CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA
HISTORIC PRESERVATION BOARD MEETING

On Wednesday, December 4, 2019, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON 11-20-19

i. Recommendation to Portland Planning Board and City Council regarding the Designation of Munjoy Hill Historic District and Individual Landmark Designation of 103 Congress Street, 7 Lafayette Street, 12 Montreal Street, 21 Sheridan Street and 28 Waterville Street.

Based on the findings that the proposed Munjoy Hill Historic District, as delineated on the map included in the 11/20/19 staff report, meets the minimum criteria for designation, specifically Criteria #1 under Sec. 14-610(a) and Sec. 14-611's integrity criteria. The Board voted 6-0 (Jacob absent) to recommend to the Planning Board and City Council that the proposed Munjoy Hill Historic District be designated a local historic district subject to the provisions of Article IX of the Land Use Code.

Based on the findings that:
- the Munjoy Block at 103 Congress Street meets Criteria #1 and #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the Henry Rowe House at 7 Lafayette Street meets Criteria #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the James B. Newell House at 12 Montreal Street meets Criteria #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the historic residential structure at 51 Monument Street meets Criteria #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the boyhood home of John Ford at 21 Sheridan Street meets Criteria #3 and #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the historic residential structure at 28 Waterville Street meets Criteria #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;

the Board voted 6-0 (Jacob absent) to recommend to the Planning Board and City Council that the historic structures at 103 Congress Street, 7 Lafayette Street, 12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street be designated as individual landmark structures subject to the provisions of Article IX of the Land Use Code.

3. COMMUNICATION AND REPORTS

4. WORKSHOP - 5:00 PM

i. Preliminary Review of Proposed Hotel Construction; 754 Congress Street; CenterWest, LLC., Applicant.

ii. Preliminary Review of Proposed Exterior Alterations; 482 Congress Street; Center Congress, LLC., Applicant.

BREAK FOR DINNER - MEETING RESUMES AT TIME 7:00 P.M.

5. WORKSHOP, CONTINUED

i. Preliminary Review of Proposed Site Alterations, Building Rehabilitation and New Construction within the Portland Company Historic District; 58 Fore Street; Portland Foreside Development Company, Applicant.

6. PUBLIC HEARING

i. Certificate of Appropriateness for Rooftop Additions; 215 Commercial Street; Granite Face, LLC., Applicant.

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
754 CONGRESS STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: November 26, 2019
RE: December 4, 2019 **WORKSHOP (2nd)– Preliminary Review of Proposed Hotel Constuction**

Address: 754 Congress Street (southeast corner of Congress and Neal)
Applicant: CenterWest LLC.
Project Architect: David Lloyd, Archetype Architects

Introduction

Architect David Lloyd is returning to the Board for a second workshop to present revised plans for hotel construction at 754 Congress Street, at the southeast corner of Congress and Neal. As Board members will recall, the project site is currently occupied by an abandoned gas station and is flanked by the former gas station occupied by Tandem Coffee to the east and a late 19th century brick double house with early 20th century storefront addition to the west (across Neal).

The proposal calls for construction of a 4-story, 46-room boutique hotel with spa and fitness center and a separate commercial space on the ground floor. Seventeen parking spaces are provided at the rear, ground floor level of the building and are accessed from Neal Street.

The development team proposing the boutique hotel is the same team that rehabilitated the former Hay & Peabody Funeral Home across the street for hotel use (Hotel Francis) in 2017. That project also included the construction of townhouses behind the hotel.

Mr. Lloyd has provided a letter summarizing the design revisions made in response to Board feedback at the October 16 workshop (ATTACHMENT 1), along with updated elevations and three renderings of the project (ATTACHMENT 2). At the Board's request, Mr. Lloyd has provided a rendering of the development as approached from the west. (Staff recalls that the Board also asked for a rendering showing the rear of the building as viewed from the south on Neal Street; staff has asked that this be provided at the December 4 workshop.)

In addition to the latest submission, staff has enclosed excerpts from the original submission for reference purposes—see ATTACHMENT 3. A detailed description of the project's general and immediate context, as well as a detailed description of the project itself was provided in the staff report for the October 16 workshop. A copy of 10/16 staff report is available at
https://portlandme.civicclerk.com/web/UserControls/DocPreview.aspx?p=1&aoid=614

Summary of Board Comments and Questions at First Workshop

Board members responded favorably to the general proposal. Not only would redevelopment of this key corner property help reverse the existing fragmented nature of the south side of Congress Street, the design proposal itself was generally successful in terms of a contextual response. Board members noted the quality and compatibility of the proposed material palette and the fact that access to the garage was located off the side street. This avoided the necessity of a large garage opening on the building's Congress Street façade. Most Board members also found the scale and massing of the building to be compatible with existing development on the south side of Congress, which varies considerably in height and massing. Finally, Board members expressed enthusiasm about the proposed painted wall sign on the east elevation.

Several aspects of the proposal were identified as warranting further consideration:

- The treatment of the east end of the Congress Street façade was found to be the most unresolved aspect of the proposal. Board members noted a general lack of architectural cohesiveness. It was noted, for example, that the large, square multi-lite windows at the second-floor level are wider than the bays above and appear excessively large in this context. Also, by introducing a separate treatment at the second-floor level, this end of the facade has been broken up into multiple "layers" that don't relate to each other. A suggestion was made to eliminate the separate second-floor treatment and extend the two-story bays down to the second-floor level. This would simplify and unify the composition of this end of the building

without eliminating the distinct design treatment that was sought to highlight the hotel entrance. Board members also found the suspended canopy over the fourth-floor French doors on this end to be an extraneous feature.

- Board members questioned the Juliette balconies proposed for the fourth-floor level on the west end of the façade, finding that they made the building appear top-heavy. Board members also noted the proposed treatment reversed the traditional window hierarchy—one that features taller windows on the lower floors and shorter windows at the top floor.

- Board members suggested that the Neal Street elevation might benefit from further study, especially the ground floor level.

- The Board noted the switch to clapboard siding at the southern end of the west elevation and questioned the general lack of articulation on this section of the building.

- Concern was expressed about the lack of articulation on the rear elevation. Board members requested a rendering of the project as viewed from the south on Neal Street to better understand the building's relationship to the residential neighborhood behind it.

- Board members recommended that the blade sign shown at the northwest corner be lowered to meet the sign design guidelines and suit the slow-moving nature of traffic in this area.

Revised Design Proposal

In his cover letter, Mr. Lloyd has provided an itemized summary of the design revisions made since the first workshop--see Attachment 1. As such, there is no need to repeat the information here.

Staff Comments

The design revisions reflected in the latest submission appear responsive to the Board's concerns and comments at the October 16 workshop. The east end of the Congress Street façade has been simplified and made much more architecturally cohesive. The new treatment still achieves the goal of highlighting the east end of the building, but does so in a more architecturally integrated fashion.

The changes on the Neal Street elevation are successful as well. A series of reveals or recessed panels within the ground floor masonry breaks up the large unarticulated expanse of brickwork and provides more visual interest. The introduction of a garage door is welcome as well.

Staff finds that the inclusion of Juliette balconies at the second-floor level and between the projecting bays at the east end of the façade to be acceptable and within the ordinance standards.

The one elevation that remains difficult to assess is the rear elevation, as no rendering has been provided that shows this elevation in relation to its Neal Street context. As noted in the introduction, staff has asked that Mr. Lloyd provide a rendering of this elevation at the workshop.

Applicable Review Standards

The ordinance's Standards for Review of New Construction apply in the review of this project. The Board is encouraged to study the context of the proposed development and evaluate the design proposal according to the following general compatibility factors:

Scale and Form
Height
Width
Proportions of principal facades
Roof Shapes
Scale of the structure

Composition of Principal Facades
Rhythm of solids to voids in facades
Rhythm of entrance porch and other projections
Proportion of openings

Relationship of materials, texture and color
Presence of signs, canopies and awnings

Relationship to the Street
Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

ATTACHMENTS:

1. Cover letter from project architect
2. Latest submission, including elevations and renderings
3. Excerpts from 10/16 submission

A R C H E T Y P E

October 29, 2019

RE: 754 Congress Street Hotel

Dear Deb,

Based upon our last meeting with the HP Board we are resubmitting for a workshop. Please note items we have addressed below in direct response to board concerns.

1. Relocated Juliette Balconies to second floor based upon comments that they made that the is building too top heavy. We still feel strongly that these elements add an amenity to the building, offering a friendly inviting look and offer interplay to the street and urban context.

2. Redesigned street elevation, over entry to hotel, by eliminating large windows on second floor and making bays three stories. We believe this quiets down the elevation and interplays well into the overall context but still gives a prominence to the hotel entry.

3. Pulled back mezzanine from face of glass to make it less visible from street.

4. Redesigned fenestration along Neil Street.

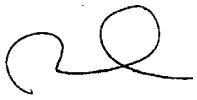
5. Added a garage door, to cut off direct views into garage.

6. Added a water table, corner boards, and upsized trim details on clapboard section of the building to help articulate architecture.

7. Rendering of building from the west as requested.

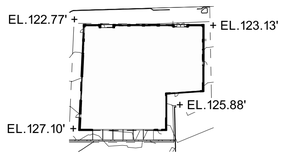
Thank you for your input to date, please schedule us for another workshop or call with any concerns.

Respectfully Submitted,



David Lloyd
Maine Licensed Architect #936

48 Union Wharf, Portland, Maine 04101 (207) 772–6022· Fax (207) 772–4056



GENERAL NOTES:

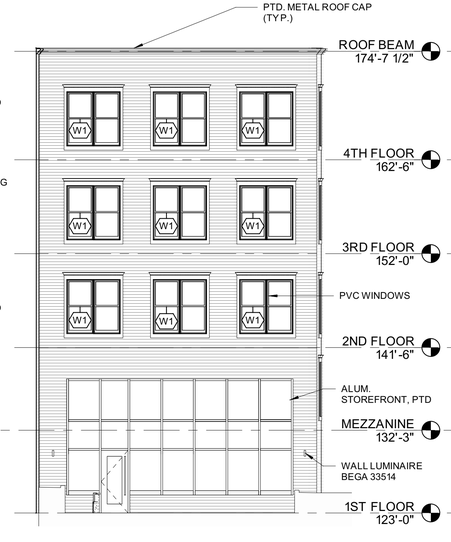
1. AVERAGE GRADE BY DEFINITION: GRADE TAKEN AT THE FOUR (4) BUILDING CORNERS DIVIDED BY FOUR (4) - 122.77' + 123.13' + 125.88' + 127.1'= 498.88' /4 = 124.72'

2. BUILDING HEIGHT: THE VERTICAL MEASUREMENT FROM AVERAGE GRADE TO HIGHEST POINT OF THE ROOF BEAMS = 50' - 0"

5 | NORTH ELEVATION -CONGRESS ST.
1/8" = 1'-0"

2 | WEST ELEVATION -NEAL ST.
1/8" = 1'-0"

4 | SOUTH ELEVATION
1/8" = 1'-0"



3 | SOUTH ELEVATION 2
1/8" = 1'-0"

1 | EAST ELEVATION
1/8" = 1'-0"

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Consultant:

Prepared For:
Owner

Revisions:

Project:
754 CONGRESS
754 Congress Street
Portland, Maine

Scale: As indicated

Date: OCT 21, 2019

BUILDING ELEVATIONS

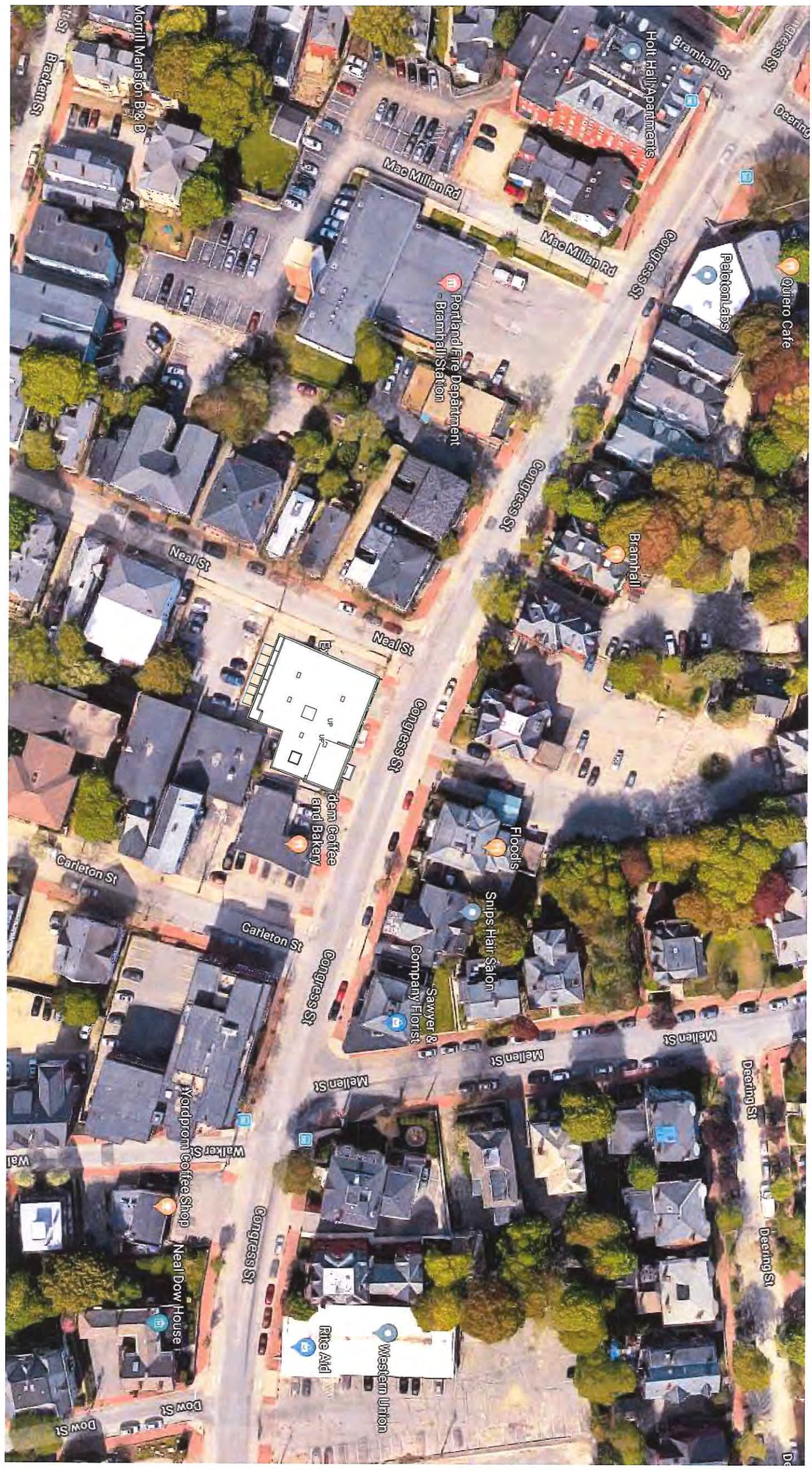
A2.01

LONGFELLOW

The
PORTLAND MAINE
LONGFELLOW
EST. 2020
HOTEL
Specialty
BAKERY
COFFEE
BAKERY

BRAKES & SHOCKS plus Specialty
BAKERY
LONGFELLOW

1 Site Plan
1" = 40'-0"



A0.01	Date: SEP 5, 2019	Scale: 1" = 40'-0"	Revisions:	Project: 754 CONGRESS 754 Congress Street Portland, Maine	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Consultant:	Prepared For: Owner	
	AREA VIEW							

BRAKES & SHOCKS
Specialty
BAKERY
LONGFELLOW

PORTLAND MAINE
The
LONGFELLOW
HOTEL
EST. 2020
LONGFELLOW
BAKERY

5 | NORTH ELEVATION - CONGRESS ST.
1/8" = 1'-0"

2 | WEST ELEVATION - NEAL ST.
1/8" = 1'-0"

4 | SOUTH ELEVATION
1/8" = 1'-0"

3 | SOUTH ELEVATION 2
1/8" = 1'-0"

1 | EAST ELEVATION
1/8" = 1'-0"

Prepared For: Owner

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
754 CONGRESS
754 Congress Street Portland, Maine

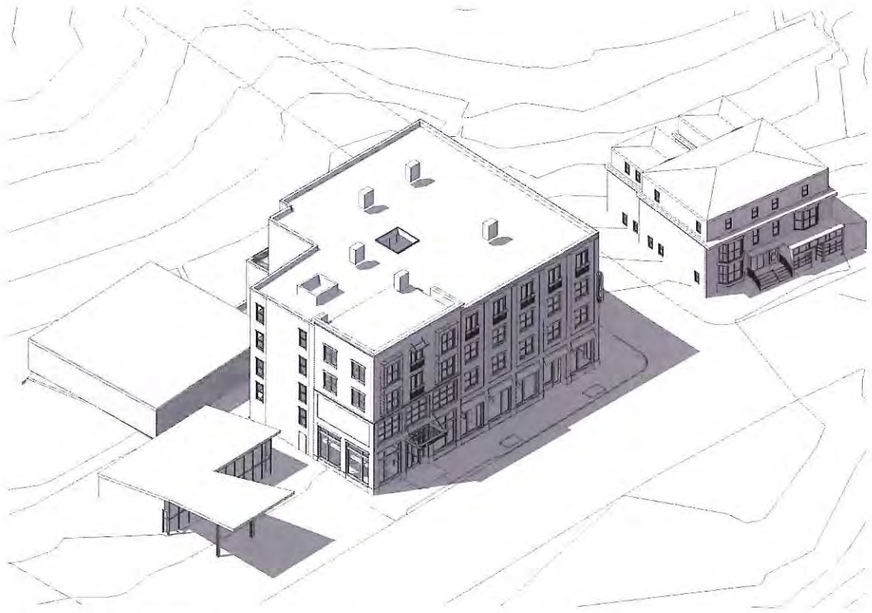
Revisions:

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

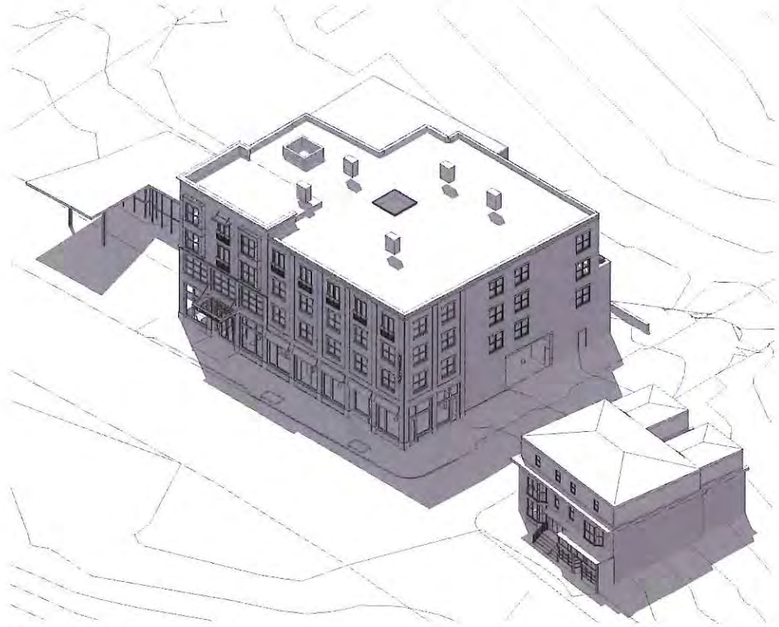
Date: SEP 5, 2019

BUILDING ELEVATIONS

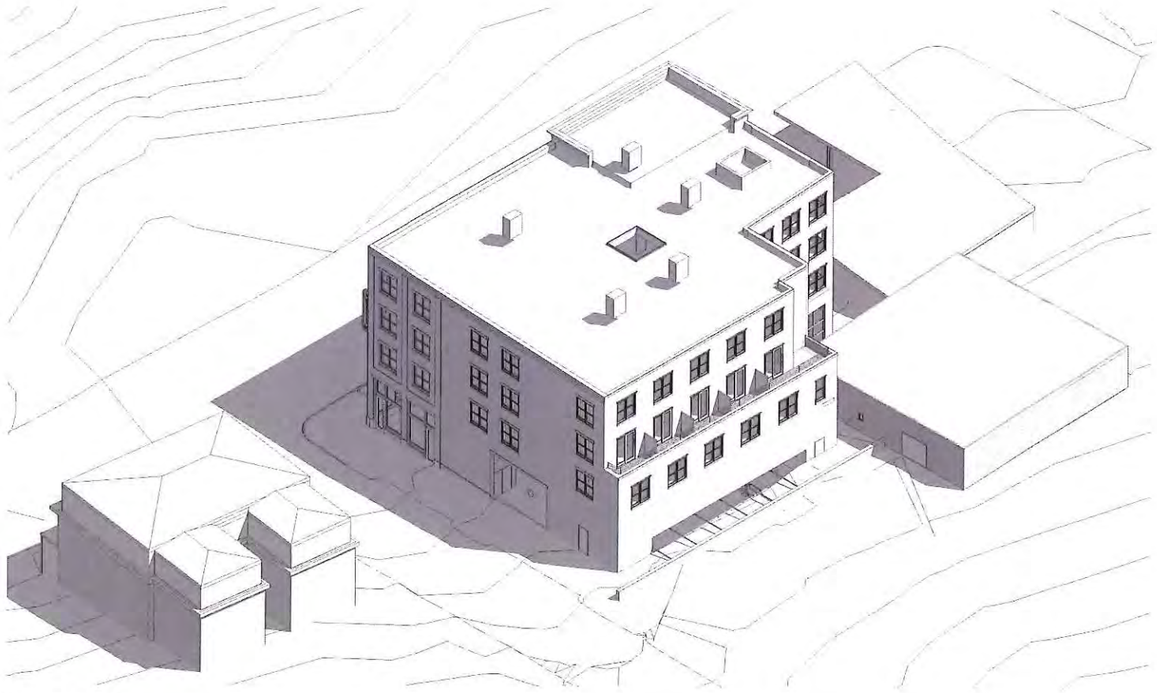
A2.01



1 | Axon - Carleto Congress



2 | Axon - Neal Congress



3 | Axon - Neal St

4 | Axon - Carleto St

Architect:
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(207) 772-6022 Fax (207) 772-4056

Consultant:

Prepared For:
Owner

Project:
754 CONGRESS
754 Congress Street
Portland, Maine

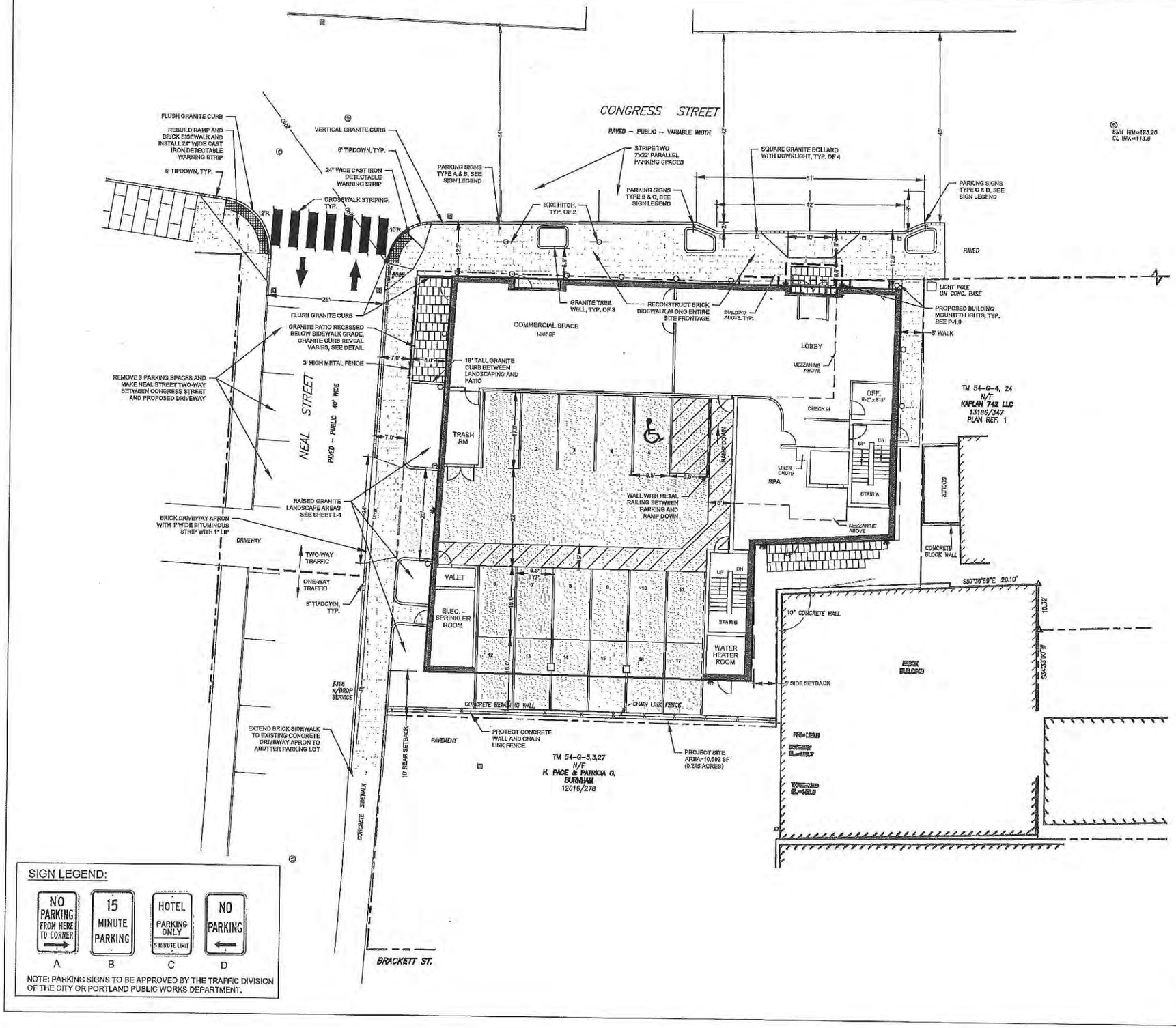
Revisions:

Scale:

Date:
SEP 5, 2019

3D Axon Views

A0.02



STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
REGISTERED PROFESSIONAL ENGINEER

DATE: 9/13/2019
P.E.: MICHAEL E. TADEMA-WIELANDT

NO.	DATE	REVISIONS	APP'D BY

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting
41 CAMPUS DRIVE, NEW GLOUCESTER, ME 04260
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com
555 CONGRESS STREET, SUITE 201, PORTLAND, ME 04102

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: LONGFELLOW HOTEL 740 CONGRESS STREET PORTLAND, ME 04101
SHEET TITLE: SITE PLAN
CLIENT: CENTERWEST, LLC 738 CONGRESS STREET PORTLAND, MAINE 04102

DATE:	9/13/2019
SCALE:	1"=10'
DESIGNED:	ARF
JOB NO:	1923
FILE:	1923 B.DWG
SHEET	C-3.0

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
482 CONGRESS STREET

TO:	Chair Sheridan and Members of the Historic Preservation Board	
FROM:	Rob Wiener, Preservation Compliance Coordinator	
DATE:	November 26, 2019	
RE:	December 4, 2019	WORKSHOP – Preliminary Review of Proposed Center Street Storefront Alterations

Address:	482 Congress Street
Applicant:	Center Congress, LLC
Project Architect:	David Lloyd, Archetype Architects

Introduction

On behalf of building owner Center Congress, LLC architect David Lloyd has applied for preliminary review of storefront renovations at the Center Street frontage of 482 Congress Street. The property on the corner of Center Street is 480 Congress Street, but 482 Congress, the L-shaped subject property includes frontage on the lower portion of the Center Street block, beyond 480 Congress. The rear block with the Center Street face appears to be a separate Italianate building that was joined to the back of 482 Congress at some point in the past. In 1924 the Assessor's Office listed the rear block as 120 -126 Center Street, with an ***approximate*** age of 30 years – staff emphasis on approximate.

Mr. Lloyd proposes to remove the infill from the middle of the three ground-level bays and replace the entire panel with glass and metal-framed storefront, with a double-door entry system at the lower right corner. Center Street slopes downhill, resulting in an elevated first floor, and basement windows above the sidewalk. The new storefront entrance would cut into the building with a sort of split-level arrangement; stairs going up to the first floor commercial space and down to basement level commercial space. Unless and until development occurs to the adjacent lot, the basement space could also be accessed from the existing surface parking lot on the corner of Free and Center Streets, facing Aura and the Civic Center.

The architect submitted a project description, a sheet with floor plans and elevations, and a photo showing the affected frontage. Staff has added the 1924 tax photo of 120-126 Center Street and a detail of the 1924 storefronts.

Subject Property

Listed as noncontributing in the Congress Street Historic District, 482 Congress was built in 1886 but the Congress Street face has been completely altered in the 20th Century. At the rear block (120-126 Center Street,) the original organization of the tall base and upper stories is visible despite modern infill on the ground floor and window replacements on the upper floors. At the actual subject building on Center Street, pilasters divide the façade into three bays, each containing three shallowly arched windows on the upper floors. (The modern window replacements are rectangular, and the 1/1 windows visible in 1924 were rectangular as well – the shallow curves at the tops have infill panels.) A heavy stone lintel caps the entire raised base, and another crosses the whole façade between the 4th and 5th floors. Brick ornamentation runs across the top of the 5th floor, and in 1924 the cornice did not project much.

The tall storefront visible in the 1924 photo shows a tall center recessed entry, and subsidiary entrances to either side (higher and lower because of the grade change) – giving the appearance of two separate commercial spaces flanking the primary entrance for the upper floors. Tall glass filled the spaces above the entries in large panels, up to the stone lintel which at that time was hidden by a sign.

Today all three bays are infilled with brick and modern windows, with a plain double-doored entrance at the lower end and a modern, tripartite recessed entrance in the upper bay. The basement windows are consistent, while the 20th Century first floor windows vary from bay to bay.

Proposed Alterations

Mr. Lloyd's design would return the center bay to a large field of glazing divided into 9 sections. The double door entry on the right is slightly recessed. No changes are proposed for either of the flanking bays. Although an elevator is proposed on the inside in the lower corner of the building, the existing doors on the exterior of the lower bay are still shown in the elevation.

Staff Comments

Staff welcomes the opening of the ground floor façade on Center Street, which will add life to the block and remove infill that blocked communication between the interior space and the street. The amount of glass proposed, as seen in the elevation, looks rather surprising to see in the present day façade, although large panels existed above the storefront entrances in 1924. It will obviously read as modern infill rather than any replication of the historic appearance – which is appropriate given the circumstances and the condition of

the other bays. In Mr. Lloyd's drawing the center bay is divided in three, but while symmetrical, it has a narrower panel in the center with the outer panels probably governed by the width of the double doors. Unfortunately there will be little relationship between the three ground floor bays. Although the flanking bays will retain their brick infill, the northern entry in the upper bay has a character of its own in this eclectic street level façade, and it is hard to imagine a more unified alternative, without working on the entire width of the face.

Given that Mr. Lloyd did not have access to the 1924 photo at the time of his submission, one wonders whether he would change anything in the concept he proposed. Given the configuration of the interior space, staff realizes it might be difficult to introduce a small recess in the entire bay, instead of just at the doors. Perhaps the modern storefront pushed out close to the plane of the brick walls is more in keeping with the nature of the project.

Applicable Review Standards

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*

(4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*

(9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

(10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and*

integrity of the historic property would be unimpaired.

Attachments:

1. Attachment 1 – Architect's project summary
2. Attachment 2 – Architect's drawings
3. Attachment 3 – Architect's photo of existing conditions
4. Attachment 3 - 1924 photos of 120-126 Center Street

A R C H E T Y P E

September 3, 2019

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: 482 Congress Street

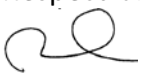
Dear Deb,

We are requesting a review for changes to 482 Congress Street. The building fronts Congress and Center Street. We are asking for review of a new storefront along Center Street. This proposal calls for the removal of a brick wall located between two existing pilasters. The new storefront would extend from the sidewalk to the beam above. Note that this brick infill is not original to the building.

The owner's intention is to open up an inviting lobby space to the street. This lobby will be open to a floor below and above street level and provide full ADA access to these spaces, thus allowing new opportunities to rent commercial space within the building and create a more active urban interplay.

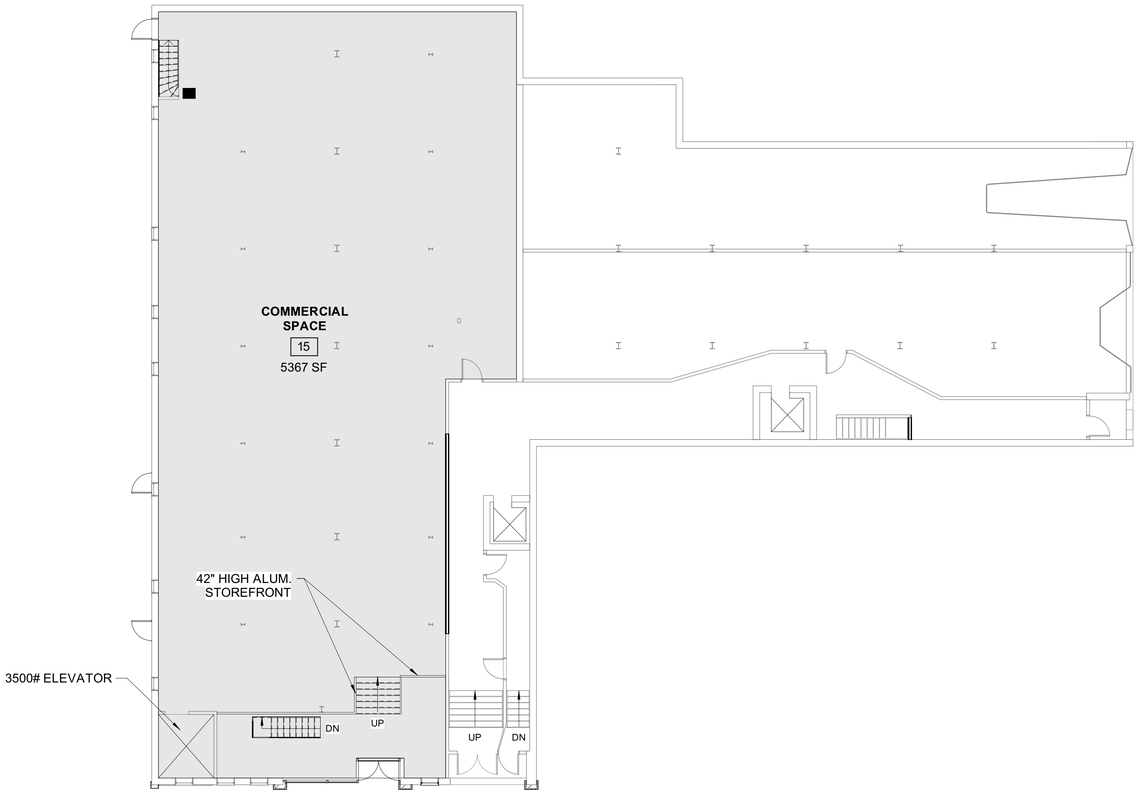
Please see attached sketches. We look forward to the boards review.

Respectfully,

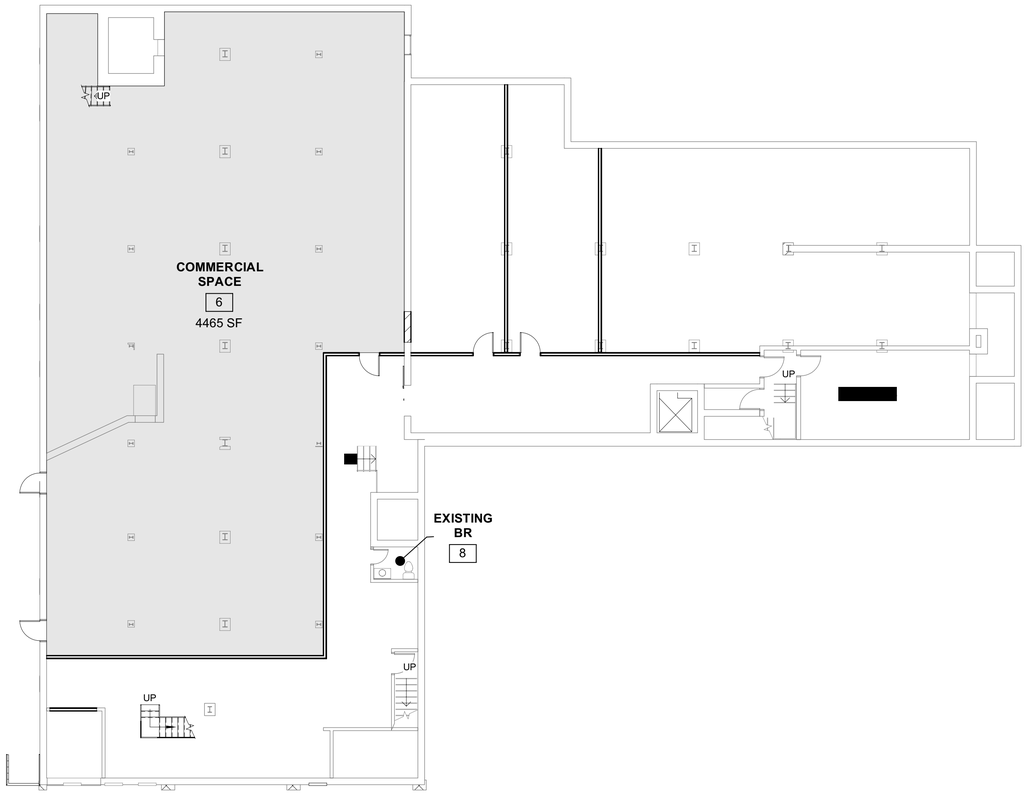


David Lloyd
Maine Licensed Architect

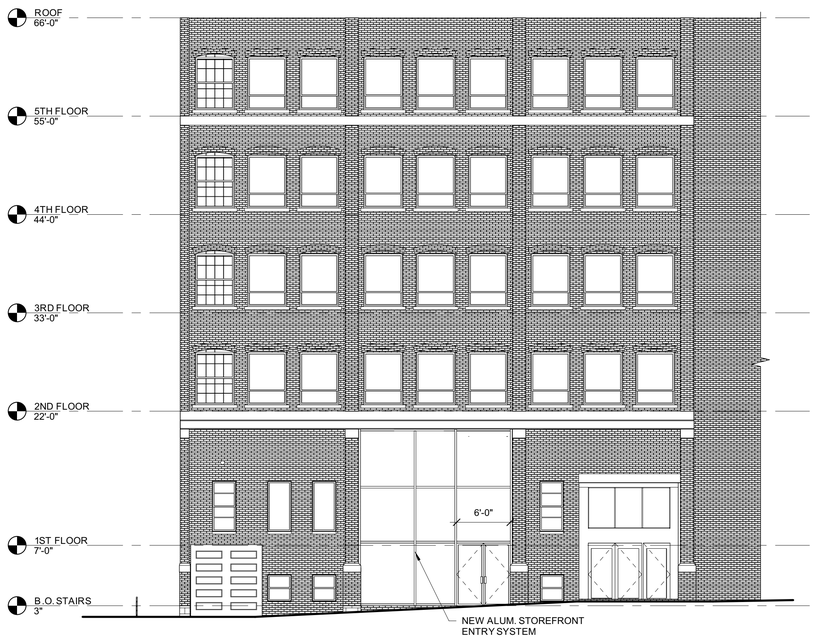
48 Union Wharf, Portland, Maine 04101 (207) 772-6022 · Fax (207) 772-4056



2 | 1ST FLOOR
3/32" = 1'-0"



1 | BASEMENT
3/32" = 1'-0"



3 | EAST ELEVATION
1/8" = 1'-0"

Prepared For:
Owner
Address
City, State

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
482 CONGRESS STREET
Address
City, State

Revisions:

Scale:
As indicated

Date:
11 JUNE 2019

FLOOR PLANS & ELEVATIONS

A1.01

REMOVE
NEW

SAWYER, BARKER CO.
SAWYER, BARKER COMPANY

SAWYER, BARKER CO.
SAWYER, BARKER COMPANY

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
58 FORE STREET, PORTLAND COMPANY HISTORIC DISTRICT

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: November 25, 2019
RE: December 4, 2019 WORKSHOP – Block Two, Fourth Workshop
a) Proposed site treatment
b) Proposed new construction at east and west edges of district

Address: 58 Fore Street
Portland Company Historic District

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

Project Architect (Block 2): Henry Moss, Bruner/Cott Architects

Project Architect (Abutting New Construction): Perkins +Will Architects

Landscape Architect: Michael Boucher, Michael Boucher Landscape Architecture

Introduction

On December 4th, the Historic Preservation Board will continue its preliminary review of proposed redevelopment/rehabilitation plans for "Block 2" of Portland Foreside Development Company's 58 Fore Street property. With the exception of Building 12 (which was previously reviewed by the Board), Block 2 encompasses all of the historic structures that make up the Portland Company Historic District. The Board has held three detailed workshops on the multi-component plan to date, focusing on specific elements of the plan at each workshop.

The December 4th workshop will focus again on the proposed site treatment for the overall development, in particular the area within the boundaries of the historic district. Landscape architect Michael Boucher, who introduced his proposal for a comprehensive

program of site improvements on November 6th, will return to address some of the questions and concerns raised by Board members and the public at the first workshop.

Following discussion of the site plan, a representative of Perkins + Will Architects will introduce their proposal for new buildings at the eastern and western edges of the historic district. While the bulk of the new buildings fall outside the boundaries of the historic district, the east elevation of Building 1 and the west elevation of Building 4 are located within the Portland Company Historic District. Inclusion of these building facades within the historic district was intentional in order that the design vocabulary of the abutting developments be generally compatible with the historic structures within the core of the historic district.

Materials Provided for Upcoming Workshop

Enclosed for the Board's review are additional renderings and plans depicting proposed site improvements. Included are renderings from vantage points not previously provided, including views from Fore Street as one approaches from the east or the west and from the top of the landings off Fore Street, looking down on the open plaza below. The latest submission also provides information about interpretive site elements and includes new information about the Fore Street plaza and stair. Also provided are renderings showing "Building 1" at the western boundary of the historic district and the west elevation of Building 4, which is proposed for the opposite end of the historic district.

Note that the applicant has also provided for reference purposes an excerpt from the approved Master Development Plan that shows the treatment of the entryway from Fore Street as envisioned at the time. That plan is shown alongside the new proposed treatment for comparison purposes.

Also enclosed is an updated elevation of the northeastern corner of Building 6B, where more of the original structure will be exposed.

Summary of Board discussion at November 6 Workshop

The focus of the November 6 workshop was on the site treatment proposed for Blocks 1 and 2 of the larger 58 Fore Street property within which the Portland Company Historic District is located. Landscape architect Michael Boucher presented his proposal, describing his overall design approach to the site, as well as the thinking behind the proposed material palette and specific site elements. Mr. Boucher explained that the overarching goal of the site design was to provide a *simple but intentional* treatment that would provide continuity across the site, take cues from the industrial history of the Portland Company complex and also relate well to the new structures proposed as part of the overall 58 Fore Street development. As he put it, his goal was to achieve "uniformity at the big scale and a sense of craft at close scale". Mr. Boucher referred to a sense of restraint that informed his design

choices. For example, a very limited palette of paving materials was proposed, relying on changes in the size or pattern of the pavers to act as visual cues in delineating specific zones within the overall property, directing pedestrian and vehicular traffic, etc.

Mr. Boucher also spoke to the fact that the Portland Company complex was intended to be a place of hospitality and that as such, some level of landscaping and other amenities was necessary. But rather than introduce landscaping throughout the site as one might expect in a typical development, a small cluster of trees was shown at the corner of Building 6 in the plaza and a couple "volunteer" trees were introduced at various points to provide shade and scale. This he felt was a more appropriate approach to landscaping within an industrial context. Mr. Boucher also explained his rationale for an alternative treatment for the narrower alleyway between the embankment buildings and Buildings 2 and 3, where a change in paving material was proposed as well as the introduction of decorative lighting spanning the street. Finally, Mr. Boucher described the proposed accessway from Fore Street to the open plaza below. In the plans, generous landings or overlooks were provided at either side of the stairway as approached from Fore Street. The stairs themselves appeared to be 12' to 14' wide.

During public comment, Greater Portland Landmarks and two members of the public raised concerns about the proposed width of the stairway from Fore Street to the plaza. The concern was in relation to the requirements of a public access easement that was negotiated at the time the historic district was under discussion. The applicant was reminded that the developer agreed to grant to the City a 50' wide public access easement running from Fore Street to the southerly boundary of the applicant's property, the purpose of which was to "provide physical and visual public access to the waterfront for pedestrians within the easement area". Greater Portland Landmarks and members of the public argued that the narrow width of the steps (approximately 12'), together with the wide platforms on either side which could be cordoned off for private use, was not consistent with the intent of the easement.

During Board discussion, HP Board members were not in a position to comment on the intent of the easement, as the easement had been negotiated between the applicant and the Planning Board after the Historic Preservation Board had forwarded its recommendation regarding historic district designation. Staff indicated that further clarification about the easement would be forthcoming. Setting aside the question of the easement, however, members of the Historic Preservation Board expressed reservations about the proposed entry stair width from a strictly design perspective. Board members expressed the view that the stairs appeared too narrow in relation to the overall width of the opening and that their width appeared inconsistent with the importance of this pedestrian gateway. The intent, as they understood it, was to provide a "grand" staircase to the complex.

In addition to concerns about the pedestrian entry and stairs from Fore Street, other questions or comments from the Board included the following:

- At least one member questioned the choice of weathered wood for the light poles and suggested that a metal pole with rusted finish would be more consistent with the industrial vocabulary of the site.
- The proposed introduction of trees within the complex—especially as shown on the plans-- was questioned by some members. Others appeared to support the approach.
- All members of the Board expressed interest in how the history of the Portland Company would be physically interpreted within the site and all expressed the view that interpretation should be a key consideration during the design process, rather than something addressed at a later time.

Upcoming Workshop

Mr. Boucher will continue discussion of the proposed site design with a particular focus on the treatment of the pedestrian accessway from Fore Street. To aid in this discussion, the design team has provided additional renderings and plans showing the treatment proposed for the area abutting the Fore Street sidewalk, which includes paving immediately behind the public sidewalk and open platforms on either side of the stairway leading to the plaza below. The new renderings are particularly helpful in understanding the relationship of the various elements in a way that was not evident in previous submittals.

Regarding the issue of the public access easement as it affects the site design, the Planning Board will likely discuss the intent and requirements of the easement at their November 26th workshop. Staff will pass along any Planning Board comments on that question at the meeting on December 4th. A copy of the easement is enclosed as ATTACHMENT 2. Enclosed as ATTACHMENT 3 is an email sent by Barbara Vestal following the November 6 workshop that outlines her interpretation of the easement requirements.

Mr. Boucher and Mr. Moss will also provide additional detail on their plans for interpreting the history of the complex as part of the site design.

Following discussion of the site treatment, the workshop will turn to the new buildings at the eastern and western edges of the historic district. A representative of Perkins + Will architects will present the proposed designs. Ultimately, the Board will be making a determination as to whether the proposed structures are compatible with the character of the former Portland Company complex, especially that portion of each building within the district boundary. A formal determination will be part of the Board's final deliberations on the multi-component application now under review.

Next Steps

The applicant and design team hope to proceed to a public hearing following Wednesday's workshop. To the extent there are specific unresolved issues, material choices or details, it

would be helpful for the Board to identify those at the conclusion of the workshop so that they can be fully addressed in the final submission. If the Board finds that there are still significant questions about aspects of the proposal, it may advise the applicant that another workshop is needed.

Applicable Review Standards

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.

(5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

(9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy*

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

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

ATTACHMENTS

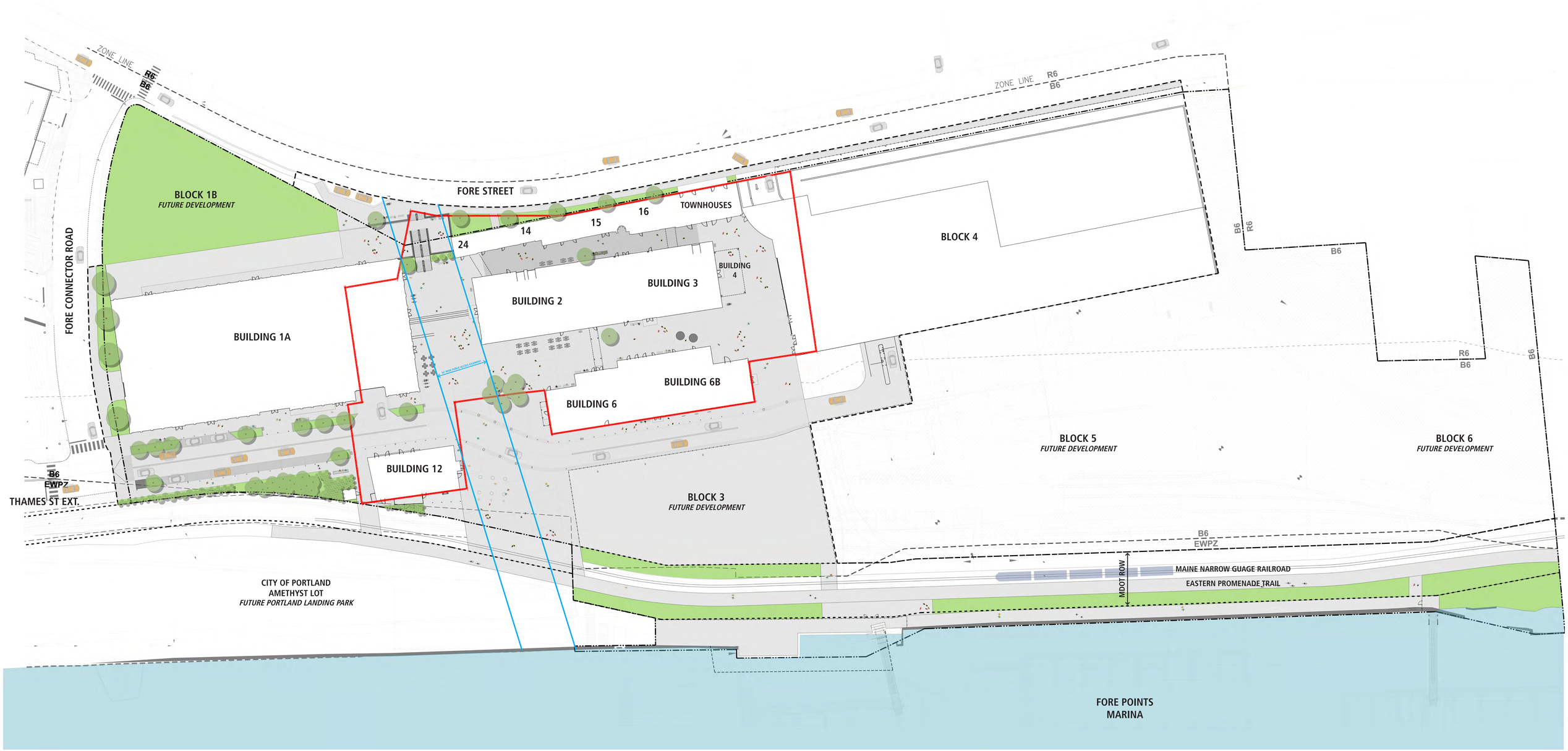
1. Applicant submission for 12/4/19 workshop
2. Public access easement
3. 11/8/19 email from Barbara Vestal

PORTLAND HISTORIC PRESERVATION BOARD

DECEMBER 4, 2019

Portland Foreside Development Company **Block 2**

CURRENT SITE PLAN



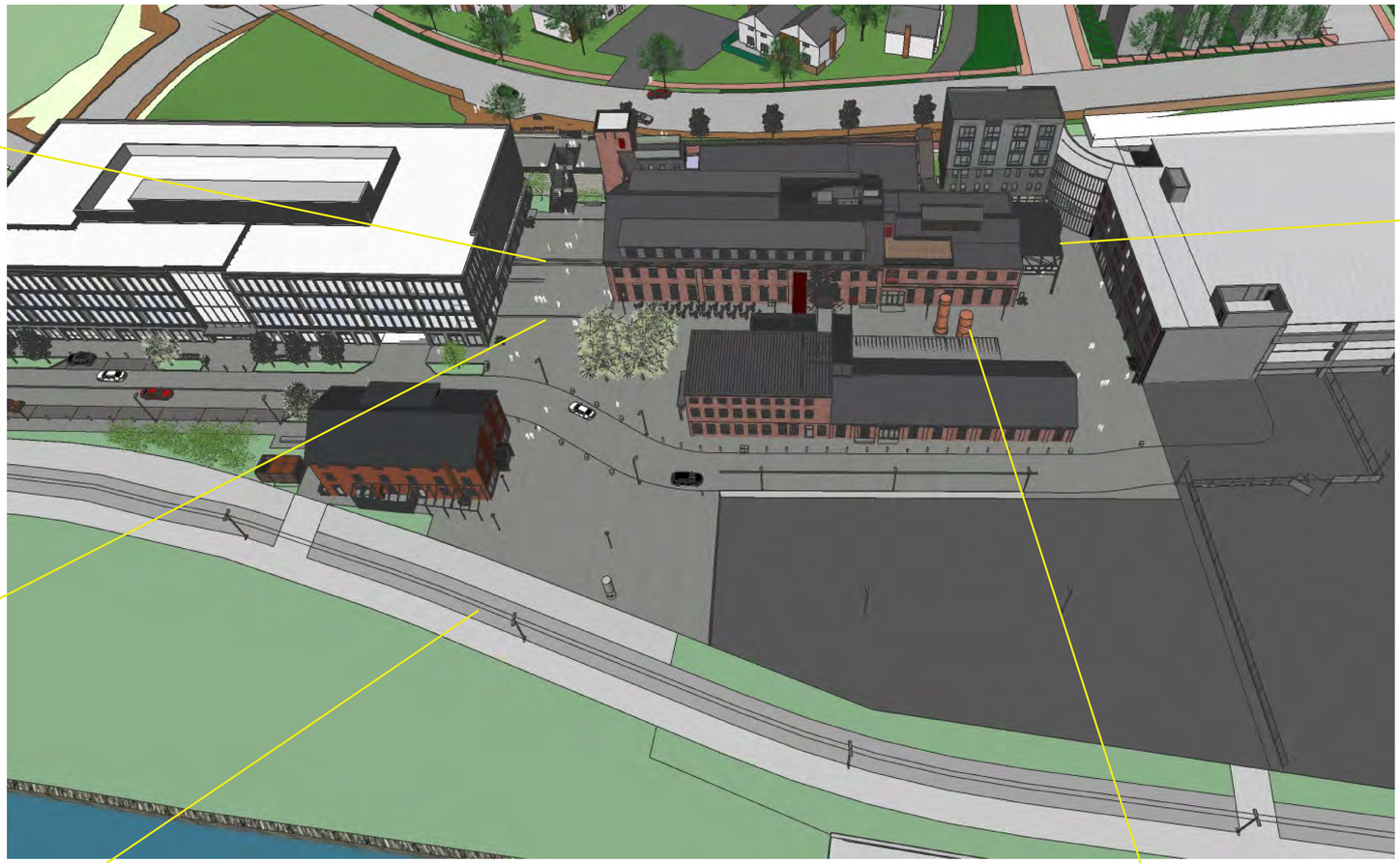
Portland Foreside Development
Portland, Maine

mbla | inc

PORTLAND COMPANY HISTORIC SITE ELEMENTS - THE STORY OF THE PORTLAND COMPANY

MEMORY OF NARROW GUAGE AND STANDARD TRACKS
representative tracks inlay in pavers

MEMORY OF BUILDING 1
brick inlay in pavers, actual width of walls



MEMORY OF BUILDING 4
steel framing

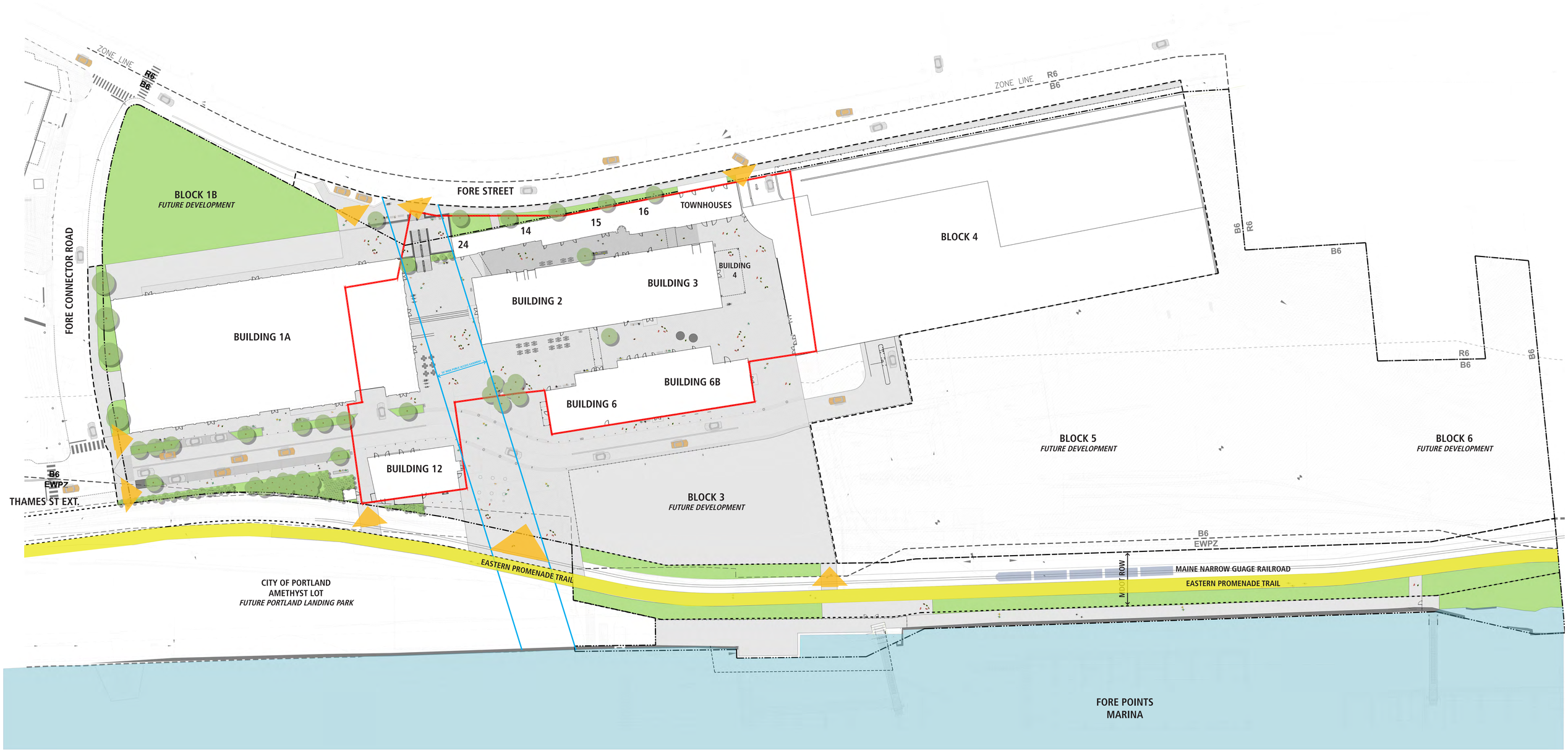
RAILWAY CONNECTION
continued operation of the Maine Narrow Guage Railroad

HISTORIC ARTIFACTS WATER TANK AND BOILERS
one to remain in existing location, two to be relocated

Portland Foreside Development
Portland, Maine

mbla | inc

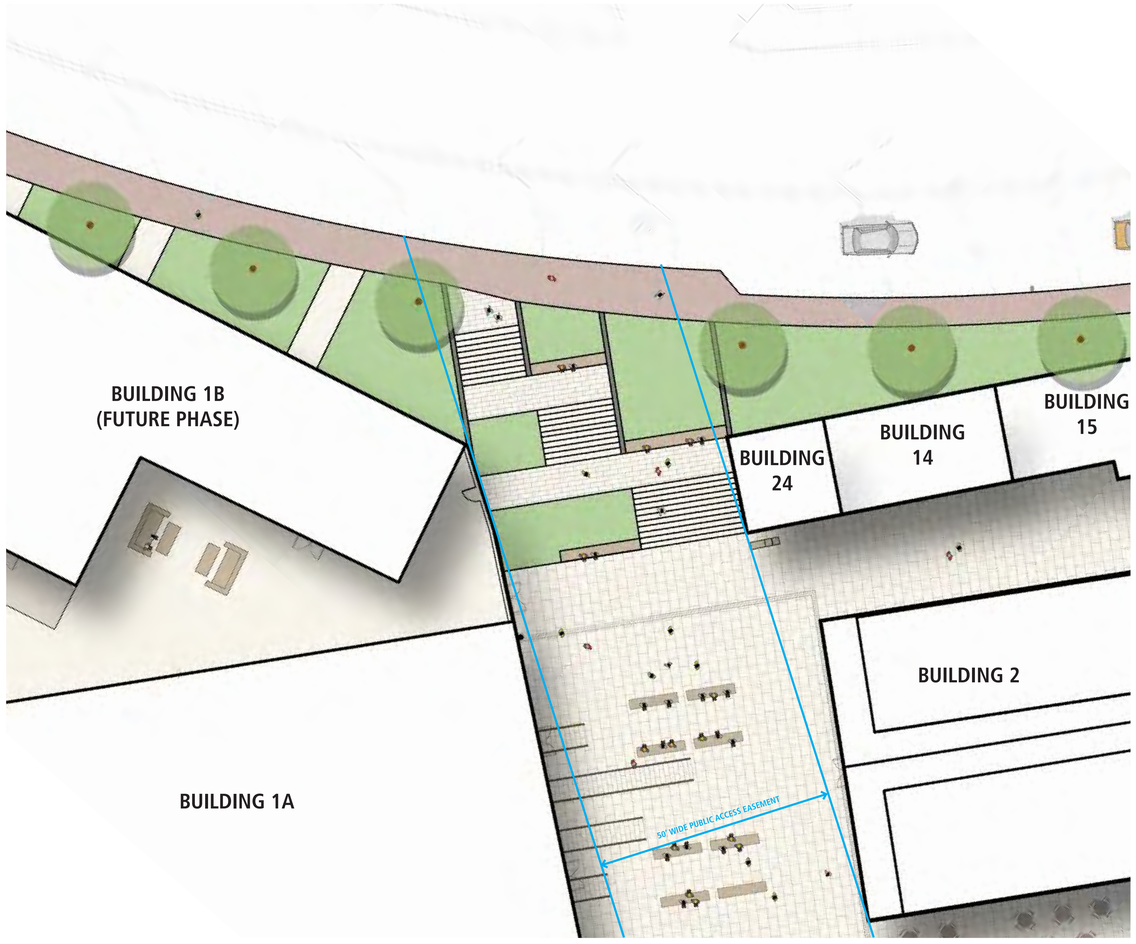
PEDESTRIAN SITE ACCESS



Portland Foreside Development
Portland, Maine

mbla | inc

STAIR DESIGN



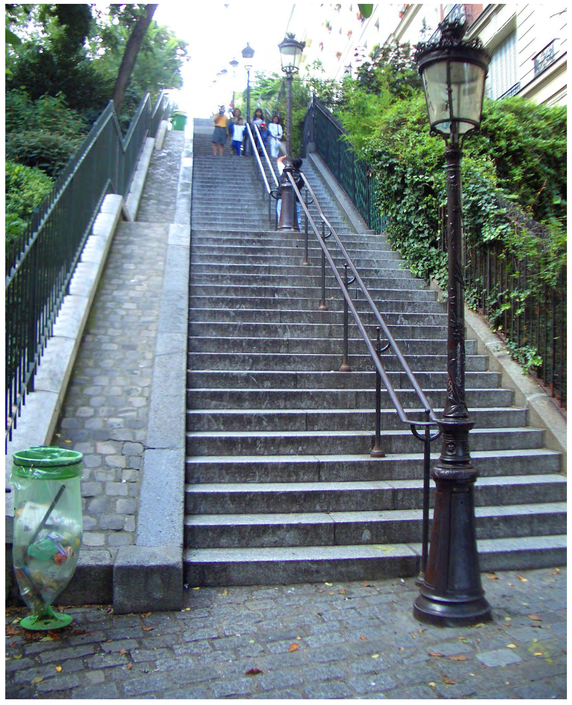
MASTER DEVELOPMENT PLAN, 2016

CURRENT DESIGN, 2019

Portland Foreside Development
Portland, Maine

STAIR PRECEDENT

SPANISH STEPS
ROME, ITALY
16’ WIDE (SIDES)



RUE DU MONT CENIS STAIRS
MONTMARTE, PARIS, FRANCE
10’ WIDE

CANAL PLAZA STAIR
PORTLAND, MAINE
14’ WIDE

STAIR MATERIAL

Portland Foreside Development
Portland, Maine

FORE STREET PLAZA

Portland Foreside Development
Portland, Maine

VIEW COMING DOWN FORE STREET

Portland Foreside Development
Portland, Maine

VIEW LOOKING UP FORE STREET

Portland Foreside Development
Portland, Maine

VIEW OF FORE STREET PLAZA

Portland Foreside Development
Portland, Maine

VIEW FROM BUILDING 2 PLAZA

Portland Foreside Development
Portland, Maine

VIEW FROM BUILDING 12 PLAZA

Portland Foreside Development
Portland, Maine

ARCHITECTURAL DESIGN: BUILDING 1 & RETAIL FRONTAGE

1. BUILDING WILL BE LARGE BY PORTLAND STANDARDS, USE MULTIPLE FACADE MATERIALS TO PROVIDE SCALE WHILE MAINTAINING A COHESIVE DESIGN IDEA.

2. DIFFERENTIATION OF GROUND FLOOR IS IMPORTANT, DISTINCT EXPRESSION FROM FLOORS ABOVE WITH MATERIALITY AND POTENTIALLY CANOPY TO CREATE A HORIZONTAL .

3. OPENING GROUND FLOOR SPACES TO THE OUTSIDE WITH LARGE DOORS TO ENGAGE RETAIL ACTIVITY.

4. INTEGRATION OF OFFICE TENANT SIGNAGE IS IMPORTANT IN CREATING A SINGULAR, SYNTHETIC ARCHITECTURE.

5. APPRECIATE THE FACTORY WINDOW AESTHETIC, MOST APPROPRIATE AT SCALE OF PEDESTRIAN VISITOR.

6. CONSIDER BUILDING IMAGE FROM THE WATER, WILL BE IMPORTANT FOR TENANT PRESENCE AND IMAGE.

7. ROOF IS VERY VISIBLE, CONSIDER OCCUPIABLE ROOF, TRELLIS, AND/OR SOLAR, RELOCATING SERVICES, MECHANICAL TO GARAGE WHERE POSSIBLE.

8. WOOD ELEMENTS ARE APPEALING FOR AESTHETICS & SUSTAINABILITY, CHARACTER TO BE REFINED RATHER THAN RUSTIC.

9. TALL, VERTICAL EXPRESSION OF UPPER FLOOR WINDOWS CONSISTENT WITH PORTLAND FABRIC

ARCHITECTURAL DESIGN: BUILDING 1 & RETAIL FRONTAGE

ARCHITECTURAL DESIGN: BUILDING 4 & RETAIL FRONTAGE

ARCHITECTURAL DESIGN: BUILDING 1 & ARTICULATION

PORTLAND EXAMPLES:

1. BUILDING WILL BE LARGE BY PORTLAND STANDARDS, USE MULTIPLE FACADE MATERIALS TO PROVIDE SCALE WHILE MAINTAINING A COHESIVE DESIGN IDEA.

2. DIFFERENTIATION OF GROUND FLOOR IS IMPORTANT, DISTINCT EXPRESSION FROM FLOORS ABOVE WITH MATERIALITY AND POTENTIALLY CANOPY TO CREATE A HORIZONTAL .

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ARCHITECTURAL DESIGN: BUILDING 1 & ARTICULATION

PORTLAND EXAMPLES:

ARCHITECTURAL DESIGN: BUILDING 4 & ARTICULATION

CAMPUS ENTRANCE LOOKING EAST

BUILDING ONE SOUTHEAST CORNER

EXISTING CONTEXT: LOOKING TOWARD BUILDING ONE

BUILDING FOUR STAIR ENTRANCE

NORTH VIEW TOWARD BLOCK TWO AND BLOCK FOUR

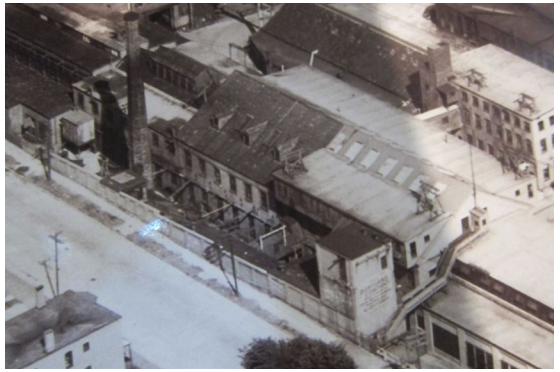
BUILDING 12, FACING SOUTH

BUILDING 6 AND WIDE ALLEY

BUILDING 2 AND NARROW ALLEY

Interpretive Elements

Physical Elements- visual & direct contact

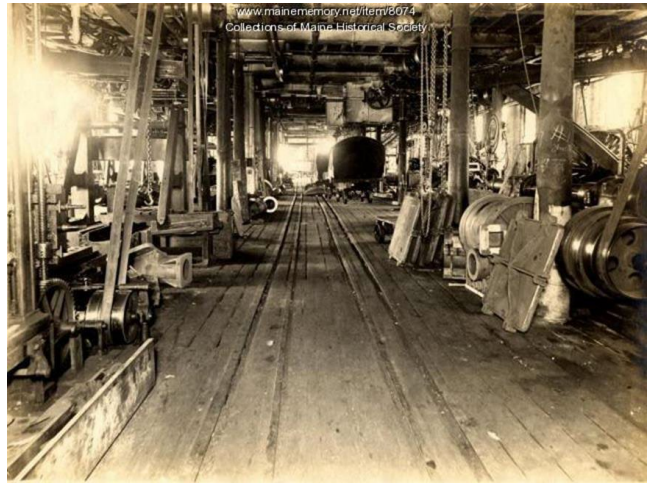


1. Retain with public access: Buildings 2, 3, 6A, 6B, 24, 16
2. Restore Building 2 original west elevation
3. Retain portions of Buildings 15 and 4 with vaults and wooden jib crane
4. Direct attention to Seawall and buttress walls at Embankment buildings
5. Reconstruct bridge between Buildings 2 and 6A
6. Reconstruct Building 12, Pattern Storehouse
7. Restore/reconstruct Fore Street paneled brick wall
8. Salvage and display two boilers and a cast iron tank to convey scale of Portland Company products
9. Reuse salvaged cast iron columns at Building 6A entrance

Interpretive Elements

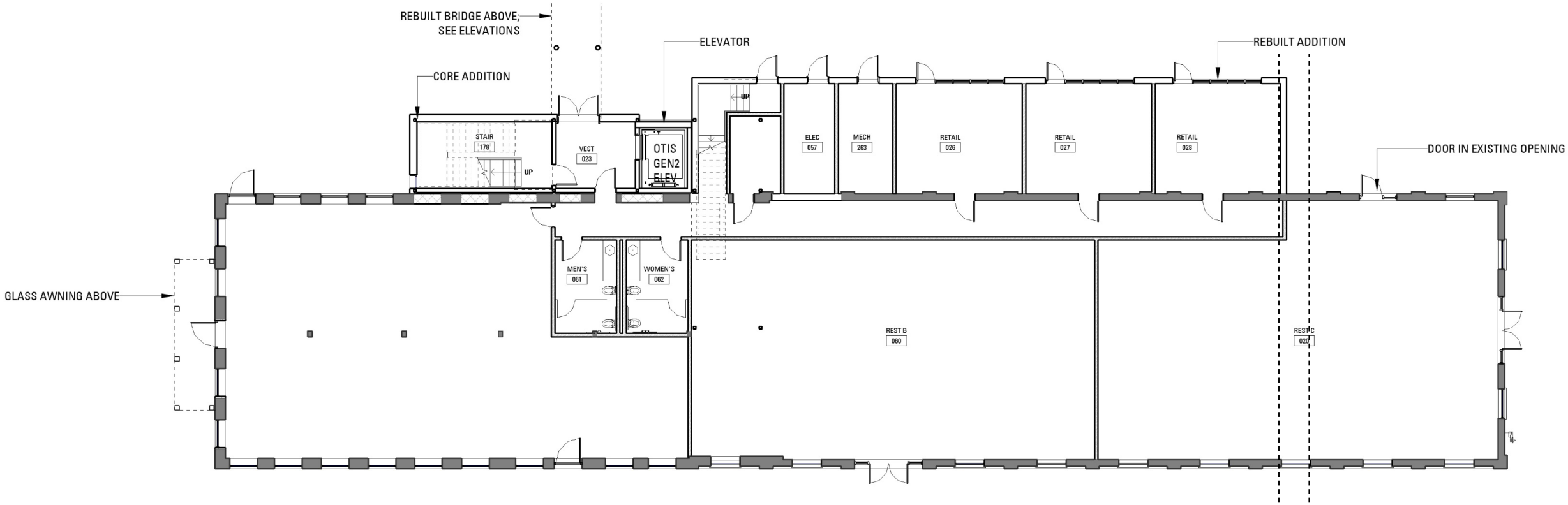
Portland Company Story Elements

1. Scale of site operations and railways through Old Port
   - Very large aerial photos on glazed entrances
   - Website connect to Morrow-Spitzer history of Portland Company
2. Scale of fabricated products: trains, marine equipment, boilers, elevators
   - Prominent locations for boilers and tank
   - Large photos of objects in their fabrication spaces
3. Factory workers and industrial workspaces
   - Large photos in spaces where they were taken (Building 2)
4. Ghost presence of Building 1, Erecting Shed
   - Pavement inserts to locate footprint
   - Pavement inserts for narrow gauge and standard rails at central door to Building 2



Building 6 Ground Floor Plan

The proposed addition will leave exposed one door and one window. The addition would need to be pulled back further to expose another window with adequate space.



Building 6 Elevation

PUBLIC ACCESS EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that CPB2 I LLC, a Delaware limited liability company, with a place of business in Portland, Maine and mailing address of Merrill's Wharf, 254 Commercial Street, Suite, 118, Portland, Maine 04101 (the "Grantor"), FOR CONSIDERATION PAID, hereby GRANTS to the CITY OF PORTLAND, a Maine body corporate and politic, with a mailing address of City Hall, 389 Congress Street, Portland, Maine 04101 (the "Grantee" or the "City"), a fifty-foot wide public access easement (the "Access Easement") for the purpose described below, across a portion of Grantor's property in Portland, Maine, running from Fore Street to the southerly boundary of Grantor's property, in the general location depicted on the drawing attached hereto as Exhibit A and made a part hereof (the "Easement Area"), subject to the terms set forth below. The precise location of the Easement Area shall be flexible prior to final design and construction of permanent improvements to the Easement Area. When the final design of the Easement Area has been completed and prior to construction of said improvements, the Easement Area shall be more particularly described by metes and bounds in an Addendum to this Access Easement, signed by both Parties and recorded in the Cumberland County Registry of Deeds.

The purpose of the Access Easement granted herein is to provide physical and visual public access to the waterfront for pedestrians within the Easement Area, which access shall include an ADA compliant access way for pedestrians, including but not limited to wheelchair access on the southern end of the Easement Area. Additional accommodations may be provided if and as required by applicable state or federal law, including the ADA.

The Easement Area shall be subject to such rules or ordinances that Grantee may adopt from time to time in the interests of public safety. Wheelchairs and emergency vehicles as well as snow removal equipment shall be permitted in accordance with applicable federal and/or state laws regulating accessibility for such devices, vehicles or equipment. Maintenance, repair and snow removal responsibilities within the Easement Area shall belong solely to Grantor, its successors and assigns; however, Grantee shall have the right, but not the obligation, to maintain or repair the Easement Area, or to remove snow therefrom, when Grantee, in its sole discretion, deems such maintenance, repair or snow removal necessary to ensure public safety and Grantor has failed to perform the same within a reasonable time after notice from Grantee.

Grantor agrees not to use or permit any use, condition or state of disrepair that would be contrary to or otherwise unreasonably interfere with the use of the Easement Area by pedestrians in the manner contemplated herein. Provided, however, Grantor may temporarily close all or a portion of the Easement Area during construction, maintenance or repair activities if required to safeguard public safety. Grantor shall promptly correct any condition and complete any maintenance or construction activities necessitating such closure in order to minimize the duration of the closure or restriction of public access to the Easement Area. Any closures that prevent public access from Fore Street through to the waterfront shall be pursuant to and in accordance with an Access Easement Closure plan filed with and approved in advance by the City of Portland's Planning Authority.

Nothing herein contained shall be deemed to be a gift or dedication of the fee interest in the Easement Area or any portion thereof to Grantee or to the general public.

The Easement Area is and shall remain private property, and Grantor hereby expressly reserves and retains for itself and for any subsequent owner of the Easement Area, all rights of ownership to the extent the exercise thereof does not unreasonably limit or unreasonably interfere with the use of the Easement Area by pedestrians; such rights include, without limitation, (i) the right to adopt reasonable rules and regulations governing the use of the Easement Area, (ii) the right to use, or to grant to others the right to use, the surface and subsurface of and air space above the Easement Area for any use or purpose (including, without limitation, the right to install, inspect, operate, maintain, repair, replace and remove electric lines, gas lines, underground fuel tanks, telecommunication lines (such as telephone, cable and internet lines), water lines, storm sewers, sanitary sewers, catch basins, manholes, clean-outs, curbing, driveways, surface parking areas, sidewalks, landscaping, benches, information kiosks, light pole bases, lighting fixtures, retaining walls, monument signs, fountains, statues, art pieces and the like, and (iii) the right to make changes, alterations and/or improvements to the Easement Area from time to time.

This easement is given for recreational use and the Grantor and Grantee claim the rights and protections against liability in accordance with Title 14 MRS §159-A to the maximum extent permitted by law.

TO HAVE AND TO HOLD the aforegranted and bargained public access easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by Casey Prentice, its Manager thereunto duly authorized, this 27 day of March, 2019.

CPB2 I LLC
By: CPB2 Management LLC, Manager

By: _____
Name: Casey Prentice
Title: Manager

STATE OF MAINE
CUMBERLAND, ss

March 27, 2019

Personally appeared the above-named Casey Prentice, for CPB2 I LLC as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said limited liability company.

Before me,
Janet L. Davis
Notary Public/Attorney at Law

Print name: Janet L. Davis SEAL
My commission expires: 01-18-2021

JANET L. DAVIS
NOTARY PUBLIC
State of Maine
My Commission Expires
January 18, 2021

GRANTEE ACCEPTANCE:

The City of Portland does hereby accept the foregoing Public Access Easement, by and through City Manager Jon Jennings.

CITY OF PORTLAND

By: Jon Jennings
Its: City Manager

STATE OF MAINE
CUMBERLAND, ss

March 28th, 2019

Personally appeared the above-named Jon Jennings, for the City of Portland as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said City of Portland.

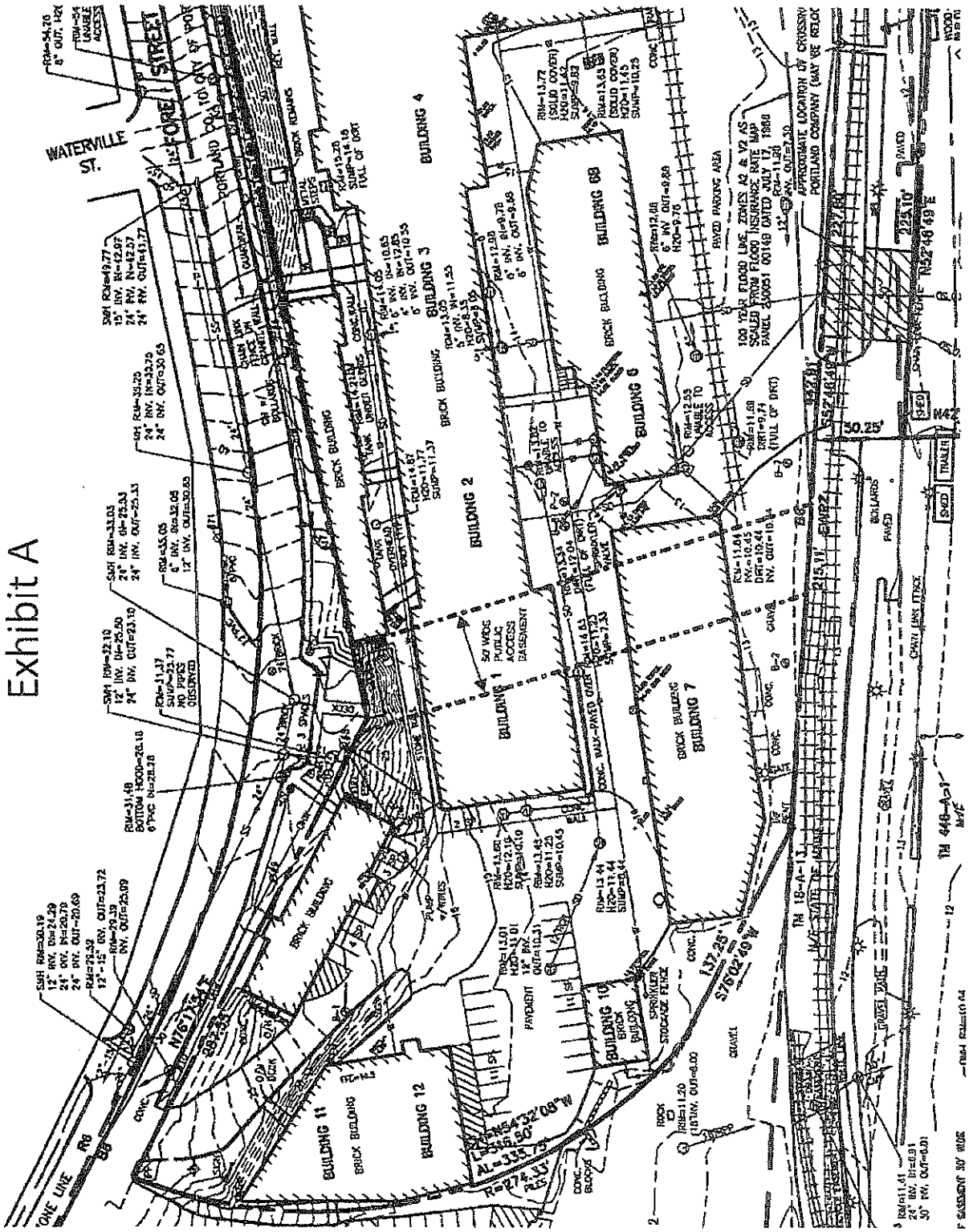
Before me,

Notary Public/Attorney at Law

Print name: Deivy Periana
My commission expires: April 9, 2021

DEIVY PERIANA
NOTARY PUBLIC
CUMBERLAND COUNTY
MAINE
MY COMMISSION EXPIRES APRIL 9, 2021

Exhibit A



Received
Recorded Register of Deeds
Apr 05,2019 03:47:04P
Cumberland County
Nancy A. Lane

Portland Maine | Yes. Google's good here.

Deb Andrews <dga@portlandmaine.gov>

58 Fore Street - Public Access Easement

1 message

Barbara Vestal <vestal@chesterandvestal.com> Fri, Nov 8, 2019 at 11:33 AM
To: Deb Andrews <DGA@portlandmaine.gov>
Cc: sally Oldham <oldhamseg@gmail.com>, Julie Larry <jlarry@portlandlandmarks.org>

Hello Deb,

I wish to follow up on questions raised at the Historic Preservation Board meeting on Wednesday, November 6th concerning the public access easement. I am sure the City is aware, but for the sake of the Board and the public, attached is a copy of the Public Access Easement which was executed on March 28, 2019 and is recorded in the Cumberland County Registry of Deeds in Book 35564, Page 30. As part of the Planning Board decision-making, in exchange for allowing the demolition of Building 1, CPB2 LLC agreed to grant to the City a public access easement. I would appreciate it if you would forward this to the Historic Preservation Board.

As stated in the easement document, CPB2 has granted to the City a **50' wide public access easement** running from Fore St to the southerly boundary of CPB2's property. The purpose is "to provide physical and visual public access to the waterfront for pedestrians within the Easement Area, which access shall include an ADA compliant access way for pedestrians, including but not limited to wheelchair access on the southerly end of the Easement Area." CPB2 "agrees not to use or permit any use, condition or state of disrepair that would be contrary to or otherwise unreasonably interfere with the use of the Easement Area by pedestrians in the manner contemplated herein." They can temporarily close all or a portion during construction, maintenance or repair activities if required to safeguard public safety. CPB2 can adopt reasonable rules for use and can grant the right to use the surface, subsurface and air space to others over the easement area for a host of primarily utility- elated purposes.

I would contend (and I believe the City submission standards support me on this) that the applicant should be showing this public access easement on all submissions that include part or all of the public access easement. It is true that the precise metes and bounds description of exactly where the easement is located upon the earth may be refined within small tolerances. That can be indicated on the plan. But it is essential to be able to determine whether buildings (either proposed new or moved such as building 12), tree plantings, or any other proposed improvements would impermissibly encroach on the public easement area.

Clearly the easement is intended to allow both physical and visual access from Fore Street to the southerly boundary of CPB2s property. By its terms, the applicant must not allow any use which would interfere with the use of the entire easement area by pedestrians for physical and visual access. The preliminary plans presented on Wednesday seem to be ignoring the fact that this 50' strip of land has been dedicated to PUBLIC use. The narrowing of the stairs to only a portion of the 50' and the creation of platforms for private access to building 24 and to provide possible tables and chairs for outside seating for a future restaurant are in direct opposition to the use by the public and are an impermissible private intrusion on to the 50' public easement. The Historic Preservation Board has an important role to plan in seeing that this public easement is protected and designed for meaningful physical and visual access.

Regards,

Barbara Vestal

--
Barbara A. Vestal, Esq.
Chester & Vestal, PA
107 Congress Street
Portland, Maine 04101
(207) 772-7426 - phone
(207) 761-5822 - facsimile

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
PROPOSED ROOFTOP ADDITIONS – 211-215 COMMERCIAL STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: November 26, 2019
RE: December 4, 2019 **PUBLIC HEARING**

Application for: Certificate of Appropriateness – Rooftop Additions

Location: 211-215 Commercial Street

Applicant: Granite Face, LLC

Architects: Mark Mueller Architects – Mark Mueller & Matt Provencal

Introduction

On behalf of owner Scott Lindsay (Granite Face, LLC) Mark Mueller of Mark Mueller Architects returns to the Historic Preservation Board for a public hearing on revised, final plans for proposed rooftop additions at 211-215 Commercial Street. The Board has held four workshops to review plans to add a sixth floor under the gambrel roof and several concepts for adding light and useable floor space – two in 2017 with a different architect, and the recent revamped proposals by Mr. Mueller and Mr. Provencal (September 18, and October 16.) Plans to increase natural light on the fifth floor and add living space on a new sixth floor include recessed infill dormers between the four existing front pedimented dormers, an inverted dormer above these front dormers, a rear dormer on top of the existing 5th floor dormer, and an extension of the circulation connecter at 215 Commercial Street to access the proposed sixth floor. Also proposed are additional windows.

At all of the workshops the Board made clear they would be cautious about preserving the distinctive appearance of the gambrel roof form and the four front dormers at the subject property (c. 1854,) as character-defining features. Throughout the review process some Board members questioned whether a sixth floor and associated measures to increase light and space could be added without overwhelming these key features or pushing the limits of Alteration Standard 1:

Every reasonable effort shall be made to provide a compatible use for the property which

requires minimal alteration to the character-defining features of the structure....

Board members were unanimous in finding that revisions presented by the architects at the October 16 workshop, showing all of the proposed elements in a scaled down form, did not go far enough to maintain the building's simple essential features as unimpeded, distinct elements. Nonetheless, several Board members indicated that they could support most of the proposed modifications, with carefully designed, recessively scaled and treated details.

For the hearing on December 4 Mark Mueller Architects have provided a summary letter outlining the plan revisions, and a package of drawings, perspective views, and photos illustrating proposed alterations that have again been scaled back to reduce interference with the building's character defining features. For reference, staff is including several views excerpted from the October 16 workshop submission, and staff photos of other examples of rooftop alterations.

October 16, 2019 Workshop

The overall message from Board members on October 16 was that too much was still being asked of the building, with proposed modifications that would interfere negatively with important historic features. That said, in several areas some Board members indicated that the design was moving in the right direction, and the concepts presented could be approved with appropriate design details.

Front Dormer Infill:

The purpose of the infill dormers is to provide light for the existing 5th floor. Plans showed infill dormers with reduced height and a flatter roof that stayed completely below the roof trim of the existing dormers. The infill was set the same distance back from the face of the existing dormers - at 48" – as at the October workshop.

- Several Board members expressed serious reservations about any infill between the front dormers, while at least two seemed open to considering the possibility if the infills were recessive enough to preserve some distinct visibility of the existing dormers, even with the loss of visible exposed roof between them.
- There was nearly unanimous Board opposition to lengthening the existing windows of the four doghouse dormers by dropping the sills into dustpan cuts into the roof at the front eave. The concerns were both practical – having to do with drainage and construction details - and design related. With no roof separating the windows from the eave cornice, the faces of the dormers became more prominent and awkward.

Inverted Dormer:

In the October 16 version of the plans a narrower cut-in dormer (to light the 6th floor) left

more of the roof undisturbed, but the interruption in the gambrel pitch change would be visible from Commercial Street.

- All or nearly all of the Board were persistently concerned about interference with roof break where the gambrel changes pitch.
- An inverted dormer that left the roof line intact did not seem to be ruled out. There was no determination as to whether a completely invisible inverted dormer would be possible or desirable.

Rear Dormer:

The rear dormer presented at the October workshop was located further from the east end wall by 5' and also stepped back at the rear corners (northeast and northwest) but the majority of the north wall extended up from the fifth floor. Board concerns about the massing and scale of the layered dormer on the rear roof continued, but there appeared to be some openness to a reduced, stepped back dormer with integrated details.

Circulation Core Connector – 215 Commercial Street

At the October workshop the architects presented an alternate version of the circulation connector (revised after publication of the packet) that was lower than the drawings submitted for the packet. Board members particularly appreciated that a design in which the roof did not rise above the end wall parapet of the main building (211 Commercial Street) appeared to be feasible. In addition, continued effort was being made to make the commercial street faces of the 5th and 6th floors both recessive and well integrated.

Revised Proposal for December 4 Public Hearing

For a summary narrative for the latest design revisions please see the memo from the architects, attachment 1. Notes on select changes follow:

Circulation Core Extension – Sixth Floor:

The roofline of the circulation connector is like the alternate presented at the October 16 workshop, with no extension higher than the parapet at the west end wall of 211 Commercial. Mechanicals that are presently on the roofs of the circulation connector would still be moved to the rear roofs of that section, and hidden by the new construction. New copper siding is proposed to replace all of the existing lead-coated copper on the facesof the connector, and tie it together visually with the new walls on both connector and the rear dormers.

Additional Windows in End Walls - Sixth Floor:

For December 4, an additional pair of windows has been added to the east wall of the Granite Block, for a new total of five levels of paired windows. The middle pair are still

proposed as spandrel glass, to obscure the framing for the new 6th floor. Note that a large window has been added to the east and west walls of the 6th floor dormer, with the intention of lightening the mass. New punched windows are also proposed for the west end wall at the 5th and 6th floors, above the step backs in the circulation connector.

Siding and Roofing

The rear dormers (both 5th and 6th floors) and the circulation connector are all to be sheathed in the same material: flat seamed copper. The exposed sides of the four existing front dormers will continue to be sheathed with slate. Existing roofing on the lower front roof plane and the pedimented dormers is asphalt, while the upper plane of the gambrel and the rear dormer are EPDM rubber. Mr. Mueller indicated that the entire front roof is to be replaced with asphalt shingles.

Staff Comments and Questions

In several iterations, the design for the Granite Block alterations has evolved to lessen the interference with the most important features of the historic building. Board members have consistently responded with caution about "asking too much of the building," and stating that the interventions needed to be scaled back to interfere less with character-defining features and be more aligned with Standard 1, for Review of Alterations. For the workshops this past fall, staff commented:

The applicants' proposal to add a sixth floor to the Granite Block involves constructing a number of new features and additions that force the Board to ask at what point would the proposed alterations stretch Review of Alterations Standard 1, and require more than *"minimal alteration to the character-defining features of the structure...."* Staff suggests that if proposed alterations interfere with or obscure character-defining features of the historic structure, or overwhelm the basic form of the resource, their compatibility and adherence to the Standards for Alteration become questionable.

The changes made by Mark Mueller Architects for the final plans respond to Board feedback in a number of ways, paring back the alterations to minimize interference with the existing features of the property but in most cases keeping the various elements as part of the proposed renovation. No doubt the client and the architects believe they have revised and minimized the renovations to a point at which it is still worthwhile to add a 6th floor and add better natural light for the 5th floor. The Board must decide whether the level of visual interference with important existing elements is acceptable. Standard 1 for Alterations steers us to ask whether creating a 6th floor is potentially a compatible use, and if so, what constitutes "minimal alteration to the character-defining features?" Staff notes that that the standard does not mandate no change at all, just that it be minimal.

Revised plans submitted for the October 16 workshop included changes that made some of the

proposed additions closer to being compatible, but at that time the Board agreed with staff that significant further design changes would be necessary to satisfy the Standards for Alteration. The final plans before the Board include further changes to protect the features highlighted by the Board for protection from excessive interference, and the process continues as the Board decides whether the modifications are acceptable.

Front Infill Dormers:

Further lowering the roofs of the proposed infill dormers enhances the dominance of the existing dormers, coupled with the greater setback (48") presented on October 16. If Board members find that these changes do enough to preserve the predominance of the four dormers that follow the historic form, they may agree the infill is sufficiently recessive, despite the substitution of new geometry for simple roof in between the existing dormers. It is possible the distinct forms of the existing dormers could hold their own if the infill were added.

Existing Dormer Windows:

Urged by Board members to abandon the proposal to lengthen the windows downward into a "dustpan" cut into the roof plane just above the eave, the architects and client have left this alteration out of the new plans, preserving the integrity of the dormer faces and the roof edge and avoiding complicated panning challenges.

Rear Dormer:

By reducing the size of the 6th floor rear dormer and using end wall alignment and finishes to integrate it more fully with the existing 5th floor, the architects have responded to Board suggestions. There is no denying that the 6th floor adds significant mass to the rear roof, but it is not without precedents in other Commercial Street buildings. Staff is not convinced the large windows in the end walls of the 6th floor dormer are a good idea; they seem excessively large, and interrupt the planes that are trying to be quietly consistent with the dormer below. For a comparison, staff is including in the packet photos of 111 Commercial Street, where a rear dormer with significant mass was added with Board approval several years ago. The photos are included with no intention of suggesting that such a treatment would be appropriate for the subject of this review, but it is useful to think in terms of design qualities – such as simplicity, continuity, integration, material palette, and massing that all contribute to an addition's compatibility and recessive character.

Front Inverted Dormer:

The inverted dormer is now completely below the break in the gambrel roof pitch in the most recent plans – following the Board's comments about interrupting the roof line. In that location the recess will be visible above the lower dormers, but as a dark hole in the roof plane, not a break in the line of the gambrel. As in October, staff notes that this Board has approved inset dormers before in simple gable roofs. In this case the front roof already holds the pedimented

dormers and might have other infill elements – potential distractions from the inverted dormer, along with the existing chimney remnant that is to be retained. A photo of 111 Commercial Street is included by staff to illustrate a simple inverted dormer in the front roof plane of a gable-roofed structure (and the potential for potted vegetation to call attention to such an element.)

Drainage questions may still need to be resolved for the inverted dormer, for the water collected by the gutter shown above the front wall of the 6th floor, and below the deck. Mr. Mueller said drainage would be conducted through the building to exit near the front eave where gutters and downpipes convey water to the ground, but details will need to be studied carefully.

Circulation Connector – 215 Commercial

In a change first seen at the October 16 workshop, the possibility of lowering the roof of the circulation connector so it does not exceed the adjacent parapet wall of the main building has made it much more compatible. Relocation of the mechanicals to the rear and the uniform treatment of siding and windows in each of the steps in front elevation make this a successful alteration. Staff hopes the Board will comment on the new 5th and 6th floor windows proposed for the original building end wall, adjacent to the connector. They appear as if a continuation of the windows in the face of the connector, but staff wonders if the same style of window should continue onto the very different architecture of 211 Commercial. Do the windows add continuity and integration, or blur a line between contemporary addition and original structure?

Additional Windows – East End Wall

The additional pair of windows proposed for the middle of the 6th floor would create a tall stack five windows high, with the middle pair proposed as spandrel glass. Staff wonders whether the effect would be one of too many windows for that face of the building. Especially in the attic location, the proportion of window to wall might be too much, so close to the roof. Would it seem a more reasonable arrangement if instead of spandrel at the new floor level the middle pair were filled in with brick, leaving four windows at both the 5th and 6th floors and repeating the pattern of four grouped windows? Or should windows at the 6th floor level be smaller, as is often the case in attic locations?

Skylights

All skylights on the front roof plans are proposed to be removed, which causes no pronounced visual change since the upper plane of the gambrel is not really visible. Rearranging the existing skylights on the back roof is similarly inconsequential, visually. Staff believes the same may be true of the two proposed pyramidal skylights on the roof of the new 6th floor dormer, but hopes the Board will comment on these additions to the renovation plans.

In conclusion, there may be further adjustments that could be made to the proposed rooftop additions that would soften the visual interference caused to the existing roof, but the proposed

design has evolved significantly. While both the Board and staff have expressed sympathy for the applicant's desire for light and useable space, Board members must nonetheless focus on the level of acceptable change, and the effects on the appearance of the significant characteristics of the historic building.

Staff urges Board members to walk Commercial Street and the Old Port to compare examples of rooftop additions; as we all know some are much more successful than others. In managing change in historic buildings we must acknowledge that some features can handle more intervention than others. If the character-defining features can remain the most prominent design vocabulary and contemporary changes are clearly subservient and differentiated, then perhaps that defines success or at least acceptability. If this is not the case in the view of the Board, then the Standards for Alteration must be the ultimate measure of compatibility.

APPLICABLE STANDARDS

Standards for Review of Alterations

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the December 4, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations and additions at 211-215 Commercial Street meet (fail to meet) the historic preservation ordinance review standards for review of alterations (subject to the following conditions.....)

ATTACHMENTS

1. Summary of design changes – Mark Mueller Architects
2. Drawings, renderings and photos – Mark Mueller Architects
3. Excerpted drawings and renderings from October 16, 2019 workshop
4. Staff photos of 111 Commercial Street – for comparison

M A R K
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Attachment 1

Date: November 20, 2019

Project Narrative – Public Hearing

RE: The Granite Block
215 Commercial Street
Portland, Maine

On behalf of Granite Face LLC, our office is formally submitting architectural plans and details for the Portland Historic Preservation board review. To date, we have met with your board for two informative workshop sessions. What is presented today is the culmination of those meetings with the board members varying ideas and time spent with two Portland's preservationists.

Our goal is to maintain the design intent in an effort to make this historic building on Commercial Street viable to young companies and employees.

Changes to the architecture are as follows:

Front Shed Dormer: the dormer roof has been lowered 6", which further reduces the profile of the low-slung shed dormer. Previous iterations set the dormer wall back 48" from the existing gable dormers, that same setback remains in the submission. Selection of a slim profile windows and re-design of the glass fenestration in our opinion provide a more cohesive composition.

Main Roof Eave: in earlier workshops the design included removing the low eave before the gable dormers to garner additional window fenestration height, that element was not favored and has been eliminated in the design submitted before you.

Inverted Roof Dormer: the inverted dormer at the new sixth floor has been reduced in scale as well. To adhere to critique of the previous roof design, the new light gathering opening/ inverted dormer will maintain the historic gambrel pitch break.
To further minimize influence, the wall forming a guardrail has been raised to 48" high. Again, the pitch break created from the meeting of two differing roof pitches has been preserved.

Rear 6th Floor Dormer: has been redesigned to allow verticality and similar proportions with the existing fifth floor dormer. This has been accomplished by setting the entire wall dormer wall back 5'. Previously the drawings portrayed a dormer floor plan profile more typically seen in residential construction. The new design allows for a minimal size deck as seen in the drawings. The new work meeting the old with a continuous exterior cladding realize a more seamless connection of the past and present.

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215 Commercial Street Connector: has also been redesigned to minimize impact with the abutting building. To reacquaint ourselves, the additional height created in the connector provides a required elevator car overhead safety zone. The profile has been reduced by re-configuring the roof resign to a low pitch roof meeting a flat roof. The new connector will not exceed the height of the Granite Block parapet.

Additionally, the existing lead coated copper clad finishes will be replaced with new copper siding. The focus is to increase a seamless transition of the new connector addition.

Fenestration: of note are modifications of windows in the new design.

Right Elevation (Dana Street): a pair of windows are being proposed for the gambrel end of proposed sixth floor.

Sixth Floor Dormer Sidewalls: to reduce scale of the end walls, on top of setting the entire wall back, a lone window has been placed in the composition.

Connector 5th and 6th Floor: a single window has been added to the exterior walls facing 217 Commercial Street. These windows have been setback from Commercial Street.

Main Roof on Commercial Street: the existing skylights in the upper portion of the gambrel roof have been eliminated, thereby simplifying the overall roof composition.

Summary: at this phase of the project, our sole goal has been to simplify and remove all elements that can absolutely be eliminated. The Historic Preservation board has been our editors, as the author we submit the re-write for your review.

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THE GRANITE BLOCK

Attachment 2

GRANITE BLOCK

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12.04.19

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HP - 0

SOUTH WEST PERSPECTIVE

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NORTH WEST PERSPECTIVE

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HP-1.3

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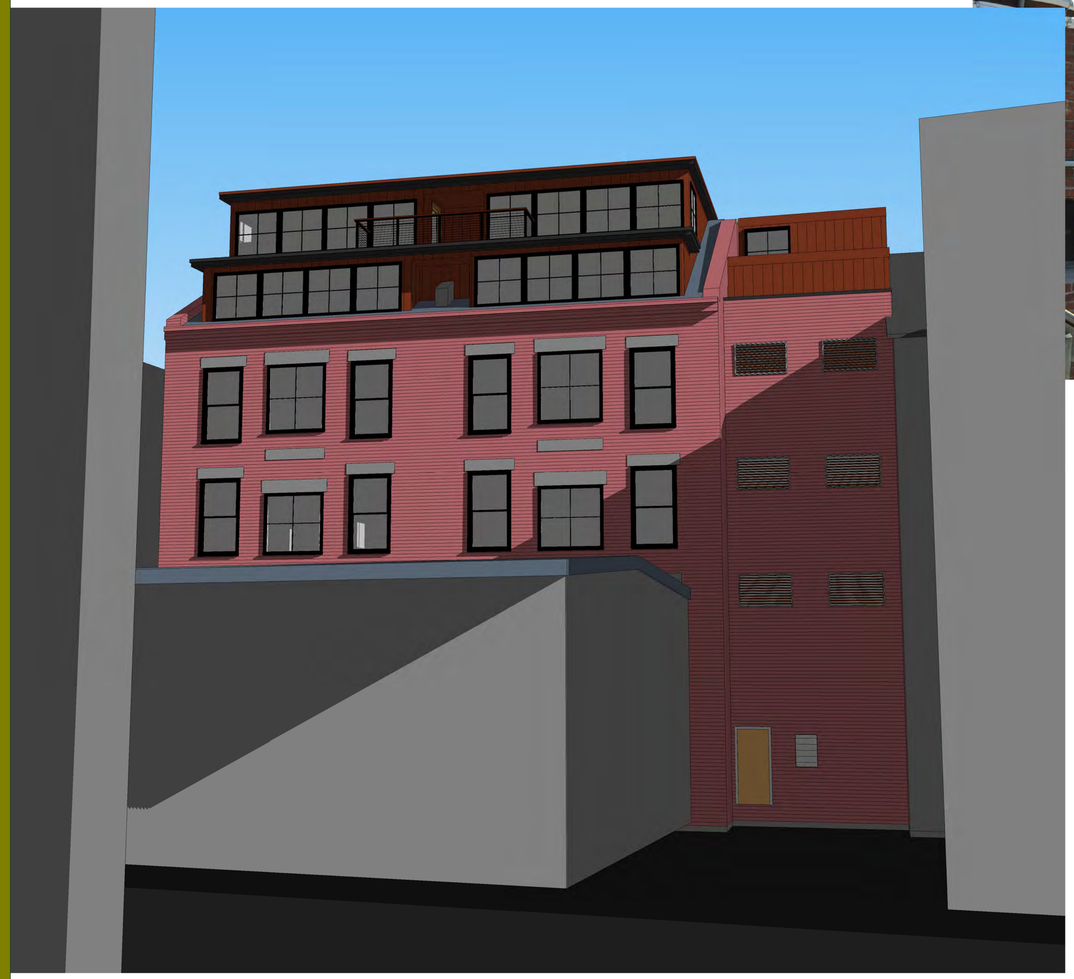
THE GRANITE BLOCK



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215 Commercial Street
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THE GRANITE BLOCK

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

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215 Commercial Street
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HP-2.0

THE GRANITE BLOCK

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

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THE GRANITE BLOCK

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

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215 Commercial Street
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THE GRANITE BLOCK

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

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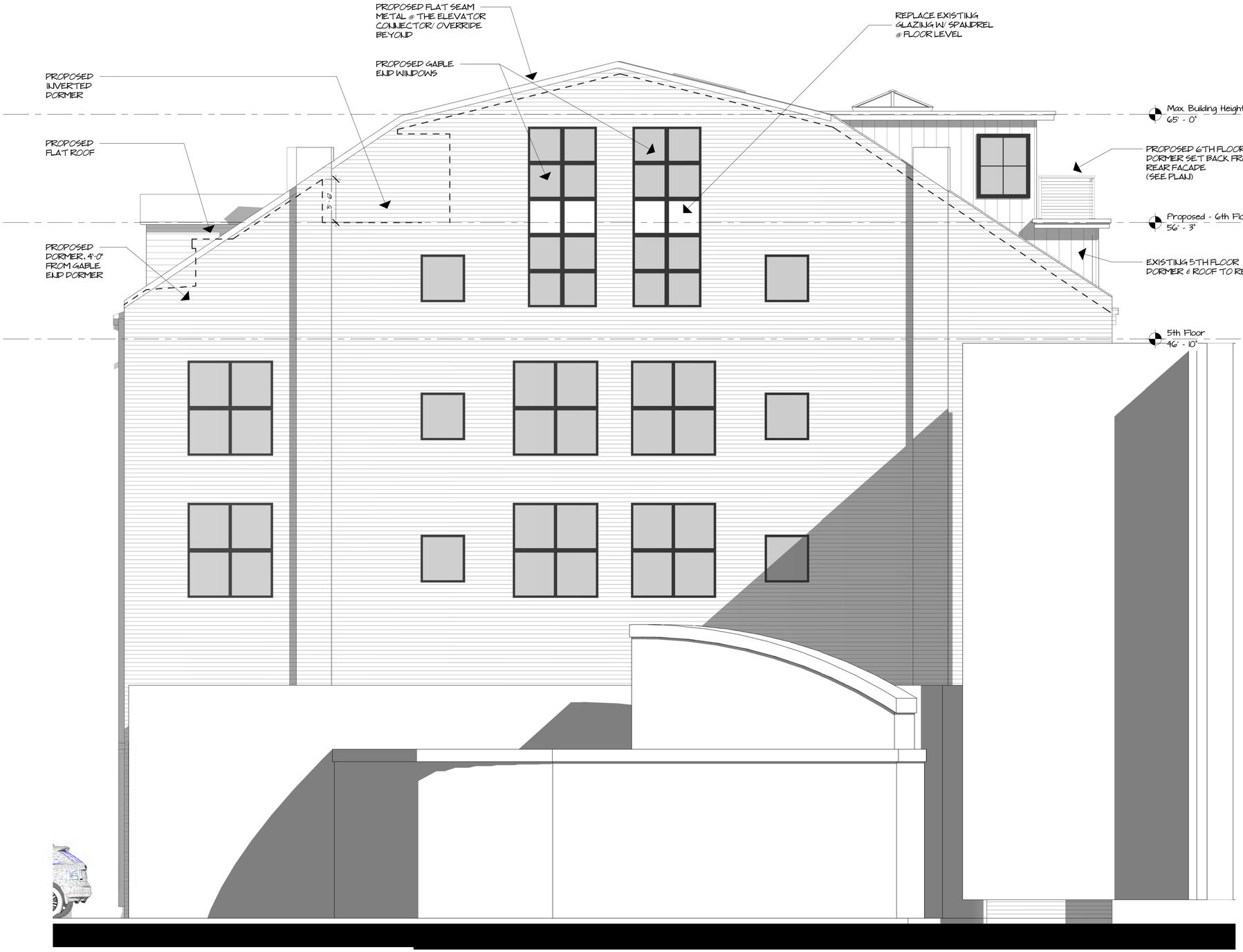
THE GRANITE BLOCK



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

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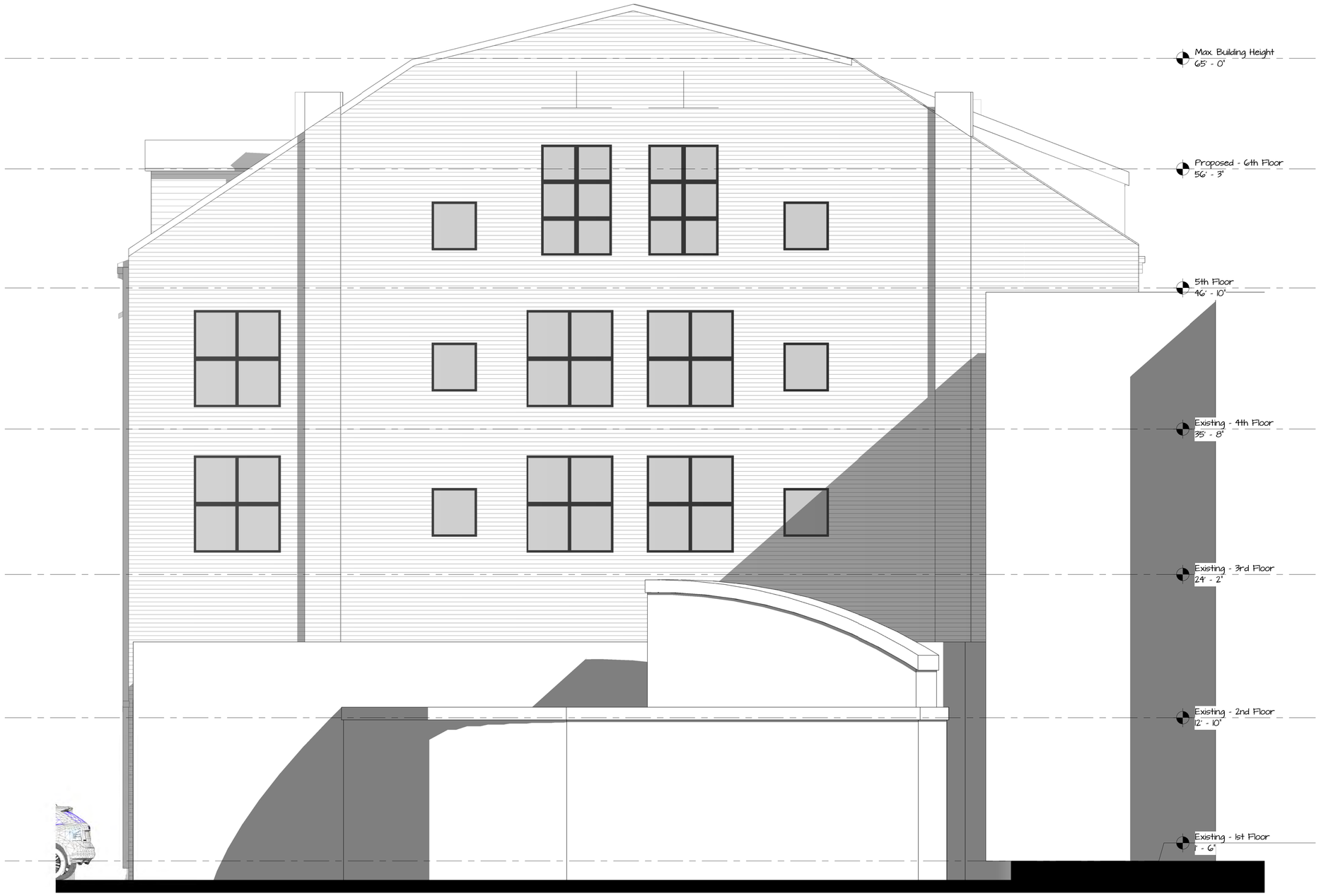

EXISTING RIGHT ELEVATION
1/4" = 1'-0"

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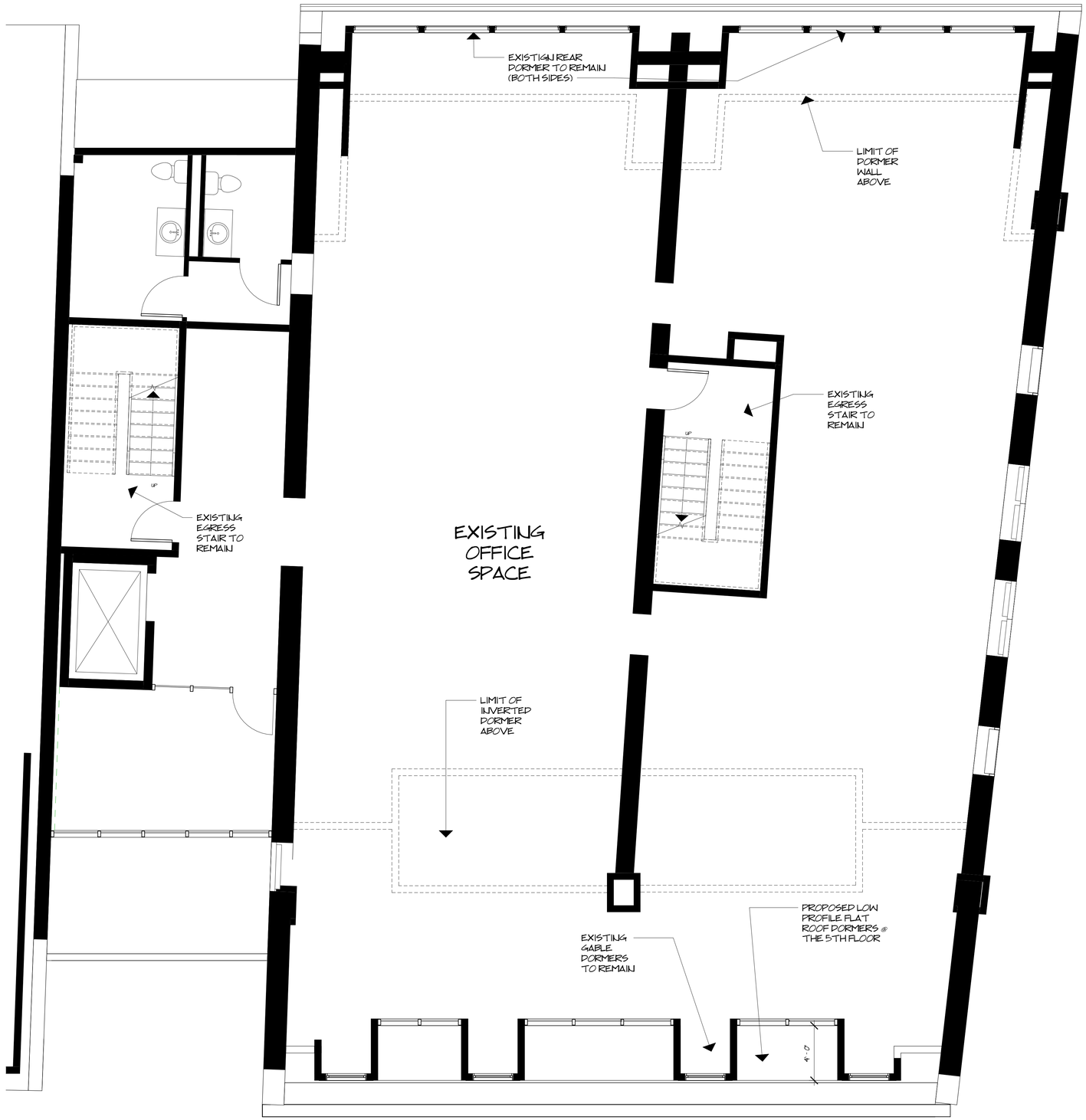

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EXISTING 5TH FLOOR PLAN

1/4" = 1'-0"

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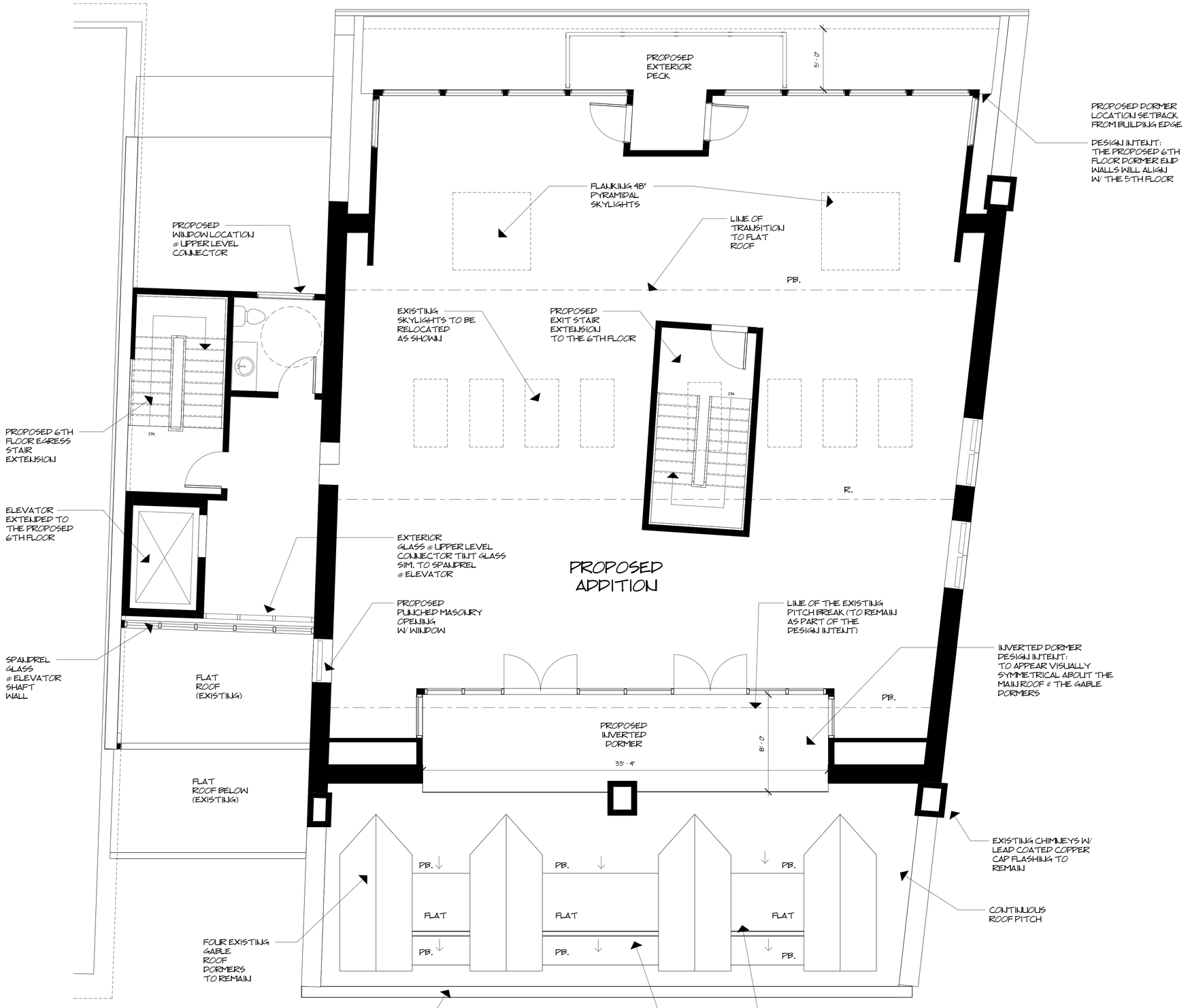
THE GRANITE BLOCK



PROPOSED 6TH FLOOR PLAN

1/4" = 1'-0"

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THE GRANITE BLOCK

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

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THE GRANITE BLOCK

EXISTING ROOF PLAN
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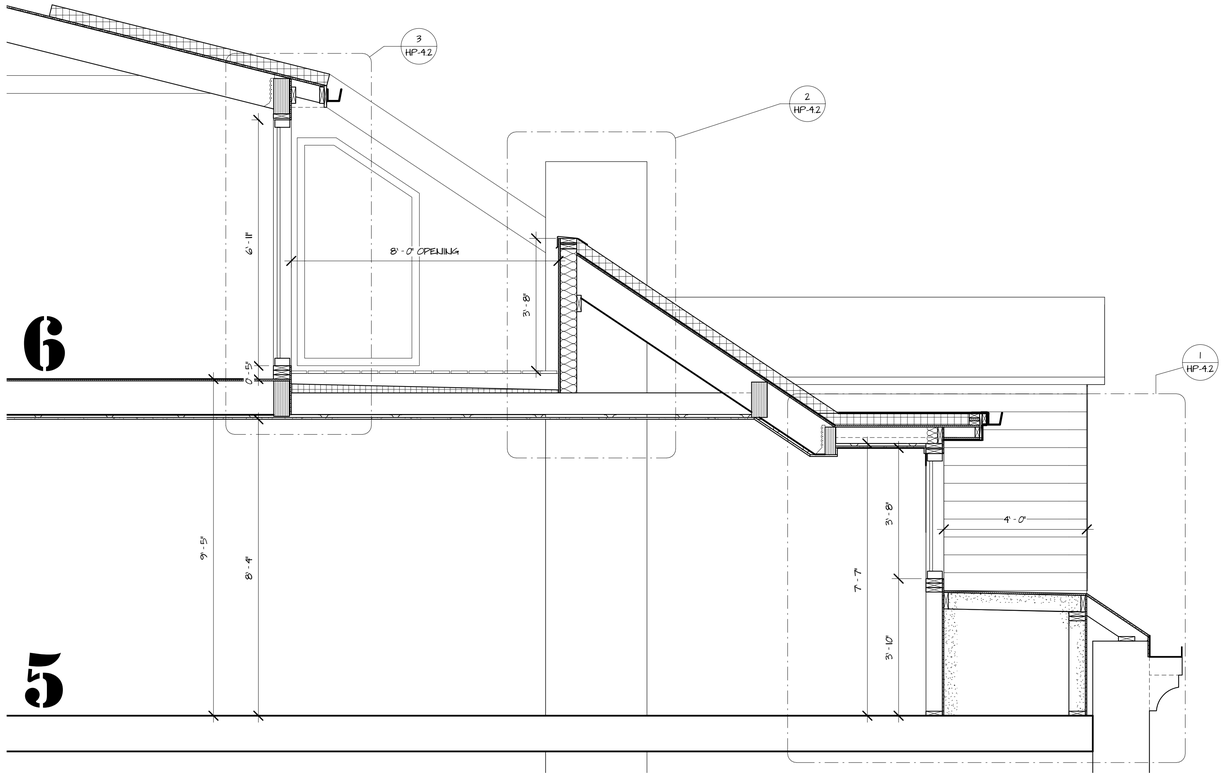
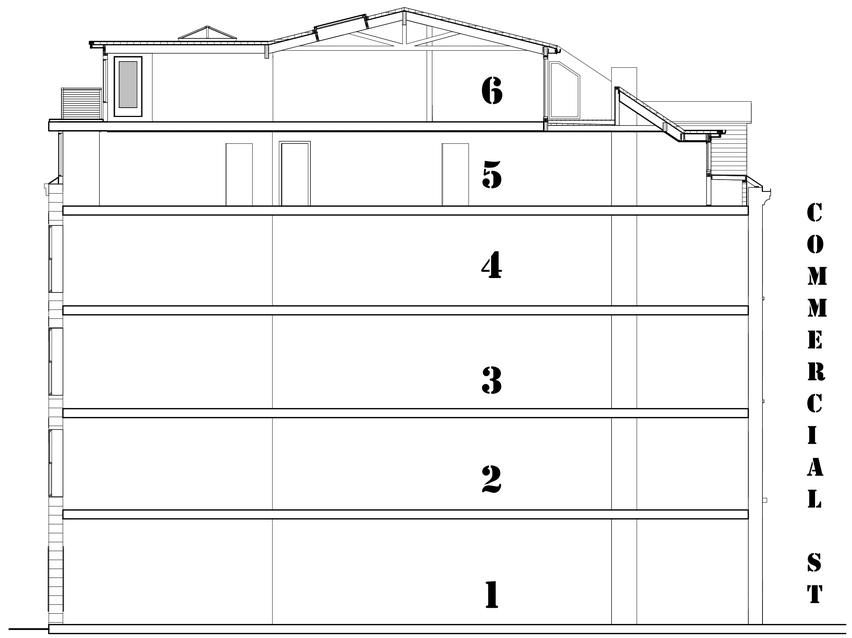
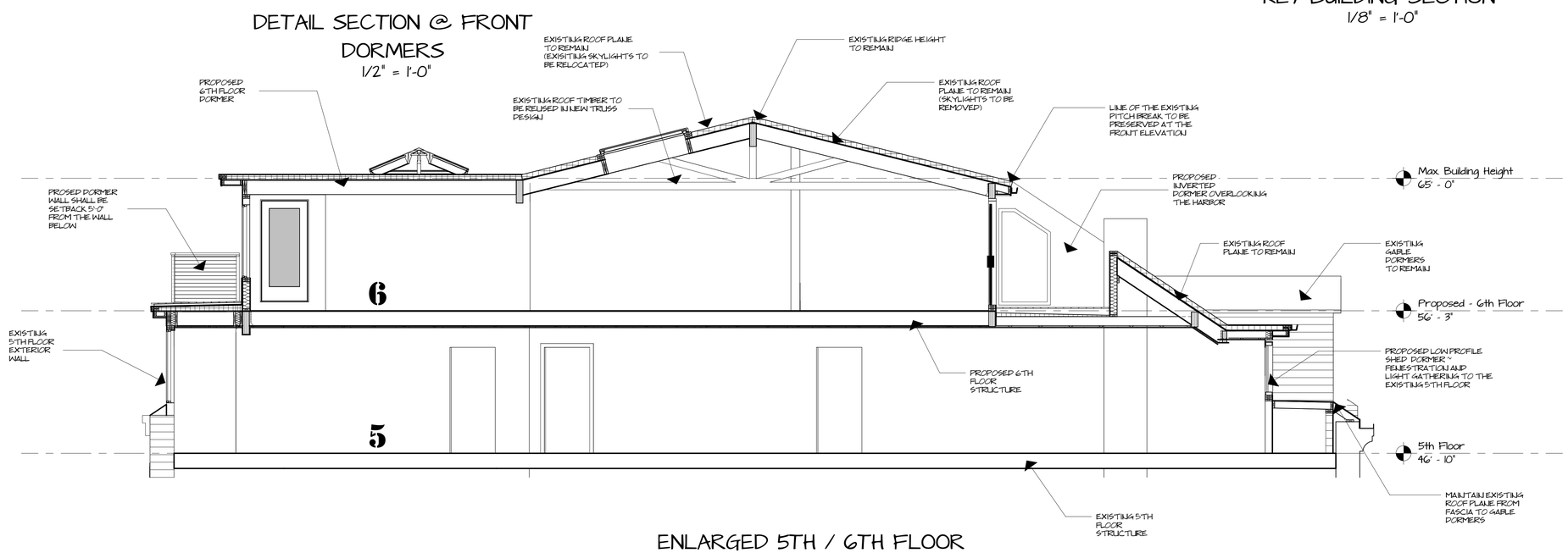
THE GRANITE BLOCK





KEY BUILDING SECTION
1/8" = 1'-0"

DETAIL SECTION @ FRONT DORMERS
1/2" = 1'-0"



ENLARGED 5TH / 6TH FLOOR SECTION
1/4" = 1'-0"

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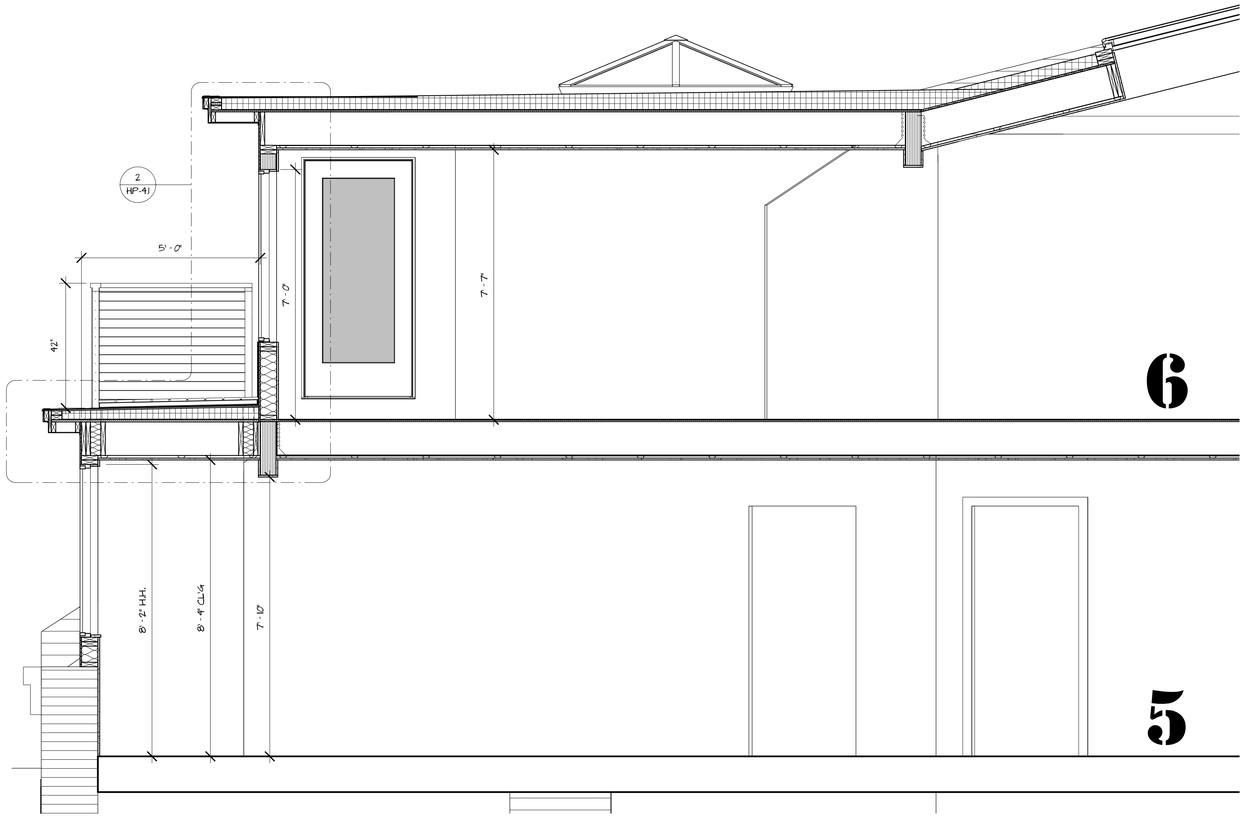
THE GRANITE BLOCK



ENLARGED SECTION REAR
1/2" = 1'-0"

MATERIAL NOTES:

EXTERIOR MATERIAL NOTES:
THE FOLLOWING ARE EXTERIOR SKIN MATERIALS VISUAL TO THE PUBLIC WAY.

KYNAR METAL:
FASCIA AND SOFFITS: 22 GA. STEEL, 70 % KYNAR PAINTED FINISH, LOW GLOSS, ASTM A-792-83. SOFFIT SYSTEM
FIELD FABRICATE FROM COIL STOCK
COLOR: DARK BRONZE, PROVIDE SUBMITTAL

COPPER:
COPPER WALL CLADDING: RED COLD ROLLED COPPER SHEET, COMPLY WITH ASTM B370
SHOP/ FIELD FABRICATED PANELS: FLAT SEAM, WIDTH 12"
WEIGHT: 20 OZ. PER S.F. (.027-INCH THICK)
FASTENERS: BRASS OR PASSIVATED STAINLESS STEEL SCREWS

PANEL PROFILE: FABRICATE SEAMS FOR PANELS TO BE INSTALLED IN A OVERLAPPED, INTERLOCKED MANNER.
FOLD TWO ADJACENT EDGES OVER 180 DEGREES FOR WIDTH OF 3/4" AND FOLD TWO ADJACENT EDGES UNDER 3/4".
FORM INTERLOCKING SEAMS WITH CLEATS FOLDED INTO THE SEAM. WELD SEAMS FOR WEATHER RESISTANCE AS DETERMINED FOR SITE CONDITIONS.

COPPER ROOFING: RED COLD ROLLED COPPER SHEET, COMPLY WITH ASTM B370
SHOP/ FIELD FABRICATED PANELS: WELDED FLAT SEAM, WIDTH 12"
WEIGHT: 20 OZ. PER S.F. (.027-INCH THICK)

TRIM, CLOSURES AND ACCESSORIES: SAME MATERIAL AND THICKNESS TO MATCH ADJACENT PANELS.
BRAKE FORM IN DESIRED PROFILES

MOISTURE BARRIER: BLUESKIN PE 200 HT, HENRY
ASPHALT SATURATED FELT WEIGHING NOT LESS THAN 30LBS. PER 100 SF

ROOF SHINGLES:

ASPHALT SHINGLES: FIBERGLASS BASED CONSTRUCTION ASTM D3462
TYPE: 3-TAB (NOW KNOWN AS A STRIP SHINGLE)
MANUFACTURE: CERTAINTEED XT30 OR EQUAL
WEIGHT: 230 LB WEIGHT
FIRE: UL CLASS A FIRE RESISTANCE

LOCATION: FACING COMMERCIAL STREET AND AS SHOWN ON THE DRAWINGS

EPDM ROOF:

TYPE I, NON-REINFORCED UNIFORM FLEXIBLE SHEET
ASTM D 4637
WEIGHT: 60MIL AT EXPOSED ROOFS, 90MIL AT ROOF DECKS
COLOR: BLACK

LOCATION: REAR ELEVATION: UPPER LOW-SLUNG PITCH

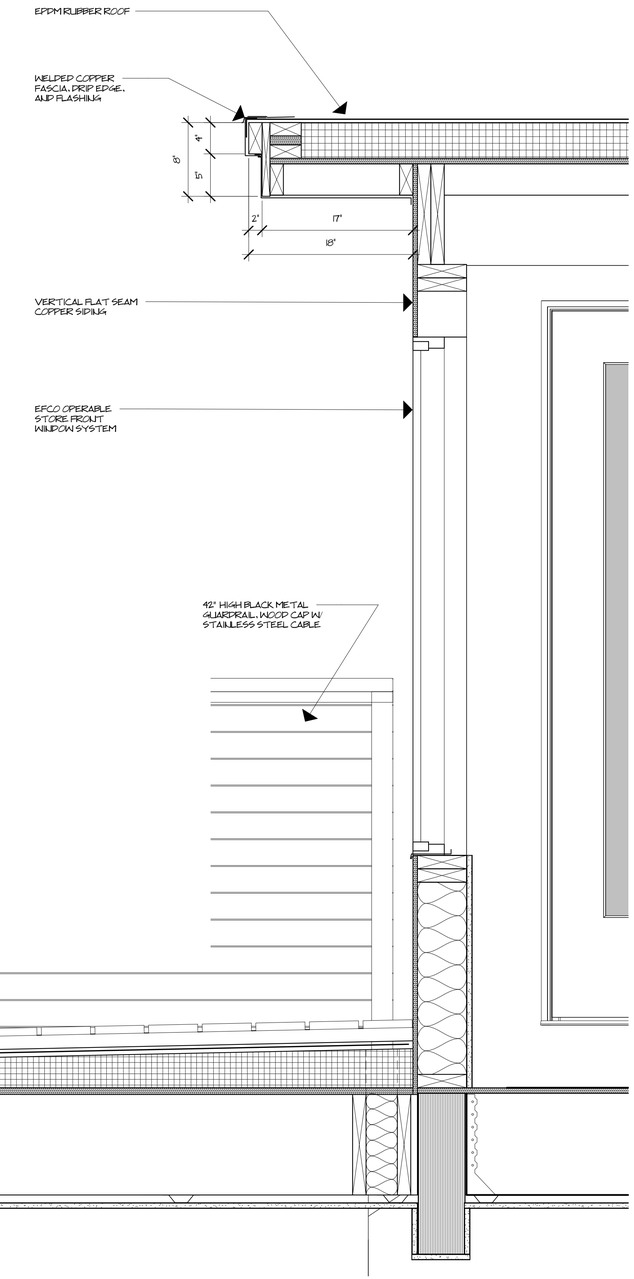
WINDOWS:

1. MARVIN
SERIES: MODERN: AWNINGS, DIRECT GLAZE AND OPERABLE DOORS
SASH/ MULLION: 2" HEAD, JAMB AND SILL: 2 7/8" MULLED UNIT WIDTH
COLOR: EBONY
GLASS: 1" DUAL PANE- LOW E. IG GLASS
PERFORMANCE: PG50

LOCATION: FRONT ELEVATION ON COMMERCIAL STREET

2. EFCO CORPORATION OR EQUAL
TYPE: OPERABLE STOREFRONT FIXED OVER AWNINGS
NOTE: NEW WINDOWS TO MATCH EXISTING FENESTRATION IN COLOR AND PROFILE

LOCATION: REAR ELEVATION AND SIDE ELEVATIONS, PROPOSED 6TH FLOOR



ENLARGED SECTION
1 1/2" = 1'-0"

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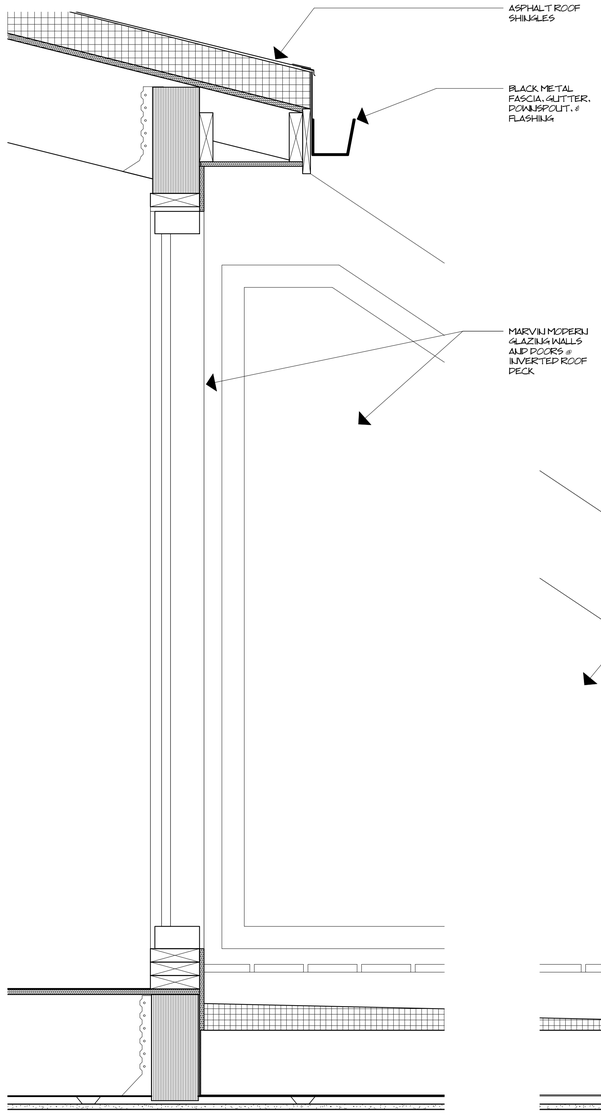

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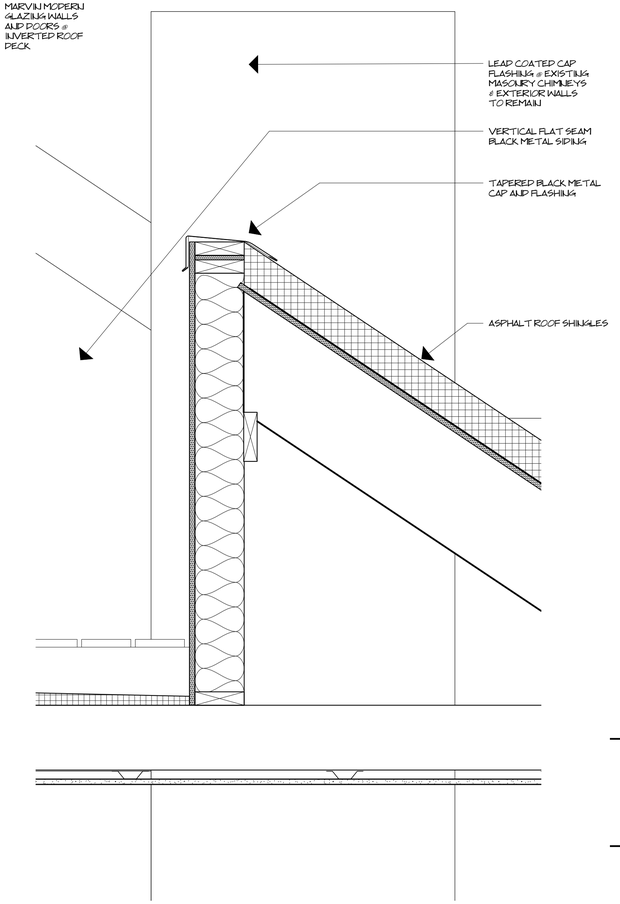
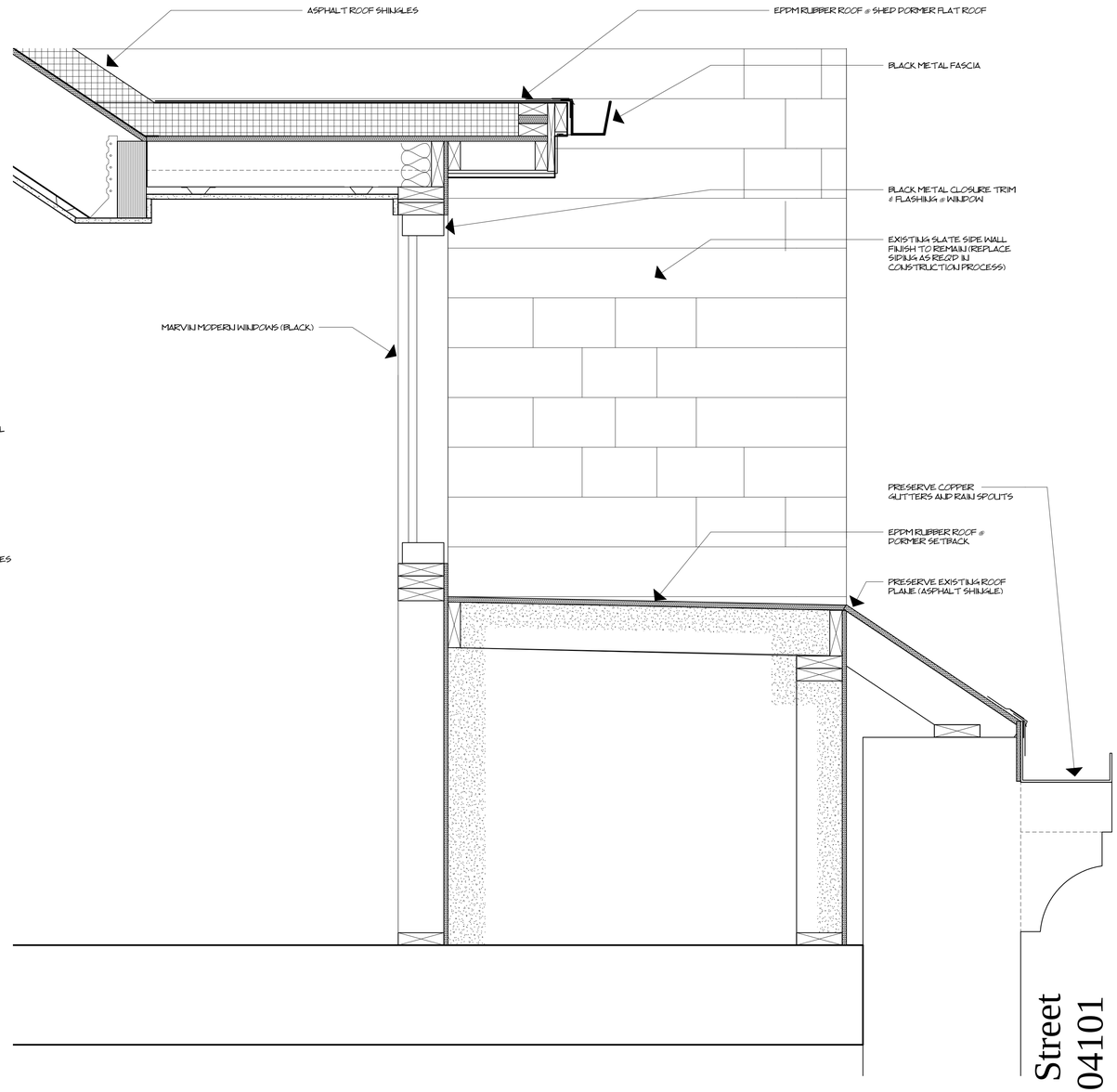


ENLARGED SECTION
1 1/2" = 1'-0"



ENLARGED SECTION
1 1/2" = 1'-0"

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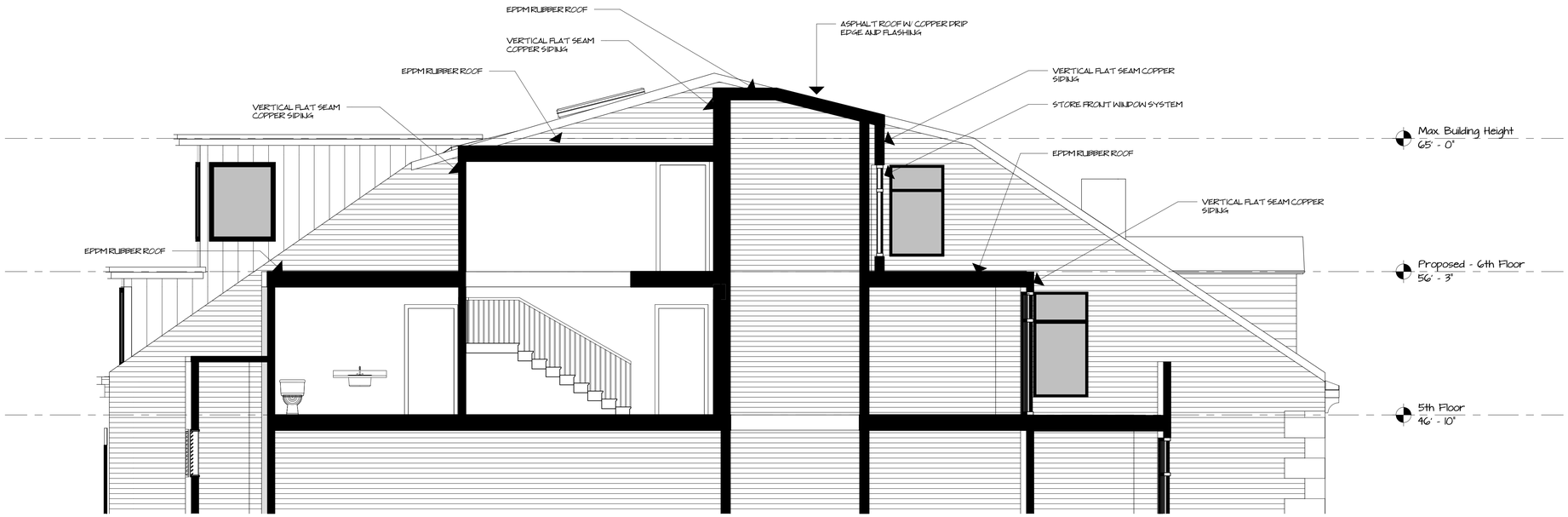
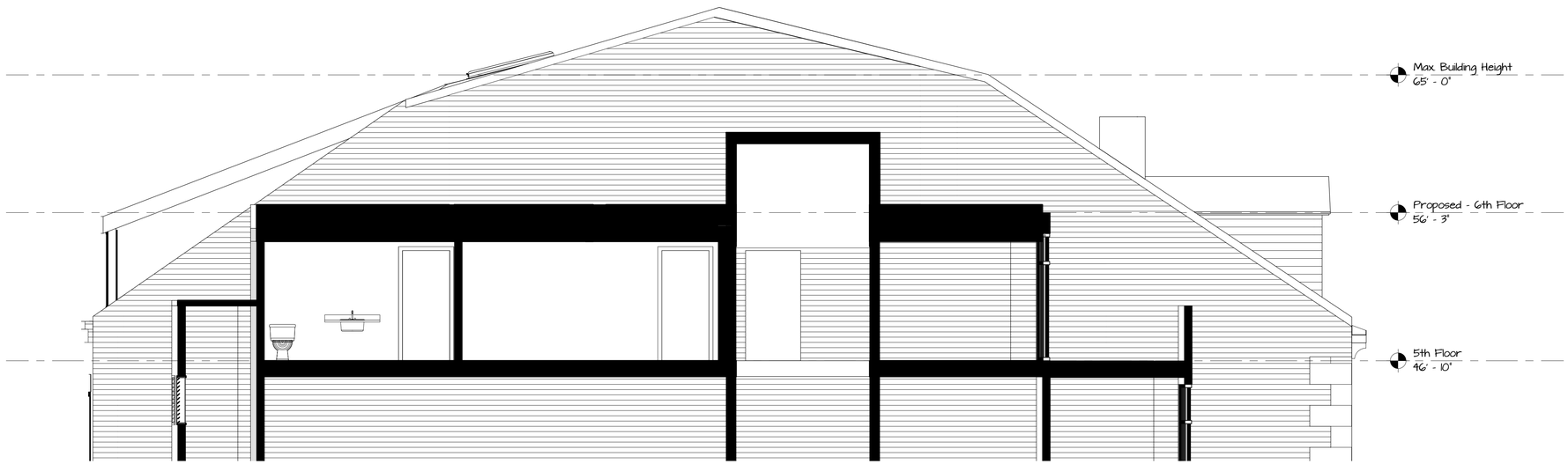
THE GRANITE BLOCK



PROPOSED ELEVATOR
SECTION
1/4" = 1'-0"



EXISTING ELEVATOR SECTION
1/4" = 1'-0"

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THE GRANITE BLOCK

Att. 2

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SOUTH WEST PERSPECTIVE

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THE GRANITE BLOCK

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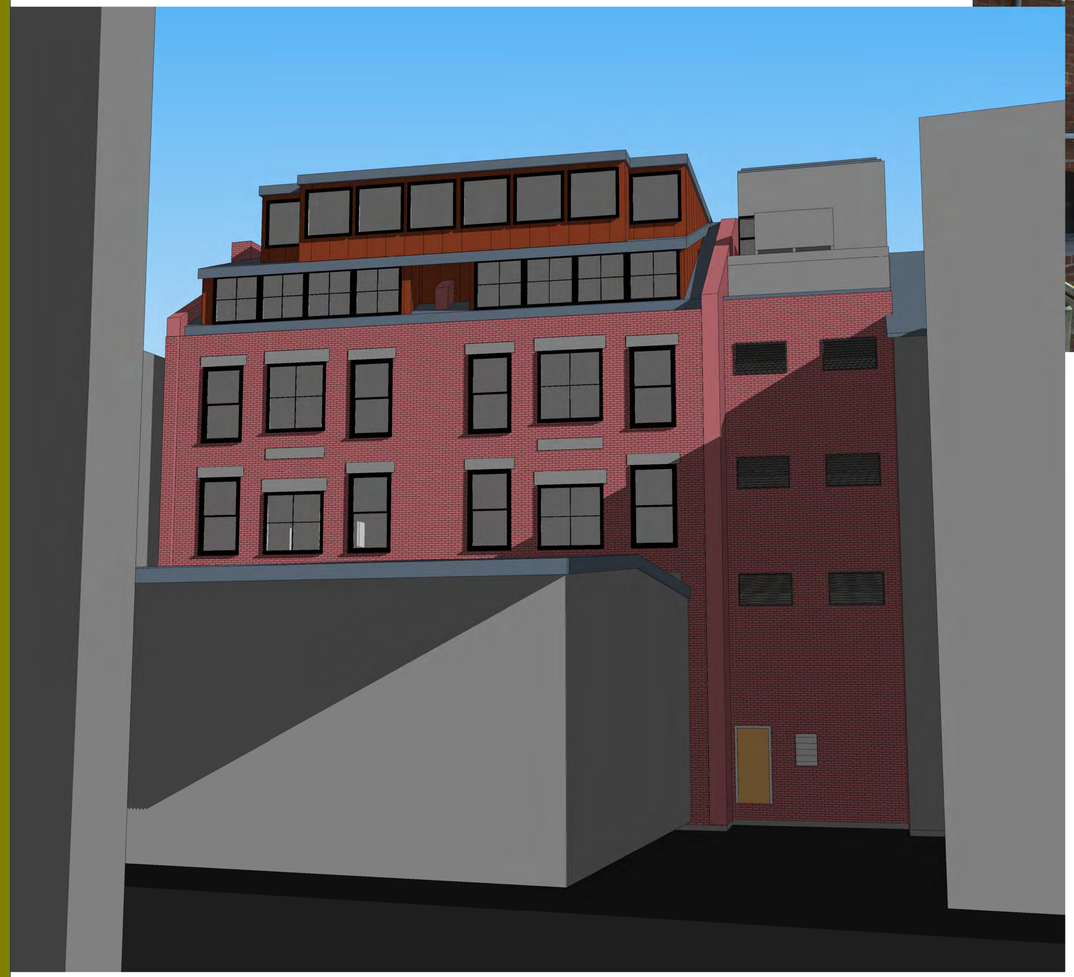
HP-1.2

THE GRANITE BLOCK



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THE GRANITE BLOCK

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

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THE GRANITE BLOCK

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

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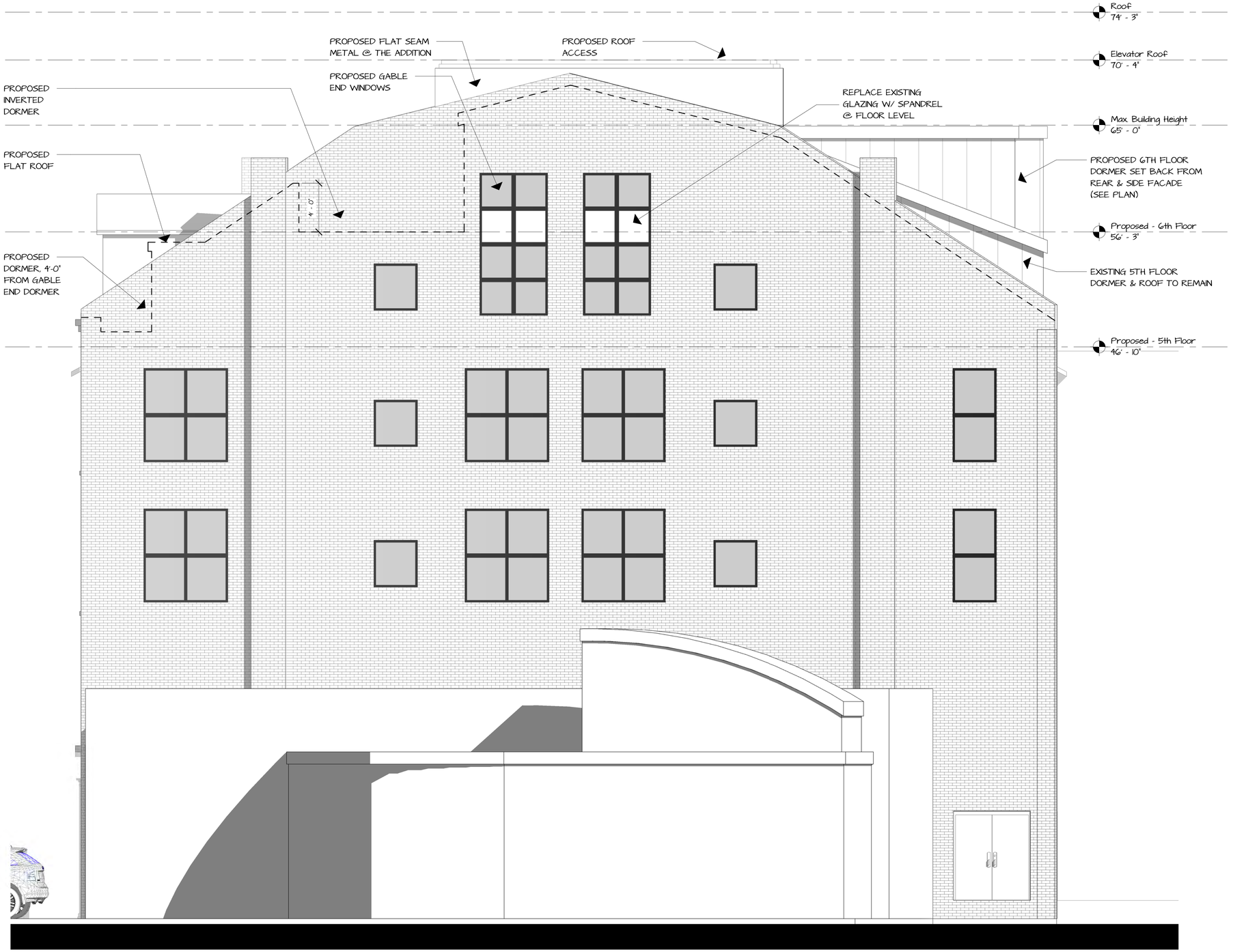
THE GRANITE BLOCK



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

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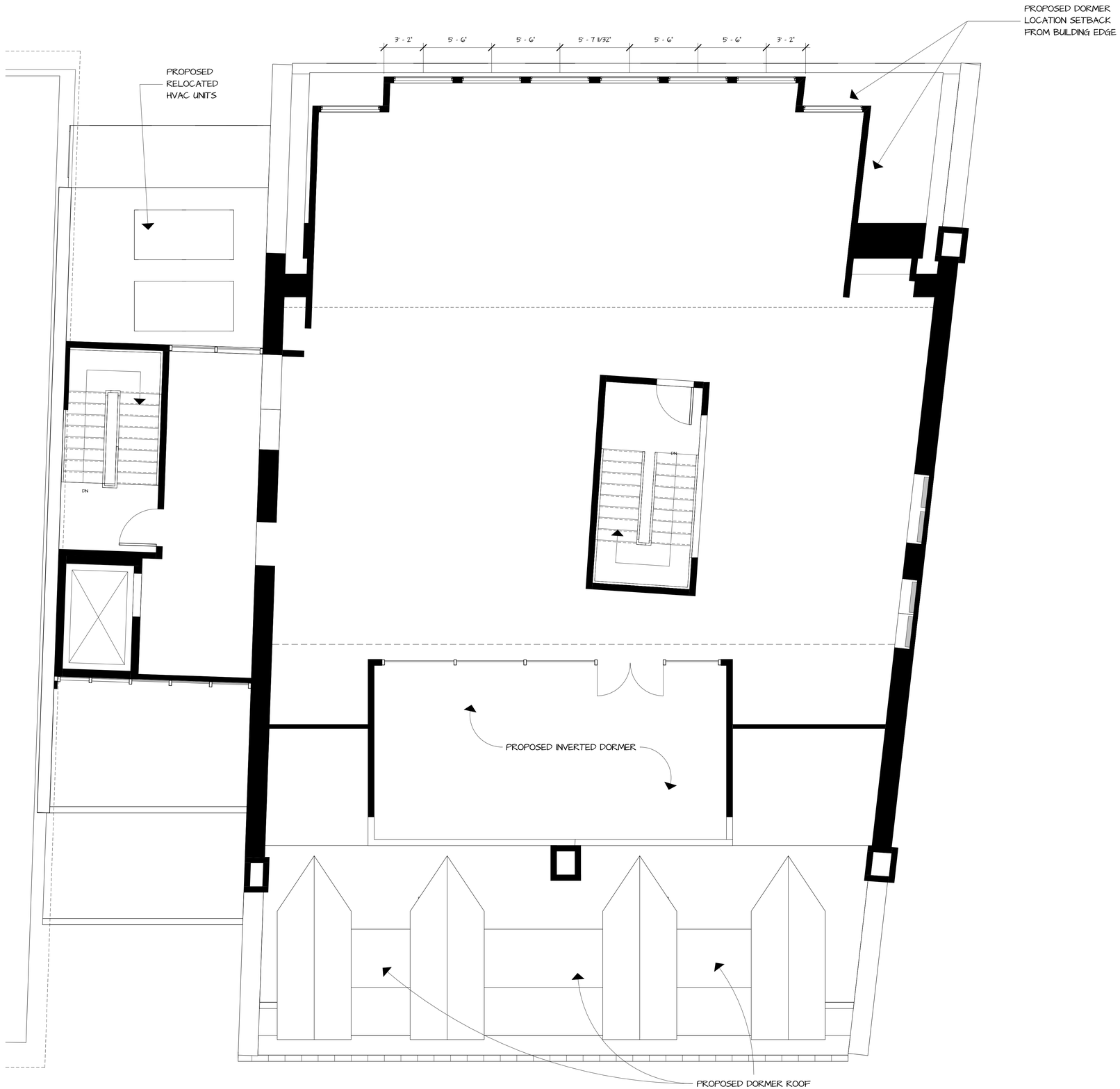
THE GRANITE BLOCK



6TH FLOOR PLAN
1/4" = 1'-0"

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Attachment 4

PEARL ST
OLD PORT
district
ARTS
WATERFRONT
GOVERNMENT
City Hall
Merrill Auditorium
Courthouses
Custom House Garage
Danforth
we work metal by hand
NO PARKING ANY TIME
NO PARKING THIS SIDE OF STREET
VEHICLES WILL BE TOWED
PAY TO PARK
2 HOUR LIMIT
PAY FROM YOUR PHONE
PassportParking
ZONE 7115
Ge Glowing
Gola an Days
Cozy Nights

amore
STYLES
Laser Hair Removal
NO PARKING
THIS SIDE OF STREET
DO NOT BLOCK