

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Julia Sheridan, Chair
Ian Jacob
Joy Naifeh
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA

HISTORIC PRESERVATION BOARD MEETING

On THURSDAY, January 30, 2020, the Portland Historic Preservation Board will meet at 5:00 in COUNCIL CHAMBERS, 2nd Floor, 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 JANUARY 22, 2020

- i. Certificate of Appropriateness for Redevelopment of "Block Two", including Exterior alterations and Additions, Infill Construction, Site Improvements and New Construction; 58 Fore Street; Portland Foreside Development Company, Applicant. The Board voted 6-0 (Sheridan recused) to approve the application subject to conditions (see approval letter)
- ii. Certificate of Appropriateness for 2nd Floor Bay Addition; Alexis Santos and Susannah Talan, 34-36 North Street. The Board voted 7-0 to table consideration of the application to the January 30th meeting.

3. ELECTION OF OFFICERS

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Proposed Exterior Alteration; 10 Exchange Street; 10 Exchange Properties, LLC.

NOTE: This application was originally scheduled for review on 1/15/2020, but was tabled due to time constraints.

5. PUBLIC HEARING

- i. Certificate of Appropriateness for 2nd Floor Bay Addition; Alexis Santos and Susannah Talan, 34-36 North Street.

NOTE: This application was originally scheduled for review on 1/22/2020, but was tabled due to time constraints

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
10 EXCHANGE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: January 10, 2020
RE: January 15, 2020 **WORKSHOP – Preliminary Review of Proposed Storefront Entrance**

Address: 10 Exchange Street

Applicant: Joseph Soley, 10 Exchange Properties

Project Architect: Katherine Detmer, Archetype Architects

Introduction

On behalf of building owner Joseph Soley (10 Exchange Properties,) architect Katherine Detmer of Archetype Architects has applied for preliminary review of a new entry door to replace an existing storefront bulkhead and window at 10 Exchange Street. The goal of the project is to provide direct access from the sidewalk to the retail business within – named Freak Street. Currently, the store entrance is located off the lobby of the main building entrance. The central building entrance provides access to the upper floors as well as several basement level and ground floor businesses.

Some Board members will recall that the main entrance at 10 Exchange Street was renovated several years ago, along with the upper floors of the four unit commercial block. The 10 Exchange entrance is at the upper end of the 4-10 Exchange Street Block; Freak Street's storefront windows are actually in the third unit of the four that step up as the grade of Exchange Street climbs away from the waterfront.

In 2011 Mr. Soley applied to install a repurposed salvaged door in the same location as the current proposal – the uphill (northern) of the three bays making up the storefront windows of the unit, next to the primary 10 Exchange entrance. After a preliminary workshop and a second workshop onsite, the Board voted to deny Mr. Soley's application at a November 2, 2011 public hearing. The Board found that the proposed replacement of

original storefront material failed to meet Standards # 2, 3, and 5 of the Standards for Review of Alterations.

Ms. Detmer prepared a project description to accompany the concept drawings and renderings for the Board's preliminary feedback. If Board members respond positively to the threshold question of whether a more detailed version of the concept might be approved, fully developed plans will be prepared for a future public hearing. Staff has added to the packet several photos of existing conditions, 1924 tax photos, and an elevation prepared for the public hearing on November 2, 2011 by architect Mark Mueller, which shows the alterations as then proposed.

Subject Property

Ten Exchange Street is the third unit of a larger four unit commercial block located at the lower end of Exchange Street. The Elizabeth Thomas Estate Block, which comprises 4-10 Exchange Street, was built in 1866 immediately following the Great Fire. The architectural relationship of the four units is particularly evident on the upper stories and at the cornice line. Given the slope of Exchange Street, the individual units are stepped, with large consoles at the cornice line defining the edges of the individual units. Note also that the granite cornice above the individual ground floor storefronts is stepped as well, with a scalloped detail forming the transition between

Although the abutting storefronts in the block have been altered through previous renovations, the subject storefront may be in original condition or close to it. Some of the Corinthian capitals atop the cast iron pilasters dividing the three-bays. Notably, the original 6-lite storefront windows with corresponding 3-lite transoms remain. The bulkhead below the storefront bay proposed for renovation does have a different and rather curious configuration of recessed panels, but clearly the storefront window above with all its surrounding trim is identical to the other storefronts. Note that the width of the three individual window bays decreases as one moves up the slope of Exchange Street.

As noted above, the 10 Exchange primary entrance was renovated several years ago following a Board review. The new black double doors are aluminum, and an arched black awning obscures most of the transom windows.

Although the existing Freak Street storefront has a traditional layout and appearance indicating it might be original, close examination of the 1924 photos suggests that at least some of the units at 4-10 Exchange Street had individual entrances in the center bays of their three bay storefronts. It is difficult to tell whether the third unit – the subject area – had a center entrance, but it appears that the first two, downhill from the location of this proposal, had recessed center entrances. Though the details are difficult to discern in the the 1924 photos, it seems possible that the present storefront is the result of a long-ago renovation that has acquired a degree of significance of its own.

Proposed Alterations

Please see Ms. Detmer's project description (Attachment 1,) drawings, (Attachment 2,) and renderings (Attachment 3.) As in 2011, the building owner and tenant are anxious for the retail space to have direct access to Exchange Street. The proposal before the Board for this workshop is quite similar to the earlier concept, except that the proposed door is a new wood unit with detailing appropriate to the storefront, instead of a salvaged door from the wrong historical period.

The architect's elevations and renderings show versions of the proposed door with a new awning, and one without. At the primary 10 Exchange entrance next door, a black awning obscures most of the transom, as shown in the elevation dated 1/9/20 "with awning," and visible in recent photos.

Staff Comments

While staff understands the motivation for providing a direct entrance to the store from the sidewalk, the proposed changes deserve careful consideration. The existing storefront at the subject property retains a consistent historic character, whether or not it is actually all original material. Several of the Standards for Review of Alterations have relevance to the review of the proposed storefront changes – particularly Standard 2's injunction against "removal or alteration of any historic material or distinctive architectural features ... when possible." (Please see the Applicable Standards, below.)

That said, as noted above, the photographic evidence suggests that at least some if not all of the units in the large block may have originally had recessed entrances to the centers of the individual retail spaces. With the grade change on Exchange Street and the clear steps up from unit to unit – and what it implies for original interior floor levels - this makes some sense given what we know about historic commercial buildings. It is difficult to say whether interior spaces in the third and fourth units were aggregated long ago into a larger space, or were used as smaller units with one centralized entrance instead of individual entrances. It is also unclear how and where access was originally provided to upper floors.

Staff believes that if a new entrance is to be considered it should be in the center of the three bays of the storefront, and must be handled with sensitivity – which seems to be the intent of the architect. The proposed location in the right hand bay is immediately next to the large entrance with its double doors – an unfortunately imbalanced juxtaposition. A clear separation of the individual retail entrance from the primary entrance to upper floors would be logical. Finally, though it would be wise to be wary of basing alterations entirely on conjecture; and wary of creating a false sense of history, there may be enough evidence here and in other storefronts to justify a sensitively designed alteration.

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.*
- (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 package of drawings, photos and renderings
3. Attachment 3 – Architect’s photos
4. Attachment 3 – Staff photos of existing conditions
5. Attachment 3 - 1924 photos of 4-10 Exchange Street

10 Exchange Street Door Addition

Explanation of Work

The owner of the first floor of 10 Exchange Street would like to add a door to the retail space located to the left of the current entry for the property. In order to access this space as it exists now one must enter the central door at the address and walk into the shared lobby and up several steps to the retail door on the left. The proposed entry would allow retail traffic to run directly from public way into the store. Because of the change in grade between the sidewalk and the floor inside, a landing and 2 steps would be constructed within the retail space. A landing would also be provided on the exterior side setting the door back several feet and allowing the door to swing out without obstructing the sidewalk.

The design of the door would be that to match the historic façade and it would be a custom wood door with panels to match the panels on the existing storefront in size and detail. The existing storefront would be carefully measured and trim and muntin profiles would be copied in the design of the new elements.

We believe the addition of this door would allow the space to function better as retail which wants access directly to the public right-of-way. If allowed to add the door, we would want it to be as sensitive to the historic design of the existing façade as possible.

Prior to a public hearing details would be drawn up to show the design of the new entry would be in keeping with the historic façade. For the workshop we hope to get an understanding of where the Board stands on the general idea of the proposal as we understand the sensitivity of it.



1 | EXCHANGE
1/4" = 1'-0"

CUSTOM WOOD DOOR
& SIDELITE

WOOD TRANSOM



2 | EXCHANGE W AWNING
1/4" = 1'-0"

CANVAS AWNING

WOOD TRANSOM

Att. 2

Date:
1-9-2019

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

Revisions:

Project:
10 Exchange Street

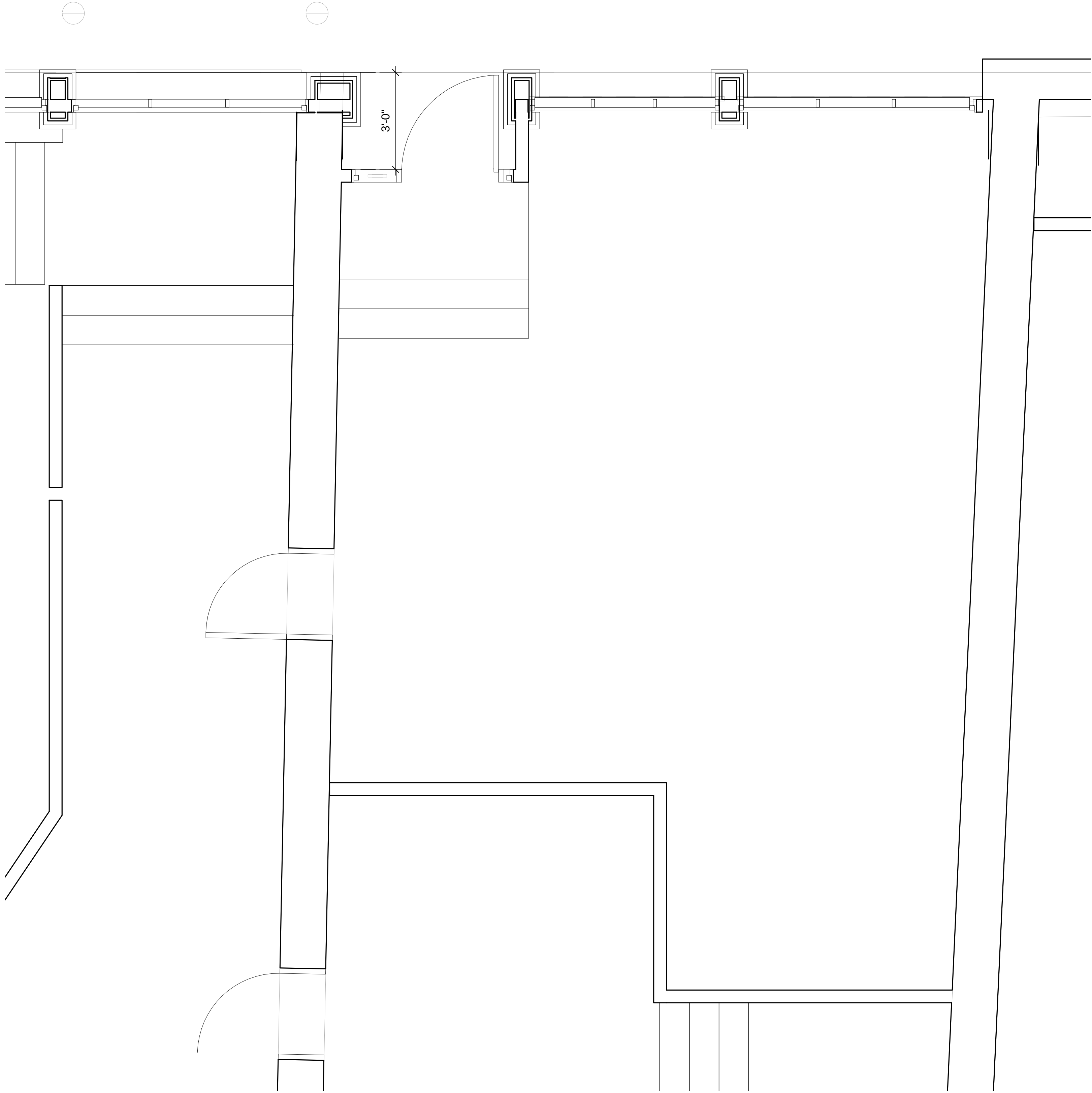
Consultant:

Prepared For:

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

BUILDING ELEVATION

A2.01



1 | 1ST FLOOR Copy 1
1/2" = 1'-0"

A1

Date: 7-24-2019

Scale: 1/2" = 1'-0"

FLOOR PLAN

Revisions:	
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Project:

10 Exchange Street

Portland, Maine

Architect:

ARCHETYPE
architects

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

Consultant:	
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Prepared For:

Owner

Address
City, State







Shoe Men

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10

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FREAKSTREET

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* May include apparel available made in

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EST. 1932

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HATS
LOCALLY MADE
CANDY
FREE SAMPLES
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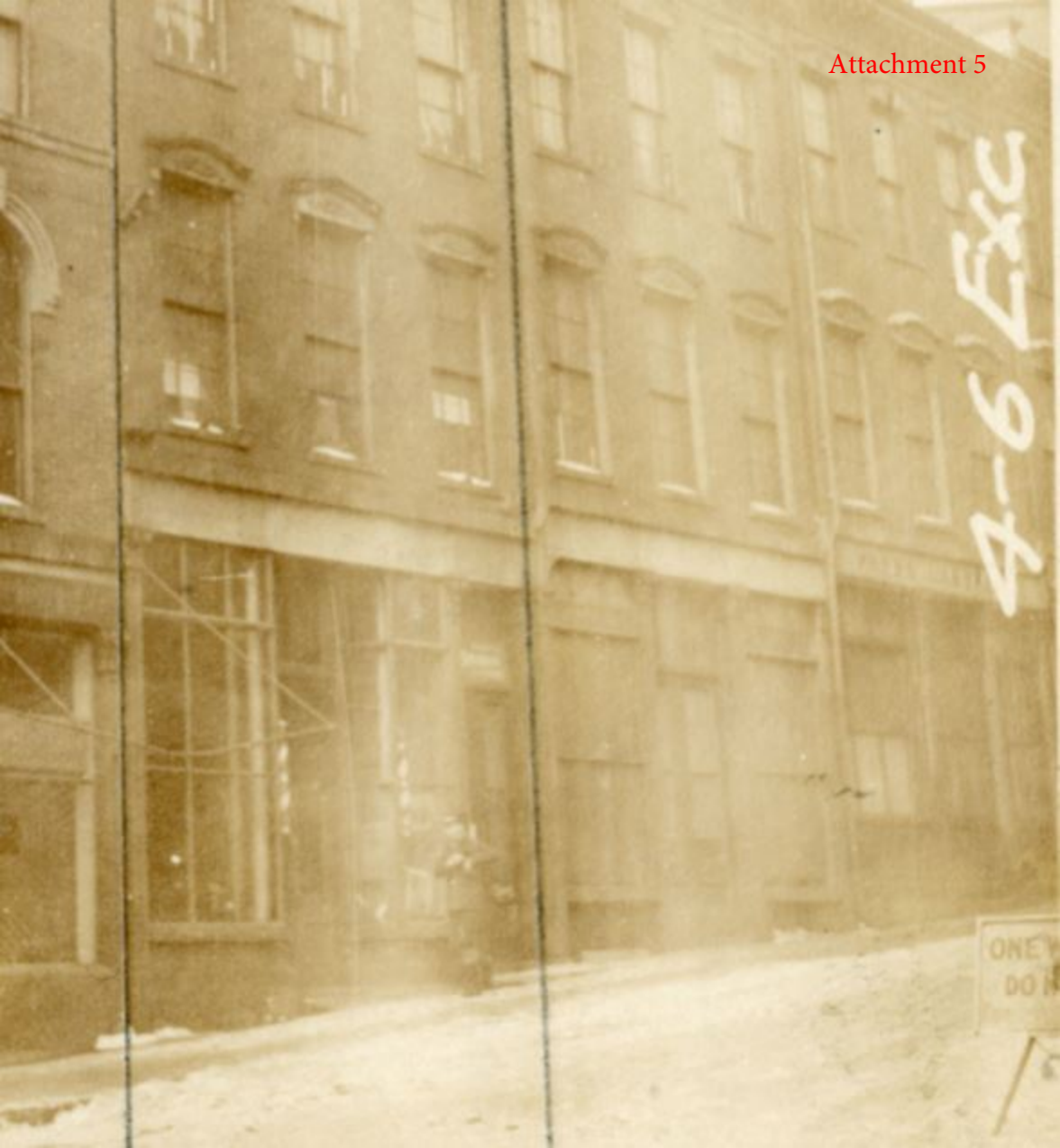
OPEN

JUUL
SOLD HERE
CBD
SOLD HERE
NEPAL

FREAKSTREET

GARS

ENTRANCE





4-6 Exc

ONE
DOOR



12-14 E



12-14 EXC

8

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

**PUBLIC HEARING
34 NORTH STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: January 17, 2020
RE: January 22, 2020 **PUBLIC HEARING – Certificate of
Appropriateness for a Second Floor Bay Addition**

Address: 34 North Street

Applicant: Alexis Santos and Susannah Talan

Architect: Tracie Reed, Dextrous Creative

Introduction

Architect Tracie Reed has applied for a Certificate of Appropriateness on behalf of the owners of 34 North Street, Susannah Talan and Alexis Santos, for a second floor addition to an existing one-story bay. The purpose is to add more light to the owners' living space. This two-family, wood-framed residence is a fairly simple transitional Queen Anne design by John Calvin Stevens. It was built in 1882 along with 38 North Street next door, which it closely resembles. The subject property is classified as a contributing structure in the proposed Munjoy Hill Historic District, while 38 North is listed as noncontributing because of numerous alterations to the original fabric. Nevertheless, the strong resemblance between the two houses is still evident, and the still extant original bay at 38 North Street provides valuable design clues for the proposed work at 34 North, the subject property.

Both houses were designed and constructed with the same basic form and style, but several key variations clearly differentiate them. The subject structure is a two-family residence while 38 North Street is a single-family. Two entrance doors face the street at 34 North, with a broad roofed porch, while in 1924 number 38 had a small vestibule, now missing, at the single front door. Most important for this review is that the square-cornered bay at number 34 is (and was built as) a single story, and number 38 has apparently always had a two story bay with the same design elements. (Note that contrary to the labels on the 1924 tax photos, the subject property is now known legally as 34-36 North Street, and the structure next door is listed legally as 38 North Street.)

This review is required by the Historic Preservation Ordinance, which states that once the

Historic Preservation Board has recommended to the Planning Board the creation of a local historic district, all of the provisions of the ordinance go into effect until such time as the City Council makes a final decision on the designation. (If the Council does not approve the district, the interim measure will no longer be in effect.) Stevens is one of Portland's notable architects and the house is an example of a fairly modest wood-framed residence. The proposal to make a highly visible change to the front façade clearly merits a Board review.

Ms. Reed has submitted a summary of the proposed scope of work, including current and historic photos of the (almost) twin buildings. She also included the Munjoy Hill historic inventory pages on the houses, which offer good architectural descriptions. Staff has added full page photos of existing conditions, and the 1924 Tax Assessor's photos.

Subject Property

The architectural descriptions in the Munjoy Hill Historic Inventory are quite complete, and are included as Attachment 2. Staff points out several features:

- Despite having vinyl siding and windows, 34 North Street bears a close resemblance to the 1924 appearance, with clapboard siding on lower floors and fishscale shingles in the pediments.
- Lost elements at 34 North include window header entablatures, brackets at the lower corners of the main roof, wider front stairs that separated access to the two units with railing and lattice (the sides of the porch were also enclosed by lattice,) and the exchange of the single front gable window for two mulled windows.
- The paneling and trim on the first story bay of number 34 are still painted wood.
- All of the vinyl windows are 2/2 but appear to only have the muntins between the glass panes. (The narrow bay windows appeared to be undivided 1/1 units in 1924.)
- At 38 North Street more radical alterations led to its classification of noncontributing. On the front bay, although the first floor windows, paneling, and some trim details are gone, the first floor cornice and second floor are largely intact.
- The front stairs at 34 North Street are narrower than in 1924, and lattice and center railing has been removed.

Proposed Alterations

As explained in the architect's summary, the extension of the existing bay at 34 North to the second floor will replicate the level of detail still visible next door at 38 North.

Windows are proposed to match the first floor bay windows at 34 North. Also:

- Two new front doors are proposed, matching the configuration of the single door with a $\frac{3}{4}$ light, visible in the 1924 photo.
- Treads and risers on the front stairs are to be replaced with painted or stained wood. Existing treads are a grey composite material, with end cuts that

unfortunately reveal the grooves molded into the underside.

Staff Comments

The proposed second floor addition to the existing bay at 34 North Street prompts a key threshold question regarding compliance with ordinance standards. Some unique circumstances add some complexities to consider. As noted, despite the introduction of inferior modern materials such as vinyl and some other losses, we still see the basic characteristics of the property much as the architect intended. Clear historic evidence allows us to immediately pick up the elements that differentiate the two variations on the common theme so apparent at numbers 34 and 38.

The evidence from 1924 and from the present day example next door would also facilitate an addition that is architecturally accurate. As Ms. Reed notes in her summary: “In this case we are lucky to have an immediately adjacent structure that offers a guide for how the original architect would have treated this change.”

We must raise, however, the question that is suggested by Standard 3 of the Standards for Alteration:

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.

Is the one-story bay at 34 North Street, as distinct from the two-story bay next door, a feature that should be preserved as is, or can an adaptation to accommodate the desires of present owners be considered appropriate because we know exactly how a two-story bay would have been built if Stevens had done so? We can't know the motivation of the design choices made in 1882 – all we have is what exists and the historical record. Perhaps it could have been built either way, and it was the owner who chose a one-story bay.

Normally the addition of a second story to an existing bay, in the exact same style, might raise fears of creating a false sense of history. A conjecture about what would have been built had it been original, or creating the illusion that “it has always been there” would typically be viewed with skepticism in a historic preservation review.

In this case despite potentially matching bays, the two structures are, and will continue to be distinct in that one has a much more substantial porch and two entrances. It also must be noted that the integrity and appearance of 38 North Street have been compromised more drastically, while adding to the bay at 34 North will not compromise its integrity or essential qualities.

We know, based on the historic photos and the existing structures, that the proposed

change could be achieved in a way that would still create a harmonious, unified composition that would not do grievous violence to the original architect's vision. Executed faithfully the proposed alteration of the bay would change the appearance of the façade without fundamentally altering the character of the building. Staff believes a reasonable case can be made in support of the proposal.

Where staff might normally recommend a differentiated addition, this is an instance in which the proposal is an extension of an existing feature, on the front face of the building not the rear. If the Board finds the alteration of the bay an acceptable change under the Standards for Review of Alterations, it is important that the new construction fits seamlessly into the façade.

Detailed specifications for new windows and doors are not available at this time, though they have been described by the architect and could be reviewed by staff at a later time should the Board find the general specifications meet the applicable Standards. Staff notes that the applicants have owned 34 North Street since 2018, and have inherited the changes in siding and windows. They are under no obligation to change the pre-existing conditions at the property.

Nonetheless, staff suggests that in proposing a well-conceived and executed alteration to the original fabric (enabled by both physical and photographic evidence,) the applicants can reasonably be asked to use materials that fairly closely match the historic appearance. Thus:

- New doors will be a marked improvement over the existing slabs. If the final review of doors and windows is delegated to staff, details of the proposed doors would be expected to include a painted finish on a unit that matches the historic photo reasonably closely.
- Some historic details on the bays, such as the dentils, no longer exist on either house. While the Board might want to consider whether the new extended bay should resemble the 1924 image as closely as possible, it would also be reasonable to base the new construction on existing conditions. The entire bay at 34 North should be consistent in appearance, and present conditions on both bays can establish the baseline appearance.
- Should this proposal be approved by the Historic Preservation Board, staff will review the building permit application and the associated construction plans for consistency with the HP Board decision and any attached conditions of approval.

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.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the January 22, 2020 public hearing and information included in the accompanying staff report, the Board finds that the **proposed alterations and additions at 34 North Street meet (fail to meet)** the historic preservation ordinance review standards for review of alterations (subject to the following conditions.....)

Attachments:

- 1. Attachment 1 – Architect’s Project Summary
- 2. Attachment 2 - Munjoy Hill Building Inventory forms
- 3. Attachment 3 – Staff photos
- 4. Attachment 5 – 1924 photos



Owner: Edward L. Dame
Address: 34-36 North Street, East End - Munjoy Hill, Portland, Maine
Use: Dwelling - Two family
Local Code: Block 13K Lot 44 Book 54 Page 1
MMN item number: 65962
Architect: John Calvin Stevens



Owner: Edward L. Dame
Address: 38 North Street, East End - Munjoy Hill, Portland, Maine
Use: Dwelling - Single family
Local Code: Block 13K Lot 41 Book 54 Page 1
MMN item number: 65965
Architect: John Calvin Stevens

34 and 38 North Street were designed by architect John Calvin Stevens. In 1924 they were both owned by Edward L. Dame. 34 North is a two-family and 38 North is a single-family dwelling. The buildings, known as the HH Shaw House and HH Shaw House II, respectively, feature many of the same details.

The front window bay on 38 North extends two stories while the bay at 34 North Street stops at the first floor. Unfortunately, 38 North Street had many of its original features, including the first floor bay windows removed. The present owners of 34 North Street are applying to extend the bay window on their property to match the detailing of the two-story bay designed by John Calvin Stevens.

The existing bay at 34 North features wood trim which would extend on the second floor portion. The second floor roof detail with triangular peak as featured on the first floor bays of both buildings and is included on the second floor of 38 North would be replicated. Windows would be double-hung to match the size, 2/2 style and color of the first floor windows. This bay would increase daylighting dramatically for the occupants. In this case we are lucky to have an immediately adjacent structure that offers a guide for how the original architect would have treated this change.



34 and 38 North Street as shown in Fall 2019. Owners of 34 North Street are planning to replace exterior doors with 3/4 lite doors to match the 1924 photo and will also be replacing worn treads and risers to match the existing materials in early 2020.

Address: 34 North

Approximate/Documented Date of Building: 1882

Surveyed: 8/17/2018

Historic Name: H.H. Shaw House (John Calvin Stevens, Architect)

Contributing or Noncontributing: Contributing



Introduction

34 North Street and its neighbor 36 North were both designed by John Calvin Stevens. While slightly differentiated from each other (34 was built as a double house, while 36 was built as a single-family home), the two buildings share the same vernacular Queen Anne style and remain as relatively rare examples of wood-frame residential structures of modest scale by the noted Portland architect. Indeed, only a handful of Munjoy Hill buildings can be attributed to John Calvin Stevens.

The building follows its Italianate neighbors in terms of its gable-end orientation to the street, but departs in that it is less vertical in overall proportions and its cornice and cornerboards are less pronounced. Queen-Anne features include the shallow pedimented peak atop the covered entry porch and first floor bay. The building's original exterior cladding—wood clapboards with fishscale wood shingles within the front gable—was also expressive of the Queen Anne style.

Current Architectural Description

The façade is dominated by a square bay surmounted by a centered pediment projecting from the cornice three bays wide and includes a single-story square bay window in the first bay and the building's two main entrance in the second and third bays. The bay window features 2/2 windows with vinyl sash and wood trim. In addition to the wood paneling beneath the lights, the bay window also features a pediment crown centered above the façade lights. Other windows in the façade are 2/2 with vinyl sash and trim; a set of double windows appears within the gable. The front porch is accessed by wood stairs lined with square wood railings and balusters; a skirting of vertical wood boards appears beneath. Notably, the porch roof features a small pediment crown over the first main entrance in the middle bay. Moreover, the second main entrance in the third bay extends beyond the main structure and is located in the corner of the side gable and main structure in the north elevation.

The north elevation is two bays wide and includes a stained-glass window and a 1/1 window with vinyl sash and trim. Other windows in the elevation are 2/2 with vinyl sash and trim and small rectangular awning windows. The west elevation is not visible from the public way. The south elevation is two bays wide and includes 2/2 windows with vinyl sash and trim. A rear porch that leads to an additional entrance is partially visible, but largely obscured by a wood gate and fence. This also suggests the presence of a substantial rear ell extending from the western elevation not visible from the public way.

The roof is asphalt and contains a single chimney rising from the southern slope.

Alterations/Additions since 1924

The building has undergone some notable alterations since 1924. Replacement windows has led to the loss of 2/2 wood sash windows and their entablature crown moldings. In addition, frieze brackets present at the corners of the main roofline's cornice have also been removed. The porch has also been significantly altered. In 1924, it boasted a center railing on the stairs and trellis in the center and outer walls of the platform that created a more marked division

between the entrances. The 1924 photograph also shows a two-leaf wood door that has since been replaced. Lastly, the set of doubled windows currently in the gable of the façade was a single window in 1924.

Address: 36 North Street

Approximate/Documented Date of Building: 1882

Surveyed: 8/17/2018

Historic Name: H. H. Shaw House II (John Calvin Stevens, Architect)

Contributing or Noncontributing: Noncontributing



36 72544 www.mhmemory.net/item/67164
Collection of City of Portland - Planning & Development



Introduction

Like its neighbor at 34 North, 36 North was designed by noted Portland architect John Calvin Stevens. The building is a front gable two-and-a-half-story frame house that is transitional in style, revealing features associated with the Queen Anne style. These features include the shallow peaks above the cornices of the first and second story bay windows, the cross-gable plan and (originally) the combination of clapboard and shingle siding to provide visual interest and texture. A narrow trim board running between the gable returns served as a break between the two cladding materials. Although the building shares a number of characteristics with its neighbor, it has always been distinguished from 34 North in that it was built as a single-family home with a single main entrance (34 North has two entrances on the front façade). And unlike 34 North, 36 North's front bay extends two stories. Originally, the building was further distinguished by a shallow enclosed "porch" that projected beyond the face of the building and likely created an entry vestibule. The entry surround featured pilasters flanking the front door, a deep transom above the door and the same shallow pediment atop the cornice. The 1924 photo also shows wood stairs with a wood rail/balustrade and substantial posts.

The 1924 tax record indicates that Edward Dame owned both 34 and 36 North Street at that time. 34 North was listed as a two-family and 36 as a single-family home.

Alterations/Additions since 1924

36 North has undergone more substantial alterations than its neighbor to the south. Fortunately, the building retains its wood siding. Changes which have materially altered the appearance of the building include the removal of the distinctive enclosed entry vestibule and the modification of the first-floor bay. Fortunately, all details of the second-floor bay (apart from the original wood windows) are intact and provide a template for reconstruction should a future owner decide to restore this key architectural element. Replacing the original entry porch is a new single door surrounded by sidelights and transom. The original window above the front entrance was replaced with a much shorter window. It appears that windows on the side elevations have been replaced with smaller windows as well. Other alterations include replacement of the 2/2 wood sash with vinyl units and the removal of cornice brackets and the removal of the band that connected the two gable ends, creating the effect of an enclosed pediment. Finally, the original wood entry porch, which featured substantial posts, has been replaced with brick steps and a thin metal railing. Given the extent of the alterations and the irreversible nature of the alterations, the building has been classified as noncontributing.







34 North



V-7000

36 North.



Y-6000