

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



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

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Portland Historic Preservation Board will hold a remote meeting on Wednesday, April 22, 2020, 5:00 p.m. This meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Apr 22, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Public Hearing and Workshop 4/22/2020

Please click the link to join the webinar: <https://zoom.us/j/535564815>

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

Or iPhone one-tap :

US: +19292056099,,535564815# or +13126266799,,535564815#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 312 626 6799 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 535 564 815

International numbers available: <https://zoom.us/j/535564815>

For more information on how to use Zoom, please go to <https://www.portlandmaine.gov/remotehpboard>

Public comments will be taken at the meeting. Please submit written public comments to hp@portlandmaine.gov.

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 18, 2020

- i. Final Approval of Design Details and Specifications in satisfaction of Conditions of Previous Approval; 58 Fore Street (Building 12, 1A and Grand Stairs); Portland Foreside Development Company, Applicant. This item was approved (7-0) subject to conditions of approval.

- ii. Certificate of Appropriateness for Exterior Alterations and Additions, Site Alterations; 49 St. Lawrence Street; Lawson Holdings LLC., Applicant. This item was approved (7-0) subject to conditions of approval.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 PM

- i. Final Approval of Design Details and Specifications in satisfaction of Conditions of Previous Approval; 58 FORE STREET (Block 2); Portland Foreside Development Company, Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Exterior Alterations and Rooftop Deck Addition; 130 A. PARK STREET; Lori Price, Applicant.

6. CONSENT AGENDA

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

**PUBLIC HEARING
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: April 16, 2020
RE: April 22, 2020 **PUBLIC HEARING**

Application for: **Approval of outstanding design details and specifications for Block 2 Redevelopment**

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

Lighting Consultant: Lam Partners

Introduction

Representatives of Portland Foreside Development Company are returning to the Board to satisfy several outstanding conditions of approval associated with the redevelopment of Block 2 at 58 Fore Street. The Historic Preservation Board approved plans for the comprehensive redevelopment of Block 2 on January 22, 2020 subject to the condition that additional details and/or design modifications be provided for a number of aspects of the proposed project. (See Attachment 1 for a copy of the Block 2 approval letter.) The applicant has elected to return to the Board in a series of meetings, addressing several conditions at a time. Conditions related to details of the Grand Stairs, elevator access to the plaza, architectural lighting, etc. were resolved at the Board's March 4 meeting.

Outstanding items addressed in the enclosed submittal include:

- Rooftop mechanical screening on Building 2
- Master signage plan for Block 2 indicating proposed sign types and locations
- Architectural lighting for west façade of Building 2
- Plans, elevations and details for pedestrian bridge linking Fore Street and Building 3

In addition to the conditions addressed in this submittal, there remain a number of additional conditions of approval to be satisfied. The applicant is required to return with modified plans for the new structures proposed for the northeast corner of Block 2, including the rowhouses immediately east of Building 16, the enclosed stair tower and the west elevation of the garage/townhouse structure on Block 4. Bruner/Cott and Perkins+Will are collaborating on the design of these structures and will return to the Board at a later date with a modified proposal. Once approved by the Board, all outstanding conditions of the Block 2 approval will have been satisfied.

Proposed Design Revisions and/or Supplemental Information

Building 2 Rooftop Mechanical Screening

At the 1/22 public hearing, Board members noted that the mechanical screen above Building 2 appeared inordinately tall and therefore visually distracting, particularly as one looks down on the complex from Fore Street. The project architect was asked to explore whether the height could be adjusted and, if feasible, to return with a modified screening proposal. Under the revised proposal (see pages 2-3), the height of the screen has been reduced 3 ½ feet—from 13' to 9'6" tall. The overall size of the screen has been adjusted as well. The length has been reduced by 21 feet—from 59' to 38' long. The width has been reduced 2 feet—from 22' to 20' wide. The screening material remains unchanged.

Master Signage Plan

At the March 4 meeting there was discussion of the advisability of developing a master sign plan that would guide future individual sign installations throughout the historic core. While not a condition of the Board's original approval of Block 2 redevelopment, the applicant has provided general information as to what types of signs are proposed within the historic core and the proposed locations of each sign type. (See pages 4-10.) The enclosed master sign plan does not provide such specific details as a bracket specification for all projecting signs or sign lighting specifications. If the Board wants to ensure that these aspects of future sign installations are handled consistently throughout the complex, a master specification for such can be established when the first sign applications are reviewed and approved.

Architectural Lighting for Building 2

The enclosed plans (see page 11) indicate that in-ground fixtures are proposed to uplight the façade of Building 2. No plan view has been provided to indicate how many fixtures are proposed or where they'll be positioned. Mr. Moss has informed staff that this detail has not yet been finalized, but the lights will be located as close to the façade as possible, eliminating glare to pedestrians. No architectural lighting is proposed for the other Building 2 elevations or for the other historic structures within Block 2.

Pedestrian Bridge Linking Building 3 to Fore Street

Plans submitted for the January 22 public hearing included only general illustrations of the pedestrian bridge to be located within the 15'-wide gap between Building 16 and the proposed townhouses. The enclosed plan views, elevations and specifications (see pages 12-16) provide the level of detail required for final approval. As shown in plan view, the

4-foot wide bridge will be positioned close to the east elevation of Building 16, away from the adjacent townhouses, and will be supported by a series of simple, paired posts. Two guardrail or railing types are proposed: a painted steel picket railing for the straight runs and a pre-weathered perforated panel for the sloped section. Plans call for retaining the existing concrete wall that fronts onto the alleyway.

The Board might wish to inquire why the proposal calls for two different types of guardrails for the bridge. Also, how will the finishes of this bridge relate to the two other bridges within this alleyway?

Applicable Review Standards

Standards for Review of Alterations:

- (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.*

Standard for review of signage:

Signs shall be compatible with the subject building and its surrounding context as detailed in the signage design guidelines included in the Historic Resources Design Manual. Applicable guidelines from the *Historic Resources Design Manual* follow:

A. General Design Concerns

- i. *Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general scale and design, and type of illumination.*

I. Master Signage Plans

- i. *A master signage plan will be required for all major projects (rehab and new construction) as part of the site plan and/or historic preservation review process. Signage on new buildings should be related to, and read as an integral part of, the design and material palette of the building. The master sign plan should allow adaptability for changing tenants and uses over time.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the April 22, 2020 public hearing and information included in the accompanying staff report, the Board finds that final details for rooftop mechanical screening on Building 2, signage master plan, architectural lighting for Building 2 and the pedestrian bridge east of Building 16 **meet (fail to meet)** applicable ordinance review standards and therefore **satisfy (fail to satisfy)** the Historic Preservation Board's January 22, 2020 conditions of approval for Block 2 redevelopment at 58 Fore Street.

ATTACHMENTS

1. 2/24/20 conditional approval letter for Block 2 redevelopment
2. Applicant submittal addressing outstanding conditions



CITY OF PORTLAND
Planning & Urban Development
Christine Grimando, AICP, Director

January 24, 2020

Portland Foreside Development Company LLC
Attn: David Senus
254 Commercial Street
Suite 118
Portland, ME 04101

Dear David:

On January 22, 2020, following a public hearing and final deliberations, the Historic Preservation Board voted 6-0 (Sheridan recused) to approve, subject to conditions, Portland Foreside Development Company's application for a Certificate of Appropriateness for building alterations and additions, site improvements and new construction within the boundaries of the Portland Company Historic District. This decision also represents the conclusion of the Board's advisory review of the portion of the project that is within 100 feet of the western boundary of the historic district (Block 1A office building and adjacent site improvements). This decision does not represent the conclusion of Historic Preservation's advisory review of the portion of the project within 100 feet of the eastern boundary (Block 4 garage), which is expected to follow.

The Board's approval included numerous conditions, in part because several elements of the applicant's overall development proposal were presented relatively late in the Board's preliminary review process and the design solution for these elements had not been developed to a point where a final decision was possible. This was especially the case for the new structures proposed for the northeast corner of the historic district—the rowhouses east of Building 16, the circular stair tower and Block 4's garage, the west end of which falls within the historic district boundary. When presented to the Historic Preservation Board, members of the Board expressed concern about the visual relationship of the individual structures that converge in this corner of the district and suggested that the treatment of these elements be given further consideration. Representatives of the two architectural firms working on the project indicated that this area was still under discussion.

Other details requested by the Historic Preservation Board at the final workshop, such as the addition of seating within the grand stairs and canopies over the ground floor bays of the office building (east elevation), were agreed to by the applicant but given the short amount of time

between the final workshop (January 15) and public hearing (January 22nd), these details could not be finalized in advance of the public hearing. Other aspects of the applicant's plans that had not yet been finalized included the site interpretation program, architectural lighting and signage program. Finally, the ADA lift abutting the grand stairs was shown in conceptual form for the first time at the public hearing. Design details for the lift were not yet finalized and as such required a condition of approval.

While not a condition of approval, several Board members requested that the grove of trees shown at the northwest corner of Building 6A be shifted slightly to the east so as not to obstruct views of the façade of Building 6A and the waterfront from Fore Street.

Following is the formal decision of the Historic Preservation Board, with conditions of approval:

*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 scope of work proposed within the Portland Company Historic District, including building alterations and additions, site improvements, and new construction **meets** the historic preservation ordinance's Standards for Review of Alterations and Standards for Review of Construction **subject to the following conditions**.....*

- *Applicant to provide on-site, readily accessible, interpretative elements that convey the history and significance of the Portland Company at the local, state and national level. This material shall include a written narrative component at or near major gateways to the historic complex, in addition to any interpretive program within the buildings themselves. Detailed plans and specifications for interpretive site features and/or exterior signage to be submitted for Historic Preservation Board review and approval within nine months of this approval. Installation of interpretive site features and/or exterior signage to be completed within one year of a Certificate of Occupancy for any historic structure within the Portland Company Historic District.*
- *Applicant to submit detailed plans, elevations, renderings, material palette and specifications (as applicable) for the following elements of the proposed development for final review and approval by the Historic Preservation Board prior to issuance of a building permit for such:*
 - *Rowhouses immediately east of Building 16*
 - *Stair tower at northeast corner of historic district*
 - *West elevation of Block 4 parking garage*
 - *Treatment of 15'-wide gap between east wall of Building 16 and proposed rowhouses*
 - *ADA lift immediately abutting grand staircase*
 - *Building signs within district boundary (individual tenant signs to be reviewed by staff)*
 - *Architectural lighting within district boundary*
 - *Seating on grand stairs*

- o *Steel canopies over ground floor bays of Building 1A, east elevation. (Although not shown on plans provided for 1/22/20 public hearing, applicant agreed to provide canopies.)*
- *Applicant to submit final plans and details for the following items to staff for review and approval prior to issuance of a building permit:*
 - o *entry threshold treatments on all buildings*
 - o *height of mechanical screen on Buildings 2 and 3 (Applicant agreed to reduce screen height to the extent possible.)*
- *Staff to review and approve test patches for masonry repointing, reconstruction and waterproofing and attachments to seawall.*

All improvements to be carried out as shown on the plans and specifications submitted for the 1/22/20 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



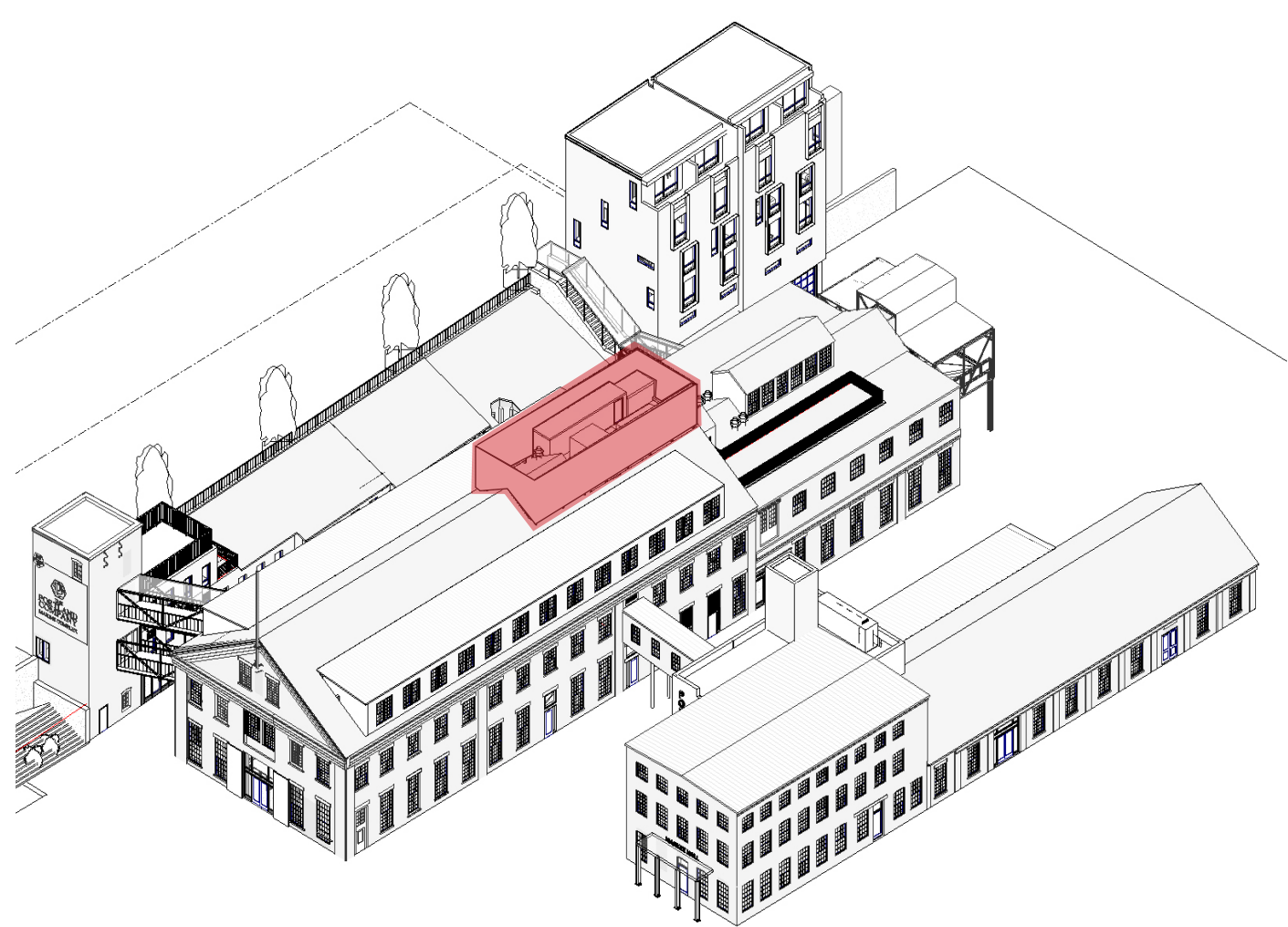
Deborah Andrews
Historic Preservation Program Manager

Cc: Henry Moss, Bruner/Cott & Associates
Michael Boucher, MBLA Landscape Architects
Derek Johnson, Perkins + Will
Christian Roadman, Planner, Dept. of Planning & Urban Development

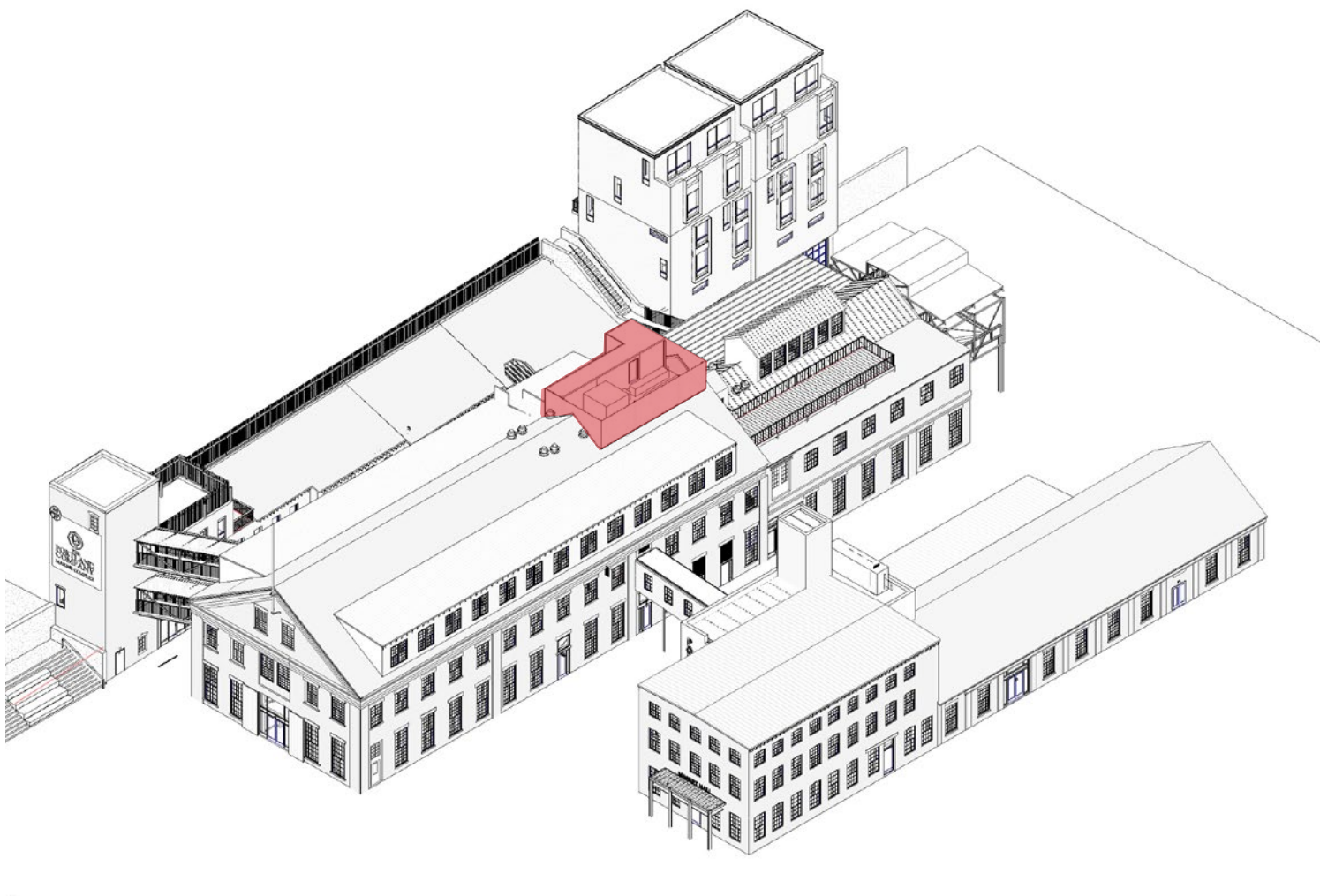
PORTLAND HISTORIC PRESERVATION BOARD PORTLAND COMPANY HISTORIC DISTRICT

CERTIFICATE OF APPROPRIATENESS CONDITIONS APRIL 2020

BUILDING 2/3 MECHANICAL SCREEN REDUCTION

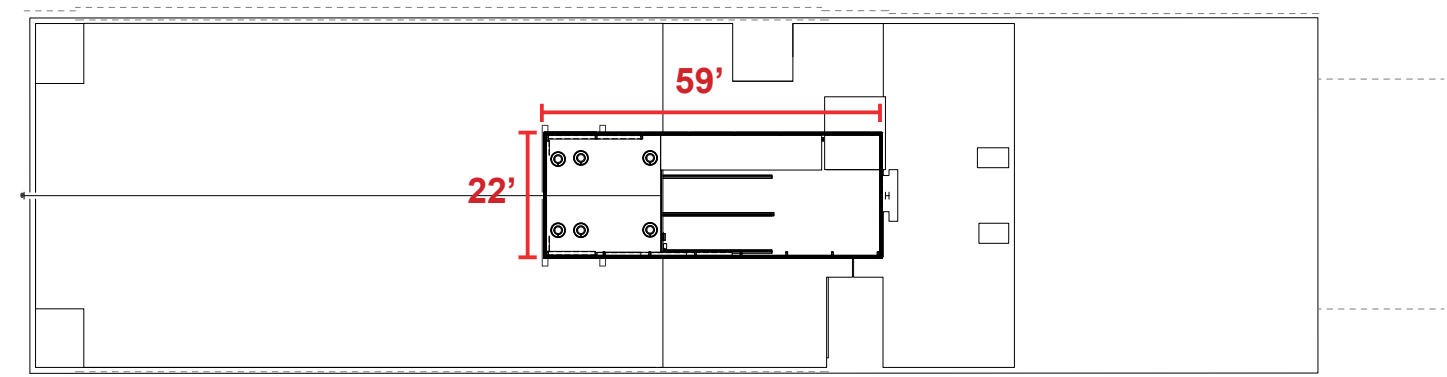


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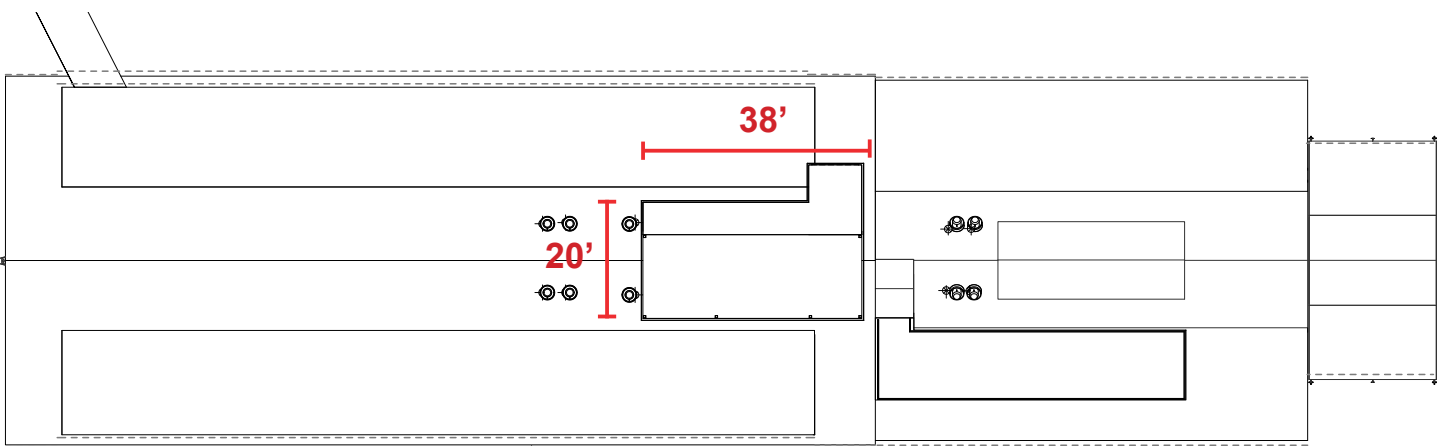


REVISED

BUILDING 2/3 MECHANICAL SCREEN REDUCTION



BUILDING 2/3 - ROOF PLAN



BUILDING 2/3 - ROOF PLAN



BUILDING 2/3 - SOUTH ELEVATION



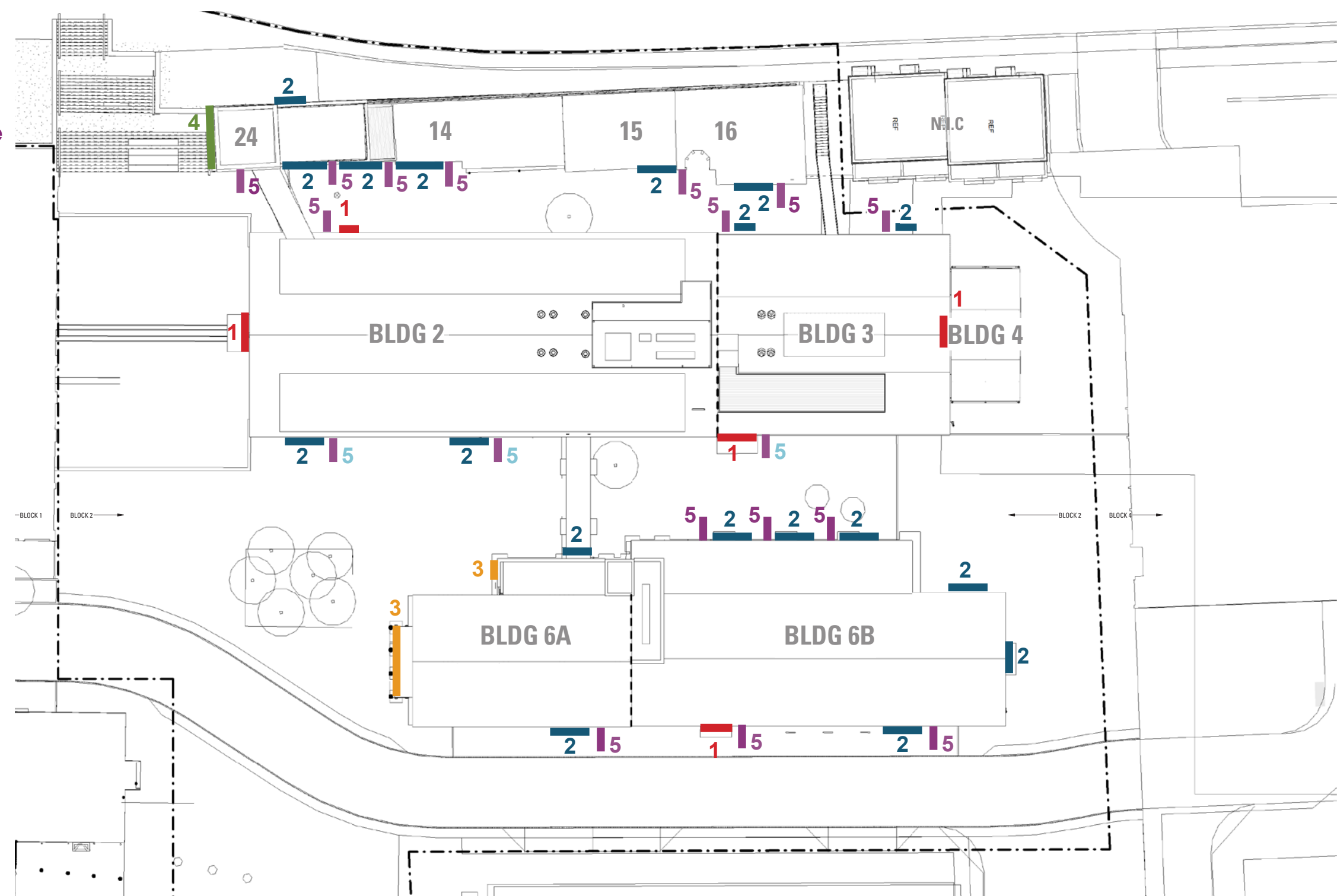
BUILDING 2/3 - SOUTH ELEVATION

BEFORE

REVISED

SITE PLAN - SIGNAGE LOCATIONS

- 1. Building Entry Signage
- 2. Storefront Signage
- 3. Building Mounted Signage
- 4. Existing Historical Signage
- 5. Perpendicular Tenant Signage

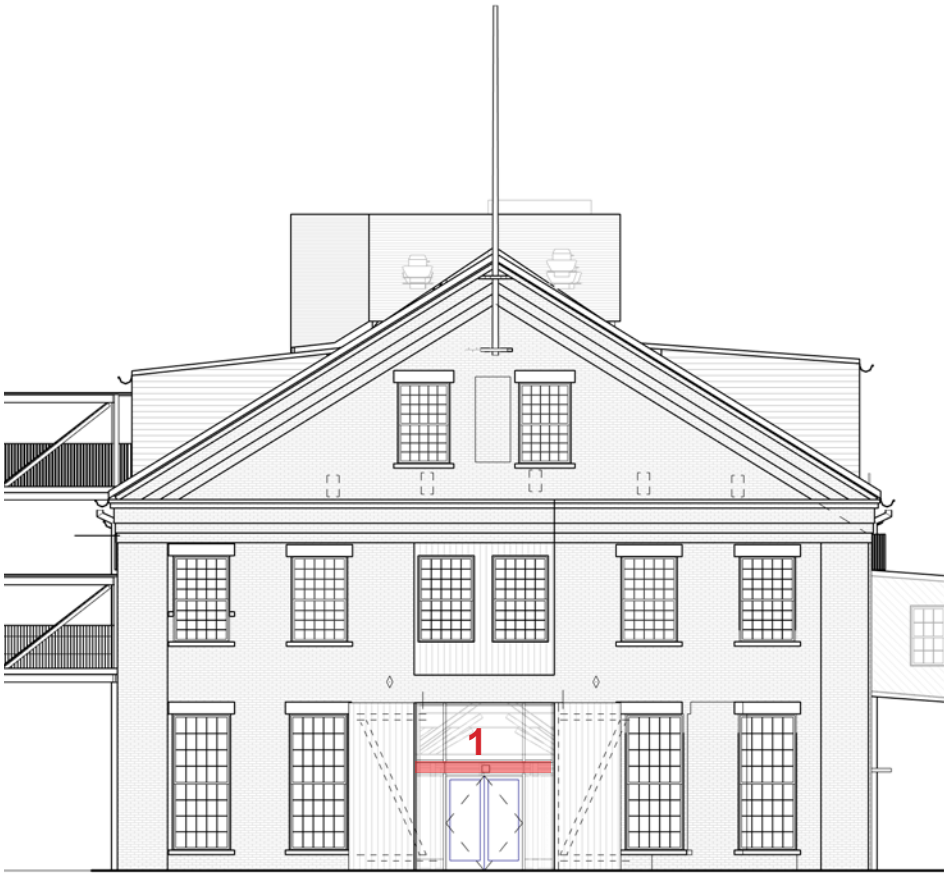


BUILDING 2/3 SIGNAGE



BUILDING 2/3 - SOUTH ELEVATION

- 1. Building Entry Signage
- 2. Storefront Signage
- 3. Building Mounted Signage
- 4. Existing Historical Signage
- 5. Perpendicular Store Signage



BUILDING 2/3 - WEST ELEVATION

BUILDING 2/3 SIGNAGE



BUILDING 2/3 - NORTH ELEVATION

- 1. Building Entry Signage
- 2. Storefront Signage
- 3. Building Mounted Signage
- 4. Existing Historical Signage
- 5. Perpendicular Store Signage



BUILDING 3 - EAST ELEVATION

BUILDING 6A/6B SIGNAGE



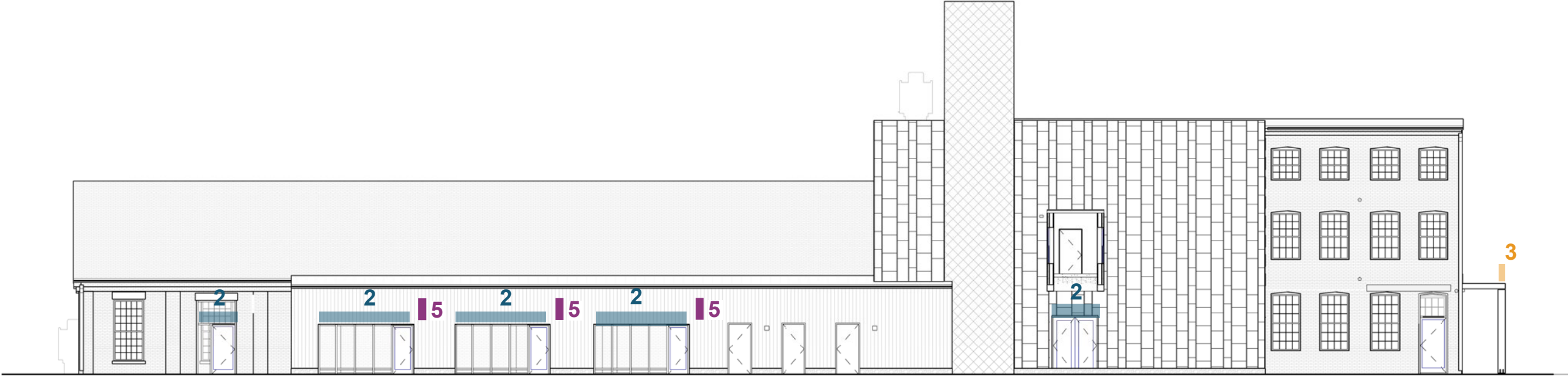
BUILDING 6 - SOUTH ELEVATION

- 1. Building Entry Signage
- 2. Storefront Signage
- 3. Building Mounted Signage
- 4. Existing Historical Signage
- 5. Perpendicular Store Signage



BUILDING 6 - EAST ELEVATION

BUILDING 6A/6B SIGNAGE



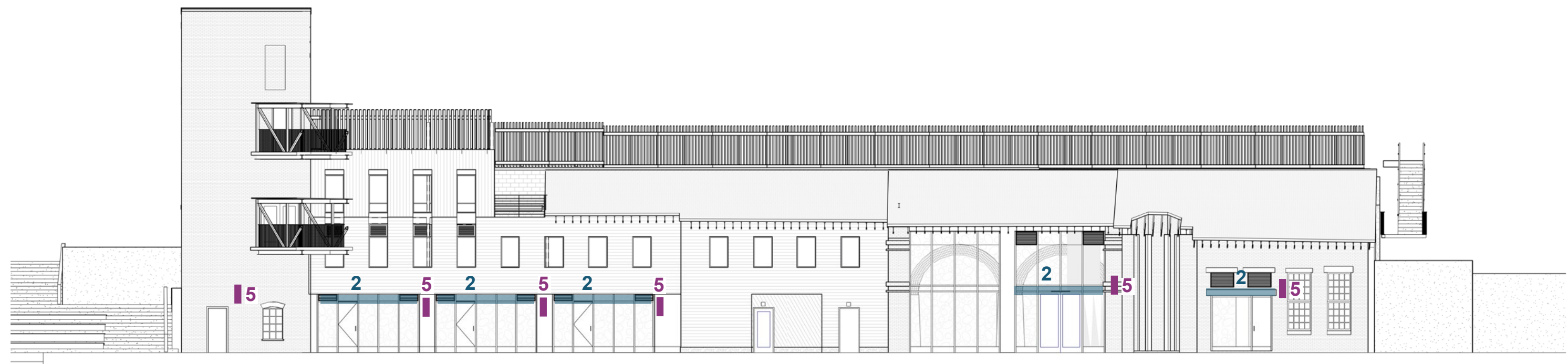
BUILDING 6 - NORTH ELEVATION



BUILDING 6 - WEST ELEVATION

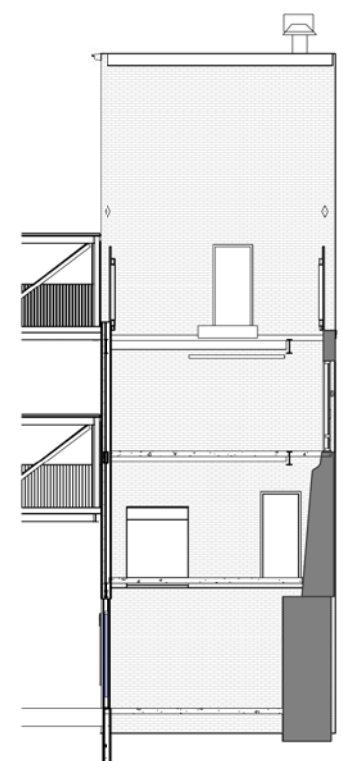
- 1. Building Entry Signage
- 2. Storefront Signage
- 3. Building Mounted Signage
- 4. Existing Historical Signage
- 5. Perpendicular Store Signage

EMBANKMENT SIGNAGE



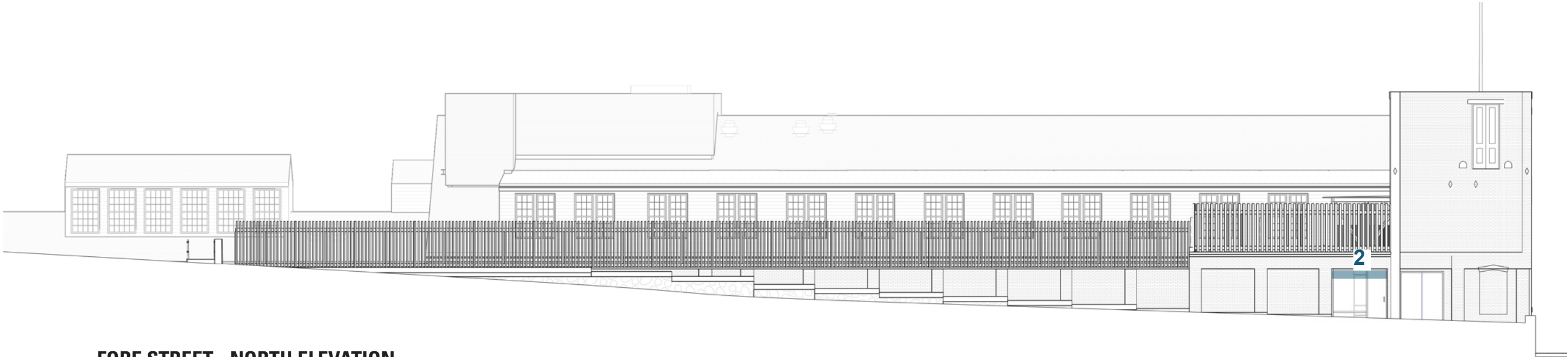
BUILDING 24/14/15/16 - SOUTH ELEVATION

- 1. Building Entry Signage
- 2. Storefront Signage
- 3. Building Mounted Signage
- 4. Existing Historical Signage
- 5. Perpendicular Store Signage



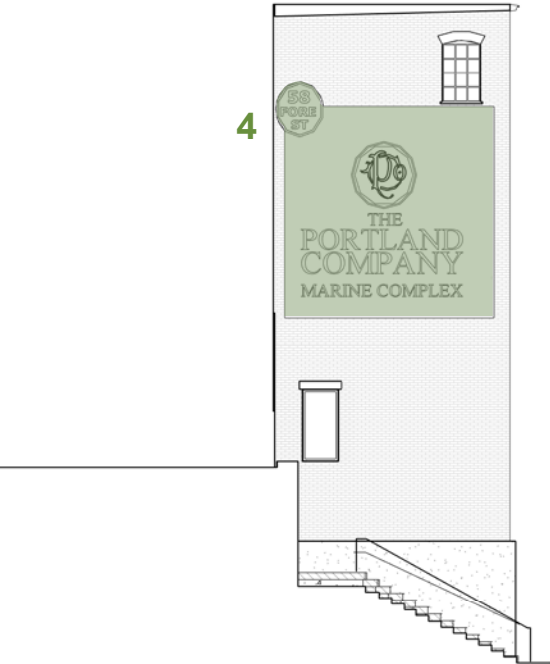
BUILDING 24 - EAST ELEVATION

FORE ST SIGNAGE



FORE STREET - NORTH ELEVATION

- 1. Building Entry Signage
- 2. Storefront Signage
- 3. Building Mounted Signage
- 4. Existing Historical Signage
- 5. Perpendicular Store Signage



BUILDING 24 - WEST ELEVATION

LIGHTING

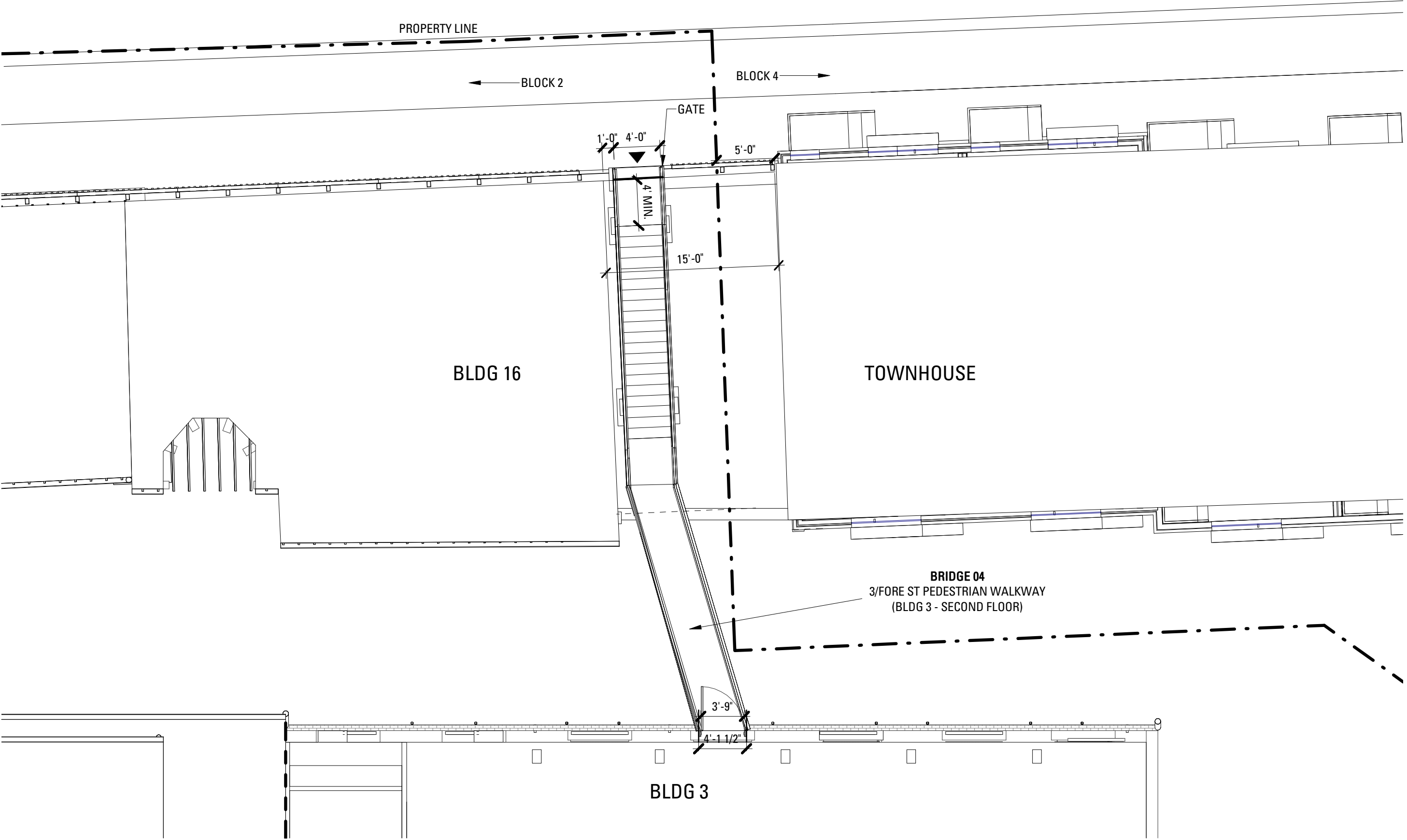


BUILDING 2 WEST FACADE LIGHTING

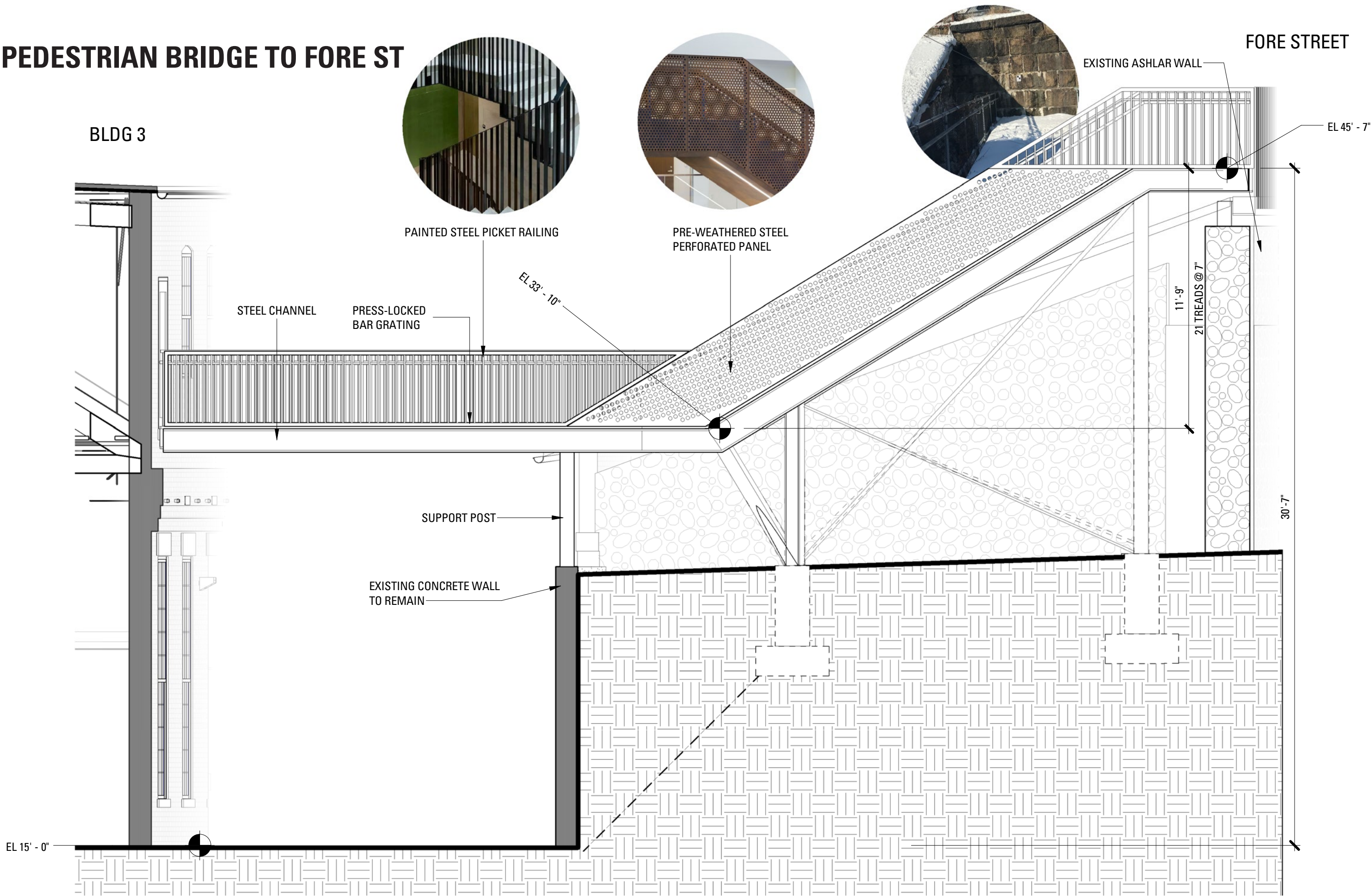


ERCO TESIS - INGROUND LIGHTING FIXTURES

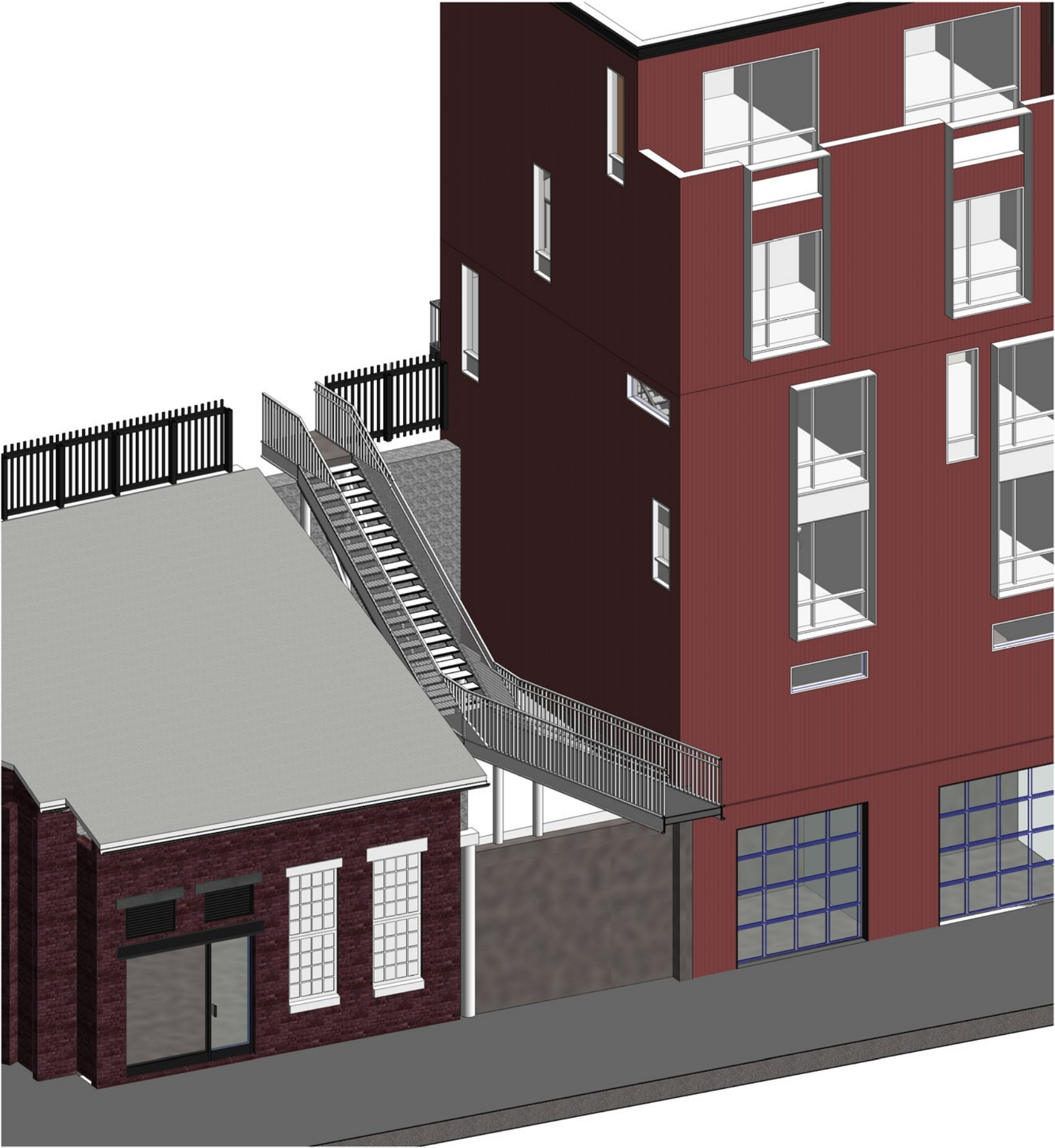
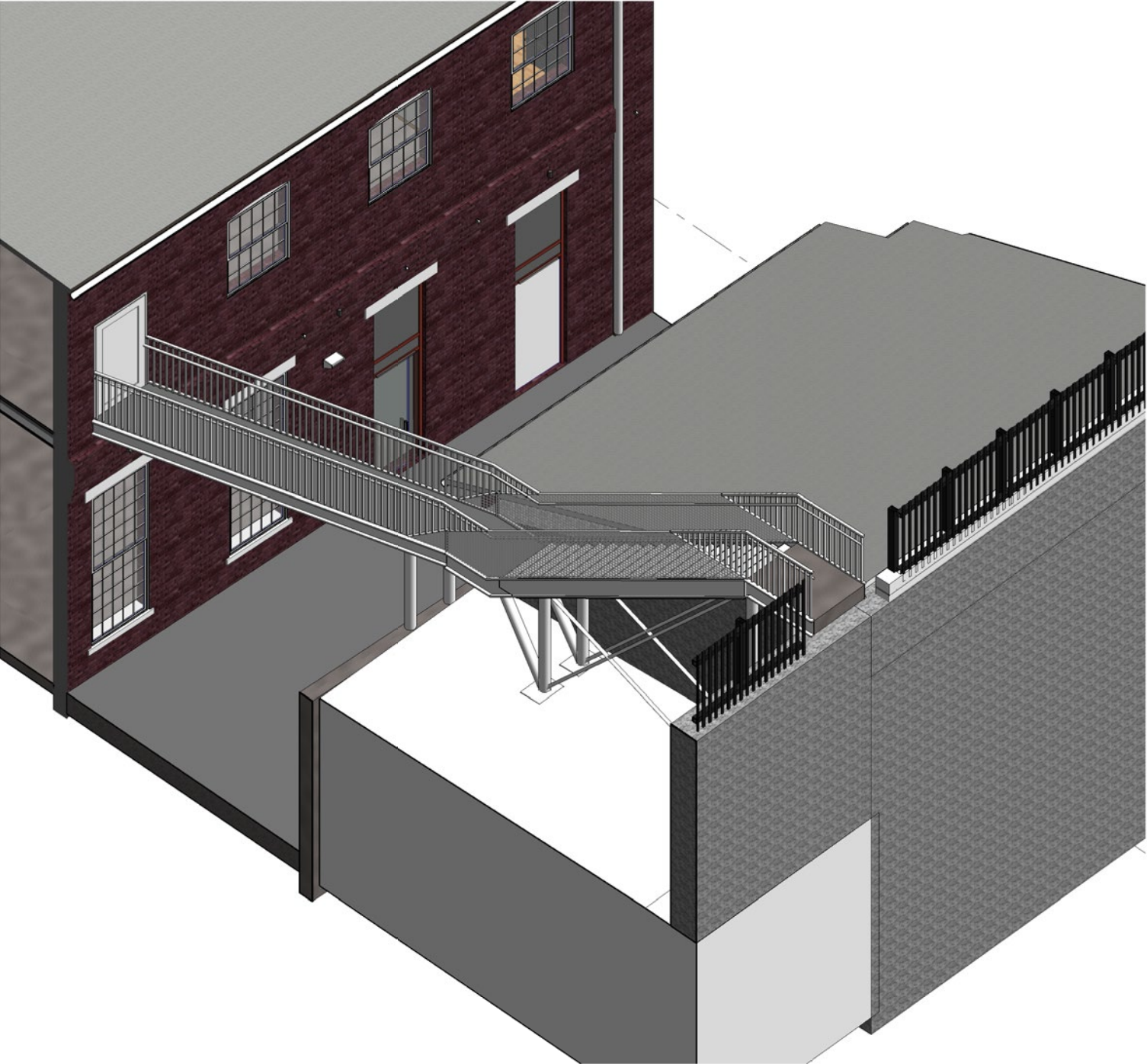
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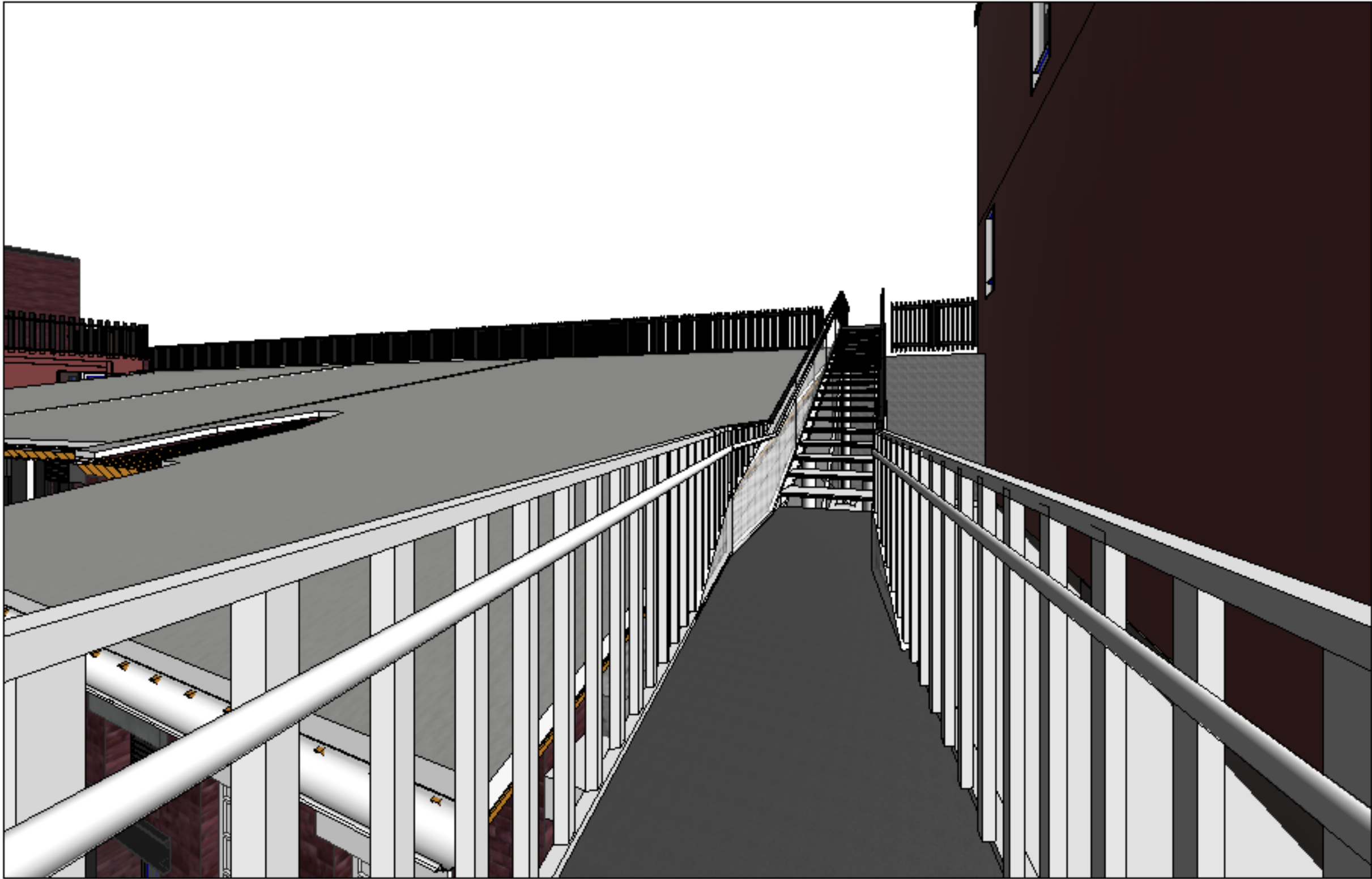
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HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
130A PARK STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: April 17, 2020
RE: April 22, 2020 **WORKSHOP** – Preliminary Review of Exterior and Site Alterations

Address: 130A Park Street – Carriage House

Applicant: Lori Price

Project Architects: Rachel Conly, James Gauthier, Rachel Conly Design LLC

Introduction

On behalf of owner Lori Price, Rachel Conly of Rachel Conly Design LLC has requested a preliminary review of exterior and site alterations at 130A Park Street, a two-story carriage house that sits behind 130 Park Street. Constructed of brick around 1884 in the Queen Anne Style, the carriage house sits close to the rear of 130 Park Street, a Greek Revival house built in the 1840's. A one-story ell on the west side of the carriage house (the side furthest from Park Street) contains living quarters. The use of the property as single-family home will not be changing, but the residential spaces will be expanded to use the entire structure.

To adapt the largely unfinished main block of the carriage house to living spaces, some original window and door openings are proposed to be altered or eliminated, and some new openings are also proposed. Preliminary designs also include new window and door infill for the large carriage house door opening on the south face, new windows to replace the original louvers in the central rooftop lantern or cupola, and a rooftop deck over the one-story ell on the west side of the building. Site alterations include new fencing to replace the existing stockade privacy fence that encloses a small yard at the southwest corner of the building. A preliminary site plan sketch by Ms. Conly shows that yard spaces are proposed to expand, with the potential of more area enclosed by fencing – some of which would be lower.

Ms. Price purchased the carriage house in May of 2019, and early last fall HP staff met with

Ms. Conly and a potential contractor at the property for an introductory discussion of the possible design program and the historic preservation review that would be necessary to obtain a Certificate of Appropriateness for exterior and site alterations.

Ms. Conly has supplied a project description, photos of existing conditions, floor plans showing existing and proposed conditions, a property survey, sketches of proposed elevations and site plan, and photos of some examples to illustrate the possible direction of design details and materials. To introduce the project staff will provide some additional photos to those supplied by Ms. Conly. Ms. Conly will be joined on the project by architect James Gauthier.

Subject Property

The following is excerpted from the Historic Resources inventory form:

"This unusually handsome carriage house was built nearly 40 years later than the Greek Revival House that it services, is detached, and designed in the Queen Anne Style, but is sited so sensitively that it looks as though it could have been planned from the first. It is a 2 story structure with a central gable over the arched doorway. A garage door has been placed in this opening and is topped by a wooden transom. A brick dog tooth beltcourse separates the two floors and complements the brickwork used in the relieving arches of the windows, the semi-circular central arch with a keystone, and the modillioned frieze beneath the unadorned wooden cornice. There are two bull's eye windows flanking the transom on the 2nd story level. The corners of the building are also articulated through the same raised brick motif as the frieze. The west window has replaced 1/1 sash, the east one shows the original 6/6 sash with a screen protecting it. On top of the roof is a lantern with louvers on each of its sides. A small appendage has been placed on the [south] facade between the west window and the garage door opening. A one story brick side ell is attached to the west side for living quarters."

At some point in the past, a wood-framed ell and stairs were added to the rear of the older, street-facing Greek Revival house (130 Park Street) now owned by Shalom House, making the two structures uncomfortably close and largely hiding the east wall of the carriage house. As can be seen on the provided lot survey the only useful yard space is on the front (southeast) side of the building. A tired stockade fence encloses the western half of the front yard, toward the rear and adjacent to the current living spaces. The existing fence does not interfere with the large carriage house door opening, the lower part of which is fitted with a wooden, 20th Century overhead door. Next to the large opening, at the beginning of the fenced yard is the small one-story bump-out with a shed roof – a later addition. Though set back from Park Street, and hidden on the east by 130 Park Street, the north and south faces are visible from Park Street.

Proposed Project

Please see Ms. Conly's project description (Attachment 1) for a brief summary of the design approach and programmatic goals. Notable proposed alterations include:

South:

- The eastern window (to the right of the carriage doors) on the south elevation will become an entry door, with the transom preserving the arch of the original window opening.
- Large double doors with multi-paned glazing are proposed to replace the garage door, with the arched transom above the doors to become multi-paned windows.
- Removal of the small brick appendage on the south face
- Operable windows are to replace the louvers in the rooftop cupola – all sides.
- A new sliding glass door in the south wall of the one-story western ell, opening to the private yard
- A deck on the roof of the one-story west ell will be accessed from the second floor of the carriage house.
- Wood deck railings are proposed at 42" high, with horizontal wood slats below the rail on the north and west, and glass below the railing on the south end, overlooking the yard.

North:

- On the north elevation, facing the parking lot behind St. Luke's Cathedral, two new windows are proposed on the second floor, matching the original center window in size and configuration.

East:

- On the east side behind the Shalom House additions, the existing door is to be filled in, as is an existing window in the center of the second floor.
- Three new windows are proposed for the second floor of the east wall, two high, horizontally oriented, and one casement sized for egress. All three are contemporary in their approach, with no divisions.
- A skylight is proposed on the east slope of the roof.

West:

- The existing window in the west wall of the first floor is proposed to be eliminated, with a new horizontally-oriented high window to replace it.

Site:

- The existing stockade privacy fence is to be replaced, except where the existing fence returns to meet the south wall of the carriage house. Horizontal wood slats are proposed, and a lower, more open fence is proposed to continue around the parking area.

Staff Comments

As Ms. Conly explains in her project description, the design approach for the proposed renovation of the south and north building faces focuses on respecting the traditional finishes, proportions, and symmetry of the original carriage house, while more contemporary approaches to alterations and additions are proposed for the less visible east and west sides.

While staff does not disagree with this approach, it raises a couple of questions:

- To what extent should changes made now to the south and north faces – such as new doors and windows - be differentiated from original features, and how should that be accomplished compatibly while employing some or most of the design vocabulary from the original aesthetic?
- To the extent that some of the changes to the less visible east and west faces won't be completely hidden, what design characteristics – such as proportions or material choices - will help ensure compatibility? Contemporary features that make clear they are of their own time need to be compatible enough to ensure that the effect is not one of two different buildings as one moves from face to face.

Despite some distance from Park Street, the north and south faces of this distinctive carriage house are visible enough to prompt consideration of which features are most important in defining the essential character of the historic resource (“character-defining features”) and how much they can be altered without undue interference? Needless to say, some change is necessary – this is to be a residence not a carriage house – and staff notes that a balanced approach to applying Standards for Alterations numbers 1 and 2, allows for alterations that are minimal and still preserve what is essential about the feature in question. Some of these features include:

- The cupola, where windows are proposed to replace louvered vents
- The carriage house doors, where an overhead door replaced the lower doors long ago, but the geometry of the upper arched opening is still apparent. Should the four panels evident in the upper section still be expressed?
- Staff wonders if the proposed landscaping and fencing in front of the large south carriage house doors will interfere with the important views of the primary opening on the primary building face. At the same time, staff notes that given the existing context a desire to define a yard and establish some private or semi-private outdoor spaces is understandable.

Other questions arise when applying Standard for Alteration number 3 to new openings and other features. Some proposals on the east and west faces are clearly contemporary, but new windows and doors on the north and south must try to meet the modern needs of the clients while respecting the simple existing patterns and details, without creating a false sense of history.

- Can a new entrance door on the south, and new treatment of the large carriage opening preserve the old geometry (including the 4 upper sections below the large arch) while somehow conveying that they are recent interventions?
- This same question can be asked for the new windows on the north wall.

Other staff notes and questions:

- Staff agrees with the proposed removal of the small bump out to the west of the large doors on the south side.

- Is the low fence around the parking in front of the carriage house necessary, and if so, what type of fence would most appropriately reveal the view of the primary historic façade? To the extent that the taller privacy fence toward the rear of the property is somewhat visible, what type of contemporary expression would be most compatible?
- How should infilled doors and windows be treated? Should masonry be set back slightly to preserve the memory of the original opening?
- Should more effort be made to keep the rooftop deck and associated railings from being seen, as viewed at considerable distance from the north and south?
- In more detailed final plans, more specific details would be expected for:
 - Window and door specifications and visual details
 - Exterior lighting fixtures
 - Fencing details
 - Hardscape details
 - Masonry details (staff can work with contractors on review of samples)

Applicable Standards of Review

- (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.*
- (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. Architect's project description
2. Architect's slides, with photos, existing plans, proposed plans, proposed elevations, etc.

RACHEL ONLY DESIGN LLC

PROJECT SUMMARY FOR HISTORIC REVIEW OF 130A PARK STREET 2020.4.9

We are seeking approval from the Historic Board for an extensive renovation of an existing carriage house located at 130A Park Street, Portland, Maine. The property is owned by Lori Price and sits in the B3 Zone and Historic District Overlay. There is no change of use. The goal is to remodel the existing space into a 4 bedroom, 3 1/2 bath single family residence. Renovations will refresh the architectural character of the existing exterior, while extensive new framing and new interiors will occur inside the existing brick envelope. A second floor deck will be added above the existing one story annex. All work will remain within the existing footprint of the building.

The general approach to the renovations will be to revive the spirit of the original building on the exteriors. In particular, on the south and north elevations, which are visible from Park Street. This will include restoring the symmetry of the south elevation by removing a small bumpout to the left of the carriage house doors. In addition, we will replace windows and doors, repoint the brick, and repair and refinish trim and wood details. At the same time, we are also proposing some modern elements in select locations, primarily on the east and west elevations. These include windows and doors without muntins or mullions, as well as slatted wood and glass guardrail elements. All of these features are either currently concealed by a tall fence or the adjacent apartment building. As a result, they seem forgiving locations to introduce a new style of fenestration and more contemporary language.

RACHEL CONLY DESIGN LLC

Our proposal also includes gardens and outdoor gathering spaces in the southern yard, as well as parking for two vehicles. The intention is to rebuild the existing fence at the same height with a horizontal slatted wood. For privacy and safety, fencing will continue along the southern boundary of the property, but will step down and/or be made of a semi-transparent material to maintain visibility of the front façade. A sliding gate will be used for vehicle access.

Rachel Conly
Principal
Rachel Conly Design LLC

TITLE PAGE
130 A PARK STREET HISTORIC REVIEW

TITLE PAGE
EXISTING PHOTOS
EXISTING SURVEY
EXISTING CONDITIONS DRAWINGS
PROPOSED FLOOR PLAN SCHEMES
PROPOSED SITE PLAN SCHEME
PROPOSED ELEVATION SCHEMES
EXTERIOR INSPIRATION IMAGES

PAGE 1
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PAGES 9-13
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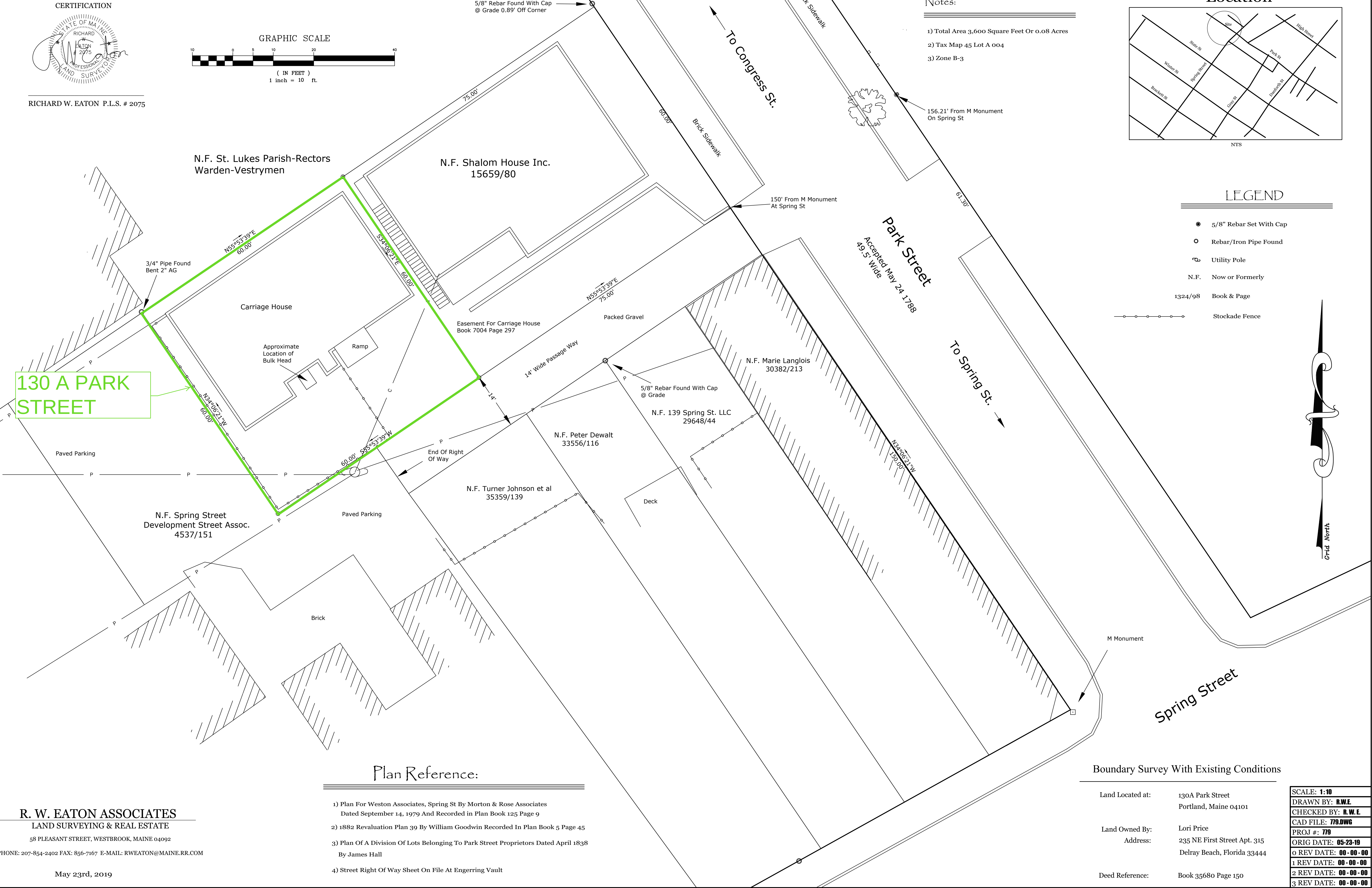




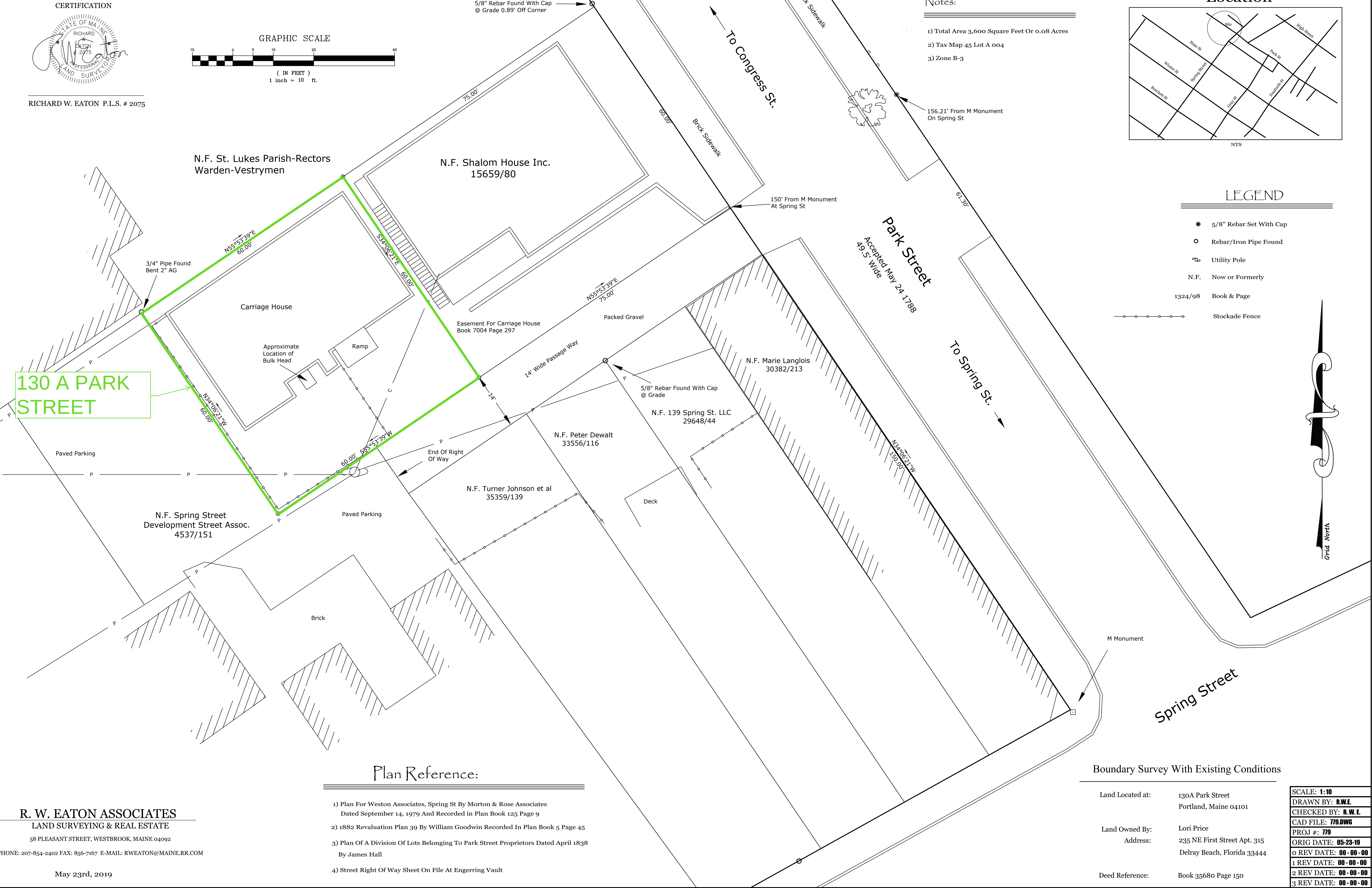
130 A PARK STREET EXISTING PHOTOS: SOUTH ELEVATION



130 A PARK STREET EXISTING SURVEY

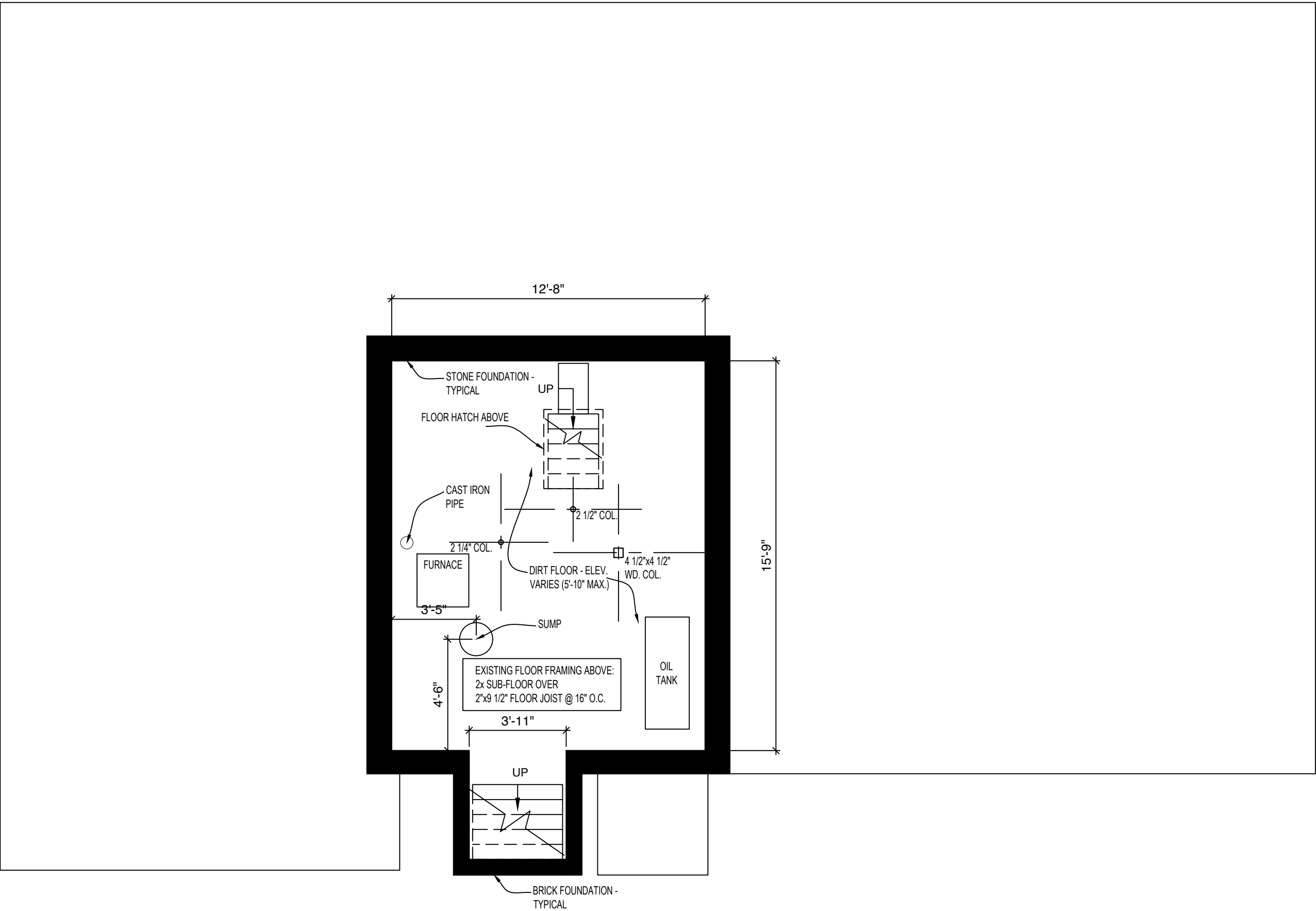


130 A PARK STREET



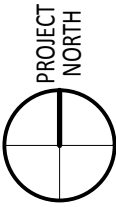
R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE
58 PLEASANT STREET, WESTBROOK, MAINE 04092
PHONE: 207-854-2402 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM
May 23rd, 2019

130 A PARK EXISTING CONDITIONS: BASEMENT PLAN



1 EXISTING BASEMENT PLAN
1/4"=1'-0"

DRAFT ONLY
-NOT FOR
CONSTRUCTION



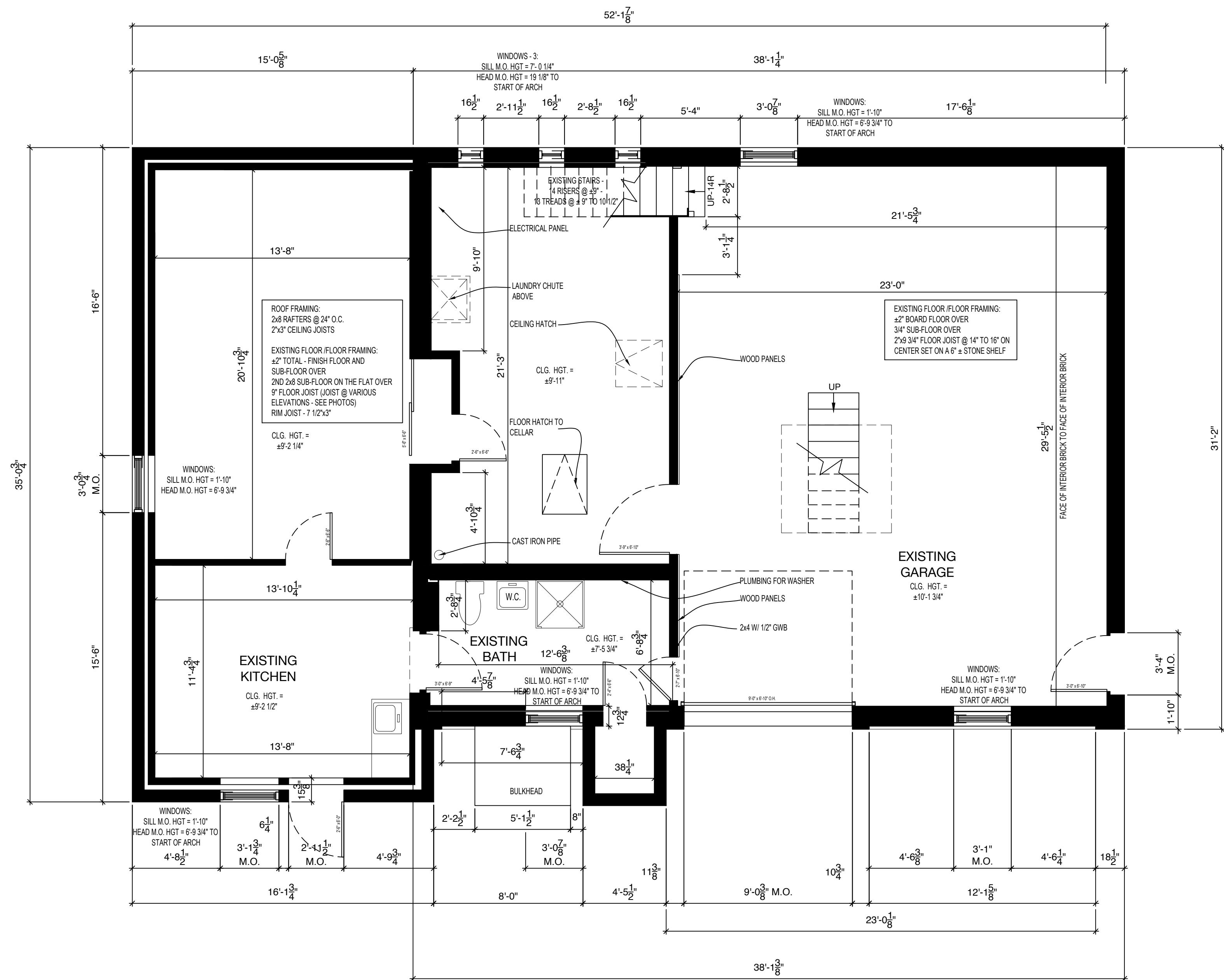
Rachel Conly Design LLC
115 Island Avenue
Peaks Island, Maine 04108
207.766.5625
www.rachelconlydesign.com

DATE	NOTES
2019.09.30	Existing Conditions

PROJECT
130A PARK STREET
PORTLAND, ME

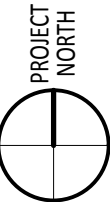
EXISTING
BASEMENT
PLAN
X-1.1

130 A PARK STREET EXISTING CONDITIONS: FIRST FLOOR PLAN



1 EXISTING FIRST FLOOR PLAN
1/4"=1'-0"

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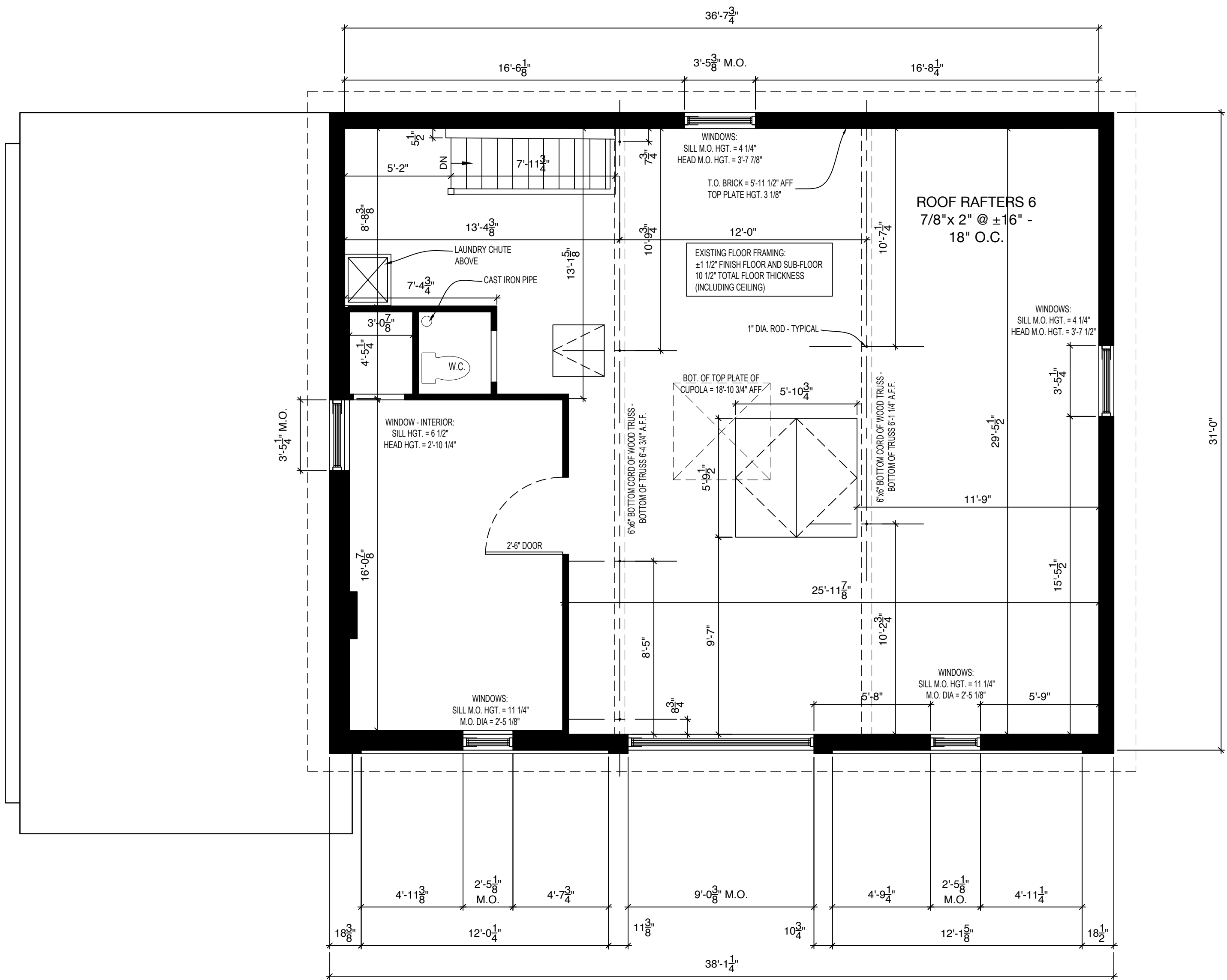
DATE	NOTES
2019.09.30	Existing Conditions

PROJECT
130A PARK STREET
PORTLAND, ME

EXISTING
FIRST FLOOR
PLAN

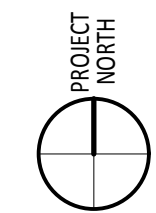
X-1.2

130 A PARK STREET EXISTING CONDITIONS: SECOND FLOOR PLAN



1 EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

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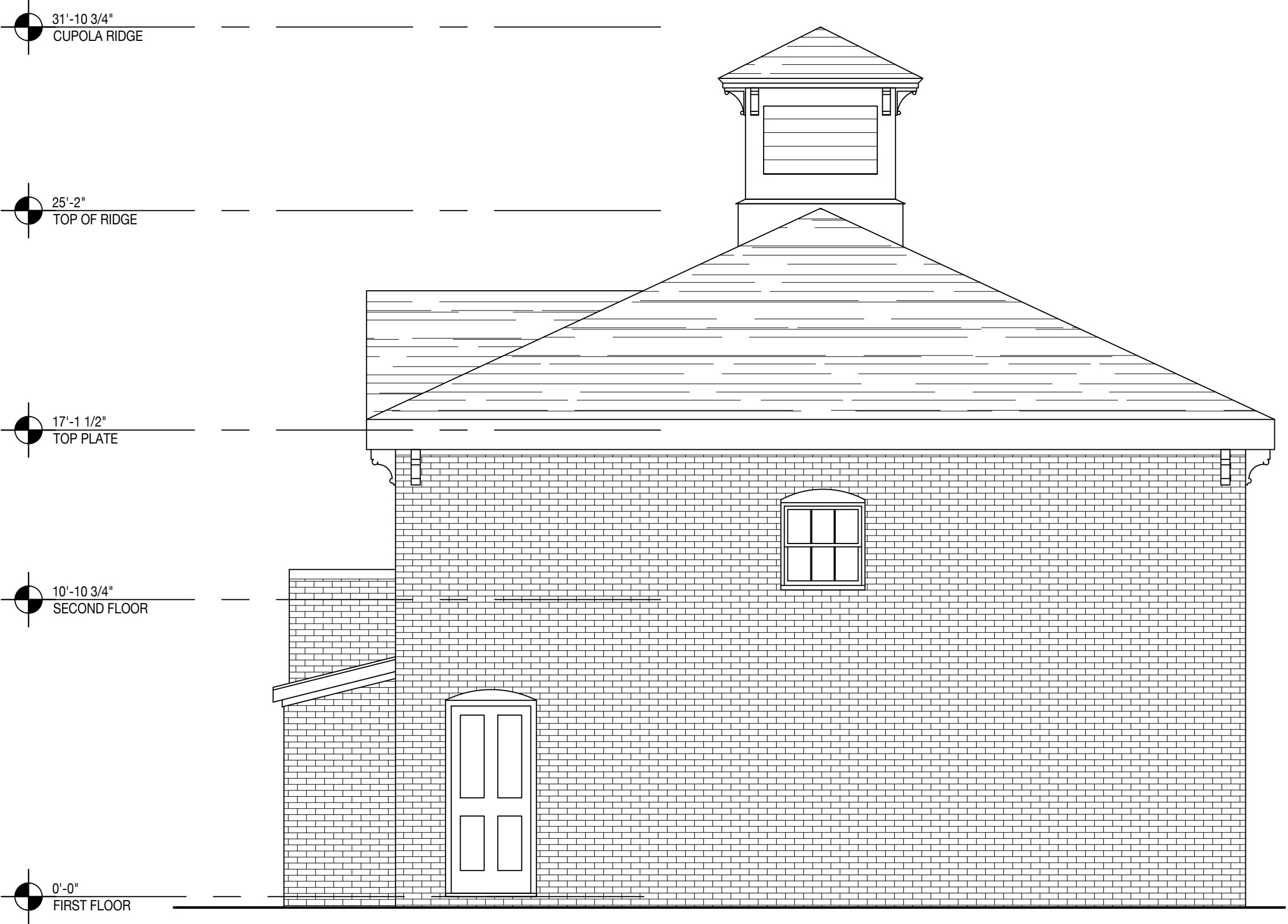
DATE	NOTES
2019.09.30	Existing Conditions

PROJECT
130A PARK STREET
PORTLAND, ME

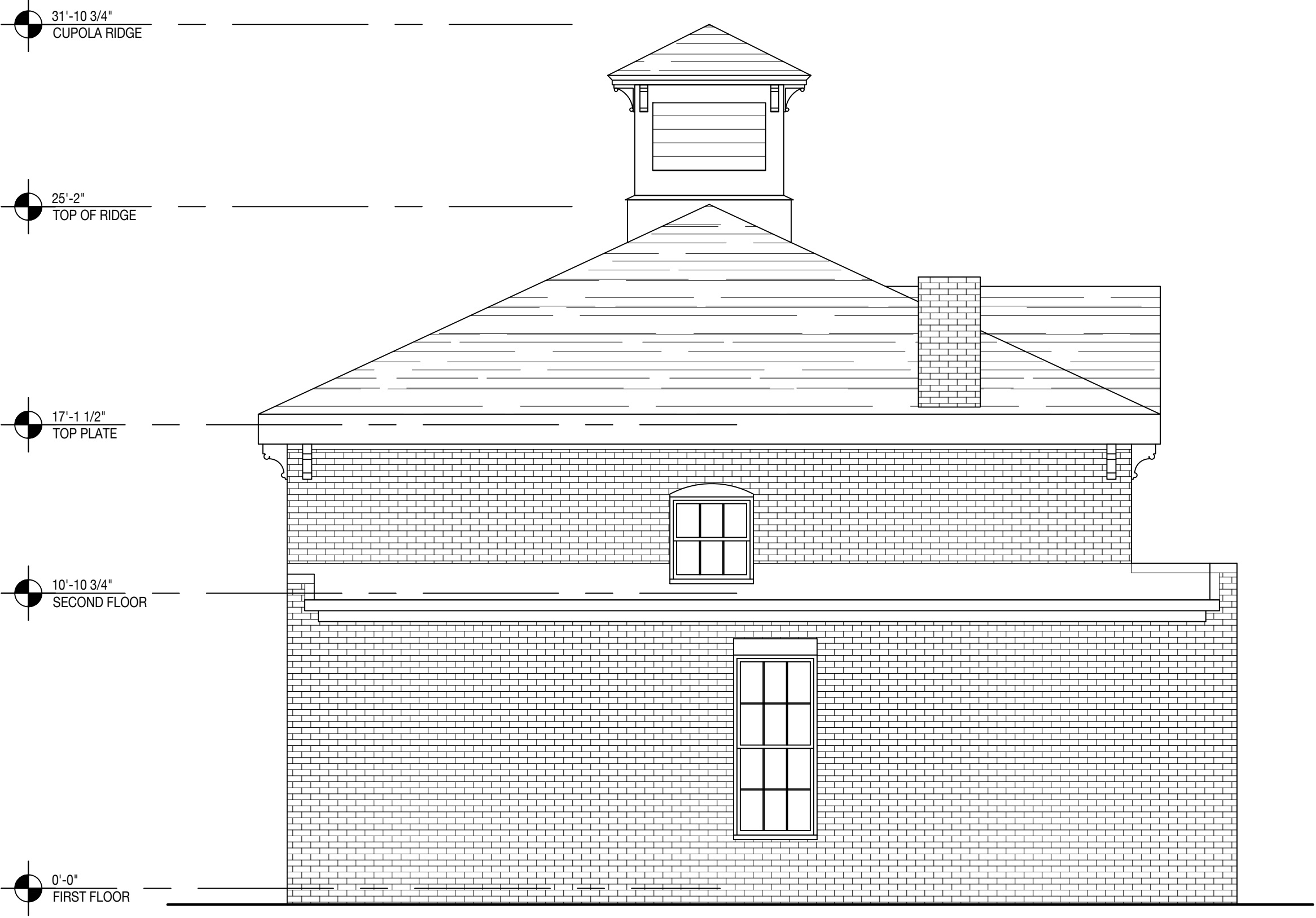
EXISTING
SECOND FLOOR
PLAN

X-1.3

130 A PARK STREET EXISTING CONDITIONS:
EAST AND WEST ELEVATIONS



2 EXISTING EAST ELEVATION
1/4"=1'-0"



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

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CONSTRUCTION

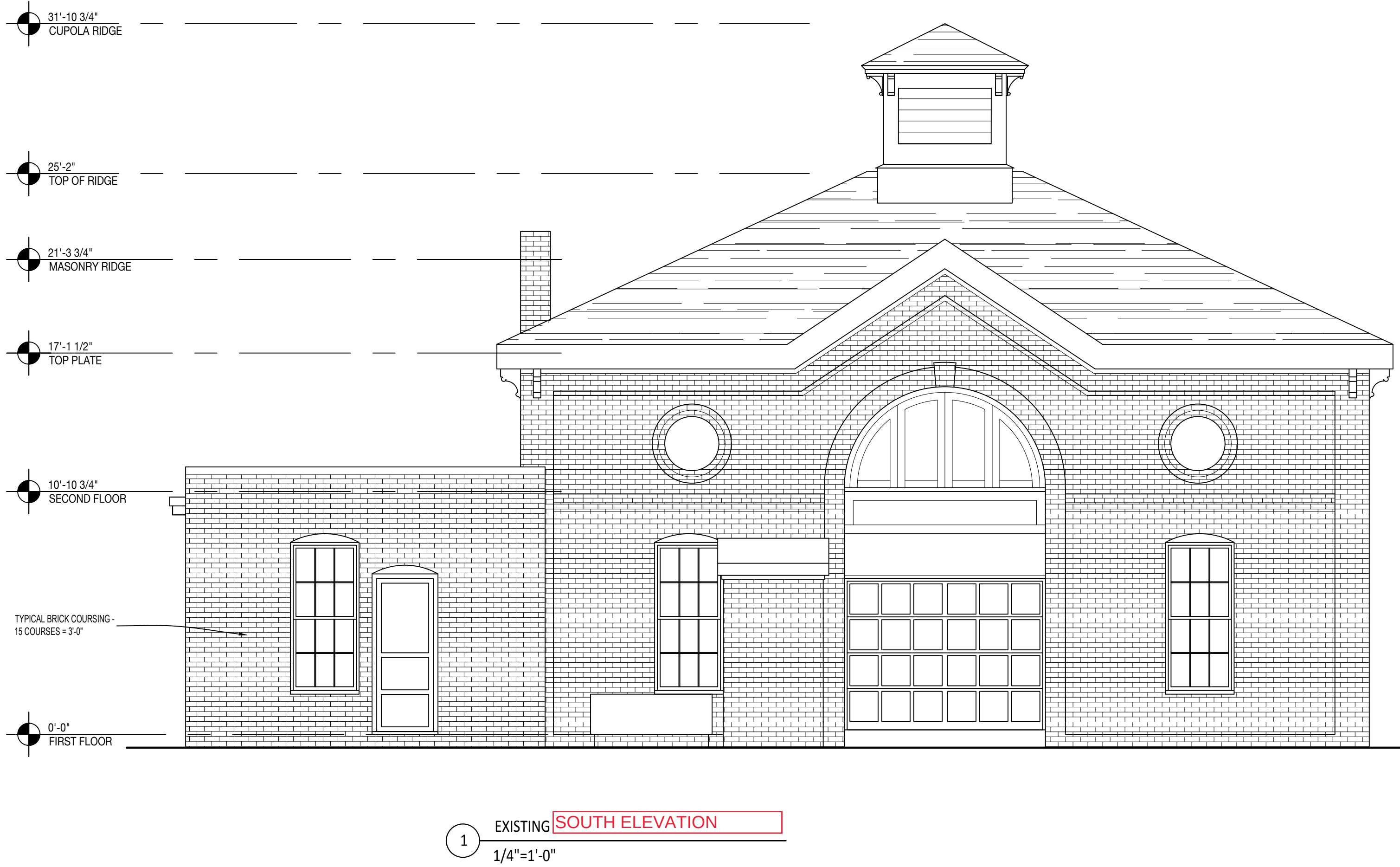
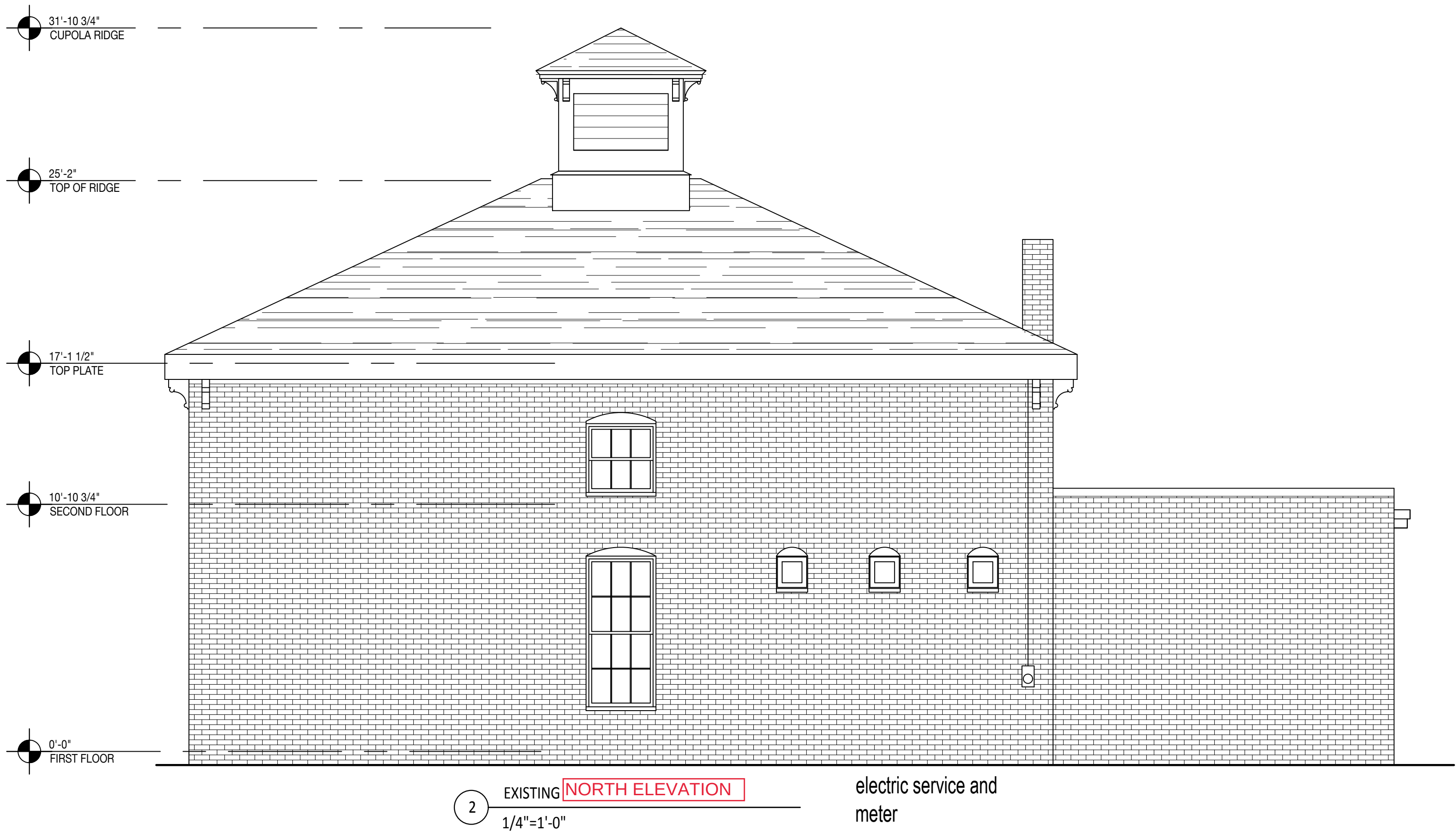
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DATE	NOTES
2019.09.30	Existing Conditions

PROJECT
130A PARK STREET
PORTLAND, ME

EXISTING
NORTH/SOUTH
ELEVATIONS
X-2.1

130 A PARK STREET EXISTING CONDITIONS:
NORTH AND SOUTH ELEVATIONS



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CONSTRUCTION

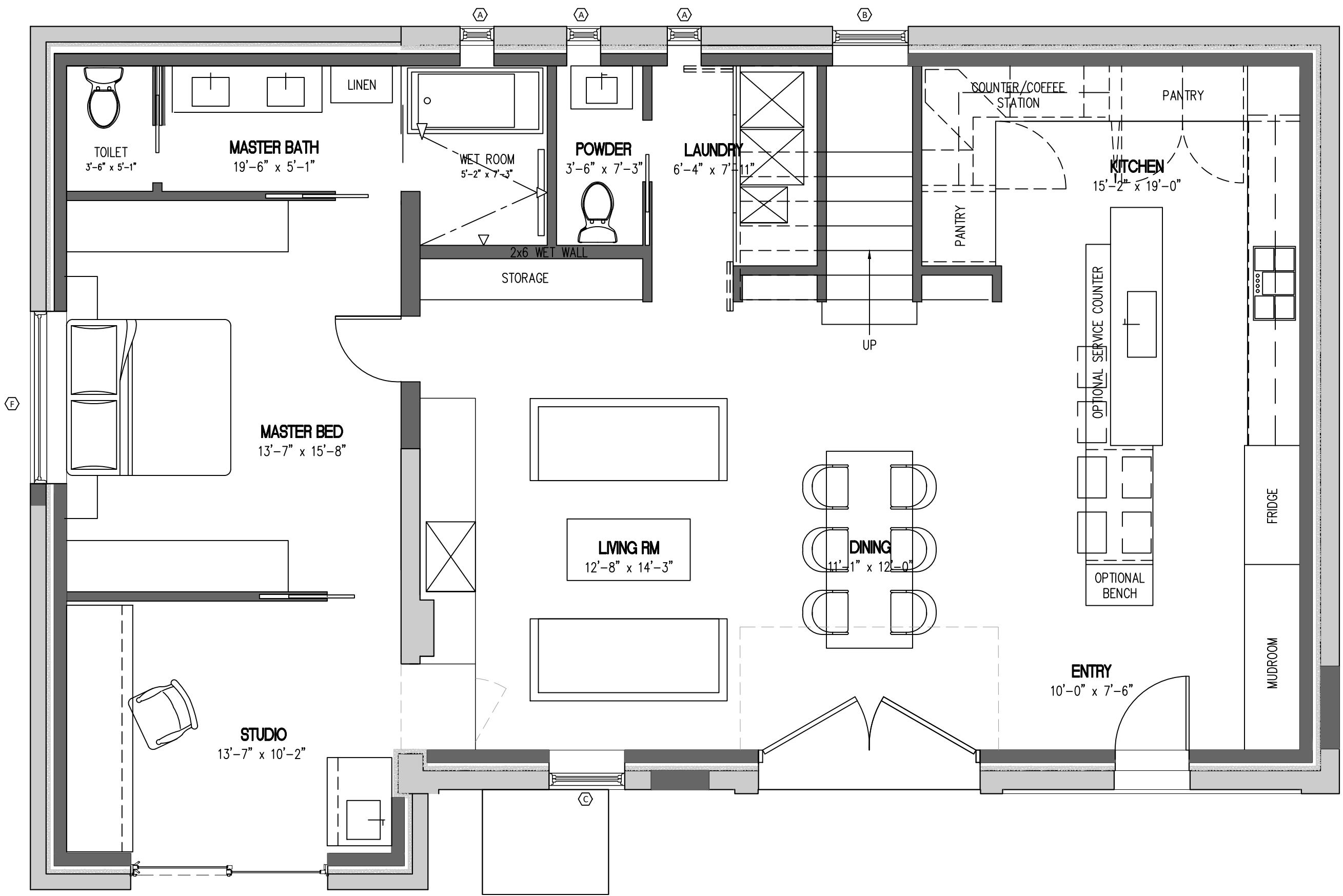
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DATE	NOTES
2019.09.30	Existing Conditions

PROJECT
130A PARK STREET
PORTLAND, ME

EXISTING
EAST/WEST
ELEVATIONS
X-2.1

130 A PARK STREET PROPOSED SCHEME: FIRST FLOOR PLAN



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

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CONSTRUCTION



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DATE 2020.03.17

NOTES

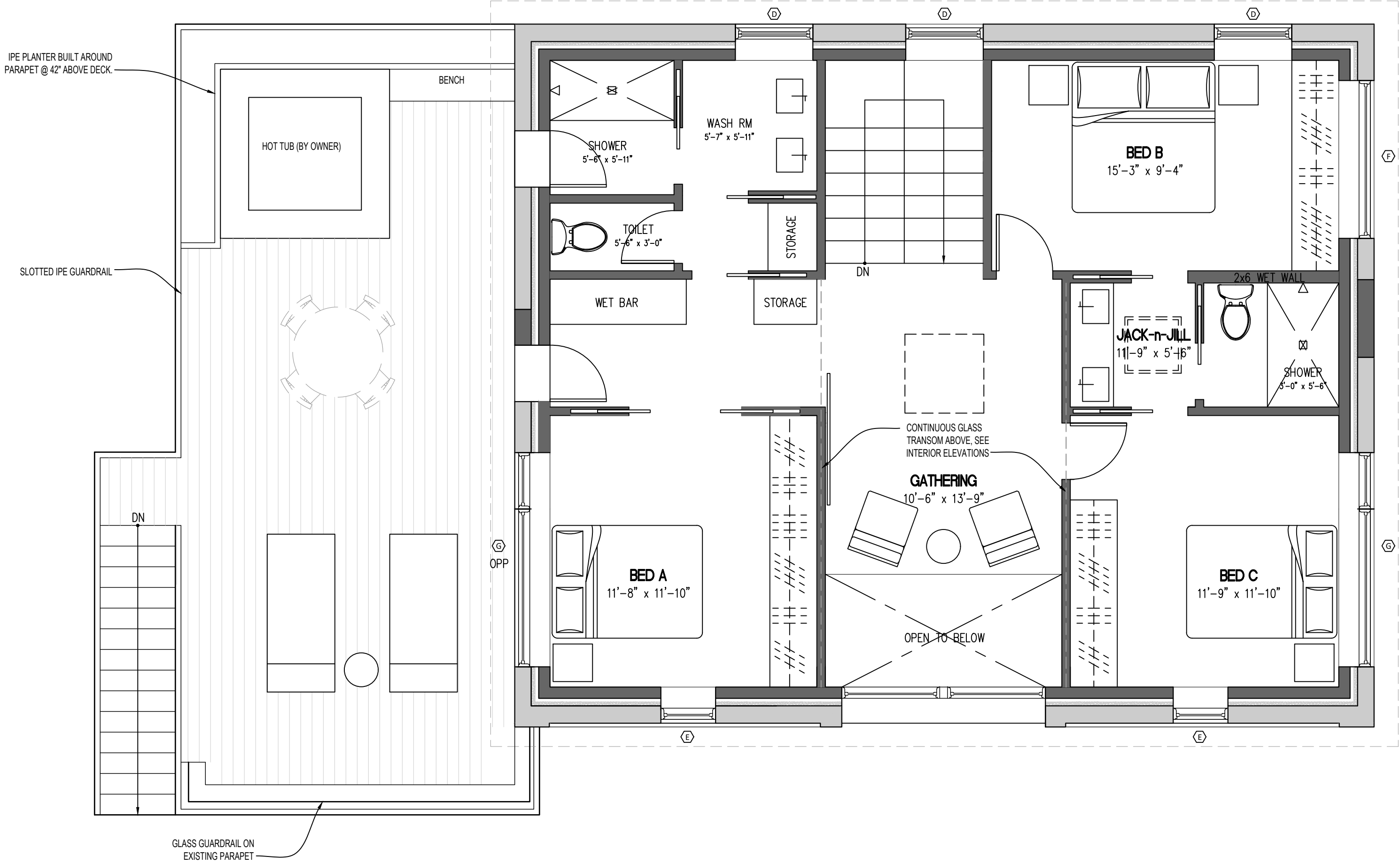
SCHEMATIC REVIEW

PROJECT
Renovations to
130A Park Street
Portland, Maine

FIRST
FLOOR
PLAN

A-1.1

130 A PARK STREET PROPOSED SCHEME: SECOND FLOOR PLAN



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CONSTRUCTION

PROJECT
Renovations to
130A Park Street
Portland, Maine

SECOND
FLOOR
PLAN
A-1.2

DATE	NOTES	REVIEW
2020.03.17	SCHEMATIC	

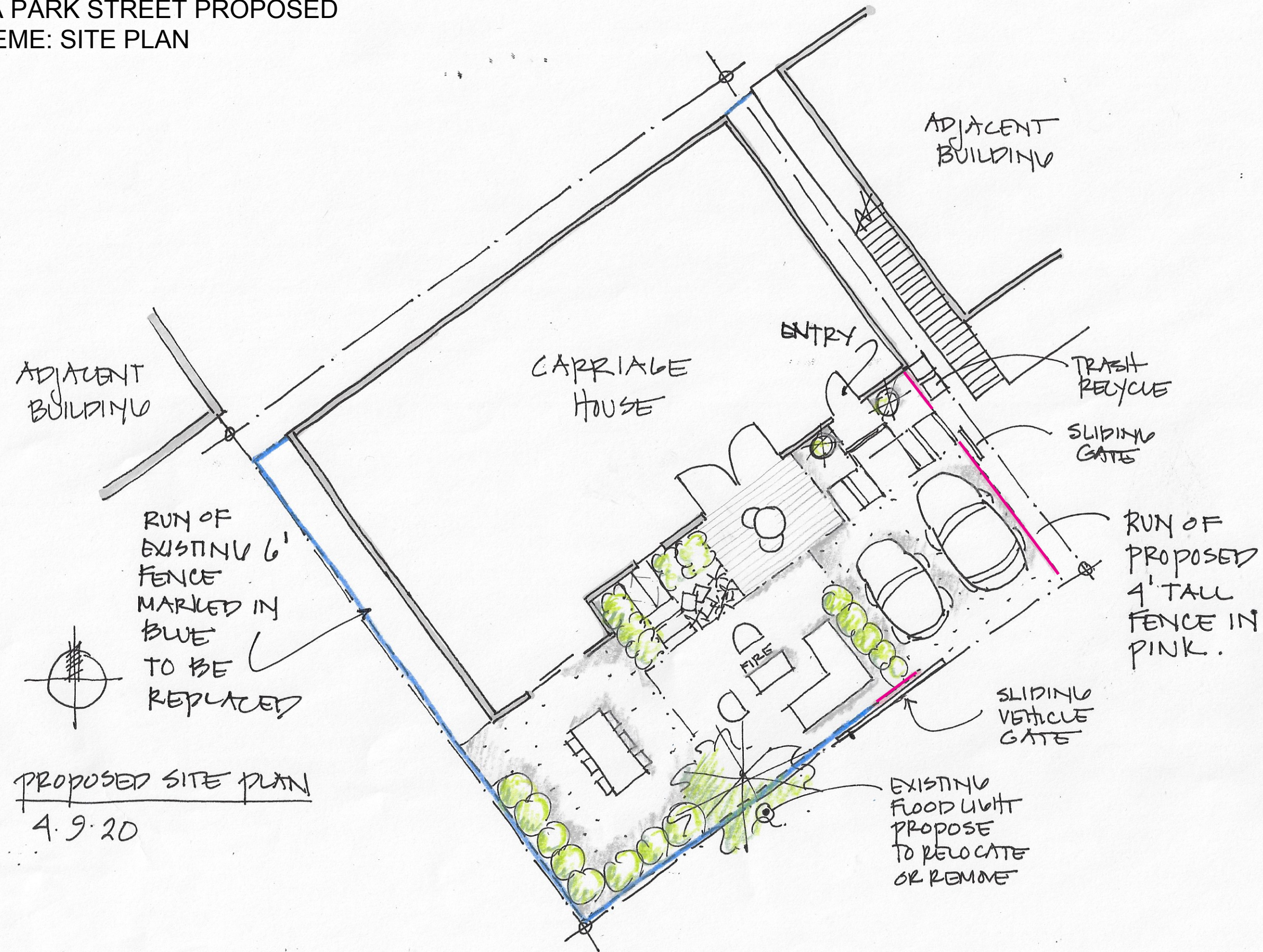
NOTES

DATE

PROJECT

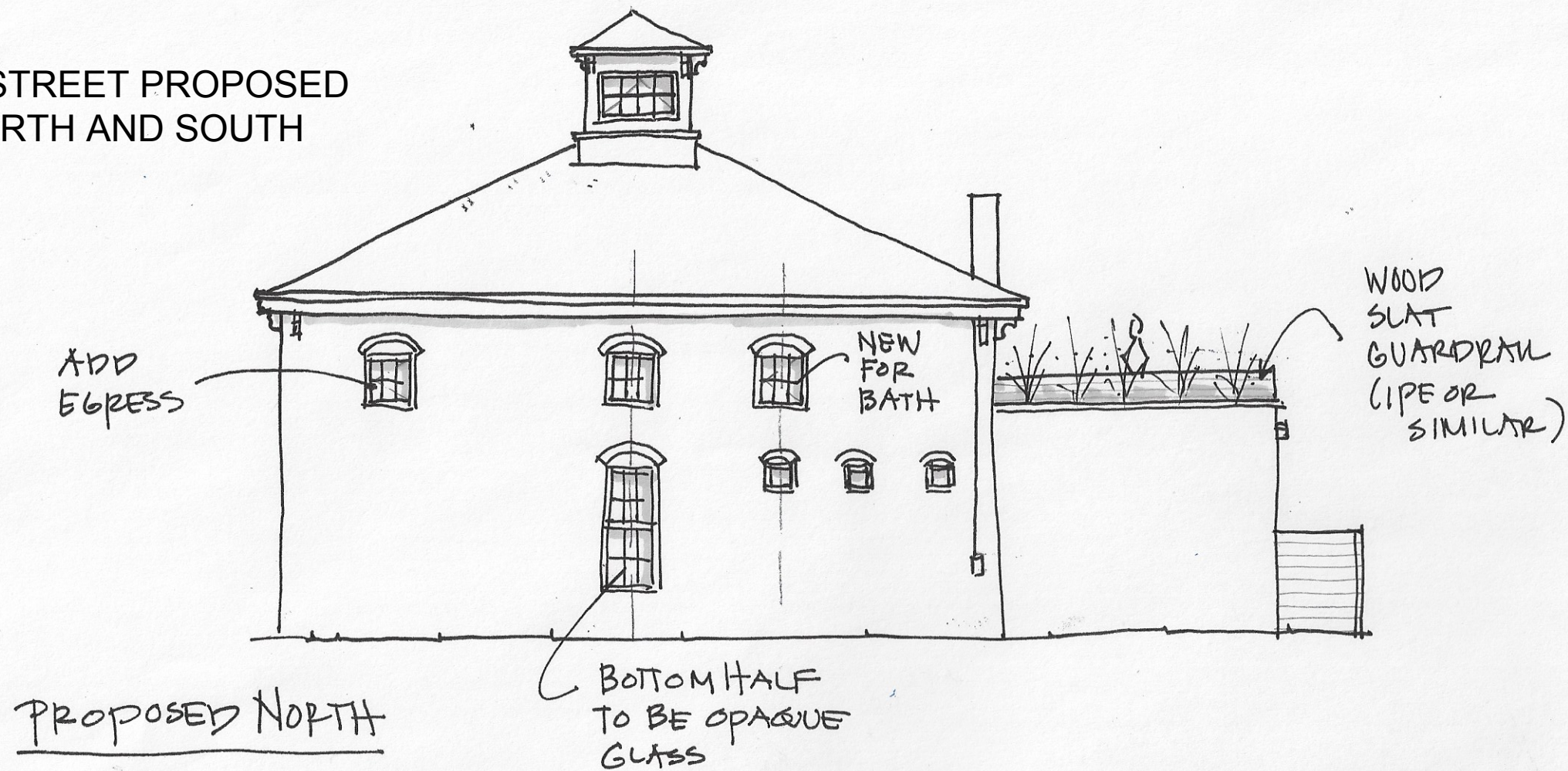
SECOND
FLOOR
PLAN

130 A PARK STREET PROPOSED
SCHEME: SITE PLAN

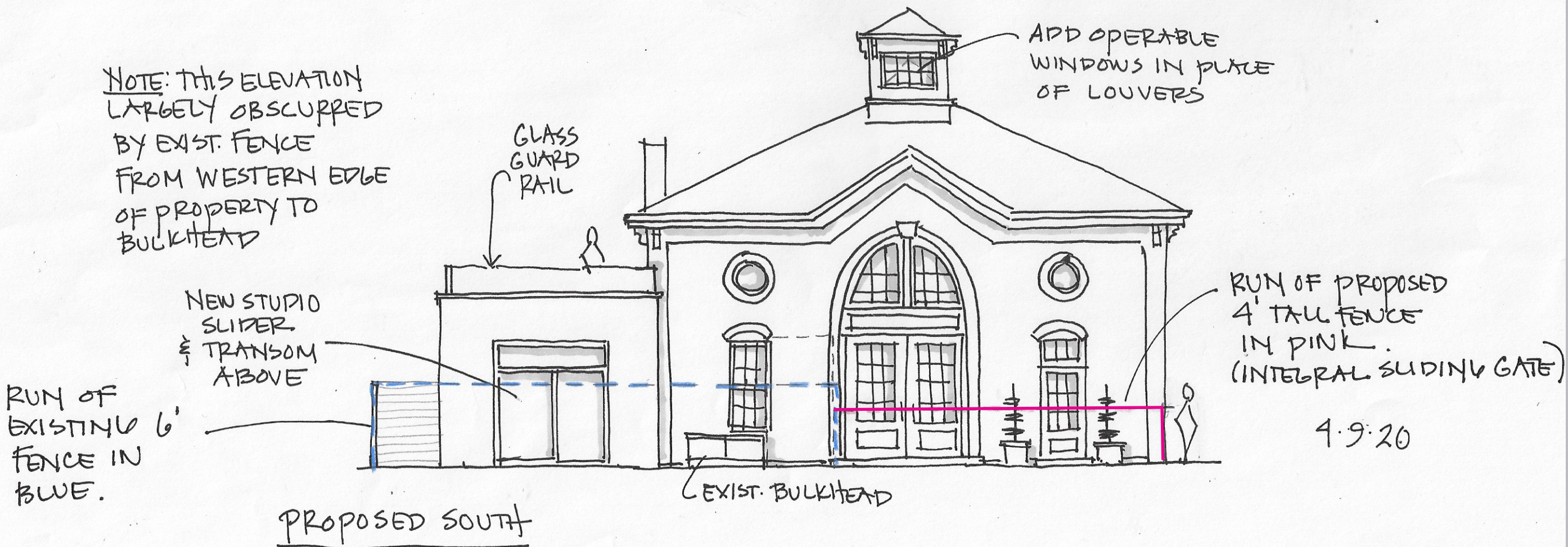


PROPOSED SITE PLAN
4.9.20

130 A PARK STREET PROPOSED
SCHEME: NORTH AND SOUTH
ELEVATIONS



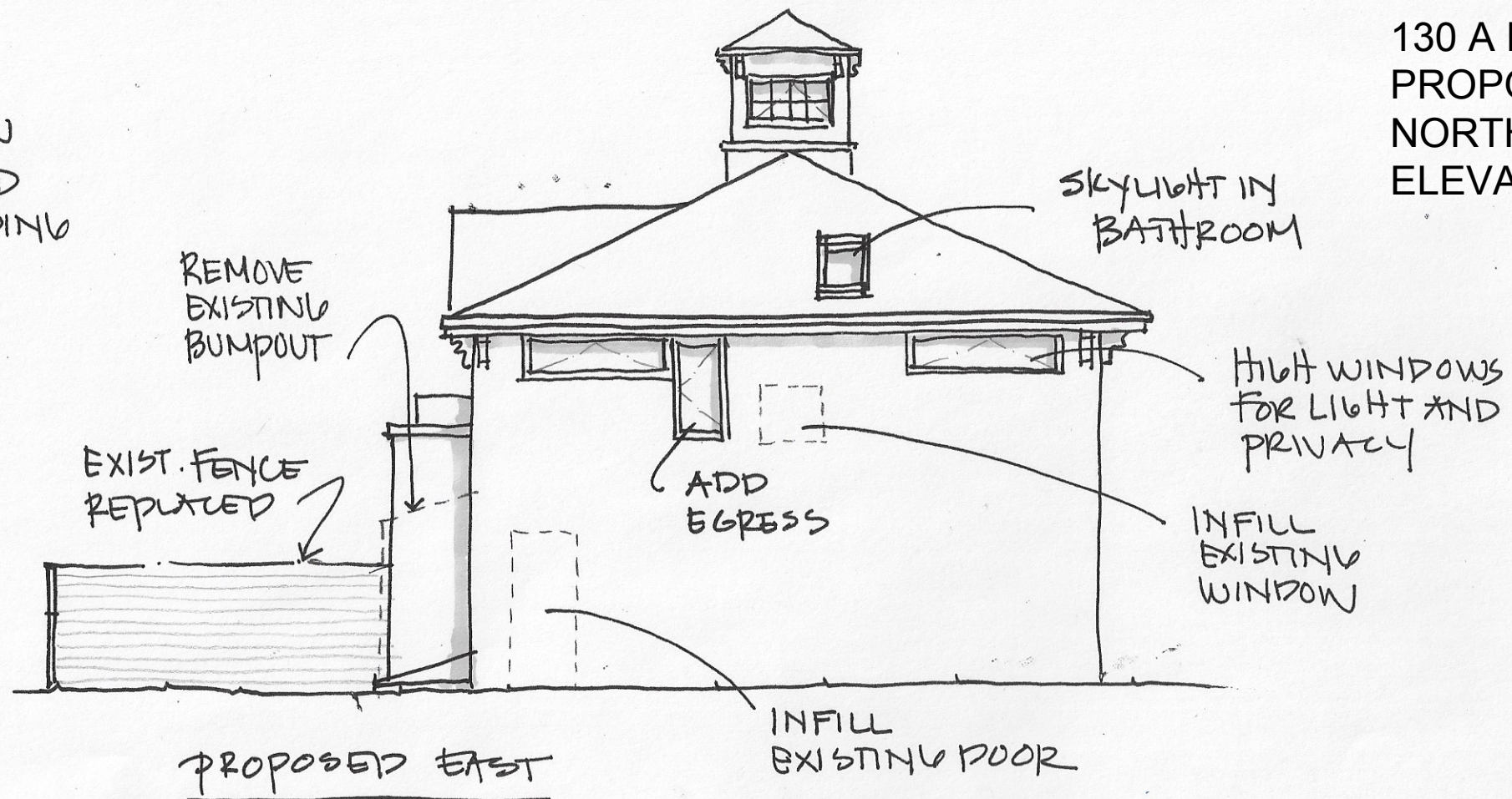
NOTE: THIS ELEVATION
LARGELY OBSCURED
BY EXIST. FENCE
FROM WESTERN EDGE
OF PROPERTY TO
BULKHEAD



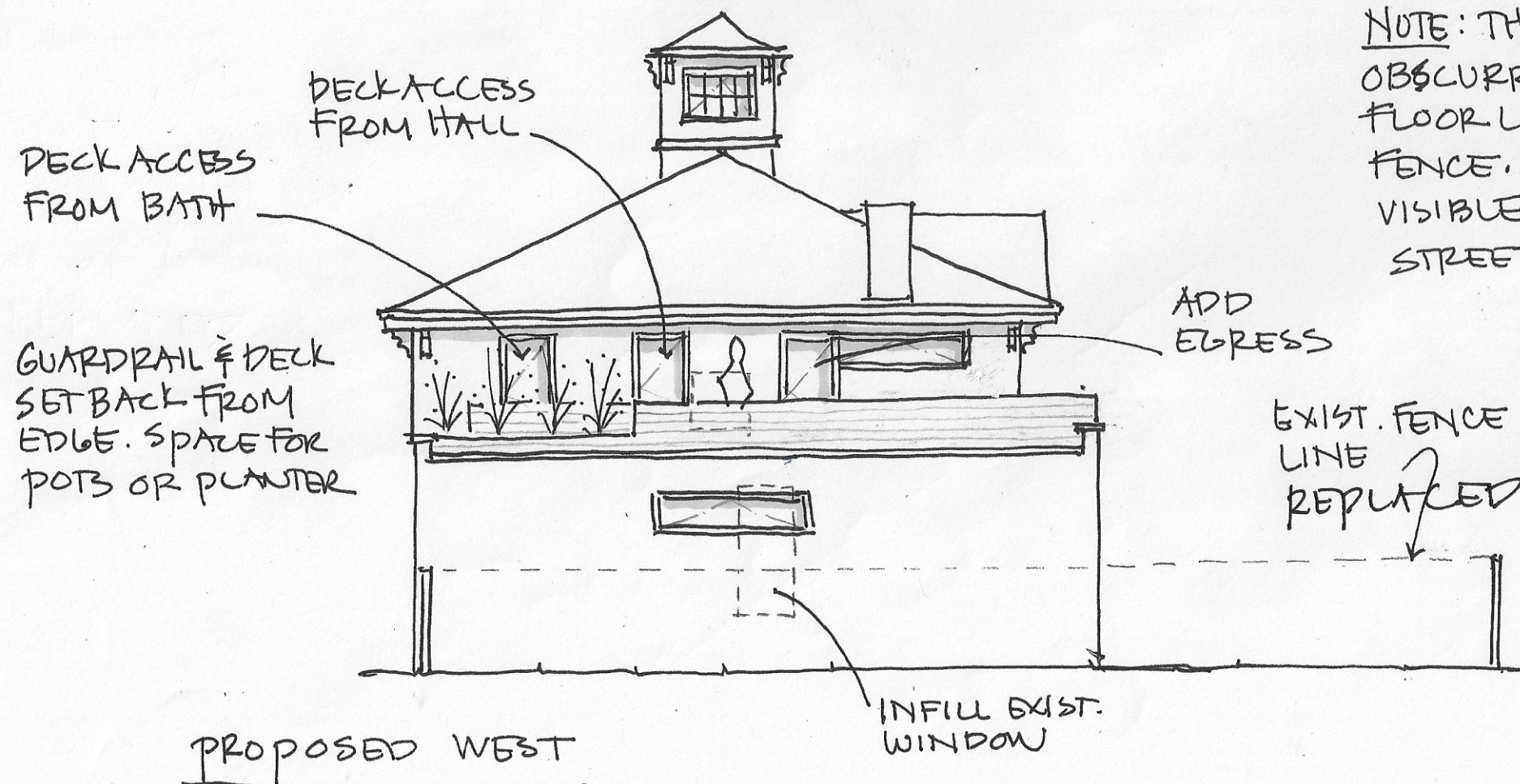
PRICE RESIDENCE: HISTORIC REVIEW

130 A PARK STREET, PORTLAND, ME 04101

NOTE: THIS ELEVATION
LARGELY OBSCURED
BY ADJACENT BUILDING
APPROX: 3'-6" AWAY.
IT IS NOT VISIBLE
FROM STREET.



130 A PARK STREET
PROPOSED SCHEME:
NORTH AND SOUTH
ELEVATIONS



NOTE: THIS ELEVATION
OBSCURED AT FIRST
FLOOR LEVEL BY EXIST.
FENCE. IT IS MINIMALLY
VISIBLE FROM STATE
STREET.

4.9.20

PRICE RESIDENCE: HISTORIC REVIEW

130 A PARK STREET, PORTLAND, ME 04101



EXTERIOR INSPIRATION REFERENCE IMAGES

Inspiration image for south elevation: Reestablish symmetry. Add entry door. Repoint brick. Refinish wood detailing and paint black.



Inspiration image for exterior spaces: Replace existing 6' fencing with slatted wood. Add lower, higher visibility, fencing with pedestrian gate and automatic car gate. Add low deck and pervious landscaping. Add seating area and gas fire feature. Add gardens.