

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, July 15, 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.

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.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Jul 15, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop 07/15/2020

Please click the link to join the webinar: <https://us02web.zoom.us/j/82030767212>

Or iPhone one-tap :

US: +13126266799,,82030767212# or +19292056099,,82030767212#

Or Telephone:

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

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

Webinar ID: 820 3076 7212

International numbers available: <https://us02web.zoom.us/j/82030767212>

For more information on how to use Zoom, please go to:

<https://www.portlandmaine.gov/remotepud>

Public comments 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 7-1-2020**

- i. Certificate of Appropriateness for Exterior Alterations, Building Addition and Site Alterations; 188 VAUGHAN STREET; Gregg Lipton and Sara Crisp, Applicant. The Board voted 6-0 (Tate recused) to approve the application subject to conditions.
- ii. Certificate of Appropriateness for Exterior and Site Alterations; 130 R PARK STREET; Lori Price, Applicant. The Board voted 7-0 to table this item to the August 5, 2020 meeting.

3. PUBLIC HEARING - 5:00 PM

- i. Certificate of Appropriateness for Exterior Additions; 128 HIGH STREET; WCSH, Applicant.
- ii. Request for Building Reclassification, Demolition; 34 SPRUCE STREET; Tim Gebhardt, Applicant.

4. WORKSHOP

- i. Preliminary Review of Proposed New Construction; 34 SPRUCE STREET; Tim Gebhardt, Applicant.

5. CONSENT AGENDA

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

**PUBLIC HEARING
ONE CONGRESS SQUARE**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: July 10, 2020
RE: July 15, 2020 **PUBLIC HEARING – Vehicle Shelter & New Entry**

Address: One Congress Square (128 High Street)

Applicants: WCSH6, Nathan Tinsley, Facility Manager

Property Owner: Pacific Southern Company

Project Architect: Mark Wilcox, Winton Scott Architects

Introduction

On behalf of the WCSH6 TV station, Mark Wilcox of Winton Scott Architects has requested a Certificate of Appropriateness for a new vehicle shelter behind the broadcaster's office building at 1 Congress Square, a.k.a. 128 High Street. Also proposed is a new employee entrance with exterior stairs on the south side of the building, which faces a surface parking lot. The applicants plan the shelter to protect two vans that have satellite broadcasting equipment on their roofs, and the employee entrance will increase the convenience and security of access.

Some Board members will recall that in late 2016 WCSH erected a Quonset hut vehicle shelter in the parking lot behind the building, made of galvanized steel tubing and green weatherproof fabric. In an after-the-fact review in April 2017, the HP Board approved the structure on a temporary basis for two years, with a deadline for removal of May 1, 2019. At this time, having gone for a year without a vehicle shelter WCSH is seeking approval for a more permanent, semi-enclosed vehicle shed in roughly the same spot, near the southwest corner of the station headquarters.

The project location is the south side of the noncontributing, modern (c. 1977) WCSH building that sits next to the Schwartz Building (600 Congress Street) which occupies the corner of High and Congress Streets. Across High Street is the Payson Building of the Portland Museum of Art. The shelter is set well back from High Street but will be visible

from there, and also from Spring Street Place and (distantly, between buildings,) from Park Street. Located near the High Street end of the tall south wall of the building, the proposed staff entrance with stairs and canopy will be quite visible above parked cars because of the raised level of the building's first floor.

Though the July 15 meeting will be the first time the Board considers this project, it is on the agenda as a public hearing. While that makes it possible for the Board to make a decision, it has the option of postponing a decision. Should members find that the level of detail in the submission is adequate and the proposals are consistent with applicable Standards of Review, there is the option of adding conditions of approval. In the case of the vehicle shelter the Standards for New Construction apply to the review, while the new entry falls under the Standards for Alterations to noncontributing structures.

Mr. Wilcox has provided plans, elevations, and photos of material samples. Staff has provided additional photos downloaded from Google Earth to demonstrate the views of the project location, as well as a downloaded photo of the material proposed for the screen at the new shelter.

Subject Property and Context

As noted above, the large, yellow brick WCSH office building is a noncontributing structure in the heart of the Congress Square area. On the south side of the building a surface parking lot accessed from High Street separates it from the handsome and historic Cumberland Club. The south wall of the WCSH Building is highly visible from High Street. It has no existing openings on the lower three floors; there is a shallow inset balcony along the entire south of the fourth floor.

At the rear (southwest) corner are several dish antennas, an antenna tower, and a generator, giving the proposed location a rear-of-building, utilitarian character. The parking area is bounded on the west by Spring Street Place.

Proposed Van Shelter and Entrance

The proposed vehicle shed is positioned mostly behind the office building, projecting past the south face by approximately 6 feet. It is simply framed, and trimmed in almond-colored painted metal; the lower walls are more of a semi-solid fence, with horizontal composite decking boards enclosing the vans. The shed roof faces north, limiting visibility of the brown-toned, three-tab asphalt shingles.

A 12 foot high, two-bay, steel overhead door faces south, at the high end of the shed which has a total height of just over 17 feet; Mr. Wilcox told staff they have considered a dark brown door. There is to be a painted steel personnel door in the short section facing east. On the west side the horizontal plank fence is shown extending beyond the back of the shed to enclose the base of the antenna tower, a generator and other mechanical

equipment, shielding them from Spring Street Place.

The proposed staff entrance for the office building is to be located closer to High Street than to the back of the building. It appears that the landing outside the door is approximately 6 feet above the parking lot, with the bottom edge of the simple metal canopy 7'-8" above the landing. Like the van shed, the stairs and landing are framed in painted steel, with a painted steel railing. According to the architect the stairs might be painted dark brown, but color choices are not yet final. Lighting is recessed in the underside of the canopy.

Staff Comments

In preliminary conversations with Mr. Wilcox about the vehicle shelter, staff discussed with him the appropriateness of a simple approach to design that incorporated some of the color palette and materials of the late 20th Century building and its utilitarian, less prominent rear corner. With simple, unornamented geometry and mostly painted metal surfaces, staff feels the design follows that approach for the most part. Material choices and color palette will be important details for making both the shelter and the new entrance quiet, compatible additions to the modern mass of the office building. Staff raises several questions for possible Board discussion:

- The screen chosen to enclose the shelter is a golden brown composite board with a wood-grain finish. As seen from a distance perhaps the color will complement other parts of the buildings and the wood-like finish might soften the industrial aesthetic, but staff questions the choice of an additional material, and invites the Board's comments.
- The horizontal boards in the screen look like they might allow someone to climb into the shelter. It is approximately 7 feet high, to form a lighter, not solid wall, and staff agrees with the lightweight approach. Security considerations are not a factor in an historic preservation design review – unless the needs of the client are not being met and the end result is future modifications that might lead to a more solid, closed-off appearance.

The design approach for the new employee entrance is also appropriately simple. It introduces a new slightly disruptive element in the prominent south wall of the building, and thus calls for a quiet, compatible approach in structure and palette. Color discussions might focus on blending surfaces that are quite close to the color of the brick wall with compatible, mild contrasting colors.

- The canopy over the door and landing is shown as dark bronze, a color that is present in windows, doors, and railings at the WCSH building, but might be a bold contrast on the canopy.
- It is possible Mr. Wilcox can include in his meeting slide show a rendering of building with the proposed alterations, as viewed from High Street, which would help in fully assessing the visual effects of the new features.

Applicable Standards of Review

Sec. 14-651.5 Standards for Review of Alterations to or Redesign of Noncontributing

Structures

a. In considering an application for a certificate of appropriateness involving alterations(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 [Standards for Alterations] shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

Sec. 14-650 Standards for Review of Alterations

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

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

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 15, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations and new construction at 1 Congress Square meet (fail to meet) the historic preservation ordinance's Standards for Review of Alterations (subject to the following conditions.....)

Attachments

1. Architect's project description
2. Architect's drawings, with plans, elevations, and material photos
3. Website photo of screen material (Trex)
4. Google photos of site and context



WCSH6 Improvements

Project Summary
June 25, 2020

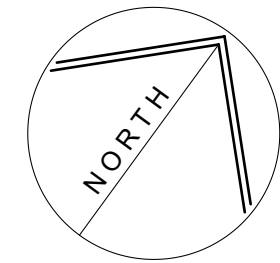
With the goal of improving security and staff access to its building, WCSH proposes the following improvements at its Congress Square building:

- Add a covered entrance for staff only, that will allow direct access to the building from the existing parking lot. There is an existing accessible entry for the public on the High Street side of the building.
- Add a carport at the back of the building for two existing satellite vans. These vans currently park in the open lot. An increased level of protection is needed for the vehicles, particularly while re-charging the on-board equipment.
- The carport will replace parking spaces in the existing lot, and not require new spaces.
- The existing paving in both areas will be patched, with no new impervious area added.

Mark Wilcox
Maine Registered Architect



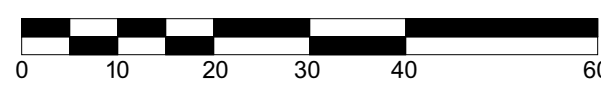
PROJECT LOCATION



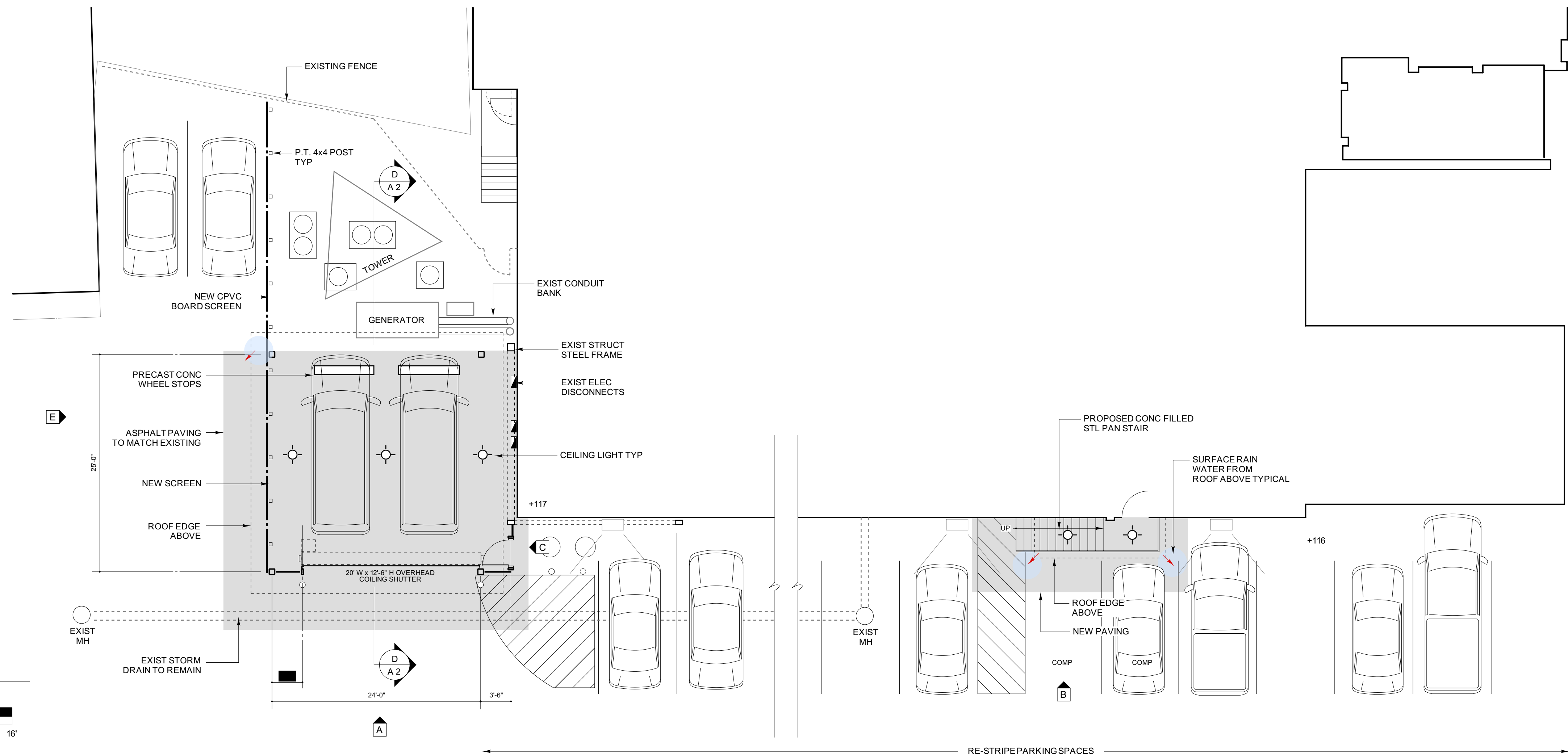
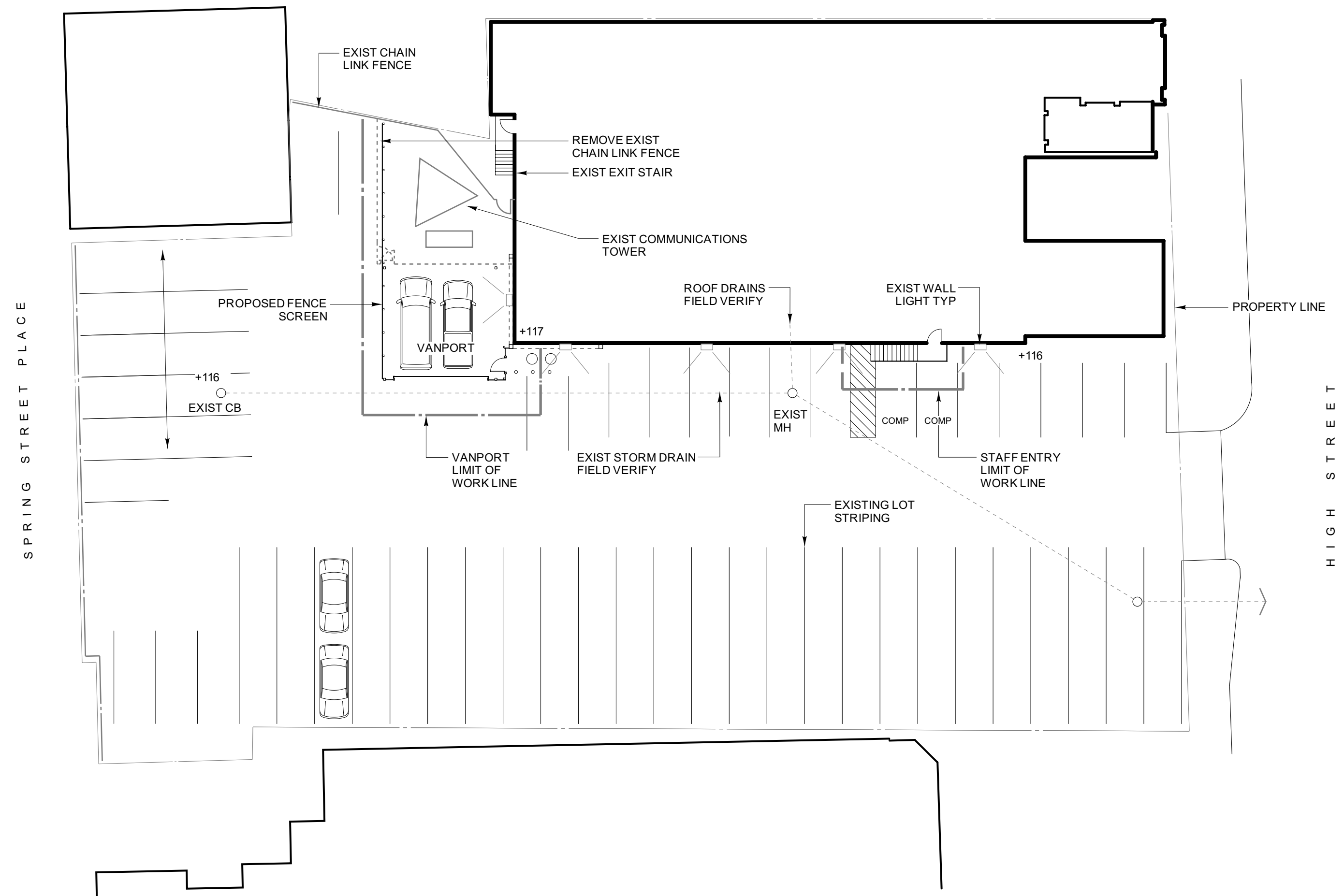
SITE LAYOUT PLAN

1" = 20'

+114 RELATIVE ELEVATIONS

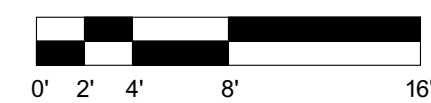


PRINT ON 24 x 36 TO CORRECTLY SCALE

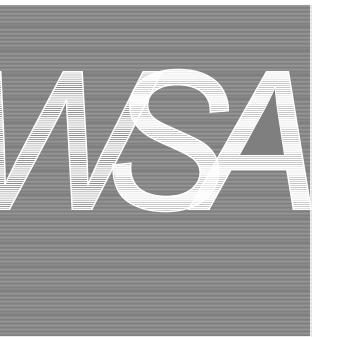


PROPOSED FLOOR PLAN

1/8" = 1' - 0"



PRINT ON 24 x 36 TO CORRECTLY SCALE



Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207.774.4811
www.wintonsscott.com

Architecture / Planning
Preservation Architecture
Interior Architecture

ISSUED FOR :

6 / 25 / 20 CITY OF PORTLAND
REVIEW

WCSH
Portland, Maine

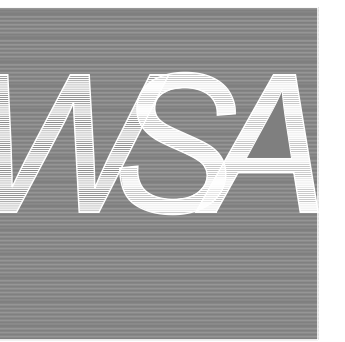
Site Improvements Project

Site + Floor Plans

SCALE: AS SHOWN

A 1

JUNE 25, 2020



Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207 774 4811
www.wintonsscott.com

Architecture / Planning
Preservation Architecture
Interior Architecture



PRINT ON 24 x 36 TO
CORRECTLY SCALE

ISSUED FOR :

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Portland, Maine

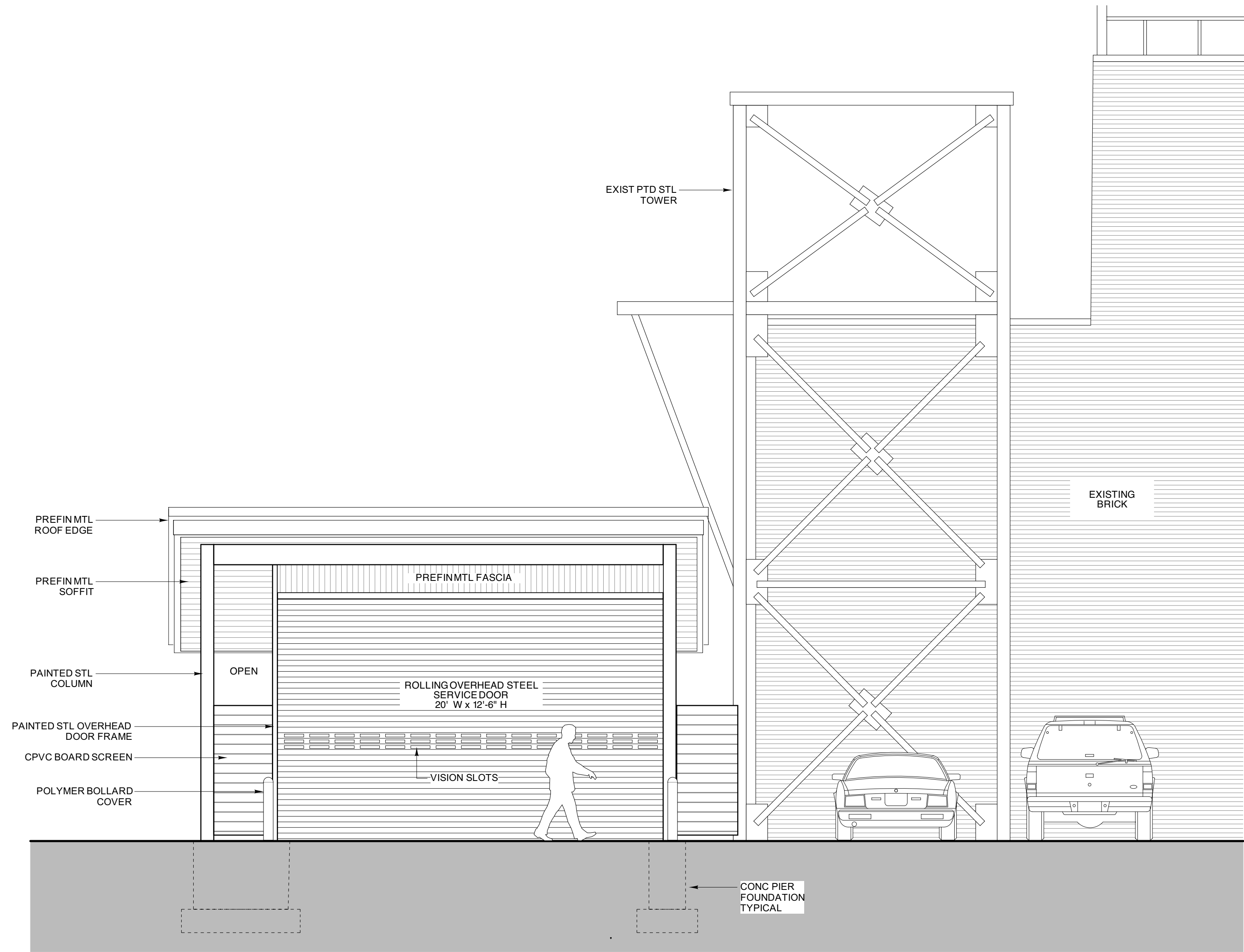
Site Improvements Project

Elevations +
Building Section

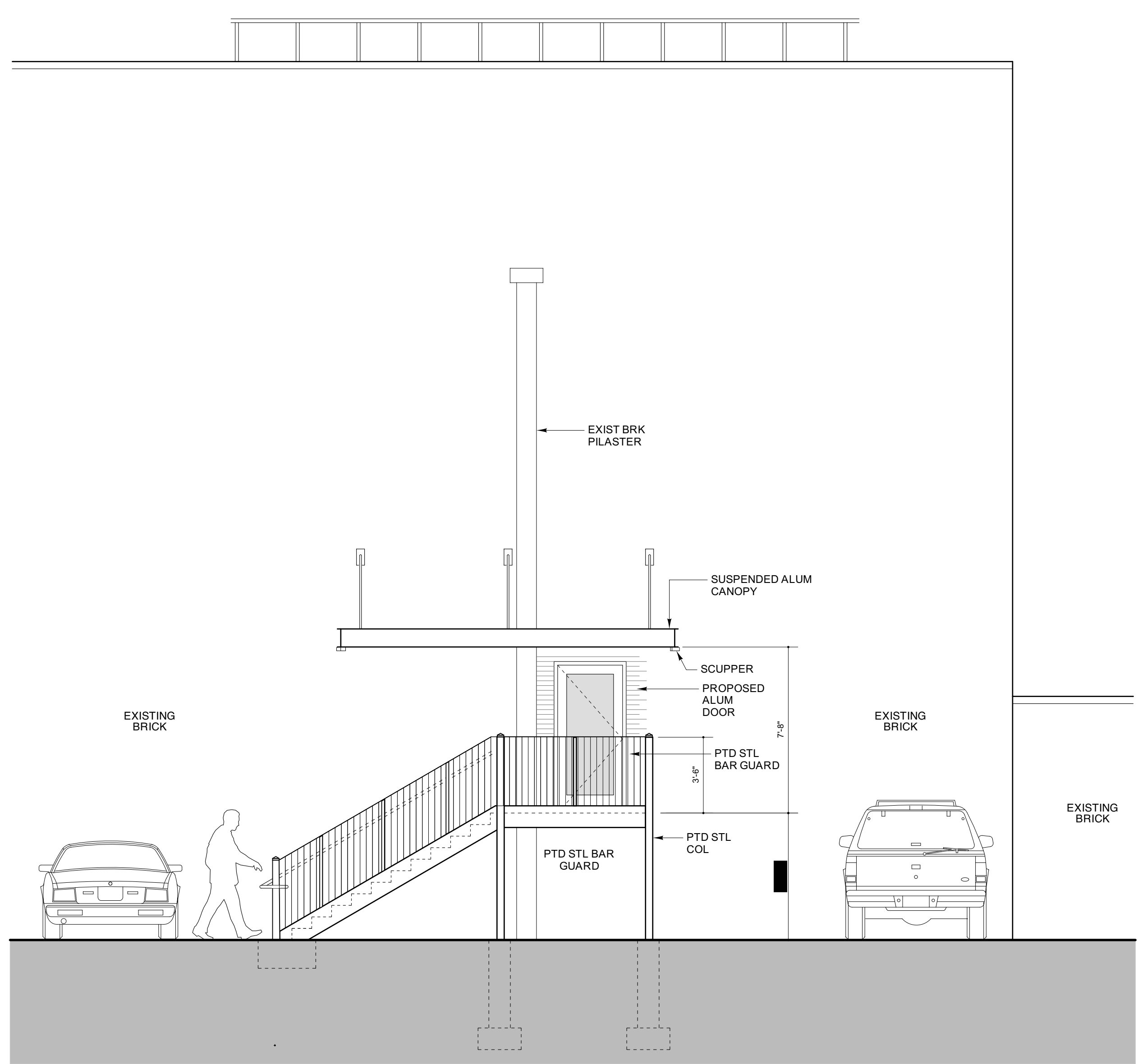
SCALE: 1/4" = 1'-0"

A 2

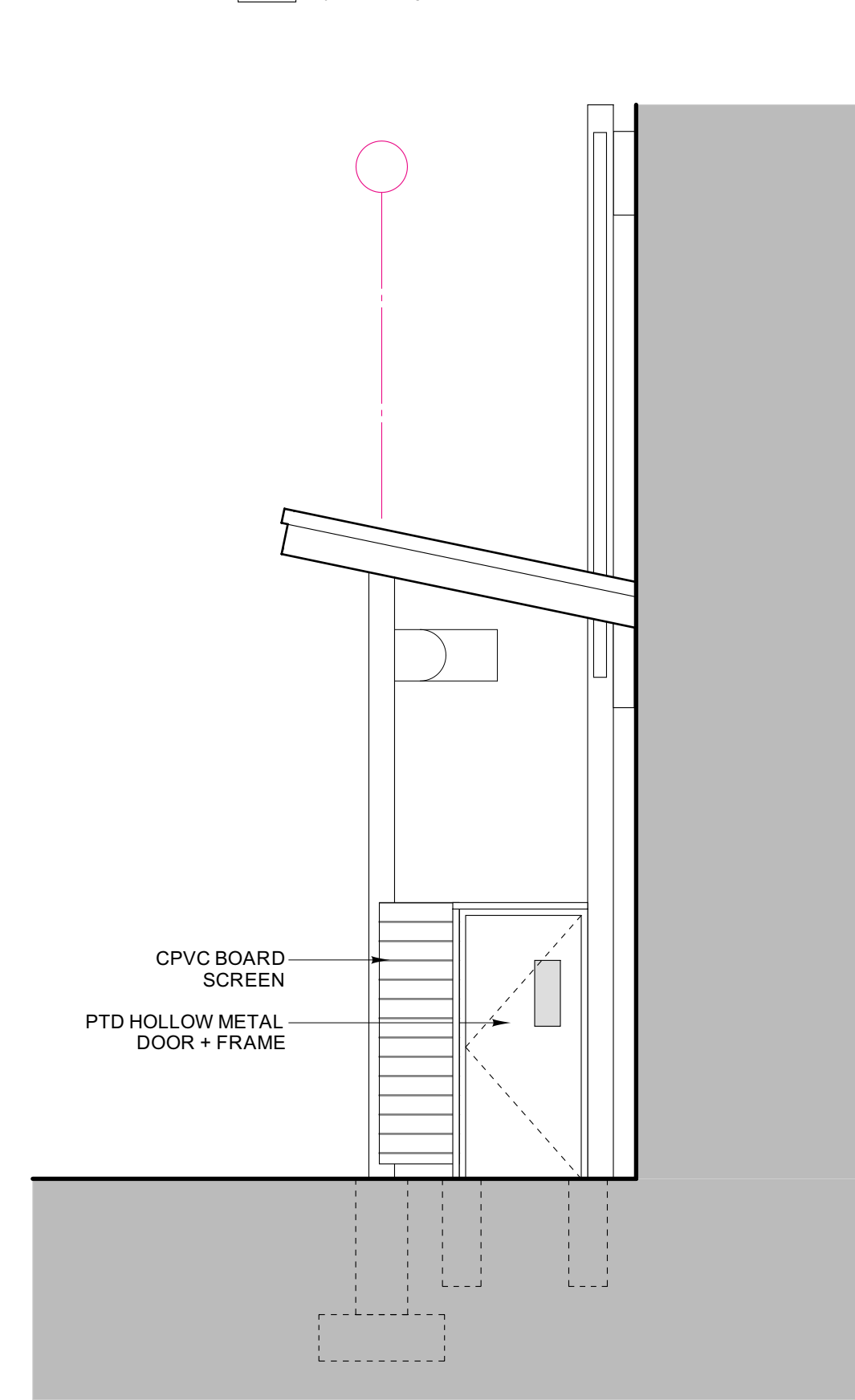
JUNE 25, 2020



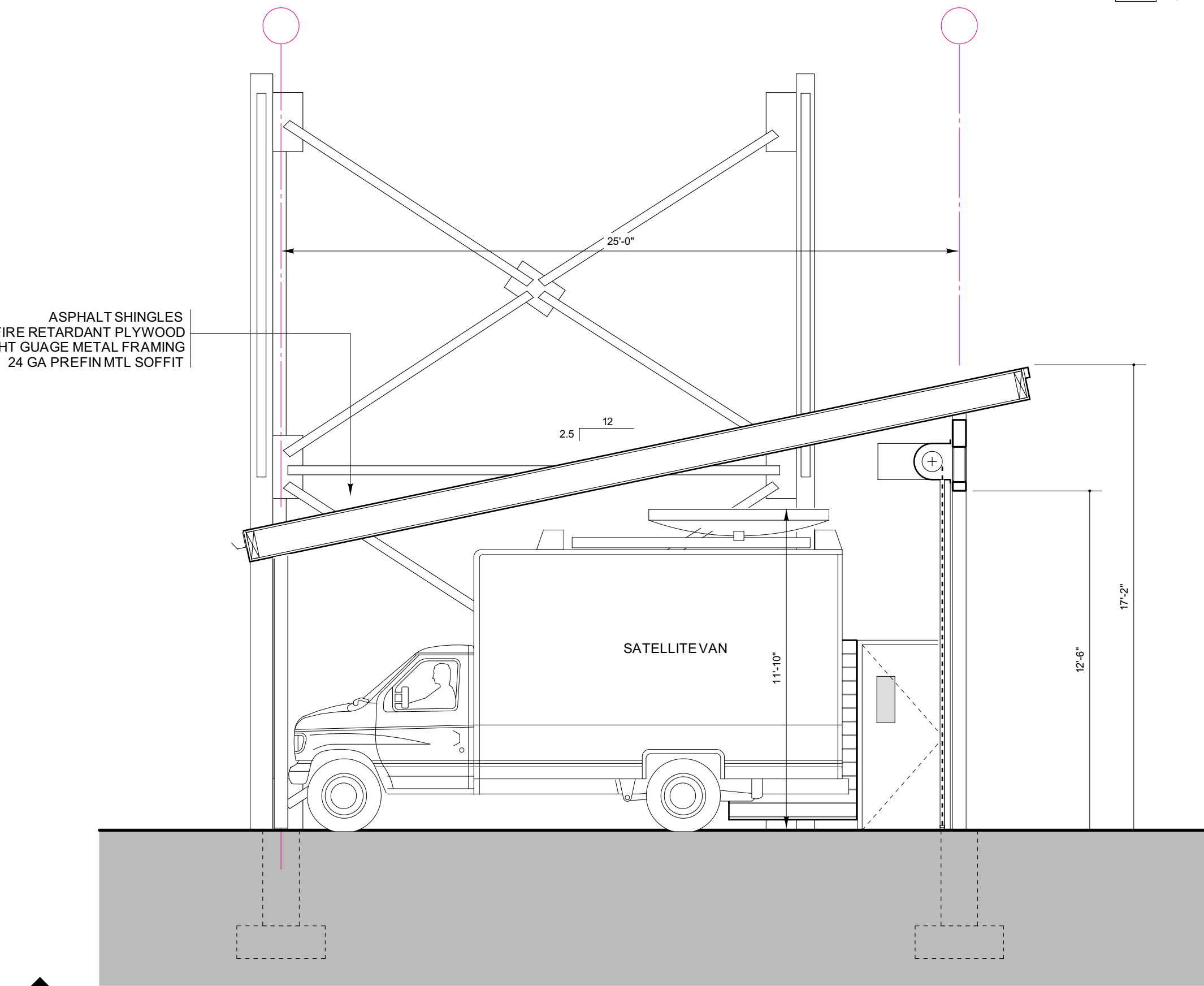
A SOUTH ELEVATION
1/4" = 1' - 0"



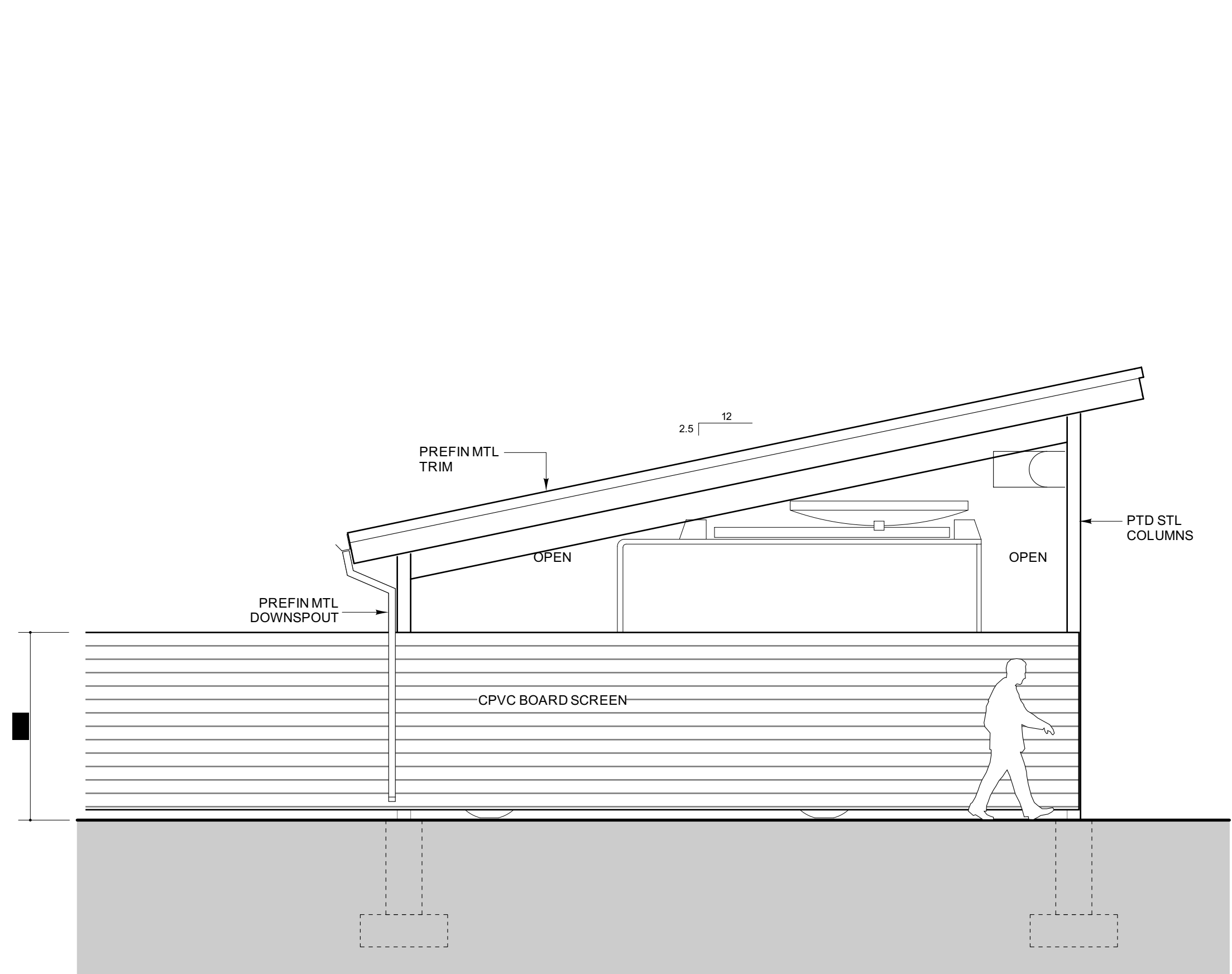
B SOUTH ELEVATION
1/4" = 1' - 0"



C EAST ELEVATION
1/4" = 1' - 0"



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



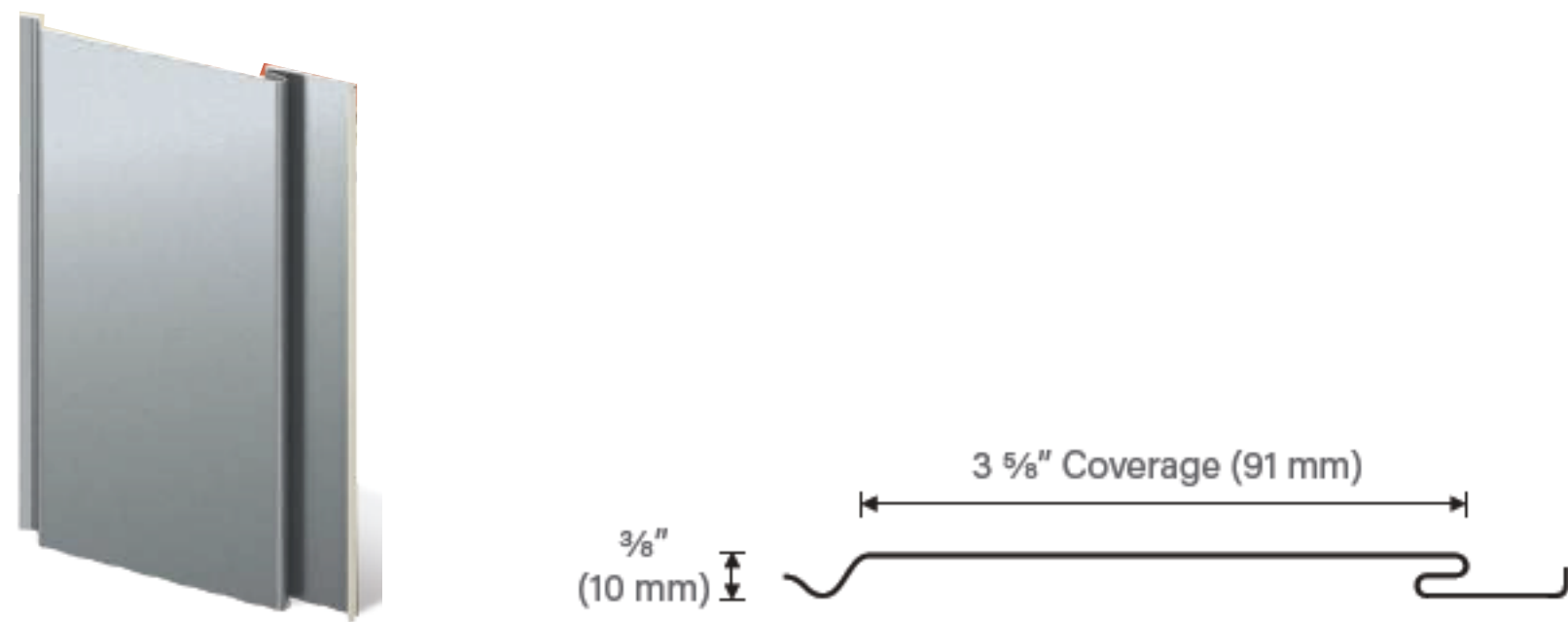
E WEST ELEVATION
1/4" = 1' - 0"



CPVC BOARDS
(TREX TRANSCEND - HAVANA GOLD)



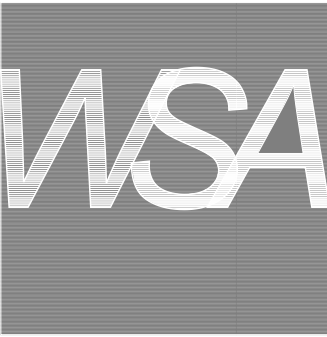
STAFF ENTRANCE CANOPY
(MAPES - DARK BRONZE)



VANPORT CEILING + SOFFITS
(BERRIDGE THIN-LINE PANEL COLOR : ALMOND)



VANPORT ROOFING : 3 TAB SHINGLES
(CERTAINTEED XT-25 CEDAR BROWN)



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Architecture / Planning
Preservation Architecture
Interior Architecture

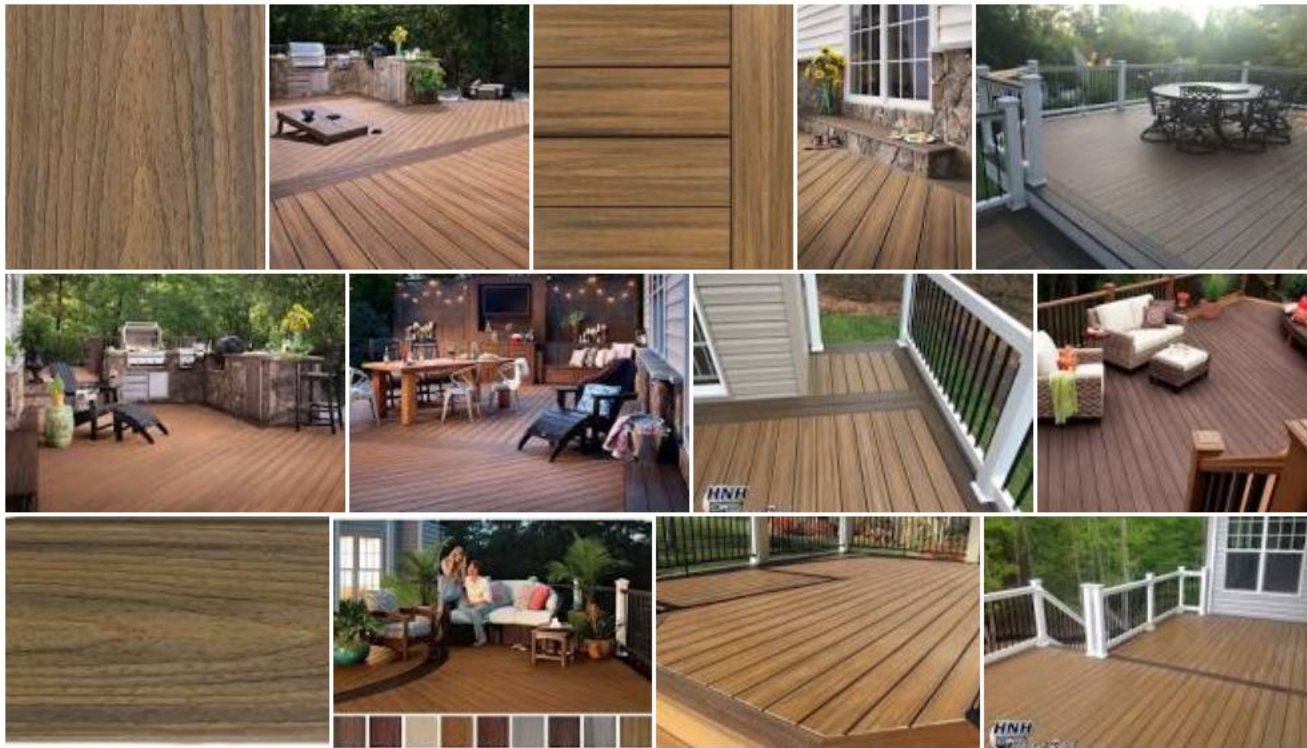
ISSUED FOR :

6 / 25 / 20 CITY OF PORTLAND
REVIEW

WCSH
Portland, Maine

Site
Improvements
Project

MATERIALS



➔ [More images for trex transcend havana gold](#)

[Report images](#)

128 High St. from 135 Park St. - Google street, 2019



128 High St. from Park St. - Google street, 2019



128 High St. from Spring St. Place - Google street, 2019



128 High St. - Google, 2019



Google Earth

© 2020 Google

80 ft

128 High St. - Google street, 2019



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

**PUBLIC HEARING
34 SPRUCE STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: July 9, 2020
RE: July 15, 2020 **PUBLIC HEARING**

Application for: Request for Reclassification of Contributing Structure within West End Historic District

Address: 34 Spruce Street

Applicant: Tim Gebhardt, Basha LLC.

Introduction

Property owner Tim Gebhardt has requested a public hearing and formal Board decision regarding reclassification of the existing mid-19th century residential structure located at the rear of the lot at 34 Spruce Street from “contributing” to “noncontributing”. Mr. Gebhardt is seeking reclassification in order to proceed with plans to construct a new single-family residence on the property. Mr. Gebhardt’s proposed redevelopment plan is predicated on the removal of the existing structure. Wednesday’s workshop follows two preliminary workshops during which the question of reclassification and the existing building’s level of integrity have been discussed. Reclassification of a “contributing” structure needs to be evaluated as a independent question according to the ordinance provisions pertaining to such requests and separate from consideration of the relative merits of a proposed replacement structure.

At the request of the Historic Preservation Board, Mr. Gebhardt provided an engineering survey of the existing house in advance of the second workshop. No additional professional analysis has been submitted for the public hearing. To further aid the Board in making its determination regarding reclassification, Mr. Gebhardt has allowed members of the Board to walk onto his property in advance of the public hearing to view the house and its current condition at close range. Although the house was opened for Board members to enter, the interior condition of the building is not relevant to the Board’s deliberations, except to the extent that structural deficiencies are evident from the interior. Staff advises the Board that their assessment is to be made primarily on the basis

of their own assessment of the building’s level of integrity, which may be informed by

professional condition studies as well as other considerations.

Enclosed for the Board's review are staff photos of the subject structure, the condition assessment prepared by engineer Bruce MacLeod and excerpts from the historic preservation ordinance which govern consideration of requests for reclassification.

Subject Property, Existing Structure

The subject property at 34 Spruce Street consists of a narrow lot that was once occupied by a mid-19th century Greek Revival home near the street as well as a smaller structure of the same era at the rear of the lot (the subject structure). The primary structure on the lot was a typical side-entry Greek Revival building with its front-gabled façade close to the street. It was 2-1/2 stories with a vertical expression and proportions. (See 1924 tax photo—ATTACHMENT 3.) 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, vernacular Greek Revival-era house that still exists, the William Lindsay House. The property description in the West End Historic Resources Inventory indicates that the building was erected in 1841, possibly as a carriage house or guest house. Whatever the original use, it was a residence before 1924. (See ATTACHMENT 4.) There is no 1924 tax photo of the building.

This small house has been altered significantly, and allowed to deteriorate. A brief evaluation by Engineer Bruce MacLeod includes several photos, and rates the overall condition as poor. (See ATTACHMENT 2.) The footprint of the house is very close to property lines in the rear, and visibility from the street is limited. Recent staff photos (ATTACHMENT 1) illustrate some of the alterations and losses:

- Vinyl insert windows and modern brickmould casing
- (Likely) modification to the roof shape
- Front entry alterations and replacement, including door, trim, and surround
- Rear addition

Applicable Ordinance Provisions governing Reclassification Requests

The historic preservation ordinance includes a provision for consideration of reclassification requests—see Sec. 14.623 “Amendment and rescission of designation”, (ATTACHMENT 5). The inclusion of this provision in the ordinance recognizes that initial classifications, which are the result of an architectural survey done at the time a historic district is being proposed, are ultimately based on the assessment of the surveyor, typically confirmed by the Historic Preservation Board during the designation process, which is informed by information available at the time. Classifications do not typically take into

account structural condition unless it is an obvious factor when the building is surveyed.

Additional information about a building's structural condition may come to light at a later time that might prompt a request for reclassification. Beyond the question of structural repair, there's the issue of general level of integrity. Included within most historic districts are a handful of buildings that one would reasonably characterize as "tough calls" in terms of qualifying as contributing structures based on the degree of previous alterations/replacement. Sec. 14-623 of the ordinance provides an opportunity to revisit the question of a structure's overall contribution to the district especially in light of its level of integrity.

The same review process for designation is followed for rescission of designation--in other words, the Board must determine whether the subject structure meets the minimum criteria for designation relating to significance as outlined in Sec. 14-610 (a) *and also* the integrity criterion in Sec. 14-611, which reads as follows:

Any area, structure or object that meets the criteria in section 14-610 must also have sufficient integrity of location, design, condition, materials and workmanship to make it worthy of preservation or restoration.

If the Board finds that, upon reconsideration, the building fails to meet at least one of the criteria in Sec. 14-610 and/or the integrity criterion in Sec. 14-610, the Board would recommend to the Council rescission or amendment of designation—in this case reclassification to "noncontributing."

Factors for Consideration

In evaluating the applicant's request to rescind the contributing status of the existing residential structure at the rear of 34 Spruce, staff offers the following points and questions for consideration:

- It is true that the presence of a second residence behind a principal residence on a single lot is uncommon in the West End Historic District. There are other examples in the neighborhood, however. One such example is at the rear of 315 Spring Street. Another example is
- Even if this type of situation is not a common one, should that fact bear heavily on whether the building should be preserved?
- Public comment from one observer submitted in advance of the second workshop argued that the presence of the existing structure is evidence of the city's response to the need for accommodating added density in the 19th century. While this might be the case, we don't know it to be the case here.
- While there is a written description of the subject structure included in the Historic Resources Inventory, there is no historic photo available to verify its historic appearance.
- There is nothing in the structural engineer's report that suggests the building is not

- salvageable from a structural standpoint.
- Based on the building's current appearance, it is clear that several original features have been replaced or altered, compromising its integrity—see list above.
- Given that the property owner has the right to construct a second residential structure on the subject lot, it is likely that the new structure will largely obscure the existing building. To what extent should this factor into the Board's consideration?

Staff Assessment

All things being equal, the existing structure would be rehabbed and reused, whether in conjunction with proposed new construction on site or not. Setting aside historic preservation goals, retention of existing housing stock to meet the City's housing needs would seem a high priority in and of itself. That consideration, however, is not before the Historic Preservation Board. The Board is charged with determining whether the building meets the criteria of a contributing structure.

As noted above, there is nothing in the engineer's report that suggests the building is not salvageable. Most historic buildings, given sufficient resources, are salvageable. The relative cost of rehabilitating the subject building, however, does become more of a valid consideration when other applicable factors are taken into account. The key question here is whether the building exhibits *sufficient integrity of location, design, condition, materials and workmanship to make it worthy of preservation or restoration*.

Given the very modest nature of the building, its current condition and the level of alteration/replacement of historic features, staff is of the opinion that the existing structure at 34 Spruce does not meet the integrity standard of Sec. 14-611. Aside from this finding, the fact that the building will likely not be seen behind any new residence constructed in front of it contributes to staff's position that reclassification is warranted in this instance.

Applicable Review Standards

The following applicable sections of the ordinance are attached—see ATTACHMENT 5

- Sec. 14-623 Amendment and Rescission of Designation
- Sec. 14-610 (a) Minimum Criteria for Designation
- Sec. 14-611 Integrity of Landmarks and Historic Districts

Motion for Consideration

On the basis of information included in the staff report for the July 15, 2020 hearing and inspection of the subject property and structure, the Board finds that the existing

structure at 34 Spruce Street **meets (fails to meet)** the integrity standard of Sec. 14-611 of

the historic preservation ordinance. Based on this finding, the Board recommends (does not recommend) reclassifying the existing structure from “contributing” to “noncontributing”.

Attachments

1. Photos of existing structure
2. Engineer’s evaluation of existing structure
3. 1924 tax photo of 34 Spruce Street (no longer existing)
4. Historic Resources description of 34 Spruce Street (existing house)
5. Excerpts from historic preservation ordinance, applicable provisions











34





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

Re: 34 Spruce Street - Portland, Maine

January 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.

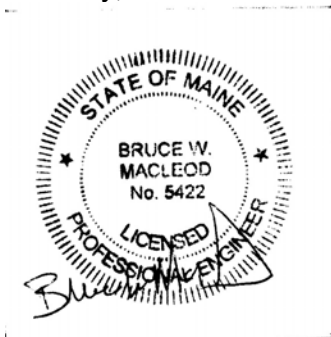
The subject property is an existing single-family home. According to the assessor's information, the date of construction is 1880. The home consists of two stories above grade, plus an attic space and a basement. The home is approximately 924 square feet in plan. The home is wood framed construction. 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 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 roof framing is drastically undersized and exhibits signs of deflection and overload.

Based on my observations, the home is in poor structural condition and is not a suitable candidate for renovation. I recommend demolition of the home structure and foundation. I recommend a replacement home be constructed from the foundation up.

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



34
Spr

From Portland Historic Resources Inventory

WILLIAM LINDSAY HOUSE – 34 SPRUCE STREET

A small three bay, one and a half story dwelling, erected in 1841, possibly as in-fill. This building may have originally served as a carriage or guest house and converted to a permanent dwelling. While in the Greek Revival style, with cornice returns atop broad cornerboards and simple entablatures, the roof shape is almost certainly not original. The building is clad in clapboards with modern sash and window surrounds. The door also appears to be a shorter modern replacement. There is no 1924 Assessment photograph for comparison.

approval by the council.

- (o) To provide comment, as appropriate, to the planning board and/or city council on matters pertaining to historic preservation in Portland.
 - (p) To confer recognition upon the owners of landmarks or properties, sites, structures or objects within districts by means of certificates, plaques or markers.
 - (q) To assist the planning board in the development of a preservation component in the comprehensive plan of the City of Portland.
 - (r) To periodically review this Code and to make recommendations to the planning board concerning any amendments appropriate for the protection and continued use of landmarks or properties, sites, structures or objects within districts.
 - (s) To annually report to the council with respect to the following matters:
 - 1. Survey work in progress or completed;
 - 2. The number of projects reviewed (by type);
 - 3. How many certificates of each type were issued.
- (Ord. No. 235-90, 2-26-90; Ord. No. 165-08/09, 3-16-09)

DIVISION 3. CATEGORIES AND CRITERIA FOR DESIGNATION

Sec. 14-610. Minimum criteria for designation.

(a) The historic preservation board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure or object for designation by ordinance as a landmark or district:

- 1. Its value as a significant example of the cultural, historic, architectural, archeological or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States;

2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property;
3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archeological or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States;
4. Its exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
5. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States; or
6. Its representation of a significant cultural, historic, architectural, archeological or related theme expressed through distinctive areas, sites, structures or objects that may or may not be contiguous.

(b) In the case of a nominated historic district, the historic preservation board shall also determine whether a substantial number of the properties, sites, structures or objects have a high degree of cultural, historic, architectural or archeological significance and integrity, many of which may qualify as landmarks, and which may also have within its boundaries other properties, sites, structures or objects which, while not of such cultural, historic, architectural or archeological significance to qualify as landmarks, nevertheless contribute to the overall visual characteristics of the significant properties, sites, structures or objects located within it.

(c) In the case of a nominated historic landscape district, the historic preservation board shall also consider its significance as a geologic, natural or man-made landscape feature associated with the development, heritage or culture of the City of Portland, State of Maine, New England region, or the United States.

(d) The planning board and council shall apply the criteria of subsections (a), (b) and (c) but shall also consider the effect of such designation on other aspects of the comprehensive plan of the city.

(Ord. No. 235-90, 2-26-90)

Sec. 14-611. Integrity of landmarks and historic districts.

Any area, structure or object that meets the criteria in section 14-610 must also have sufficient integrity of location, design, condition, materials and workmanship to make it worthy of preservation or restoration.

(Ord. No. 235-90, 2-26-90)

Sec. 14-612. Designation of historic landscape districts.

An historic landscape district may be nominated and considered for designation only if the entire area of the district is owned by a unit of federal, state or local government, or any combination of such ownership.

(Ord. No. 235-90, 2-26-90; Ord. No. 220-93, § 2, 5-17-93)

Sec. 14-613. Reserved.

DIVISION 4. NOMINATION, CONSIDERATION AND DESIGNATION

Sec. 14-614. Procedure.

The provisions of this division shall govern the nomination, consideration and designation of landmarks and districts.

(Ord. No. 235-90, 2-26-90)

Sec. 14-615. Initiation of nomination.

(a) Nomination of an area, site, structure or object for consideration of designation as a landmark, historic district or historic landscape district shall be submitted to the department, on a form provided by the department, by the following:

1. Any two (2) members of the historic preservation board on their own initiative, by written notice to the department; or
2. By written petition of any owner, in the case of a

landmark and/or of all properties adjacent thereto prior to council action. The notice shall include a copy of the resolution or designation ordinance and design guidelines.

(d) Notice of council action to the same persons shall be sent within ten business days following the council action. A copy of each designation ordinance and design guidelines shall be sent to the planning board, the historic preservation board and the department. A complete schedule of all landmarks and districts, including design guidelines and a listing of landmark and contributing structures, shall be maintained by the department as part of the design manual and shall be available for public inspection and copying during ordinary business hours.

(Ord. No. 235-90, 2-26-90; Ord. No. 165-08/09, 3-16-09)

Sec. 14-623. Amendment and rescission of designation.

Amendment and rescission of any designation shall be upon the request of a person or persons authorized to nominate the property or properties affected, or upon request of the council, and shall follow the procedure set forth in division 4 for designation. The council may rescind or amend a designation only after all of these procedures have been followed. The standards for rescission or amendment applied by the committee, planning board and council shall be limited to those provided in section 14-610(a) and section 14-611. Amendments may include refinement or correction of design guidelines, maps, and other parts of any designation ordinance.

(Ord. No. 235-90, 2-26-90)

Sec. 14-624.- Sec. 14-627. Reserved.

*Editor's note - Order No. 197-03/04 adopted 9/8/04, repealed §14-625 Projects of Special Merit in its entirety.

Sec. 14-628. Time limits.

(a) Any time limit specified for any step in the process for nomination or designation of a landmark may be extended with the consent of the property owner.

(b) Any time limit specified for any step in the process for nomination or designation of a district may be extended where at least ten (10) percent of the owners of property within the

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: July 10, 2020
RE: July 15, 2020 **WORKSHOP** – Third Workshop - New Single-Family Home

Address: 34 Spruce Street
Applicants: Tim Gebhardt, Basha LLC
Project Designer: Trevor Watson
Contractor: Carignan Construction

Introduction

On July 15, owner Tim Gebhardt and designer Trevor Watson will return to the Board for a third workshop on the proposed construction of a new single-family home at 34 Spruce Street. Mr. Gebhardt's proposed design is predicated on the proposed demolition of the existing Greek Revival structure at the rear of the lot, which is also on the agenda for July 15 as a public hearing. At the second workshop on June 17, the Board, staff and the applicant decided by mutual agreement to separate the two decisions and seek a resolution on the reclassification and demolition of the existing building as soon as possible.

The owner and designer met with the Board for a second workshop on June, 2020, and shortly thereafter met with HP staff to review the Board feedback and recommendations. After discussing a number of changes with staff and Mr. Gebhardt, Mr. Watson submitted revised drawings and a brief summary of changes to the design, focused on composition, relationship to the context, and unifying the design.

Attached are Mr. Watson's new package of drawings, and a Summary of Design Changes since the June 17 workshop. Staff has added the elevations from the June 17 workshop. Note that consideration of the reclassification and demolition is being addressed in a separate agenda item. The applicants' wish for this third workshop is to receive feedback

on the latest design that will enable them to return for public hearing and a Certificate of Appropriateness soon.

June 17 Workshop and Board Feedback

As the Board is by now quite familiar with the project, staff will provide a brief summary of primary concerns and questions discussed at the second workshop:

- Board members were are still 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 still some questions and comments about the siting of the house, and the need to manipulate the site plan and the 30' setback to create a better relationship to the street and the context, and a transition from public to private space.
- The composition of the front façade continued to raise questions about hierarchy, rhythm, proportion, and balance.
- Questions were also raised about the composition of the west side, and whether a more discernable pattern and rhythm could be established with the windows.
- Several Board members commented that the design lacked unity. Though the mix of traditional and modern elements, tried to be a contemporary interpretation that responded to context yet felt modern lacked cohesion. The applicants were advised to use a simple, more consistently contemporary approach – including window treatments, the front door style, and simplicity of trim details.
- The site plan and grading were discussed, and the applicants noted that the main floor did not appear to be raised like most of the houses on Spruce Street, but was actually 18" higher than grade at the sidewalk. The site slopes slightly toward the rear, and at the rear boundary a small existing retaining wall steps down to the rear of Spring Street properties.

Staff Notes and Comments

Staff discussed some specific modifications with Mr. Gebhardt and Mr. Watson to help address some of the Board's concerns:

- To help identify the front door, the parking might shift west slightly so a clear path to the entrance could be delineated.
- Staff questioned the depth of the front porch, but the owner and designer do not feel it is excessive given the setback and scale of the house.
- Staff recommended a review of the relative weight and size of entablatures and trim details, and simplifying trim to a contemporary aesthetic.

Revised Project Plans

Please see the Applicants' brief summary of the design changes and revised plans.

Staff Comments

Staff feels that the revised plans submitted for the third workshop have moved successfully toward a more unified, composed building. Though some outstanding questions about design choices persist, the process of the review has helped resolve some of the larger issues, and following the third workshop a public hearing can probably be scheduled as the next review step. Staff notes several outstanding questions:

- The third floor porch has one open side to the west, and a solid wall for privacy on the east, and there is no column at the front right (northwest) corner, resulting in a modern, but imbalanced composition.
- The front door is framed by columns, which staff supports, but the applicants desire that a pair of columns be placed on the west side of the door, between the door and large folding doors. Board members may want to comment on the rhythm of this layout.

Applicable Standards of Review – Please see Attachment 5

Attachments

1. Applicants' summary of design changes
2. Designer's package of drawings
3. Excerpts from June 17, 2020 workshop submission
4. Standards for Review of Construction

Summary of Design Changes – 34 Spruce Street New Construction – 7-10-20

T1.0:

- Car moved to right. Keep in mind we are reusing the existing curb cut.
- 2'x2' concrete walk extending from property line to front door added. spaced 3'OC
- drive will be a concrete paver (not brick in appearance)
- updated porch roof plan
- added pitch lines to show draining of rear flat roof, overall drainage will be improved as we are pulling proposed away from property lines

T1.1:

- No change, but note existing curb cut

A1.0:

- dividing massing into 1/3-2/3
- added centerlines and centered windows up to create solid and voids
- window study to mimic muntin division found on first floor
- windows changed from 32x72 to 34x60
- added casing around all windows and doors
- porch entablature made slightly smaller (+/- 1") while still conforming to proportions of The American Vignola
- single panel solid front door
- one porch roof style across front
- large glass doors reduced to create more solids
- added leader boxes and down spout locations
- column layout to strengthen and enforce f.door / porch door

A1.1:

- revised to reflect window / door layouts
- porch layout

A1.2:

- revised to reflect window / door layouts
- added roof pitch to reflect drainage

D1.0:

- updated to reflect changes

D1.1:

- updated to include relevant details
- modified porch entablature drawing

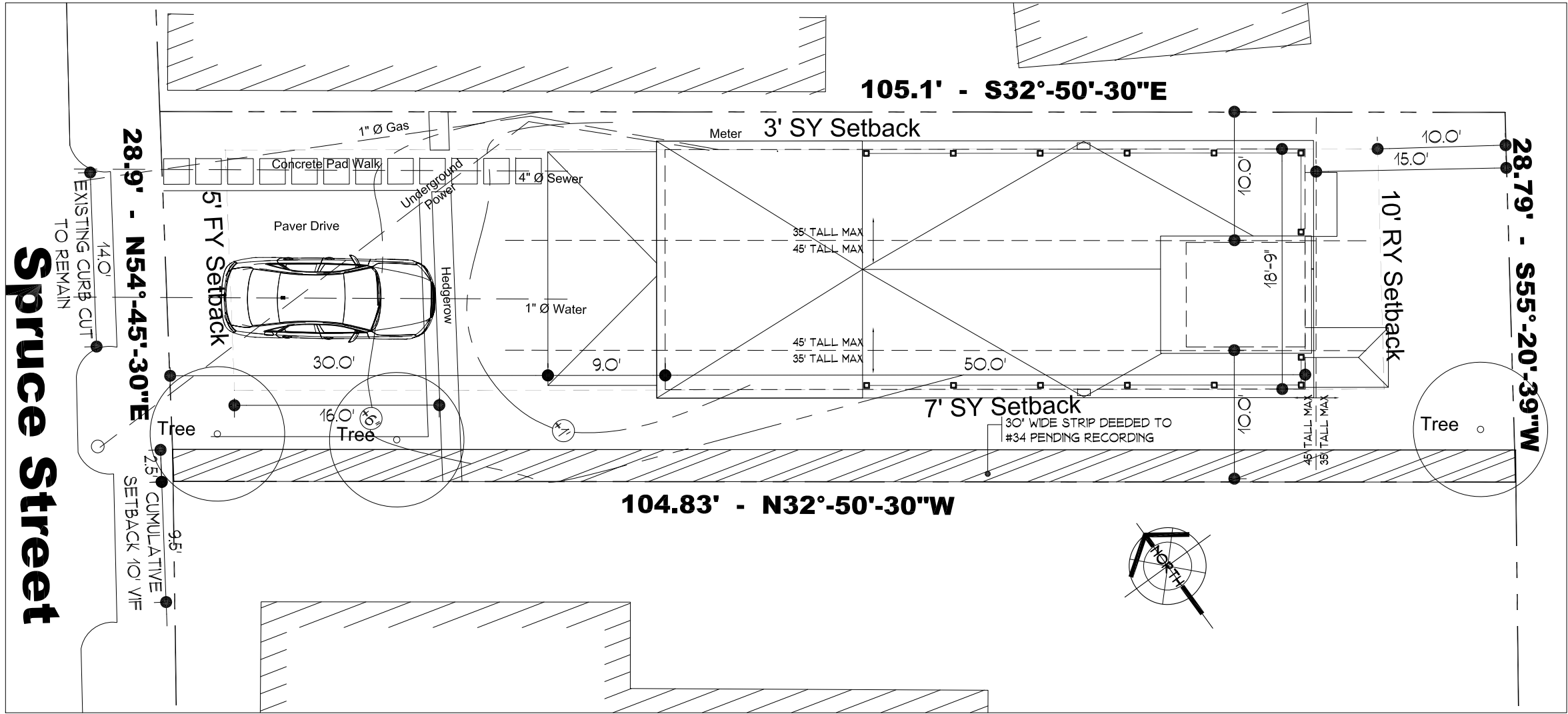
D1.2:

- sketch showing changes and 1st third of side elevation (most visibly prominent)

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



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	
NO.	DWG. DRAWING TITLE
I	TITLE SHEET / PLOT PLAN / GENERAL INFORMATION
II	LOT PHOTOGRAPHS
	CONCEPTUAL
III	ELEVATION CONCEPT
IV	FIRST & SECOND
V	A-1.3 THIRD \$ ROOF
VI	A-3.0 DESIGN EXAMPLES
VII	A-3.1 DESIGN DETAILS
VIII	A-3.2 SKETCH

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



3 1924 VIEW FROM CLARK
SCALE: NTS
NOTE:



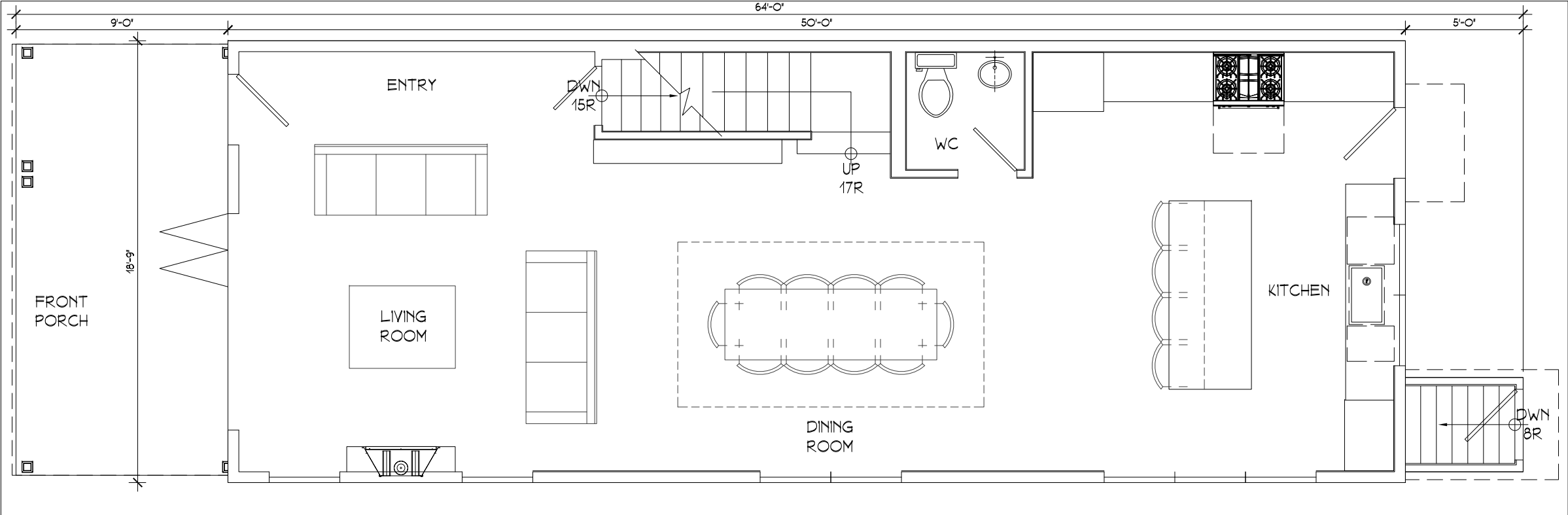
4 EXISTING STREET VIEW
SCALE: NTS
NOTE:

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NEW RESIDENCE
34 Spruce Street

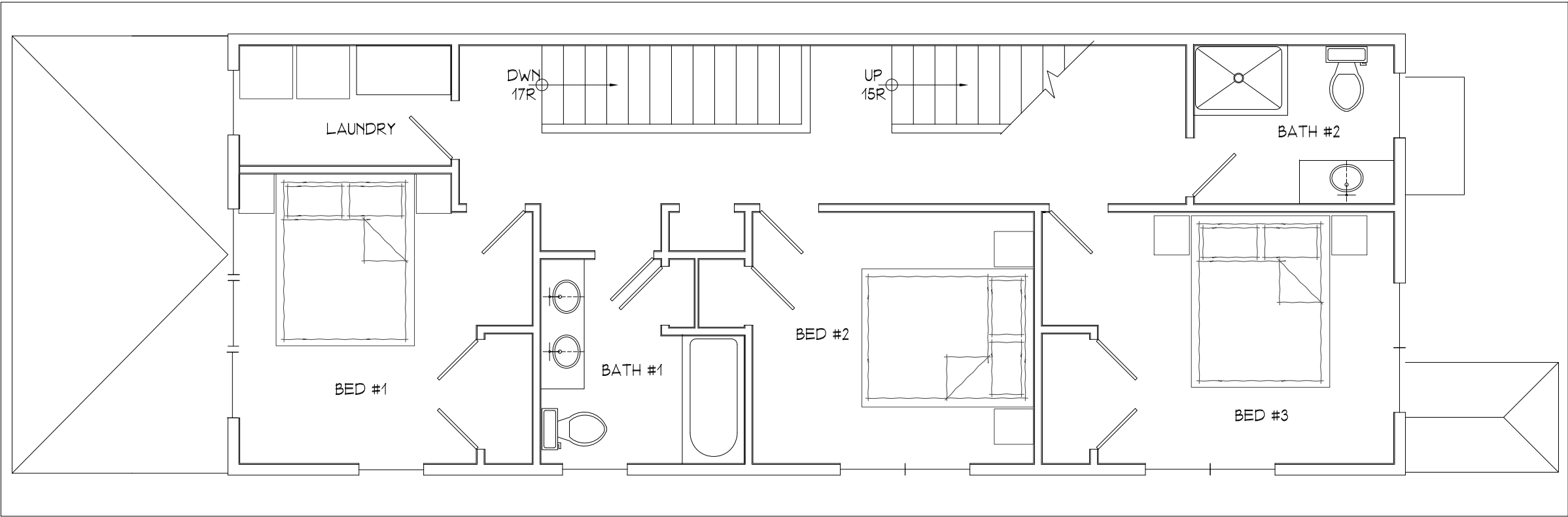


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NEW RESIDENCE
34 Spruce Street

6 FIRST FL PLAN
SCALE: 3/16" = 1'-0"



7 SECOND FL PLAN
SCALE: 3/16" = 1'-0"



Basha, LLC.

PROPOSED

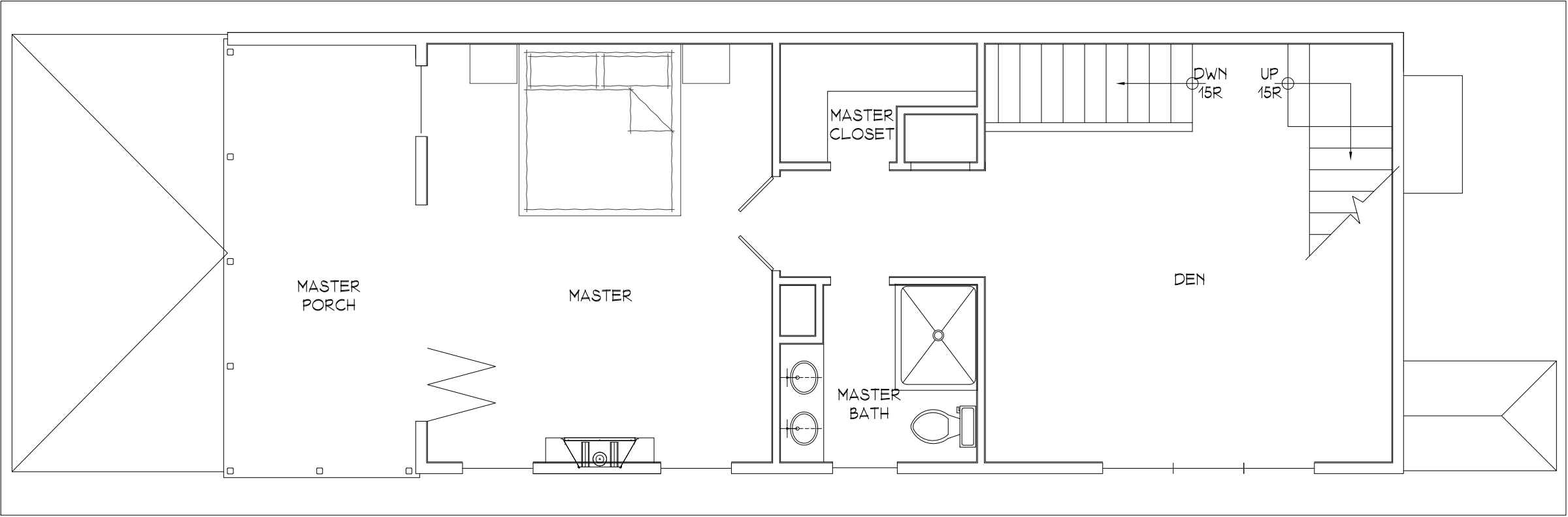
NEW RESIDENCE

34 Spruce Street



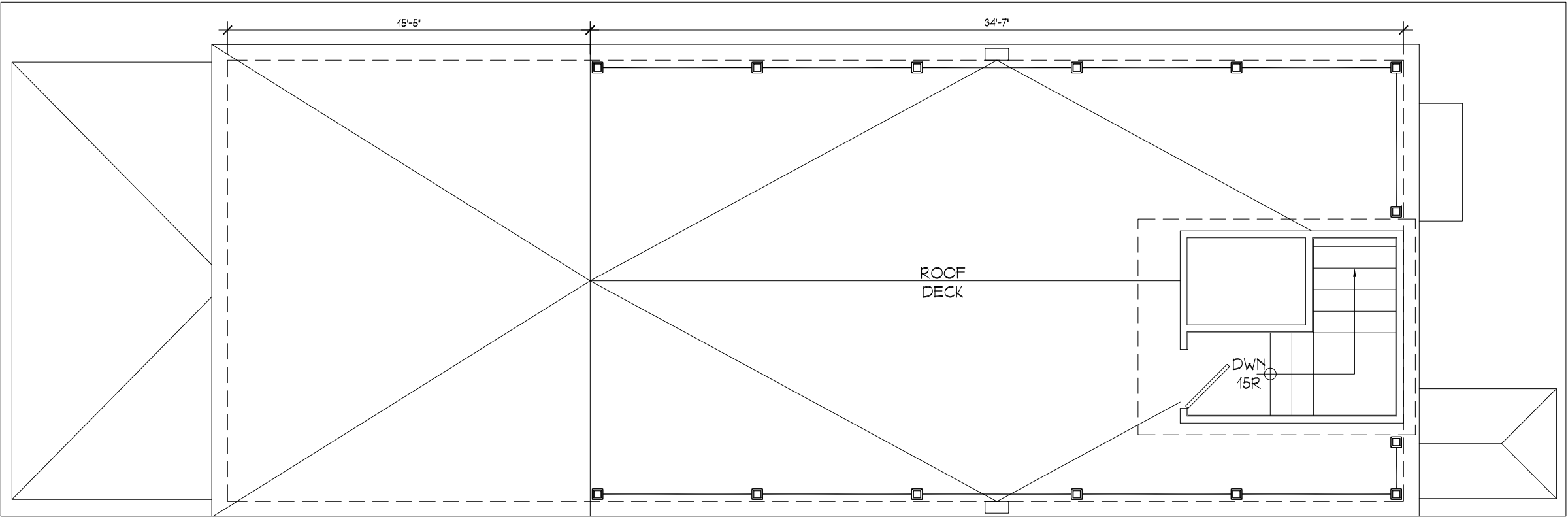
8 THIRD FL PLAN

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



9 ROOF FL PLAN

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



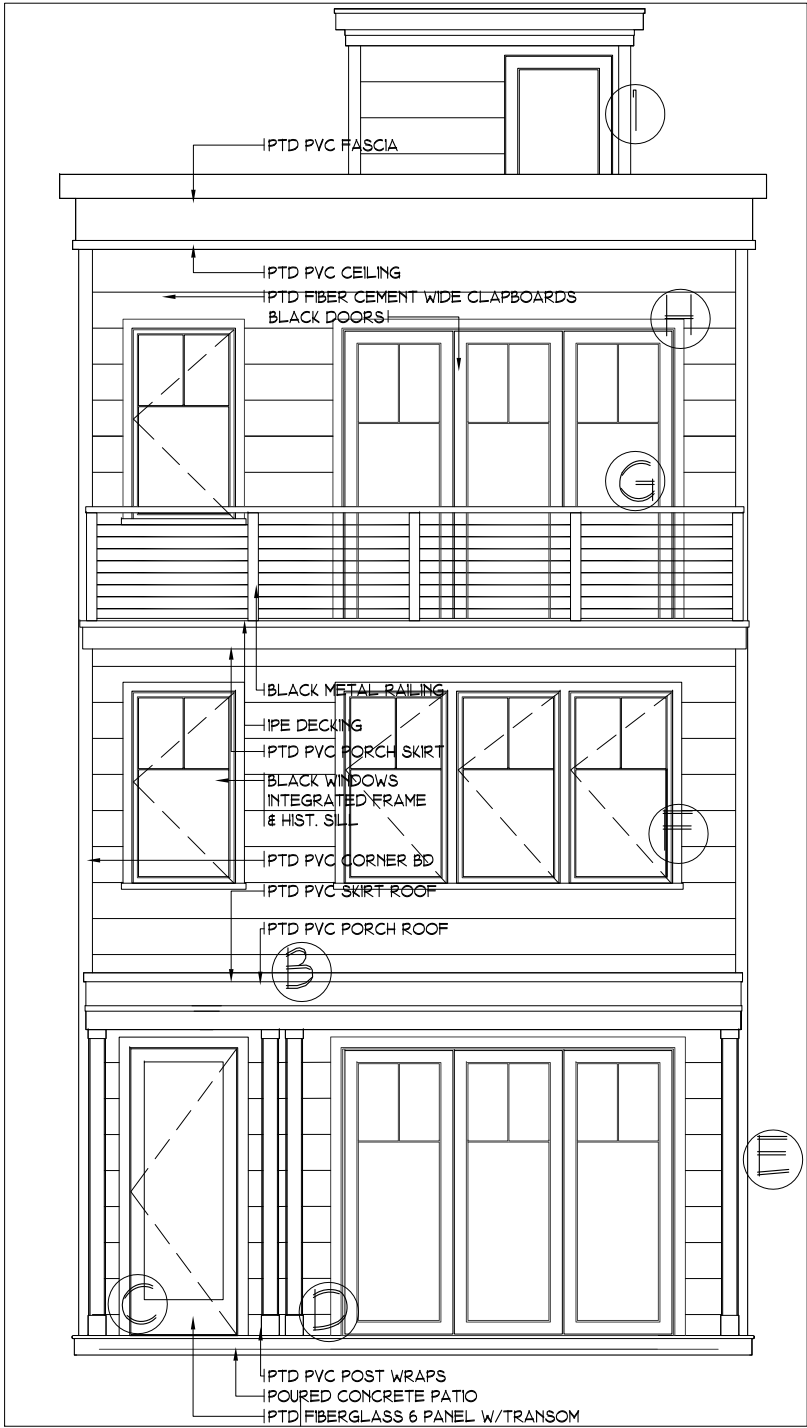
Basha, LLC.

PROPOSED

NEW RESIDENCE

34 Spruce Street

Portland Maine 04102



10 REFERENCE ELEVATION

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

Note: Examples are meant to convey intent. Drawn details to be found page VII



PORCH ENTABLATURE

SCALE: N.T.S.
NOTE: ALL EXTERIOR TO BE PAINTED PVC OR EQUAL
SEE PAGE G/11 FOR DETAIL



THERMATRU SMOOTH F. DOOR

SCALE: N.T.S.



JELD WEN WINDOWS

SCALE: N.T.S.



COLUMNS

SCALE: N.T.S.
NOTE: ALL EXTERIOR TO BE PAINTED PVC OR EQUAL
SEE PAGE G/11 FOR DETAIL



CONC. PORCH

SCALE: N.T.S.

SEE PAGE G/11 FOR DETAIL



METAL RAILINGS

SCALE: N.T.S.
NOTE: RAILINGS TO BE POWDER COATED COLOR TBD
SEE PAGE G/12 FOR DETAIL



JELD WEN FOLDING DOORS

SCALE: N.T.S.



HOUSE ENTABLATURE

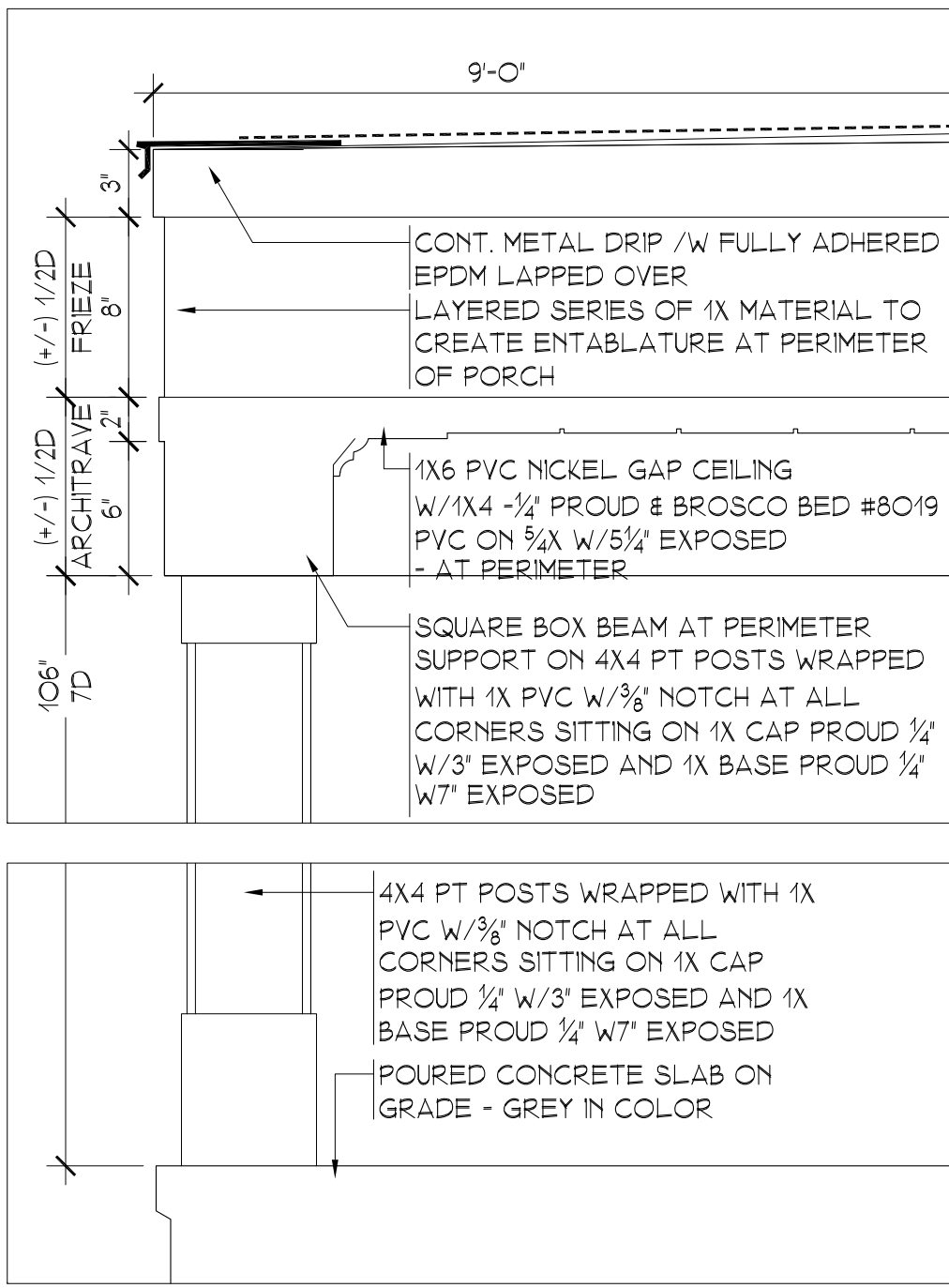
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NOTE: ALL EXTERIOR TO BE PAINTED PVC OR EQUAL
SEE PAGE G/13 FOR DETAIL

Basha, LLC.

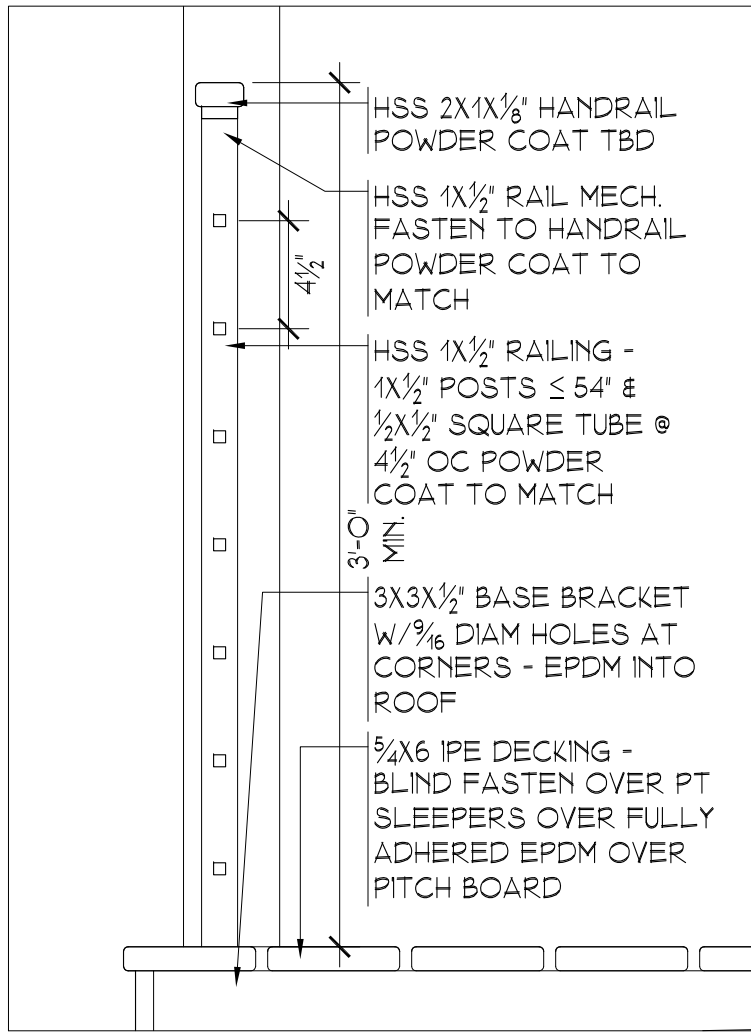
PROPOSED NEW RESIDENCE

34 Spruce Street
Portland Maine 04102

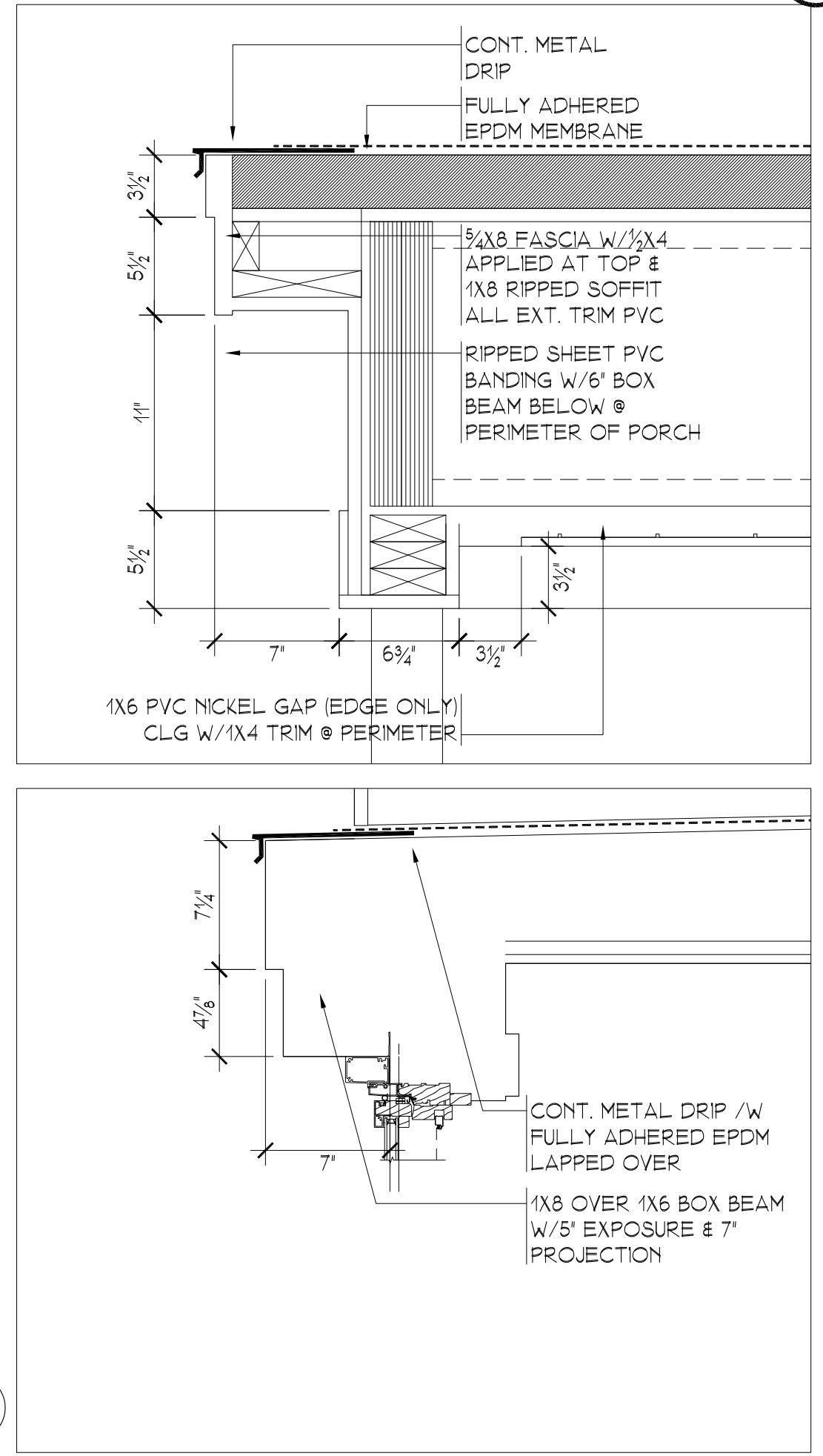
11 ENTRY PORCH / ROOF DETAILS
SCALE: 1 1/2" = 1'-0"



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



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



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 PROPOSED
 NEW RESIDENCE
 34 Spruce Street
 Portland Maine 04102



Basha, LLC.

PROPOSED

NEW RESIDENCE

34 Spruce Street



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.