

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 Historic Preservation Board will hold a remote meeting on Wednesday, June 17, 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: Jun 17, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Workshop and Public Hearing 06/17/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/86702600209>

Or iPhone one-tap :

US: +19292056099,,86702600209# or +13017158592,,86702600209#

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Webinar ID: 867 0260 0209

International numbers available: <https://us02web.zoom.us/j/86702600209>

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

Public comment will be taken for each item on the agenda and written comments should be submitted to hp@portlandmaine.gov

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 3, 2020**
 - i. Certificate of Appropriateness for Second Floor Sunroom Addition with Deck and Deck over Garage; 21 ORCHARD STREET; Jonathan Fanburg and Stephanie Gartner-Fanburg, Applicant. The Board voted 6-0 (Tate absent) to approve the application, subject to conditions.
- 3. COMMUNICATION AND REPORTS**

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Exterior Alterations/Roof Modification; 17 BLYTH COURT; Elisabeth Snell and Catherine Mears, Applicant.
- ii. Preliminary Review of Proposed Demolition and New Residential Construction; 34 SPRUCE STREET; Tim Gebhardt, Applicant.

5. PUBLIC HEARING

- i. MHPC Request for Review and Comment on Expansion of Portland Waterfront Historic District to include 113-115 MIDDLE STREET.

6. CONSENT AGENDA

COMMUNICATION



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

26 May 2020

Julia Sheridan, Chair
Historic Preservation Board
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Sagamore Village Historic District, Cabot Street, Portland, Cumberland County, Maine, Tax lots: 274 D002, 274 G001, 275 C046, 274 E001, 274 F001, 274 H001, 274 I001, 274 J001, 275 C047, 276 D003, 276 D001, 276 E004, and 276 E005 which are found on adjacent Portland tax maps 14SW, 14NW, and J4SW.

Dear Ms. Sheridan:

At a meeting of the Maine Historic Preservation Commission held on May 22, 2020 the

Sagamore Village Historic District

in Portland, Maine was approved for nomination to the National Register of Historic Places.

The nomination will be sent to the Chief of Registration in Washington, D. C. for consideration. You will be notified of the final decision when it is received.

Sincerely,

A handwritten signature in black ink that reads "Kirk F. Mohney".

Kirk F. Mohney
State Historic Preservation Officer

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

**WORKSHOP
17 BLYTH COURT**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: June 12, 2020
RE: June 17, 2020 **SECOND WORKSHOP – Third Floor Addition**

Address: 17 Blyth Court

Applicants: Katie Mears and Elisabeth Snell

Project Architect: Linda Braley, Braley Designs LLC

Introduction

Owners Katie Mears and Elisabeth Snell and their architect Linda Braley have requested a second workshop with the Historic Preservation board to review revised preliminary drawings of roof alterations to add a third floor at 17 Blyth Court. At the first workshop on May 20, 2020, Ms. Braley presented a design with a gable-roofed third floor and shed dormers on the northwest and southeast roof planes. Hoping for a clear design direction, and basing revisions on Board comments on May 20th and discussions with staff, the applicants return on June 17 with an alternate concept: a flat-roofed third floor built on the same floor plate as the second floor and extending the existing walls upward.

Board members expressed sympathy with the design goals of the applicants at the May meeting (third floor living space for their growing family,) and a general optimism that a compatible third floor could be added to the subject property, given the right approach. Each member of the Board showed some interest in exploring other possible roof forms for the addition. Following the workshop staff encouraged Ms. Braley and the owners to follow up with a second workshop while the Board's first review was still fresh in the minds of all concerned.

As with the May 20 submission, Ms. Braley's perspective sketches are conceptual in nature, without a high level of detail, but most important at this stage of review are the massing, scale, geometry, and relationship with the existing forms making up 15 Blyth Court, the other half of the duplex condominium. The clear goal of the owners and the architect for June 17 is to settle on a concept for a third floor with confidence that the Board can

approve it once it is further developed with the details necessary for a public hearing at a future meeting. To that end, Ms. Braley has supplied a new project description and revised perspective sketches showing the new roof concept, with each view again paired with a photo of the existing structure from the same point of view. Staff has again added context photos of the property for reference.

May 20 Workshop Presentation and Board Feedback

Board members were fairly confident that a suitable design for a third floor at the subject property was possible, even as they acknowledged the challenges presented by the jumbled geometry of the duplexed condominium. Among the questions posed were:

- What other roof forms were explored? Several members would like to see what other options may have been examined and discarded in favor of the proposed design.
 - Ms. Braley said she investigated a shed (monopitch) roof and a gabled roof oriented in the other direction and neither was judged suitable. A flat roofed third floor was thought to be too overwhelming and incompatible, and was not seriously considered.
- Are the neighbors in 15 Blyth (fellow condo association owners) open to the expansion? Has it been considered a possibility that the owners of 15 Blyth might someday want to expand?
 - The owners have discussed the addition with their fellow owners, who are open to the idea of an expansion at 17 Blyth. The owners of 15 Blyth have no plans at this time to expand their unit, and staff questioned whether this remote possibility should constrain the current proposal.
- Have you explored the existing roof structure to ascertain its soundness as a base to be built upon?
 - Not yet, according to Ms. Braley, though no readily apparent issues were noted.

Some Board comments focused on details and approaches that might make the proposed scheme more compatible, while others were more general in nature, and stemmed from a desire to see more exploration of alternative approaches to adding a third floor:

- It was suggested that retaining the eave (existing roof overhang) between the second floor and the new third floor might help with compatibility and the definition of the addition and the existing sections.
- The owners and their architect were encouraged by several Board members to explore a flat roofed extension of the existing block, believing it might have advantages:
 - A quiet box might be the simplest way to avoid further complicating the jumble of forms making up the duplex. It was suggested that perhaps since the second floor was already a simple box, the same form could be extended, avoiding a complication of the relationship with 15 Blyth Court.
 - Several members urged the use of different design language from that of 15

Blyth – perhaps not employing shed dormers similar to the existing one at 15 Blyth would simplify the whole, and set apart the character of 17 Blyth in a positive way.

Revised Concept for June 17 Workshop

Please see Ms. Braley's project summary letter and the presentation. The focus of this second review is to explore the viability of a flat-roofed extension over the existing walls to create the new third floor. If the Board responds positively to the massing and perspective studies, the applicants will invest in detailed plans to present for a public hearing.

As noted above, Ms. Braley is presenting conceptual drawings to explore with the Board how best to add a third floor, before her clients invest in more detailed design development. The summary letter makes clear that the architect is proposing the flat-roofed addition because the idea appeared to interest perhaps a majority of Board members as the simplest, most compatible way to expand upward.

Ms. Braley estimates that the roof of the proposed addition would be about 30' above grade. She and the owners hope the current presentation is sufficient to allow the Board to endorse this design direction and give them the confidence needed to generate more detailed plans that will flesh out how details can further the compatibility of the scheme.

Staff Comments

Although the May 20 staff report expressed skepticism that a flat-roofed third floor addition could be a compatible solution that wouldn't overwhelm the existing building, further exploration at the workshop and since then led staff to urge the applicants to propose the option as a possible solution to the design challenges posed by the program goals and existing circumstances. Staff still believes that simple geometry and modest massing are important, and suggests that perhaps the key question with the current proposal is whether the massing and scale of the simple box would be overwhelming for the existing structure to which would be joined or whether the simplicity would mitigate the scale.

Though there is no way to add a third floor without creating significant disparity in the height of the two sides of the duplex, staff notes that the simple form proposed builds on geometry that already exists at 17 Blyth. The proposed addition maintains that distinction in the geometric characters of the two sides of the duplex, leaving room for the architect and the Board to consider how much common design language should be employed between the two units, to balance integration and compatibility with differentiation and distinct characters.

More than one Board member commented on May 20 that design elements like proportions and patterns of windows could express both kinship and distinction. For example, it was suggested that windows on the third floor of 17 Blyth should follow patterns present on the lower floors of that unit. Several also discouraged the repetition of the shed dormer like the one on the east

roof of 15 Blyth, on the gabled addition proposed at the first workshop (now a moot point, with the current proposal.) Staff notes that most of the proposed third floor windows follow patterns found on the lower floors, but asks the Board to consider whether the mulled window on the east face of the third floor addition is too similar to the shed dormer at 15 Blyth.

Other details that will be present in a more complete set of drawings, such as fully rendered window trim, corner boards, and friezes may help influence the success of the design. Board members might again consider, for example, whether retaining the cornice band between the second floor and the proposed third floor would be beneficial.

In terms of the scale and massing of the currently proposed concept, staff suggests that the new addition will change somewhat the relationship of the property to the immediate context, but at approximately 30' high it will not be a harmful change for the neighborhood to absorb. This effect would be difficult to clearly estimate without more renderings, but perhaps Board members will want to comment on the compatibility of the proposal with the context.

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.*
- (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. Architect's project description
2. Architect's slides, with context and existing condition photos, and perspective drawings

- of proposed additions
3. Pages from the 5-20-20 workshop submission
 4. Staff photos of existing conditions and context

Braley Designs, LLC

44 Edwards Street M: 207-321-8115
Portland, ME 04102 Linda@BraleyDesigns.com

Historic Preservation Board
389 Congress St.
Fourth Floor
Portland, ME 04101

June 7 th, 2020

Project Description- 17 Blythe Court - 2nd workshop

To Whom it may concern:

Elisabeth Snell and Katie Mears are the owners of 17 Blythe court and would like to add a third story to their home to provide space needed for their growing family. The existing home is 1210 sf (1st and second floors).

Unit 17 Blythe Court is at the end of a small dead end street near the intersection of West St and Pine st in the West End neighborhood of Portland.

The single building structure is made up of two condominium units, 17 and 15. The existing condo unit 17 has a two story flat roof. The existing condo unit 15 has a gable roof and mono pitch shed roof. The building is visible in the historic photo attached in the slide show presentation. The building is sandwiched among a number of 3 story gable and flat roofed buildings.

Understanding there is no real detail as of yet in the model shown in the slide show, they are hoping to get feedback that the proposed massing and scale is the right direction to pursue.

In the previous workshop there were discussions about the complexity of the proposed gable roof and dormer addition on unit #17 in conjunction with the existing roofs of unit #15. There seemed to be positive feedback around the massing of a flat roof addition on unit #17. This would not add to the existing complexity, but make it more of a neutral aesthetic change.

Thank you for your input and consideration regarding the proposed alteration to 17 Blythe Court.

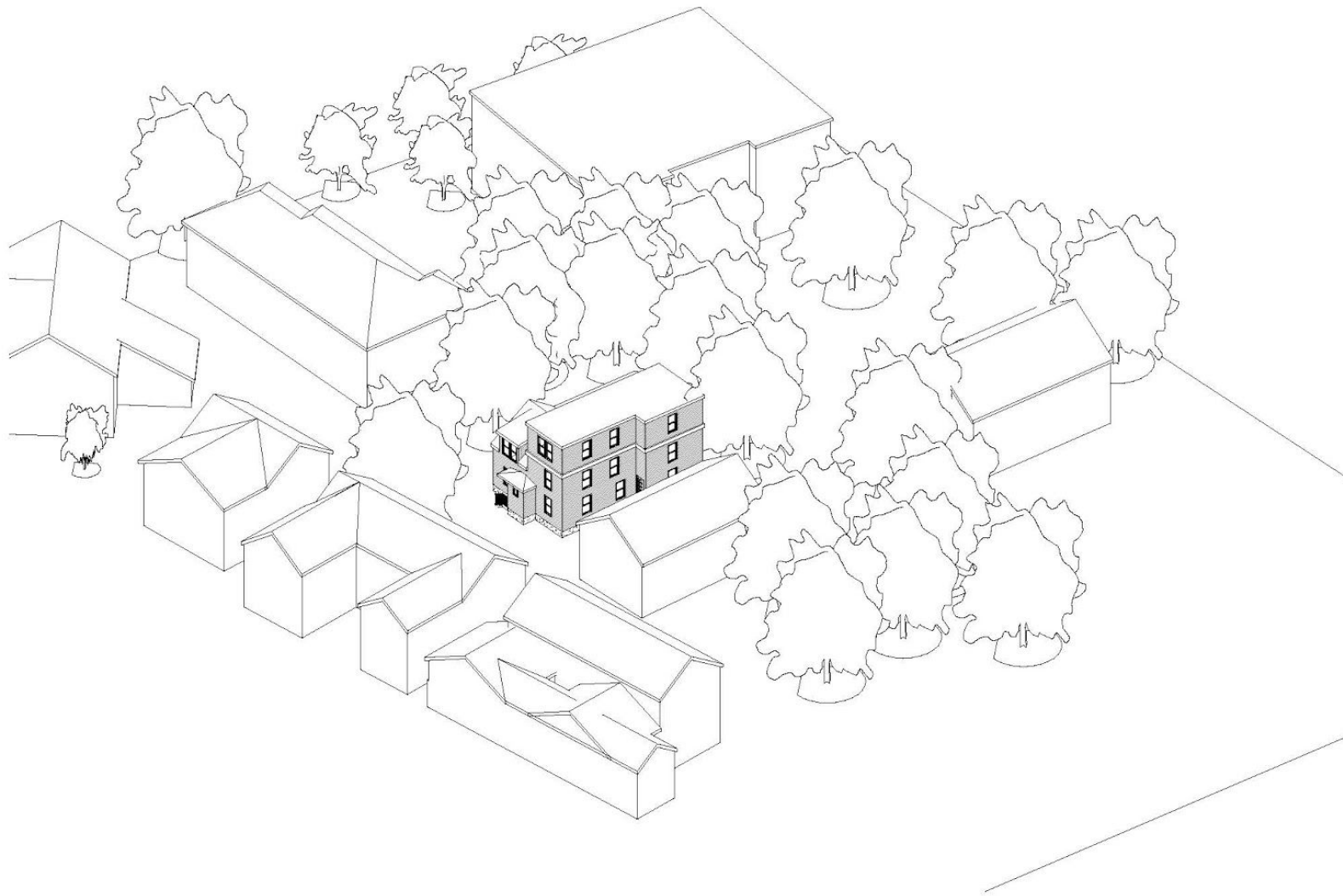
Sincerely,

Linda Braley
Braley Designs, LLC
207.321.8115

Cc: Elisabeth Snell and Katie Mears

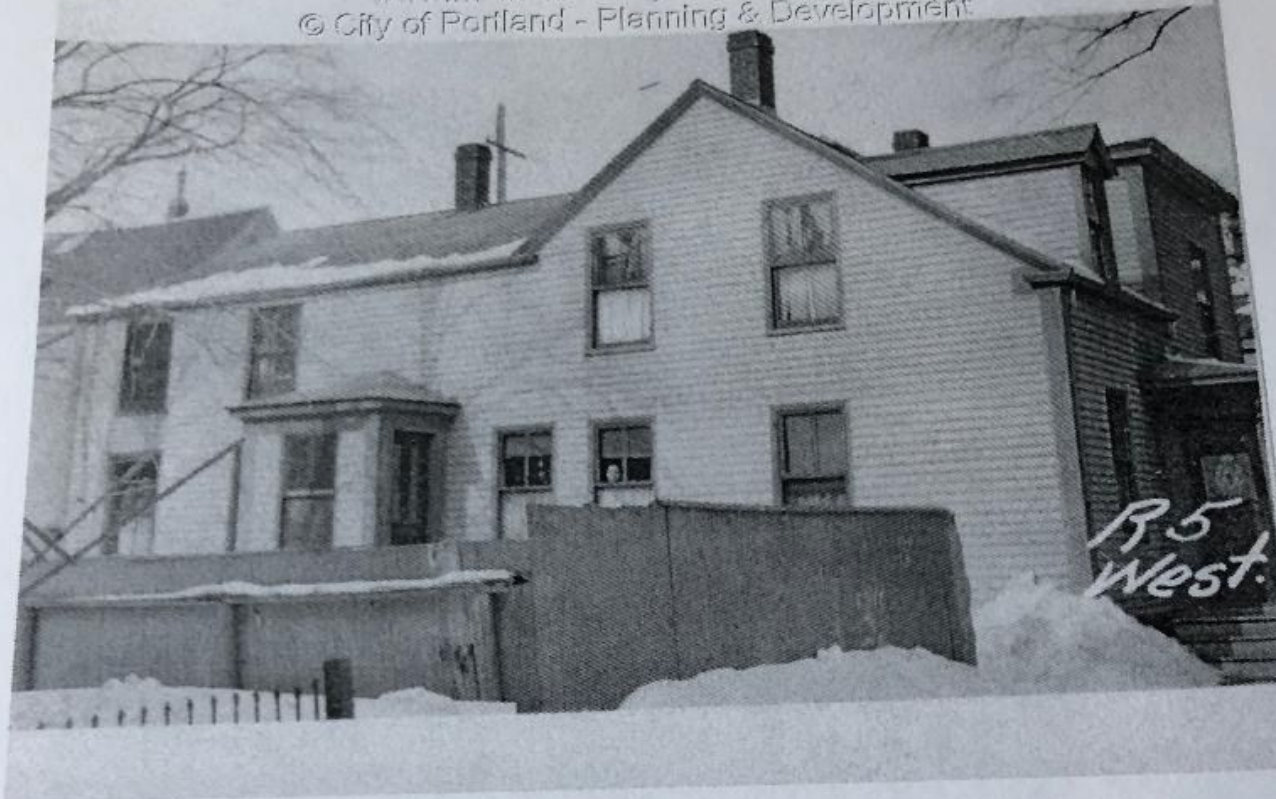
17 Blythe Court, Portland, Maine



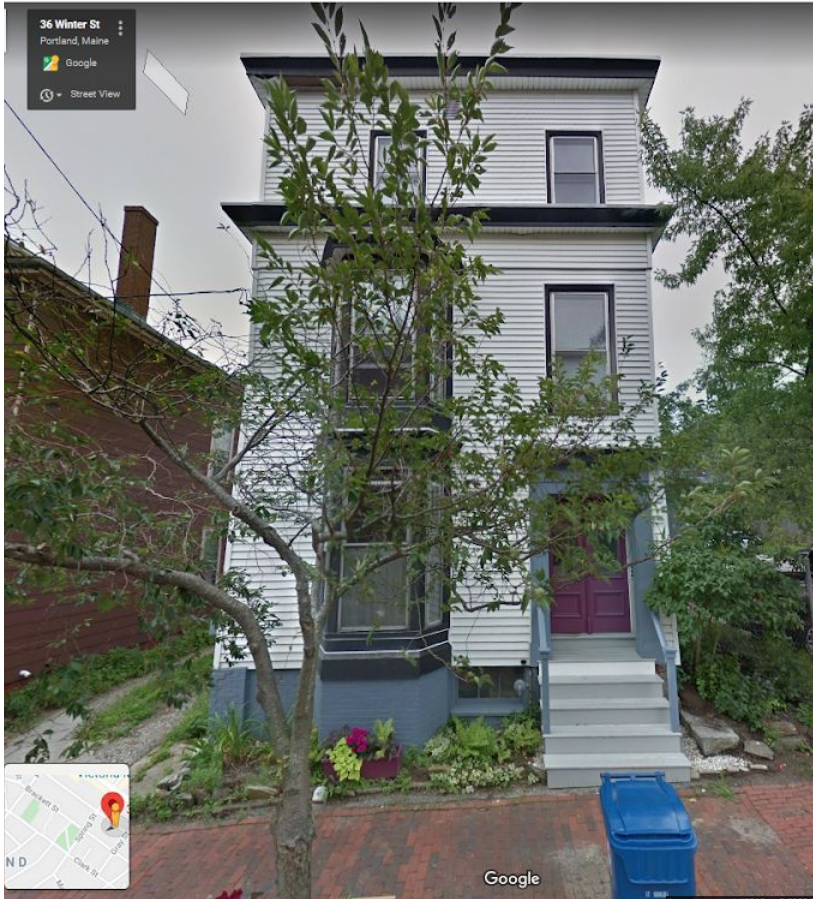


24 Portland Tax Records: 12-16 Cushman Court, Portland, Portland, ME

www.maine-memory.net/item/43139
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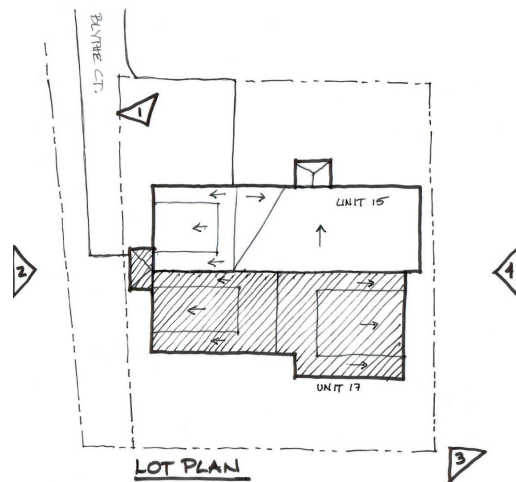
Owner: Georgianna Hodgdon
Address: 12-16 Cushman Court, West End, Portland, Maine
Description: Dwelling - Two family
Notes: The property was subsequently owned by Albert F. Hodgdon.



36 Winter Street



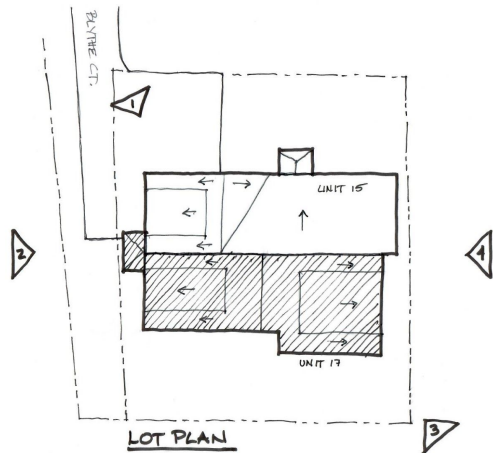
160 Bracket St (corner of Joy Place)



View 1

Braley Designs, LLC
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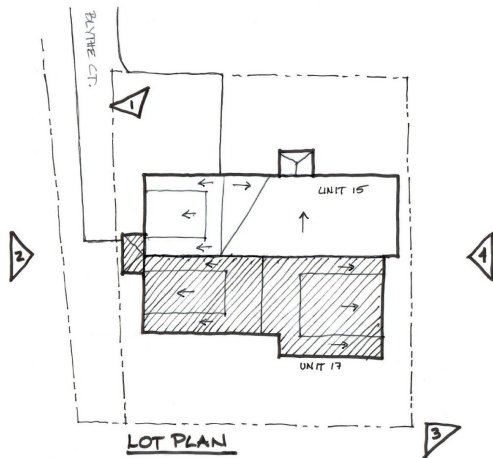
17 Blythe Court . pg 5
Portland, ME



View 2

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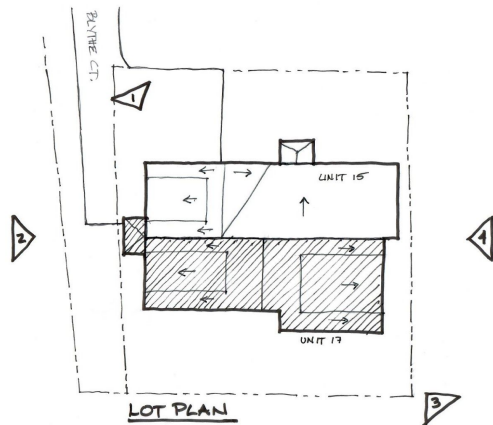
17 Blythe Court . pg 6
Portland, ME



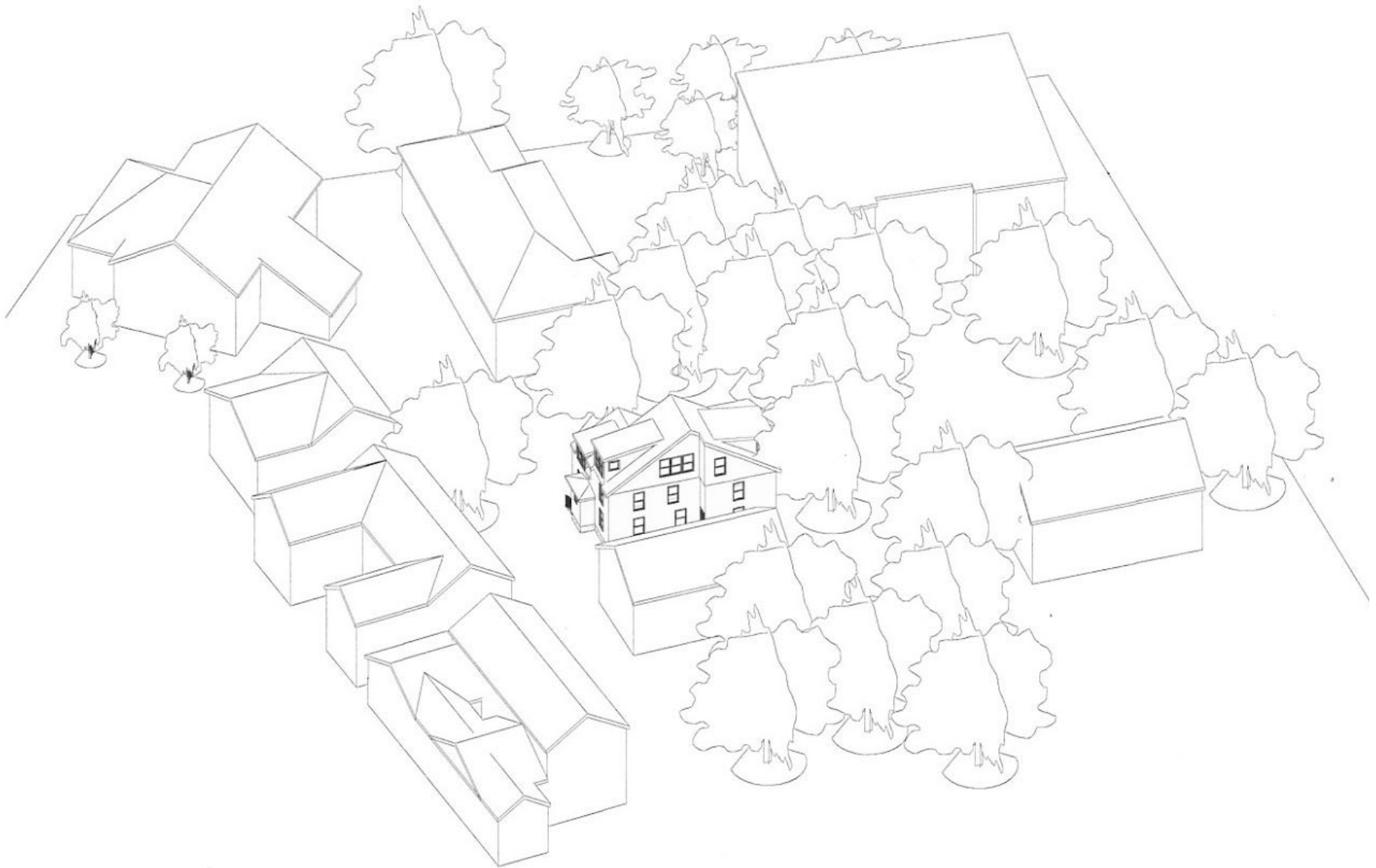
View 3

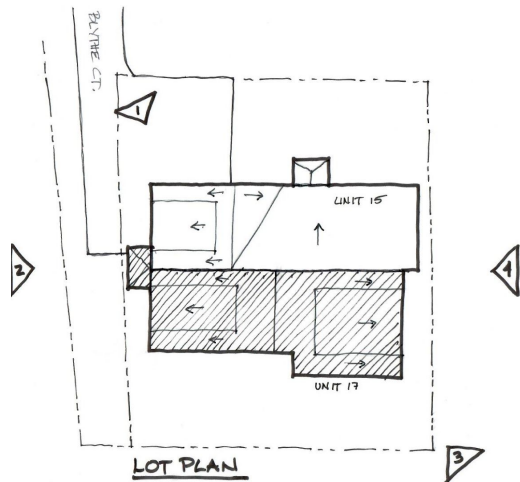
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17 Blythe Court . pg 7
Portland, ME



View 4

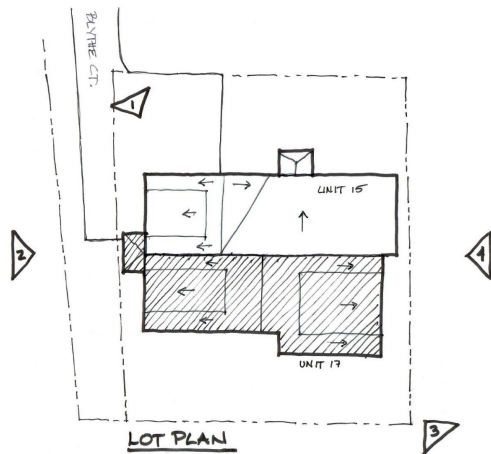




View 1

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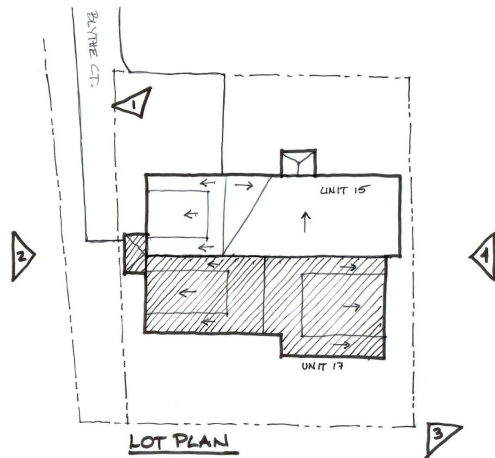
17 Blythe Court . pg 7
Portland, ME



View 2

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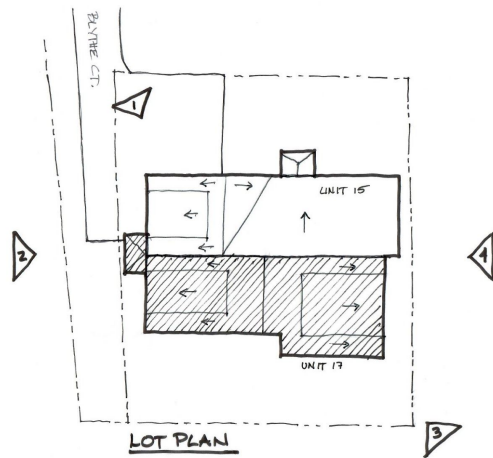
17 Blythe Court . pg 8
Portland, ME



View 3

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17 Blythe Court . pg 9
Portland, ME



View 4















HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
34 SPRUCE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: June 12, 2020
RE: June 17, 2020 **WORKSHOP** – Second Workshop - New Single-Family Home
And Reclassification of a Contributing Structure
Proposed for Demolition

Address: 34 Spruce Street

Applicants: Tim Gebhardt, Basha LLC

Project Designer: Trevor Watson

Contractor: Carignan Construction

Introduction

On June 17, owner Tim Gebhardt and designer Trevor Watson will return to the Board for a second workshop on the proposed construction of a new single-family home at 34 Spruce Street. Mr. Gebhardt's proposal also seeks to demolish the existing Greek Revival structure at the rear of the lot, which is in poor condition. Board members will recall that the new, three-story house is proposed with a 30' setback from the front sidewalk, allowing parking in the front of the narrow lot.

The owner and designer met with the Board for a preliminary workshop on March 4, 2020, following two meetings with HP staff for preliminary, conceptual feedback on early designs. They also attended a short Pre-Application meeting in 2019 with applicable review departments, including Zoning, Inspections, Public Works, Life Safety, etc., for informational discussions on the various required reviews.

At the March workshop Board members were generally accepting of the concept of a three story, flat-roofed structure in the dense Spruce Street neighborhood, but had many comments and questions about siting and relationship to the street, and also about the composition of the primary facades. The Board also requested more information on the condition of the existing house proposed for demolition, saying the case for demolition

had not been made convincingly yet, and a more thorough report would be needed before they could decide whether to reclassify the structure as noncontributing so it could be demolished.

This type of review – a new house in a dense, well established historic neighborhood – is rare and calls for a different sort of review than the Board's typical reviews of additions, rehab projects, and larger, commercial or residential new construction. Compatibility with the context surrounding the site is vital to the success of the design, as is the balance of continuity and change. With a contemporary design, some design elements drawn from the nearby built context work in favor of compatibility while other aspects of the design program will communicate a distinct character and flavor that makes clear the new building is of its own time, expressing the needs and tastes of the owners.

In response to the Board's first workshop feedback Mr. Watson and Mr. Gebhardt have submitted a revised project summary, revised plans, and a report on the condition of the existing house by engineer Bruce McLeod. Staff is including excerpts from the proposal presented on March 4, for reference.

At this second workshop staff suggests the Board focus again on the general compatibility of the design with the site and its context, and on the Standard for New Construction, providing the applicants with indications of what further revisions would help meet the most important new construction review standards. The applicants also seek some indication as to the likelihood that Board members might view favorably the reclassification of the existing house based on its condition and location, to allow for demolition.

Subject Property

The subject property consists of a narrow lot that once had a mid-19th Century Greek Revival home near the street, as well as the existing smaller home of the same era at the rear of the lot. The property is just one house back from Clark Street, though at the time it was built (long before the construction of Reiche School,) Spruce Street ran across Clark Street, continuing to Brackett. The primary structure on the lot was a typical side-entry Greek Revival building with its front-gabled façade close to the street. It had 2-1/2 stories and a vertical expression and proportions. (See Attachment 8) Staff does not know when the front house was demolished, but the existing curb cut must date from after the demolition.

At the back corner of the lot is a small Greek Revival house that still exists, the William Lindsay House. A historic resources property description says it was erected in 1841, possibly as a carriage house or guest house; whatever the original use, it was a residence before 1924. (See Attachment 9.) This small house has been altered significantly, and allowed to deteriorate. The expanded evaluation by Engineer Bruce Macleod includes several photos, and rates the overall condition as poor. (See Attachment 5) The footprint

of the house is very close to property lines in the rear, and visibility from the street is limited.

There is not a 1924 tax photo of the building, but current staff photos illustrate some of the alterations and losses:

- Vinyl insert windows and modern brick mould casing
- Changes to the roof shape
- Front entry alterations, including door, trim, and surround
- Rear addition

Project Context

The block of Spruce Street between Clark and Emery Streets is quite densely built out with residential buildings having mostly fewer than four units. (It appears that seven properties on the block contain four or more units.) All but two of the structures on this block are fairly close to the sidewalk; some have room for a small front garden and some do not. Dates of construction appear to be all between 1841 and 1925, with the majority clustering between 1850 and 1890.

The styles represented most numerous include Greek Revival, Italianate, and Second Empire, with a few examples of Colonial Revival, Queen Anne, and even one Shingle Style house. Of the gable-roofed structures, most have the gable facing the street. Besides the number of Second Empire dwellings, there are several examples of flat roofs. On the whole, given the preponderance of narrow lots and the styles that are most numerous, it would be fair to say that a majority of the buildings have a mostly vertical expression in massing, fenestration, and proportions.

While the primary immediate context is eastern end of the Spruce Street block, the proximity of 34 Spruce Street to Clark Street adds somewhat to the diversity of the surrounding built environment. The character of Clark Street is different from the more relevant context of Spruce Street, but the proximity of the location to Clark Street makes it feel close to a transition zone.

Immediately next door to the subject property, the corner property is 140 Clark Street, an 1849 Greek Revival double house which was renovated by Mr. Gebhardt two years ago. He also renovated the house on the other side, 36 Spruce Street. Across the street is 146-148 Clark Street, which was originally a Greek Revival Style double house and has been added to in a variety of later styles. To the rear of 146-148 Clark is a gravel parking area, immediately across from the subject property.

March 4 Workshop and Board Feedback

The design presented for the preliminary review on March 4 was a three story, flat-roofed, contemporary structure with recessed porches on the ground floor and third floor and tall

front windows and doors with a strong vertical expression. The first floor also had a shallow, flat projecting canopy. The ceiling of the third floor roof was proposed to be sloping up toward the highest point at the outer, northwest corner. On the west side (right, as viewed from Spruce Street,) casement and awning windows with a mix of sizes and shapes appeared to be located according to the dictates of the interior program. Siding was proposed to be lapped fiber-cement siding with a wide exposure, and trim was generally narrow except for a pronounced cap at the front roof edge.

As with the current design, the house was sited 30' back from the sidewalk and front property line, to allow for a parking space and a small front yard behind a hedge. Side setbacks were minimal (3' and 7'') with the conveyance of a narrow strip of land from 36 Spruce (owned by Mr. Gebhardt) allowing for the 18' wide house.

Board members were reasonably comfortable with the concept of a three story, flat-roofed infill house on the site; the scale and form were generally considered acceptable. There were numerous questions and comments about the siting of the house, the site plan, and about the composition of the principle facades:

- Board members questioned the setback from the street and the use of part of the front yard for parking.
- The large front setback felt to some members like an unfortunate gap in the street wall of Spruce Street, where the vast majority of houses are sited close to the right-of-way.
- The composition of the front façade raised questions about hierarchy and balance, with recessed porches on the first and third floors, and the second floor wall being the furthest forward and having smaller windows than either of the other two floors.
- The sloped ceiling proposed for the third floor front porch was not really understood or supported as an element that contributed much to the overall design.
- Questions were also raised about the composition of the west side, where there was no discernable pattern or rhythm to the windows. Two types of windows were shown (awning and casement,) in several sizes.
- Board members asked whether the applicant could investigate there would be any way to position parking to one side of the house, instead of the front.

Revised Project Plans

Please see the Applicants' project description (Attachment 1) for a brief summary of the design changes and the approach to addressing Board concerns. The proposed house is sited the same as previously, but the front yard has been narrowed to avoid the intrusion of the parking space into the front setback. In the revised plans the front porch roof projects further from the front face than in the earlier rendition, and the first and second floor walls are now aligned, with the third floor porch again recessed.

Staff Comments

Staff suggests that the Standards for Review of New Construction that may be most in question at the second workshop will again be the Composition of Principal Facades and the Relationship to the Street. In terms of the site plan and the street relationship, Board members will have to discuss whether the 30' setback and the resulting relationship to the street can be justified as presented or perhaps mitigated in some way.

The organization of the front face of the house is somewhat more conventional than in the earlier concept, though the exaggerated verticality of windows that start at the floor on the first and third levels accentuates the narrowness of the three full stories. The predominance of the glazing on the front feels out of place in the urban context, and the more conventional openings on the second floor pose a sharp contrast. As one Board member commented on March 4, the tall windows give the house a suburban feel, and the front elevation ignores the traditional hierarchy of window sizes on upper floors. The window divisions that have been added are fairly consistent, except for a large window in the front, northwest corner of the second floor, where the unique treatment of the large window seems incongruous.

On the west face the fenestration is somewhat more regular than in the March design, though a clear pattern is still hard to discern. Headers of second and third floor windows are at two different heights on each floor, and the composition has trouble generating any rhythm of solids to voids. As on the front, the use of first floor windows that start at the floor would feel more suitable if they opened onto a suburban patio rather than a narrow urban side yard, and they inspire speculation on window coverings and the frequency with which they might be closed to afford privacy to the residents.

General Staff Observations

Both staff and the applicants have quoted the preamble to the Standards states on the second page:

“A new building in a historic district ... need not follow the pattern set by its neighbors in each and every category of compatibility. It should, however, relate to a number of them.”

Staff acknowledges that many of the positive changes made since March respond to Board comments made at the first workshop, but suggests the proposed design probably warrants further consideration before it will be found to be contextually compatible and well composed. Clear direction from the Board about what aspects of the design are most important to address will be helpful.

Both staff and Board members are fairly comfortable with the scale and form of the proposed house, and the flat roof is a type which is present in the neighborhood, though outnumbered by other roof forms. When it comes to composition, regular window patterns, proportions of

openings, and rhythms of solids to voids are strong characteristics of the surrounding historic neighborhood, and could be used more effectively than they have been thus far, to create more compatibility of the design with the context.

The location of the existing curb cut makes it somewhat challenging to restrict parking to one side of the lot, and the larger question of parking in front of the house is still a question for the Board, even if the technical zoning standard prohibiting parking in the front setback can be met. It is a formidable challenge, given the density of the neighborhood – where separation between buildings is often only a driveway wide but parking is usually to the sides of buildings rather than between the front and the street. Although examples of front parking exist from before the designation of the historic district, the Board has for a long time discouraged parking in front of historic properties. The second workshop submission makes no mention of whether the applicants investigated the possibility of repositioning the house to move parking to one side or whether that is a feasible suggestion.

Finally, staff is fairly comfortable with the proposed removal of the existing structure at 34 Spruce Street, given the limited visibility and distance from the street, the poor condition, and the level of alteration that has occurred over time. It should be noted that despite some fairly major weaknesses, damage, and alterations, the building is not beyond saving. Whether it is worthwhile to keep it, given its location, condition, and altered state is questionable; the owners' opinion on this question is clear, and now the Board must judge whether the new Condition Report presents sufficient justification for reclassification to noncontributing, based on condition and possibly integrity, and the demolition that would follow.

Applicable Standards of Review – Please see Attachment 5

Attachments

1. Applicants' project summary
2. Drawings, renderings, details, and photos of existing conditions
3. Engineer's evaluation of existing structure
4. Excerpts from March 4, 2020 workshop submission
5. Standards for Review of Construction
6. Staff photos of the existing house – 34 Spruce St.
7. Written Public Comment received to date

BASHA LLC.

UPDATED 21 May 2020

21 February 2020

34 Spruce Street ■ Portland, ME 04102

Historic Preservation
Portland City Hall
389 Congress Street
Portland, ME 04101

CONCEPTUAL SINGLE FAMILY PROPOSAL

‘New buildings ... need not follow the pattern set by its neighbor in each & every category of compatibility. It should, however, relate to a number of them.’

Dear Historic Preservation Board and Staff,

We are excited to share our findings regarding our proposal for a flat roofed single family residence with the Board.

We have had preliminary meetings with Staff and have focused on four facade design elements which we agree as critical to the successful development of this single family property at 34 Spruce Street. We feel our work now is to define these elements in a historically appropriate manner. In working through our concepts with Staff, we have found diverse building types within the existing historic fabric of Spruce Street and its surrounding area supporting the pursuit of our proposal. As this will be the long term principle residence for the applicant, who has lived and owned a business here for more than a decade, the applicant is committed to this proposal and looks forward to working through the details with the Board.

PROJECT DESCRIPTION:

We are proposing a three story, 2700 sqft single family residence with a flat roof, entry and third floor porches. The structure is proposed to be set back from the street frontage (although significantly closer than what currently exists) to allow for the continued use of an existing curb cut as well as privacy providing landscaping and a small front yard to provide definition and separation from the street. The aesthetic will be a modern one, utilizing historic components implemented in such a way where we can exploit the benefits of modern materials - trim will be subtle and exist within the same plan as the clapboards, which will be very wide, thin structural elements, overhangs etc.

It is our goal to create something unique and modern, which exists in its own right, not competing with the existing historical fabric but contributing to its future. We look forward to working through this with the Board.

CRITICAL FACADE DESIGN ELEMENTS:

- Front Porch. An element commonly found within historic districts is a front porch or covered entryway.
- Symmetry. Historic buildings typically display very strong symmetry with elements aligned across floors. Simply, elements are stacked above one another.
- Covered Porches. Similar to the Front Porch, this design element allows for breaking up of the facade adding depth and interest.
- Entablature. Some type of termination to delineate the top of the building.

With the help of Staff, we have defined these elements as critical to the successful development at 34 Spruce Street and have incorporated our interpretation of these elements into our proposal and are excited to work through the details with the Board.

EXAMPLES OF DIVERSITY WITHIN SPRUCE STREET:

- Primary: Spruce Street is a tertiary street which, historically and contextually, is afforded a greater diversity in both architectural styles (including roof type) and proximity / orientation of frontages than that of a primary (Congress) or even secondary (Vaughan) streets are. It makes sense that these streets are afforded this greater diversity as they themselves, historically, are infilled to that of the primary and secondary streets. In many cases, economical housing was the only option resulting in the implementation of Portland's flat roofed 'tri-deckers'. The historical development are inherently representative of their individualism and quirkiness. Spruce Street wasn't truly developed until around 1850's - 1837 maps note it as a dead end off of Clark.
- Second: Our proposal is supported in the diversity of the existing historical fabric with a wide array of front yard setbacks ranging from structure placement in the front, middle and rear of the lot - see attached Sanborn Insurance map from 1886- as well as a great diversity in roof styles where currently, as surveyed, one of every two structures has a non street facing gable. A prime example of this, although it is cater-corner along Clark, but remains within 'frame' of our site, is 146-154 Clark Street with flat roof flanked by gables as well as orientation where 154 is askew to the street and set back from 150 which in turn, is set back from 146/148. The hierarchy is both literally and figuratively apparent when looking at 34/36 Spruce from 146/154 Spring, as tertiary to secondary as well as 'front' to 'rear' lots.
- Third: the available 1924 photos of Spruce and surrounding have many examples supporting the variation including demolished properties. See the attached binder of 1924 photographs.
- Fourth: Examples in the surrounding area - 20 Taylor street is a great example - see attached, as well as the aforementioned 148/154 Clark Street with a duplex comprised of gable and flat roof and then another gable and flat.

UPDATES 3/4 BOARD COMMENTS:

- Based on positive comments we are continuing with our original proposal to include a front porch, three story, flat roofed building with a third story porch set back from the street.
- We have additionally studied the locations of existing windows in adjacent buildings and are maintaining our North/South placement as we feel our proposed sighting minimizes - as much as possible - the impact to sight lines and light of our neighbors.
- We have addressed Board concerns and have studied our original proposal with regard to the relationships between floors at the front facade and have updated our proposal to reflect a more expected relationship - stepping each successive floor back.
- We have shrunk the front yard thereby removing the vehicle from the F.Y. Setback
- We have eliminated the banding, maintaining it only where functionally appropriate and necessary
- We have created a more traditional third story porch ceiling
- We have worked on the windows to create more defined patterns in an effort to increase interest
- We have studied and tweaked the details of the entry canopy and front porch roof lines, maintaining traditional details for the front door canopy but playing with historical relationships for the porch roof and its relationship to that of the canopy roof lines.

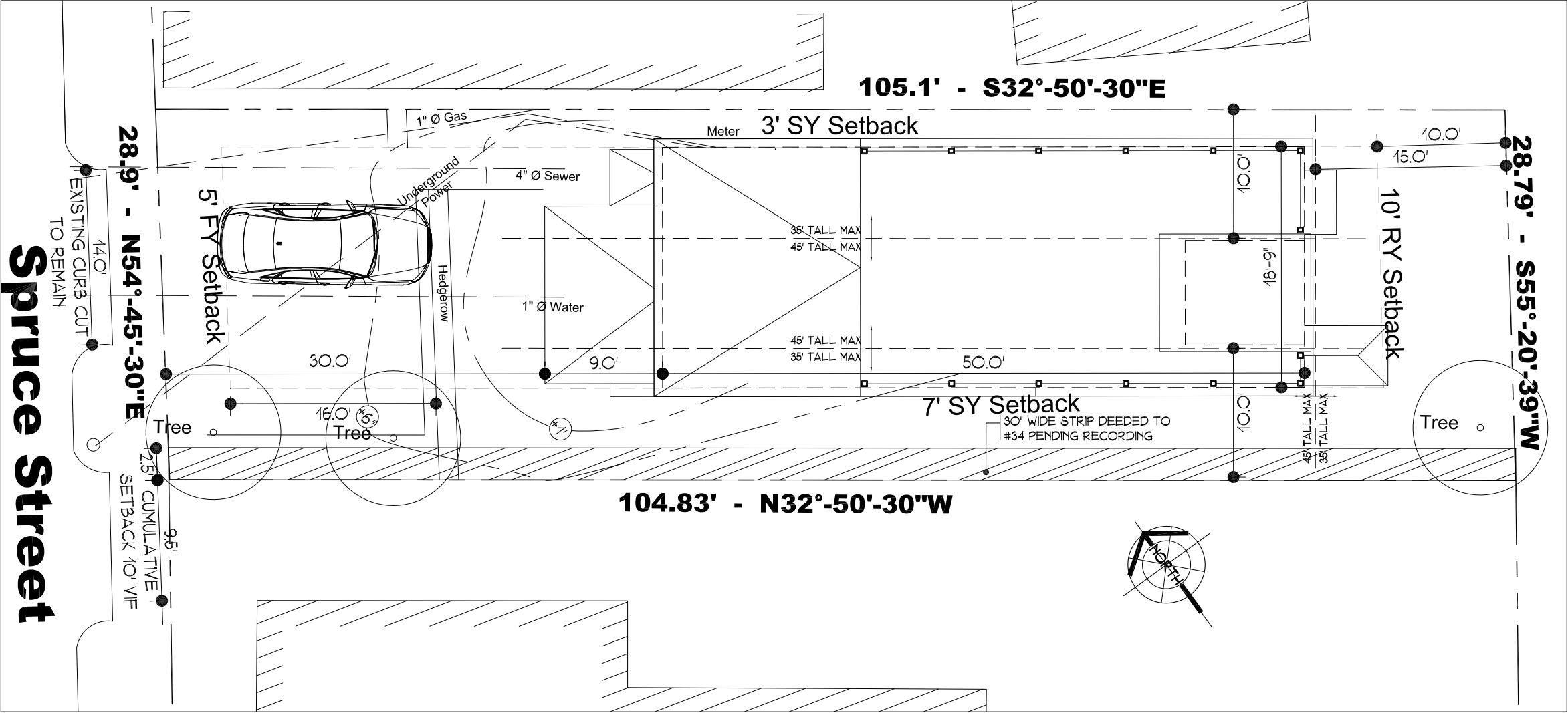
Thank you for your time

Basha, LLC.
PROPOSED
NEW RESIDENCE
34 Spruce Street
Portland Maine 04102



Att. 2

2 LOCATION PLAN
SCALE: NTS
NOTE:



1 PLOT PLAN
SCALE: 1" = 10'-0"
NOTE:

INFORMATION INCLUDED OBTAINED FROM BOUNDARY PLAN '34-36 SPRUCE STREET
PORTLAND, MAINE' PERFORMED BY 'SURVEY, INC. PO BOX 210 WINDHAM ME 04062
207-892-2556 ON 16 AUGUST 2018 #18038 AS WELL AS FIELD VERIFIED. CONTRACTOR
IS RESPONSIBLE FOR FIELD VERIFICATION PRIOR TO ANY WORK

LIST OF DRAWINGS	
DWG. NO.	DRAWING TITLE
T-1.0	TITLE SHEET / PLOT PLAN / GENERAL INFORMATION
T-1.1	LOT PHOTOGRAPHS
	CONCEPTUAL
A-1.1	ELEVATION CONCEPT
A-1.2	FIRST & SECOND
A-1.3	THIRD \$ ROOF
A-3.0	DESIGN EXAMPLES
A-3.1	DESIGN DETAILS

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PROPOSED
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34 Spruce Street
Portland Maine 04102



3 1924 VIEW FROM CLARK
SCALE: NTS
NOTE:



4 EXISTING STREET VIEW
SCALE: NTS
NOTE:

Basha, LLC.
PROPOSED
NEW RESIDENCE
34 Spruce Street



Basha, LLC.

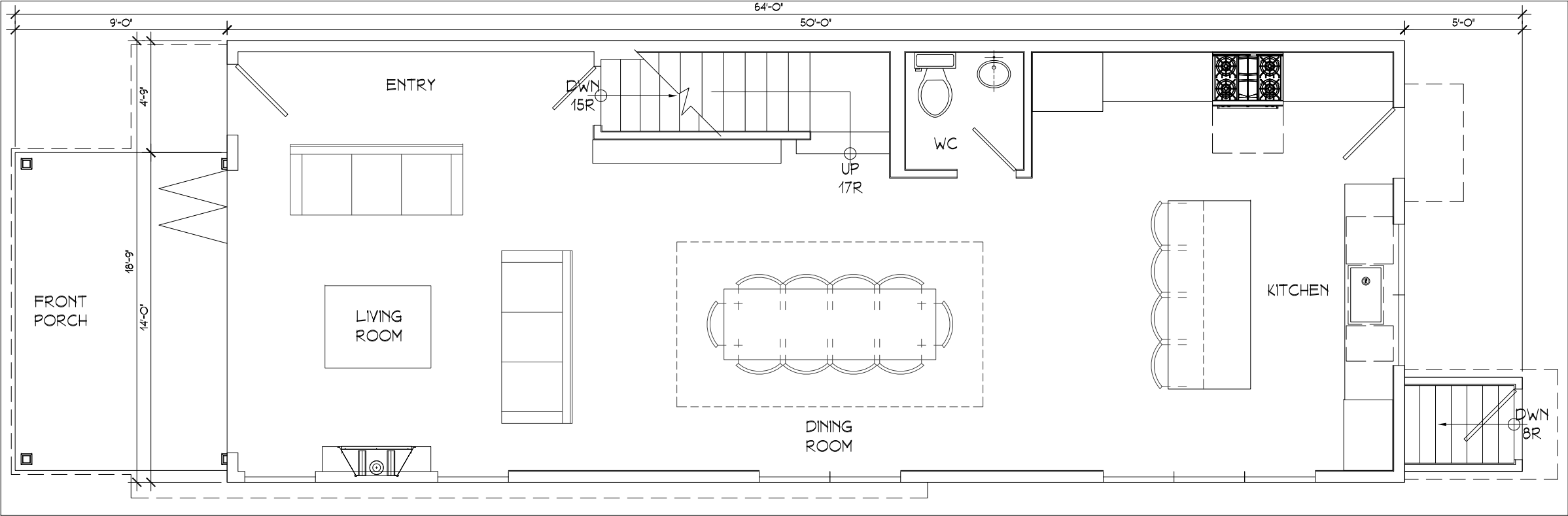
PROPOSED

NEW RESIDENCE

34 Spruce Street

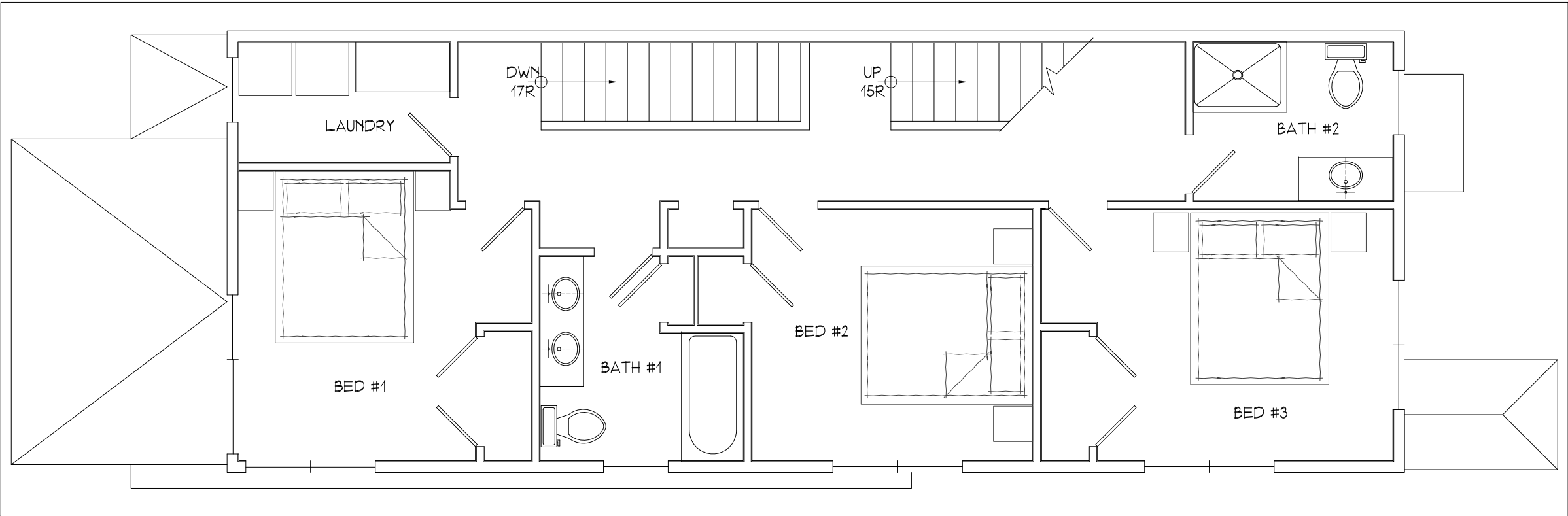
6 FIRST FL PLAN

SCALE: 3/16" = 1'-0"



7 SECOND FL PLAN

SCALE: 3/16" = 1'-0"



Basha, LLC.

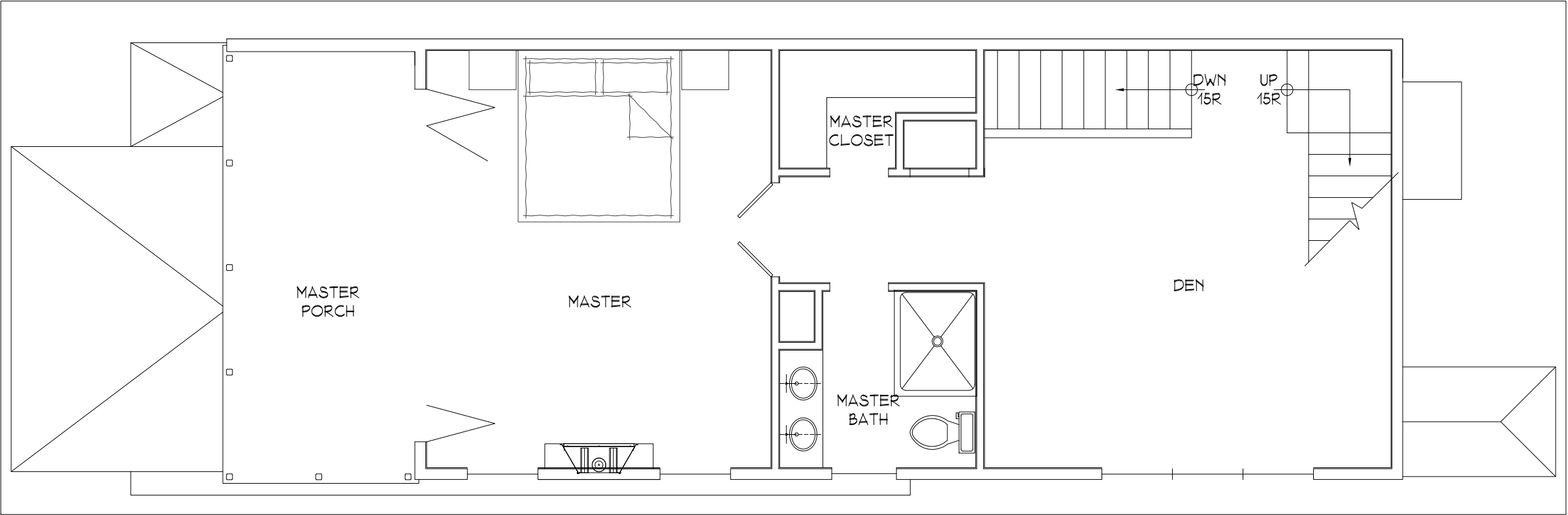
PROPOSED

NEW RESIDENCE

34 Spruce Street

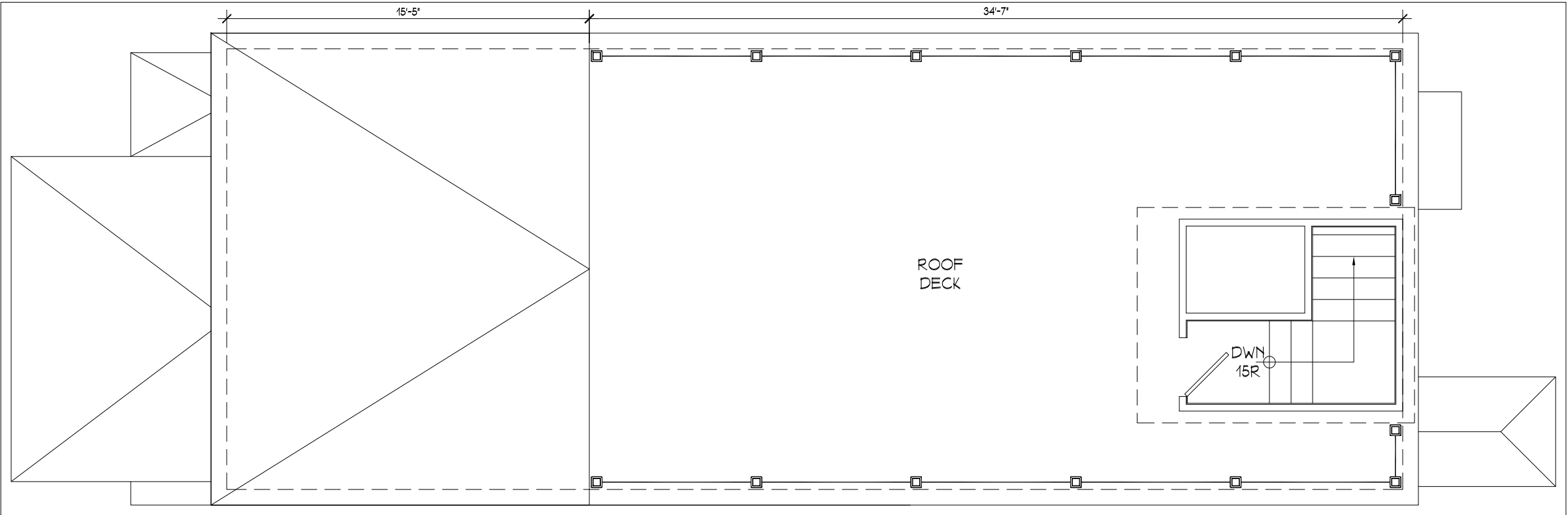
8 THIRD FL PLAN

SCALE: 3/16" = 1'-0"



9 ROOF FL PLAN

SCALE: 3/16" = 1'-0"



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PROPOSED
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34 Spruce Street
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10 REFERENCE ELEVATION
SCALE: 3/16" = 1'-0"



FRONT DOOR ROOF
SCALE: N.T.S.



WINDOWS
SCALE: N.T.S.



RAILINGS
SCALE: N.T.S.



PORCH ENTABLATURE
SCALE: N.T.S.



COLUMNS
SCALE: N.T.S.



DOORS
SCALE: N.T.S.



FRONT DOOR
SCALE: N.T.S.



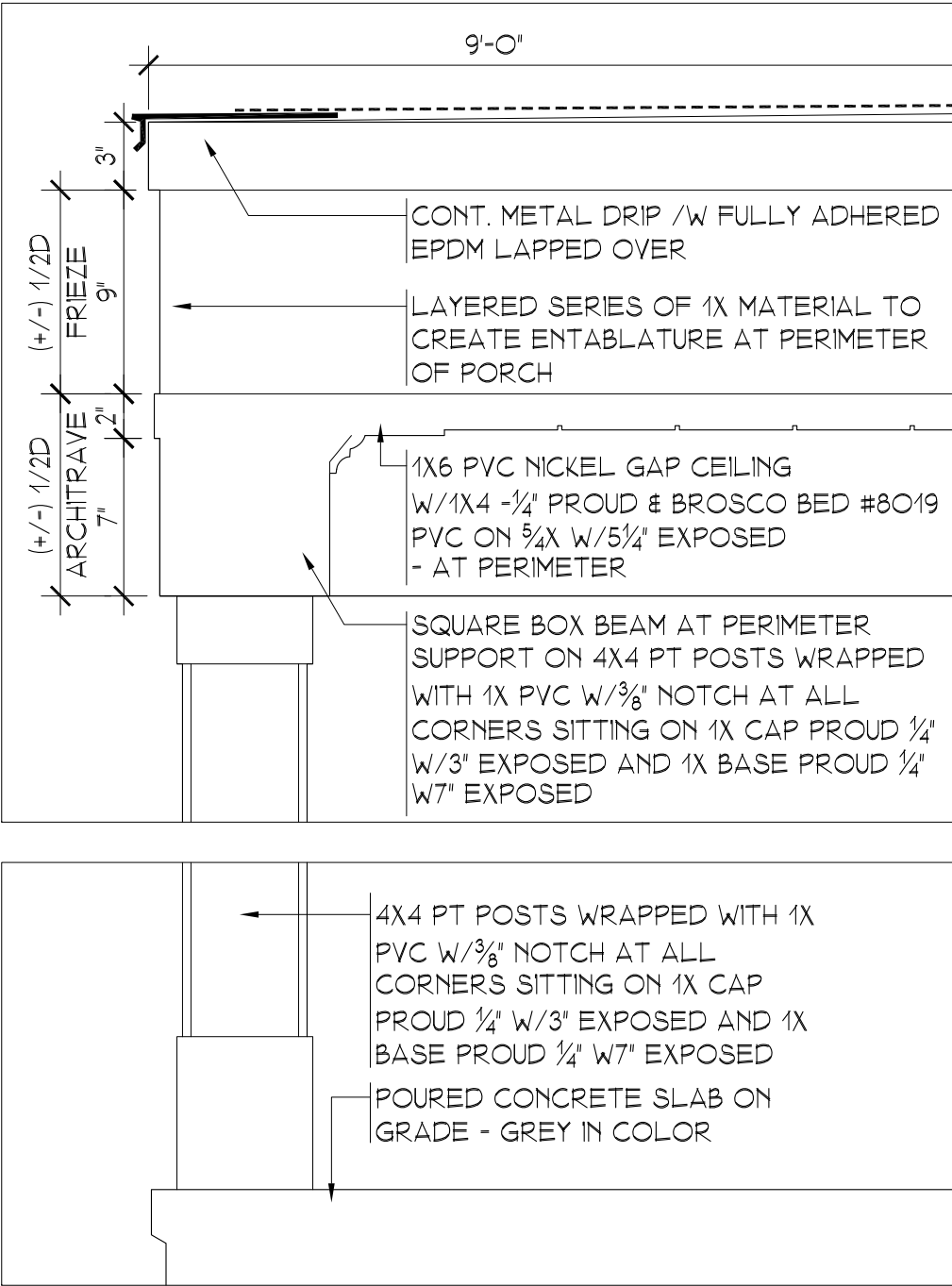
CONC. PORCH
SCALE: N.T.S.



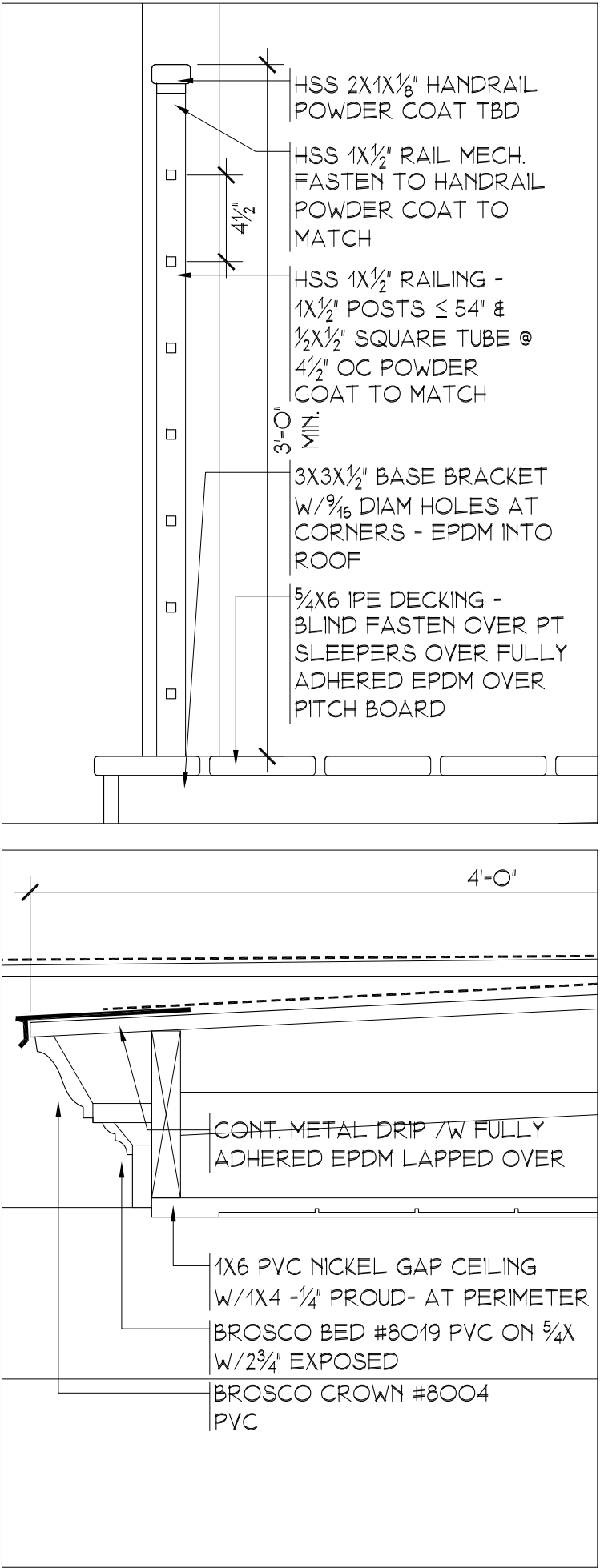
HOUSE ENTABLATURE
SCALE: N.T.S.

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NEW RESIDENCE
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Portland Maine 04102

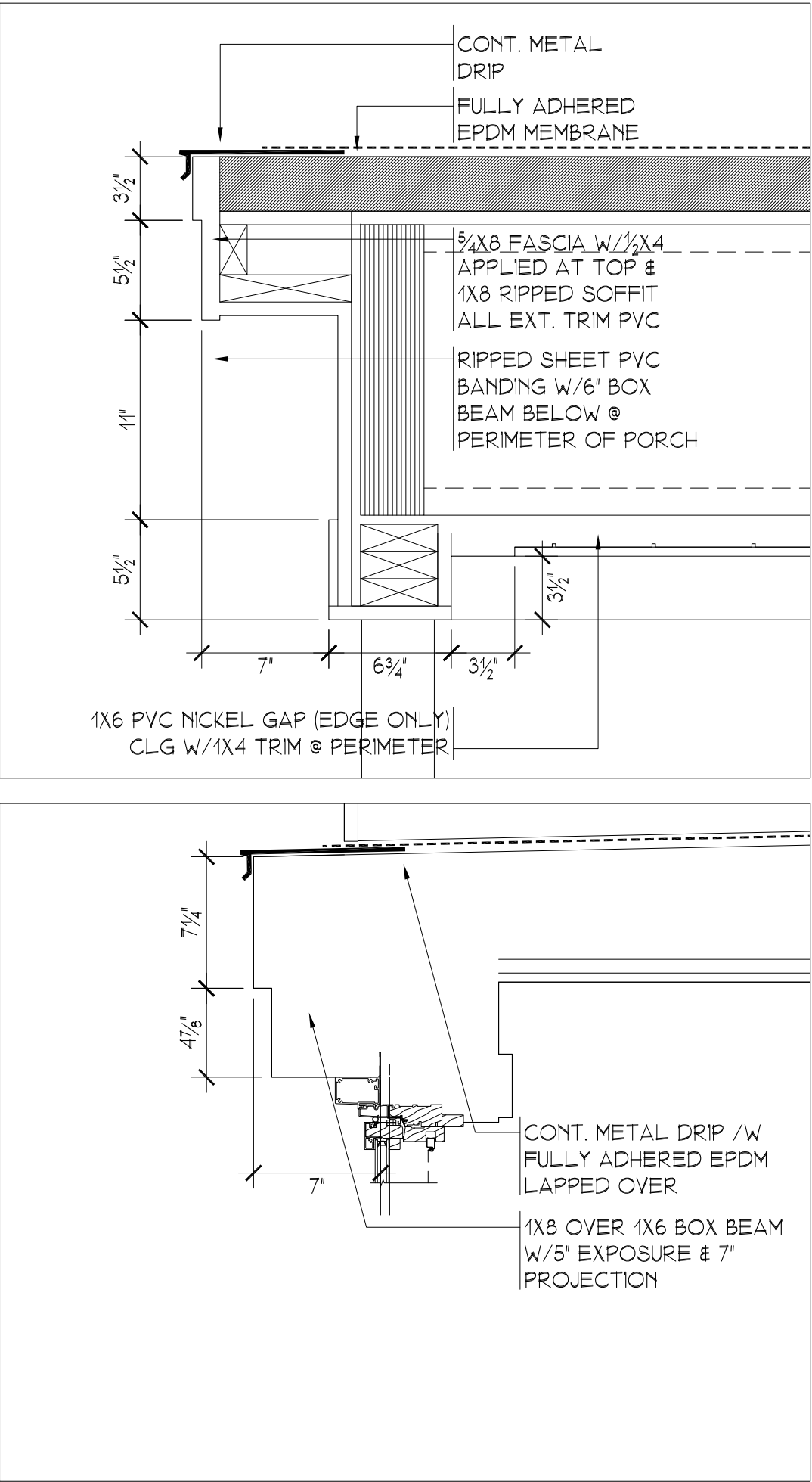
11 ENTRY PORCH / ROOF DETAILS
SCALE: 1 1/2" = 1'-0"



12 ENTRY ROOF / RAILING DETAILS
SCALE: 1 1/2" = 1'-0"



13 2ND DECK / ROOF DETAILS
SCALE: 1 1/2" = 1'-0"





Mr. Timothy Gephardt
Gephardt Property Management, Inc.
175 Brackett Street
Portland, Me 04102

Re: 34 Spruce Street - Portland, Maine

March 24, 2020

At your request, I recently visited the subject property to observe the building condition in consideration of the potential for renovating the building. The owner of the home is currently assessing the viability of renovating the home. The purpose of my inspection was to assess the structural condition of the building. My inspection did not include electrical, plumbing, or mechanical elements. This letter is a report of my findings and recommendations.

The subject property is an existing single-family home. According to the assessor's information, the date of construction is 1880. The home consists of two stories above grade, plus an attic space and a basement. The home is approximately 924 square feet in plan. The home is wood framed construction. The basement is constructed from a mix of granite rubble and brick masonry. The basement has a concrete slab floor. The roof is covered with asphalt shingles, age unknown.

The overall condition of the home is poor. The exterior wood siding is in a state of decay, with areas of splitting, missing clapboards and rotted trim. The exterior siding and trim may have been replaced at some time and will need to be replaced again. Regardless, the siding and trims are unremarkable and do not appear to have any historical value.

At some point an addition was built on the rear of the building. This addition is in poor condition, does not have adequate foundation, and is on or over the property line. This addition will need to be removed in its entirety.

The roof is in poor condition. The roofing materials are asphalt shingles that have passed their useful life and must be replaced. The roofing and roof trims are not historically correct. The roof framing is drastically undersized and exhibits signs of deflection and overload.

The foundation is failing, has cracks and shows signs of lateral and vertical movement. The framing of both floors exhibits significant deflection and settlement. Settlement is evident in the exterior and interior doors, and windows that are out of plumb and no longer close properly.

The interior of the home is in poor condition with significant settling and sagging of floors. The interior surfaces and trims are not of historical significance. The existing winder stairs do not meet current code. The bedroom windows do not meet egress requirements.

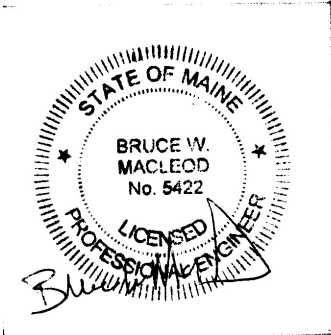
Based on my observations, the home is in poor structural condition and is not a suitable candidate for renovation. The home does not exhibit any architectural elements of historical significance and is not an exemplary structure. I recommend demolition of the home structure and foundation. I recommend a replacement home be constructed from the foundation up.

MacLeod

Structural Engineers, PA

Thank you for the opportunity to be of service to you in this matter. If you need additional assistance, please contact me at anytime.

Sincerely,



Bruce W. MacLeod, PE, MASCE



Photo #1 view of exterior of building



Photo #2 close up view of exterior showing foundation



Photo #3 view of interior



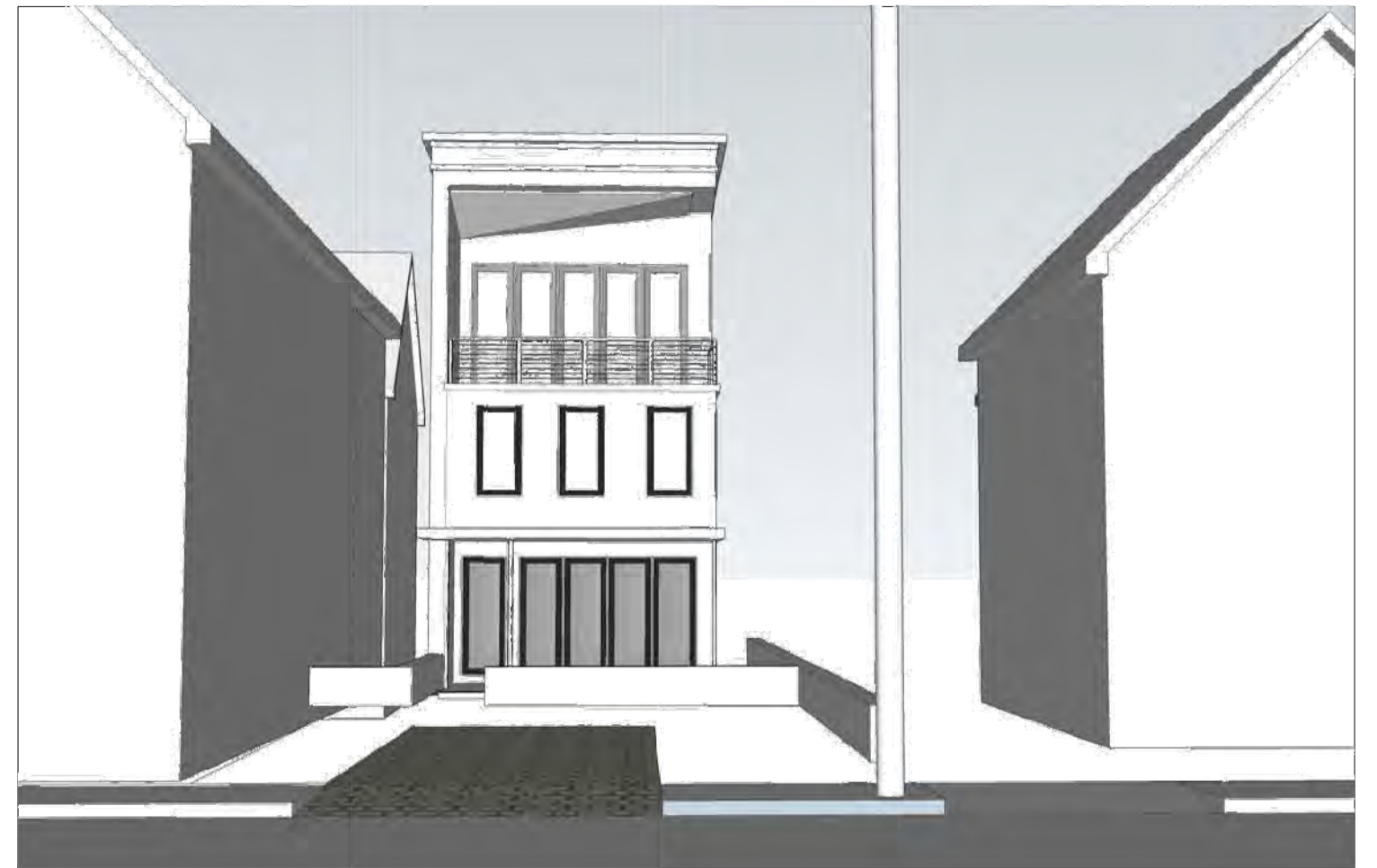
Photo #4 of Attic space

Basha, LLC.
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Portland Maine 04102

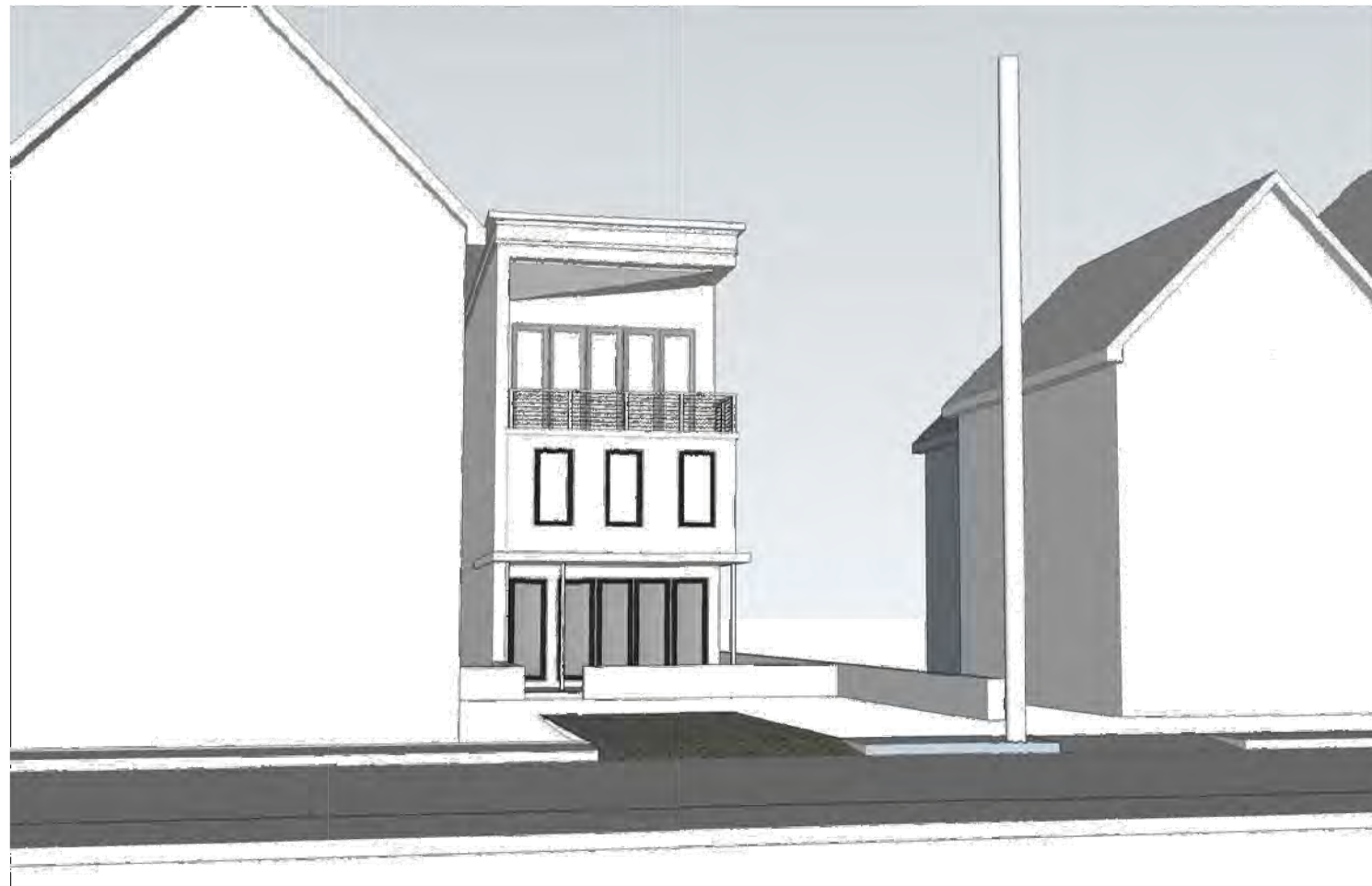
Att. 4



Basha, LLC.
PROPOSED
NEW RESIDENCE
34 Spruce Street
Portland Maine 04102



4 COMPUTER RENDER & INSPO
SCALE: N.T.S.





3rd SPRUCE

STANDARDS: REVIEW OF CONSTRUCTION

5

New Construction Standards

Preamble

The placement of a new building or building addition into an existing historic context presents design problems often quite different from those for new construction on open sites. The challenge, simply put, is one of designing a building which is both distinct from and compatible with the buildings that surround it.

Striking a balance between continuity and change is especially important within historic districts. On the one hand, a commitment to historic preservation should not stifle dynamic, creative contemporary architecture. On the other hand, ill-conceived new construction can easily diminish the visual qualities which led to an historic district's special designation.

The purpose of the following standards is to provide guidance in 1) identifying the visual qualities of a given site's context and 2) assessing whether or not a proposed design is likely to compliment that context. The replacement of historic fabric with new construction can, especially in the aggregate, alter the appreciation of an area as a historic district. Therefore, new construction in such a setting must be carried out with extreme care and respect for that context.

The central idea behind good design in a historic context is a simple one. To a large degree, the scale, mass, orientation and articulation of an infill building or addition should be compatible with that of the buildings that surround it. Broadly stated, compatibility refers to the recognition of patterns and characteristics which exist in a given setting, and a responsiveness in new design or renovation which respects these established patterns and characteristics. Although similarity of design is one way of achieving compatibility in a historic context, a creative and distinctly contemporary

design response is both permitted and encouraged. The modern designer is allowed the freedom of individual expression -- within parameters established by the new building's context.

While a specific solution for a given setting cannot be anticipated in a simple set of guidelines, there are a number of building characteristics which can be used to gauge visual compatibility of new construction in an existing context. These characteristics are:

Scale and Form

Height.
Width.
Proportion of principal facades.
Roof shapes.
Scale of the structure.

Composition of Principal Facades

Proportion of openings.
Rhythm of solids to voids in facades.
Rhythm of entrance porch and other projections.
Relationship of materials, texture and color.
Signs, canopies and awnings.

Relationship to the street

Walls of continuity.
Rhythm of spacing and structures on streets.
Directional expression of principal elevations.











34





Daniel Hechavarria <daniel.hechavarria@gmail.com>

Mon, Jun 8, 7:19
PM (16 hours ago)

to me

Mr. Wiener,

It has come to my attention that Tim Gebhardt has some exciting plans for the neighborhood. I am the owner of 136 Clark St, and I could not be more thrilled to hear this news. I wholeheartedly support this project, as I feel it is a most welcome change to the neighborhood. The existing single family structure behind my home at 136 Clark St is remarkably unsightly and quite dilapidated. Removal of that structure and reorganizing this lot will most certainly invigorate the neighborhood and add a lovely new facade. Furthermore, the proposed setback plan will allow more sunlight to pour into my own garden from the southeast and also create more of a sense of a backyard community amongst the adjacent residents. I very much look forward to seeing this project unfold.

Regards,

Daniel

--

Daniel G. Hechavarria
mobile: 617 823 7224



Jack Tuchman <jack.tuchman1@me.com>

Mon, Jun 8, 3:09
PM (3 days ago)

to me

To whom it may concern,

I as the owner of 140 Clark street support the application as proposed by Tim Gebhardt in both the tearing down of the current unoccupied and dilapidated structure, and the building of the new proposed single family home. Its location will be minimally impactful to my property and I am excited about the development of this vacant lot. I must also say that the Gebhardt are exceptional neighbors and strive to improve the neighborhood. Thank you for your consideration,

Jack Tuchman

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

**PUBLIC HEARING
113-115 MIDDLE STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: June 10, 2020
RE: June 17, 2017 **PUBLIC HEARING – Review and Comment on Draft
National Register Nomination Form for 113-115 Middle St.,
Expanding Boundary of Portland Waterfront Historic District**

Introduction

At its next quarterly meeting, the Maine Historic Preservation Commission (MHPC) will be formally considering the nomination of the Robinson Block at 113-115 Middle Street to the National Register and expanding the boundary of the Portland Waterfront National Register Historic District to include 113-115 Middle Street. The Commission's role is to make a formal recommendation to the National Park Service as to whether the subject structure meets the National Register criteria under which properties are evaluated.

Prior to consideration of draft National Register nominations, state historic preservation offices are required to seek comment from the subject municipality if that municipality qualifies as a "Certified Local Government", meaning that its historic preservation program meets National Park Service standards. As the City of Portland is a designated "Certified Local Government", the Maine Historic Preservation is requesting review and comment from Portland's Historic Preservation Board.

Board members are asked to review the enclosed draft document and determine whether 113-115 Middle Street meets the National Register criteria identified in the nomination form. Additionally, the Board is asked to describe how nomination of the building contributes to Portland's broader historic preservation efforts. The Board's findings and comments will be summarized by in a brief report to the Maine Historic Preservation Commission. To assist the Board, staff has prepared a draft motion for consideration.

Background

Note that the NR nomination form was prepared by preservation consultant Scott Hanson, who is assisting the owners of 113-115 Middle Street, who wish to use historic tax credits in its rehabilitation.

Motion for Consideration

Based upon review of the draft National Register nomination form for the Robinson Block at 113-115 Middle Street and review of National Register Criteria, the Board agrees that the Robinson Block meets National Register Criteria A and C and is eligible for listing in the National Register as part of an expansion of the boundary of the Portland Waterfront Historic District.

Inclusion of the Robinson Block within the Portland Waterfront Historic District is appropriate as the building was constructed during the District's period of significance (c. 1790 to 1936), immediately abuts the current district boundary, is significant in two of the categories for which the District is recognized (Commerce and Architecture) and exhibits the level of integrity required for National Register listing, particularly as a contributing structure within a district. Although built relatively late in the Old Port's development history, the Robinson Block continues most of the identifiable architectural characteristics of the 19th century commercial blocks that dominate the district. Expansion of the National Register district to include the Robinson Block is consistent with the goals of Portland's historic preservation program in that it recognizes the building as part of the development history of the Old Port and provides the owner with access to historic tax credits, ensuring that the building's rehabilitation and adaptive reuse meets National Park Service standards.

Attachments:

1. Cover letter from Michael Goebel-Bain, National Register Coordinator, Maine Historic Preservation Commission
2. Draft National Register of Historic Places registration form, with NR Criteria attached



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

21 May 2020

Julia Sheridan, Chair
Historic Preservation Board
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Portland Waterfront Historic District Boundary Increase

Dear Ms. Sheridan:

The enclosed draft National Register nomination is being submitted for your Board's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the July 24, 2020 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. D. Andrews

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Portland Waterfront
Other names/site number: Portland Waterfront Historic District Boundary Increase
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 113-115 Middle Street
City or town: Portland State: Maine County: Cumberland
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national _____ statewide ☒ local

Applicable National Register Criteria:

☒ A _____ B ☒ C _____ D

Signature of certifying official/Title:

Date

MAINE HISTORIC PRESERVATION COMMISSION

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title

Government

State or Federal agency/bureau or Tribal Government

**Portland Waterfront Historic District
Boundary Increase**

Name of Property

Cumberland County, ME

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper_____
Date of Action**5. Classification****Ownership of Property**

(Check as many boxes as apply.)

- Private ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property(Check only **one** box.)

- Building(s) ☐
District ☒
Site ☐
Structure ☐
Object ☐

**Portland Waterfront Historic District
Boundary Increase**

Name of Property

Cumberland County, ME

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>0</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 108**6. Function or Use****Historic Functions**

(Enter categories from instructions.)

COMMERCE/specialty storeSOCIAL/meeting hallINDUSTRY/manufacturing facility

 Current Functions

(Enter categories from instructions.)

COMMERCE/specialty storeCOMMERCE/professional

**Portland Waterfront Historic District
Boundary Increase**

Name of Property

Cumberland County, ME

County and State

7. Description**Architectural Classification**

(Enter categories from instructions.)

Early 20th Century / Commercial style

Materials: (enter categories from instructions.)Principal exterior materials of the property: Foundation: Concrete, Walls: Brick, Storefronts: Wood, Aluminum, and Glass.**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Portland Waterfront Historic District is a cohesive collection of commercial and industrial buildings focused on what was historically the working waterfront on Casco Bay in Portland, Maine. The irregularly shaped district encompasses approximately 28 acres and is bound by Commercial Street on the southeast and Federal Street on the northwest; Center Street on the southwest and Pearl Street and un-named lots on the northeast. This district was listed in the National Register of Historic Places on May 2, 1974 (NR: 74000353). On December 23, 1984 the boundary of the district was increased (Portland Waterfront Historic District (Boundary Increase), NR: 84000497). On March 7, 2012 the boundary of the district was increased (Portland Waterfront Historic District Boundary Increase, NR: 12000066) Also in 2012, Portland Waterfront Historic District Additional Documentation provided a complete inventory of the resources within the district and determined which resources contribute to the district, which had not been included in the 1974 or 1984 nominations. This boundary increase nomination adds one building to the district. The Early 20th Century Commercial Style Robinson Block at 113-115 Middle Street was constructed in 1914 and abuts the existing district boundary. The three story brick building has historic integrity to contribute to the commercial district.

**Portland Waterfront Historic District
Boundary Increase**

Name of Property

Cumberland County, ME
County and State

Narrative Description

The Robinson Block is an Early 20th Century Commercial style brick building with a flat roof that faces south onto Middle Street. It abuts the sidewalk on Middle Street and Garden Lane, filling the lot. The first story is divided into three bays by square cast iron columns, which support an exposed steel lintel running the length of the façade. The western bay contains a recessed entrance at the west side, open to Garden Lane on its west side. The remainder of the bay contains storefront glazing over recessed wood panels. Two narrow windows and panels fill the east side of the recess to the door, which is a modern one light over two panel steel unit. The center bay contains similar storefront infill with a wide window and panel flanked by narrow windows and panels on either side. The eastern bay has a recessed entrance at its center flanked by narrow windows and panels. The slightly angled sides of the recess also have windows and panels. The door is a modern one light over two panel steel unit. The second and third stories are six equally spaced bays wide. Each bay contains a two-over-two double hung window in an opening with a segmental arched brick lintel and cast stone sill. A modest cornice projects from the wall at the roof line.

The west elevation faces onto Garden Lane, a narrow right of way separating the building from the neighboring Thompson Block. The first story has three bays toward the rear of the building containing a door and two windows like those previously described on the façade. At the south, or front side of the first story, the wall is open to the recessed entrance for the west storefront. An exposed steel lintel runs from the cast iron column at the southwest corner of the building to the brick wall at the north side of the opening. The upper two stories have five bays each, two grouped near the rear and three toward the front. All are like those described on the façade. The cornice from the façade wraps around the corner onto the west elevation for the depth of the recessed entry on the first story.

The north elevation faces the Cumberland County Courthouse garage and has no visibility from any public right of way. The upper two stories of the east elevation are minimally visible from Middle Street, above the one-story building that abuts the subject building. These stories are each five bays wide with windows like those previously described. The portion of the brick wall above the abutting building is painted brick red.

The storefront has been altered since construction in 1914. It retains the cast iron columns and lintel with similar window and panel design. The building originally had three entries one centered in each bay. The building overall represents an appearance near its historic one. The building retains sufficient integrity to contribute to the multi-story, brick commercial district. Although a rather plain building, 115 Middle Street represents the period and appearance of the district. To the north, south and east of the building are modern buildings constructed after the period of significance and a small building without the necessary integrity to contribute to the historic district.

Portland Waterfront Historic District

Boundary Increase

Name of Property

Cumberland County, ME

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Portland Waterfront Historic District

Boundary Increase

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Areas of Significance (Enter categories from instructions.)

Commerce

Architecture

Period of Significance

1914 to 1936

Significant Dates

1914

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

F.A. Rumery Company, Contractor

Portland Waterfront Historic District

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Portland Waterfront Historic District was listed in the National Register of Historic Places on May 2, 1974 for its significance at the local level in the areas of architecture, commerce, transportation and Urban Planning (Community Planning and Development). On December 23, 1984 two additional properties were added to the sixty-seven originally contributing properties and the boundary expanded at both the east and west ends of the district. On March 7, 2012, the boundaries were again increased to include two additional buildings and one wharf on the south side of Commercial Street. The purpose of the current nomination is to again increase the boundaries to include one commercial building on Middle Street that was built during the district's period of significance, ca. 1790 to 1936. This building is contiguous to the existing district, is significant in the areas of Commerce and Architecture and has the necessary integrity to contribute to the district.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Commerce

The Robinson Block at 113-115 Middle Street contributes to the Portland Waterfront Historic District with significance in Criterion A, Commerce. It was built in 1914 by Abraham Robinson to house his clothing store and two other retail stores on the first floor, with warehouse/factory space and a social hall on the upper stories. Robinson was a Russian Jewish immigrant who came to Portland at age 17 with his father, sister, and two brothers in 1893. Subsequently, his mother and other siblings joined them. Abraham began peddling used clothing from a cart upon arrival in Portland.¹ By 1895, he had a shop in rented space at 449 Fore Street in partnership with Nathan Silverman. The partnership lasted through 1902 according to city directories. After 1902, Robinson continued the business at the same location without a partner until 1914.²

In 1911, Robinson purchased the property at 113-115 Middle Street, which contained a one-story wood commercial building facing onto Middle Street, a duplex tenement building facing onto Garden Lane, and a brick house facing onto Newbury Street.³ In 1914, Robinson had the existing building built on the site of the one-story commercial building.⁴ Mortgages on a residential property owned by Robinson on Federal Street from Chapman National Bank and

¹ Bondy, Bessie Robinson Loeb. Transcript of oral history interview with Abraham Robinson's daughter by her grandson Carl Loeb, Portland, OR, November 30, 1996. Accessed at: <https://www.btstack.com/btstackrobinsongenealogy.html>, April 6, 2020.

² Portland City Directory, 1895-1914 editions.

³ 1909 Sanborn Map and Cumberland County Registry of Deeds, Book 876, page 100. May 25, 1911.

⁴ Cumberland County Registry of Deeds. Party wall agreement between Abraham Robinson and Max Oransky. Book 929, page 249. April 27, 1914.

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contractor F.A. Rumery Company were likely connected with the construction of the building. Both mortgages were recorded at the Registry of Deeds on October 28, 1914.⁵ Robinson's clothing store occupied the middle storefront flanked by a grocery store and a drug store with Robinson's Hall on the second floor. Dances were held in the hall⁶ as well as meetings by labor organizations like the Hod Carriers and Building Laborers #12⁷ and the Portland Lodge of the Jewish organization B'nai B'rith.⁸ Portland tax records indicate the hall remained in use through at least 1924. Sanborn maps indicate the upper stories were later used for manufacturing. Abraham Robinson remained in business at 113-115 Middle Street until losing the property to foreclosure during the Great Depression.⁹ Sanborn maps from 1945 and 1949 indicate that the first floor remained in retail use and the upper stories for manufacturing after Robinson's ownership of the building. The residential buildings on the rear portion of the property, facing Garden Lane and Newbury Street apparently were demolished for construction of the Cumberland County Courthouse Garage following the 1960's Urban Renewal project that created Franklin Arterial and a new county jail on Newbury Street.

Architecture

The contributing buildings within the existing district range in date from c. 1790 to 1932 and include examples of the Federal, Greek Revival, Gothic Revival, Italianate, Second Empire, Romanesque Revival, Queen Anne, Beaux Arts and Renaissance Revival styles. Architects represented within the district include Charles A. Alexander (1828-88), George Burnham (1875-1931), Charles Quincy Clapp (1799-1868), Albert Winslow Cobb (1858-1941), Francis H. Fassett (1823-1908), George M. Harding (1828-1910), Frank M. Howe (1848-1909), Alfred B. Mullett (1834-90), Edgar A. P. Newcomb (1846- ?), Levi P. Newcomb (1822-98), Matthew Stead (1808-1879), John Calvin Stevens I (1855-1940), James Knox Taylor (1857-1929), Frederick A. Tompson (1857-1919), and Henry Van Brunt (1832-1903). Although many noted architects did work in the district, there are also many buildings without identifiable designers, like the Robinson Block.

The 1914 Robinson Block is a brick commercial building with cast iron columns and is related to many contributing resources in the Portland Waterfront Historic District in age, style, materials, workmanship, and use. The property retains a high degree of integrity of setting, location, design, association, and feeling. The building is compatible with other resources in the district, sharing both materials and a recognizably commercial architectural vocabulary.

⁵ Cumberland County Registry of Deeds. Book 923, page 961. October 28, 1914.

⁶ Bondy, Bessie Robinson Loeb. Transcript of oral history interview with Abraham Robinson's daughter by her grandson Carl Loeb, Portland, OR, November 30, 1996. Accessed at: <https://www.btstack.com/btstackrobinsongenealogy.html>, April 6, 2020.

⁷ Maine Dept. of Labor and Industry. *Excerpt from the Third Biennial Report of the Department of Labor and Industry, State of Maine, 1915-1916*, Sentinel Publishing Co., Waterville, Maine 1917, p. 46.

⁸ Band, Benjamin. *Portland Jewry, Its Growth and Development*, Jewish Historical Society, Portland, ME, 1955, p. 38

⁹ Cumberland County Registry of Deeds. Book 1522, page 409. April 18, 1937.

Portland Waterfront Historic District

Boundary Increase

Name of Property

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Developmental history/additional historic context information (If appropriate.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Band, Benjamin. *Portland Jewry, Its Growth and Development*, Jewish Historical Society, Portland, ME, 1955.

Bondy, Bessie Robinson Loeb. Transcript of oral history interview with Abraham Robinson's daughter by her grandson Carl Loeb, Portland, OR, November 30, 1996. Accessed at: <https://www.btstack.com/btstackrobinsongenealogy.html>, April 6, 2020.

Cumberland County Registry of Deeds. Books 876, 923, 929, 409.

Maine Dept. of Labor and Industry. *Excerpt from the Third Biennial Report of the Department of Labor and Industry, State of Maine, 1915-1916*, Sentinel Publishing Co., Waterville, Maine 1917.

Portland City Directory, 1895-1914 editions.

Portland, ME Sanborn Maps: 1909, 1945, 1949.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage of Property 0.1162 added to the existing district

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|----------------------|---------------------|
| 1. Latitude: 43.6589 | Longitude: -70.2527 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the property being added to the district by this bounday increase includes all of the property identified as City of Portland tax lot 028 N0009.

Portland Waterfront Historic District

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected to include the Contributing building at 113-115 Middle Street.

11. Form Prepared By

name/title: Scott Hanson
organization: Sutherland Conservation & Consulting
street & number: 20 Warren Street
city or town: Hallowell state: Maine zip code: 04347
e-mail: scotthanson@sutherlandcc.net
telephone: 207 620-6291
date: April 7, 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo

**Portland Waterfront Historic District
Boundary Increase**

Cumberland County, ME
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Name of Property

date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Portland Waterfront Historic District Boundary Increase

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Scott Hanson

Date Photographed: November 26, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 2 View northeast showing façade and a portion of the west elevation of the Robinson Block at 113-115 Middle Street.

2 of 2 View northeast on Middle Street from Silver Street showing the Robinson Block in context with nearby buildings in the Portland Waterfront Historic District.

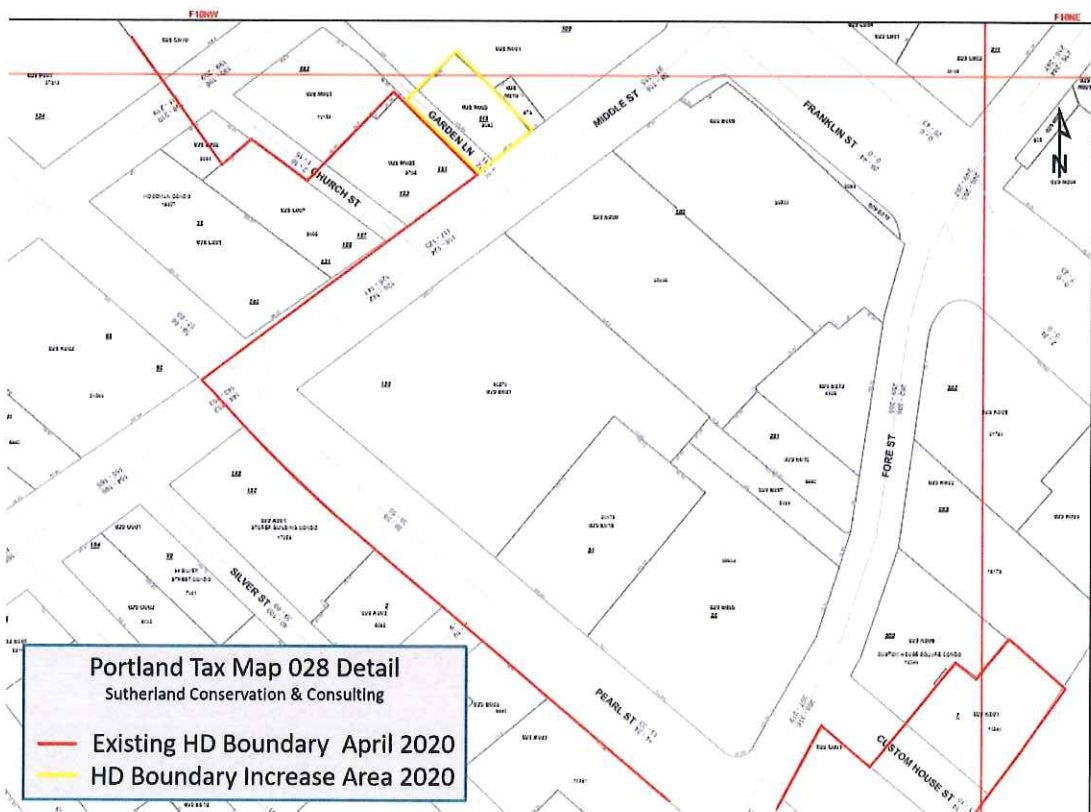
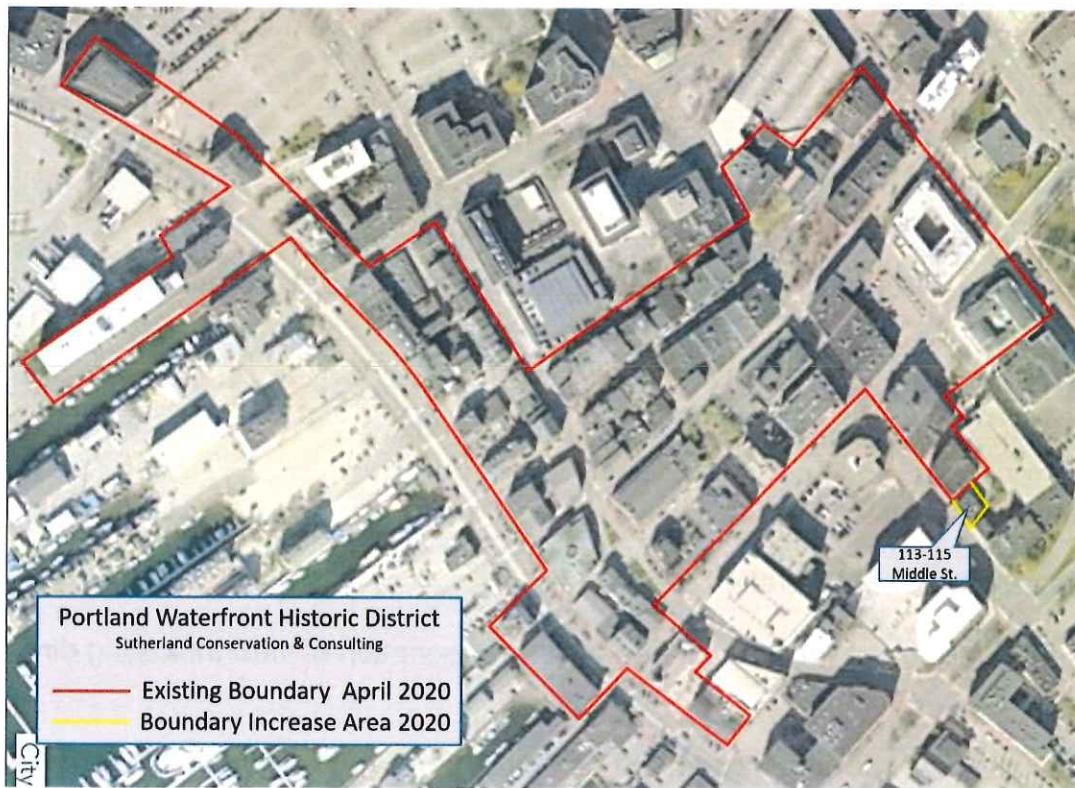
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Photo 1



Photo 2



JANET MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.



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FACT SHEET

Listing of historic properties in the National Register results in the following:

1. Official recognition of the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
2. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he or she has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.
3. Consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
4. Eligibility for Federal tax provisions. If a property is individually listed or contributes to the historic significance of a listed National Register district, certain Federal tax provisions may apply. The Tax Reform Act of 1986 provides a 20% investment tax credit for certified rehabilitations of historic commercial, industrial and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether such provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67.
5. Qualification for Federal grants for historic preservation when funds are available. Presently funding is unavailable. Contact (S.H.P.O.) to determine the present status of such grants.