

Historic Preservation Board

Wednesday, August 5, 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
Tessa Carty

HYBRID PARTICIPATION:

The Historic Preservation Board will hold a hybrid meeting in Room 24 (Ground Level of City Hall). The public may attend the meeting in person or via Zoom pursuant to the Remote Meeting Policy adopted by the Board. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/89060245475>

Phone one-tap:

+13052241968,,89060245475# US

+13092053325,,89060245475# 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)

+1 669 900 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

+1 564 217 2000 US

+1 669 444 9171 US

Webinar ID: 890 6024 5475

International numbers available: <https://portlandmaine-gov.zoom.us/u/kdN1fT6FXy>

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).

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.

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. CORRECTED REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 1, 2026

i. Communications

Victoria Mansion, Preservation Trades Training Program. Bassett, Carty, DeSerres, Hutchins, Miller, Paquin-Gould, & Whitten present.

Workshops

Review of New Construction; 57 St. Lawrence Street; St. Lawrence North, LLC & Fafnir Design & Development, Applicants. Plan Number: HP-00089-2026. Bassett, Carty, DeSerres, Hutchins, Miller, Paquin-Gould, & Whitten present.

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON JULY 15, 2026

i. Workshops

Review of Alterations; 522 Congress Street; Maine College of Art & Design, Applicants. Plan Number: HP-00092-2026. Carty, DeSerres, Hutchins, Miller, Paquin-Gould, and Whitten present. Bassett absent & recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON JULY 15, 2026

i. None

5. COMMUNICATION AND REPORTS

i. None

6. PUBLIC HEARING

i. Review of Alterations; 279 Congress Street; St. Paul's Parish Church, Applicant. Plan Number: HP-00061-2026.

7. WORKSHOP

i. Review of New Construction; 43 St. Lawrence Street; 43 St. Lawrence Development, LLC & Tregunter Real Estate Management, LLC, Applicants. Plan Number: HP-00108-2026.

8. CONSENT AGENDA

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan Schueckler, Historic Preservation Program Manager
DATE: July 29, 2026
RE: 279 Congress Street - PUBLIC HEARING – Alterations
PROJECT ID: HP-00061-2026
MEETING: August 5, 2026

Owner: St. Paul's Parish Church
Architect: Carol De Tine, Carriage House Studio
Peter Lofgren, Lofgren Consulting Architect. LLC

A sign announcing the Historic Preservation Board's meeting on August 5, 2026 was posted at the property on July 28, 2026, and 45 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Install new wood shingle roof on rectory. Reside rectory to match the design of existing siding. Remove existing columns knee wall at rectory porch and replace with new full-height columns, which will be enlarged based on structural needs.

Material Specifications:

Siding and Trim	Painted wood
Roofing	Wood shingles

SUMMARY OF HISTORIC CONTEXT

St. Paul's Church and Rectory are connected Gothic Revival structures that were constructed at 279-281 Congress in 1869, after the previous church was destroyed in the fire of 1866. St. Paul's is a landmark within the India Street Historic District. The church is constructed of stone with a slate roof, while the Rectory is clad in faux-ashlar masonry wood siding with a 3-tab asphalt shingle roof.

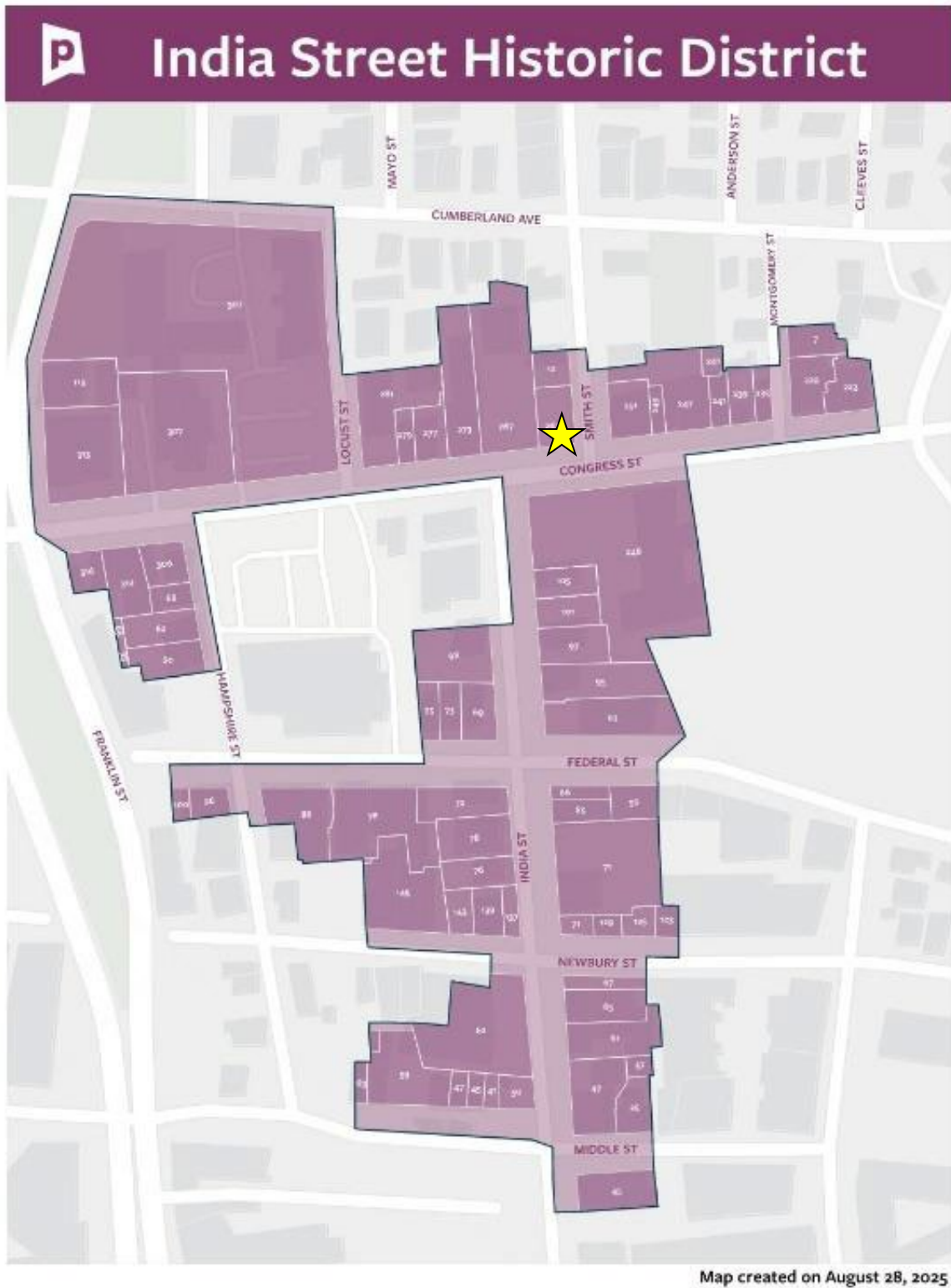


Figure 1: Map of the India Street Historic District showing location of 279 Congress Street.



Figure 2: 279 Congress Street – Google Satellite View

The front of the Rectory is near the edge of the sidewalk, and the main entrance is on the southwest side, under an inset porch lined with wooden gothic arches. The stone church is set further back, leaving a small lawn at the corner of Congress and Locust Streets. The entrance to the church is located off Locust Street at the northwest corner of the building, well back from Congress Street.

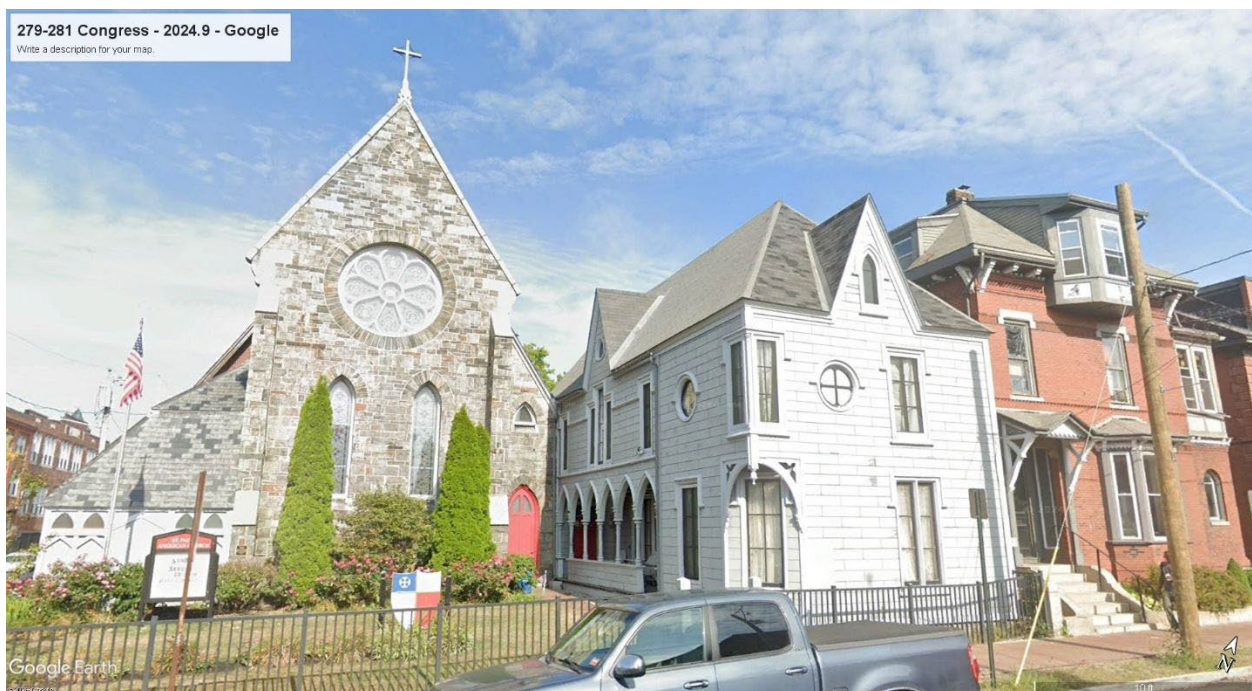


Figure 3: 279 Congress Street – September, 2024 - Google Street View

The configuration of the porch has evolved over the life of the rectory building. Based on an 1875 photo, the porch featured a low knee wall upon which the colonnade rested. Sometime after that, the knee wall was removed and the porch columns were extended to the porch floor. The exact timing of this alteration is not known, but it may have taken place in 1930 or 1968, as there are non-specific building permits for work during those years. As part of a major rehab of the rectory, which took place in the early 2000s, the knee wall was recreated under the porch based upon the 1875 photo.



Figure 4: 1875 photo from of St. Paul's Church and Rectory (Courtesy of Maine Historic Preservation Commission)



Figure 3: 1993 Photo showing the rectory with the altered porch and vinyl siding.

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

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

April 15, 2026, Public Hearing:

On April 15, the applicant presented a proposal to replace the roof of the rectory with faux-slate shingles. During the meeting, the Board found that Sanborn Fire Insurance maps showed that the building historically had a wood shingle roof that was later replaced with asphalt shingles, consistent with the current appearance. Board members noted that since there was no evidence of a slate roof ever having been present on the rectory, it was most appropriate to use an asphalt roof, a wood roof, or a product designed to appear like a wood roof. Board members voted to table consideration of the application based on the applicant's desire to explore their options for the roof.

STAFF COMMENTS

Since the Board's last review of this application, the applicant has chosen to move forward with a wood shingle roof, consistent with what is noted as having been present on the building in the 1909 Sanborn fire insurance map. This change is consistent with the direction that the Board provided at the prior public hearing.

Since that meeting, the applicant has added two items to the scope of work. The first is to re-side the entire rectory structure. During the interior renovation, the applicant became aware that the building does not have any structural sheathing, just the faux-ashlar masonry board siding. The applicant is proposing to add a layer of structural sheathing and then install new siding. This will result in about an additional inch of wall thickness. The applicant understands that this change will require removal and reinstallation of all decorative exterior trim to ensure that the additional wall depth does not obscure or destroy any of the building's significant details. The applicant has proposed that they be able to work with staff on all of these final details. Staff have met with the applicant on site to discuss this issue and are comfortable with working through the final siding and trim details at the administrative level.

Second, the application is proposing changes to the recessed porch on the west façade of the rectory, overlooking the lawn in front of the church. The applicant would like to remove the existing knee wall and return to the design of the porch that existed before the last rehabilitation. The applicant is proposing this change because they find the more open porch to be more usable than the current enclosed design, and because in recent years, the porch has attracted undesirable activity. In reviewing this proposed change, the Board should consider the evidence provided with regards to the evolution of the porch, and whether the knee wall itself should be considered a distinctive or character-defining feature of the building.

MOTION FOR CONSIDERATION

I move to **[CONDITIONALLY APPROVE / DENY]** application HP-00061-2026 for roof replacement at 279 Congress 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 August 5, 2026 that the project **[MEETS / FAILS TO MEET]** subsection 16.6.3 standards for review of alterations with the following conditions:

1. That final siding and trim details shall be reviewed and approved by Historic Preservation staff.

ATTACHMENTS

1. Cover Letter
2. Drawings
3. July 29, 2026, Draft Findings of Fact

LOFGREN

CONSULTING ARCHITECT, LLC.

119 ELTON STREET
PROVIDENCE RI 02906
PETER@LOFGRENCARCH.COM

617.388.4081

13 July 2026

Historic Preservation Application Cover Letter

The Parish of St. Paul's Anglican Church is undergoing a complete renovation of the Rectory.

As we progress in the renovation and restoration process, we are seeking acceptance of altering the current configuration of the columns and knee wall on the front porch to columns with no knee wall.

Structural Considerations – Failure of existing columns

As we address the restoration of the porch and its columns, we discovered that seven columns on the Rectory Porch were not providing any significant structural bearing for the second floor of the structure other than a gravity load. As we looked more closely at the construction of the columns, we determined that there is no continuity between the capital and the column shaft and only a small, dowelled connection between the shaft and column base. We retained the structural services of Joe Leasure, it was confirmed that there was no integral structural continuity in the columns and their support the 2nd floor. We immediately shored up the structure to stabilize the south face of the building.

Structural Solution

To provide the required support for the 2nd floor the structural design requires the installation of five 2 7/8" OD. Steel columns and Jack and King studs at the left and right ends of the porch opening. These columns and posts will support a new double 1 ½ x 5 ½ LVL joist. The new columns will be mounted on plates anchored to the top of the existing foundation wall.

Dimensional Challenges in the design of the new columns

The current column and its capital and base are made of solid wood. The diameter of the existing column is 4 ¼". The column base is 7 inches in diameter, and the capital is 12 inches at its widest point. The base column at its narrowest is 5 inches and the capital is 4 ½ inches.

To accommodate the steel columns and to provide an adequate thickness of wood around the column – new column capitals and bases were designed and fabricated out of solid blocks of Sapele Mahogany. The new base and capital were increased in size to accommodate the steel columns.

Proposed and recommended solution

To accommodate the proportional increase in the size of the capitals and bases – we want to have the columns rest on the deck of the porch and not on a knee wall. We have identified historic photos that show the porch without the knee wall, and we feel, due to the structural and resulting dimensional challenges, the columns sitting on the deck will result in a more visually correct appearance. The existing columns have a height of 4' 4 ½" and the proposed columns have a height of 6' 4". The outside diameter of the shaft of the new columns will be either 4.5 inches or 5 inches. We will test both on site to determine the best option.

Other Items

We will be replacing the asphalt roof with Cedar Shingles – we will reuse the existing gutters and valleys have spoken with the roofing contractor and there acknowledgement that they are in good shape.

Exterior siding - we are installing a new wood [Sapele] siding being custom fabricated to match the existing wood panel profiles. The siding assembly on the Congress Street, Locust Street and the elevation facing the courtyard will be first sheathed with 7/16" Zip Sheathing and Tape. A Benjamin Obdyke Invisiwrap SA or Hydrogap SA membrane will be applied over the Zip Sheathing and then a Aerogap Cedar Breather mat will be installed prior to cladding the envelope with the Sapele planks. We will work with the team at the Historic Commission with on site mock ups to establish the best means to achieve the desired detailing of profiles at windows, doors, corners, fascias and skirt boards.

Respectfully submitted,

Peter Lofgren

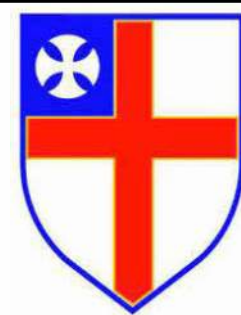
Peter Lofgren

President

Lofgren Consulting Architect, LLC.

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☐	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☐	N/A ☒	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.



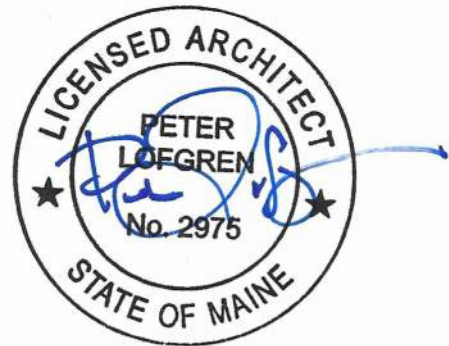
St. Paul's Church
Rectory Renovation

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FALMOUTH ME 04105
207.774.0424



RECTORY RENOVATION
HISTORIC
10 JULY 2026
No

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING NAME:

EXTERIOR
ELEVATIONS -
WEST & SOUTH

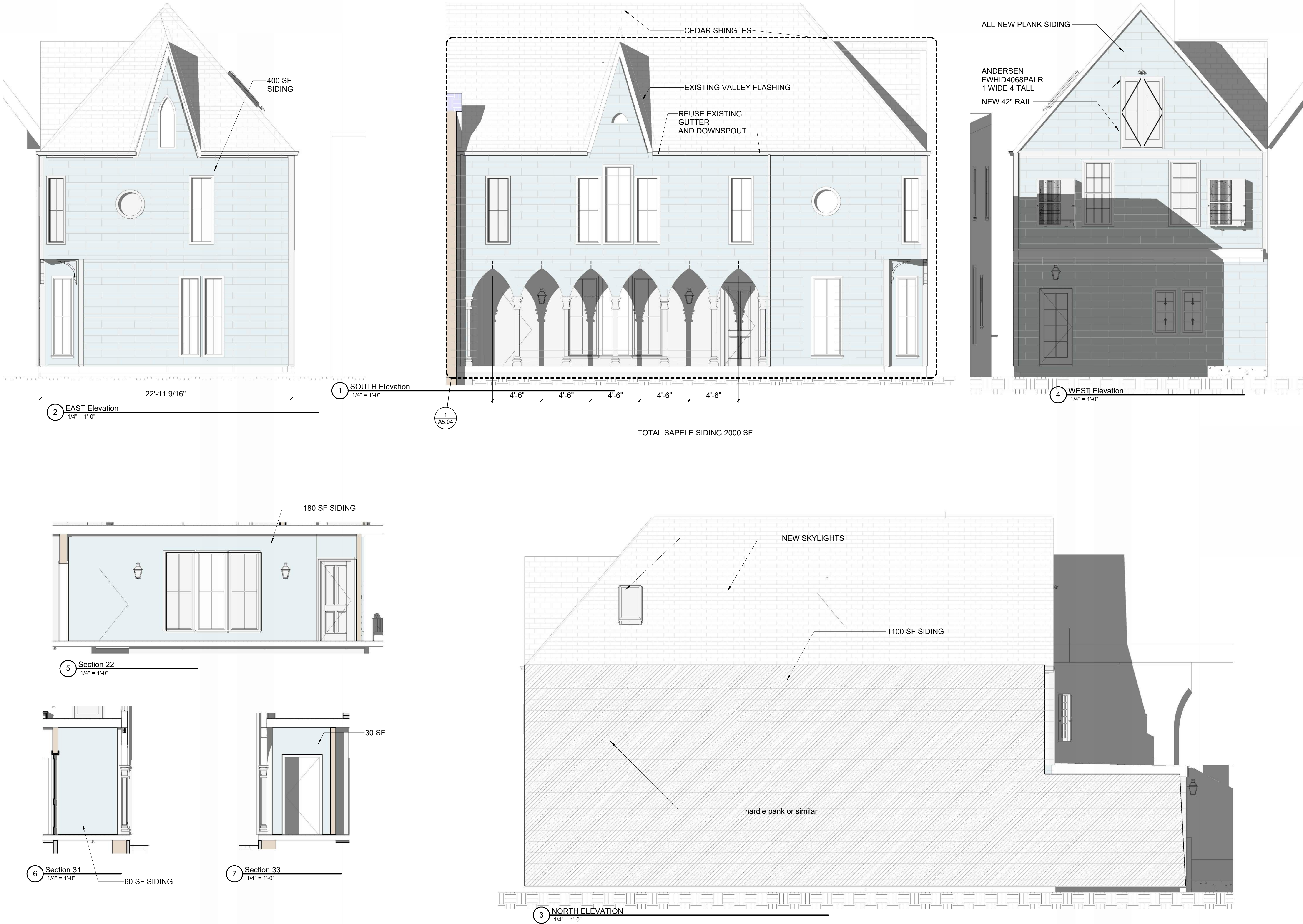
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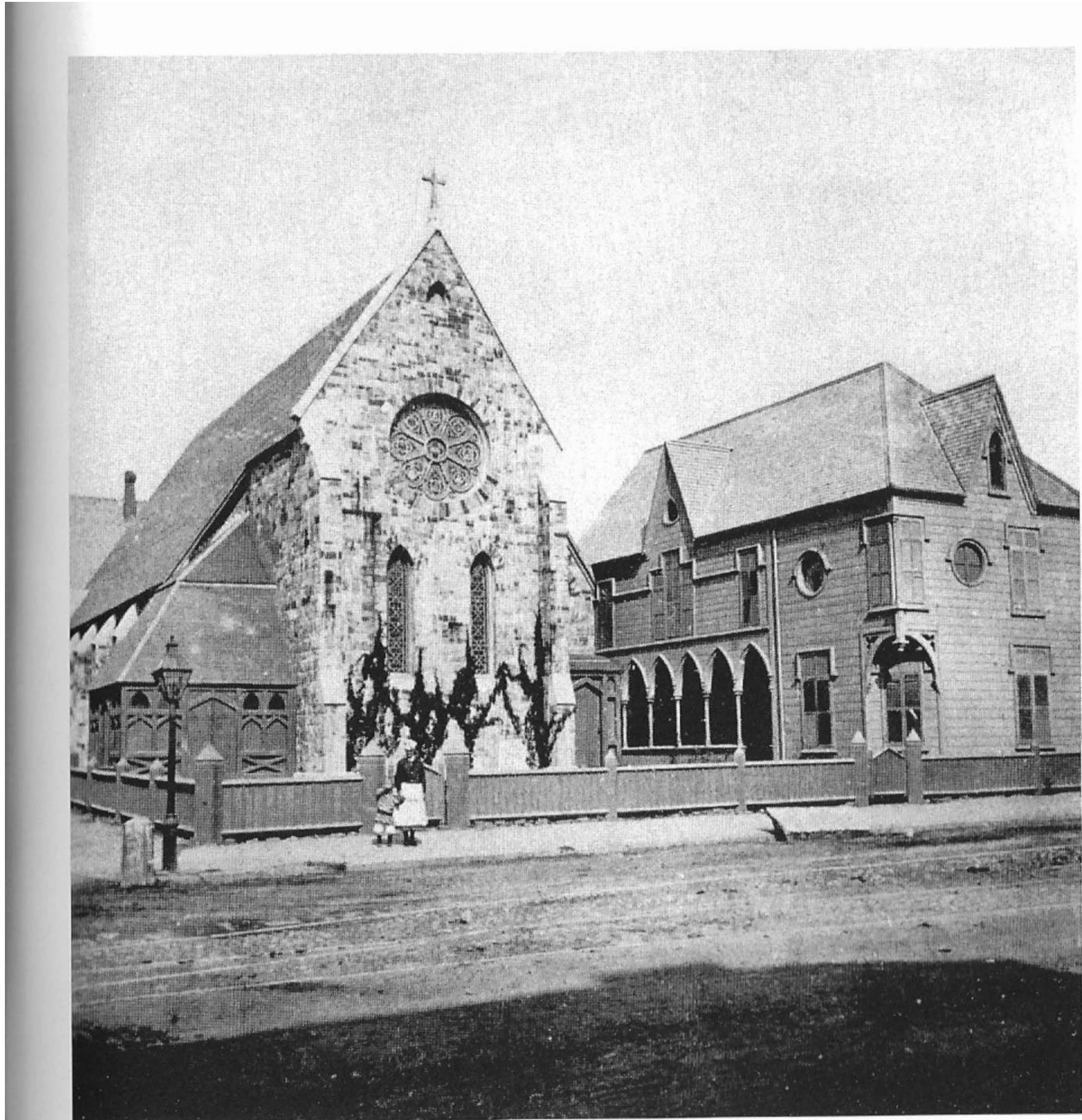
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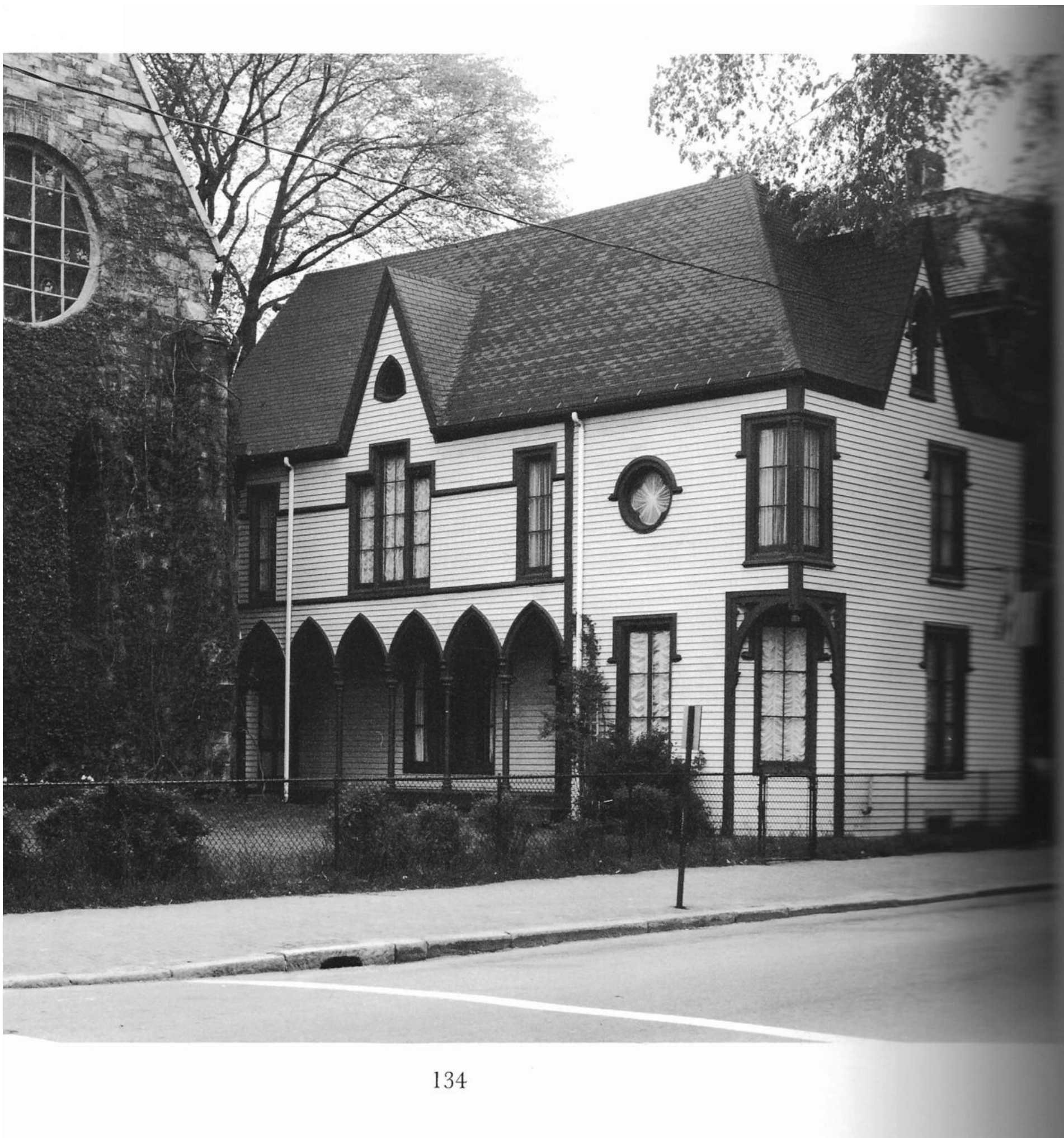
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Late 19th C. Photo from PORTLAND book published by Greater Portland Landmarks in 1972

135

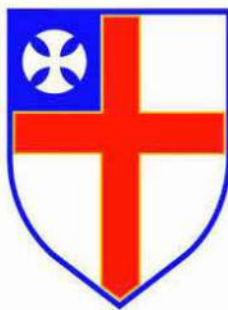


ST. PAUL'S RECTORY PRIOR TO 2002 RENOVATION

134



CURRENT VIEW OF THE RECTORY WITH SIDING FROM 2007 RENOVATION



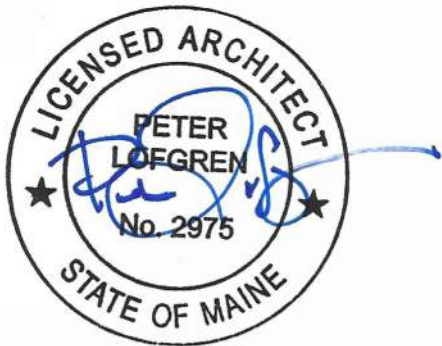
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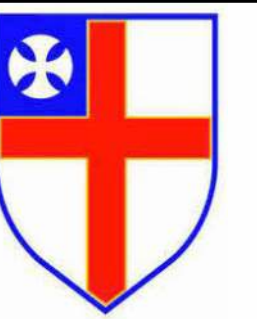
RECTORY RENOVATION
HISTORIC
10 JULY 2026
No

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING NAME:
**HISTORIC
PHOTOS**

DATE:
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PROJECT NUMBER: 2301.00

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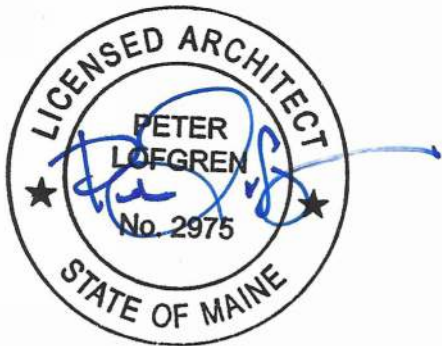
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RECTORY RENOVATION
HISTORIC
10 JULY 2026
No

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING NAME:

PORCH
RESTORATION

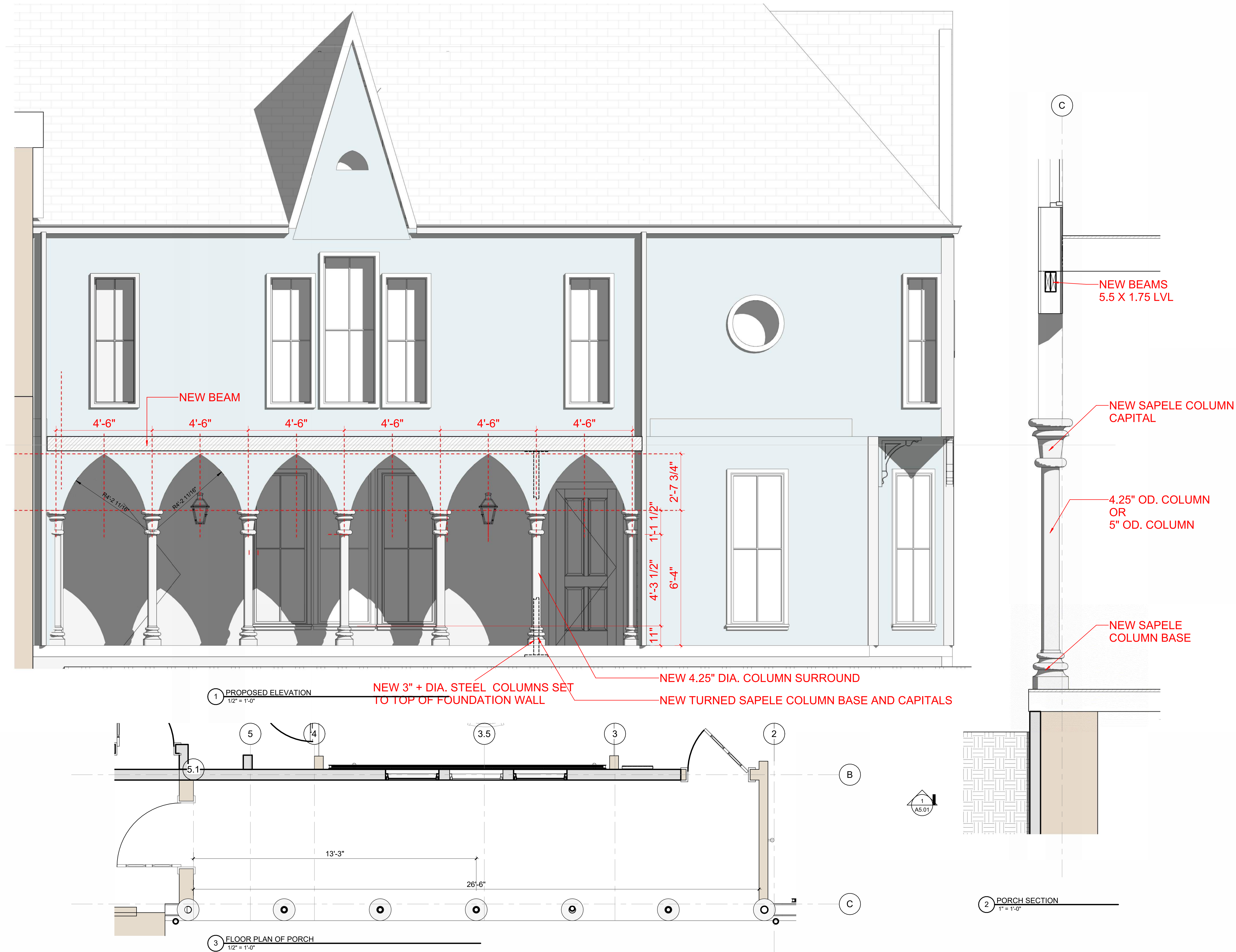
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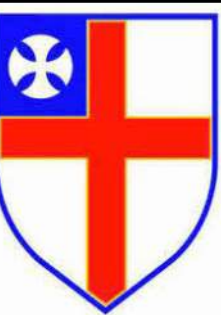
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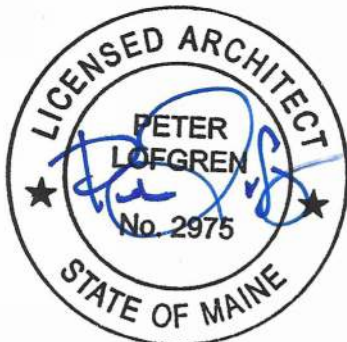
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RECTORY RENOVATION
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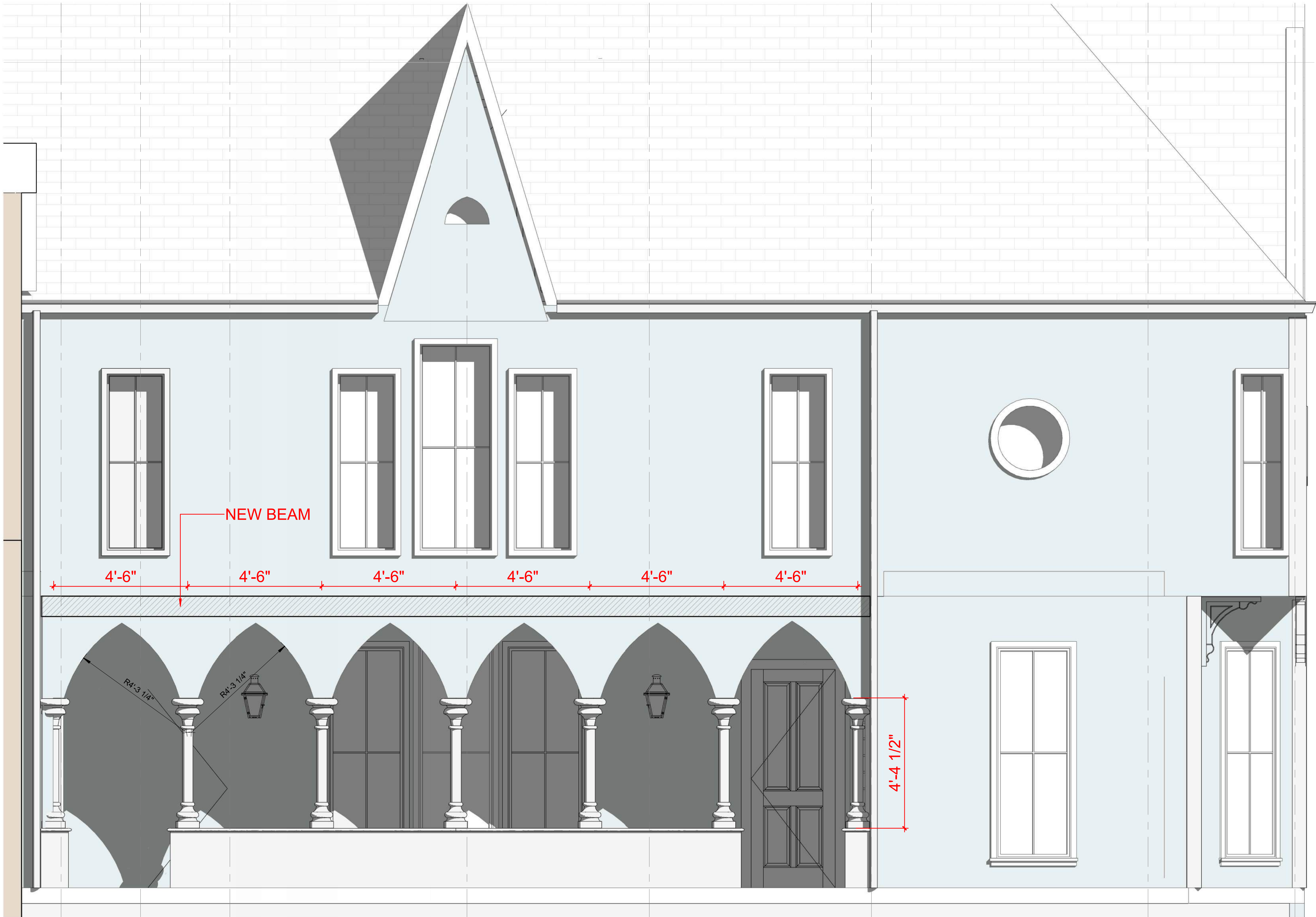
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EXISTING PORCH
ELEVATION

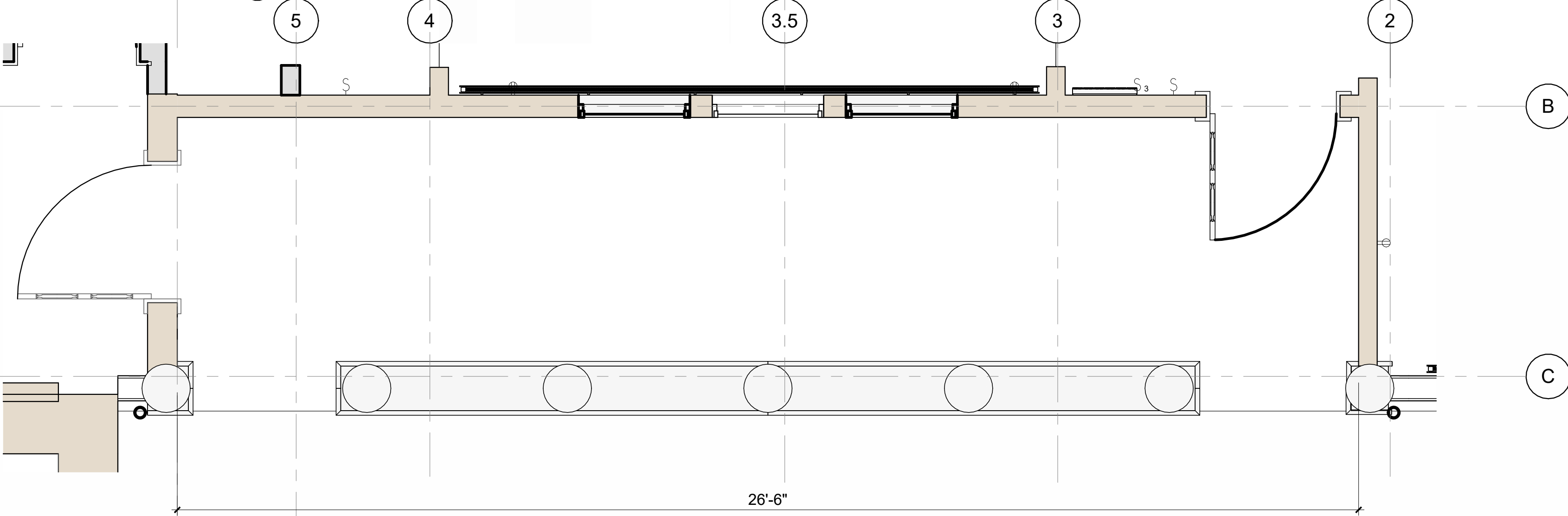
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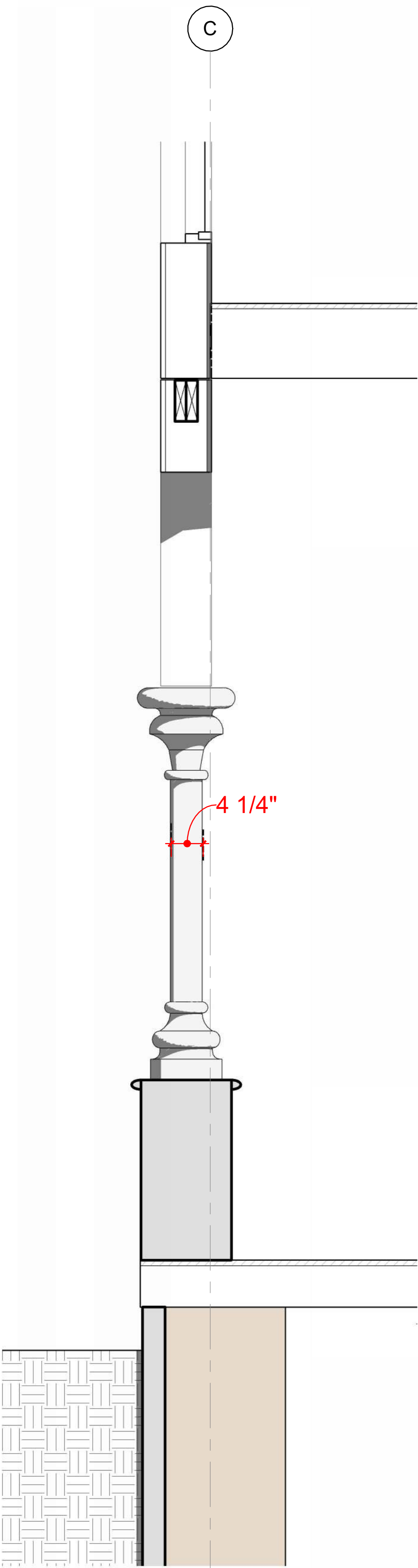
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1 EXISTING PORCH ELEVATION
1/2" = 1'-0"



3 EXISTING PORCH PLAN
1/2" = 1'-0"



2 PORCH SECTION
1" = 1'-0"

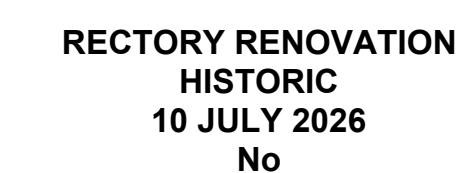


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REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING NAME:

FACADE REPLACEMENT AND RESTORATION

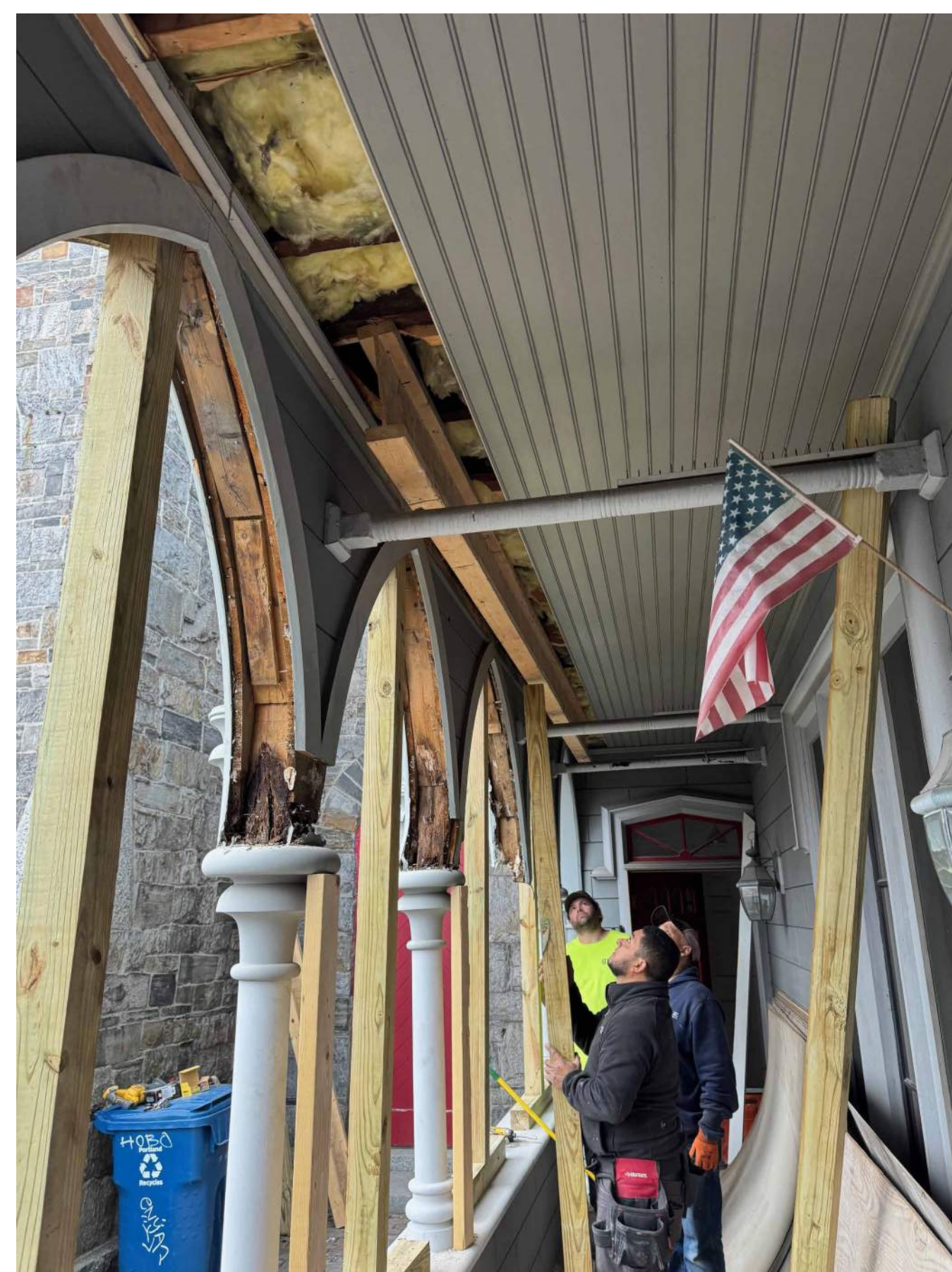
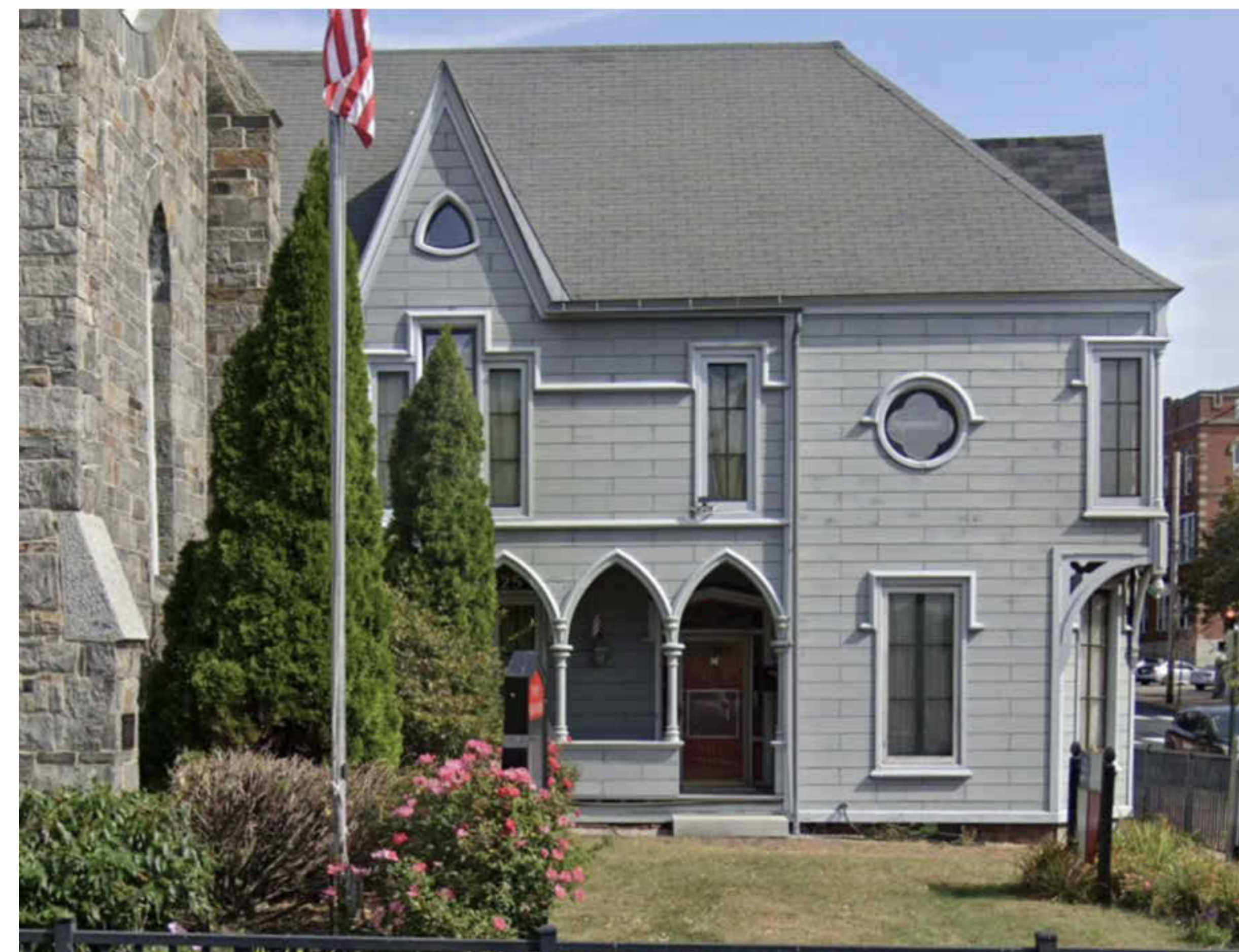
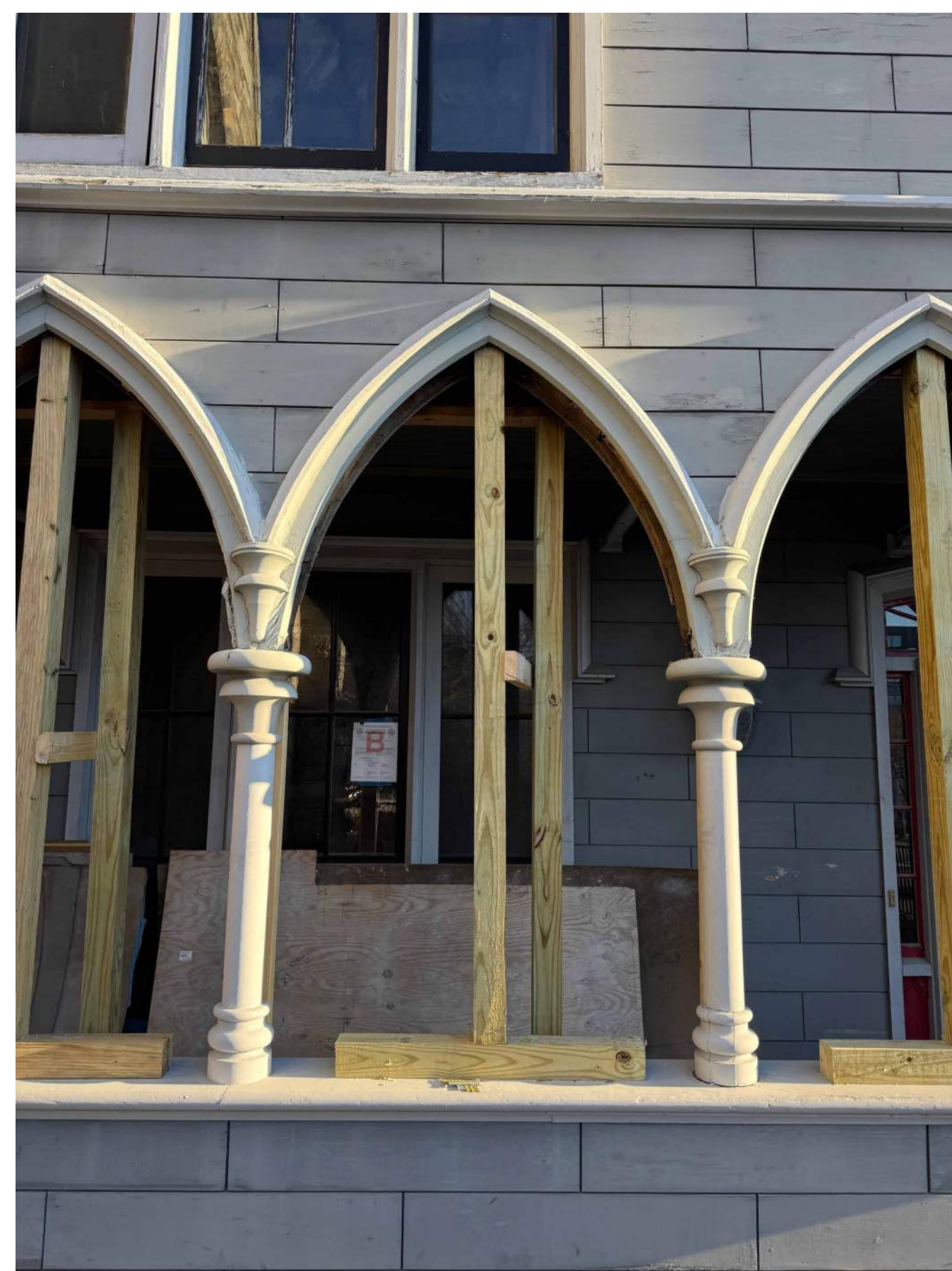
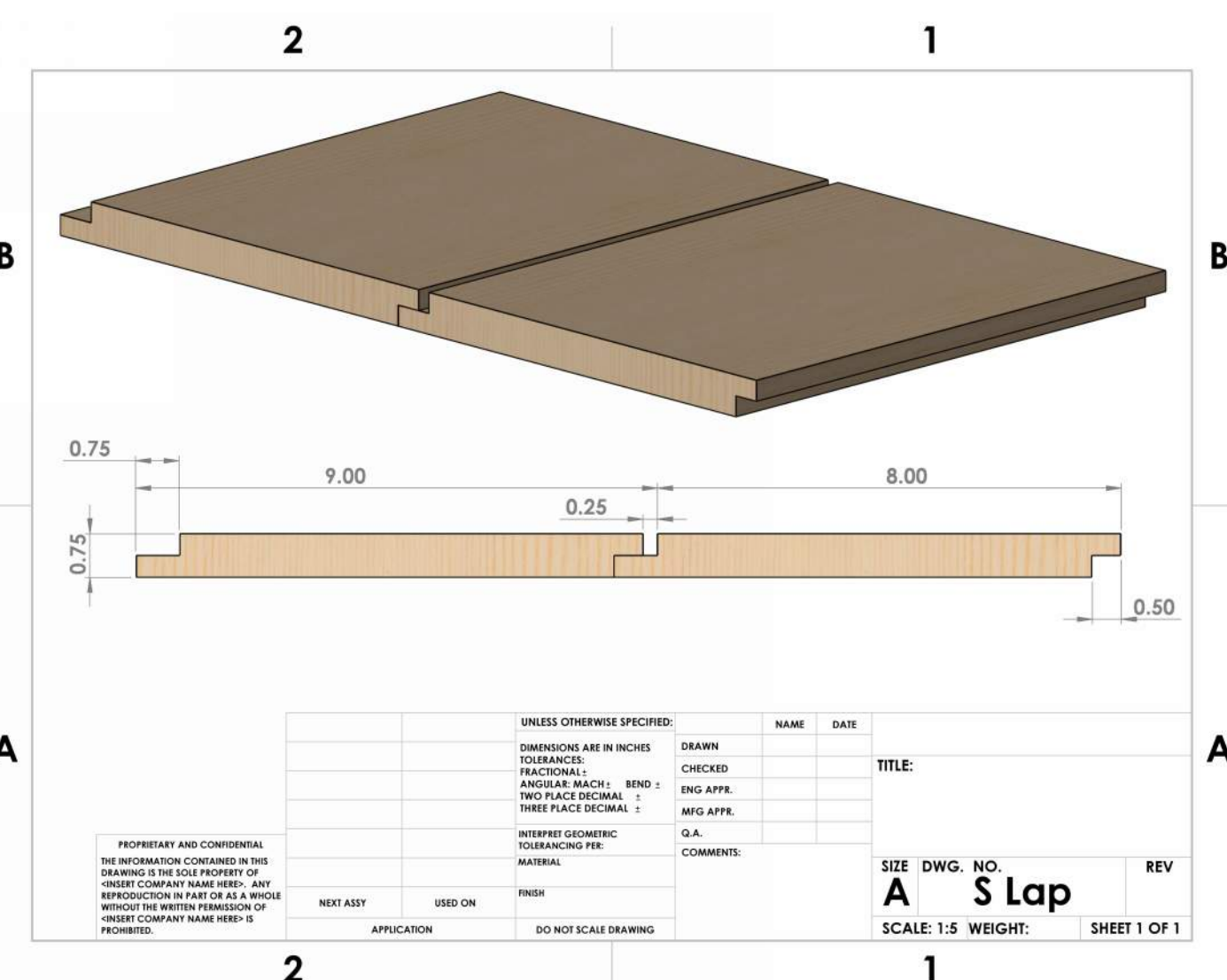
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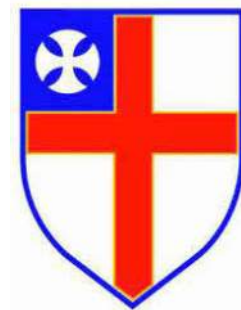
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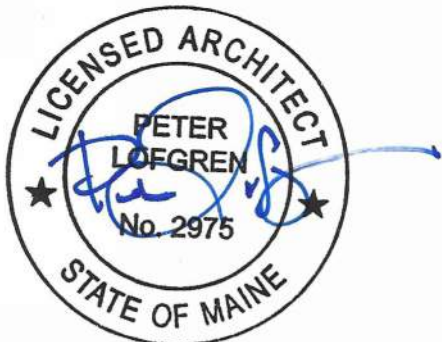
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RECTORY RENOVATION
HISTORIC
10 JULY 2026
No

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING NAME:

STRUCTURAL

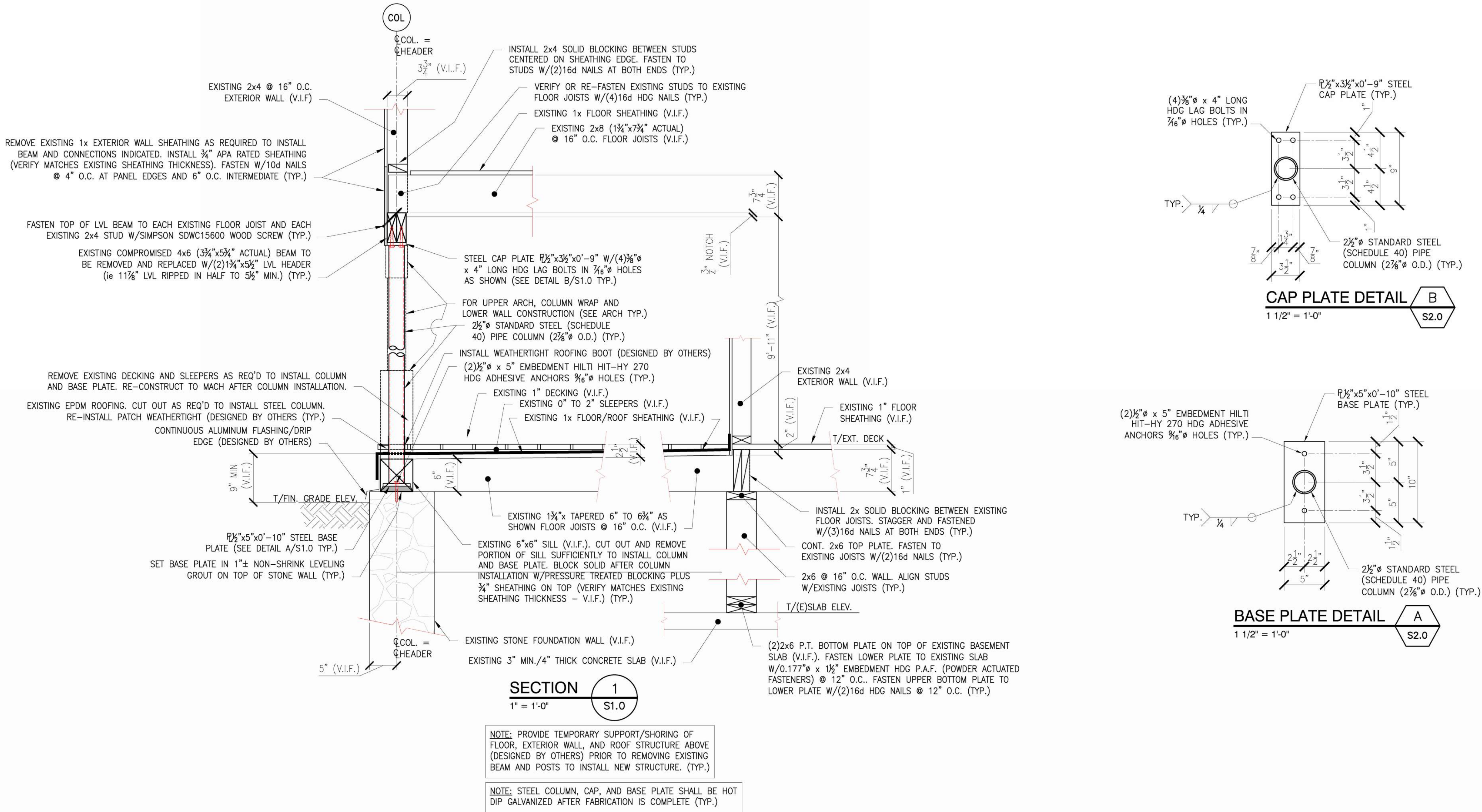
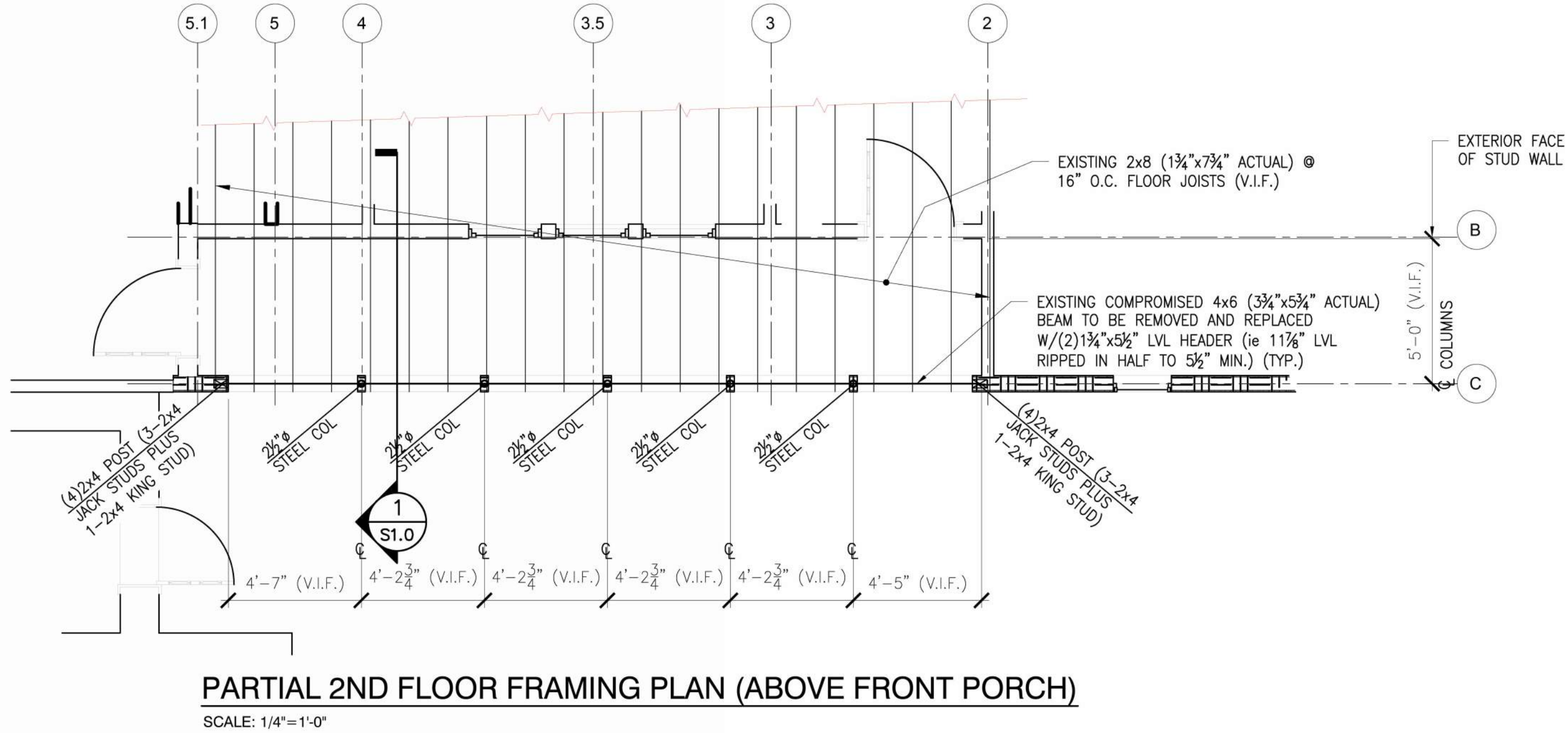
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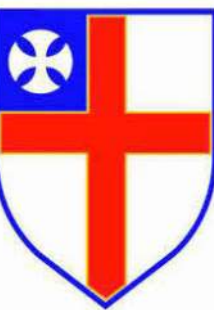
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DRAWING NUMBER:

A5.06





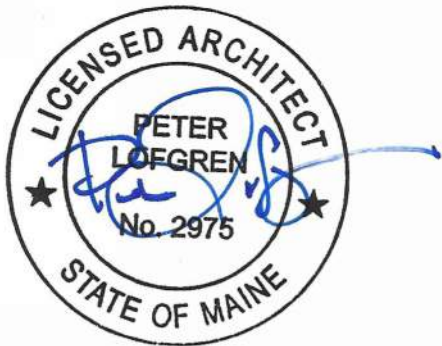
St. Paul's Church
Rectory Renovation

CLIENT
ST. PAUL'S CHURCH
REV. ANDREW FAUST
279 CONGRESS STREET
PORTLAND MAINE 04101
207.710.6484

LOFGREN CONSULTING ARCHITECT
PETER LOFGREN
119 ELTON STREET
PROVIDENCE RI 02906
617.388.4081
PETER@LOFGRENCARCH.COM

CONTRACTOR
GIL AGUILAR
GIL'S PROPERTY SERVICES
31 CONGRESS STREET
PAWTUCKET RI 02860
401.413.7088

CIVIL ENGINEER
QWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US RT 1
UNIT 10
FALMOUTH ME 04105
207.774.0424



RECTORY RENOVATION
HISTORIC
10 JULY 2026
No

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING NAME:

COLUMN BASE
AND CAPITAL

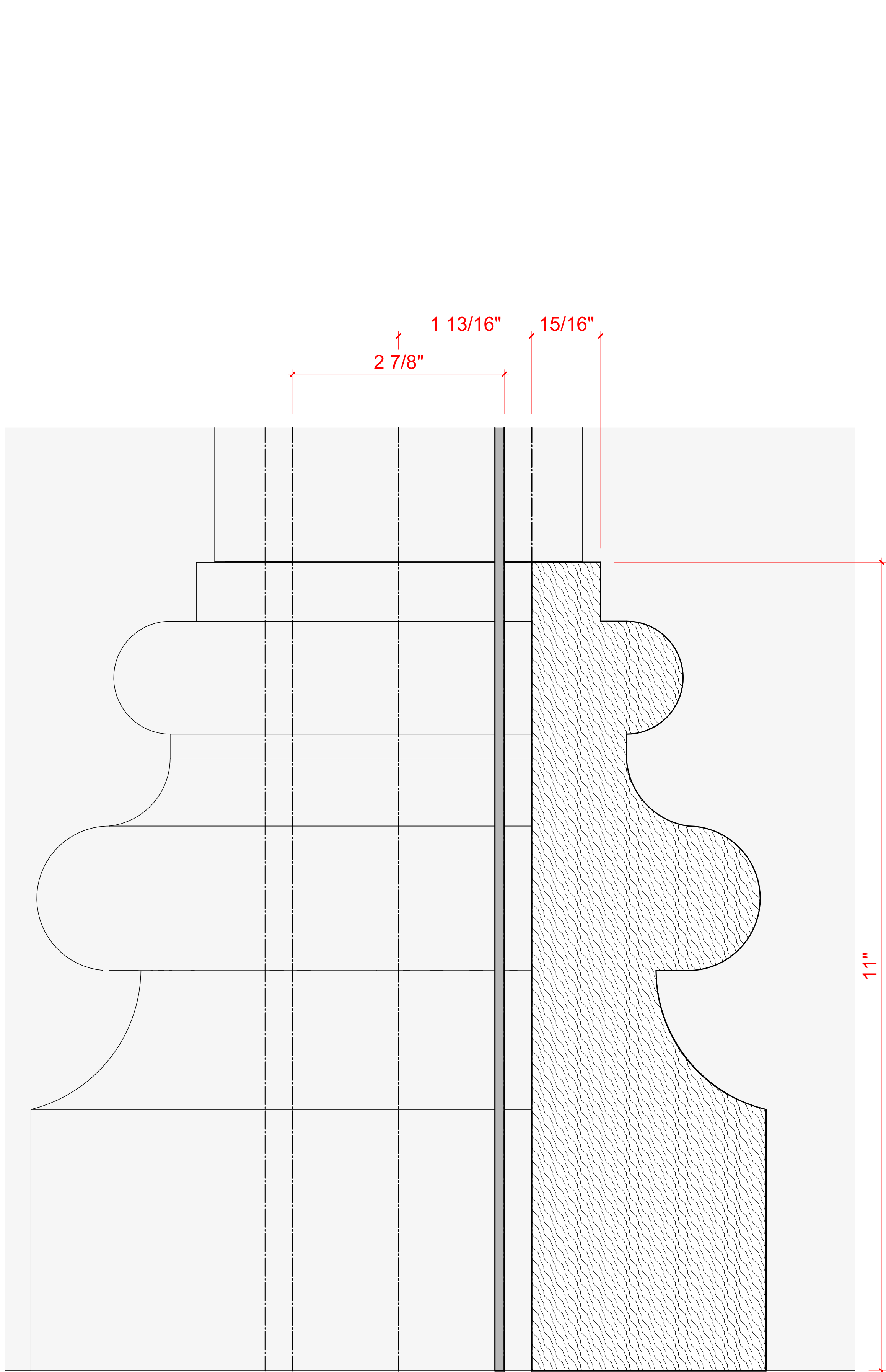
DATE:

SCALE: 12" = 1'-0"

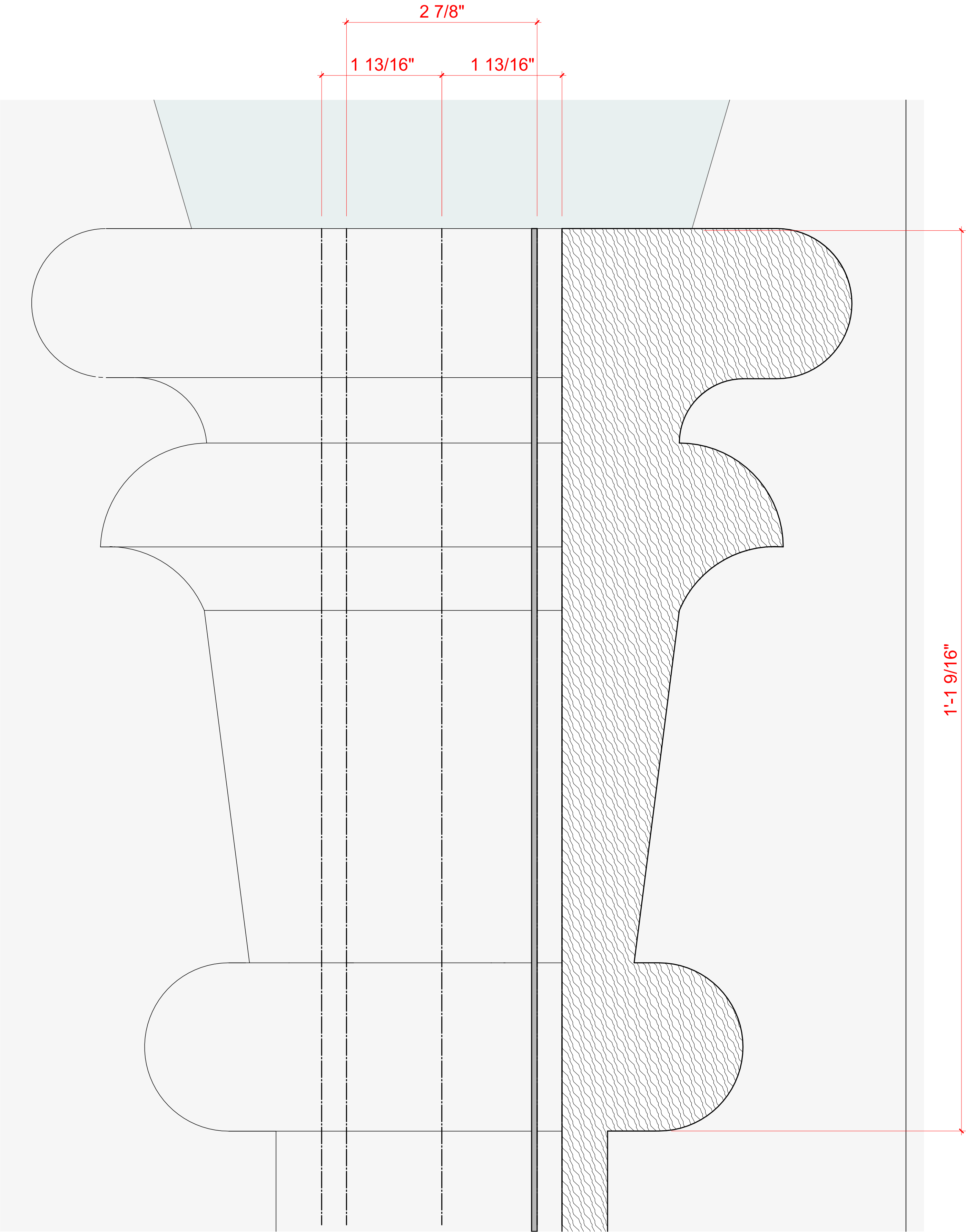
PROJECT NUMBER: 2301.00

DRAWING NUMBER:

A5.07



2 COLUMN BASE
12" = 1'-0"



1 CAPITAL
12" = 1'-0"

CITY OF PORTLAND
HISTORIC PRESERVATION BOARD
NOTICE OF DECISION



PROPERTY OWNER: St. Paul's Parish Church ("Applicant")
PROPERTY LOCATION: 279 Congress Street ("Property")
PROJECT ID: HP-00061-2026
HISTORIC DESIGNATION(S): Local Landmark in the India Street Historic District

FINDINGS OF FACT & CONCLUSIONS OF LAW

1. On February 23, 2026, the Applicant applied for approval of alterations to 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. On April 15, 2026 the Board held a Public Hearing to review the application, and voted to table the application, pending a revised scope of work from the application.
4. On August 5, 2026 the Board held a Public Hearing to review the revised application.
5. Based on the written materials, oral testimony, staff memoranda, and public comment received during the public hearing held on August 5, 2026, the Board finds as follows:

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

Standard A. Compatible use	
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.	
Standard Met?	Staff Comments
YES	The applicant provided a cover letter and drawings to demonstrate that the use of the rectory is not being changed. Thus, the Board finds this standard has been met.

Standard B. Retain historic features	
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.	

Standard Met?	Staff Comments
FOR BOARD DISCUSSION	The Board should consider whether the existing knee wall is a distinctive feature of the building.

Standard C. Historical accuracy

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.

Standard Met?	Staff Comments
FOR BOARD DISCUSSION	The Board should consider how the proposed changes to the knee wall impact the integrity of the building.

Standard D. Acquired significance

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.

Standard Met?	Staff Comments
YES	The Board finds that there are no previous alterations to the rectory building which have acquired significance. Therefore, the applicant is not proposing changes to any alterations which have acquired significance in their own rights. Thus, the Board finds this standard has been met.

Standard E. Distinctive features

Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize the building, structure, object, or site shall be retained and preserved.

Standard Met?	Staff Comments
YES	The applicant provided a project description and drawings to demonstrate that efforts will be made in residing the building to ensure that the distinctive trim details of the building will be retained. Additionally, the Board has included a condition of approval requiring that final details related to the siding and trim will be reviewed and approved by staff to further ensure that the character of the building is retained throughout the rehabilitation. Thus, the Board finds this standard has been met.

Standard F. Repair rather than replace

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.

Standard Met?	Staff Comments
---------------	----------------

YES	The applicant has provided a project description and drawings, demonstrating that the siding needs to be replaced with new siding and sheathing, and that the porch columns are deteriorated and undersized. The applicant is otherwise proposing to retain existing trim and repair and replace only as needed. Thus, the Board finds this standard has been met.
-----	--

Standard G. Surface cleaning	
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.	
Standard Met?	Staff Comments
NOT APPLICABLE	The Board finds this standard is not applicable to the proposed scope because the applicant provided a project description and plans to demonstrate that no surface cleaning is planned.

Standard H. Archaeological resources	
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.	
Standard Met?	Staff Comments
NOT APPLICABLE	The Board finds this standard is not applicable to the proposed scope because the India Street Historic District designation materials do not identify significant archaeological resources on this site.

Standard I. Differentiation and contemporary design	
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.	
Standard Met?	Staff Comments
FOR BOARD DISCUSSION	The Board should consider whether the proposed design approach to the knee wall is appropriately differentiated and compatible.

Standard J. Reversibility	
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.	
Standard Met?	Staff Comments
YES	The applicant provided a project summary and plans that describe the

	proposed work. The Board finds that the proposed work will not significantly alter the essential form and integrity of the building, and any minor changes could be easily reversed 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-00061-2026 from August 5, 2026.

Brad Miller, Chair

Date

DRAFT

July 9, 2026

Evan Schueckler
Historic Preservation Program Manager
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: 43 St Lawrence Street - Design Narrative

The proposed building to be located on St. Lawrence Street in Portland's Munjoy Hill Historic District consists of 7 residential units with common amenity space. The building is a 4 story structure along the street.

Prior to developing the building concept we spent much time walking the surrounding streets, analyzing existing streetscapes, building massing, forms, materials and textures. This approach allowed us to develop a design concept that is grounded by the existing neighborhood context but reflects our contemporary time.

The neighborhood is comprised of a diverse palate of Architectural forms, and time periods of design and construction. St. Lawrence Street and the surrounding neighborhood blocks have a variety of Architectural forms and massing from single family homes to 4 story multi-family structures.

The proposed building is a 4 story multi-family structure with a flat roof. The massing along St. Lawrence street consists of a central recessed zone containing the building entry and stacked porches above. The recess scales the facade and breaks up its massing, we have also designed projecting bays within each side of the flanking massing on the street. The two bays along the street are found within the neighborhood context, but also were present on the previous building that existed on the site. To vertically scale the building we have designed a heavier one story masonry base with three stories of lighter lap siding above. This vertical scaling is prominent within the district, buildings with three story lap siding masses set on brick masonry bases as the street level. We have included precedent examples of these within the attached submission package for reference. The building has occupied roof

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101

decks for each of the top floor units, these are accessed via spiral stairs and small rooftop appurtenances located centrally on the roof for minimal visibility from the surrounding streets. We are proposing a light metal guardrail, light in color to blend with the sky. We are also proposing screening at the deck edge to visually screen each deck as well as the rooftop mechanical equipment, these elements are all light in color to visually blend with the sky.

The siding materials proposed are factory finished fiber-cement lap siding and red brick masonry, chosen for their crisp appearance and long term durability. The windows proposed are dark in color to compliment the siding colors and also further reinforce the crisp simplicity of the design. The roofing proposed is an EPDM roof membrane.

We look forward to discussing the project at the upcoming Historic Preservation Board workshop.

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101

HISTORIC PRESERVATION APPLICATION

REVISION #1: JULY 20th, 2026





43 ST LAWRENCE ST
PORTLAND, ME 04101

1 OVERALL SITE MAP

RESIDENCES

43 ST LAWRENCE ST - PORTLAND, MAINE



29 ST. LAWRENCE ST



28 ST. LAWRENCE ST



62 ST LAWRENCE ST



77 ST. LAWRENCE ST



91 ST. LAWRENCE ST



29 ST. LAWRENCE ST



40 ST. LAWRENCE ST



65 ST. LAWRENCE ST



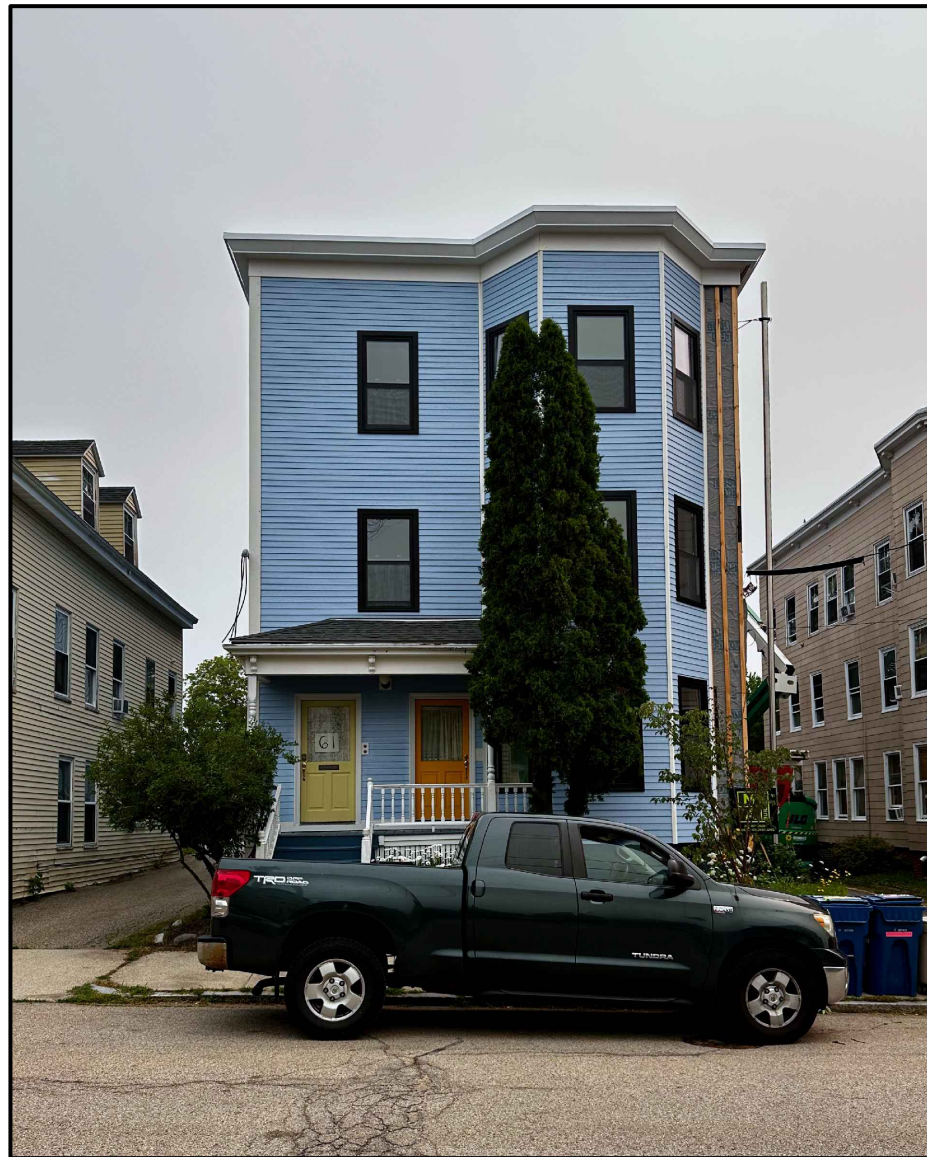
46-46 ST. LAWRENCE ST



57-59 ST. LAWRENCE ST



35 ST. LAWRENCE ST



61 ST. LAWRENCE ST



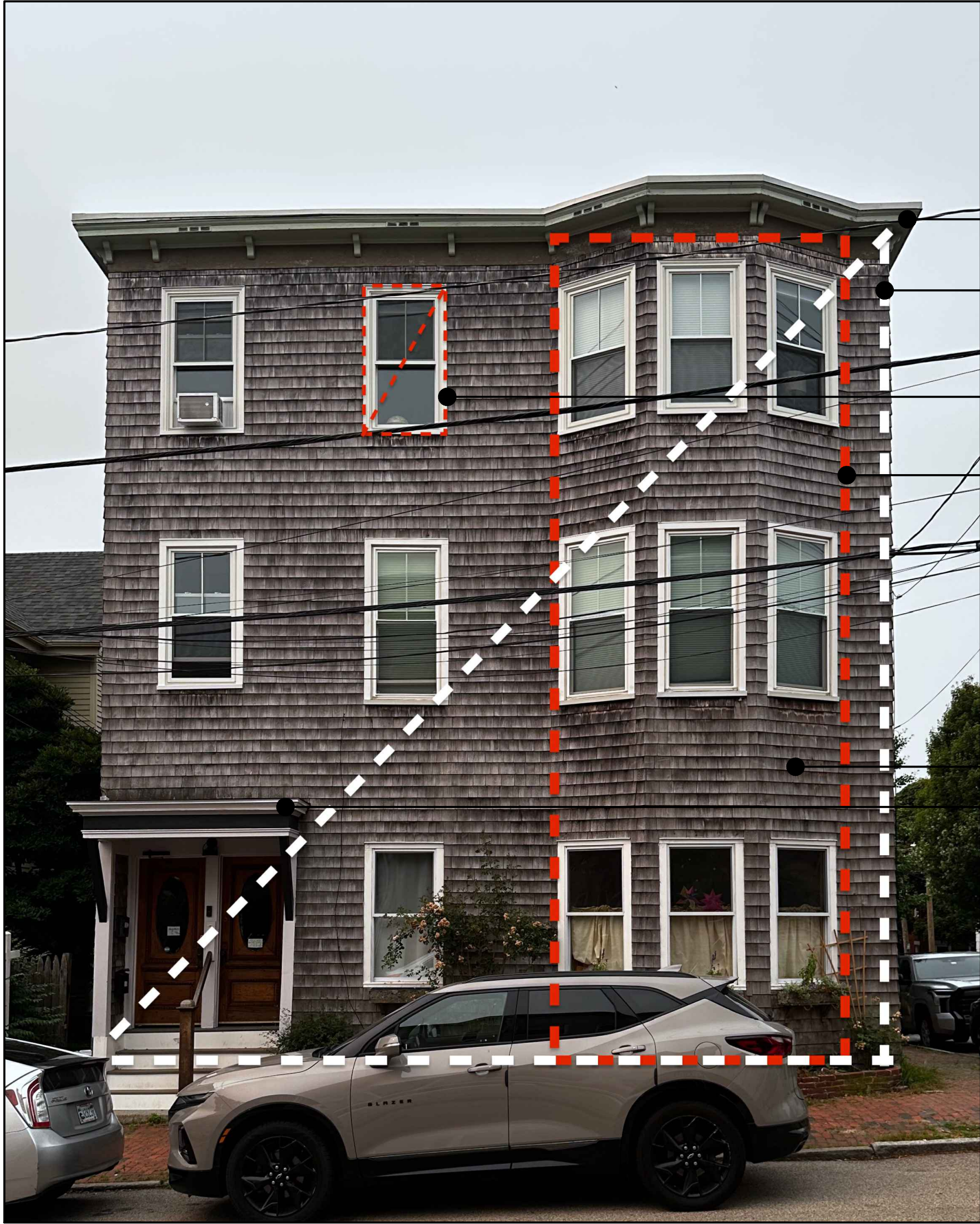
50 ST. LAWRENCE ST



56 ST. LAWRENCE ST

NEIGHBORHOOD CONTEXT OVERVIEW

The Munjoy Hill neighborhood is one of Portland's most beloved communities. Defined by a compact, urban block pattern, and rich collection of 19th and 20th century residential buildings. The homes reflect a varying array of ornamentation in the styles of Italianate, Greek Revival, Queen Anne, and Colonial. Taking a closer look onto St. Lawrence St - the majority of structures are either 2-1/2 stories with tall gables or 3-4 stories with flat roofs and prominent overhangs. At either end of St. Lawrence St, new development has increased the average height of structures to be 4-5 stories tall. Lot layouts are typically, thin and deep, with most buildings capitalizing on their lot size and building quite closely to their neighbors, typically with just a small driveway between.



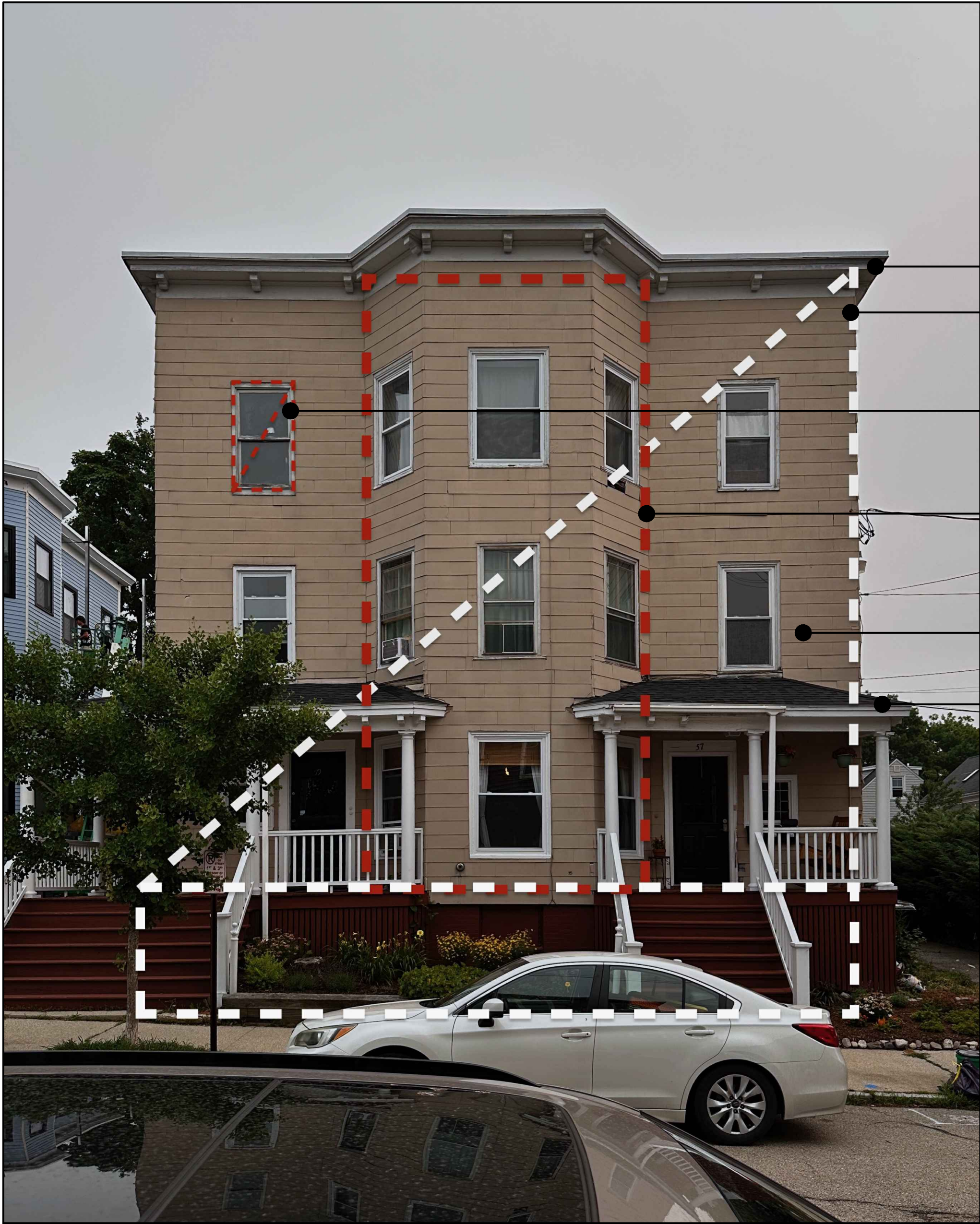
62 ST LAWRENCE ST

- HEIGHT- 3 STORY + SHORT BASE
- FLAT ROOF - OVERHANG WRAPS AROUND BAY
- SQUARE / VERTICAL BUILDING PROPORTIONS - NEAR SQUARE DIMENSIONALLY, BUT FEELS TALLER BECAUSE OF THE PROMINENT BAY BUMP OUT AND TALL WINDOWS
- VERTICALLY PROPORTIONED FENESTRATION - DOUBLE HUNG WINDOWS, SYMMETRICAL ACROSS FLOORS ~15% VOIDS TO SOLID RATIO
- FULL HEIGHT BAY
- MATERIALITY- CEDAR SHAKES. WHITE TRIM
- PROMINENT COVERED ENTRY- LOCATED AT CORNER OF BUILDING. PROJECTING STAIRCASE.



29 ST. LAWRENCE ST

- HEIGHT- 4 STORIES. 1 STORY BRICK. 3 STORIES CLAPBOARD
- FLAT ROOF - OVERHANG IS EXTENDED BEYOND BAY
- VERTICAL BUILDING PROPORTIONS - HORIZONTAL BASE SUPPORTING A VERTICALLY PROPORTIONED MASS
- VERTICALLY PROPORTIONED FENESTRATION - VARYING SIZED DOUBLE HUNG WINDOWS, SYMMETRY ALONG BAY, BUT VARIED ELSEWHERE ~15% VOIDS TO SOLID RATIO
- FULL HEIGHT BAY
- PROMINENT COVERED ENTRY- LOCATED AT CORNER OF BUILDING. RAISED ABOVE GRADE WITH A PROMINENT STAIRCASE ACCESS
- MATERIALITY- CLAPBOARD AND BRICK
- SINGLE STORY BRICK



57-59 ST LAWRENCE ST

- HEIGHT- 3 STORY + HALF STORY BASE
- FLAT ROOF - OVERHANG WRAPS AROUND BAY
- SQUARE / VERTICAL BUILDING PROPORTIONS - NEAR SQUARE DIMENSIONALLY, BUT FEELS TALLER BECAUSE OF THE PROMINENT BAY BUMP OUT AND TALL WINDOWS
- VERTICALLY PROPORTIONED FENESTRATION - DOUBLE HUNG WINDOWS, SYMMETRICAL ACROSS FLOORS ~15% VOIDS TO SOLID RATIO
- CENTERED FULL HEIGHT BAY
- MATERIALITY- HORIZONTAL SIDING. BRICK BASE. BRICK COLORED DECK.
- PROMINENT COVERED ENTRY- LOCATED AT EITHER CORNER OF BUILDING. PROJECTING STAIRCASE.



61 ST LAWRENCE ST

- HEIGHT- 3 STORY + SHORT BASE
- FLAT ROOF - OVERHANG WRAPS AROUND BAY
- VERTICAL BUILDING PROPORTIONS
- VERTICALLY PROPORTIONED FENESTRATION - DOUBLE HUNG WINDOWS, SYMMETRICAL ACROSS FLOORS ~15% VOIDS TO SOLID RATIO
- OFFSET FULL HEIGHT BAY
- MATERIALITY- HORIZONTAL SIDING. BRICK BASE. WHITE TRIM AND DECK.
- PROMINENT COVERED ENTRY- LOCATED AT CORNER OF BUILDING. PROJECTING STAIRCASE.



43 ST. LAWRENCE ST LOT LOOKING EAST



43 ST. LAWRENCE ST LOT LOOKING WEST



CONTEXTUAL FIGURE GROUND

Munjoy Historic District is a neighborhood with a great deal of variety when it comes to building footprints. Additions and modifications throughout the years has led to most structures having asymmetrical shapes and sizes. The uniformity of the neighborhood comes from a few key characteristics: uniform setbacks from the street, footprints that are typically deeper than they are wide, and front entries or bays that protrude toward the street.

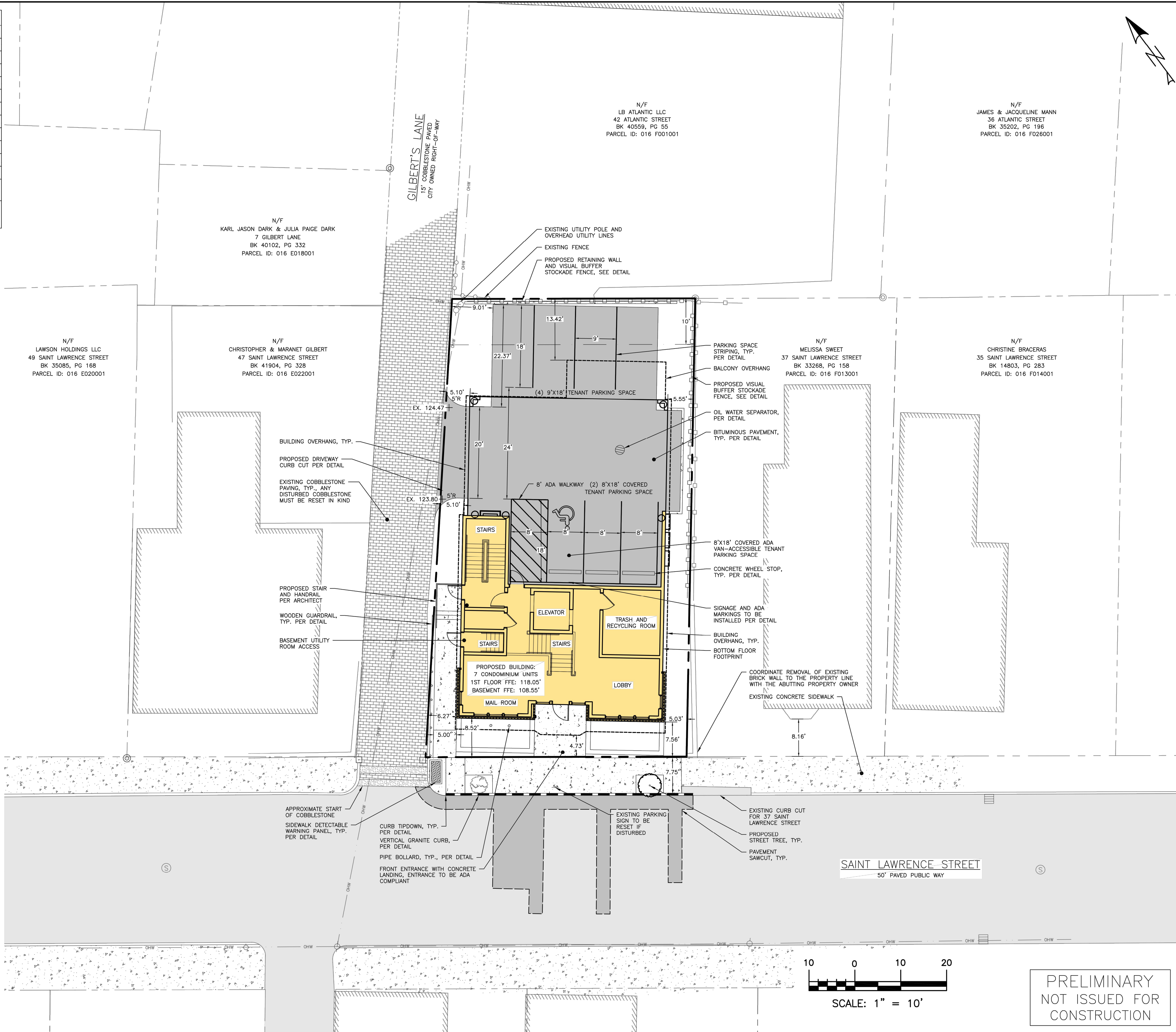
We have designed a new structure that aligns with character of the neighborhood. It is of similar width to its neighbor to its left, and is as long as its neighbors on both sides. The double bays will blend the wider structure into its context by providing verticality to the front face. The new structure is set back an equal distance from the street as its adjacent neighbors.

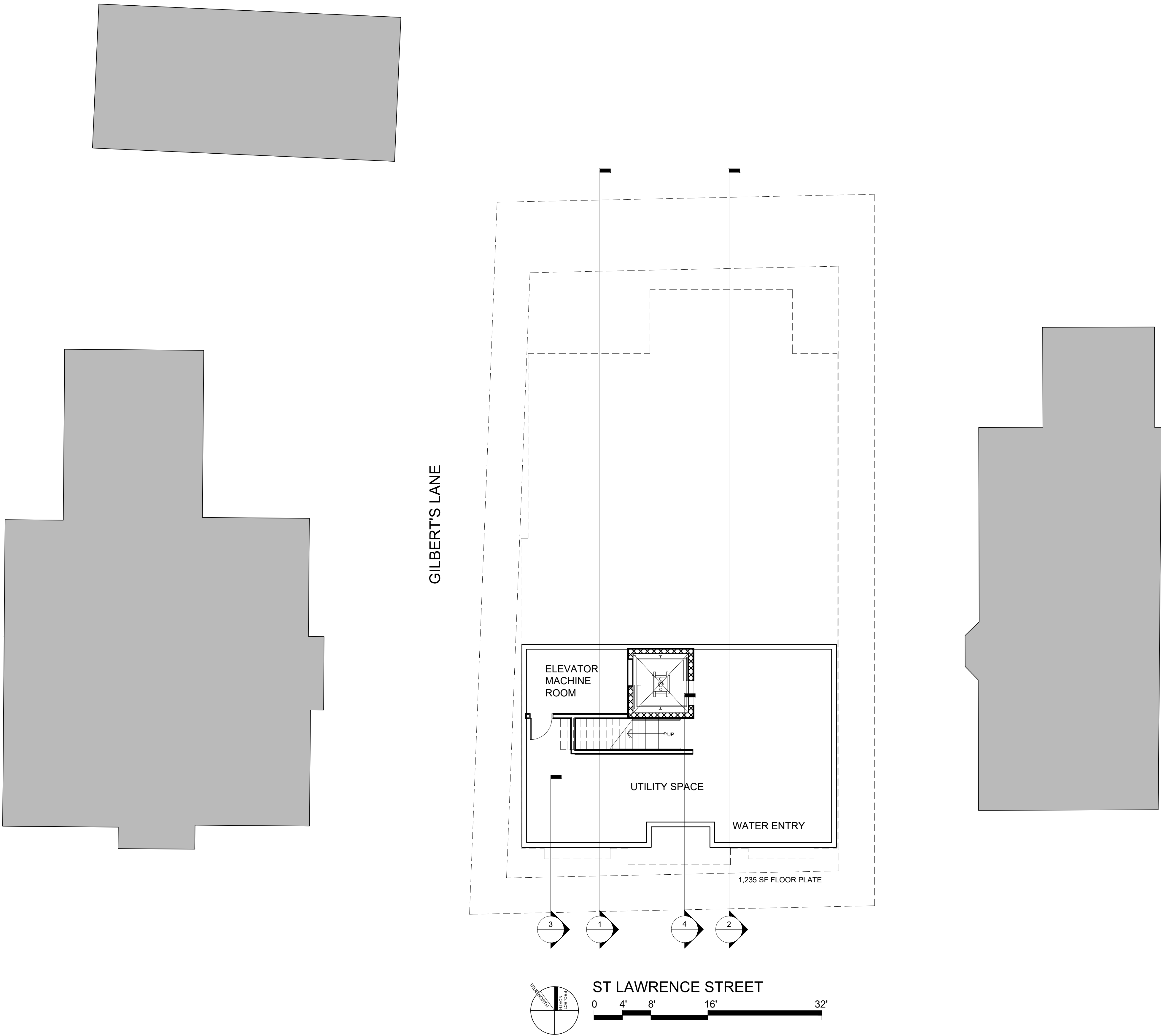
- CONTRIBUTING BUILDING
- NON - CONTRIBUTING BUILDING
- MUNJOY HISTORIC DISTRICT
- PROPOSED BUILDING

SPACE AND BULK STANDARDS			
RESIDENTIAL (RN-4) ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
MAXIMUM NET RESIDENTIAL DENSITY	725 SF/UNIT ¹	1,372 SF/UNIT	784 SF/UNIT
MINIMUM LOT AREA	2,000 SQ FT	5,491 SQ. FT.	5,491 SQ. FT.
MIN. STREET FRONTAGE	20 FT	57 FT	57 FT
MIN. FRONT YARD SETBACK	3.16 FT ²	7.33 FT	7.56 FT
MIN. SIDE YARD SETBACK	5 FT ³	0 FT	5.03 FT
MIN. REAR YARD SETBACK	10 FT	29.51 FT	13.42 FT
MAX. BUILDING HEIGHT	45 FT ⁴	3-STORY	45 FT
MAX. LOT COVERAGE (RESIDENTIAL USE)	60%	30%	54.9%
MIN. LANDSCAPED OPEN SPACE RATIO	20%	15%	22.3%
1. 1,500 SF/UNIT FOR TOWNHOUSES.			
2. 5 FT OR THE AVERAGE OF ADJACENT FRONT YARDS MINUS 5 FT. (8.16' - 5' = 3.16')			
3. 5 FT., EXCEPT THAT A SIDE SETBACK MAY BE REDUCED TO NOT LESS THAN 0 FT. PROVIDED THAT THE CUMULATIVE SIDE YARDS ARE NOT LESS THAN 10 FT. 3 FT FOR DETACHED STRUCTURES.			
4. 35 FT., EXCEPT 45 FT. FOR BUILDINGS WITH 3 OR MORE DWELLING UNITS. IN ALL CASES, HEIGHT SHALL BE LIMITED TO 35 FT. WITHIN 15 FT. OF A REAR LOT LINE WHEN ABUTTING AN RN-1, RN-2, OR RN-3 ZONE. 18 FT FOR DETACHED ACCESSORY STRUCTURES.			

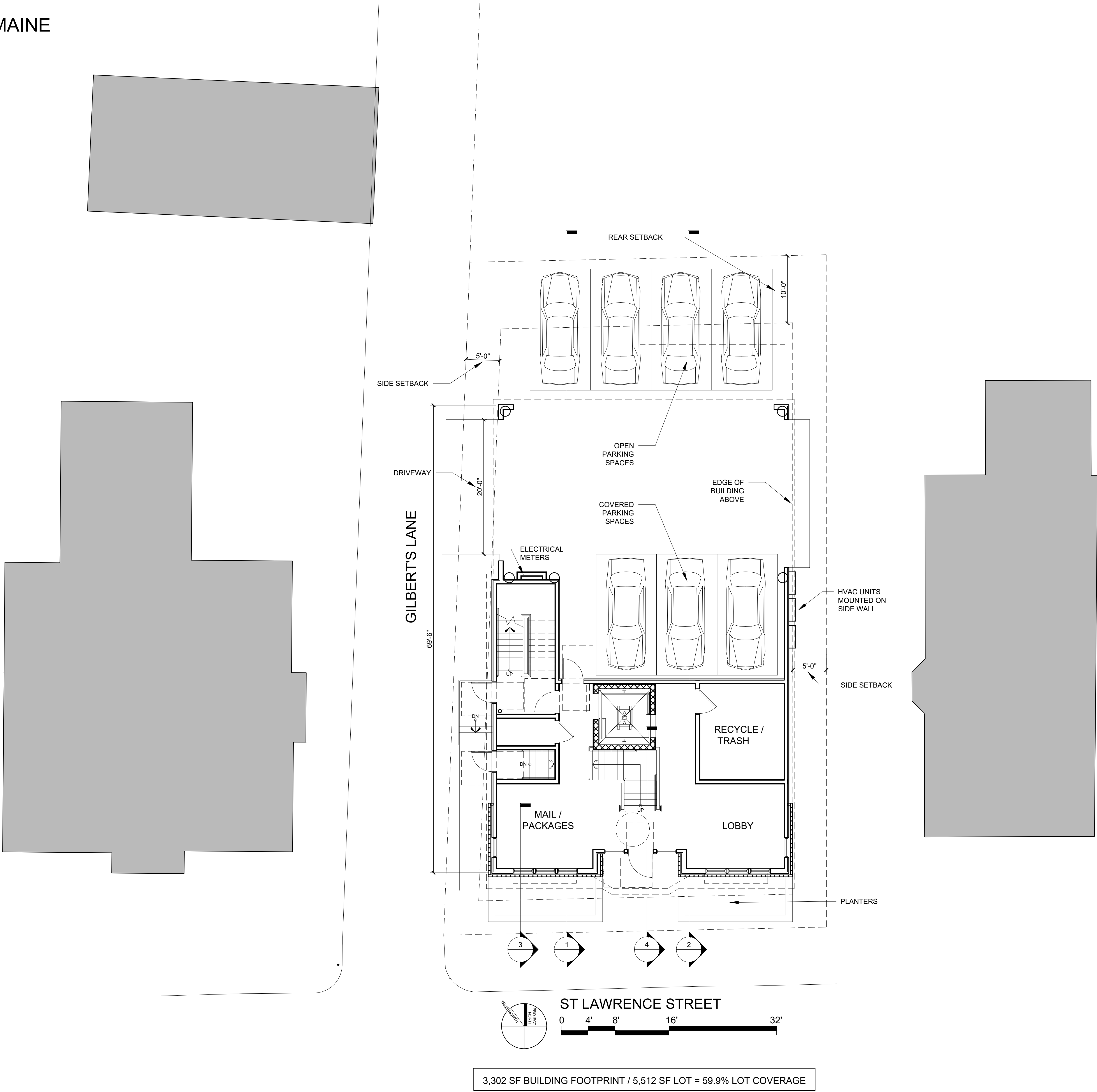
GENERAL NOTES:

- OWNER OF RECORD: HERBERT MOORE
TAX MAP 16 LOT F012001
CCRD BOOK 42200 PAGE 181
- THE PARCEL SHOWN ON CITY OF PORTLAND TAX MAP 16 LOT F012001 WITH AN AREA OF 5,500 S.F. (0.12 ACRES).
- BOUNDARY, TOPOGRAPHIC, AND EXISTING SITE INFORMATION IS FROM PLAN REFERENCE A.
- PLAN REFERENCES:
A. "BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY AT 43 SAINT LAWRENCE STREET PORTLAND, MAINE" BY ACORN ENGINEERING, INC. PREPARED FOR TREGUNTER REAL ESTATE MANAGEMENT LLC, 251 WEST 92ND ST., SUITE 5C, NEW YORK, NY, 10025, COMPLETED 05/2026.
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83 OBTAINED BY POST PROCESSED GPS OBSERVATION.
- ELEVATIONS ARE BASED ON NAVD88 OBTAINED BY POST PROCESSED GPS OBSERVATION.
- THE PARCEL AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 23005C0711F, EFFECTIVE JUNE 20, 2024.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- THE PROPOSED BUILDING IS REQUIRED TO MEET OR EXCEED ALL PERTINENT NFPA FIRE SAFETY CODES AND STANDARDS. SPRINKLERS WILL BE INSTALLED IN THE PROPOSED BUILDING AS PART OF THE FIRE PROTECTION INFRASTRUCTURE.
- ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
- ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
- ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
- CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
- ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
- CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.





1 BASEMENT PLAN
1/8" = 1'-0"

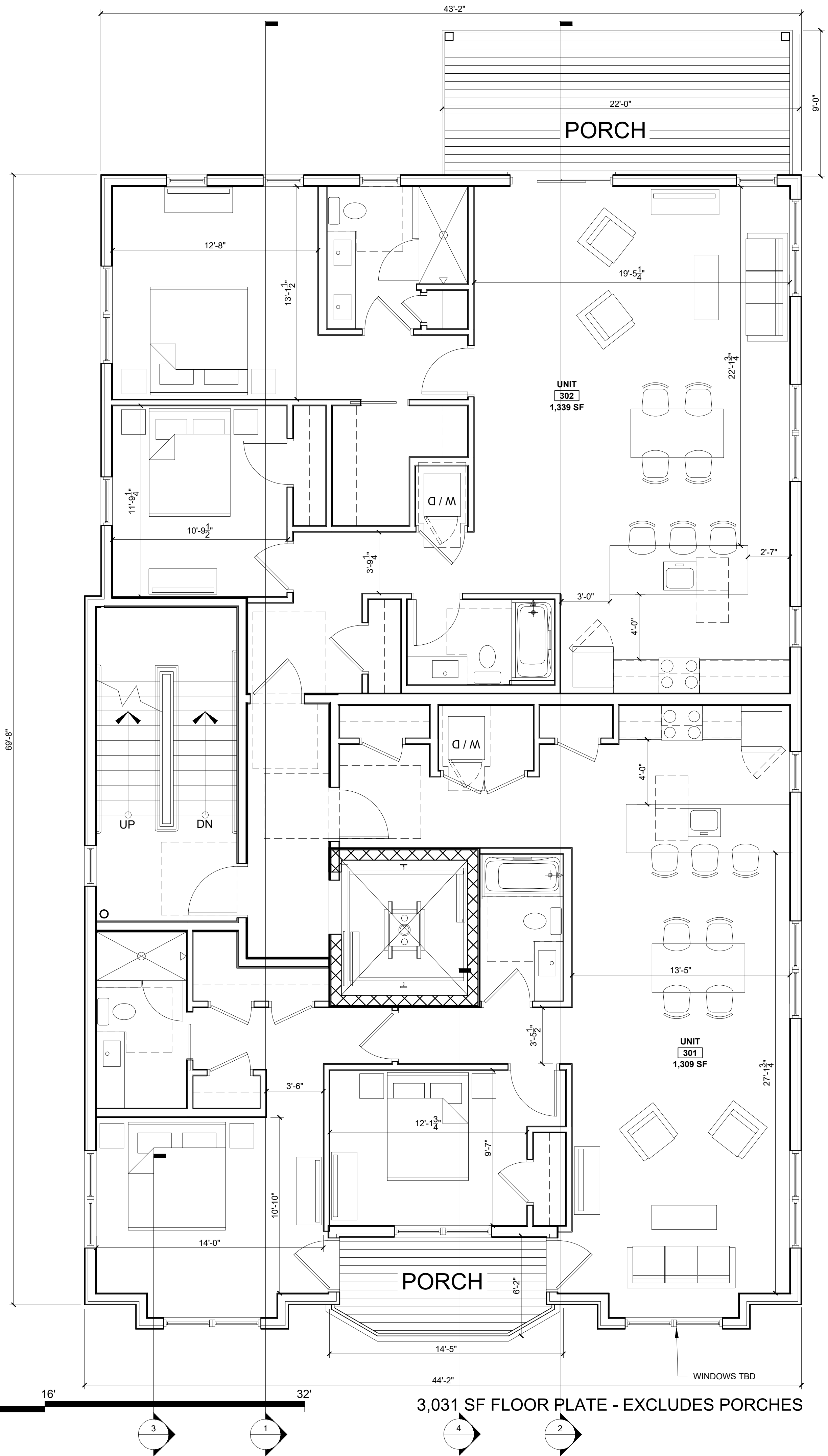


1 FIRST FLOOR PLAN
1/8" = 1'-0"

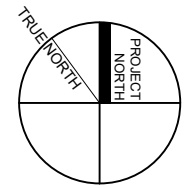
43 ST LAWRENCE ST - PORTLAND, MAINE

NOT FOR CONSTRUCTION

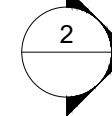
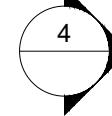
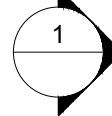
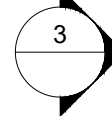




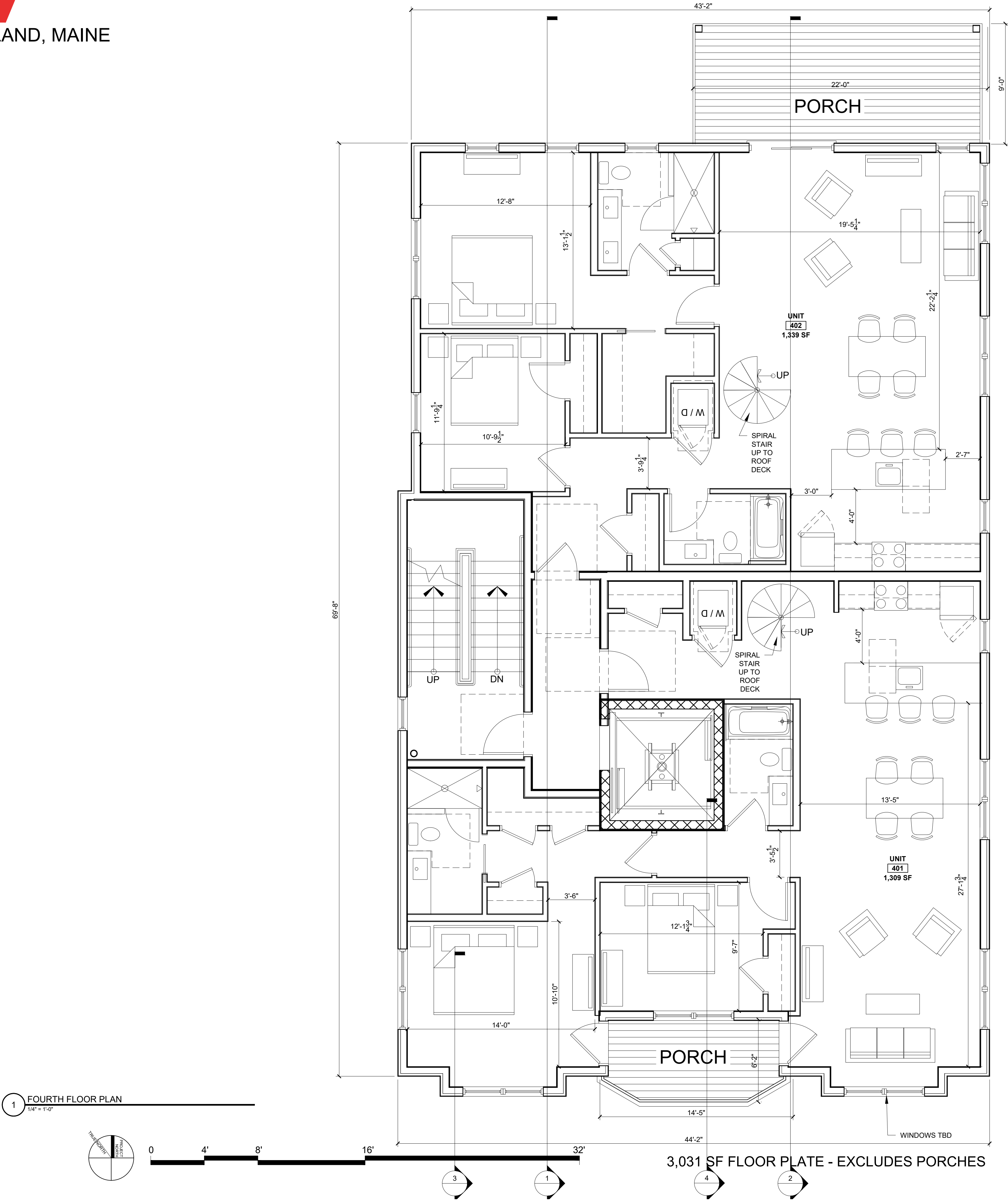
1 THIRD FLOOR PLAN
1/4" = 1'-0"

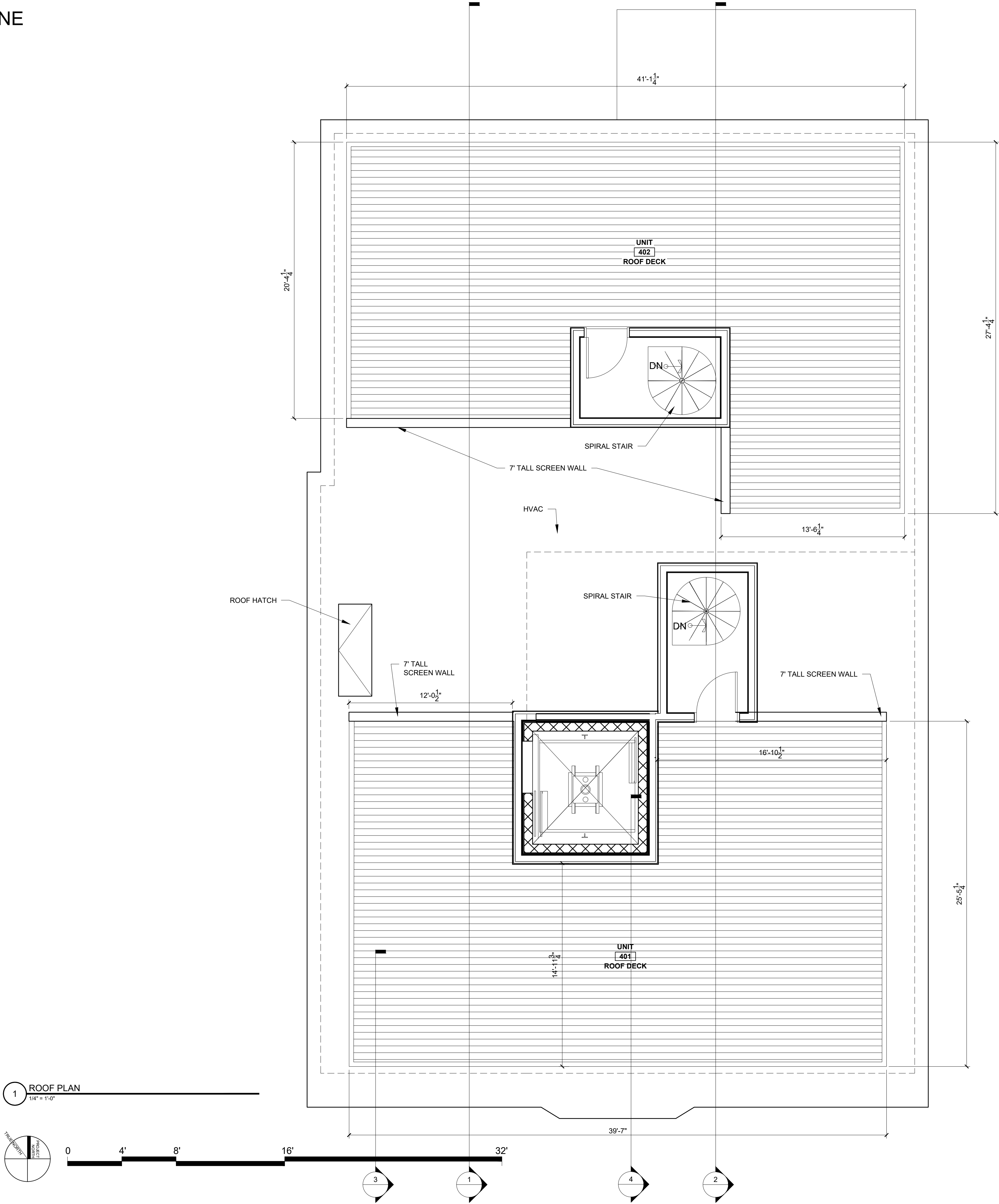


0 4' 8' 16' 32'



WINDOWS TBD







SIDING MATERIALS



LAP SIDING, 5" REVEAL:
JAMES HARDIE
ARCTIC WHITE

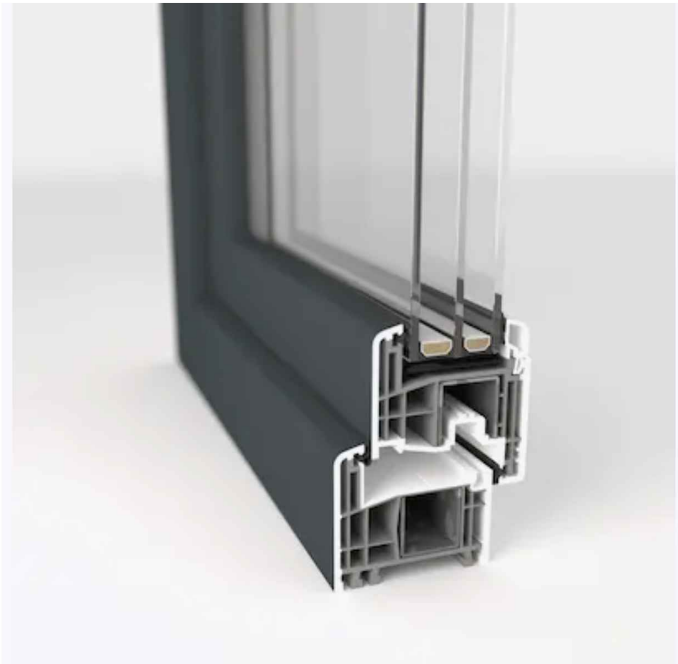


FULL BRICK:
GENERAL SHALE CAMBRIDGE
MODULAR CORED

WINDOWS

[S 8000: Classic Rounded Style](#)

The S 8000 system boasts a timeless design with outstanding performance, delivering a perfect balance of aesthetics, functionality, and value.



GEALAN TILT-TURN
COLOR: SMOOTH BLACK

1 SOUTH ELEVATION
1/4" = 1'-0"



SIDING MATERIALS



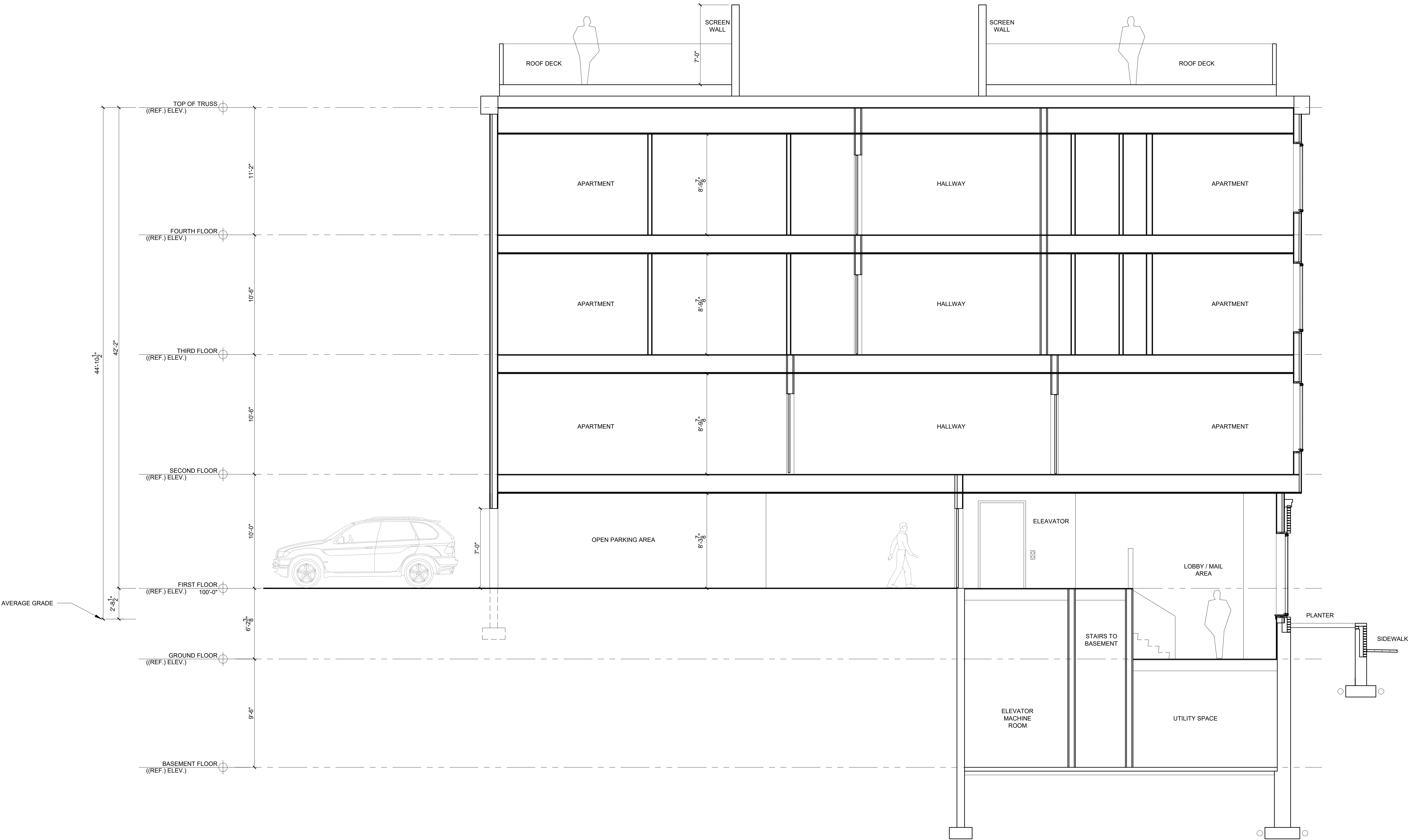
LAP SIDING, 5" REVEAL:
JAMES HARDIE
ARCTIC WHITE



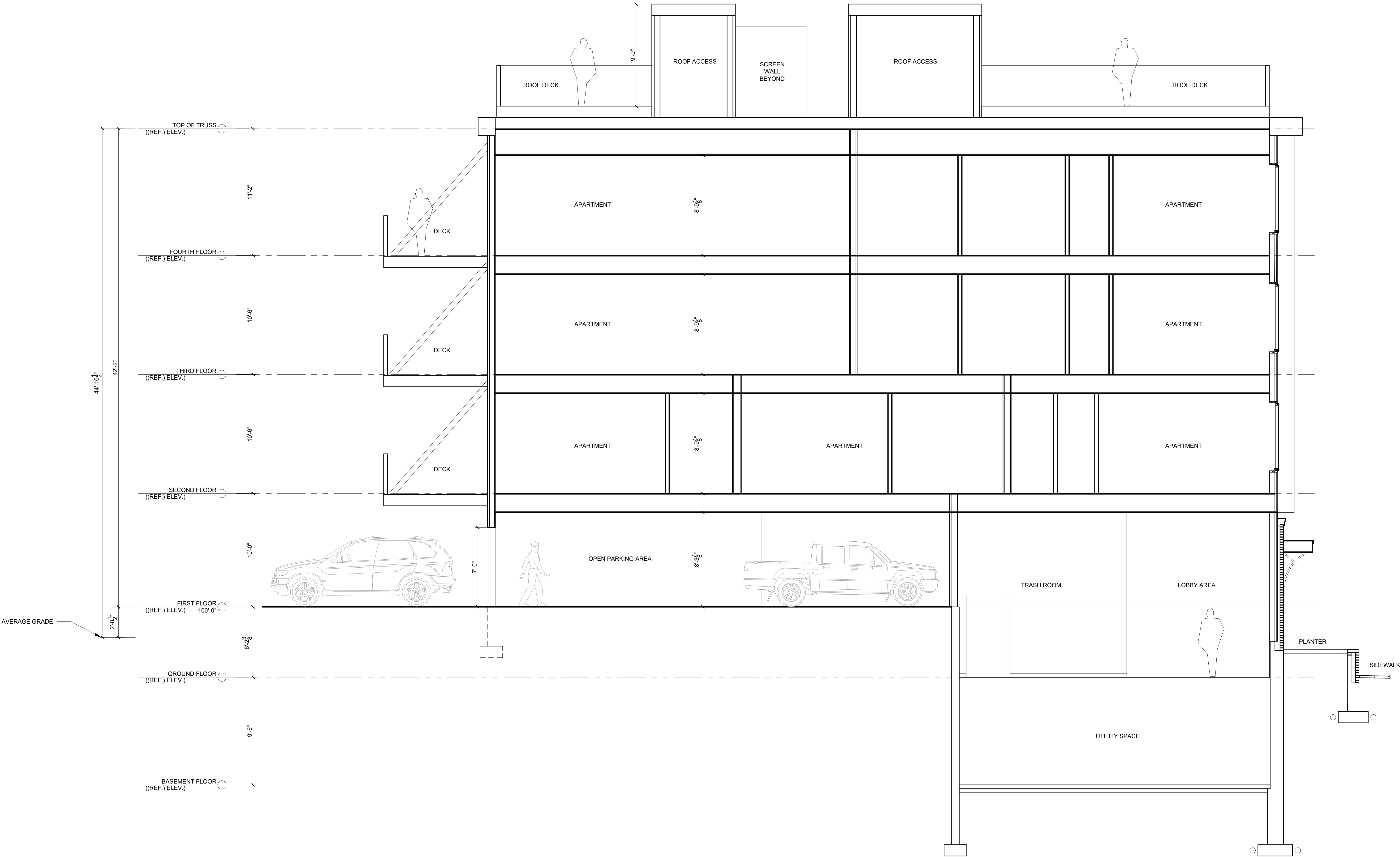
FULL BRICK:
GENERAL SHALE CAMBRIDGE
MODULAR CORED



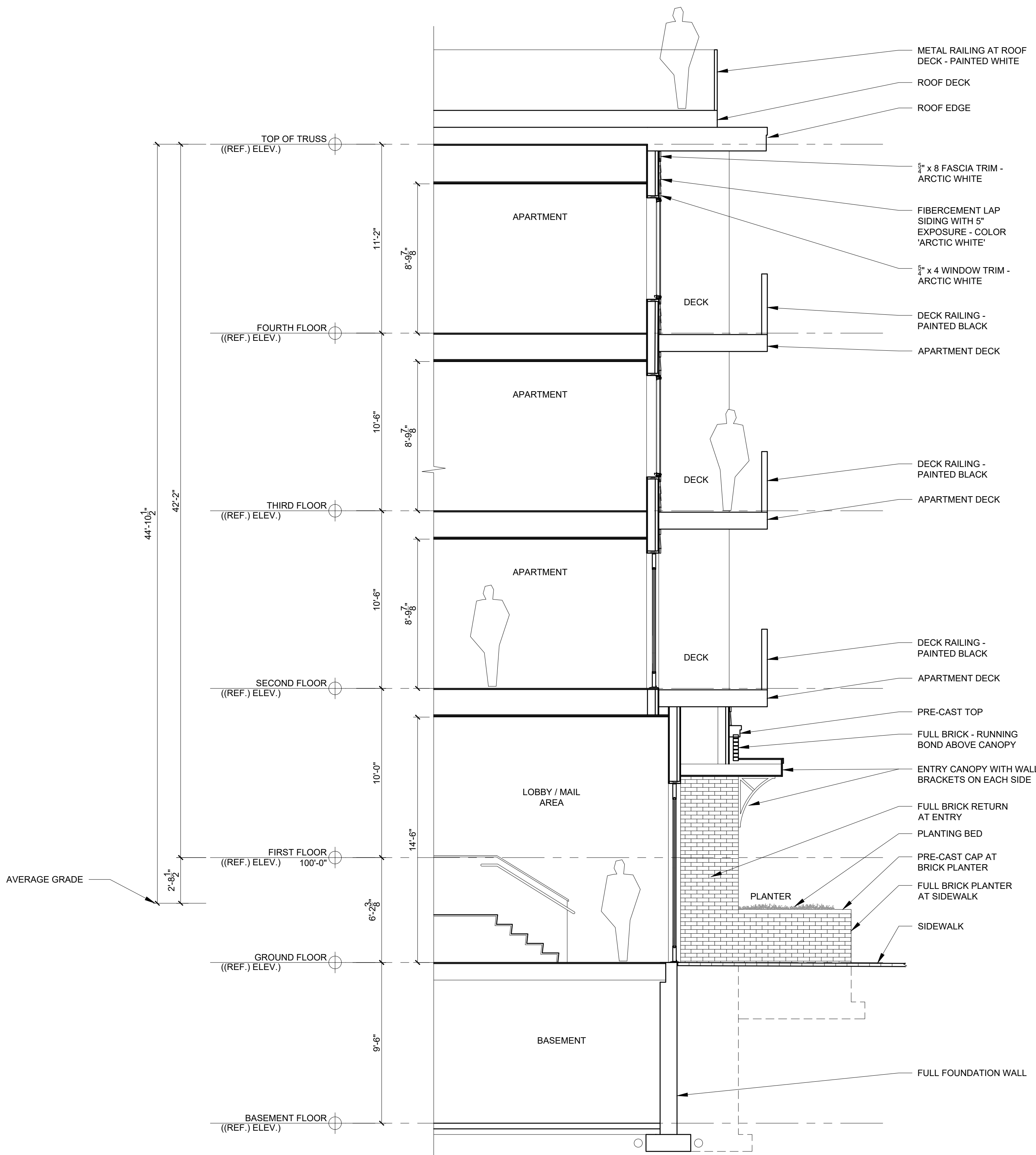




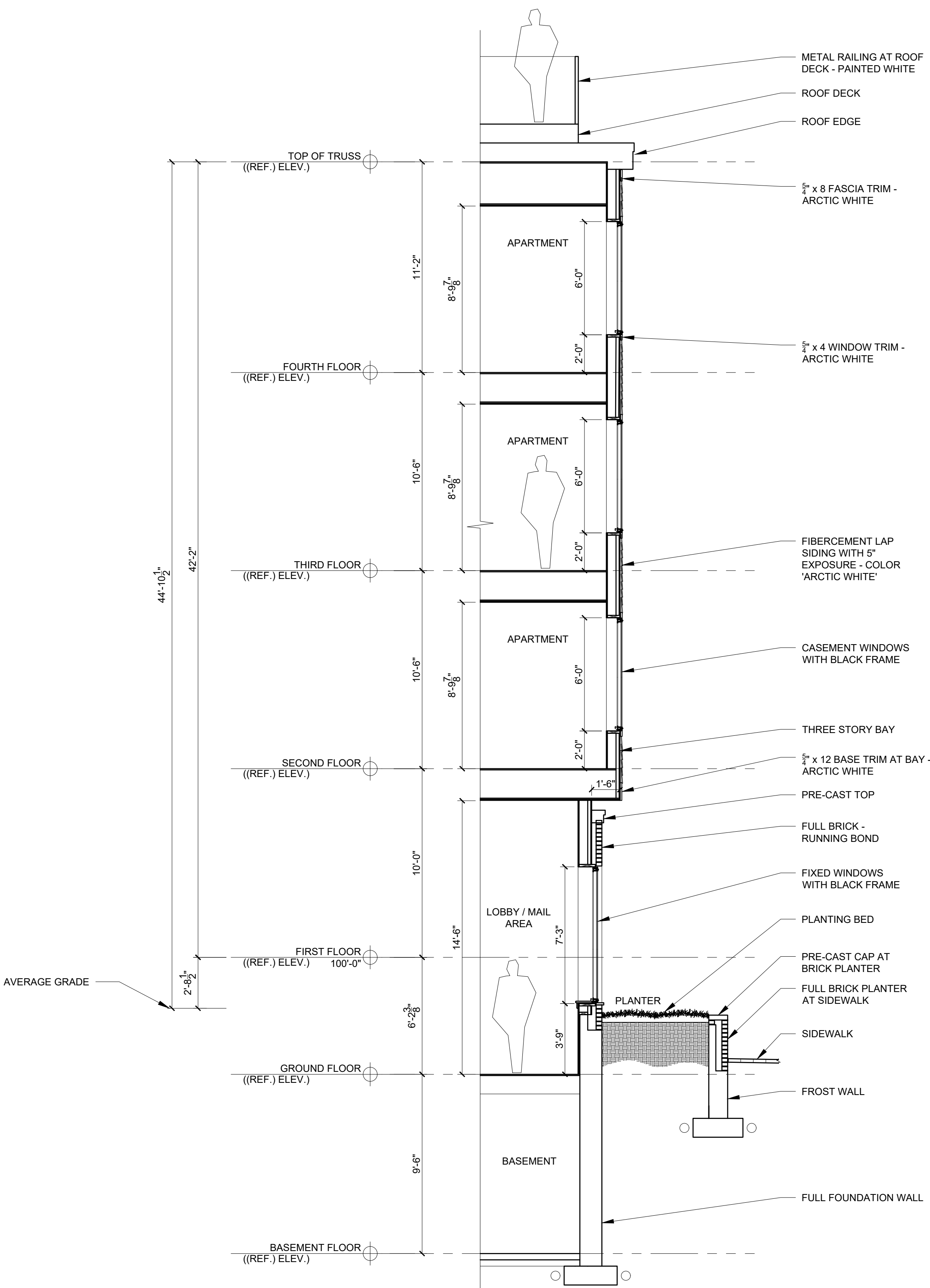
1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



4 WALL SECTION
1/4" = 1'-0"



3 WALL SECTION
1/4" = 1'-0"



ST. LAWRENCE STREETScape ELEVATION
Building dimensions are approximate and images are not to scale.



43 ST. LAWRENCE ST LOOKING NORTH



43 ST. LAWRENCE ST LOOKING EAST

Setback Narrative

The site is 43 St. Lawrence Street (Chart 16, Book F, Lot 012), which is within the RN-4 Residential Zoning District. The minimum setback standards for the RN-4 district as stated in The Portland Land Use Code Table 7-A are as follows:

Table 1: RN-4 Setback Requirements	
Front Setback	5 feet or the average of adjacent front yards minus 5 feet (3.16')
Side Setback	5 feet, except that a side setback may be reduced to not less than 0 feet, provided that the cumulative side yards are not less than 10 feet
Rear Setback, Principal Structures	10 feet

The two parcels abutting the project location with frontage on St. Lawrence Street are 47 St. Lawrence Street and 37 St. Lawrence Street. Their associated front setbacks are 9.49 feet for 47 St. Lawrence Street and 8.16 feet for 37 St. Lawrence Street. Typically, the city of Portland Staff will not count the property that is located across a right of way as a qualifying adjacent front yard. Therefore, the Property located at 37 St Lawrence Street would be the only front setback that would be factored into the minimum front setback requirement. The Front Setback Requirement for the parcel located at 43 St. Lawrence Street is 3.16'. ($8.16' - 5' = 3.16'$).

The existing structure was found to be in non-conformance on the side setback requirements, as the western side of the building along Gilbert's Lane was encroaching 1.13 feet over the property line. All other setbacks are in compliance for the existing building.

Table 2: Existing Setbacks	
Front Setback	7.33 feet
Side Setback	0 feet (-1.13 feet counting encroachment)
Rear Setback, Principal Structures	29.51 feet

The proposed structure has been placed in the same general location of the existing building, with landscaped Planters immediately adjacent to the front property line. However, the building has been shifted southeast to conform with the side setbacks requirements of The Portland Land Use Code.

Table 3: Proposed Setbacks

Front Setback	7.56 feet
Side Setback	5.03 feet (5.49 feet average)
Rear Setback, Principal Structures	13.43 feet

In general, the site has been designed to not only meet the setback requirements, but to offer a balanced building placement without straying from the original site layout. Please see the Site Plan that has been included in this submission for further information.