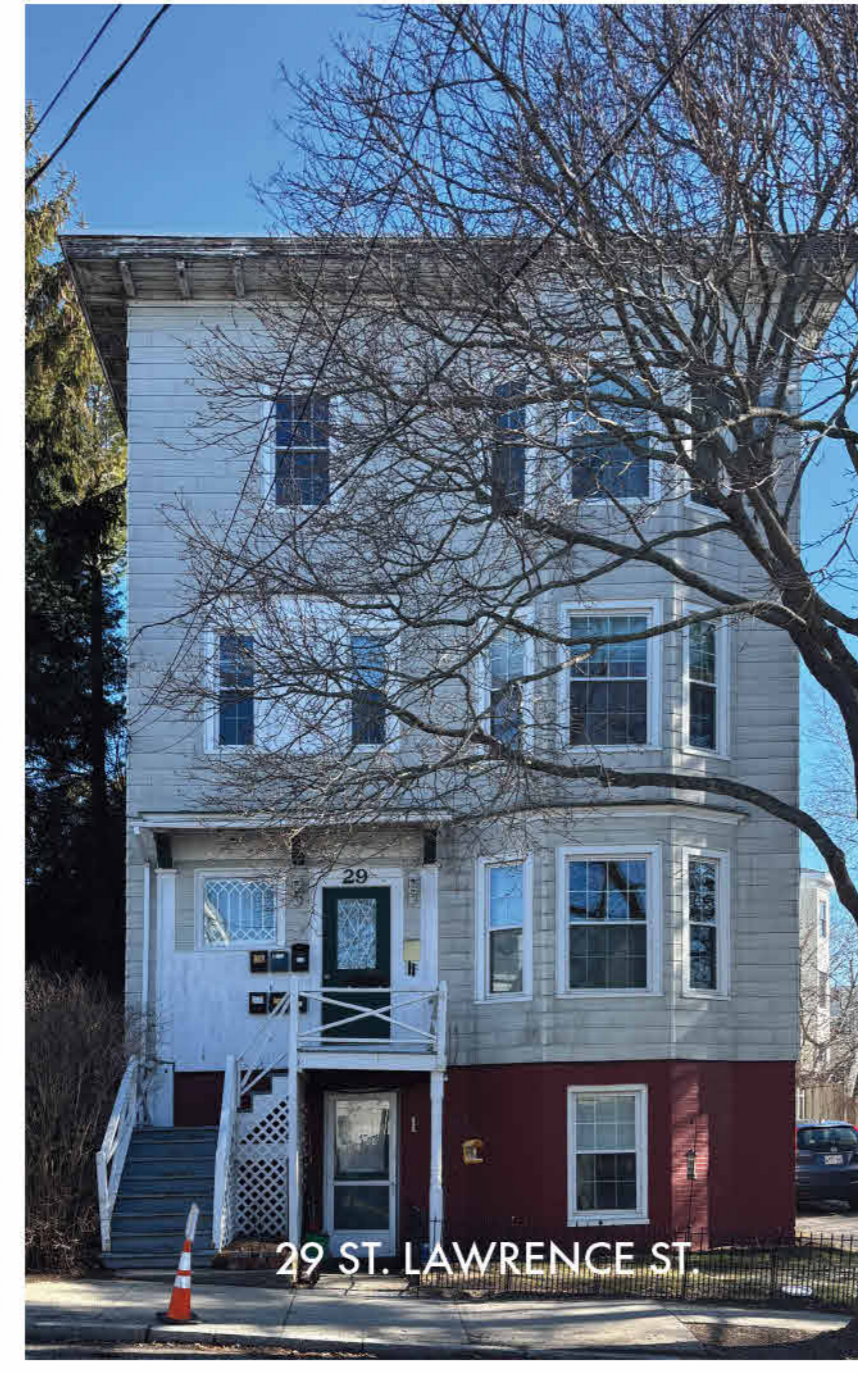
► HISTORIC APP.

SITE MAP

L101



61 ST. LAWRENCE ST.



29 ST. LAWRENCE ST.



222 EASTERN PROM.



47 ST. LAWRENCE ST.



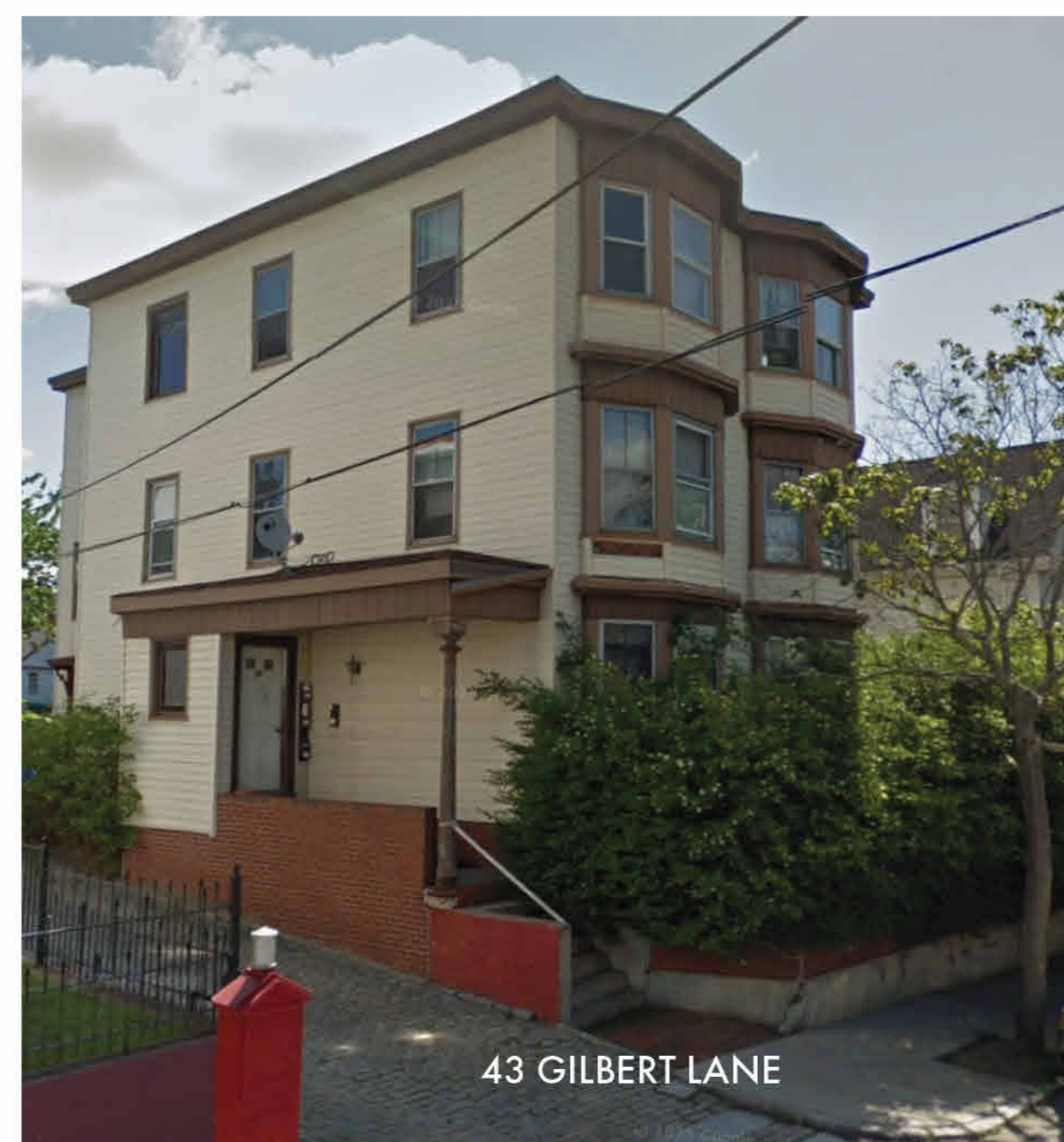
56 ST. LAWRENCE ST.



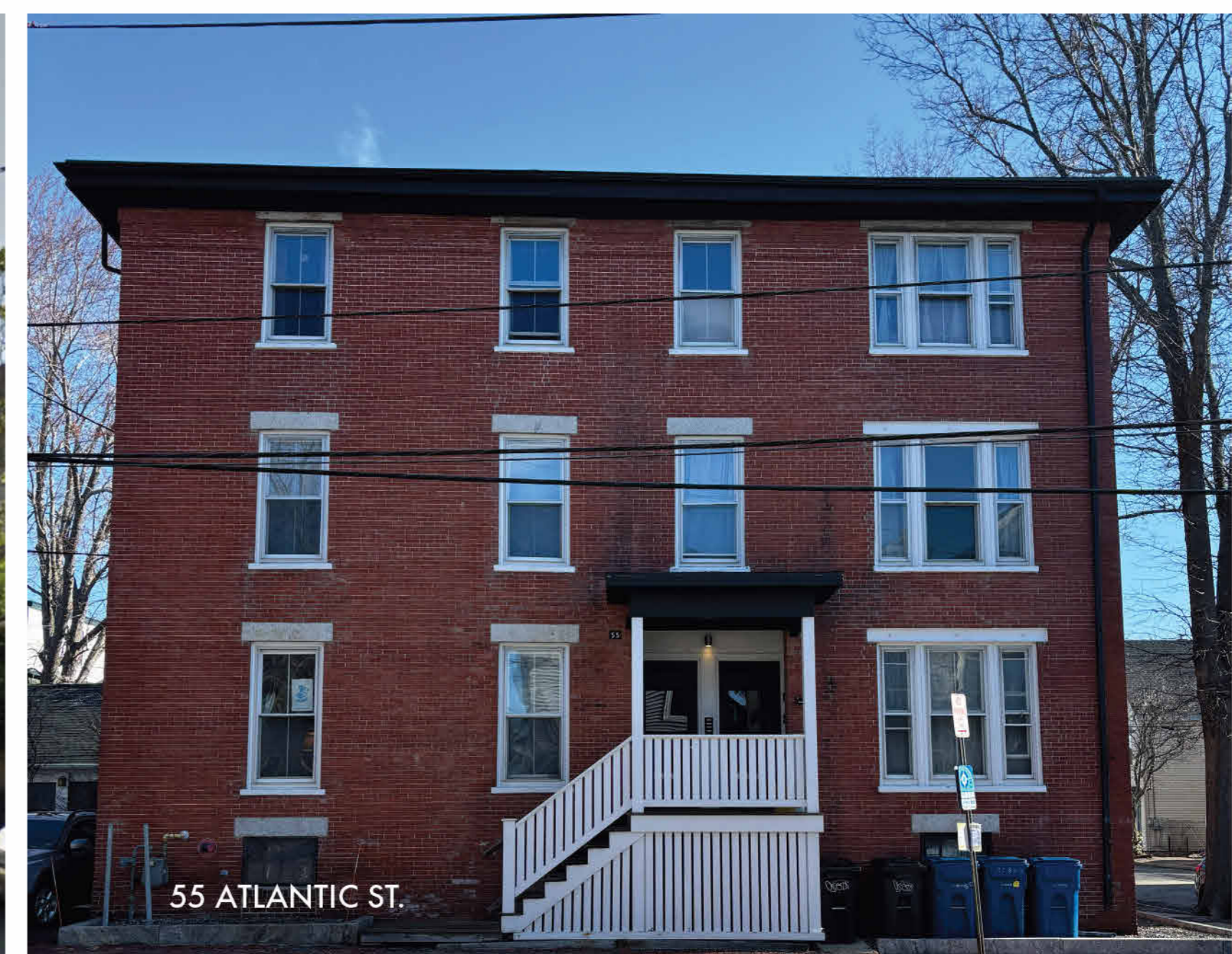
90 MORNING ST.



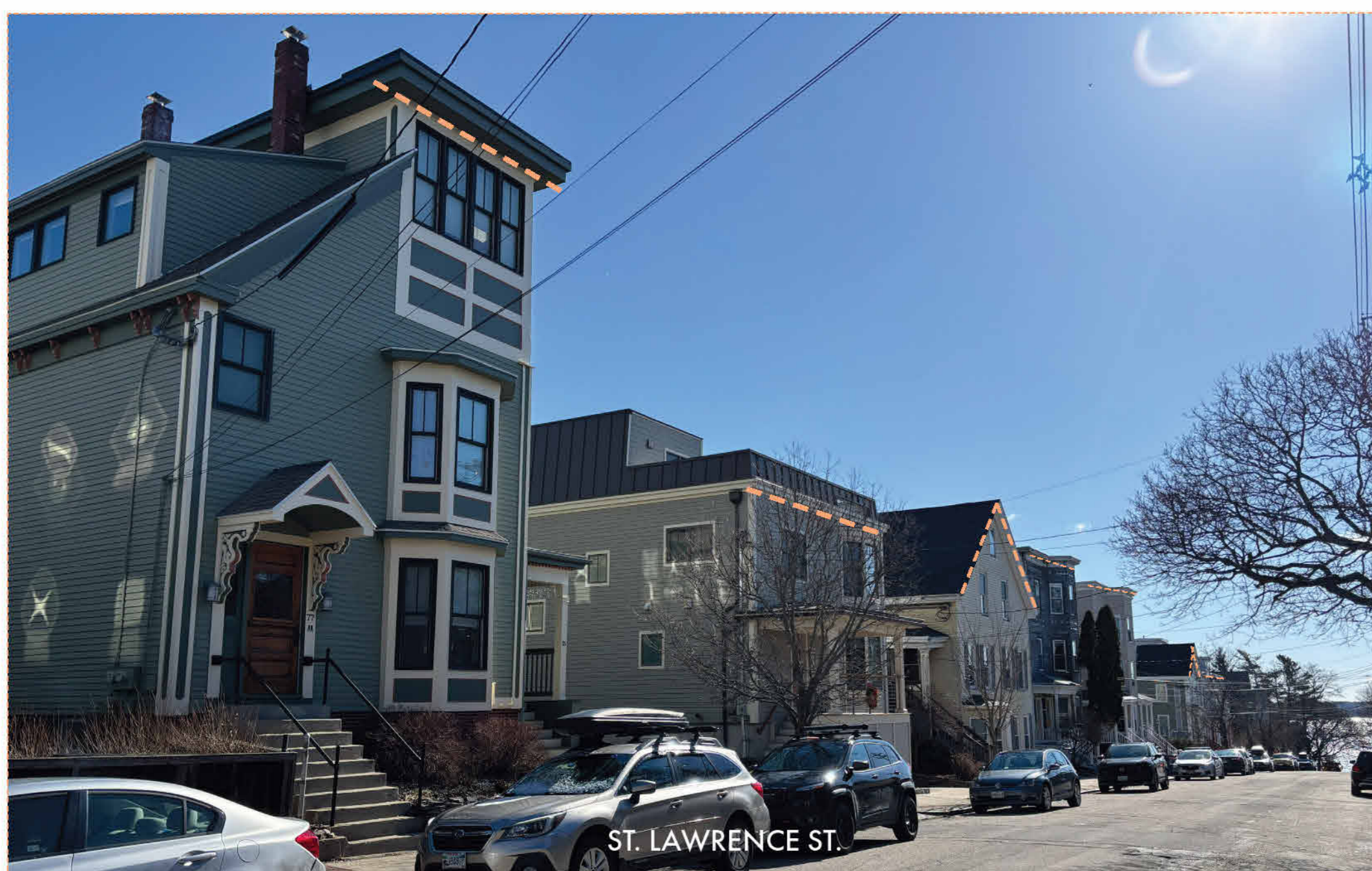
52 ST. LAWRENCE ST.



43 GILBERT LANE



55 ATLANTIC ST.



ST. LAWRENCE ST.

MUNJOY HISTORIC DISTRICT OVERVIEW

The Munjoy Hill Historic District contains a rich variety of homes, some of which are captured above. While we have focused on buildings of a similar scale (3-4 stories) and their distinct features, this graphic is also intended to portray the overall eclectic character of the neighborhood. The image to the left is an example of this, capturing the varied roof lines of the St. Lawrence St. front. Despite this rich variety there are many characteristics that create continuity throughout Munjoy Hill. We have chosen a few relevant images on the next pages with a brief analysis of their major features.



222 EASTERN PROM.



73 CONGRESS ST.

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

FANIR CONDOMINIUMS

55 SAINT LAWRENCE ST. PORTLAND, ME 04101

6/10/2026 10:22:30 AM

► HISTORIC APP.

EXISTING
CONDITIONS

G006

PRECEDENT IMAGES

Flat roof - Projected over vertical bay

Material: 1 story brick base, 3 story horizontal siding

Covered front entry with projecting stairs



29 ST. LAWRENCE ST.

Scale: 4 Story

Solid to Void: Mostly solid (15-20%)

Vertical Expression: 3 Story vertical bay projection & vertical proportions

Vertical Proportioned Openings: Double-hung windows

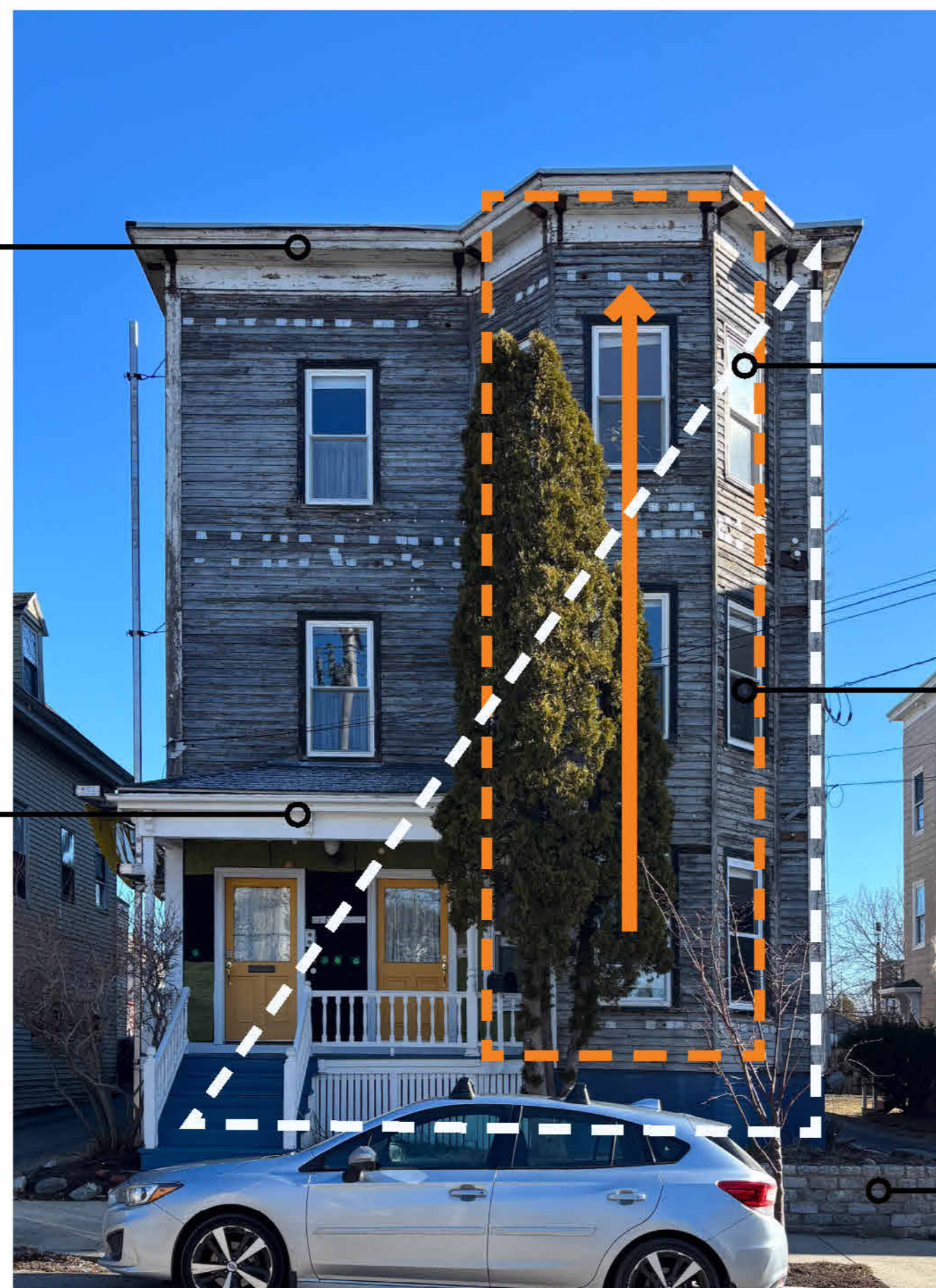
Horizontal Feature: Overhang to match covered entry elevation

Street-scape: Iron fence along concrete sidewalk and yard space

Flat roof - Cornice wraps the vertical bay

Material: 1/2 story brick base & vertical slats, 3 story horizontal clapboard

Covered front entry/porch with projecting stairs.



61 ST. LAWRENCE ST.

Scale: Raised 3 story

Solid to Void: Mostly Solid (15-20%)

Vertical Expression: 3 Story vertical bay projection & vertical proportion

Vertical Proportioned Openings: Double-hung windows

Streetscape: Low landscape Wall along concrete sidewalk

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

PRECEDENT IMAGES

Pitched & Flat roofs - Cornice wraps the turret & the projected flat roof

Vertical Expression: 3 Story vertical turret projection & vertical proportions

Vertical Proportioned Openings: Double-hung windows (primary)

Material: 1 Story vertical slats and brick base, 3 story horizontal siding



222 EASTERN PROM.

Scale: 4 Story

Solid to Void: Mostly solid (15-20%)

Horizontal Features: Deep covered porches on 3 stories. Small horizontal windows.

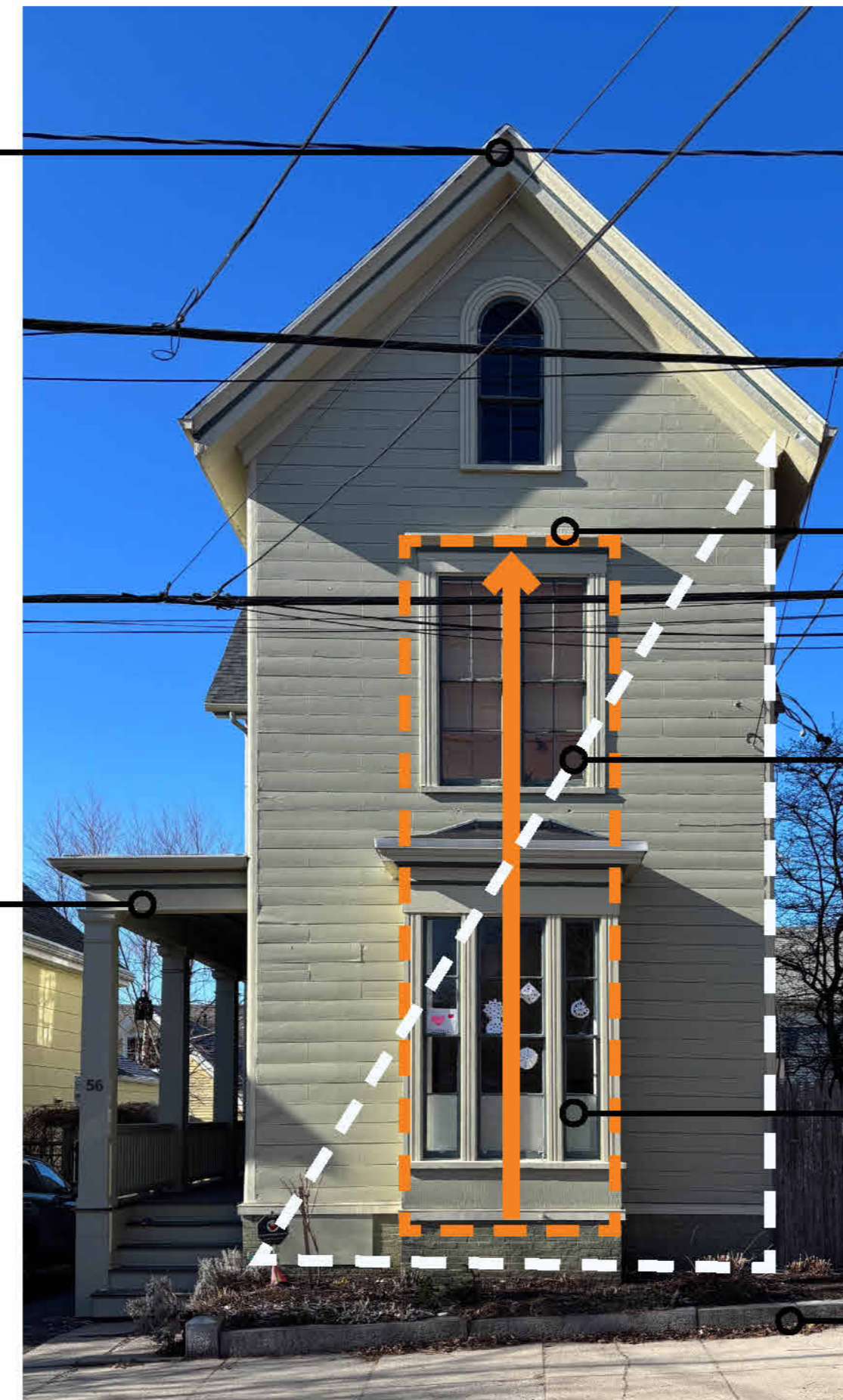
Covered front entry/porch - Porch and projected stairs

Street-scape: Low stone landscape wall & concrete sidewalk

Pitched & Flat roofs - Primary gable roof with flat roof porch

Material: Low brick base, 2 1/2 story horizontal siding

Covered side entry/porch - Side entry with flat roof



56 ST. LAWRENCE ST.

Scale: 2 1/2 story - gable roof

Solid to Void: Mostly Solid (15-20%)

Vertical Expression: Vertical proportions with vertically articulated and stacked windows/bays.

Vertical Proportioned Openings: Vertical windows

Projected bay window with vertical articulation

Street-scape: Low granite curb and landscaping along concrete sidewalk

No.	Date	Description	App.
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VIEW FROM ST. LAWRENCE ST.

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

6/10/2026 10:22:32 AM

► HISTORIC APP.

EXISTING
CONDITIONS

-

G009



VIEW OF LOT - LOOKING FROM ST. LAWRENCE ST.



VIEW OF LOT - LOOKING TOWARD ST. LAWRENCE ST.

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

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► HISTORIC APP.

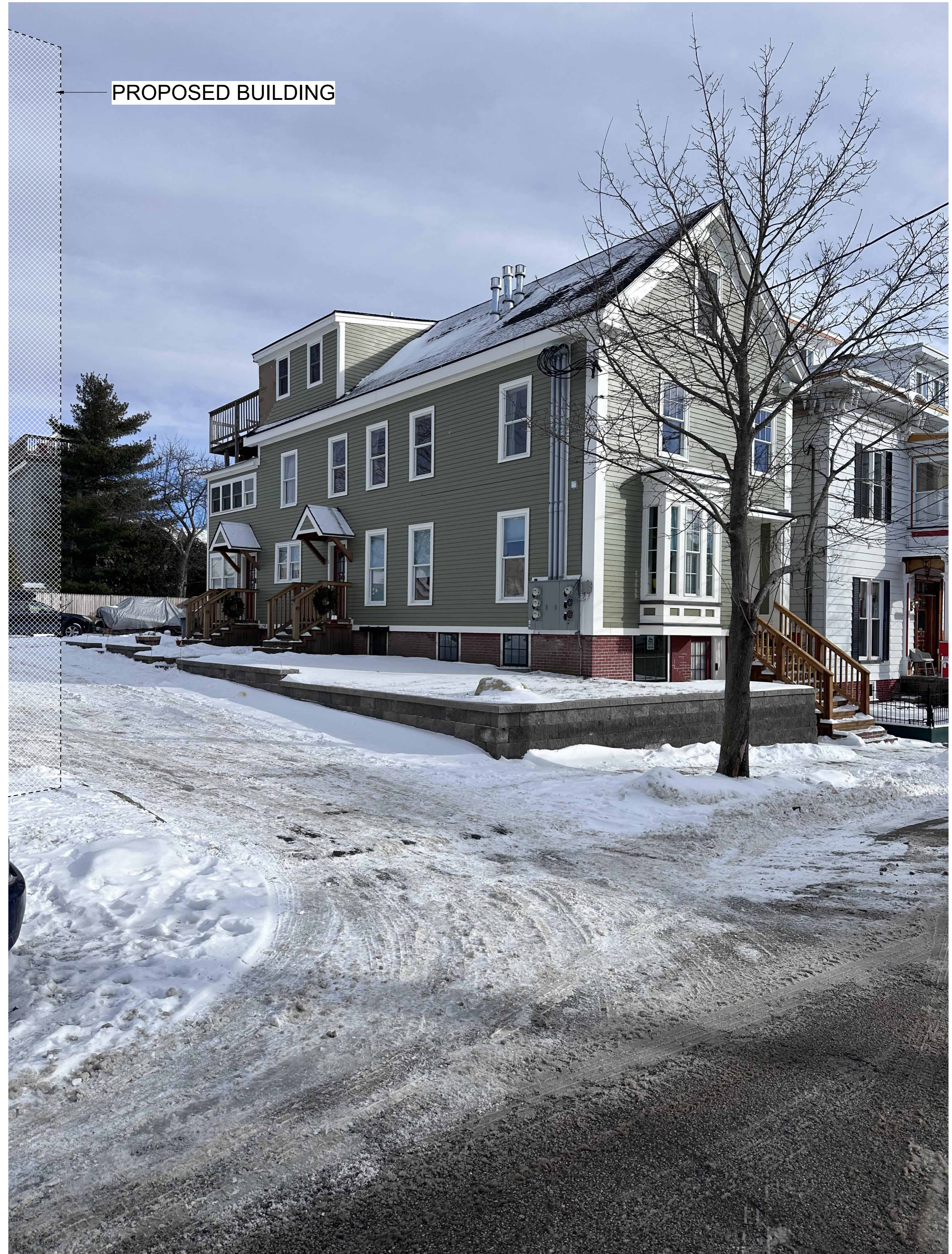
EXISTING
CONDITIONS

G010



PROPOSED BUILDING

STREET VIEW - LOOKING UPHILL



PROPOSED BUILDING

STREET VIEW - LOOKING DOWNHILL

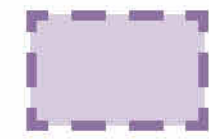

No.	Date	Description	App.
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55 SAINT LAWRENCE ST. PORTLAND, ME 04101

6/10/2026 10:22:35 AM
▶ HISTORIC APP.

EXISTING
CONDITIONS

G011

-  MUNJOY HILL HISTORIC DISTRICT
-  NONCONTRIBUTING PARCELS

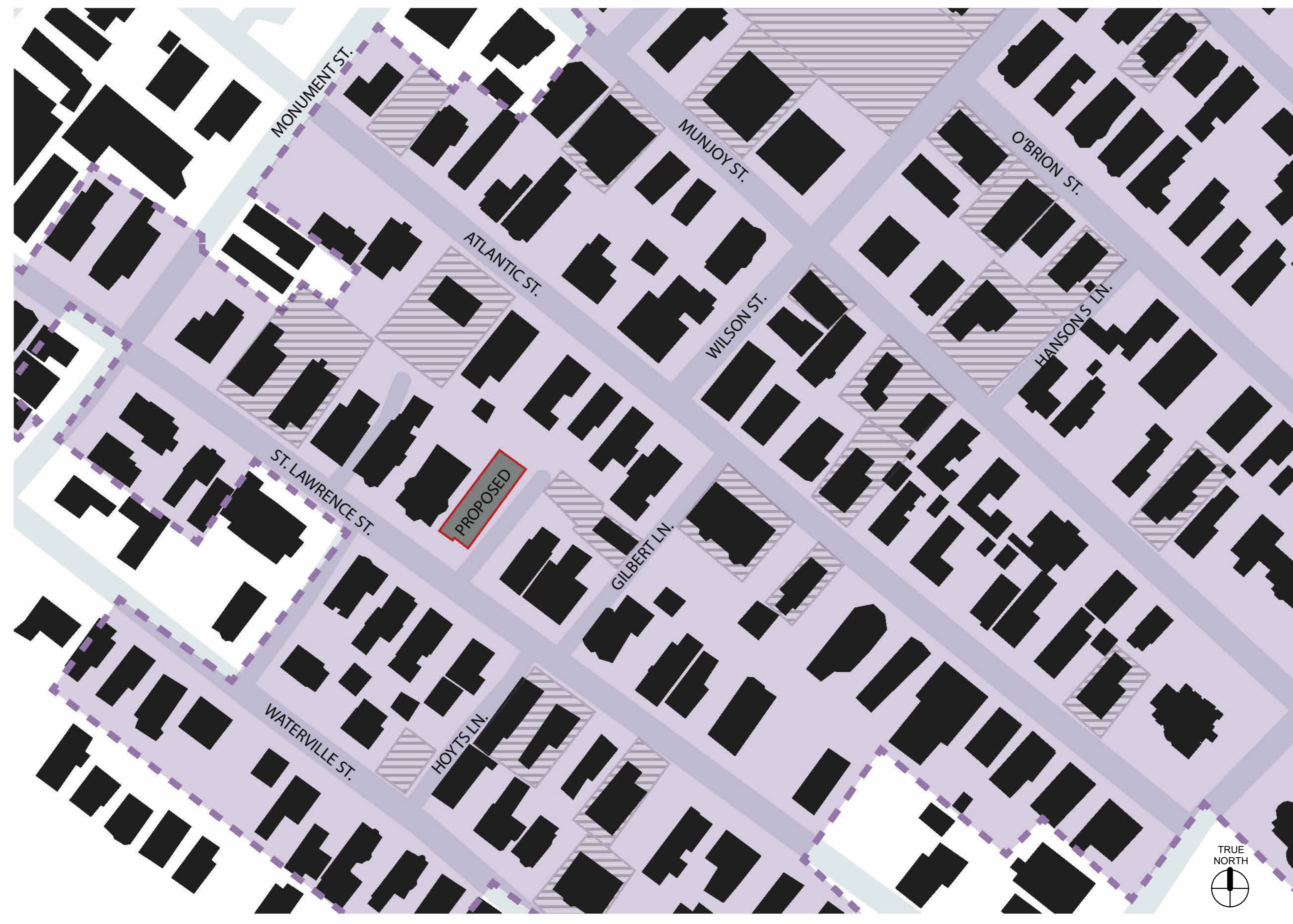


FIGURE GROUND

RHYTHM AND SPACING

Munjoy Hill Historic District contains a large variety of building widths and spacing along its street fronts. The proposed footprint reflects this reality. The massing of the building has balanced yet varied building spacing, that is often seen throughout the neighborhood. There is a tighter spacing at the entry to the uphill side and a larger open space at the private street to the downhill side.

WIDTH & PROPORTION

The proposed building footprint fits well within the varied proportions of the neighborhood. It has a narrower width facing the primary street while the length extends toward the back of the lot, a common proportion on Munjoy Hill.

WALLS OF CONTINUITY

The proposed front facade holds a typical setback from the street. The covered entry extends past the primary facade, creating a pedestrian scale. A proposed landscape wall along the sidewalk also helps create a sense of continuity with the downhill neighbor (see A200 & A210). These are common strategies seen throughout the neighborhood.

Revision Schedule		App.
No.	Date	Description
3	05/27/26	HISTORIC APP.

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

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► HISTORIC APP.

FIGURE GROUND

L102

No.	Date	Description	App.
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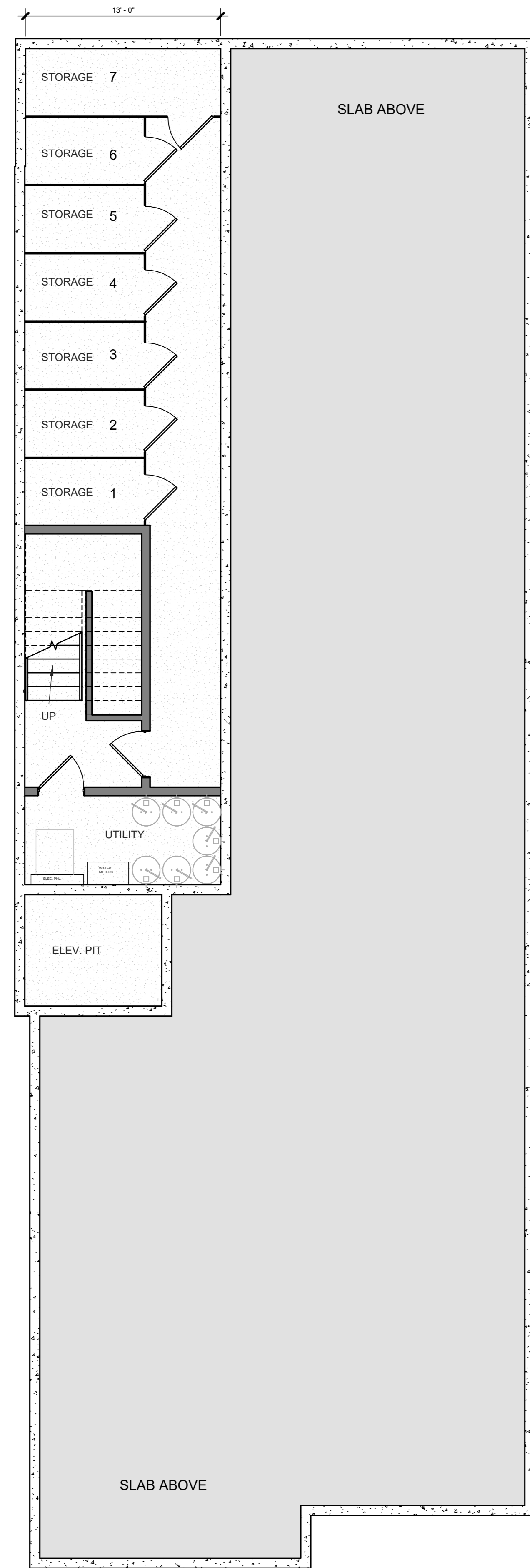
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▶ HISTORIC APP.

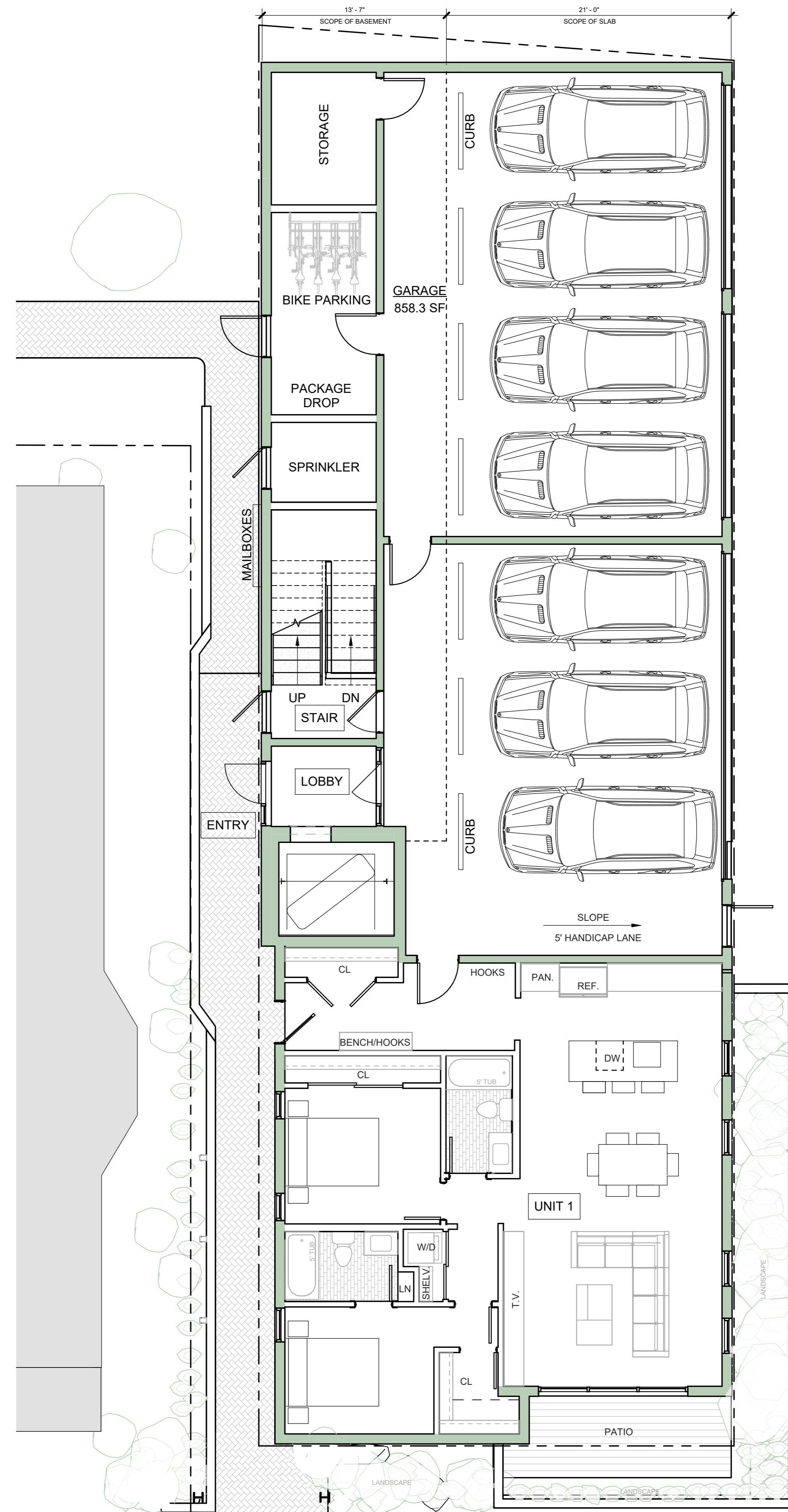
SITE PLAN

L103





2 BASEMENT LEVEL
3/16" = 1'-0"



1 MAIN LEVEL
3/16" = 1'-0"

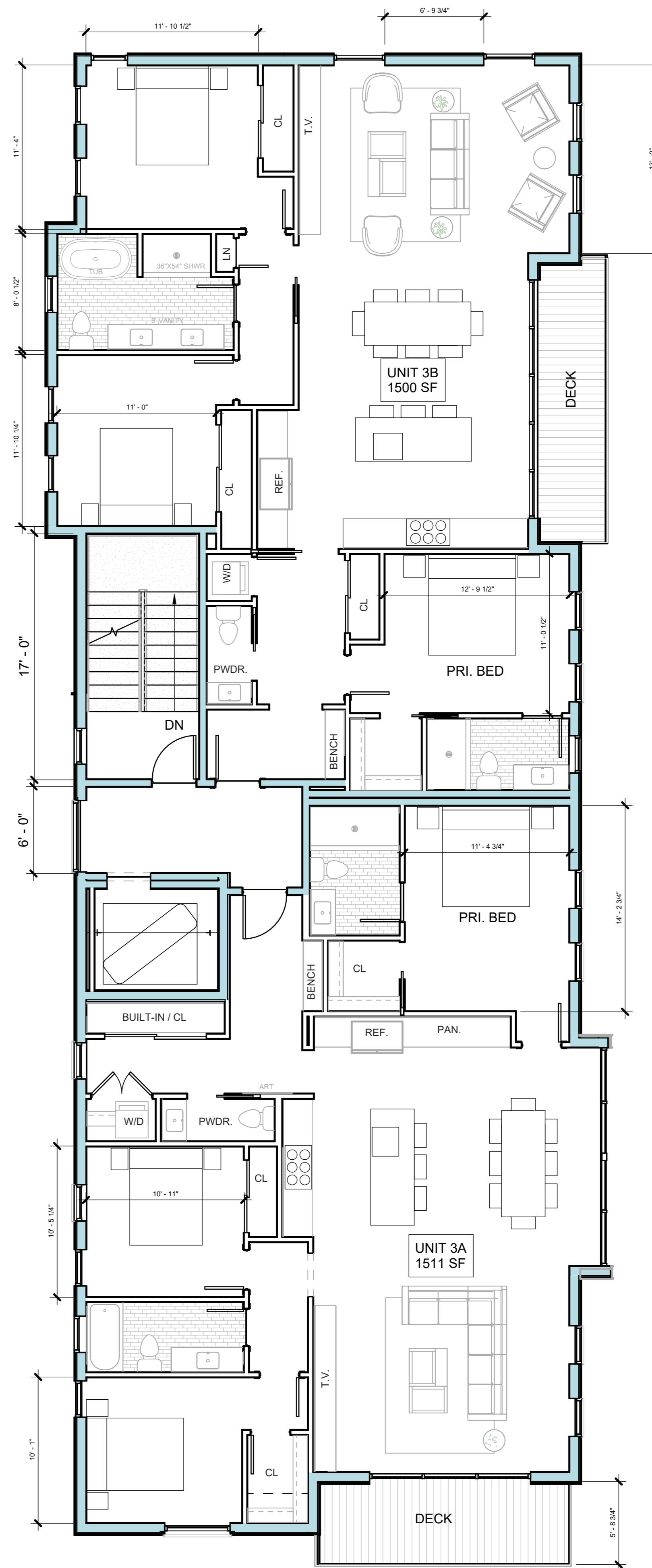
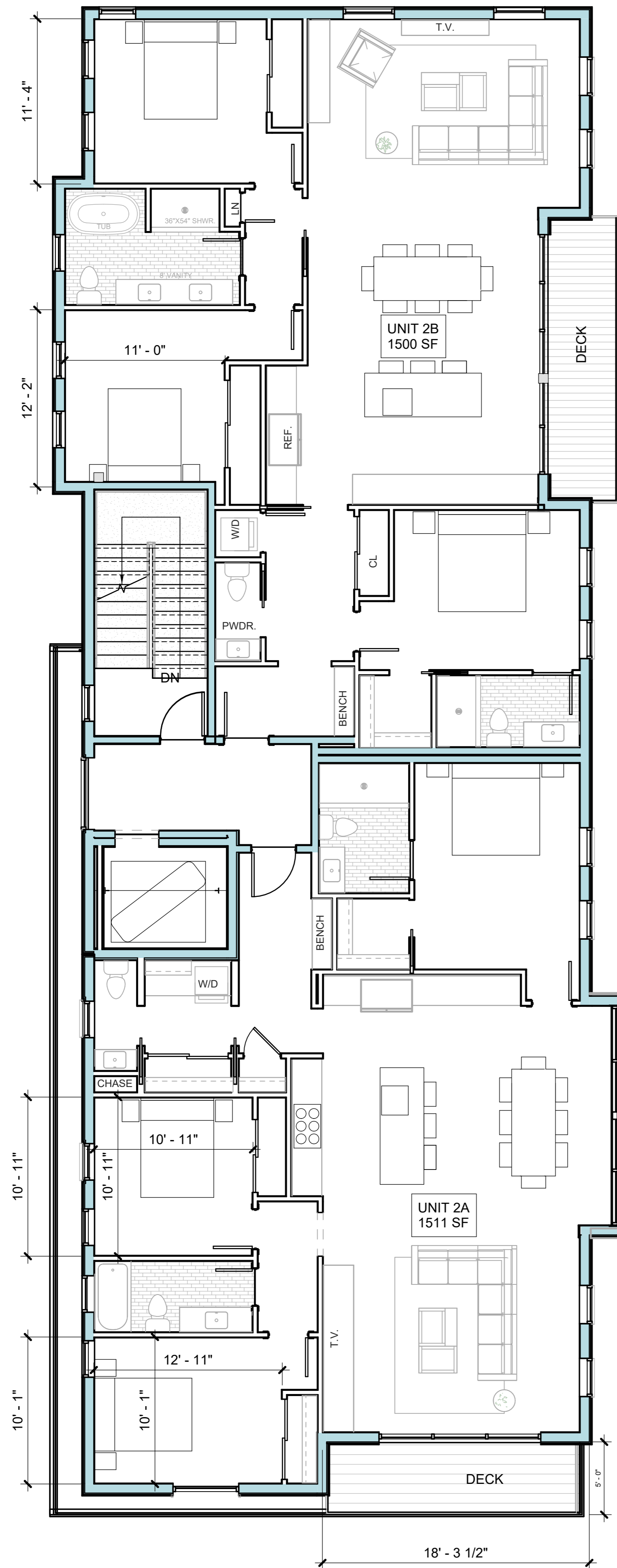
No.	Date	Description	App.
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▶ HISTORIC APP.

MAIN LEVEL FLOOR PLAN

A101

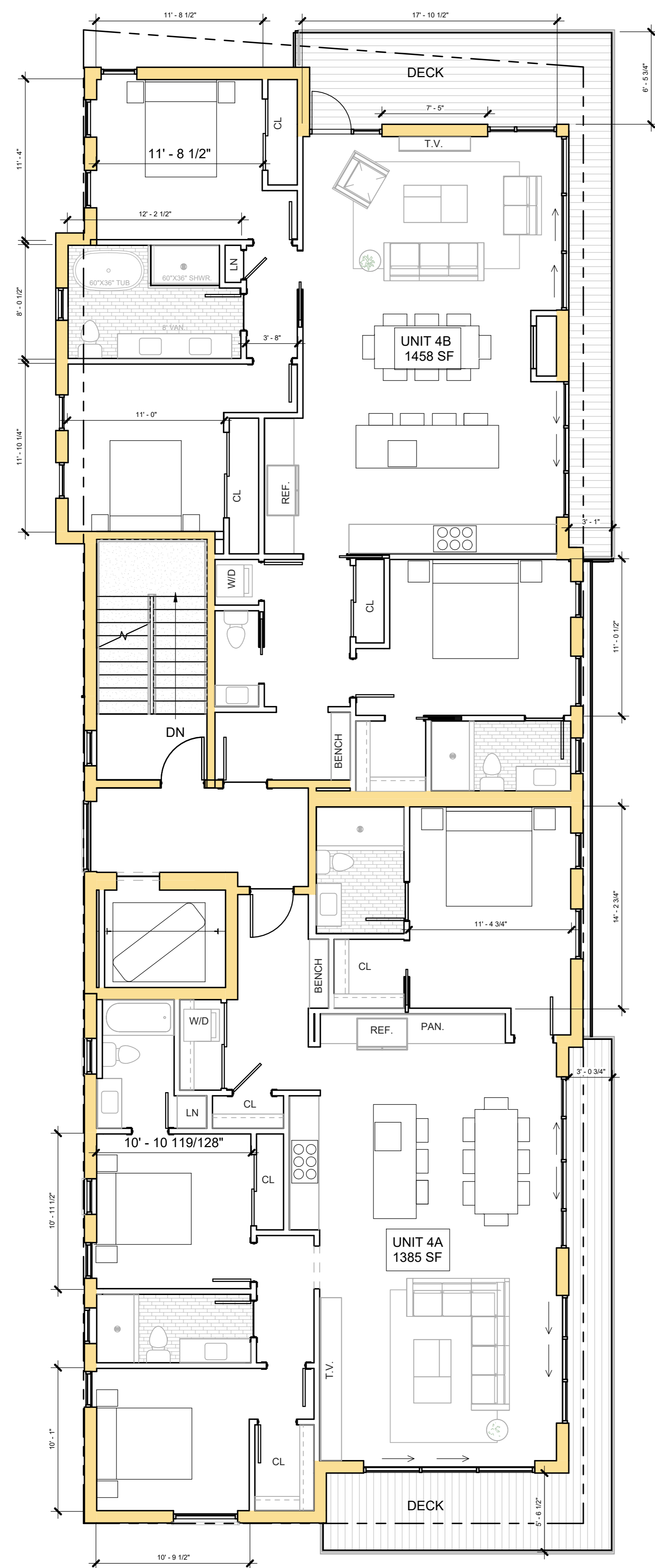


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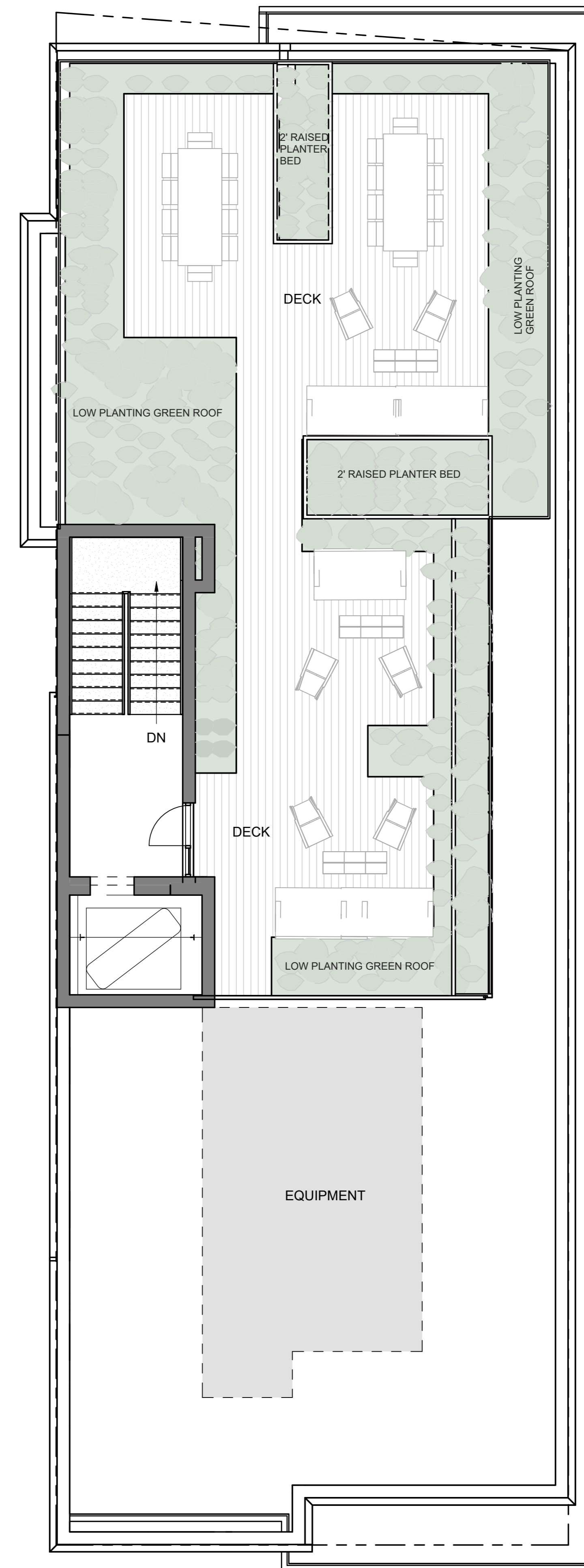
FANIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

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▶ HISTORIC APP.

2ND & 3RD LEVEL
FLOOR PLANS



1 4TH FLOOR PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

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▶ HISTORIC APP.

4TH LEVEL
FLOOR PLANS



FRONT STREET ELEVATION



SIDE STREET ELEVATION

Revision Schedule		App.	
No.	Date	Description	
3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
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► HISTORIC APP.

EXTERIOR
ELEVATIONS

A200

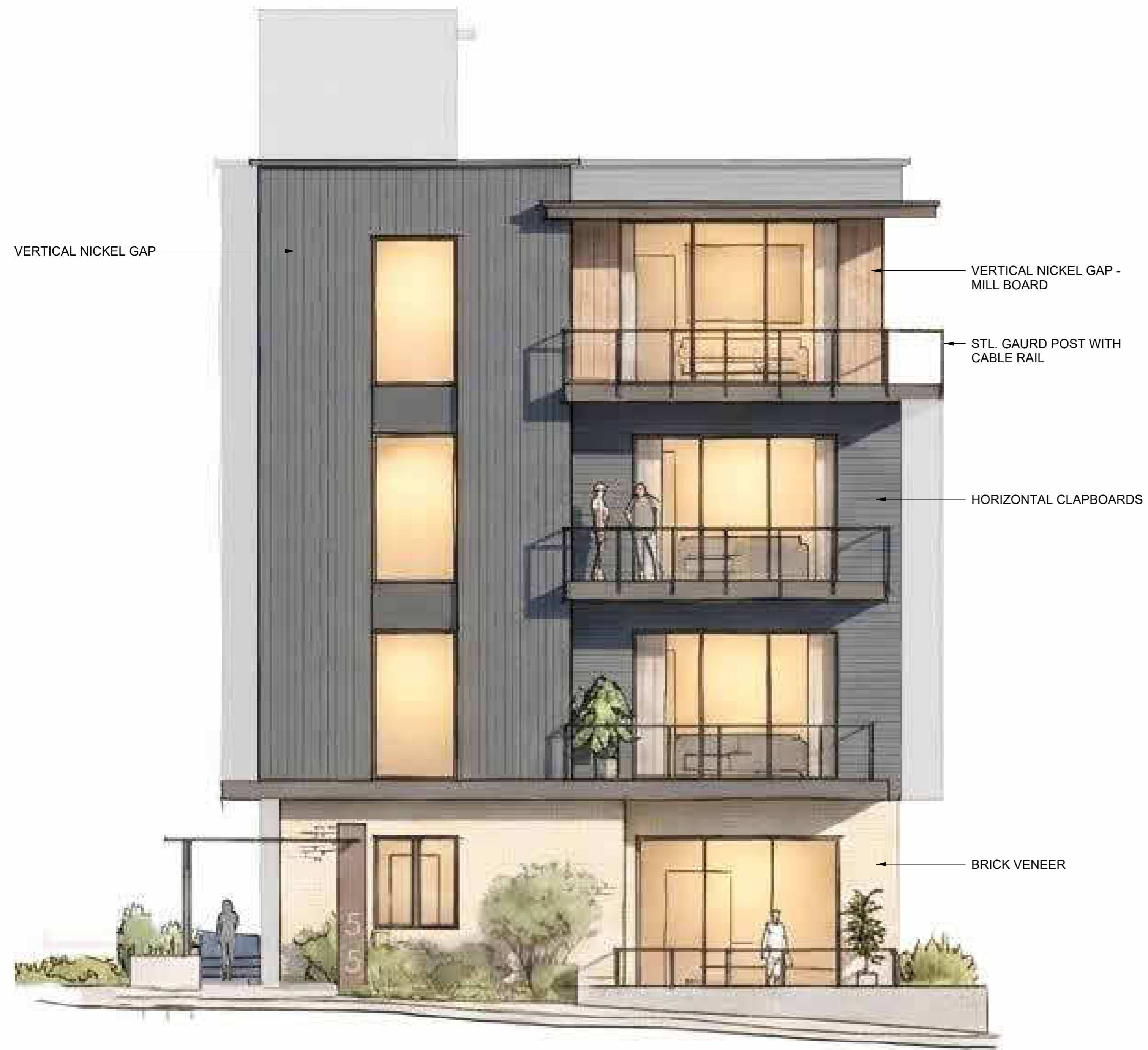
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3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

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▶ HISTORIC APP.

EXTERIOR
ELEVATIONS

A201



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



ENTRY CONCEPT

'SCULPTURAL GATEWAY' PROPOSED WITH HARDSCAPING, PLANTINGS, AND AMPLE LIGHTING TO GREET & GUIDE OWNERS/GUESTS TO THE SIDE ENTRANCE

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

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▶ HISTORIC APP.

EXTERIOR
ELEVATIONS

A202



VERTICAL NICKEL GAP -
MILL BOARD

STL. GAURD POST
WITH CABLE RAIL

VERTICAL NICKEL GAP

HORIZONTAL CLAPBOARDS

BRICK VENEER

1 SIDE ELEVATION - SOUTHEAST
1/4" = 1'-0"

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	



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

FARNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

6/9/2026 6:33:42 PM

► HISTORIC APP.

EXTERIOR
ELEVATIONS

A203

No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

FARNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

6/9/2026 6:33:43 PM
▶ HISTORIC APP.

EXTERIOR
ELEVATIONS

A204

VERTICAL NICKEL GAP

STL GAURD POST
WITH CABLE RAIL

HORIZONTAL CLAPBOARDS

BRICK VENEER



1 SIDE ELEVATION - NORHTWEST
1/4" = 1'-0"



No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

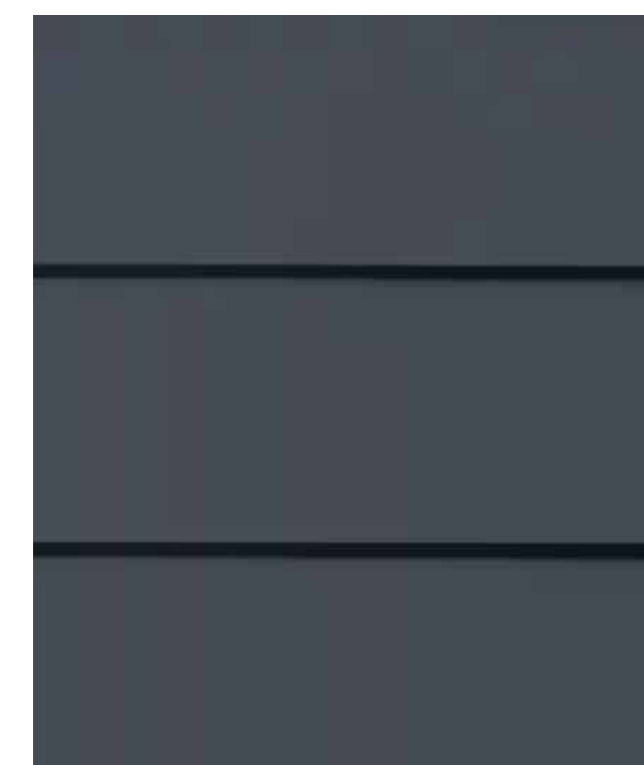
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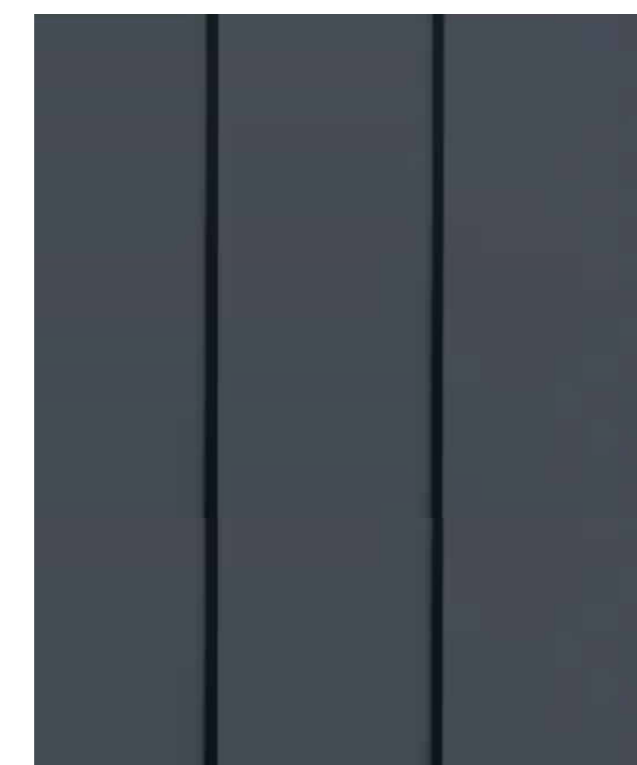
EXTERIOR
PERSPECTIVE

A210

PROPOSED MATERIALS



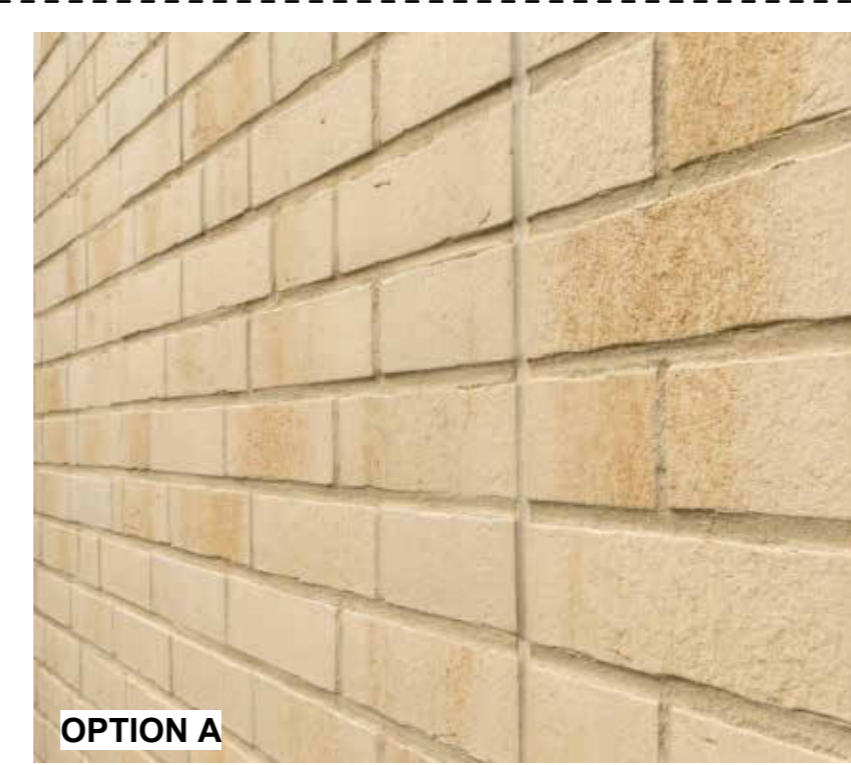
CLAPBOARDS
(HORIZONTAL DETAIL)



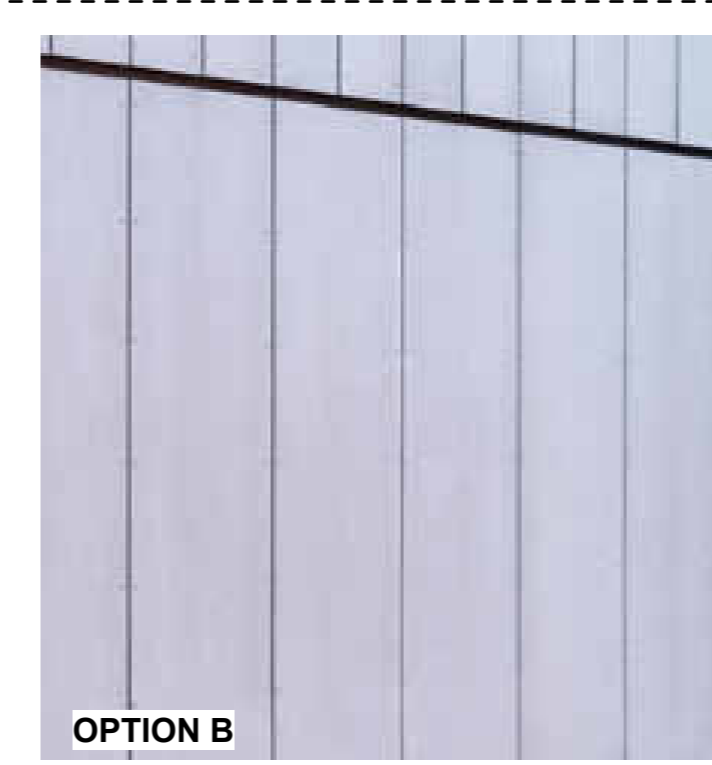
NICKEL GAP
(VERTICAL DETAIL)



VERTICAL NICKEL GAP-
MODERN MILL
@ PENTHOUSE LEVEL



OPTION A
BRICK BASE



OPTION B
SOLDIER CEMENT
BOARD PANELS

WINDOWS



MARVIN ESSENTIAL
-FIBERGLASS EXTERIOR & INTERIOR
-EXTERIOR TRIM TO MATCH SIDING



No.	Date	Description	App.
3	05/27/26	HISTORIC APP.	

FAFNIR CONDOMINIUMS
55 SAINT LAWRENCE ST. PORTLAND, ME 04101

6/9/2026 6:33:43 PM
▶ HISTORIC APP.

EXTERIOR
PERSPECTIVE

A211