

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, August 19, 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: Aug 19, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Public Hearing 08/19/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85064497885>

Or iPhone one-tap :

US: +19292056099,,85064497885# or +13017158592,,85064497885#

Or Telephone:

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

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

Webinar ID: 850 6449 7885

International numbers available: <https://us02web.zoom.us/j/85064497885>

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 AUGUST 5, 2020

- i. Certificate of Appropriateness for Exterior and Site Alterations; 130R Park Street; Lori Price, Applicant. The Board voted 6-1 (Naifeh opposed) to approve the application subject to conditions.

- ii. Certificate of Appropriateness for New Construction, including Site Improvements; 34 Spruce Street; Tim Beghardt, Applicant. The Board voted unanimously to approve the application subject to conditions.
- iii. Certificate of Appropriateness for Site Alterations; Eastern Promenade Historic Landscape District; Department of Parks and Recreation, Applicant. The Board voted unanimously to approve the application subject to conditions.
- iv. Certificate of Appropriateness for Site Alterations; 132 Chadwick Street; Mark McCain, Applicant. The Board voted unanimously to approve the application subject to conditions.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 PM

- i. Certificate of Appropriateness for Amendments to Previously-Approved Plans; 392 Spring Street; Dix and Nancy Druce, Applicant.
- ii. Certificate of Appropriateness for Site Alteration; 62 Neal Street Erik Bergman, Applicant.

5. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
292 SPRING STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: August 13, 2020
RE: August 19, 2020 **WORKSHOP – Preliminary Review of Proposed Exterior Alterations and Replacement Rear Addition**

Address: 292 Spring Street

Applicant: Nancy and Dix Druce

Project Architect: Kevin Moquin

Introduction

Architect Kevin Moquin, on behalf of applicants Nancy and Dix Druce, has requested a workshop to present plans for exterior alterations as well as a new rear addition and deck to replace an existing addition and deck at 292 Spring Street. Board members may recall that the applicants received approval for a similar project in 2018. (See ATTACHMENT 5 for excerpt from 2018 proposal.) The project at that time included the replacement rear addition as well as the construction of a connector between the house and a detached garage. That project, designed by another architect, was never pursued. The owners subsequently retained the services of architect Kevin Moquin, who is proposing an alternative design for the rear addition/deck. The proposed connector between the garage and house has been eliminated and replaced with a new entry and window modification on the east elevation of the house.

Given the location and configuration of the two-story rear addition and deck, this portion of the project will have fairly limited visibility. (See enclosed photo showing partial view from Orchard Street.) The primary focus of the Board's review will be on the proposed alterations to the existing residence's east elevation, which includes replacement of a window opening with a door, addition of an entry canopy and set of stairs and infill of another window opening.

Mr. Moquin has provided a written project description as well as existing and proposed elevations. No details or specifications have been provided at this time.

Subject Property, Existing Structure

The 2 ½ story brick Colonial Revival residence at 392 Spring Street was constructed in 1896. Oriented with its façade facing west across a wide side yard, the house is a cubical block with a hipped roof from which hipped-roof dormers project on each slope. The building is a stately, but restrained, presence on this block of Spring Street.

The existing two car garage, also of brick construction, was built in 1967. Although the position of the garage relative to the front elevation of the house is not ideal, the low, hipped-roof garage does not detract from the principal structure as it is simple in form, consistent in material palette and complementary to the design of house.

Currently, there is no secondary entrance on the east side of the house, facing the garage. The “back door” is located on the rear elevation under the second story sun room addition supported by posts. This entrance leads directly into the kitchen.

Board members may recall that in addition to reviewing an alternative proposal for a replacement rear addition and connector to the garage in 2018, the applicants sought and received approval for an ambitious program of site alterations and modifications to the principal entrance in 2015.

Proposed Scope of Work

Mr. Moquin has provided a project narrative that describes the proposed scope of work, including proposed material palette—see ATTACHMENT 1.

As you will note, the project calls for the use of RichLite for exterior cladding on the rear addition and also for the stair surrounds, in lieu of ballusters. As the Board has not reviewed this material for other projects, staff has asked the project architect to provide information about the product at the workshop.

Preliminary Staff Comments

The Board’s review authority over the replacement rear addition, deck and railing system is limited given the limited visibility of the new work and the fact that views of the addition (second story portion only) are from a considerable distance on Orchard Street. The Board should consider whether the addition is “readily visible” from a public way.

The proposed alterations to the east elevation, while set back a considerable distance from the street and partially obscured by current vegetation are clearly within the Board's purview. Staff supports the conversion of a window opening to a door, as it addresses an obvious functional issue and the change will not in and of itself unduly alter the historic character of the residence. As well, staff can support the infill of the additional window opening near the rear corner of this elevation, especially as the alteration has been planned to allow for reversibility. In staff's view, however, the treatment of the new entry's canopy and stair surround is oddly incongruous with the existing house. While the design vocabulary and material palette relate to the new additions proposed for the rear elevation, they do not relate to the existing house, which is the principal consideration in assessing readily visible alterations to existing historic structures. And in this case, where the new treatment is limited to a small portion of the east elevation, the boldly differentiated treatment seems all the more forced and incongruous. In staff's view, the subject structure is noteworthy for its architectural restraint, particularly on its front and east elevations and the new entry should be architecturally recessive as well.

Applicable Review Standards

The following Standards for Review of Alterations apply to this application:

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments

1. Project description
2. Photos of existing conditions
3. Existing Elevations
4. Drawings
5. Excerpt from 2018 proposal

Kevin Moquin Architect

**TO: Historic Preservation Board
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101**

RE: Certificate of Appropriateness Application for 392 Spring Street

July 17, 2020

Dear Members of the Historic Preservation Board,

On behalf of Nancy and Dix Druce I am pleased to submit this Certificate of Appropriateness Application along with supporting materials. This application is for construction of an addition to the single family home 392 Spring Street. This application supercedes a previous application from 2018 for a project that was then approved, but ultimately not completed. The previous submission included a connection between the home and garage which has been eliminated in the current design along with all scope relative to the existing garage.

The project scope includes the removal and replacement of a deck and two story addition on the rear of the house. The proposed addition is not visible from Spring Street, though may have limited visibility from nearby streets. The proposed exterior cladding is horizontal Cedar shiplap at it's base. A band of glazing will separate the base and upper portion. The upper portion is proposed to be clad in panels of Richlite with a mill (mate) finish. A narrow (3/8") shadow joint will provide articulation to the paneled surface. Trim will be painted to match the window cladding color. Skirting around the deck will be spaced horizontal boards matching the shiplap coursing. A 'box' profile roof gutter along the southern eave of the addition will match the addition trim color.

A new exterior door will be located in place of an existing window in the east side wall between the home and garage. The door will be ¾ lite with a raised panel at the bottom. The landing and stair associated with the new door are well back from the street front and gesture toward the passage from the garage to the home. The railing for the new landing will consist of a steel posts supporting a Teak (or similar decay resistant species) wood handrail and spaced panels of Richlite matching those in the proposed addition. A new roof canopy will be attached to the building to shelter the new entrance. The roof canopy will have a standing seam metal roof and a shiplap cedar soffit. The structure of the canopy will

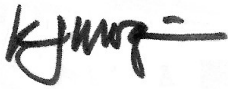
1 Union Street #203
Portland ME 04101
207-615-6421
info@km-a.me
km-a.me

be painted steel tubing with a square profile. These elements will have limited visibility from Spring Street. The space between the house and garage is partially screened by landscaping and an ornamental Crabapple tree.

To facilitate interior updates, a window will be abandoned on the east side wall. It is proposed that the existing masonry opening remain to serve as a record of the earlier fenestration pattern and accommodate the possibility of future reinstatement of a window in this location. The masonry opening that remains is proposed to be infilled with a Richlite panel of the same material as the upper portion of the new addition.

We look forward to working with you in the review of this project. Please feel free to contact me to discuss any questions or concerns you may have regarding the attached application materials.

Sincerely,



Kevin Moquin, AIA, LEED AP – Principal
Kevin Moquin Architect, LLC
Maine Licensed Architect

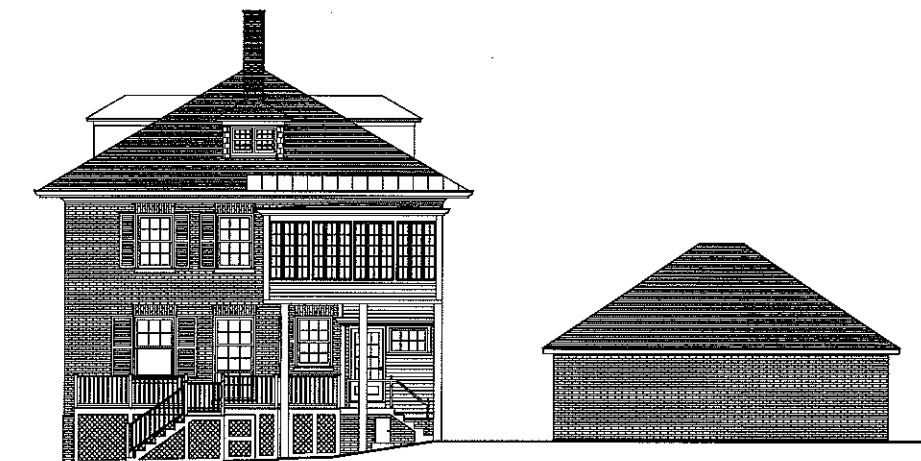
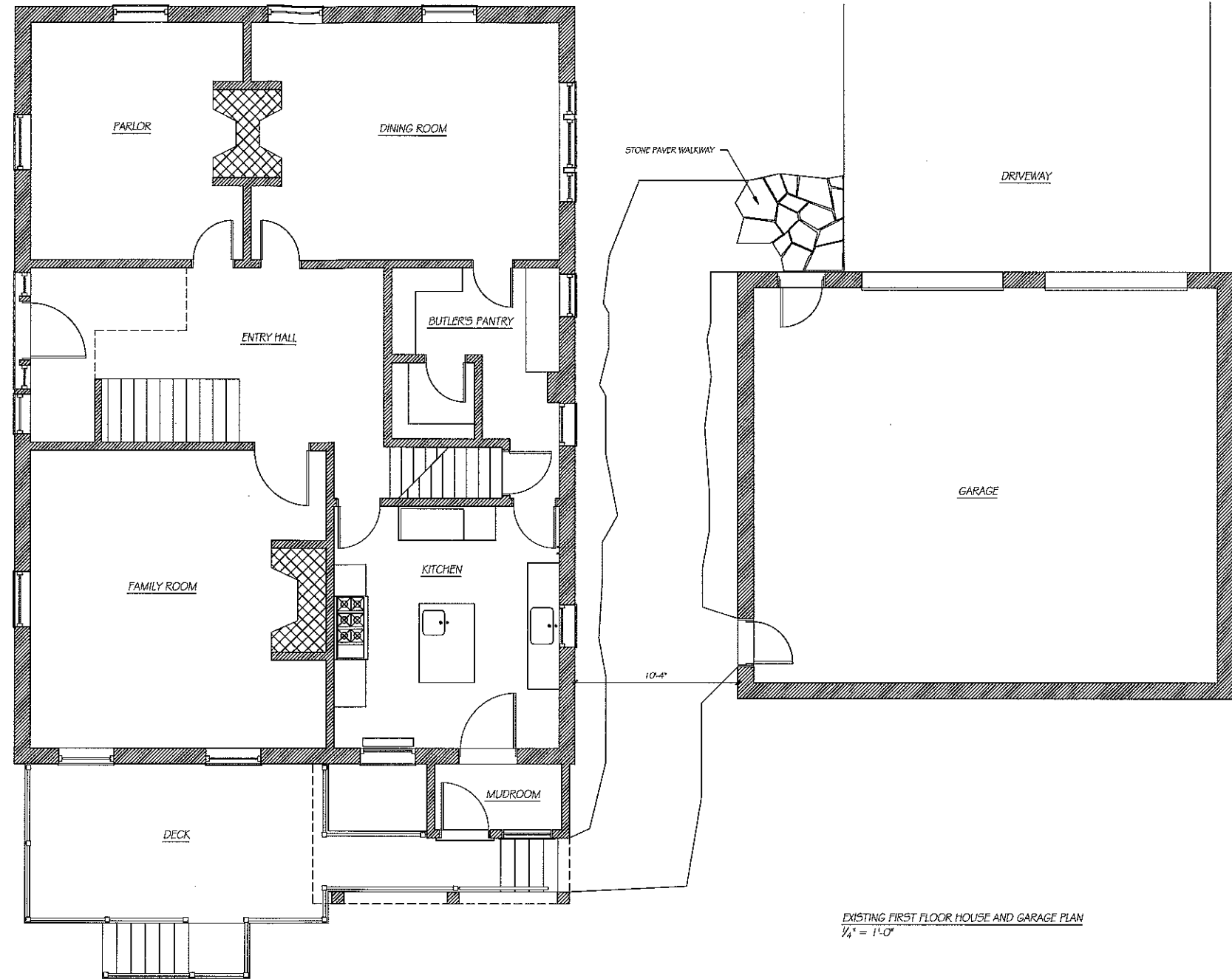
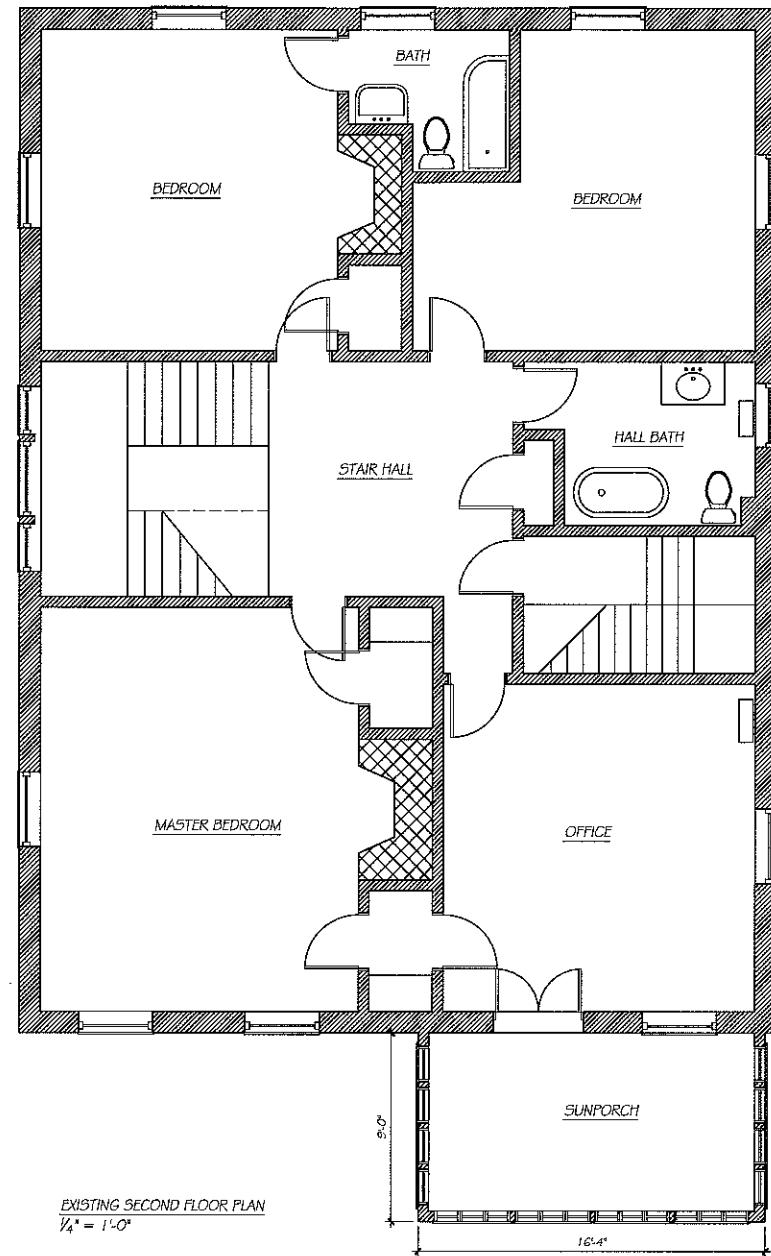








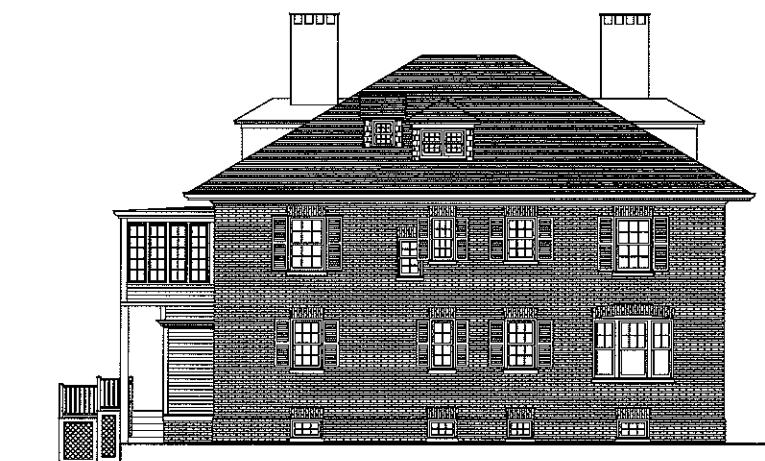




EXISTING REAR ELEVATION
 $\frac{1}{8}" = 1'-0"$



EXISTING FRONT ELEVATION
 $\frac{1}{8}" = 1'-0"$



EXISTING SIDE ELEVATION
 $\frac{1}{8}" = 1'-0"$

DRUCE RESIDENCE RENOVATION
 392 SPRING STREET
 PORTLAND MAINE 04102

SHERI WINTER DESIGN
 207-205-3006
 sheri_winter1@mail.com

EXISTING FLOOR PLANS
 AND ELEVATIONS

DATE: 07 - 20 - 2018

CBL 061 0002001



Existing North Elevation : 1/4 in = 1 ft



Proposed North Elevation : 1/4 in = 1 ft

DRAWING LIST	
LABEL	TITLE
A01	NORTH (FRONT) ELEVATION
A02	WEST ELEVATION
A03	EAST ELEVATION
A04	SOUTH (REAR) ELEVATION
A05	VEHICLES
A06	FLOOR PLANS

km
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**192 Spring
 Street
 Addition**

Portland, ME

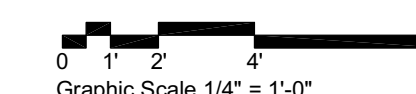
**For Historic
 Preservation
 Ordinance Review**

North (Front)
 Elevation

7/17/2020

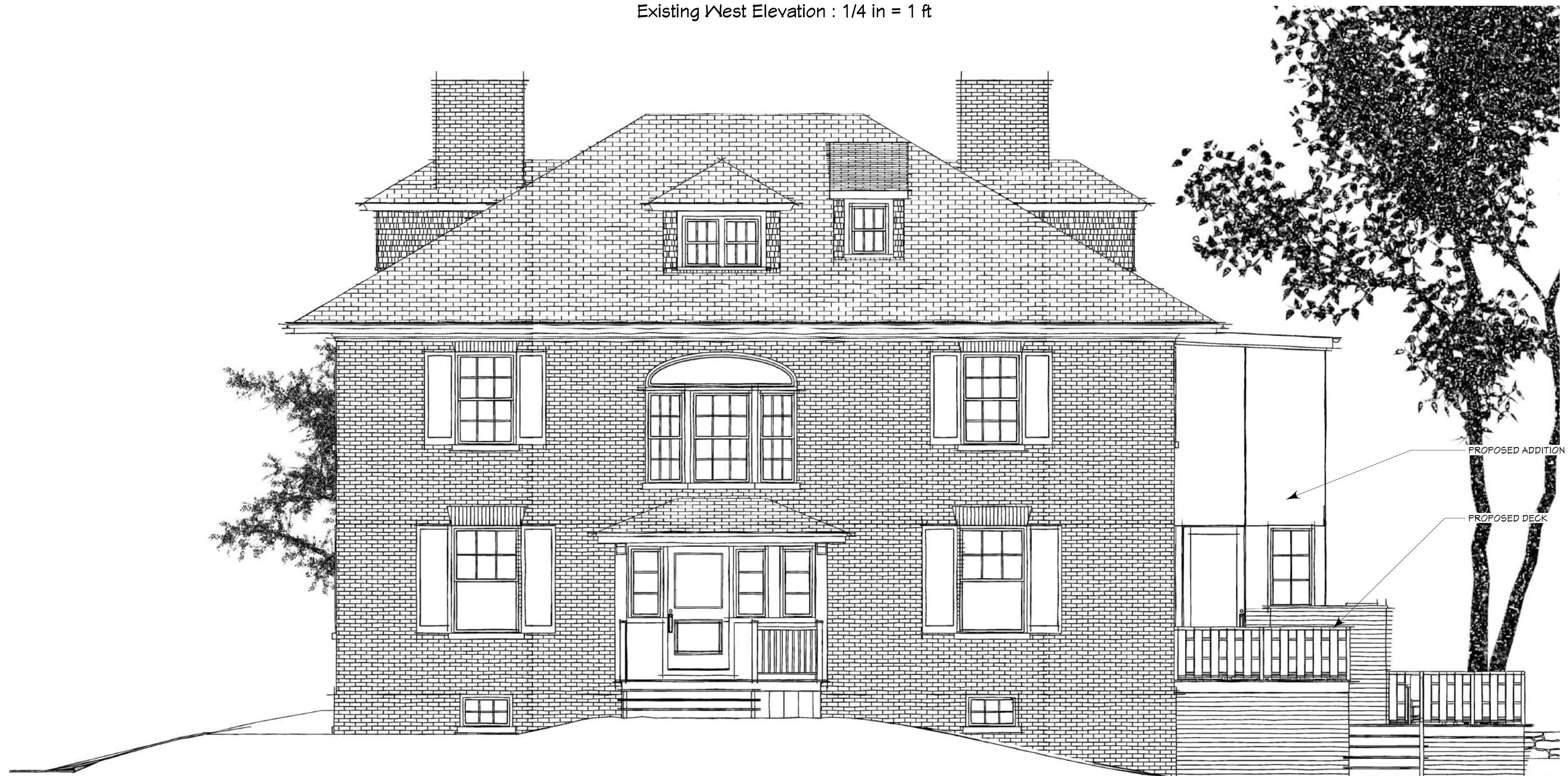
A01

© 2020 Kevin Moquin Architect, LLC

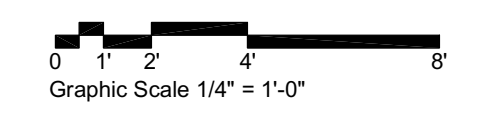




Existing West Elevation : 1/4 in = 1 ft



Proposed West Elevation : 1/4 in = 1 ft



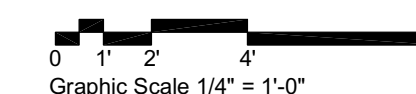
km
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**192 Spring
 Street
 Addition**
 Portland, ME

**For Historic
 Preservation
 Ordinance Review**

**West
 Elevation**

7/17/2020
A02
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**192 Spring
 Street
 Addition**

Portland, ME

**For Historic
 Preservation
 Ordinance Review**

East Elevation

7/17/2020
A03
 © 2020 Kevin Moquin Architect, LLC



Existing South Elevation : 1/4 in = 1 ft



Proposed South Elevation : 1/4 in = 1 ft

0 1' 2' 4' 8'
Graphic Scale 1/4" = 1'-0"

km

Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
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(207) 615-6421

192 Spring
Street
Addition

Portland, ME

For Historic
Preservation
Ordinance Review

South (Rear)
Elevation

7/17/2020

A04

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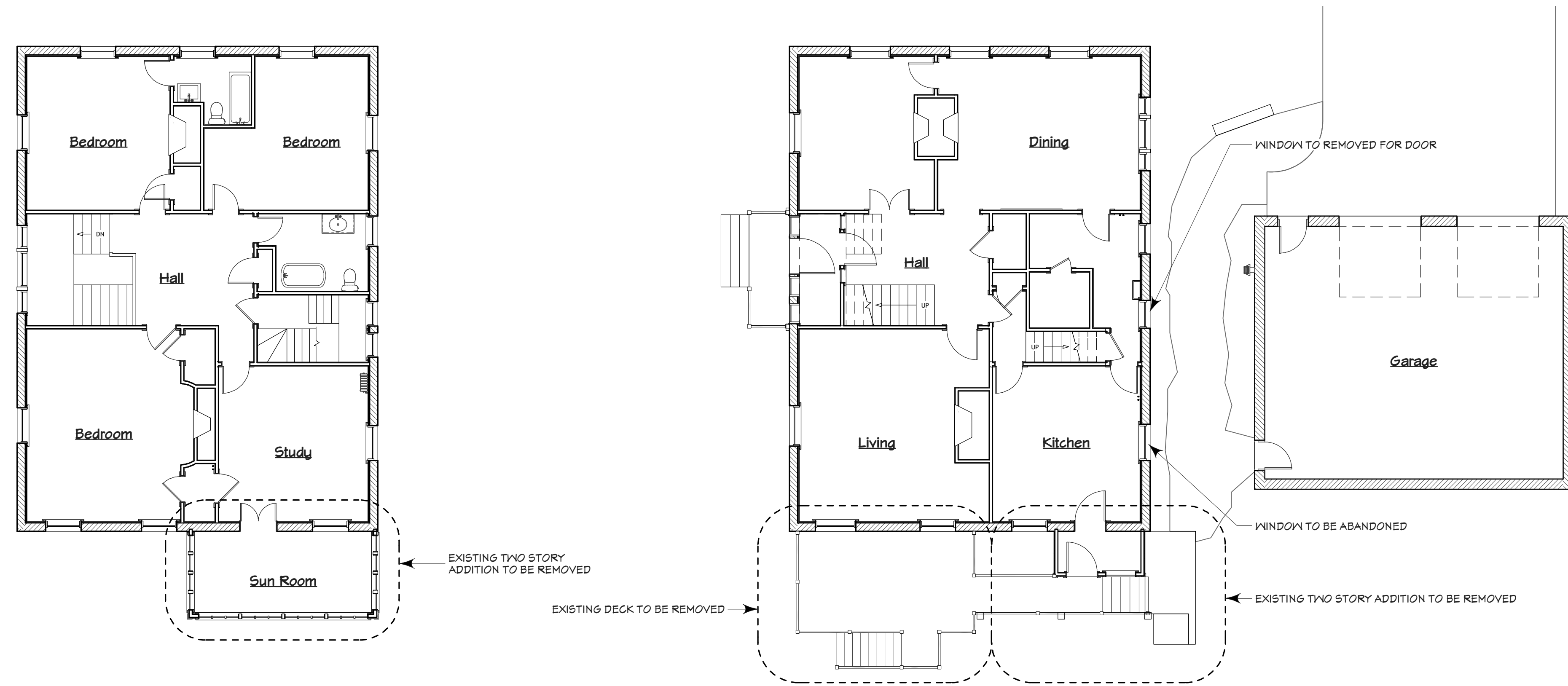
View from Sidewalk in to side yard between House & garage



Rear View from South-West

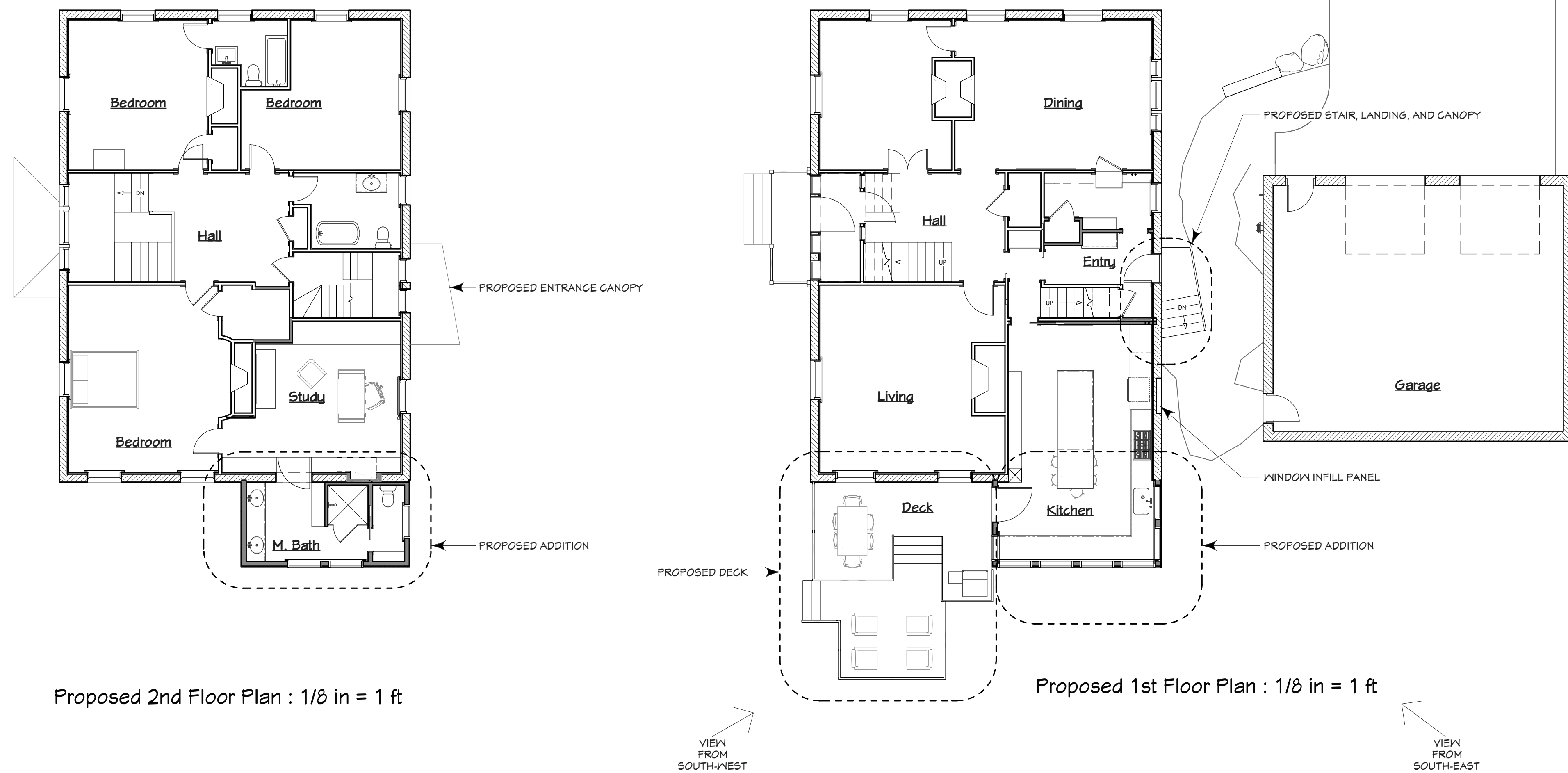


Rear View From South-East



Existing 2nd Floor Plan : 1/8 in = 1 ft

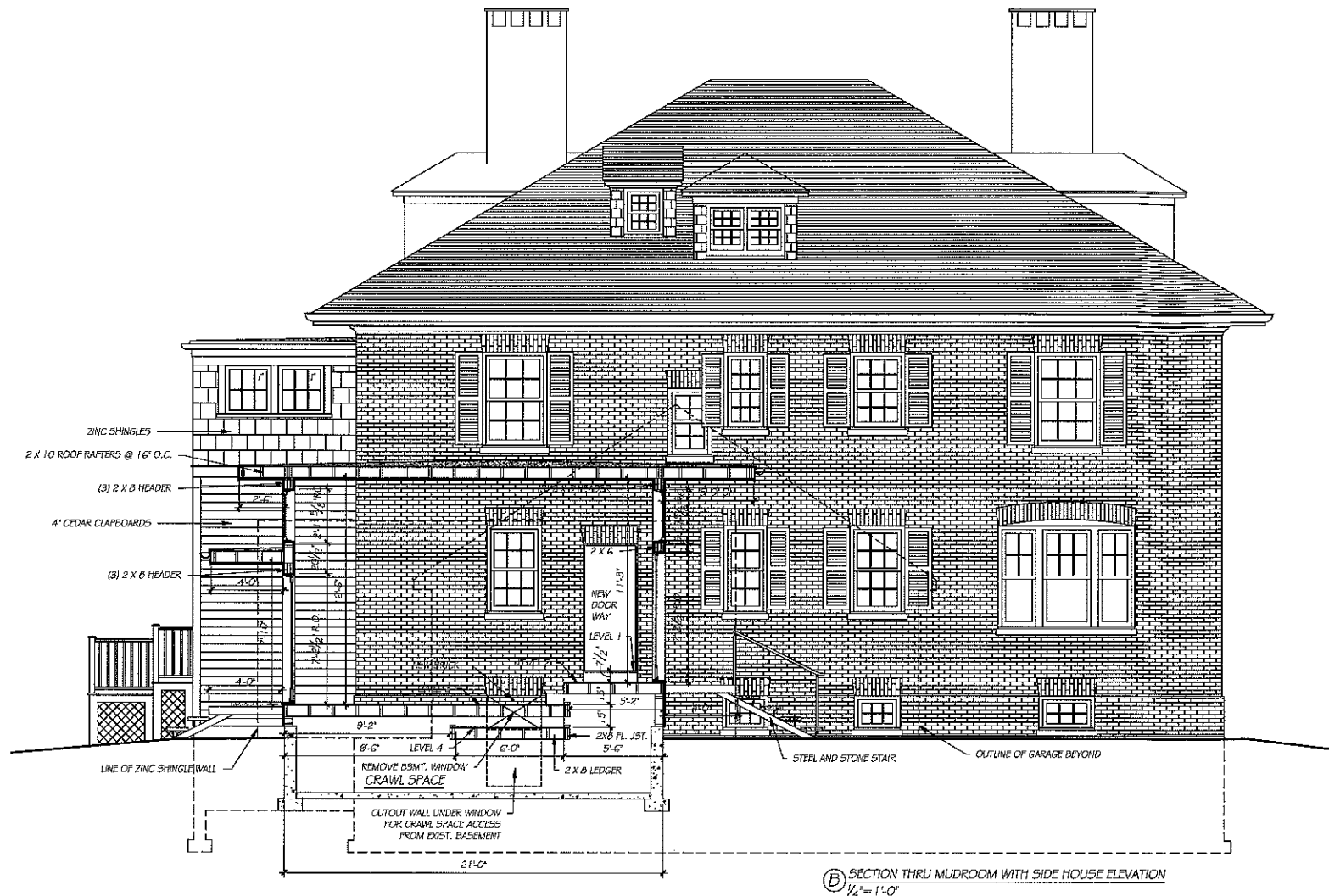
Existing 1st Floor Plan : 1/8 in = 1 ft



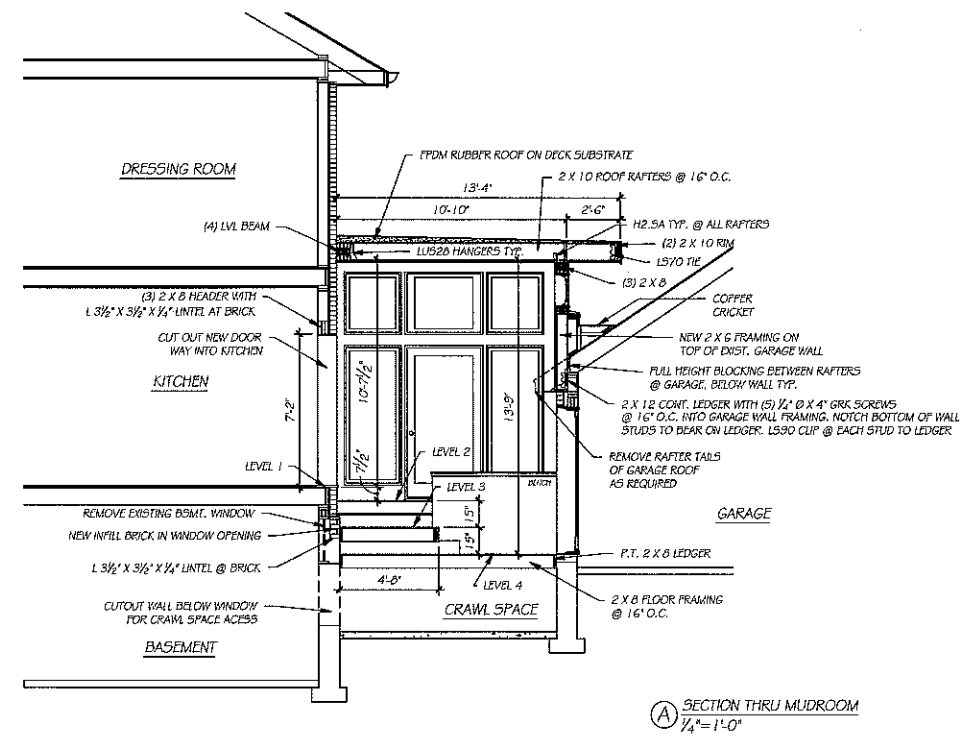
Proposed 2nd Floor Plan : 1/8 in = 1 ft

Proposed 1st Floor Plan : 1/8 in = 1 ft

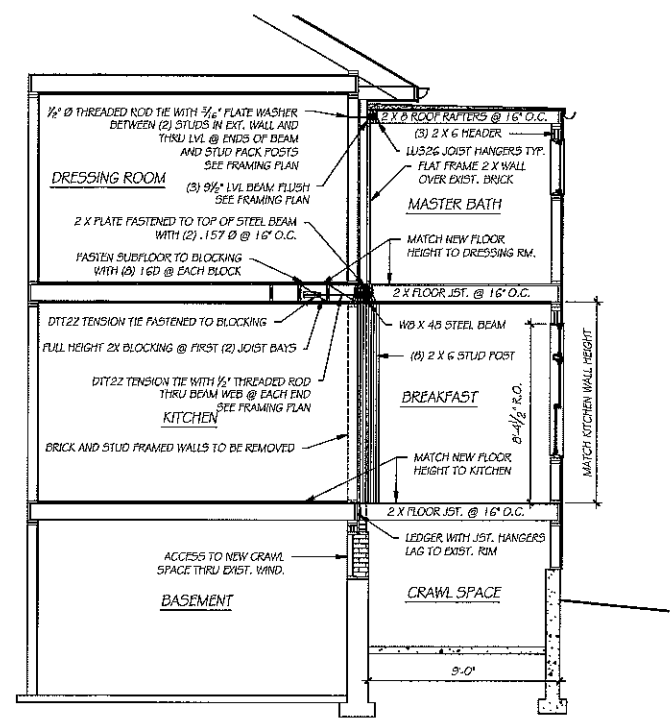
0 1' 2' 4' 8'
Graphic Scale 1/8" = 1'-0"



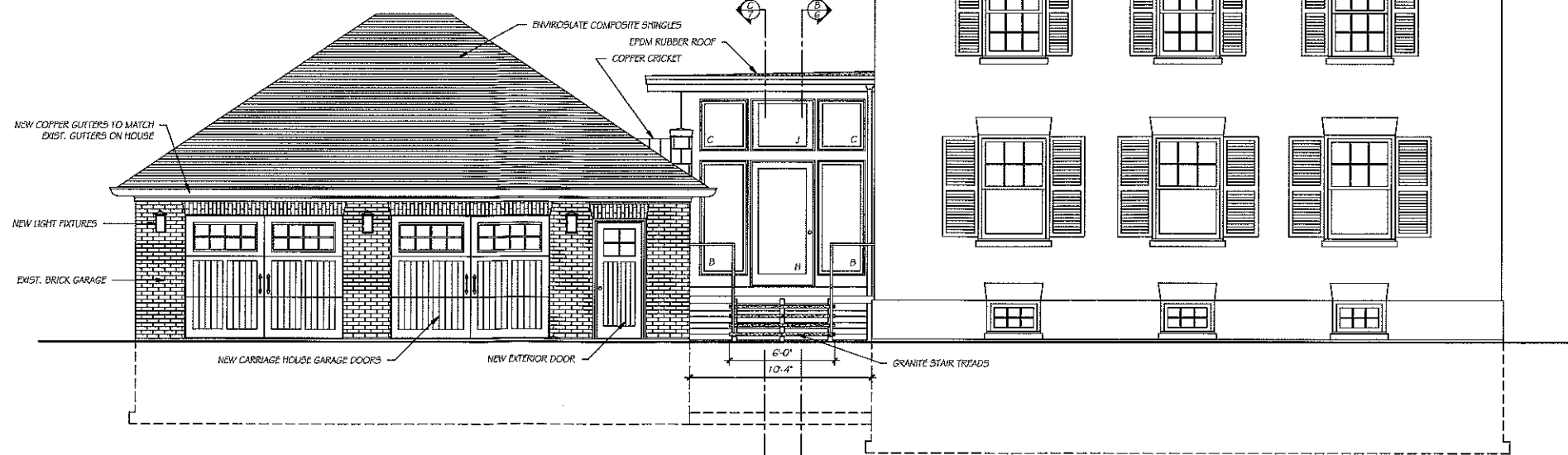
SECTION THRU MUDROOM WITH SIDE HOUSE ELEVATION
1/4" = 1'-0"



SECTION THRU MUDROOM
1/4" = 1'-0"



MASTER BATH AND BREAKFAST ROOM SECTION
1/4" = 1'-0"



SPRING STREET ELEVATION
1/4" = 1'-0"

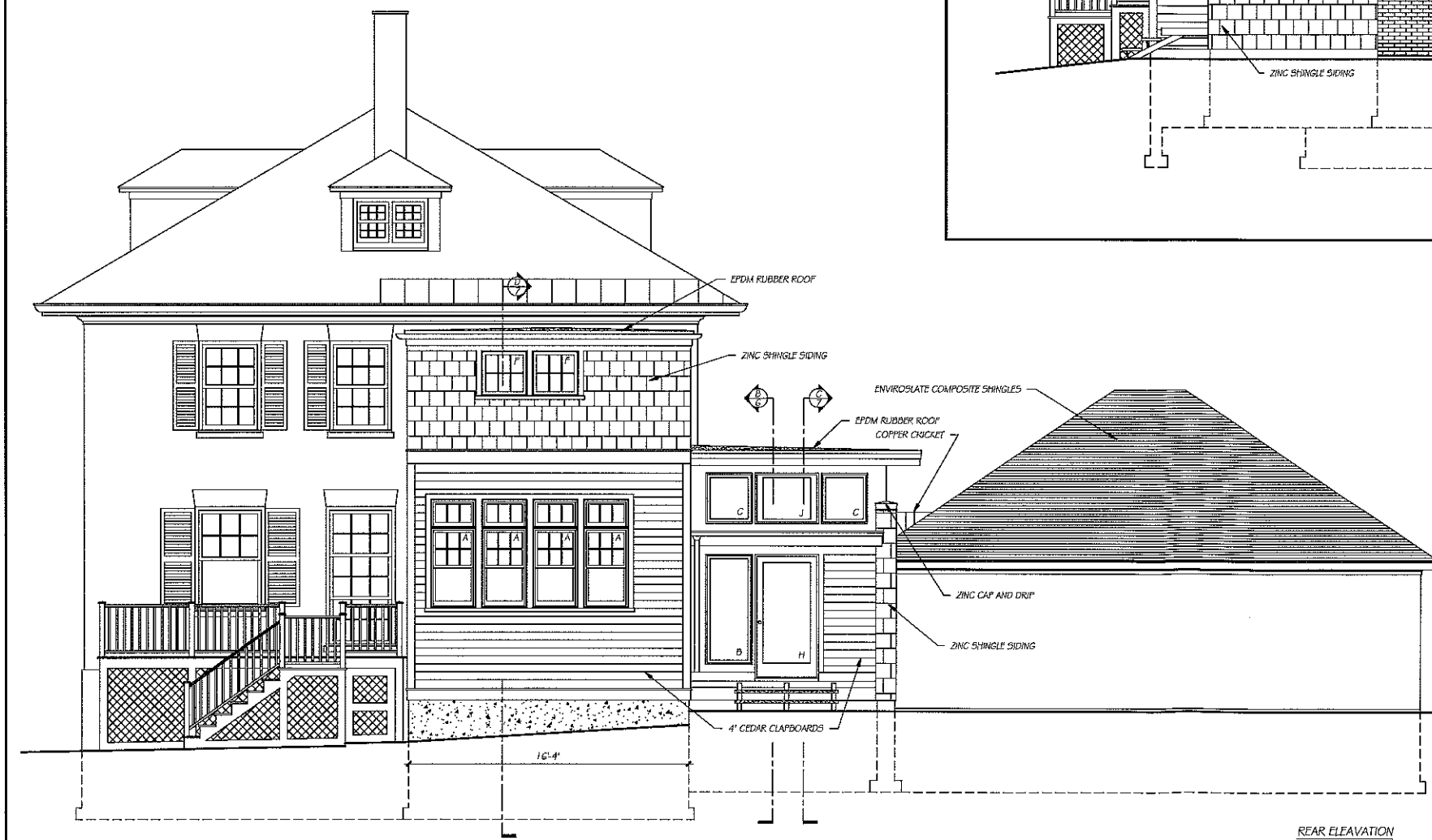
SPRING STREET ELEVATION
SECTION TOWARDS HOUSE SIDE ELEVATION
SECTION THRU MUDROOM

DRUCE RESIDENCE RENOVATION
392 SPRING STREET
PORTLAND MAINE 04102

SHERI WINTER DESIGN
207-205-3006
sheri.winter1@gmail.com

CBL 06 / D002001

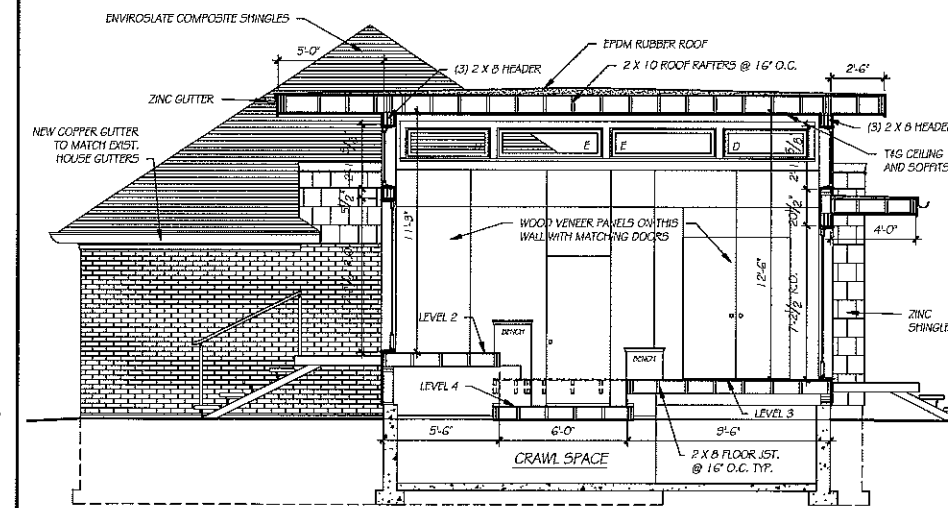
DATE: 07-20-2018



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



GARAGE SIDE ELEVATION
1/4" = 1'-0"



SECTION THRU MUDROOM
1/4" = 1'-0"

REAR AND GARAGE SIDE ELEVATIONS
SECTION THRU MUDROOM TOWARDS GARAGE
MASTER BATH AND BREAKFAST ROOM SECTION

DRUCE RESIDENCE RENOVATION
392 SPRING STREET
PORTLAND MAINE 04102

SHERI WINTER DESIGN
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DATE: 07 - 20 - 2018
CBL 061 0002001

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
62 NEAL STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: August 13, 2020
RE: August 19, 2020 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Site Alterations

Address: 62 Neal Street

Applicant: Erik Bergman

Contractor: Gnome Landscaping
represented by Chris Matava

Introduction

Erik Berman, owner of 62 Neal Street, has requested Board review and approval of his proposal for front yard site alterations, in particular the installation of a 15" tall x 10" wide granite retaining wall at the sidewalk edge. As proposed, the granite retaining wall will directly abut the cheek wall of his front entry stair and will return back to the front elevation of the building.

Mr. Bergman's program of site improvements also includes replacement of the existing asphalt driveway with a brick driveway (with no change in width), as well as improvements to the back yard, not visible from the street. The driveway replacement is not in question and is not intended to be the focus of the Board's review. The proposed retaining wall is the question that has prompted this application being forwarded to the Board for review as existing conditions at the property present questions as to what would be an appropriate solution.

Subject Property, Background

The residence at 62 Neal Street is the southern half of an Italianate double house built in 1878. According to the Historic Resources Inventory, the building is one of the earliest

residences on this block of Neal Street. The stately three-story brick duplex closely resembles similar double houses built on Deering Street during the same period. From the 1924 tax photo, it is not possible to discern the front yard site treatment or the exact appearance of the entry steps. A 1990 photo taken for the Historic Resources Inventory reveals that while the two sides of the house remained virtually identical, the front entries by that point did not match. At 62 Neal, the stairs were brick with a concrete cheek wall. At 64, the stairs and flanking cheek walls were concrete and cement. (See ATTACHMENT 2.)

As of 1990, when the West End Historic District was designated, there was no retaining wall or sidewalk edge treatment on either side of the double house. At 62 Neal, a mature yew hedge defined the sidewalk edge. After Mr. Bergman bought the house in the mid-1990's, he removed the hedge, raised the grade of the front yard and installed the current timber retaining wall. Staff contacted Mr. Bergman at the time, and several other times over the years, about the violation and was told it would be corrected as part of future improvements.

Surrounding Context

On this block of Neal Street all of the front yards, but for the applicant's, are level with the grade of the sidewalk, and none of the front yards are surrounded by a retaining wall of any substance. (Low soldier course bricks define the edge at one property.)

Proposed Site Improvement

Chris Matava of Gnome Landscapes has provided a through written project description, as well as a site plan, images of proposed materials and photos of similar installations in the West End—see ATTACHMENT 1.

Staff Comments

There is no question that the applicant's proposal represents a significant upgrade, in terms of quality of materials, to existing conditions and that the proposed installation would not be incongruous with the types of retaining walls that are found throughout the West End Historic District. At first consideration, the proposal appears entirely appropriate. Upon further consideration, however, the proposal raises a number of questions that would benefit from further discussion. As noted above, not only does the other half of this duplex feature no retaining wall and a front yard that is at grade with the abutting sidewalk grade, that is also the case for all of the other properties on this block. In this way, this shared characteristic is considered part of the prevailing development. A

question for consideration is whether the proposed installation, which presents a break in the pattern, would be allowable within the ordinance standards. And while the disparity already exists in an inferior installation, this installation was completed without the required review and approval and therefore has little standing.

Since the ordinance went into effect, numerous property owners have requested a retaining solution of some type to address a variety of issues. Most of these requests have been approved in some fashion. In each case, the character of the subject property and the character of surrounding properties has informed the approved solution. In most instances where there has been no retaining wall historically, the installation of a low 8" high granite curb has been found to be acceptable within the ordinance standards, as the alteration had minimal visual impact.

In reviewing Mr. Bergman's proposal, staff suggested an 8" curb based on the considerations discussed above. Rather than install what was suggested by staff, Mr. Bergman has elected to take the question to the Board for review. It should be noted that Mr. Bergman has also considered installing a fence atop the proposed retaining wall in the future. While not part of the present application, the potential of this additional feature might be addressed, at least on a preliminary basis, as it might inform the Board's decision on the retaining wall. At a minimum, discussion of a potential added fence would provide early feedback to Mr. Bergman.

Applicable Review Standards

The following Standards for Review of Alterations apply to this application:

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

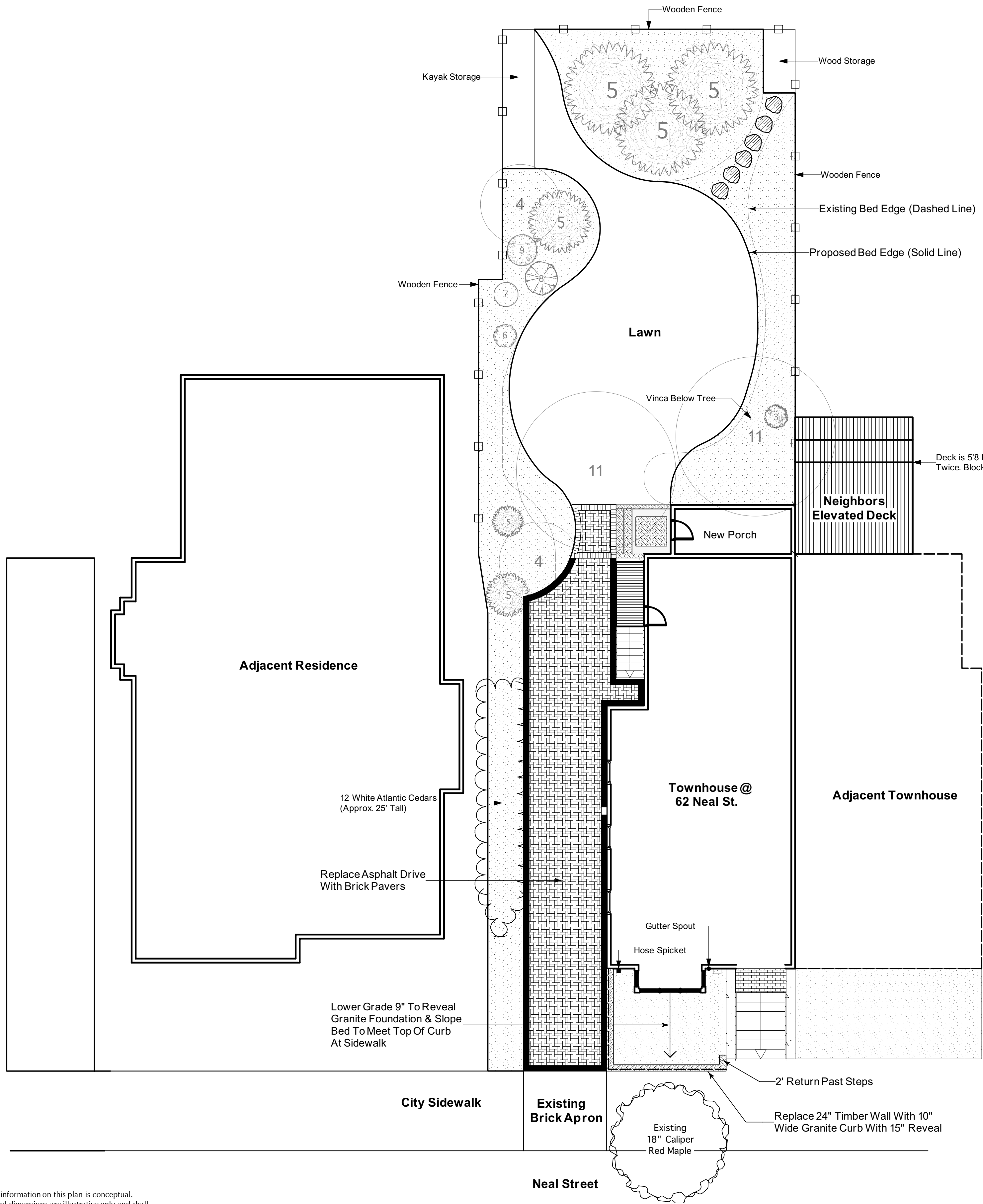
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the August 19, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed site improvements at 62 Neal Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments

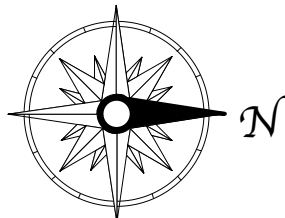
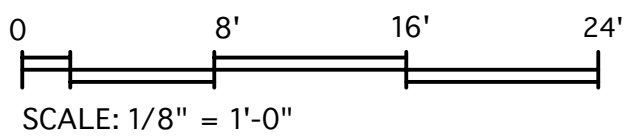
1. Project description
2. 1990 Photo from Historic Resources Inventory
3. Photos of existing conditions, neighborhood precedents
4. Site plan and drawings
5. Proposed hardship materials



NOTE:
Please note all information on this plan is conceptual.
All locations and dimensions are illustrative only and shall be verified in the field. All construction and planting shall be on the owner's property only unless the owner has, in writing, permission from the owner of the other property. The owners shall locate property boundaries and site constraints (electrical service, leach beds, septic tanks, for example) with installation crews. Underground and unknown conditions are not included on this plan except as might be shown as a general illustration.

This is a Design/Build plan and may be intended to be phased. Some portions of this plan may not be included in a particular construction phase. Not all specifications for construction are on the plan. When in doubt, owners should refer to their contracts to review what is included in a specific construction phase.

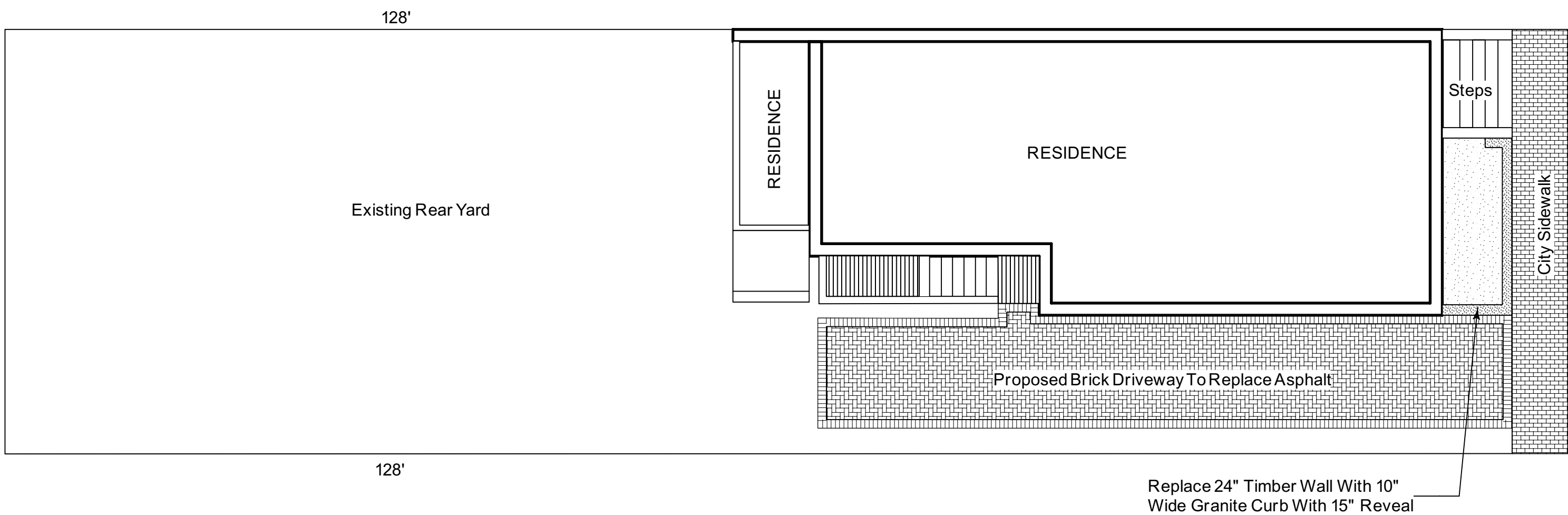
If this plan is installed by anyone or any company other than Gnome Landscapes, Design & Masonry, the accuracy of all the components of the plan and the structural integrity of any portion of the construction based on the plan becomes solely the responsibility of the property owner.



Att. 1

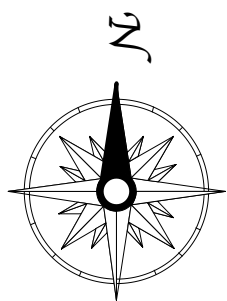
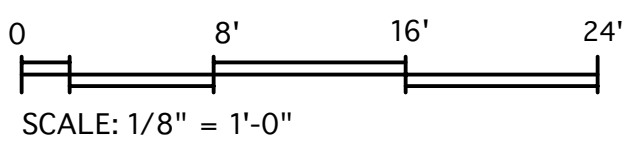


Existing Conditions Of Wall And Driveway



SITE PLAN BASED ON PORTLAND TAX MAP

62 NEAL ST. PORTLAND, ME



Date: 2/6/20
Designer: CGM
Revisions: 4/30/20



Landscapes, Design,
Masonry & Maintenance

305 US Route 1
PO Box 66803
Falmouth, Maine 04105
tel: 207-781-2955
fax: 207-781-5705
Web: GnomeLandscapes.com

© 2020 Gnome LDM

Landscape Plan
The Bergman Residence
62 Neal Street, Portland, Maine 04102



62 Neal Street, Portland, Maine
Existing Conditions & Wall/Curb Comps In West End

62 Neal Street Existing Conditions



Existing view of driveway and bordering wooden timber retaining wall.



Existing view of corner of wooden timber retaining wall and concrete side wall of front steps. Timber retaining wall is leaning towards sidewalk.



Existing condition of wooden timber retaining wall. Current wall slopes back into grade where it meets foundation of house. Wall is leaning towards driveway.



Existing view of front plant bed & wooden timber retaining wall against sidewalk.

West End Neighborhood Comps



Residence at 144 Pine Street with a 10" W x 12" High granite curb wall. Retaining wall is needed to support soil for plant bed and prevent soil runoff onto sidewalk.



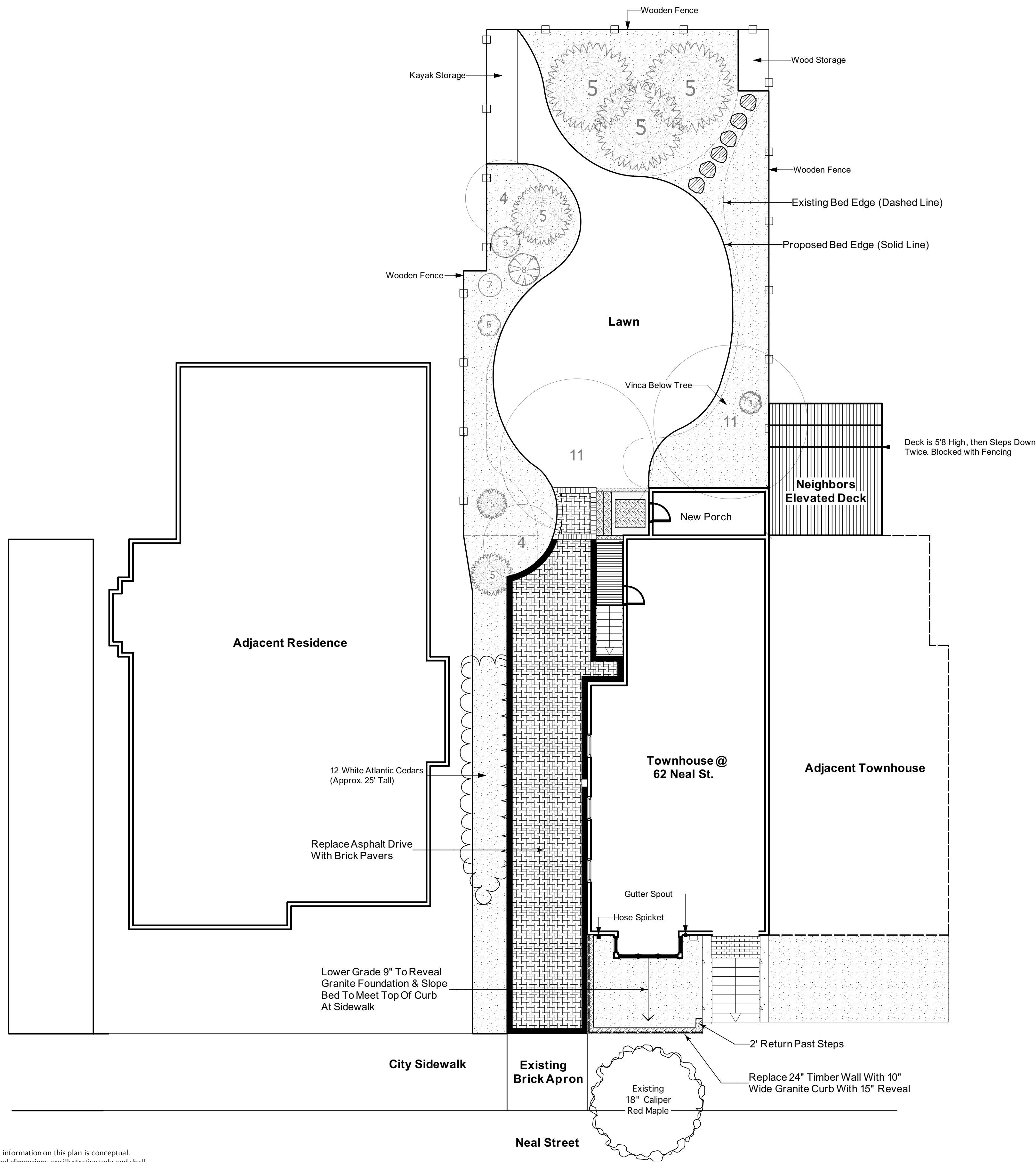
Residence at 1 Carroll St. with a 6" W x 7" High granite curb retaining plant bed.



Residence at 19-21 Thomas Street with 6" W x 10" High curbing to retain planting bed.



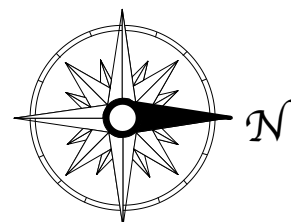
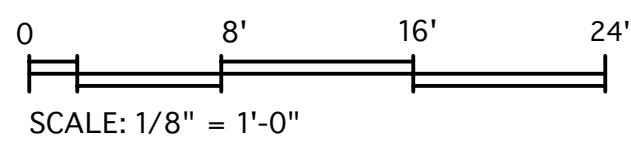
Residence at 56 Thomas Street with 12" W x 12" Ht. granite curbing as a wall.



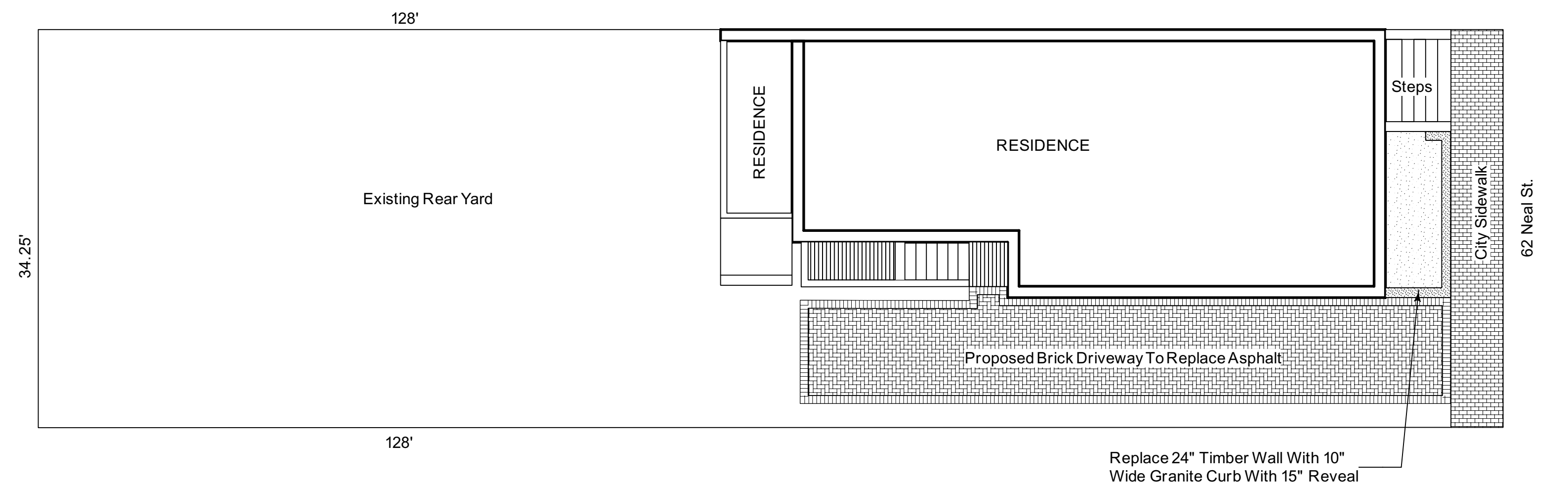
NOTE:
Please note all information on this plan is conceptual.
All locations and dimensions are illustrative only and shall be verified in the field. All construction and planting shall be on the owner's property only unless the owner has, in writing, permission from the owner of the other property. The owners shall locate property boundaries and site constraints (electrical service, leach beds, septic tanks, for example) with installation crews. Underground and unknown conditions are not included on this plan except as might be shown as a general illustration.

This is a Design/Build plan and may be intended to be phased. Some portions of this plan may not be included in a particular construction phase. Not all specifications for construction are on the plan. When in doubt, owners should refer to their contracts to review what is included in a specific construction phase.

If this plan is installed by anyone or any company other than Gnome Landscapes, Design & Masonry, the accuracy of all the components of the plan and the structural integrity of any portion of the construction based on the plan becomes solely the responsibility of the property owner.

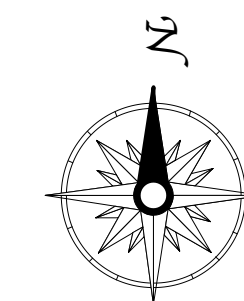
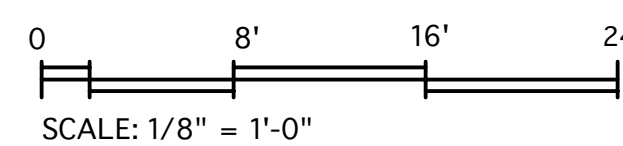


Existing Conditions Of Wall And Driveway



SITE PLAN BASED ON PORTLAND TAX MAP

62 NEAL ST. PORTLAND, ME



Date: 2/6/20
Designer: CGM
Revisions: 4/30/20



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Landscape Plan
The Bergman Residence
62 Neal Street, Portland, Maine 04102

62 Neal Street, Portland, Maine
Proposed Hardscape Materials



10" Wide Granite Curbing To Replace Timber Wall



Pinehall Brick Pavers To Replace Asphalt Driveway