

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD



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

### AGENDA

#### HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, October 7, 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: Oct 7, 2020 05:00 PM Eastern Time (US and Canada)**

**Topic: Historic Preservation Board Meeting 10/7/2020**

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/81798782865>**

**Or iPhone one-tap :**

**US: +13017158592,,81798782865# or +13126266799,,81798782865#**

**Or Telephone:**

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

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

**Webinar ID: 817 9878 2865**

**International numbers available: <https://us02web.zoom.us/j/81798782865>**

**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](mailto:hp@portlandmaine.gov)**

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 7, 2020**

- i. Proposal for Site Interpretation Program to Satisfy Condition of Previous Approval; 58 Fore Street (Portland Company Historic District); Portland Foreside Development Company, Applicant. The Board voted 5-0 (Naifeh absent) to approve the application subject to conditions.
- ii. Certificate of Appropriateness for Site Improvements; 75 State Street; Avesta and Seventy-Five State Street, Applicant. The Board voted 5-0 (Naifeh absent) to approve the application subject to conditions.

**3. COMMUNICATION AND REPORTS**

**4. PUBLIC HEARING - 5:00 PM**

- i. Certificate of Approval for Exterior Alterations (Wharf St. Elevation); 446 Fore Street/53 Wharf Street; Orange Crush LLC., Applicant.
- ii. Certificate of Appropriateness for Exterior Alterations and Replacement Rear Addition; 392 Spring Street; Dix and Nancy Druce, Applicant.
- iii. Certificate of Appropriateness for Ground Floor Alterations (Center Street Elevation); 482 Congress Street; Center Congress, LLC., Applicant.

**5. WORKSHOP**

- i. Preliminary Review of Proposed Dormer Additions; 98 Gray Street; Matt Wogan, Applicant.

**6. CONSENT AGENDA**



HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

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PUBLIC HEARING  
446 FORE STREET – 53 WHARF STREET

**TO:** Chair Pollard and Members of the Historic Preservation Board  
**FROM:** Rob Wiener, Preservation Compliance Coordinator  
**DATE:** October 2, 2020  
**RE:** October 7, 2020 **Public Hearing** – Exterior Alterations, Wharf Street Level

**Address:** 446 Fore Street (53 Wharf Street)  
**Applicant:** Orange Crush, LLC  
**Project Architect:** Jake Keeler, Jake Keeler Design Build

### Introduction

On October 7, 2020, architect Jake Keeler will return to the Historic Preservation Board for a public hearing on proposed façade renovations to the Wharf Street façade and the adjacent Union Street face of 446 Fore Street (a.k.a. 53 Wharf Street.) This follows a workshop session with the Board on September 2, 2020, when Mr. Keeler presented the concepts for activating the Wharf Street facing lower level, on behalf of the owner Orange Crush, LLC. The final proposal incorporates plan revisions in several areas in response to the Board’s feedback.

In 2019 the Board approved a comprehensive exterior renovation program for the upper floors of the building, which did not include the commercial space on the ground floor facing Fore Street or the basement level facing Wharf Street. Since that review took place the building was sold, and the new owner is continuing the renovations based on the 2019 plans, with Jake Keeler Design Build managing the project.

In order to separate the commercial spaces on the first floor and the basement level (formerly united as a bar and nightclub,) Mr. Keeler proposes changing the center door facing Wharf Street to a window, and preserving the memory of the former freight opening above with another window and wood paneling between the two. The other existing entrance is proposed to be widened, and will serve only the basement level. Several lower level window openings facing Union Street are to be re-opened with windows in the style of the soon-to-installed upper floor windows.

Mr. Keeler has provided a summary description of the revisions in the final proposal, and a package of drawings and photos showing the proposed alterations and the existing

conditions. Staff is adding the elevation drawing from the September workshop, for reference.

## **Subject Property**

The Rufus Dunham Block was built for commercial use, and until recently housed a bar / nightclub on the first floor and Wharf Street level, and offices on the second floor. Upper floors were residential. The Second Empire property was built in 1876, and sits prominently at the corners of Fore, Union, and Wharf Streets, at an entry point to the Portland Waterfront Historic District. The low building immediately east of the subject property leaves much of the eastern face visible, in addition to the other three sides.

Board members will recall that historic photos of the Wharf Street façade have proven hard to find, but it is evident that a number of changes have occurred over the years:

- On the first floor level, the center window was replaced long ago by a slightly lower warehouse freight door, currently paneled in painted wood, with the original arched opening still visible in the masonry above.
- Below the center freight opening a modern flush door currently provides access to the basement level.
- On the right (east) side of the basement level a door opening in the brick appears to have been widened with splayed sides, leading to stairs coming down from the first floor.
- On the left (west) side a window has been infilled with CMU, and perhaps moved slightly; the infill is not aligned with the stone header.
- Facing Union Street, all of the basement window openings are closed: the lowest two by wood panels, and the third from the rear with brick, and the upper ones (first floor level) with wood infill.
- The usual clutter of wiring, gutter down pipes, and obsolete hardware has accumulated on the facades over the years; the intention is to clean up obsolete attachments and hide what can be hidden.
- Note that in the 1924 tax photo, the two Union Street windows closest to Wharf Street appear to be shuttered. The ones closer to Fore Street are larger, as if they handled freight.

## **September 2, 2020 Workshop, and Board Comments**

Board members expressed appreciation for the ongoing investments in the entire building, and welcomed the prospect of an activated façade at the corner of Wharf Street. Staff has included the workshop's Wharf Street elevation drawing, to refer to in recalling the Board's feedback on September 2:

- In response to Board questions, Mr. Keeler said all five new windows (three facing Union Street, and the two lower ones facing Wharf) would have granite sills.
- Several Board members urged that the lower level metal windows should have a level of quality and detail appropriate for the building upgrades.

- Board members agreed that the lower left window facing Wharf Street (currently filled with masonry) should be narrow enough to be realigned with the granite lintel that remains there.
- The Board found that the warehouse freight opening in the center of the building, though not an original feature is a significant characteristic conveying the building's history. This includes the diagonal board panel that imitates what may have been the appearance of the freight opening doors.
- Several members asked the architect to explore the suggestion that the two large center windows be divided vertically in two, to bring the proportions more in line with other openings.
- Another feature to be retained that conveys the evolution of the property is the original brick arch signaling the location of the original first floor window, aligned with the fenestration on floors 1-4.
- Several board members agreed that the proposed entry door reconfiguration at the lower right of the Wharf Street face warranted further study. As proposed on September 2, the single door and single sidelight were misaligned with the windows above.
- It was suggested that the above-mentioned door might appear more fittingly significant if it were a double door. Mr. Keeler agreed to explore the possibility, while noting that a double door in the original opening might not meet code because of the narrowness of the individual leafs.

### **Revised Proposal - Alterations to Lower Level (Wharf and Union Street Faces)**

Please see Mr. Keeler's description of the project for an explanation of the revised proposal. (See Attachment 1.) Notably:

- A wider double door system of wood with full glass is now aligned under the windows above.
- Two large, single light windows signaling their contemporary origin occupy the center of the façade, with the panel between them recalling the diagonal boarding of the freight opening, and the original brick still visible above.
- After surveying Wharf Street buildings again, Mr. Keeler still prefers to see the two large center windows as single light units. (See Sheet A2.3) As an alternative he has provided Sheet A2.4, showing each opening as two narrower units.
- The Wharf Street window to left is narrower, and aligned below the existing stone header.

### **Staff Comments**

In the Workshop report staff noted that the scope of this review is only the proposed basement level alterations outlined in Mr. Keeler's letter. The reactivation of the basement level facing Wharf Street promises a big improvement for the building and for Wharf Street – a very positive follow-up to the recently approved rehab of other floors. As with other properties on Wharf Street, this is a challenging design project because of a long history of

successive interventions, and scant documentation. Some of review issues to be considered include:

- Compatibility with the existing property
- Compatibility with the context
- Preservation of any character-defining features or evidence of historic evolution that has acquired significance
- Avoidance of historicism, or creating a false sense of history

Mr. Keeler's design responses to the Board's workshop comments have resulted in a more orderly, welcoming façade suited for modern utility without obscuring past history. Staff supports the primary revisions, and has some minor questions and comments concerning details:

- The size and almost square proportions of the two center windows lead staff to prefer the alternative with a center division and more vertically oriented proportions that are more similar to the patterns in the building. Narrower windows there will still be construed as modern interventions, and as Board members will have noticed, a variety of approaches have been used on other Wharf Street facades – some more successful than others.
- On paper one notices the strong vertical line going all the way up through the center of the tall opening; continued as it is by the diagonal board panel, it may slightly overemphasize the vertical division but the Board can decide if it is the better alternative or if another solution can be found.
- Final window specifications can be reviewed by staff. The windows should:
  - Appear to have clear glass, even if low-e glazing with an acceptable Visual Light Transmission rating is used.
  - Have exterior frames compatible with the windows being installed upstairs.
- Proposed lighting fixtures follow a pattern used on other Wharf Street renovations, which seems acceptable but introduces no variation or distinctiveness – perhaps appropriately so.
- Staff questions the number of lights proposed. Two over the door and sign board have a clear utility. Further lighting of Wharf Street and Union Street with the other four fixtures seems possibly excessive and possibly a matter the City should address. Other owners and tenants on Wharf Street have expressed concerns for pedestrian and patron safety, and the need to illuminate outdoor seating. Staff suggests perhaps outdoor dining can be illuminated by other means than wall-mounted fixtures, and in the long run hopes a coordinated approach might be developed for Wharf Street.
- Mr. Keeler has assured staff that new fixtures at the basement level of 446 Fore can be fed from inside, and exposed wiring or conduit will not be seen on the exterior walls.
- Signage will be subject to a separate review under a sign permit application, including by HP staff. Mr. Keeler's summary suggests there will be a blade sign, but the exact location is to be determined. If blade sign lighting is anticipated, it should be planned for without visible wiring or conduit.

- Finally, as is typical with masonry work on old buildings staff will work with the masonry contractor to ensure appropriate detailing and materials.

## Applicable Review Standards

### 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.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (7) *The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.*

- (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 October 7, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 446 Fore Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

### **Attachments:**

1. Architect's cover letter
2. Architect's photos of existing conditions
3. Plans and elevations
4. 1924 tax photo

**Subject: Historic Preservation Board Application – Small Project**

**To: Rob Wiener, Preservation Compliance Coordinator**

Dear Rob,

The owner of 446 Fore Street, Orange Crush, LLC, has engaged Jake Keeler Design Build for various aspects of the building's improvement. Of concern to this letter are improvements at street level to the building along the Union Street and Wharf Street facades. These changes are of increased scope to the Historic Preservation Board Review of 5.1.19 and in consultation with your office and the Historic Board Workshop on 9.2.20, these proposed changes are submitted here as a new application for review. These changes are in addition to the changes approved on 5.1.19 and this application does not supplant that scope of work or approval.

The building currently has commercial space at the Fore Street and Wharf Street levels, and due to the grade change along Union Street, Fore Street is at grade of the 1<sup>st</sup> floor and the basement is accessible via Wharf Street. Currently the 1<sup>st</sup> floor and basement are connected, but the owner is seeking to separate the 1<sup>st</sup> floor and basement into (2) separate commercial spaces. This follows the pattern of similar adjacent spaces along Wharf Street that have undergone similar renovations of previously vacant or underused spaces along Wharf Street into active retail spaces.

At the core of creating a separate commercial space in the basement level is work to activate the Union and Wharf Street facades. This is done by:

1. Removing infilled masonry along Union Street and installing windows in previously active window openings. Existing lintels and headers show the size and location of these likely original window openings. A granite sill will be added where missing.
2. Installing new signage and exterior lights along the Union Street and Wharf Street facades. The proposed fixtures are the same black gooseneck fixtures as approved and installed recently on nearby buildings on Wharf Street.
3. Removing the canvas awning on Wharf Street
4. Removing the entrance from Wharf Street to the 1<sup>st</sup> floor level. Like most buildings on the same block and other blocks nearby downtown, the 1<sup>st</sup> floor will be accessed from Fore Street and the basement will be accessed by Wharf Street alone.
5. Installing (3) new windows on Wharf Street for light and street presence for the new basement commercial space. One of these windows is in a previous window opening and the adjacent is in place of the current door into the basement space in a former warehouse/freight bay.
6. Modifying the existing center warehouse style opening (currently a door and boarded up above) into two windows as mentioned in point #5. The space between at floor level must be solid for fire separation and feasibility reasons, and a framed opening between the windows spans this space with an angled board design to reference the warehouse/freight opening.
7. The current door to the 1<sup>st</sup> floor from Wharf Street on the right will go down to the basement instead of up to the 1<sup>st</sup> floor. That doorway will also be widened to 6' wide for installation of a pair of full lite doors for entry.

These changes reactivate the Union Street and Wharf Street facades and are necessary to separate the 1<sup>st</sup> floor and basement into two separate, viable commercial spaces with visibility from the street, transparency into the spaces, and separation for circulation and life safety considerations. Thank you for your consideration of this application. Please see the addition materials for additional information.

Sincerely,



Jake Keeler, Principal





Area of work

|             |                 |                                        |
|-------------|-----------------|----------------------------------------|
| Summer 2020 | 446 Fore Street | View of Union and Wharf Street Facades |
|-------------|-----------------|----------------------------------------|





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| Summer 2020 | 446 Fore Street | Union Street and Fore Street Facades |
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| Summer 2020 | 446 Fore Street | Fore Street Facade |
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| Summer 2020 | 446 Fore Street | Union Street Facade |
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Summer 2020

446 Fore Street

View of Union Street and Wharf Street corners





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| Summer 2020 | 446 Fore Street | Wharf Street view |
|-------------|-----------------|-------------------|

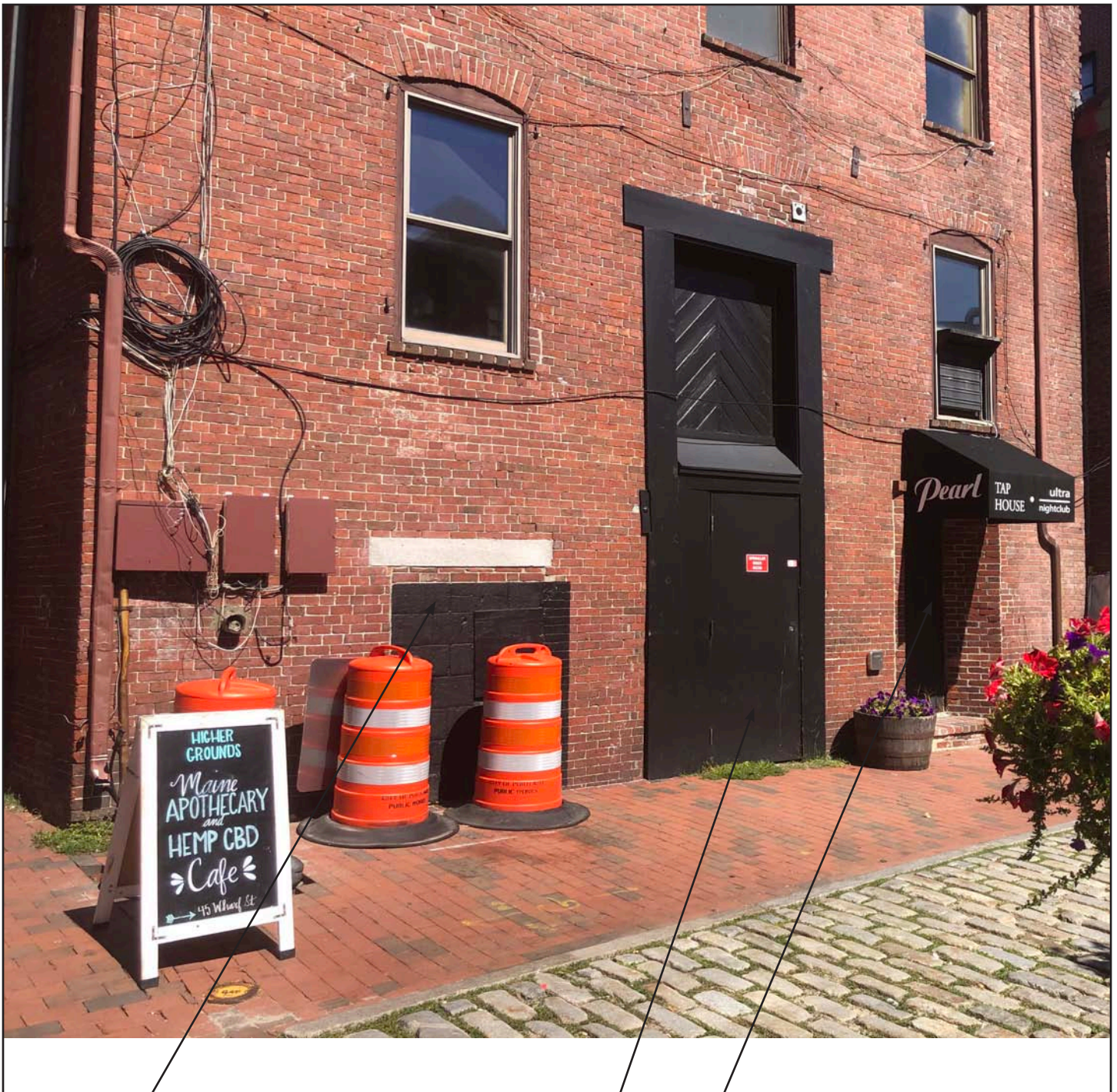




Existing window openings to be reactivated with new windows in existing presumed original masonry openings.

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| Summer 2020 | 446 Fore Street | Existing window openings to be reactivated on Union Street Facade |
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Existing masonry opening to be reactivated with new window into basement space. height of window low due to 1st floor structure. Bottom of 1st floor joists at 5'8" above Wharf Street sidewalk

Existing door to 1st floor to be entrance to basement space

Existing entrance to basement and likely former warehouse district style opening into building to be remade into (2) windows, (1) into basement and (1) into 1st floor space.

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| Summer 2020 | 446 Fore Street | Wharf Street facade |
|-------------|-----------------|---------------------|





Existing 1/1 20th century aluminum windows, typ

Example proposed windows as shown in test window on Fore Street facade





Existing former warehouse style door opening above Wharf Street windows

Example door and entry to sunken basement space. Situation is similar to 446 Fore Street

|             |                 |                                                                                                                                        |
|-------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Summer 2020 | 55 Wharf Street | Example Adjacent Wharf Street storefront with low ceiling height at entry and sunken basement floor below Wharf Street sidewalk height |
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|--------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Summer 2020</p> | <p>51 Wharf Street</p> | <p>Example Adjacent Wharf Street storefront with low ceilings. Ceilings are high enough, however, to allow full height doors and interior floor height on same level as Wharf Street sidewalk. Situation is unlike 446 Fore Street basement.</p> |
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| Summer 2020 | Along Wharf Street | Example Adjacent Wharf Street storefronts with large pane window openings of either - lite or multi lite mullions |
|-------------|--------------------|-------------------------------------------------------------------------------------------------------------------|





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| Summer 2020 | Along Wharf Street | Example Adjacent Wharf Street storefronts with large pane window openings of either - lite or multi lite mullions |
|-------------|--------------------|-------------------------------------------------------------------------------------------------------------------|





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|-------------|--------------------|-------------------------------------------------------------------------------------------------------------------|
| Summer 2020 | Along Wharf Street | Example Adjacent Wharf Street storefronts with large pane window openings of either - lite or multi lite mullions |
|-------------|--------------------|-------------------------------------------------------------------------------------------------------------------|





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|-------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Summer 2020 | 50 Wharf Street | Only Exmample found of vertically split windows along Wharf Street. Not proposed for 446 Fore Street Wharf Street Design. Shown for reference only. |
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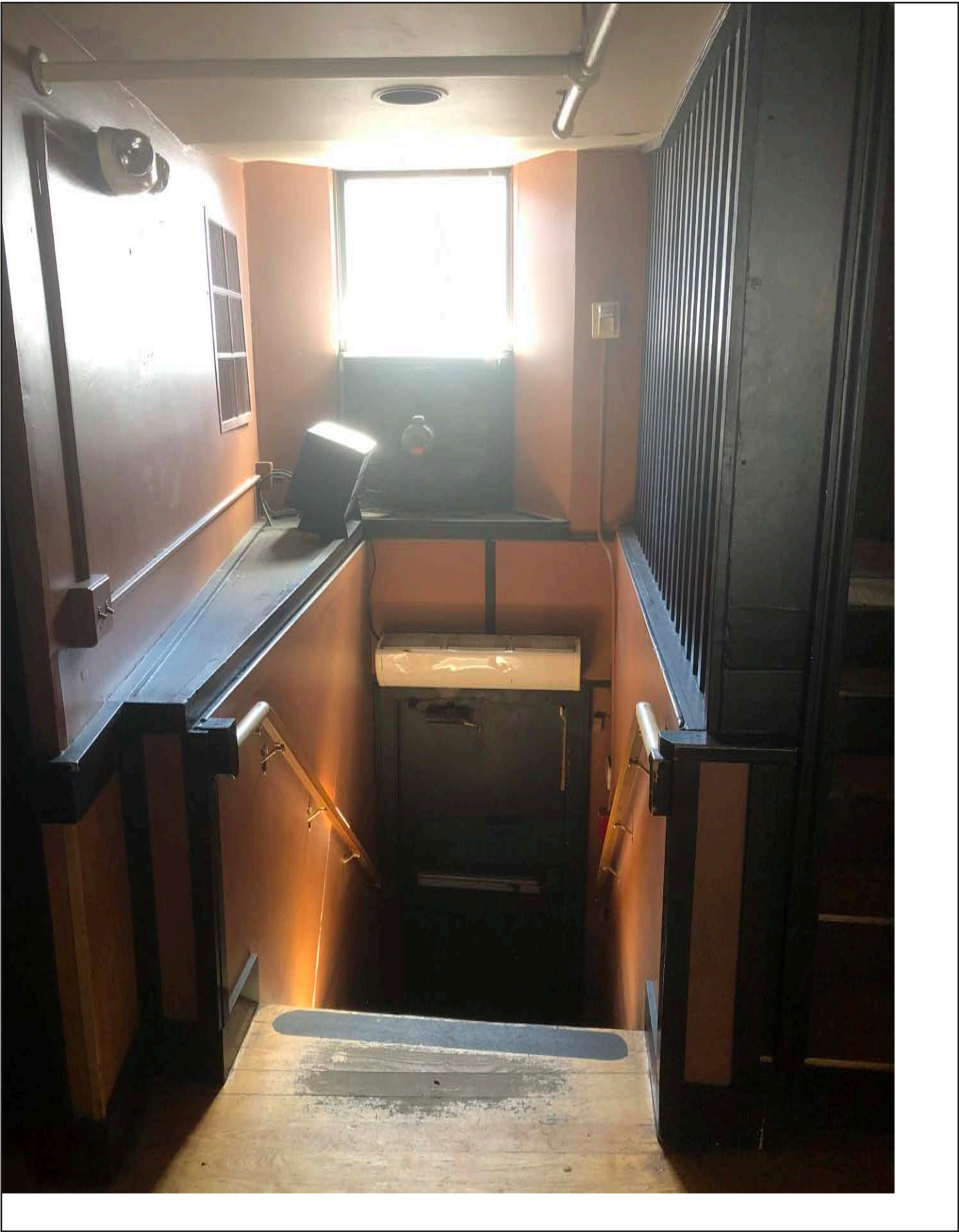


Existing floor joists 5'8"  
above Wharf Street sidewalk

Area in front of door raised for  
head height, results in bump up  
in floor above

|             |                          |                                    |
|-------------|--------------------------|------------------------------------|
| Summer 2020 | 446 Fore Street Basement | Existing interior of basement door |
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| Summer 2020 | 446 Fore Street | Existing door on right from Wharf Street to 1st floor. To be remade into door to basement and ceiling built above |
|-------------|-----------------|-------------------------------------------------------------------------------------------------------------------|



- Existing brick infill of original window opening above warehouse opening
- Existing wood header from center warehouse opening modification
- Existing plywood in center opening
- Existing side brick jambs of original 1st floor window opening

|             |                 |                                                                                                                                                 |
|-------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Summer 2020 | 446 Fore Street | Existing top of center opening at 1st floor level. Old, though not original, wood header shown when warehouse style opening was cut into facade |
|-------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|



43 Hardy Road  
Falmouth, ME 04105  
603-828-5100

NOT FOR CONSTRUCTION

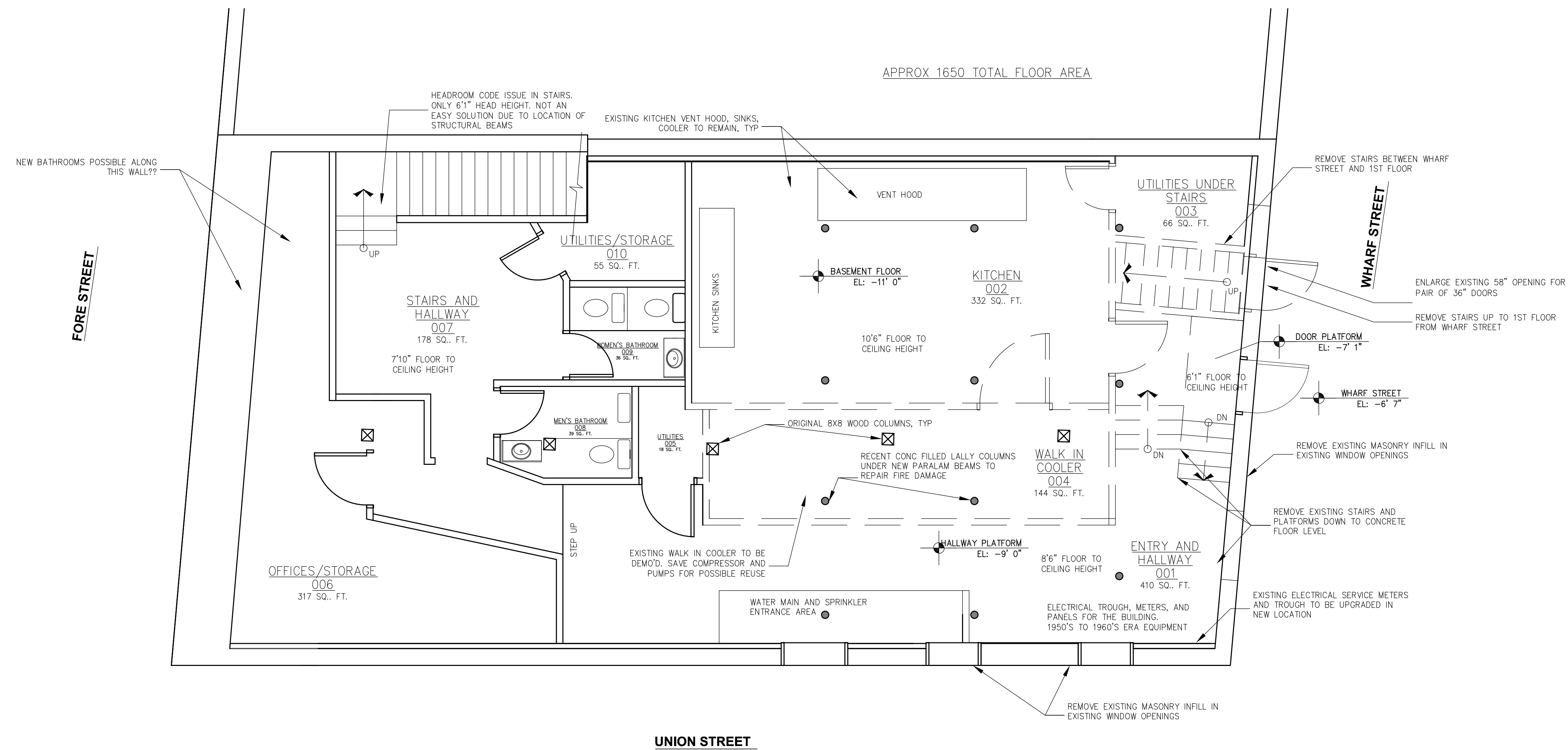
APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

**TITLE:**  
BASEMENT EXISTING/  
DEMOLITION PLAN

DATE: 9/29/2020

ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION

DRAWING NO:  
D1.0





Jake Keeler  
Design Build

43 Hardy Road  
Falmouth, ME 04105  
603-828-5100

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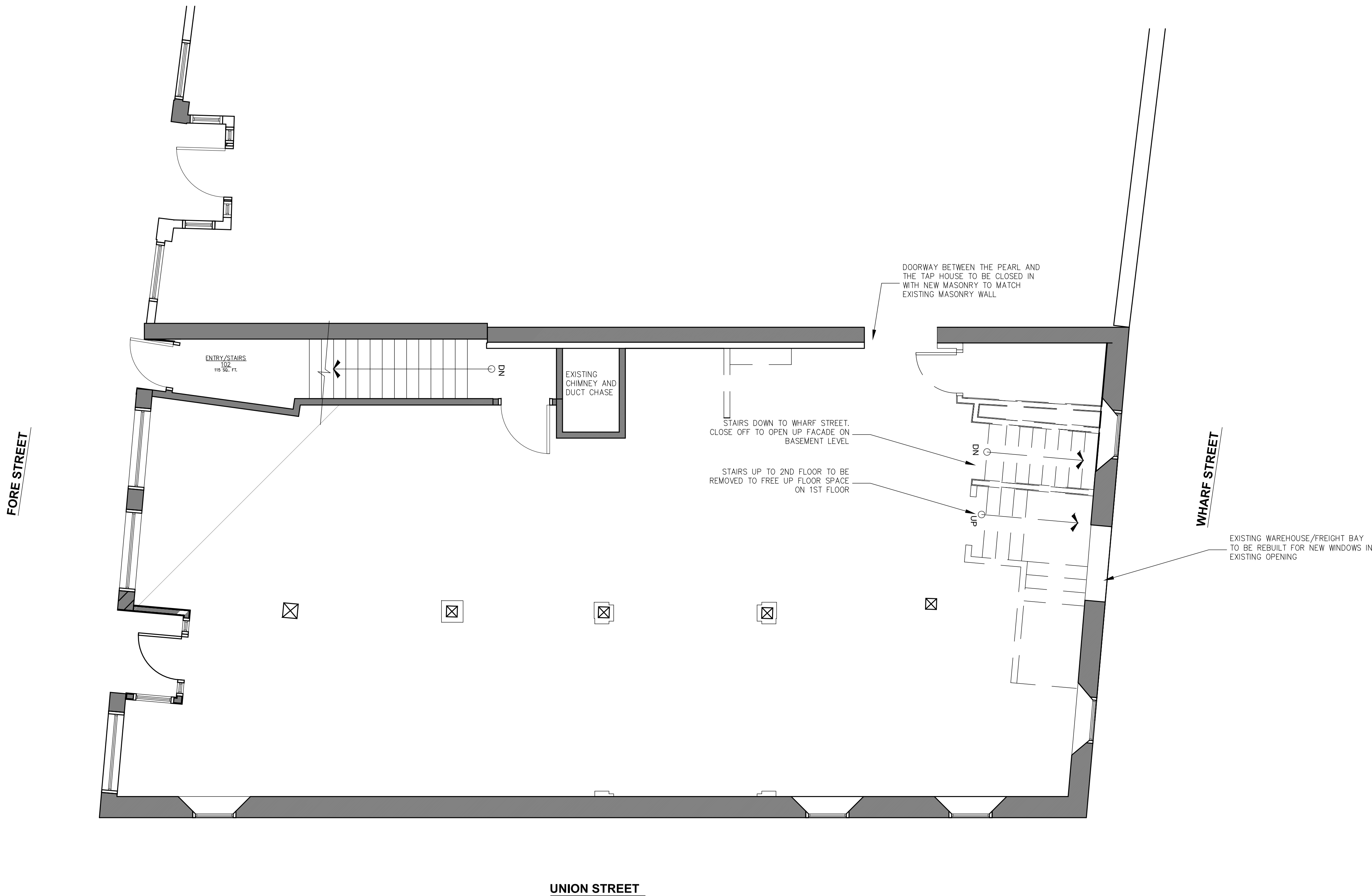
APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

TITLE:  
1ST FLOOR  
DEMOLITION PLAN

DATE:  
9/29/2020

ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION

DRAWING NO:  
D1.1





Jake Keeler  
Design Build

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603-828-5100

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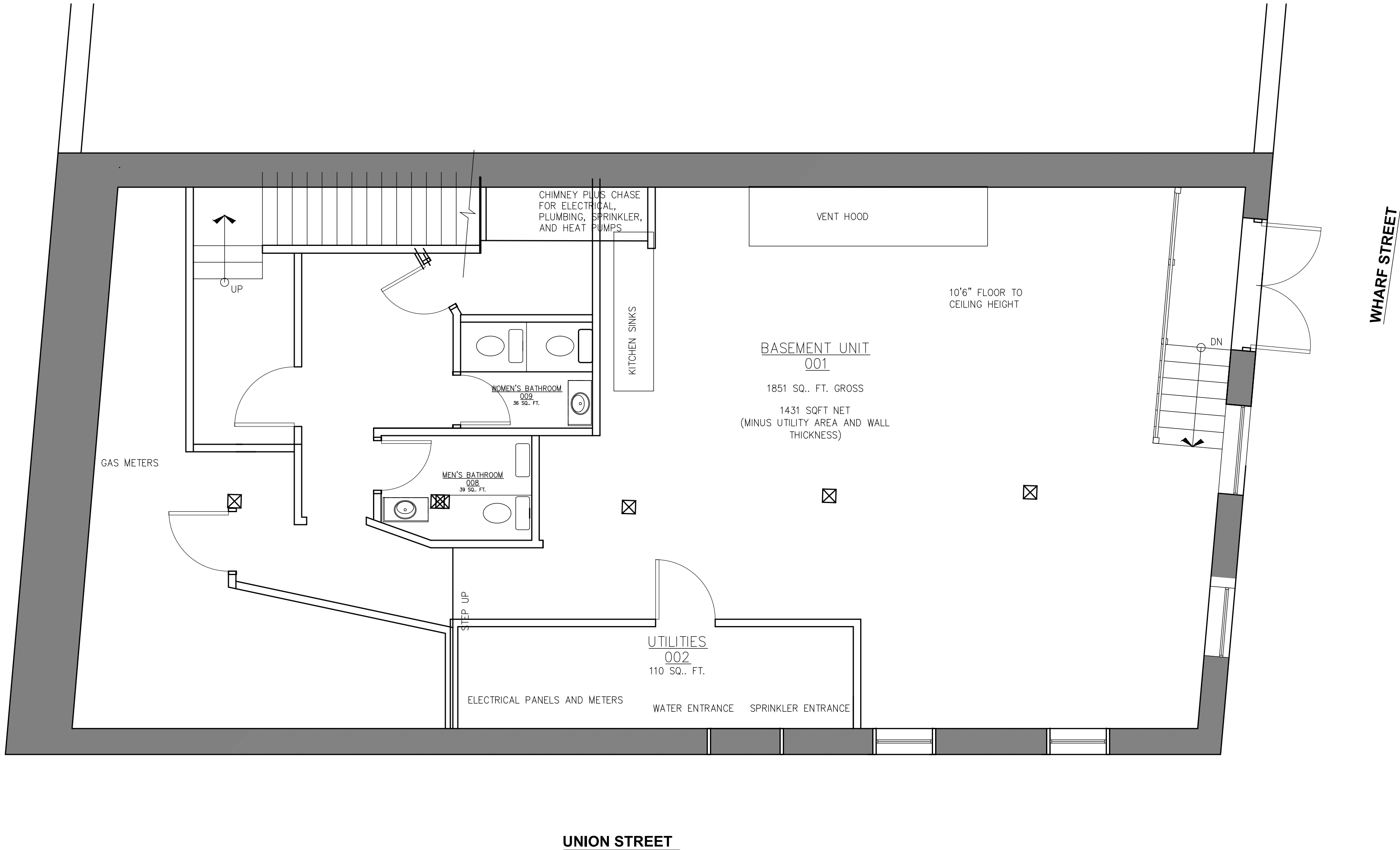
APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

TITLE:  
BASEMENT FLOOR  
PLAN

DATE:  
9/29/2020

ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION

DRAWING NO:  
A1.0





Jake Keeler  
Design Build

43 Hardy Road  
Falmouth, ME 04105  
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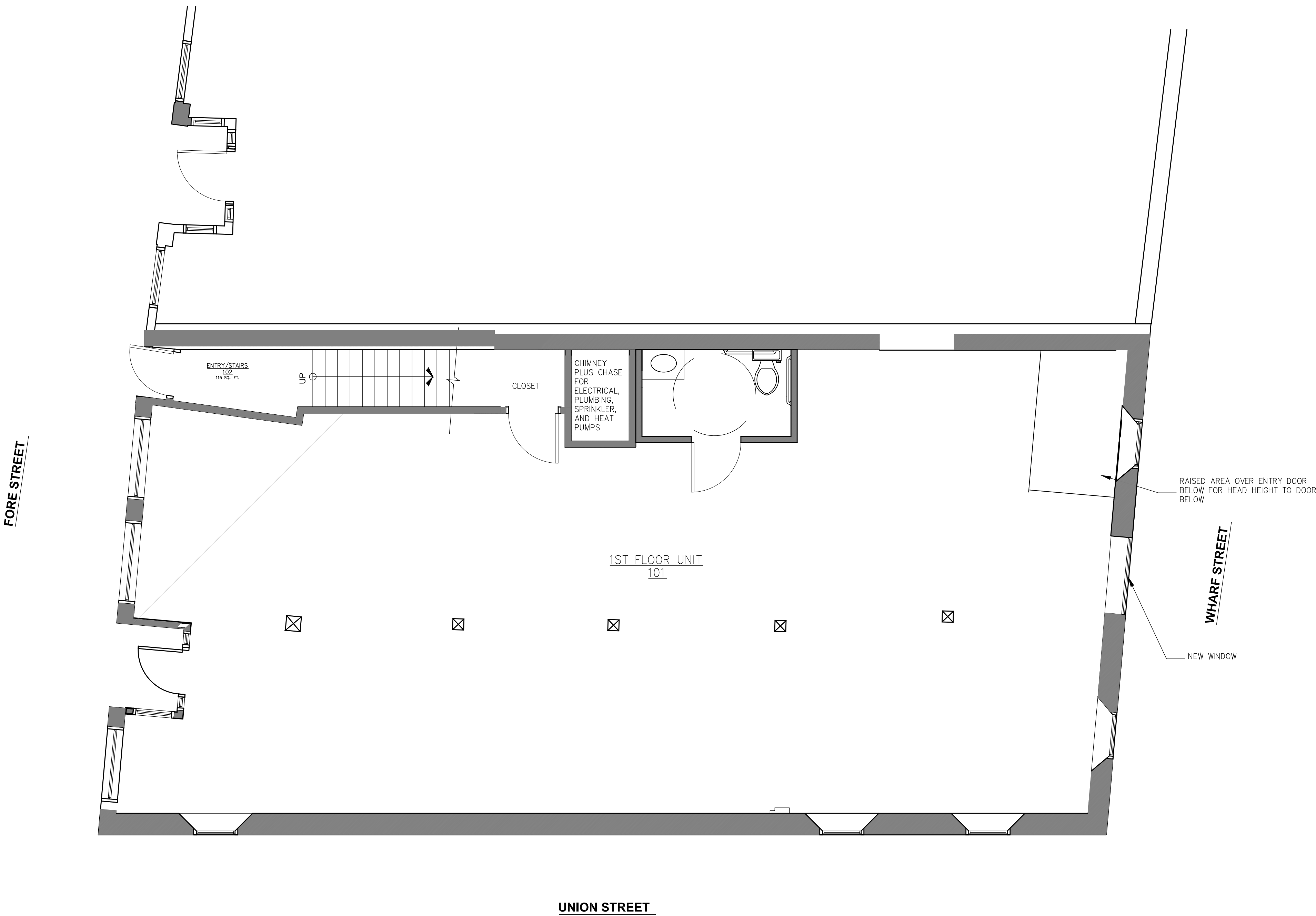
APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

TITLE:  
1ST FLOOR PLAN

DATE:  
9/29/2020

ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION

DRAWING NO:  
A1.1







1 Fore Street Exterior Elevation  
SCALE = 1/4" = 1' - 0"

Jake Keeler  
Design Build  
  
43 Hardy Road  
Falmouth, ME 04105  
603-828-5100

NOT FOR CONSTRUCTION

APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

TITLE:  
ELEVATIONS  
  
DATE:  
9/29/2020  
  
ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION  
  
DRAWING NO:  
A2.0



Jake Keeler  
Design Build

43 Hardy Road  
Falmouth, ME 04105  
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NOT FOR CONSTRUCTION

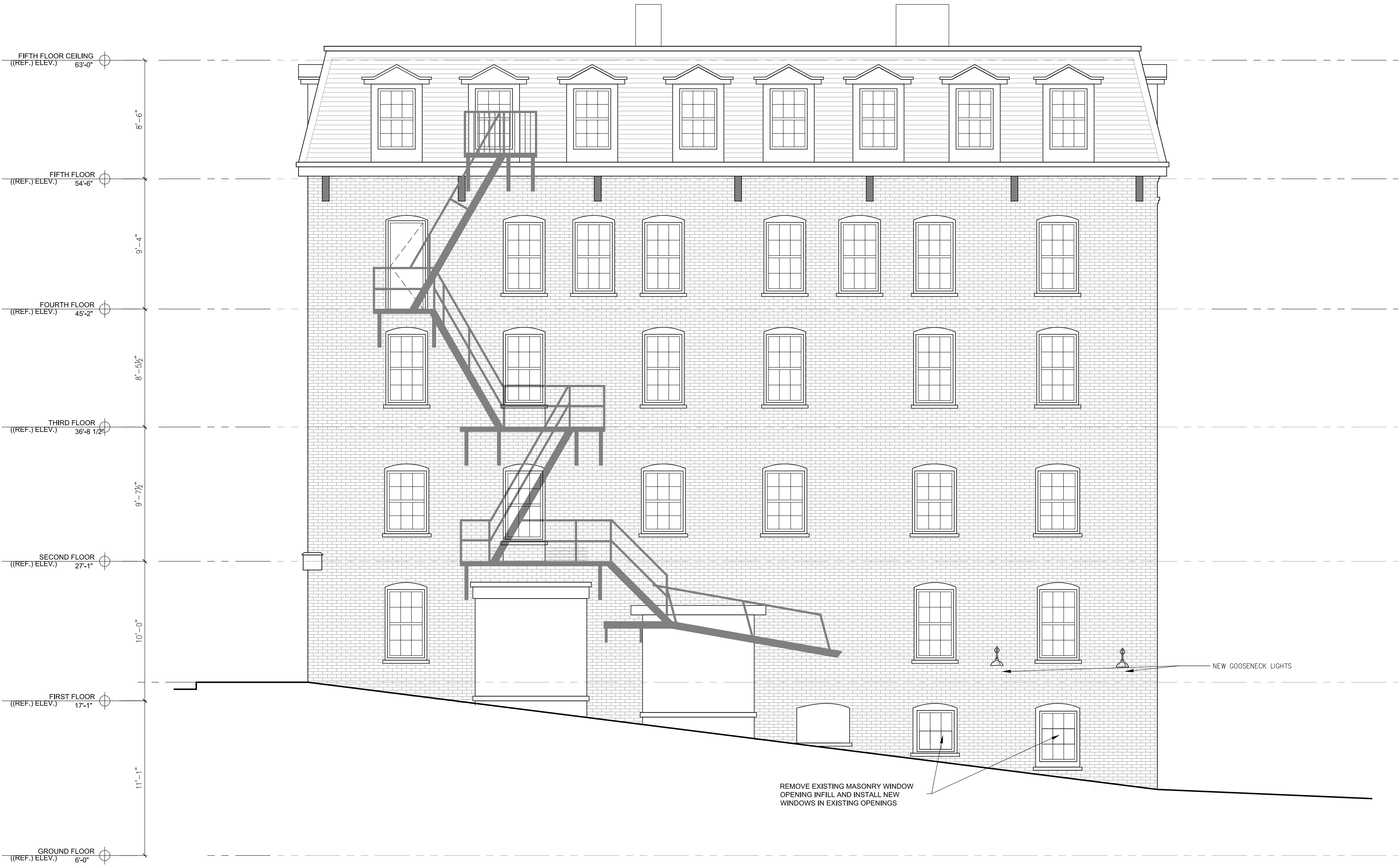
APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

TITLE:  
ELEVATIONS

DATE:  
9/29/2020

ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION

DRAWING NO:  
A2.1



1 Union Street Exterior Elevation  
SCALE = 1/4" = 1' - 0"



Jake Keeler  
Design Build

43 Hardy Road  
Falmouth, ME 04105  
603-828-5100

NOT FOR CONSTRUCTION

APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

TITLE:  
WHARF STREET  
ELEVATION –  
EXISTING

DATE:  
9/29/2020

ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION

DRAWING NO:  
A2.2



1 Wharf Street Exterior Elevation – Existing  
SCALE = 1/4" = 1' - 0"

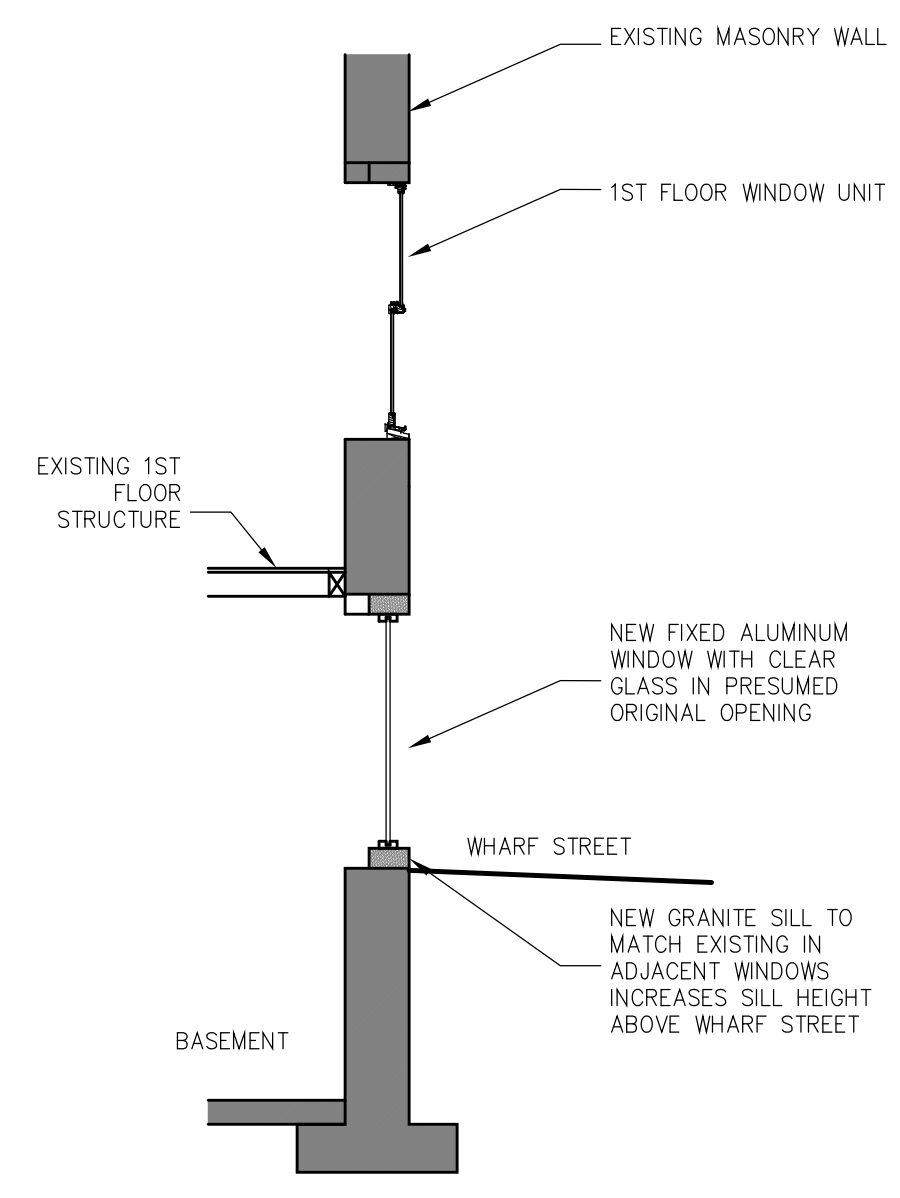




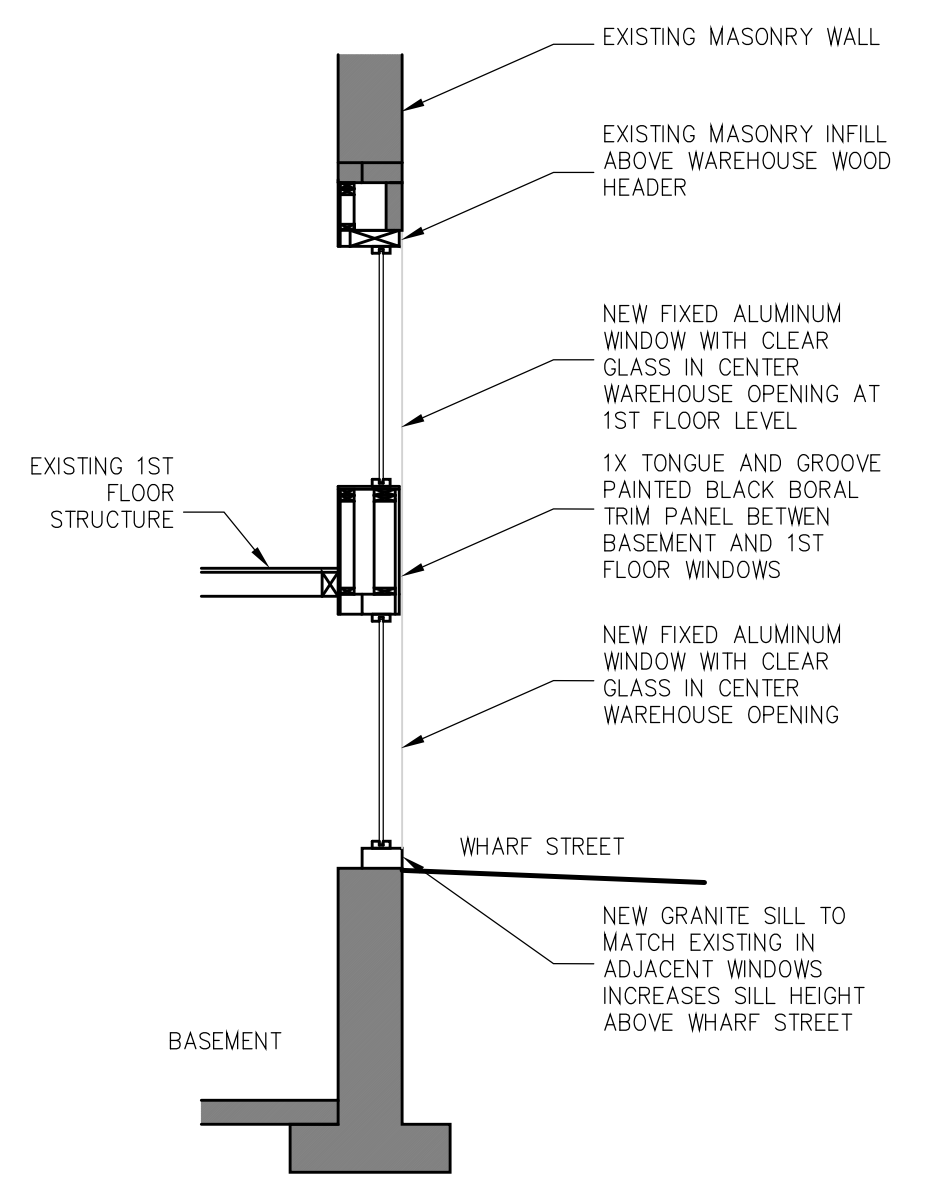
1 Wharf Street Exterior Elevation - Proposed  
SCALE = 1/4" = 1' - 0"



4 Gooseneck Lights - Proposed  
NTS



2 Wharf Street Window Wall Section  
SCALE = 1/4" = 1' - 0"



3 Wharf Street Center Window Wall Section  
SCALE = 1/4" = 1' - 0"

Jake Keeler  
Design Build  
  
43 Hardy Road  
Falmouth, ME 04105  
603-828-5100

NOT FOR CONSTRUCTION

APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

TITLE:  
WHARF STREET  
ELEVATION -  
PROPOSED

DATE:  
9/29/2020

ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION

DRAWING NO:  
A2.3





1 Wharf Street Exterior Elevation SHOWN WITH VERTICAL MULLIONS  
SCALE = 1/4" = 1' - 0"

Jake Keeler  
Design Build

43 Hardy Road  
Falmouth, ME 04105  
603-828-5100

NOT FOR CONSTRUCTION

APARTMENT RENOVATIONS  
446 FORE STREET  
PORTLAND, ME

TITLE:  
ELEVATION WITH  
VERICAL MULLION -  
NOT AS PROPOSED

DATE:  
9/29/2020

ISSUED FOR:  
HISTORIC REVIEW  
BOARD APPLICATION

DRAWING NO:  
A2.4



448  
Fore



HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

---

PUBLIC HEARING  
392 SPRING STREET

**TO:** Chair Pollard and Members of the Historic Preservation Board  
**FROM:** Deb Andrews, Historic Preservation Program Manager  
**DATE:** October 1, 2020  
**RE:** October 7, 2020 **PUBLIC HEARING**

**Application for:** Certificate of Appropriateness for Exterior Alterations & Additions

**Address:** 392 Spring Street

**Applicant:** Nancy and Dix Druce

**Project Architect:** Kevin Moquin

**Introduction**

Following a preliminary workshop on August 19<sup>th</sup>, architect Kevin Moquin and property owners Nancy and Dix Druce are returning to the Board for a public hearing and final review of their proposal for exterior alterations and a replacement rear addition and deck at 392 Spring Street.

As Board members will recall, 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—ATTACHMENT 2.) The primary focus of the Board's review is on the proposed alterations to the existing residence's east elevation, which include enlargement of a window opening to accommodate a new entry door and addition of an entry canopy and set of stairs. Another first-floor window opening at the rear corner of the east elevation will be modified by the project as well.

The enclosed proposal represents a significant change in design direction from the original proposal presented in August. Changes have been made in response to Board feedback at the first workshop and subsequent dialogue with staff.

Mr. Moquin has provided a written summary of the proposed design revisions, together with the proposed elevations, renderings, details and specifications. Staff has enclosed an excerpt from the 8/19 proposal for reference purposes.

### **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 (which was never pursued), the applicants sought and received approval for an ambitious program of site alterations and modifications to the principal entrance in 2015.

### **Board Response to Original Proposal**

In the plans presented on August 19<sup>th</sup>, architect Kevin Moquin proposed a design and material palette for the new secondary entrance and canopy that was related closely to that of the new rear addition. The addition is to be clad in large RichLite panels and feature a clearly contemporary design. Mr. Moquin proposed the same RichLite panels to surround the new stairs in lieu of a more traditional post-and-baluster solution. The stairs were to be oriented to the rear yard and were shown with a trapezoidal footprint. The shed canopy over the stairs echoed the shape of the stairs and was shown with a seamed metal roof. (See ATTACHMENT 3 for excerpt of 8/19 proposal.)

The upper portion of the new rear addition (which is the only portion with any visibility from a public way) featured a pair of closely-spaced windows centered on the elevation with wide expanses of solid panels on either side.



In the 8/19 staff report, staff questioned the rationale for pursuing the proposed design solution for the new entry and canopy, given the fact that the entry's relationship to the rear addition would not be evident as viewed from Spring Street and the rather striking design department for such a small entry addition seemed rather forced. During Board discussion, most Board members echoed this observation and encouraged a more straightforward design solution that was drawn from the general design vocabulary of the historic structure. Board members also questioned the canopy's shed roof form. Board members did not object to the splayed nature of the stairs.

Two other issues raised by the Board during the preliminary review. One Board member suggested that instead of infilling the other window opening on the east elevation with a recessed brick panel that the shutters be simply fixed in a closed position and the window blocked from inside. This solution allowed for reversibility, consistent with Standard #10. The window pattern at the upper level of the rear addition was noted as well. Board members suggested that greater separation be provided between the two windows, but acknowledged that visibility of the addition was limited.

### **Revised Proposal**

Mr. Moquin has provided a written summary of the design revisions made since the workshop—see ATTACHMENT 4. Briefly, the changes are as follows:

- The orientation of the steps has been reversed, now oriented towards the street.
- A traditional design solution is now proposed for the stairs. The stair railing features simple 1 ½" diameter round balusters and –" square posts with simple pyramidal caps. Skirting consists of vertical boarding. The scale of the posts and balusters is adjusted to reflect this entrance's secondary nature.
- The canopy is now hipped, with flat seamed copper roofing.
- The abandoned window opening at the southeast corner is left intact behind closed, fixed shutters.

No change has been made to the windows on the rear addition. As Mr. Moquin explains in his narrative, the interior floor plan made this design revision difficult to accomplish.

### **Staff Comments**

Staff finds that the revised design proposal is compatible with the subject structure as it draws inspiration from existing features of the house (e.g. the canopy's hipped roof form echoes the hipped roof of the house) and includes details typical of traditional porch design. Although Standard #9 encourages additions to be products of their own time and

to avoid confusing one as to what is original and what has been added, this can be achieved through subtle distinctions in detailing rather than striking departures in design direction. For small alterations/additions such as this, it is staff's position this is a more appropriate approach. The porch elements have been appropriately scaled down, consistent with the fact this is a secondary entrance. Staff also agrees, from a functional perspective, with the applicant's decision to orient the new stairs toward the sidewalk.

Staff does suggest one slight adjustment to the canopy design. While staff appreciates the property owners' design for more coverage over the stairs, a modest reduction in the canopy's width would result in less crowding of the adjacent shutter—see elevation.

### 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 October 7, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations and additions at 392 Spring 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. Photos of existing conditions
3. Excerpt from 8/19 workshop proposal
4. Description of revised proposal
5. Renderings
6. Elevations
7. Details and specs
8. Floor plan



























**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  
Revision 2**

September 25, 2020

Dear Members of the Historic Preservation Board,

On behalf of Nancy and Dix Druce I am pleased to submit the following revisions to our Certificate of Appropriateness Application. Changes have been made based on questions and commentary from our Workshop on August 19 and staff comment following that meeting.

- We have embraced the Board's suggestion to conceal the abandoned window by fixing the shutters in a closed position. The window will remain in place to allow the possibility of future reinstatement.
- We have reviewed the Board's suggestion to investigate introducing more space between the windows on the second floor of the proposed addition. This space is to be used as a Master Bathroom and is somewhat compartmentalized. The constraints of the interior space plan precludes our acting on this suggestion.
- We have re-designed the proposed east entry.
  - The stairs have been reversed to face the sidewalk. The Druce's plan to change the way they use the existing garage. The door to the front will become their primary means of passage to the garage. This orientation is also more welcoming to informal visitors likely to use this secondary entrance. The geometry of the stair and canopy has been simplified to a simple rectangular footprint. The splayed shape of the stair has been eliminated.
  - The proposed roof is now realized as a simple hip form that is an echo of the hip used at the west entrance. Both existing and proposed roof canopies are realized as cantilevered elements on the building face. The roof surface will be soldered flat seamed copper. The fascia and beadboard soffit will be painted to match the existing house trim.

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1 Union Street #203  
Portland ME 04101  
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- Staff suggested we consider reducing the size of the roof to cover only the landing and not the stairs. We reviewed this option but ultimately decided we would prefer that the roof provide a better shelter for the Druce's use of the stairs and door in poor weather. This will be their primary means to access the house.
- The finishes of the landing have been revised to eliminate the Richlite panel. We now propose spaced 1x4 vertical board skirting running from a 1x6 trim board below the decking down to grade. We now propose a painted wood railing with 1 1/2" diameter balusters. The round balusters are intended to reference the strength of the much larger turned balusters at the west entry but employ a scale appropriate to this secondary entrance. Turned balusters were explored but appeared too delicate in this context. The newels will be simple square posts with a pyramid cap supported by a Bed molding and set above the height of the handrail. This detail also references the newel and cap at the west entrance albeit at a reduced proportion. The raised bottom rail will be a square profile subtly sloped to shed water.

We look forward to working with you on the further 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

---

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1 : View from Sidewalk in to side yard between House & garage



2 : Rear View from South-West



3 : Rear View From South-East

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**192 Spring  
 Street  
 Addition**  
 Portland, ME

**For Historic  
 Preservation  
 Ordinance Review**  
 REV. 1 : 9/8/2020  
 REV. 2 : 9/25/2020

Views

9/25/2020

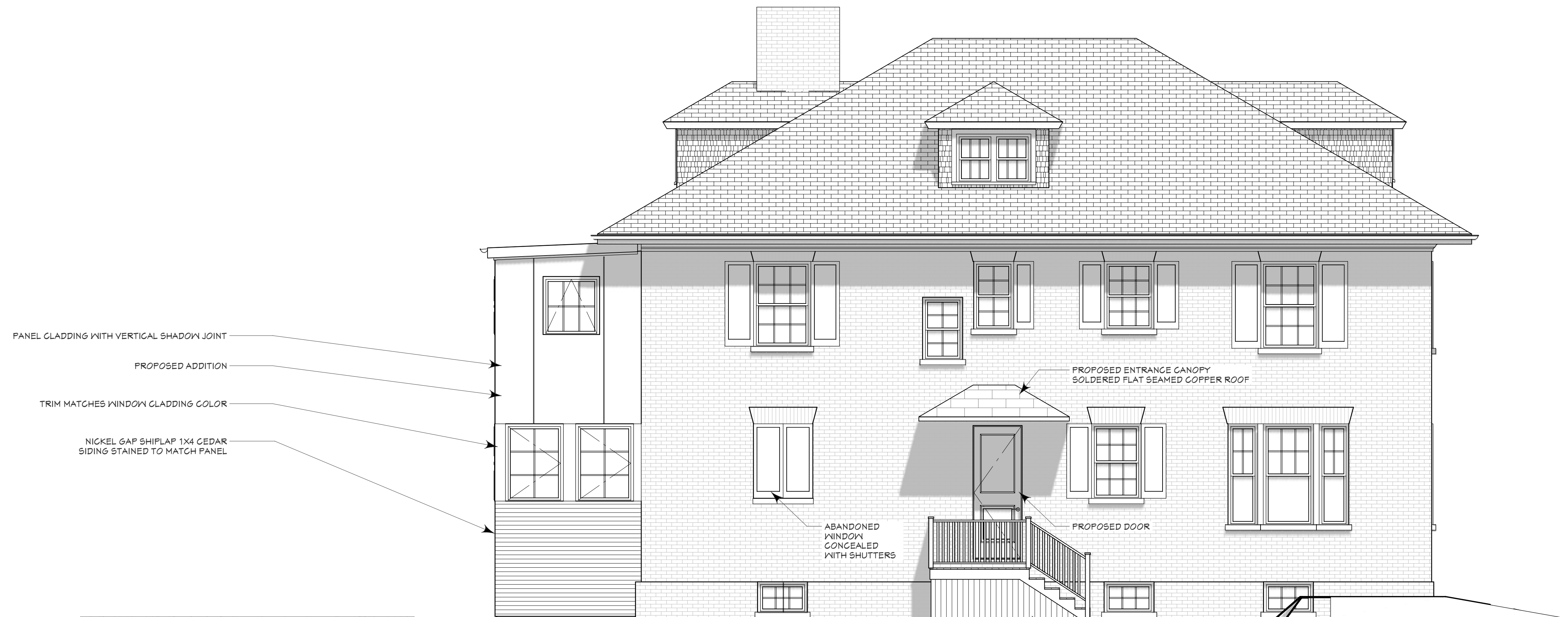
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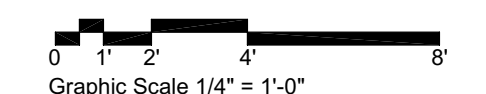




Existing East Elevation : 1/4 in = 1 ft



Proposed East Elevation : 1/4 in = 1 ft



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**192 Spring  
 Street  
 Addition**

Portland, ME

**For Historic  
 Preservation  
 Ordinance Review**

REV. 1 : 9/8/2020  
 REV. 2 : 9/25/2020

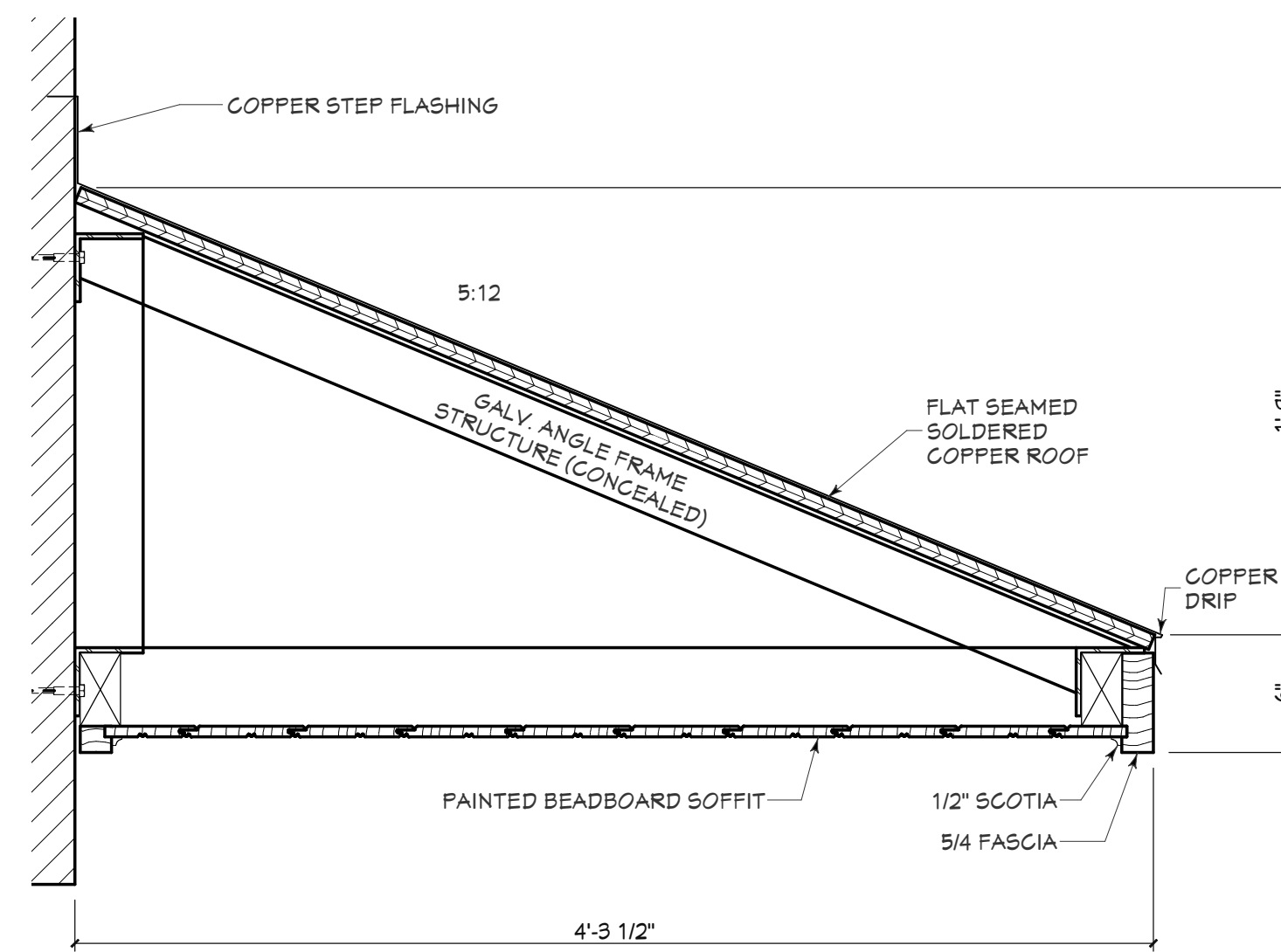
East Elevation

9/25/2020

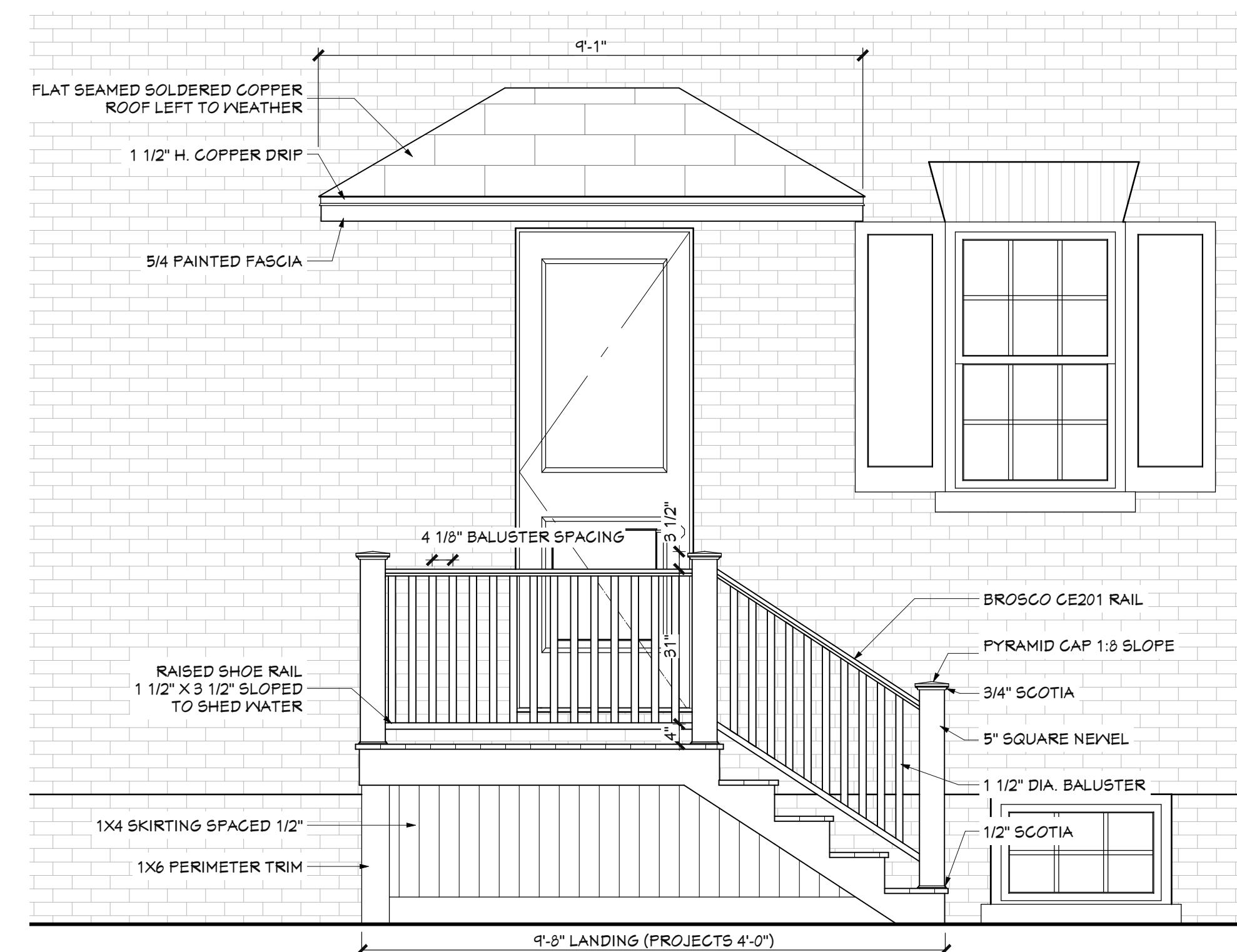
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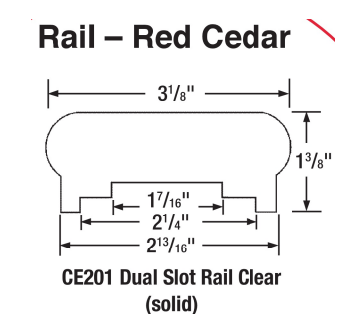




Canopy Detail : 1 1/2 in = 1 ft



East Entry Stair & Canopy Elevation : 1/2 in = 1 ft



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**392 Spring  
 Street  
 Addition**

Portland, ME

**For Historic  
 Preservation  
 Ordinance Review**

REV. 1 : 9/8/2020  
 REV. 2 : 9/25/2020

East Entry  
 Detail

10/1/2020

**A07**

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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          | VIENS                   |
| A06          | FLOOR PLANS             |

km

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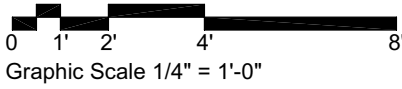
192 Spring  
Street  
Addition

Portland, ME

For Historic  
Preservation  
Ordinance Review

REV. 1 : 9/8/2020  
REV. 2 : 9/25/2020

North (Front)  
Elevation



9/25/2020

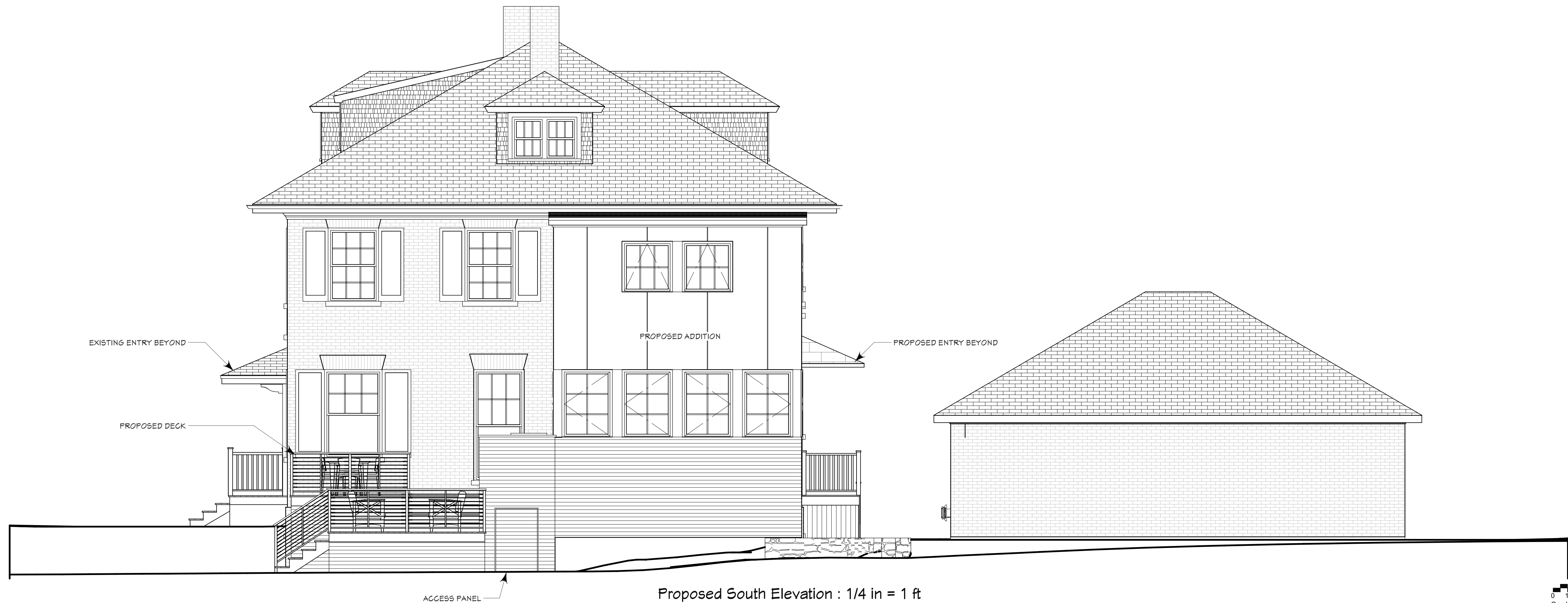
A01

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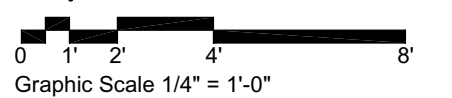




Existing South Elevation : 1/4 in = 1 ft



Proposed South Elevation : 1/4 in = 1 ft



km

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192 Spring  
Street  
Addition

Portland, ME

For Historic  
Preservation  
Ordinance Review

REV. 1 : 9/8/2020  
REV. 2 : 9/25/2020

South (Rear)  
Elevation

9/25/2020

A04

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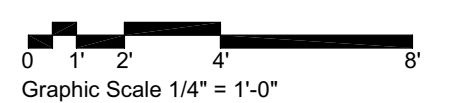




Existing West Elevation : 1/4 in = 1 ft



Proposed West Elevation : 1/4 in = 1 ft



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**192 Spring  
Street  
Addition**

Portland, ME

**For Historic  
Preservation  
Ordinance Review**

REV. 1 : 9/8/2020  
REV. 2 : 9/25/2020

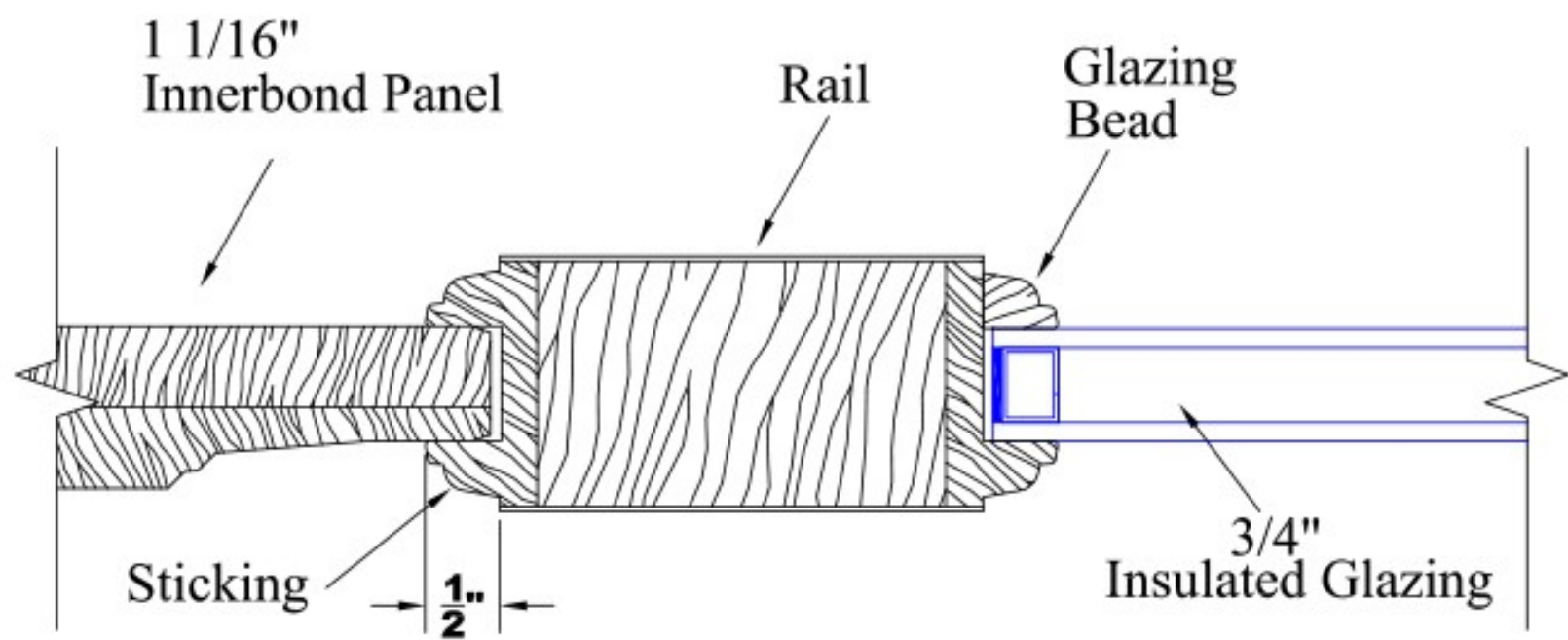
**West  
Elevation**

9/25/2020

**A02**

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# EXTERIOR FRENCH & SASH DOORS

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The right doors can really make the view. French and Sash doors have been favorites of homeowners because they naturally connect living spaces with outdoor settings by allowing light to pass through.

Our Exterior French and Sash doors are made with your choice of Simulated Divided Lite (SDL) or True Divided Lite (TDL) construction, and can be specified with WaterBarrier® and UltraBlock® technology upgrades. So you'll maximize your view of the outdoors, while keeping the elements of nature at bay.



VIEW ALL **EXTERIOR FRENCH & SASH DOORS**  
[simpsondoor.com/exteriorfrenchandsash](https://simpsondoor.com/exteriorfrenchandsash)



**37635**

Shown in hickory with optional seeded baroque glass



# WATERBARRIER® TECHNOLOGY

WaterBarrier® technology helps preserve the beauty of your Simpson doors even in tough exposures subject to harsh weather. Available for virtually any Simpson exterior door, this innovation affords you superior water protection.

WaterBarrier combines a medium density overlay (MDO) over the exterior surface of the door with water-resistant glazing beads and bars for an exterior that's not only resistant to moisture, but provides a beautiful surface for paint. And when combined with any wood species on the inside, you can match your interior woodwork and keep the warmth and natural beauty that wood provides.



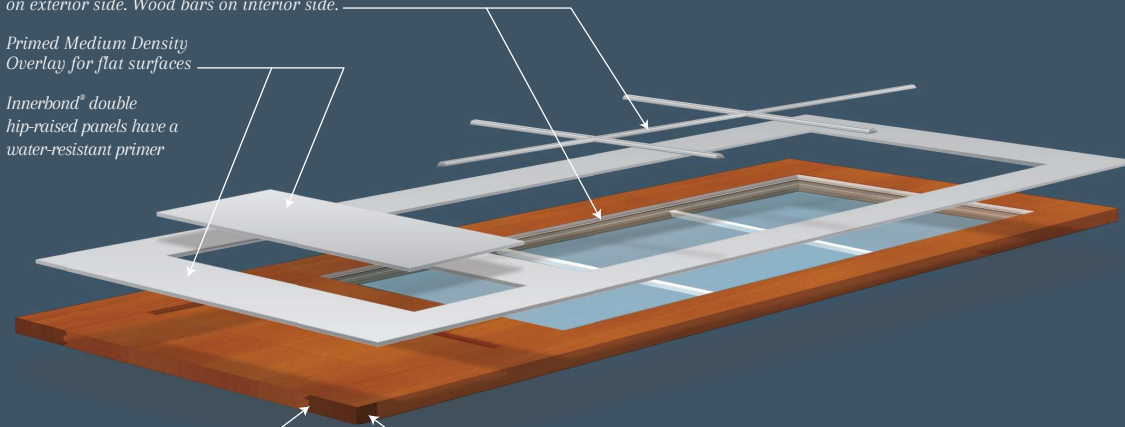
**37944 WB**  
Shown in Douglas fir with WaterBarrier® technology

## WATERBARRIER® TECHNOLOGY

*Water-resistant glazing bead and SDL bars on exterior side. Wood bars on interior side.*

*Primed Medium Density Overlay for flat surfaces*

*Innerbond® double hip-raised panels have a water-resistant primer*



### WEATHER SEAL™ PROCESS

*Entire stile-and-rail joints coated and bonded to decrease the possibility of water infiltration*

### ULTRABLOCK® TECHNOLOGY

*Composite block material finger-jointed into the bottom of the stiles*

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TEST DRIVE A DOOR GLASS TASTE TEST WOOD SELECTOR

# ULTRABLOCK® TECHNOLOGY

A long time favorite of Simpson's most discriminating customers, UltraBlock® technology adds a water-resistant composite block in the bottom of the door stiles, where water infiltration can occur in a tough exposure. Our exclusive Weather Seal™ process provides additional protection against moisture penetrating the bottom rail. It's our answer to the galoshes you splashed around in as a kid.



## ULTRABLOCK TECHNOLOGY

5-year warranty and available for any 1-3/4" or 2-1/4" thick exterior door.

## WATERBARRIER TECHNOLOGY

5-year warranty with no building overhang required and available for virtually any exterior door.

When ordering WaterBarrier technology, UltraBlock technology is always included.





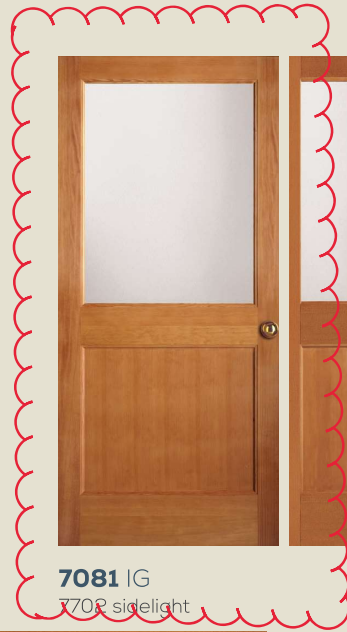
**7118 IG**  
Shown in maple with 7701 sidelight



**37318 SDL, IG**  
7318 TDL  
7701 sidelight



**37998 SDL, IG**  
7998 TDL



**7081 IG**  
7702 sidelight



**37382 SDL, IG**  
7382 TDL



**37682 SDL, IG**  
7682 TDL



**37482 SDL, IG**  
7482 TDL



**37570 SDL, IG**  
7570 TDL



**7571 IG**  
with 37705 SDL/7705 TDL sidelights,  
7751 transom



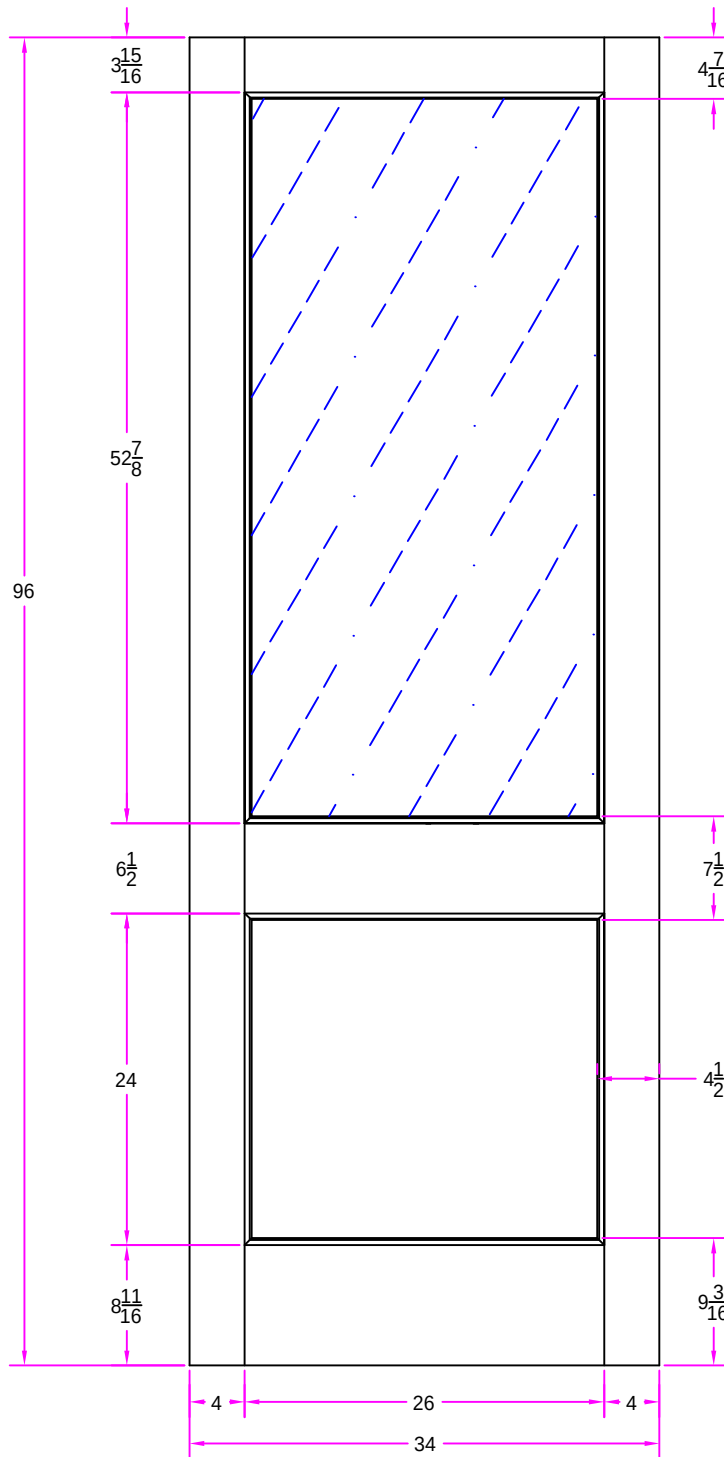
**7008 IG**  
Shown in oak with optional  
cross reed glass. Privacy  
Rating 9.



DOORS INCLUDE THESE OPTIONS (SEE SIMPSONDOOR.COM/OPTIONS):







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#### Revisions

| Rev. # | Description | Date | by Whom |
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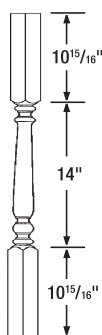
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| DRAWN BY: <b>J. Decker</b>                                                            |                  | DATE <b>10/20/2007</b> |  |
|  |                  |                        |  |



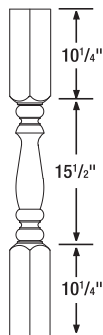
## ULTRA PREMIUM CLEAR CEDAR

Kiln Dried • Clear (no knots) • Turned areas are sanded

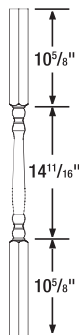
### Balusters – Red Cedar



2 1/4" sq.  
**CE6090036W**  
36" Colonial  
Baluster  
(laminated)  
**\$24.10**

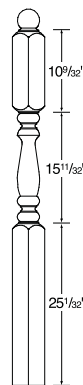


3 1/4" sq.  
**CE4201036W**  
36" Colonial  
Baluster  
(solid)  
**\$48.60**

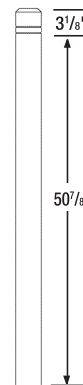


1 7/16" sq.  
**CE5095036**  
36" Colonial  
Baluster  
(solid)  
**\$8.50**

### Newels – Red Cedar

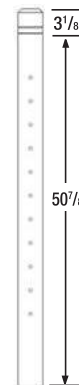


3 1/4" sq.  
**CE4200054W**  
54" Colonial  
Newel Post  
(2 pc. laminated)  
**\$67.90**



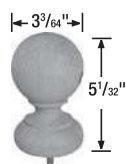
3 1/4" sq.  
**CE9106054W**  
54" Contemporary  
Newel Post  
(2 pc. laminated)  
**\$62.90**

*New!*

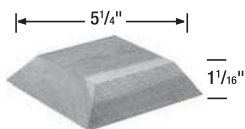


3 7/8" sq.  
**CE9101054W**  
54" Predrilled  
Square Post  
(2 pc. laminated)  
**\$49.10**

### Post Caps – Red Cedar



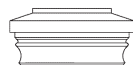
**CE7060000Z**  
Georgian Cap  
**\$9.70**



**CE9906000Z**  
Flat Cap  
**\$4.90**

### Decorative Post Caps – Red Cedar

Fits 3 1/2" Square Post



**CE9907000W**  
Nantucket/  
Plateau  
**\$13.80**

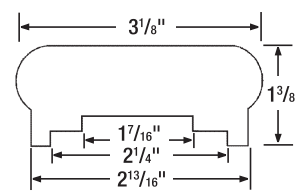


**CE9902100Z**  
Wood Pyramid  
**\$15.90**



**SC9200000W**  
Copper Point  
**\$6.40**

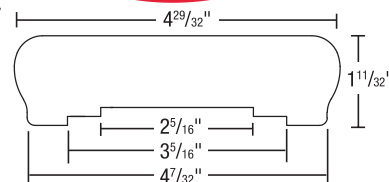
### Rail – Red Cedar



**CE201 Dual Slot Rail Clear**  
(solid)

**CE201HS06A** 6'-0" **\$38.80**  
**CE201HS08A** 8'-0" **70.90**

*New!*



**CE278V Dual Slot Rail Clear**  
(solid)

**CE278VS06A** 6'-0" **\$81.40**

Porch Posts can be found in Columns, Wraps & Posts section (Tab COL).

**NOTE:** Center stock on laminated parts may be finger-jointed.





PYRAMIDAL CAP  
(NPTC)



3 TIER CAP  
W/ 75 BED (NTTC)



FLAT 2 TIER CAP  
(NTC)



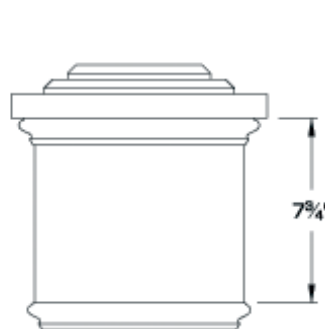
TRITON CAP  
(NTCT)



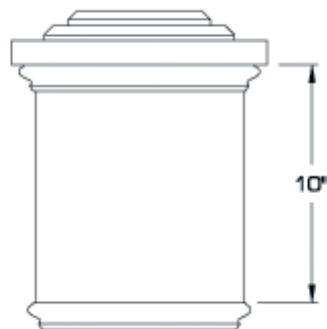
PYRAMIDAL CAP (NPTC)  
FOR 40 - 46" NEWELS



PYRAMIDAL CAP (NPTC)  
FOR 50" NEWELS



3 TIER CAP (NTTC)  
FOR 40 - 46" NEWELS



3 TIER CAP (NTTC)  
FOR 50" NEWELS



ISLAND CAP  
PYRAMIDAL  
(NICP)



ISLAND CAP FLAT  
(NICF)



ISLAND CAP  
FLAT W/ CHAMFER  
(NICFC)



HARBOR STYLE CAP  
(NHC)



HARBOR CAP FLAT  
(NHCF)



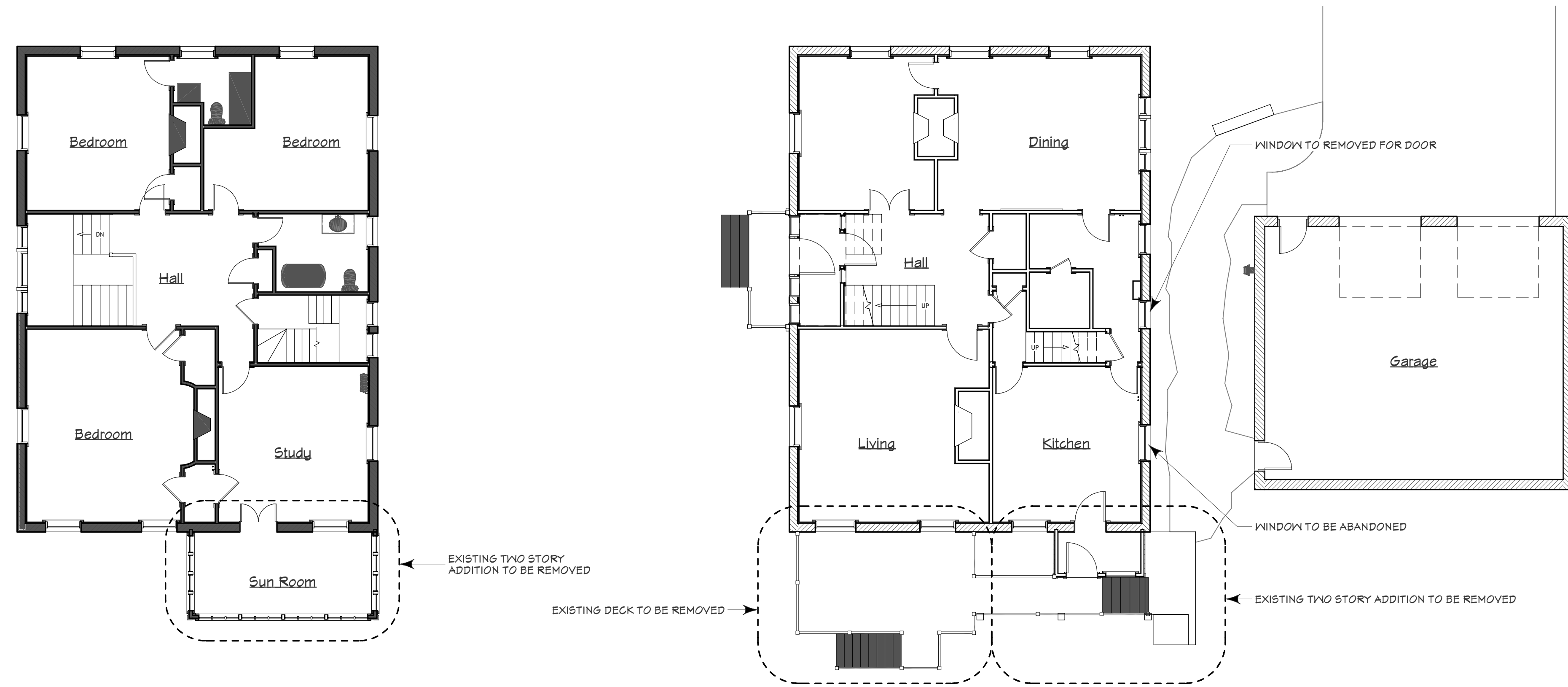
HARBOR CAP  
FLAT W/ CHAMFER  
(NHCFC)



BALL FINIAL

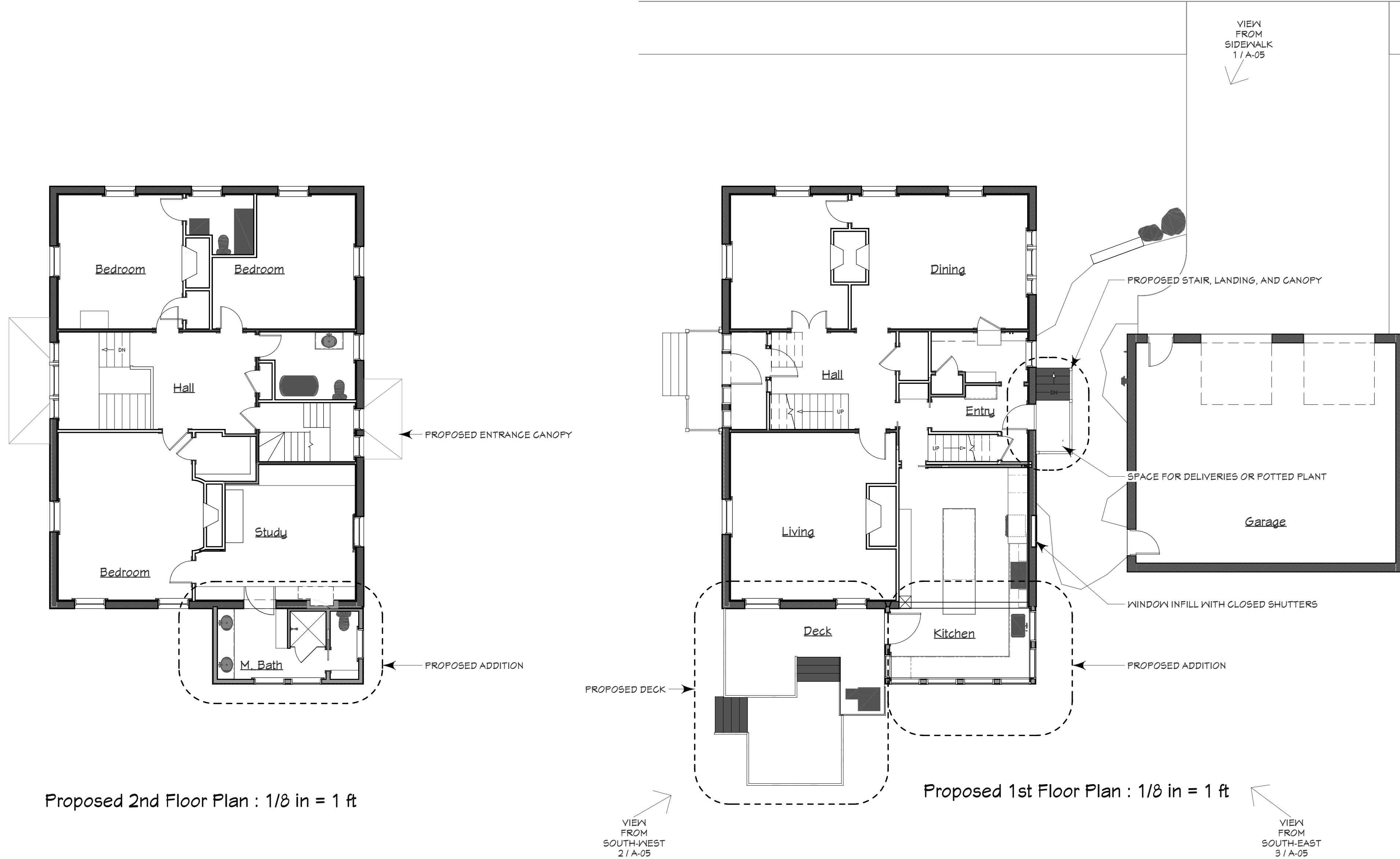






Existing 2nd Floor Plan : 1/8 in = 1 ft

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

**km**  
**Kevin Moquin Architect**  
 Maine Licensed Architect  
 1 Union St. #203 Portland, ME  
 km-a.me ~ info@km-a.me  
 (207) 615-6421

**192 Spring  
 Street  
 Addition**  
 Portland, ME

**For Historic  
 Preservation  
 Ordinance Review**  
 REV. 1 : 9/8/2020  
 REV. 2 : 9/25/2020

Floor Plans

9/25/2020  
**A06**  
 © 2020 Kevin Moquin Architect, LLC



HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

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PUBLIC HEARING  
482 CONGRESS STREET

**TO:** Chair Pollard and Members of the Historic Preservation Board  
**FROM:** Rob Wiener, Preservation Compliance Coordinator  
**DATE:** October 2, 2020  
**RE:** October 7, 2020      **PUBLIC HEARING – Final Review of Proposed  
Center Street Storefront Alterations**

**Address:** 482 Congress Street

**Applicant:** Center Congress, LLC

**Project Architects:** Jamie Broadbent and David Lloyd, Archetype Architects

### Introduction

On behalf of building owner Center Congress LLC, architect Jamie Broadbent of Archetype Architects has requested a public hearing for final review of storefront renovations at the Center Street frontage of 482 Congress Street. Last December 4, Mr. Broadbent's colleague David Lloyd presented the concept for reopening a bay of the former storefront on Center Street. The property on the corner of Congress and Center Streets is 480 Congress Street, but 482 Congress, the L-shaped subject property includes frontage on the lower portion of the Center Street block, beyond 480 Congress. The rear block with the Center Street face appears to be a separate Italianate building that was joined to the back of 482 Congress at some point in the past. In 1924 the Assessor's Office listed the rear block as 120 -126 Center Street, with an *approximate* age in 1924 of 30 years – staff emphasis on approximate. (See Attachment 4.)

Mr. Lloyd's original concept proposing to remove the infill from the middle of the three ground-level bays and replace the entire panel with glass and metal-framed storefront was welcomed by the Board at the workshop, because of the prospect of reinvigorating a once active street face. At the time the layout of the entry doors and storefront windows was not fully developed, and Mr. Lloyd did not have access to the 1924 tax photo of the façade as he prepared for the workshop. On October 7 the two architects will present a more fully developed design that responds to Board feedback and takes inspiration from the historic documentation.

Center Street slopes downhill, resulting in an elevated first floor, and basement windows



above the sidewalk. The new storefront entrance would cut into the building with a sort of split-level arrangement; stairs would go up to the first floor commercial space and down to basement level commercial space. Unless and until development occurs to the adjacent lot, the basement space could also be accessed from the existing surface parking lot on the corner of Free and Center Streets, facing Aura and the Civic Center.

For the hearing submission Mr. Broadbent submitted a project description, a sheet with floor plans and elevations, and photos showing the affected frontage. Staff has added a page from the workshop showing the original conceptual sketch, larger versions of the 1924 tax photo of 120-126 Center Street, and photos of existing conditions last winter.

### **Subject Property**

Listed as noncontributing in the Congress Street Historic District, 482 Congress was built in 1886 but the Congress Street face has been completely altered in the 20th Century. At the rear block (120-126 Center Street,) the original organization of the tall base and upper stories is visible despite modern infill on the ground floor and window replacements on the upper floors. At the actual subject building on Center Street, pilasters divide the façade into three bays, each containing three shallowly arched windows on the upper floors. (The modern window replacements are rectangular, and the 1/1 windows visible in 1924 were rectangular as well – the shallow curves at the tops have infill panels.) A heavy stone lintel caps the entire raised base, and another crosses the whole façade between the 4th and 5th floors. Brick ornamentation runs across the top of the 5th floor, and in 1924 the cornice did not project much.

The high storefront visible in the 1924 photo shows a tall center recessed entry, and subsidiary entrances to either side (higher and lower because of the grade change) – giving the appearance of two separate commercial spaces flanking the primary entrance for the upper floors. Tall glass filled the spaces above the entries in large panels, up to the stone lintel which at that time was hidden by a sign.

Today all three bays are infilled with brick and modern windows, with a broad, paneled opening at the lower end that looks like a former freight entrance, and a modern, tripartite recessed entrance in the upper bay. The basement windows are consistent, while the 20th Century first floor windows vary from bay to bay.

### **December 4, 2019 Workshop**

Mr. Lloyd's early design would return the center bay to a large field of glazing divided into 9 sections. The double door entry on the right is slightly recessed. No changes were proposed for either of the flanking bays. Although an elevator is proposed on the inside in the lower corner of the building, the existing doors (or fixed panels) on the exterior of the lower bay are still shown in the elevation. (Please see the 2019 plans and elevations, Attachment 5.) In creating his sketch last year the architect was not aware of the tax photo of Center Street; during the workshop discussion participants were informed by the



document from 1924. The Board suggested:

- That the entrance door(s) be centered in a recess with angled sides
- A recess would add three-dimensional interest to the storefront and create an inviting entry.
- Patterns of windows and doors could play off the strong architecture and the storefront layouts visible in the historic photo.
- The paneled opening at the lower left should be retained as the memory of the historic freight elevator, and past commercial uses of the property.

### **Proposed Alterations – Final Review, and Staff Comments**

As noted above the final proposal responds successfully to the Board's workshop comments, and to the historic view as seen in 1924. The 4' deep recess is divided into three parts corresponding to the upper floor windows, and is symmetrical around the centered double entrance doors. The addition of a canopy focuses attention on the entrance and helps organize the patterning of the storefront glass panels. No details of the canopy are available yet, but Mr. Broadbent described it as being of painted metal to match the lintels and the storefront metal, with an exposed structure and cable stays for support.

Additional stacks of windows in the adjoining bays help to reinforce the idea of a tall entry at the base of the building, and give cohesion to the design of this level – an improvement over making the middle bay all glass and keeping the old window patterns in the flanking bays, as in the original concept from last year. The result will be an improved relationship between the three ground floor bays, somewhat more cohesive despite the existing upper entrance that fortunately also has a three-part scheme in the storefront.

The welcome opening of the ground floor façade on Center Street will add life to the block and remove infill that blocked communication between the interior space and the street. The new center bay will obviously read as modern infill rather than any replication of the historic appearance – which is appropriate given the circumstances.

### **Staff Questions**

Some additional details will be needed before construction, many of which may be appropriate for staff review. Mr. Broadbent may be able to supply some additional information before completion of the packet, or before the hearing on October 7.

- Design details for the canopy have not been provided, but see description above. The Board will want to determine whether they want to see the details or leave final review to staff. There may be signage atop the canopy, according to the architect.
- The color of the existing upper storefront entry is bronze, as are upper floor windows. Proposed storefront components and windows are described by Mr. Broadbent as being dark – black or dark grey, to align with existing windows.
- Staff is unfamiliar with the age of the upper entrance. Is any work planned there in



- the next several years? Mr. Broadbent has asked the owners, but has not heard.
- What surface is proposed for the threshold at the recessed entrance alcove?
  - Some engineering is often required with a sloping sidewalk, and a new or renovated entrance. Staff hopes that concerns for ADA compliance, including sidewalk leveling or adjustment of the cross slope will not seriously impact the design.
  - There is an existing Fire Department Connection in the brick infill to be removed. Staff hopes a suitable substitute location has been found.
  - In response to staff's question Mr. Broadbent said exterior lighting is going to be recessed in the proposed canopy ceiling.

### Applicable Review Standards

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (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 October 7, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 482 Congress Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

### **Attachments:**

1. Attachment 1 – Architect's project summary
2. Attachment 2 – Architect's drawings
3. Attachment 3 – Architect's photo of existing conditions
4. Attachment 4 - 1924 photos of 120-126 Center Street
5. Attachment 5 – 2019 concept drawings from workshop



July 23, 2020

Deb Andrews  
Historic Preservations Program Manager  
Portland City Hall  
389 Congress Street  
Portland, ME 04101

RE: 482 Congress Street

Dear Deb,

We are requesting another review for changes to 482 Congress Street. The building fronts Congress and Center Street. We are asking for review of a new storefront along Center Street. This proposal calls for the removal of a brick wall located between two existing pilasters. The new storefront would extend from the sidewalk to the beam above. Note that this brick infill is not original to the building.

The owner's intention is to open up an inviting lobby space to the street. This lobby will be open to a floor below and above street level and provide full ADA access to these spaces, thus allowing new opportunities to rent commercial space within the building and create a more active urban interplay.

Please see attached sketches. We look forward to the boards review.

Respectfully,

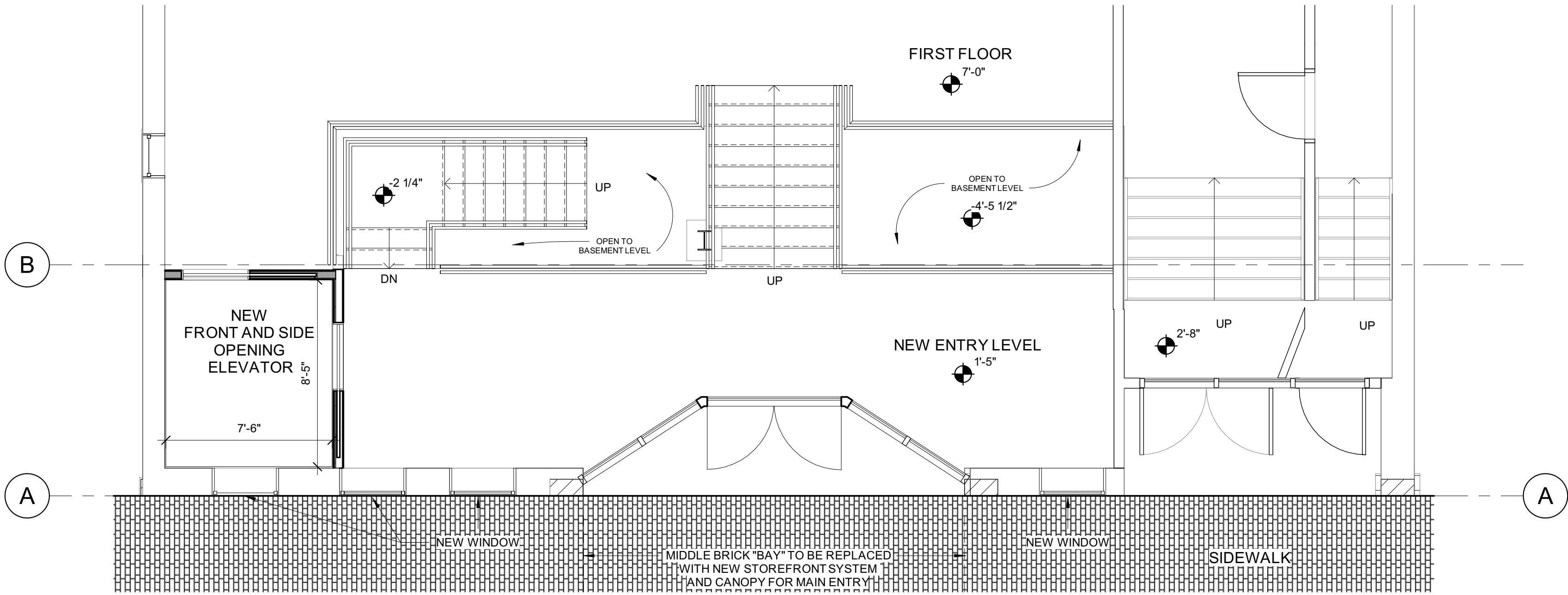


David Lloyd  
Maine Licensed Architect

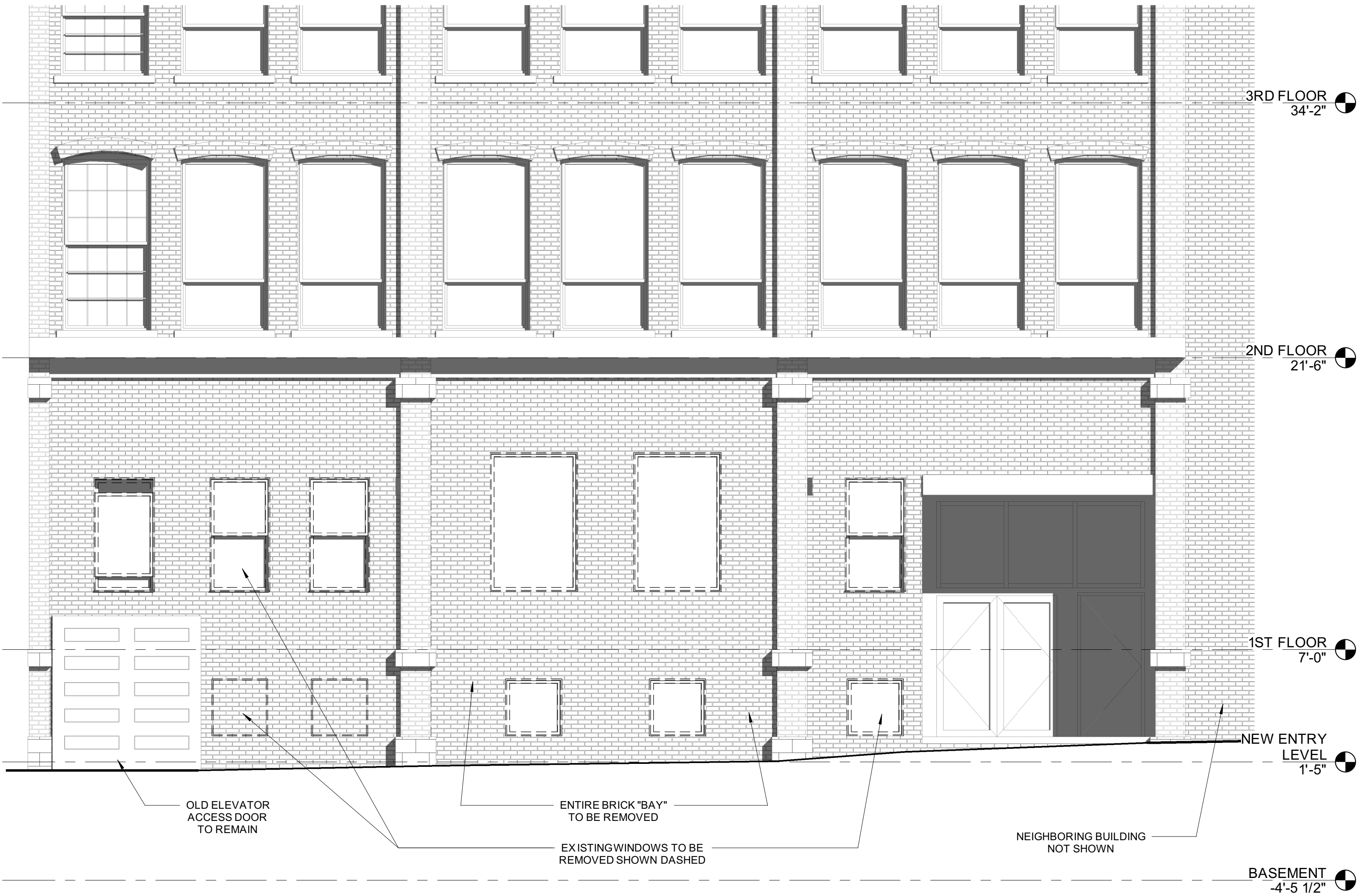




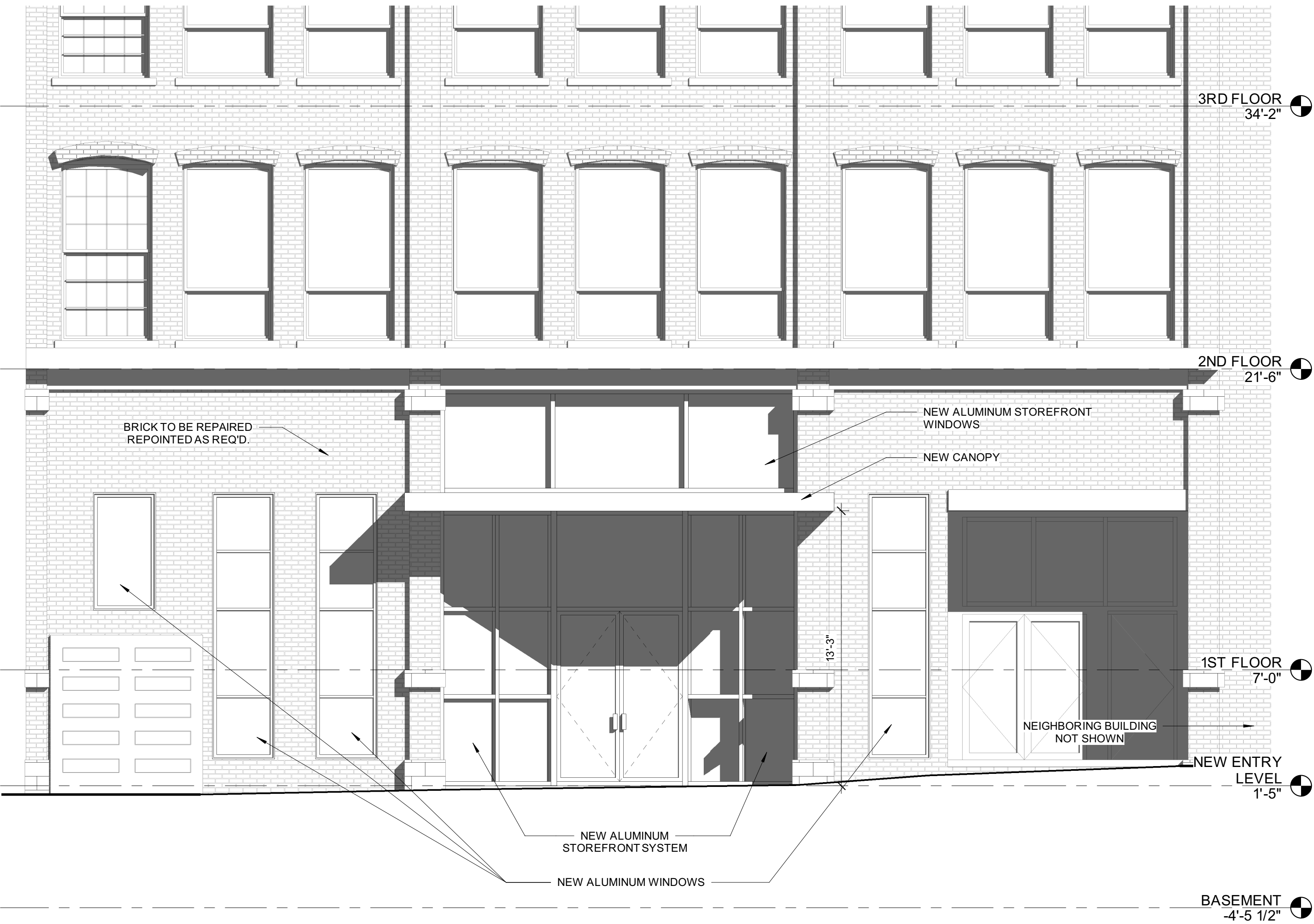
4 | PROPOSED CENTER ST. FACADE - AXONOMETRIC



3 | PROPOSED ENTRY FLOOR PLAN  
1/4" = 1'-0"



1 | CENTER ST. FACADE EXISTING / DEMO  
1/4" = 1'-0"



2 | PROPOSED CENTER ST. FACADE  
1/4" = 1'-0"

Prepared For:  
**Timothy & Chris Leahy**

Consultant:

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

Project:  
**482 CONGRESS STREET**  
482 Congress St  
Portland, ME

Revisions:

Date: 23 JULY 2020  
Scale: 1/4" = 1'-0"  
**PROPOSED PLAN, AXON ELEVATIONS, AXON**

**A1.11**





CENTER STREET  
VIEWS

MIDDLE BAY TO BE REPLACED  
W/ STOREFRONT SYSTEM



PHOTO FROM 1924



PHOTO FROM 1924

|               |              |                                                                                                          |                                 |
|---------------|--------------|----------------------------------------------------------------------------------------------------------|---------------------------------|
| Prepared For: |              | Timothy & Chris Leahy                                                                                    |                                 |
| Consultant:   |              | ARCHETYPE architects<br>48 Union Wharf Portland, Maine 04101<br>(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM |                                 |
| Project:      |              | 482 CONGRESS STREET                                                                                      | 482 Congress St<br>Portland, ME |
| Revisions:    |              | PHOTOS                                                                                                   |                                 |
| Date:         | 23 JULY 2020 | A1.12                                                                                                    |                                 |











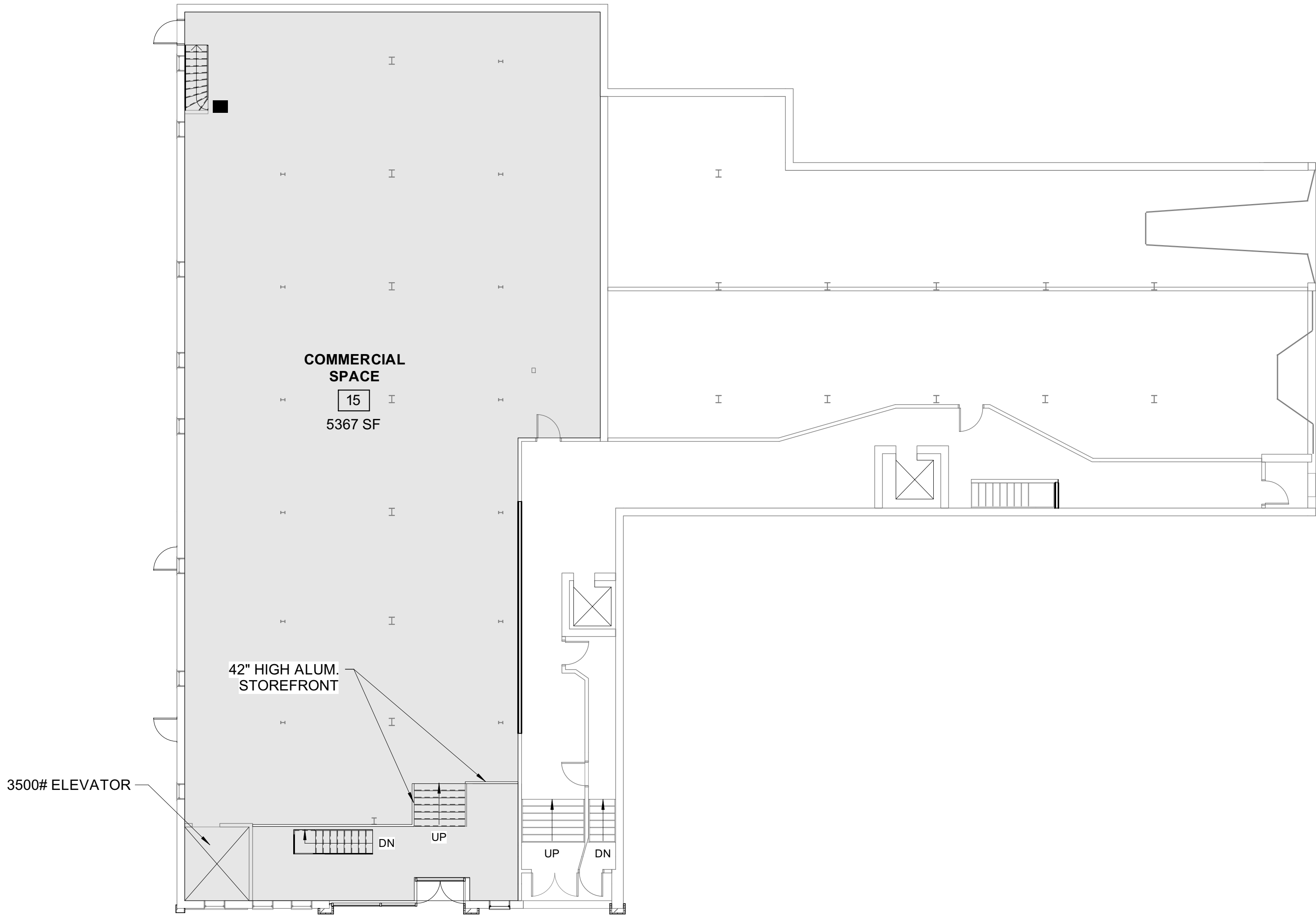


Center

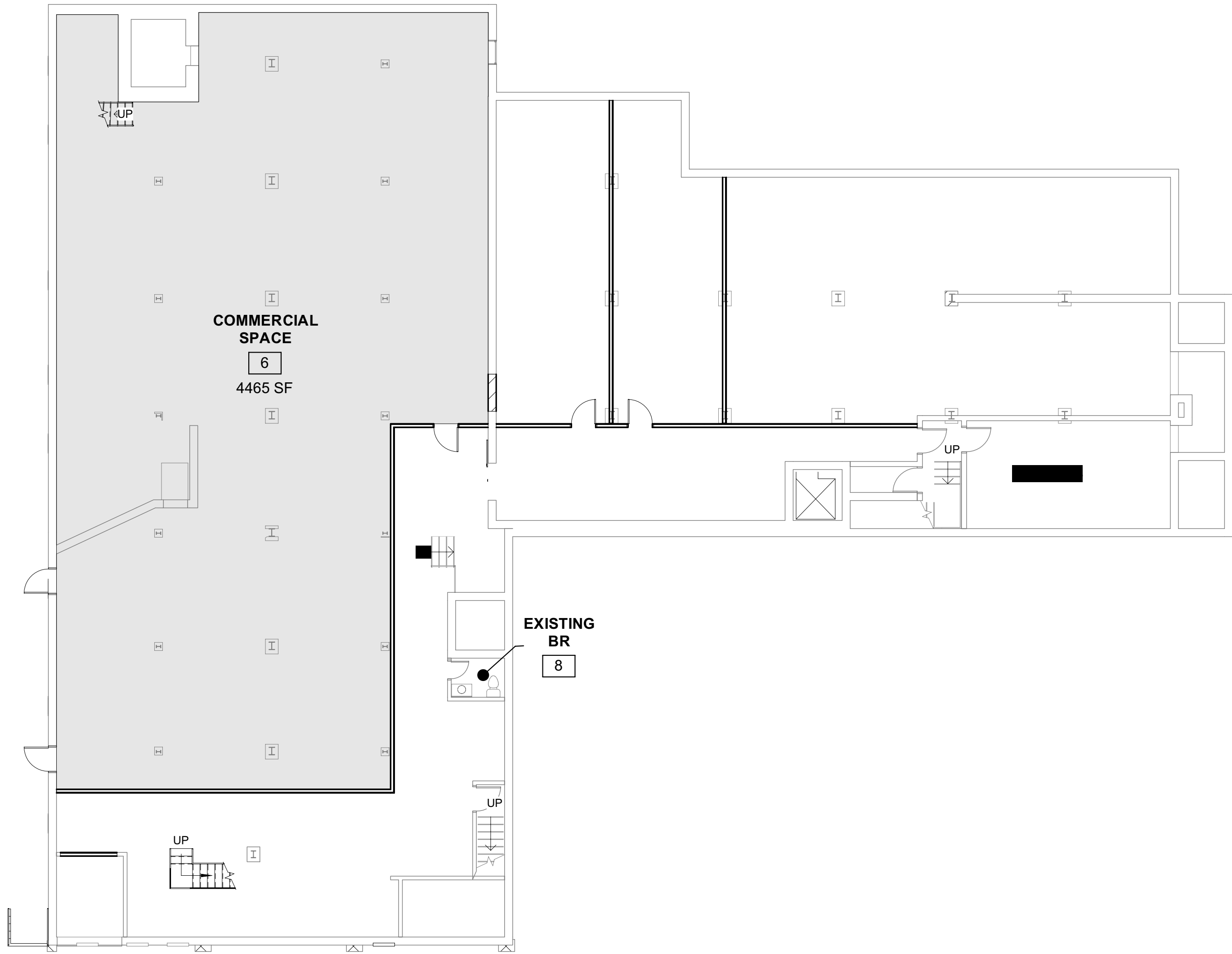








2 | 1ST FLOOR  
3/32" = 1'-0"



1 | BASEMENT  
3/32" = 1'-0"



3 | EAST ELEVATION  
1/8" = 1'-0"

|               |  |                          |              |
|---------------|--|--------------------------|--------------|
| Prepared For: |  | Owner                    |              |
|               |  | Address                  | City, State  |
| Consultant:   |  | Architect:               |              |
|               |  | Project:                 |              |
|               |  | Revisions:               |              |
|               |  | Date:                    | Scale:       |
|               |  | 11 JUNE 2019             | As indicated |
|               |  | FLOOR PLANS & ELEVATIONS |              |
|               |  | A1.01                    |              |



HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

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WORKSHOP  
98 GRAY STREET

**TO:** Chair Pollard and Members of the Historic Preservation Board  
**FROM:** Rob Wiener, Preservation Compliance Coordinator  
**DATE:** October 2, 2020  
**RE:** October 7, 2020 **Workshop** – Exterior Alterations and Additions

**Address:** 98 Gray Street  
**Applicants:** Matthew McAloon (98 Gray St. LLC)  
**Project Architects:** Joe and Cate Waltman, Waltman Architectural Design  
**Project Manager:** Matthew Wogan

### Introduction

On behalf of the new owner of 98 Gray Street Matthew McAloon, Owner's Representative and Project Manager Matthew Wogan has requested review of alterations to this three-unit residential building, a contributing property in the West End Historic District. Mr. McAloon plans to renovate and market the 1886 Italianate style home – originally a single family - as three condominium units. Dormers are proposed for both sides of the roof, a small rooftop deck is to be recessed down into the middle of the ridge, and a small Juliet balcony is proposed for the west side of the second floor unit. The scope of work also includes siding replacement, replacement of the windows, and restoration of some trim that was lost or buried when asbestos shingle siding was applied in the 20th Century.

To fully utilize the third floor level of the 2-1/2 story, gable-to-the-street house, a type that is so common on many West End blocks, dormers are needed. Architects Joe and Cate Waltman have also designed an outdoor amenity for each of the three proposed units, with the first floor having access to the rear yard.

Mr. Wogan has provided a summary description of the project, and the Waltmans furnished a package of drawings and two alternate renderings of the east side of the building, with different versions of the dormer. Staff has provided the 1924 tax photo, and some photos of the property in recent years.

### Subject Property



The Charles F. Lombard Residence retains some Italianate vestiges in its bracketed cornice returns, bays, and the entry hood and doors, despite the application of asbestos shingle siding decades ago. Installation of asbestos siding resulted in the loss of capped window trim, paneling on the faceted bays, and corner boards, but old wood windows remain with aluminum storm windows. Typical Italianate 2/2 windows look the same as in 1924 (narrower 1/1 sashes in the bays,) but the full complement of shutters visible in 1924 are gone. Also surviving are the entrance hood and double front doors, but the front stairs are 20th Century precast concrete with iron railings. A single existing skylight on the west roof slope is visible in the 1924 photo, but the narrow chimney was removed at some point in the past.

On the east slope of the roof there is a narrow shed dormer which could be fairly old. The original wood gutters have been replaced by white aluminum “K Style” gutters that don’t match the green trim. On the right side of the house the driveway appears to accommodate four cars, parked two deep. It is wider than many driveways in the West End, resulting in slightly greater visibility of the west roof than of the east roof.

### **Proposed Alterations and Additions**

Please see Mr. Wogan’s project summary, the drawing packet, and the street views. Staff highlights a number of alterations:

- The existing wood windows and aluminum storms are proposed to be replaced with Matthews Brothers “Sanford Hills” line of vinyl windows, with simulated divided lights (SDL) on the wider double hung and casement units. Exterior trim is to be applied in the field after installation, to resemble what can be seen in the 1924 photo.
- Asbestos siding has been stripped, after consulting with staff; the proposed replacement is to be LP Smartside clapboards, which resemble fiber-cement in dimensions and profile, but are of engineered wood instead of a cementitious composite.
- New siding allows corner boards to be recreated, at approximately the width visible in 1924.
- It is unclear whether paneling beneath the bay windows is to be recreated; elevations and renderings do not show this to be the case.
- Shed dormers are proposed for both sides of the roof, but for the east (left) roof an alternate is preferred by the applicant: two gabled “doghouse” dormers connected by a shed roof. (See the renderings in Attachment 3.)
- In the middle of the roof the applicants propose a sunken deck that interrupts the ridgeline, but only needs low parapet walls on the two sides to meet safety requirements. Mr. Wogan believes the parapets will not be seen from the street.
- In order to provide private outdoor space for each unit, the plans include a small Juliet balcony on the right (west) side for the second floor. Access appears to be provided by French doors.



## Staff Comments

In a number of respects the proposed alterations at 98 Gray Street add living space and bring back some exterior finishes in compatible ways that improve the historic appearance of the property. For example, the use of shed dormers to increase the utility of third floor is a common, long-established approach for older neighborhoods of modest residences. As proposed the shed dormers are set back from the front edge of the roof and that, combined with continuous eaves at the bases preserves the original outline of the house. And certainly, new clapboard siding and corner boards will make a big difference in the appearance.

Staff has communicated with Mr. Wogan in recent weeks to recommend modifications of the initial plans for dormers, balcony, and roof deck that might improve the chances for the hoped-for smooth and fast review process. Some welcome revisions were made in response to staff feedback, but a number of potential issues could prompt continued discussion, flexibility and compromise.

- As noted above, the applicants have a stated preference for the alternate version of the east (left) side dormer, with the appearance of two narrow gabled dormers, connected by a shed roof. Staff advised Mr. Wogan that a simple shed dormer would:
  - Be more traditional and consistent with patterns existing in the neighborhood context;
  - Provide better balance with the shed dormer proposed for the other side;
  - Have a lower profile than the twin gables.
- The Juliet balcony proposed for the west (right) side is much shallower than an earlier version shared with staff, but is a rather unusual feature on a building like this, and in this context.
- Staff recommended that the architects lower the roof deck as much as possible, to render it invisible from the street. It is unclear whether the small parapet walls at the sides will be visible from the street at a certain distance, but Mr. Wogan thought not.
- Engineered wood clapboards – specified as LP Smartside – will have subtle differences in appearance from real wood clapboards that will be invisible to most people. (Boards are slightly thinner, slightly more rounded at corners, and not tapered, all affecting shadow lines.) Because asbestos siding is being replaced, not wood clapboards, the LP alternative is permitted under the Board's siding replacement policy, and will be a big improvement.
- Replacement of the existing wood windows may require some discussion and further exploration. Staff has not examined the existing windows closely, and has encouraged Mr. Wogan to provide photos to illustrate their condition. High quality vinyl windows with fairly accurate detailing have been used a number of times in historic districts, but more typically in new construction projects or where they are



replacing lower quality, older vinyl replacement windows. In instances where replacement of old or original windows is found to be justified because of their condition, the longstanding policy has been to replace them with wood windows that are a close visual match. Recently, high quality metal clad windows or composites with accurate historic detailing have sometimes been found to be an acceptable substitute, on a case-by-case basis.

- Staff typically scrutinizes detailed window specifications for characteristics such as:
  - Half screens
  - Glazing that appears clear, with Visual Light Transmittance .7 or greater
  - Accurate muntin sizing and profile
  - Finish that is as close to a painted appearance as possible

Staff suggests some additional questions or information that may be important to have:

- Have the applicants considered reconstructing the panel treatment visible in the 1924 photo, on the bays below the windows?
- Are there plans for new exterior lights that would be visible?
- Wood gutters were typically an integral part of the trim at the eaves painted to match the trim. It would be a big improvement to have the existing aluminum gutters painted as part of the roof cornice. If the budget allows and new gutters are needed, there are now fiberglass gutters available in long lengths, with a profile matching the wood gutter profile, not the modern K Style.
- Are site alterations planned, such as to the driveway or parking area? These would be subject to review – generally by staff, unless major changes or expansions are planned.

## Applicable Review Standards

### 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.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment.*



*Changes that have acquired significance in their own right, shall not be destroyed.*

- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (7) *The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.*
- (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 summary
- 2. Plans and elevations
- 3. Renderings
- 4. Staff and Google photos
- 5. 1924 tax photo



## 98 Gray Street Project Summary:

Three unit condo remodel (alteration) with scope as follows:

Remove (abate) old asbestos siding and lead paint trim (completed)

Install LP smart siding clapboard 4" reveal with 10" corner boards. Keep existing historic corbels along eaves.

Reframe third floor roofline to accommodate additional space on third floor as well as add a rooftop deck for outside space.

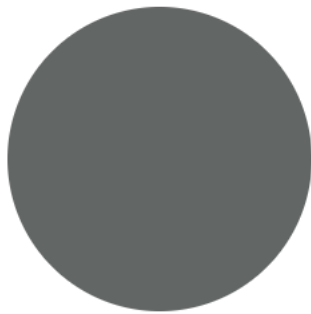
Add a Juliet balcony to second floor unit as outdoor amenity.

Replace old windows with new – trim per section in attachments.

### ***Sanford Hills Dual Pane Double Hung***

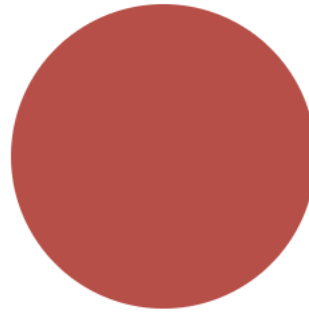
***DH3028, Extruded White Interior, Bronze Exterior, Exterior Pocket Cover, Dual Pane Low E Argon, PG50, 6/6 Lite Contoured GBG, White Int/Bronze Ext Grille in Airspace, No Lift Rail, 32.68 X 28 Clear Opening, 6.35 SQFT, Hidden Tilt Latch, Dual Black Robo-Tilt Lock, White Window Opening Control Device, Fiberglass Mesh Bronze Full Screen Shipped Loose Drywall Return, 3/4" (Complete Unit), w/J-Channel Cover, No Exterior Casing, w/ Nailing Fin, 1/4" Added To Width and Height of Units With Drywall Return. See O.S.M. for dry dimensions. Unit 1: UFactor: 0.26, SHG: 0.25, VLT: 0.45, CR: 60 Energy Star Qualified (Northern)***

Exterior to be painted Farrow and Ball (Downpipe) Entry door preserved and painted Farrow and Ball Blazer (or similar red)



DOWN PIPE

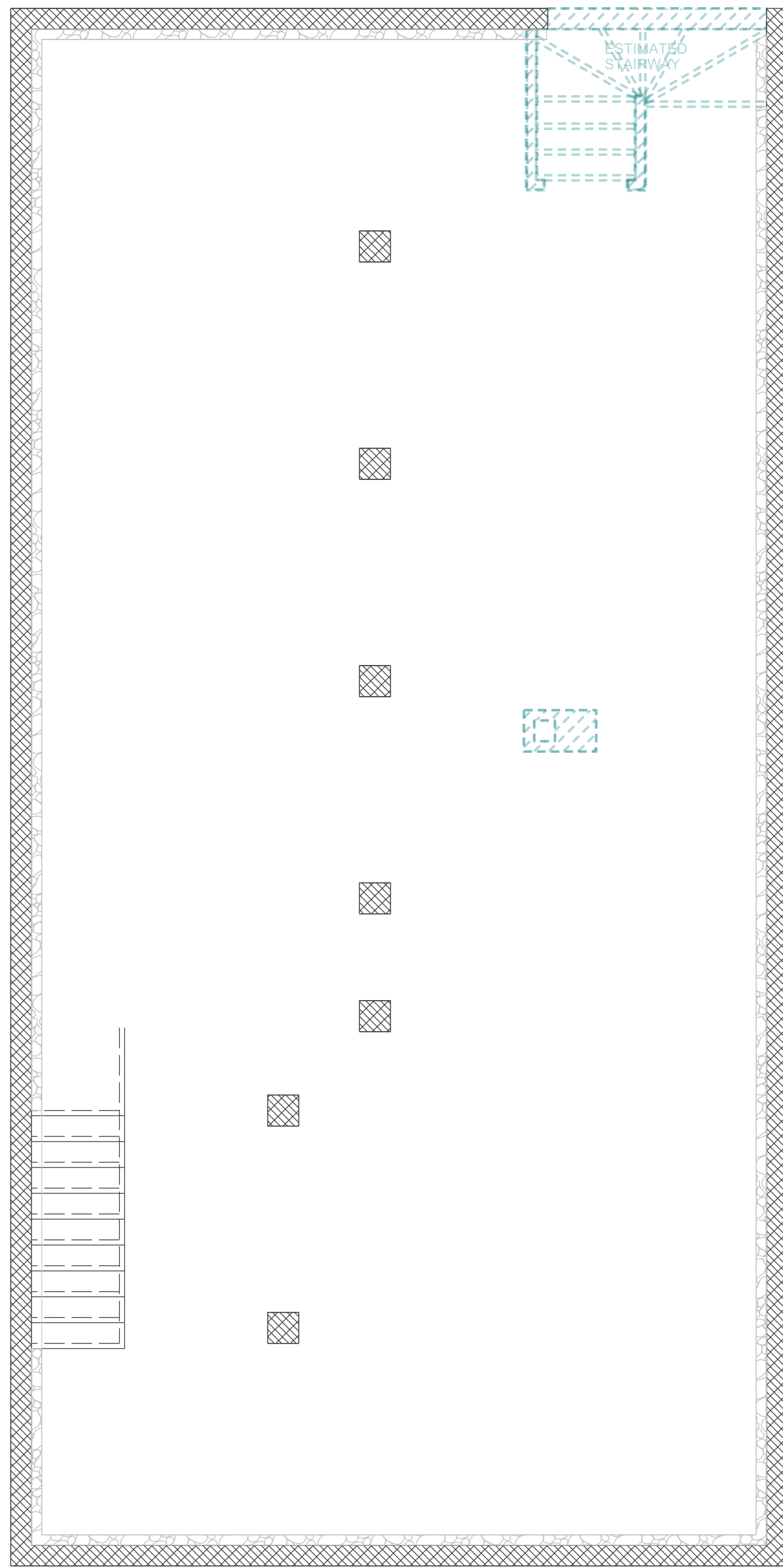
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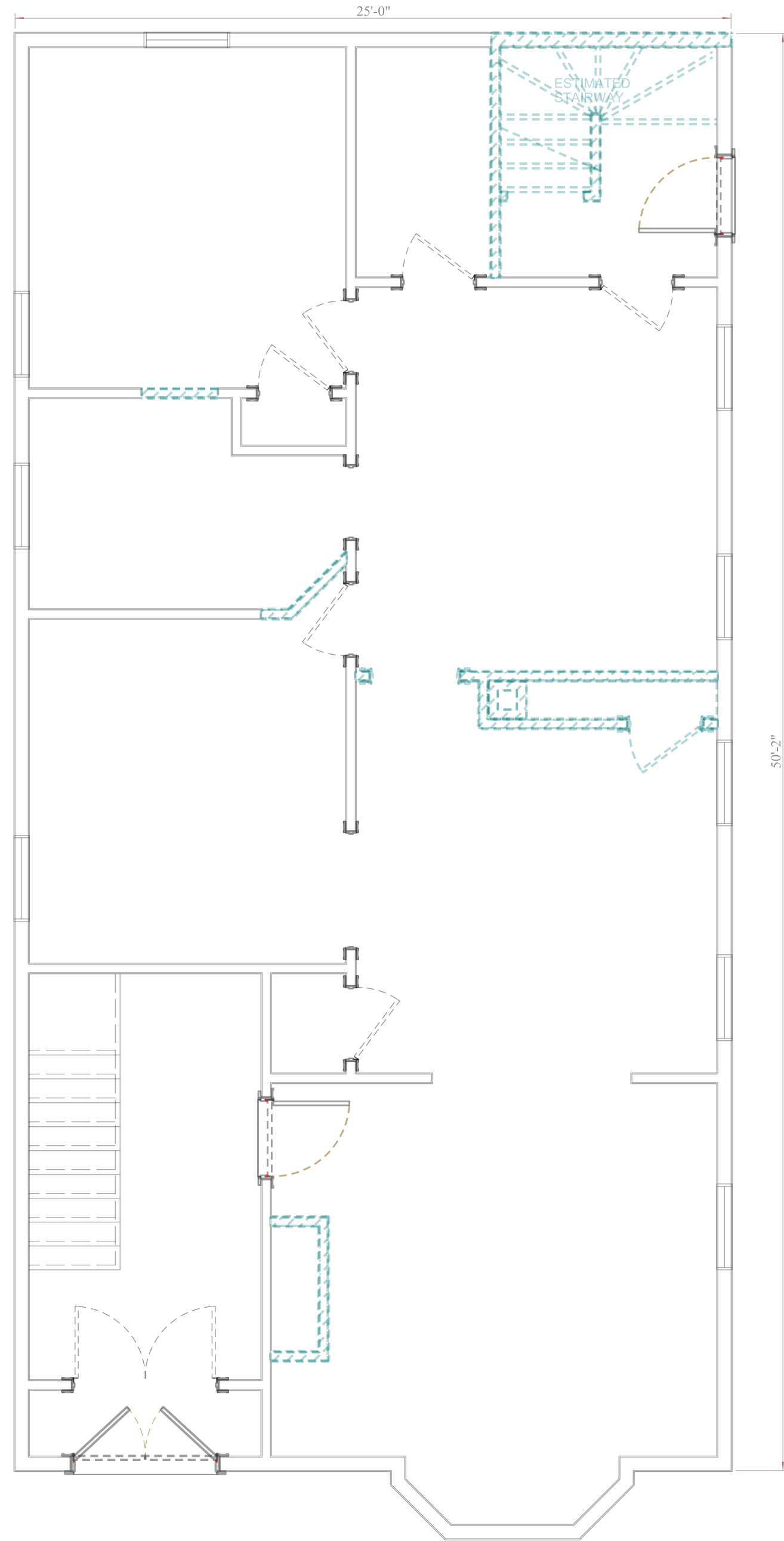
BLAZER

No.212

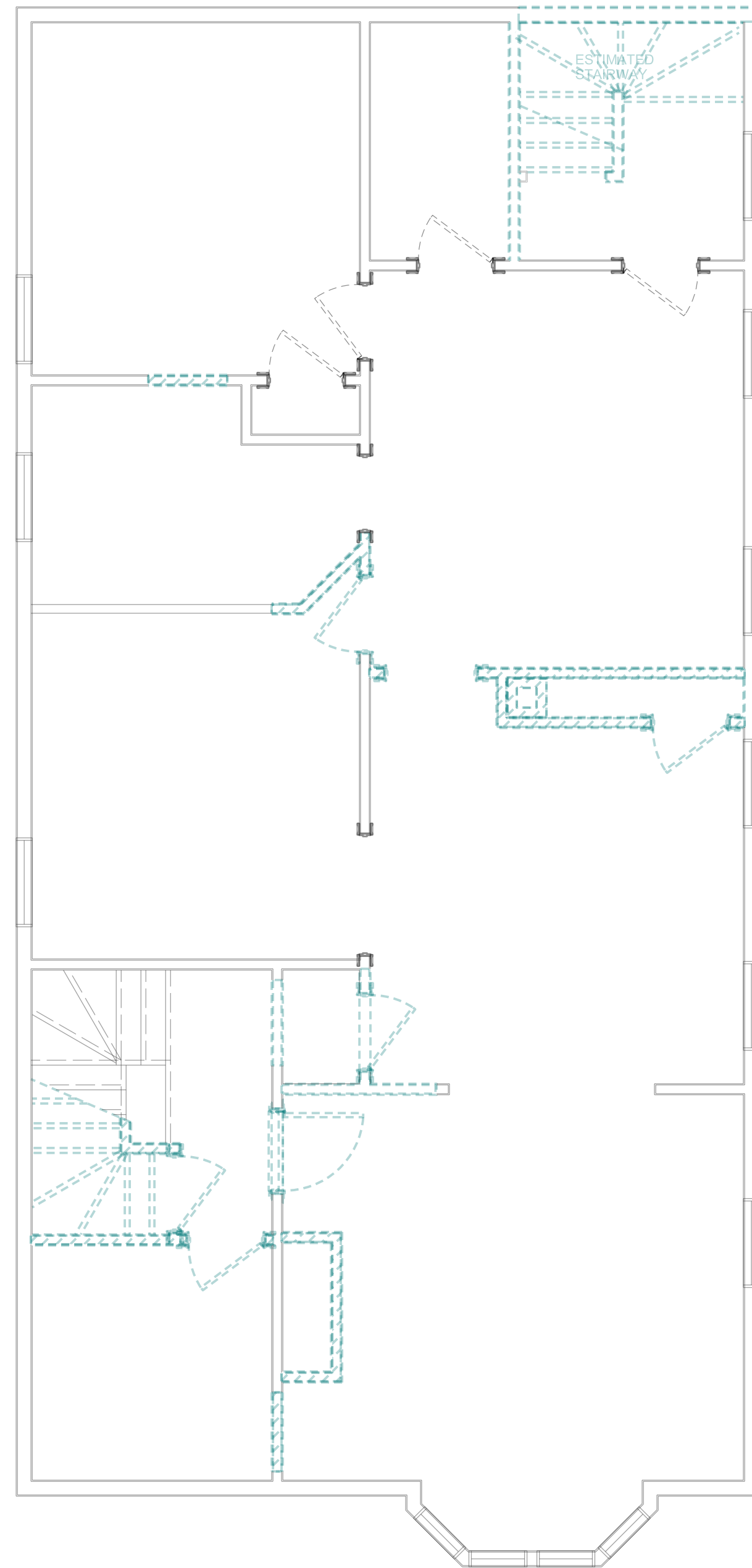




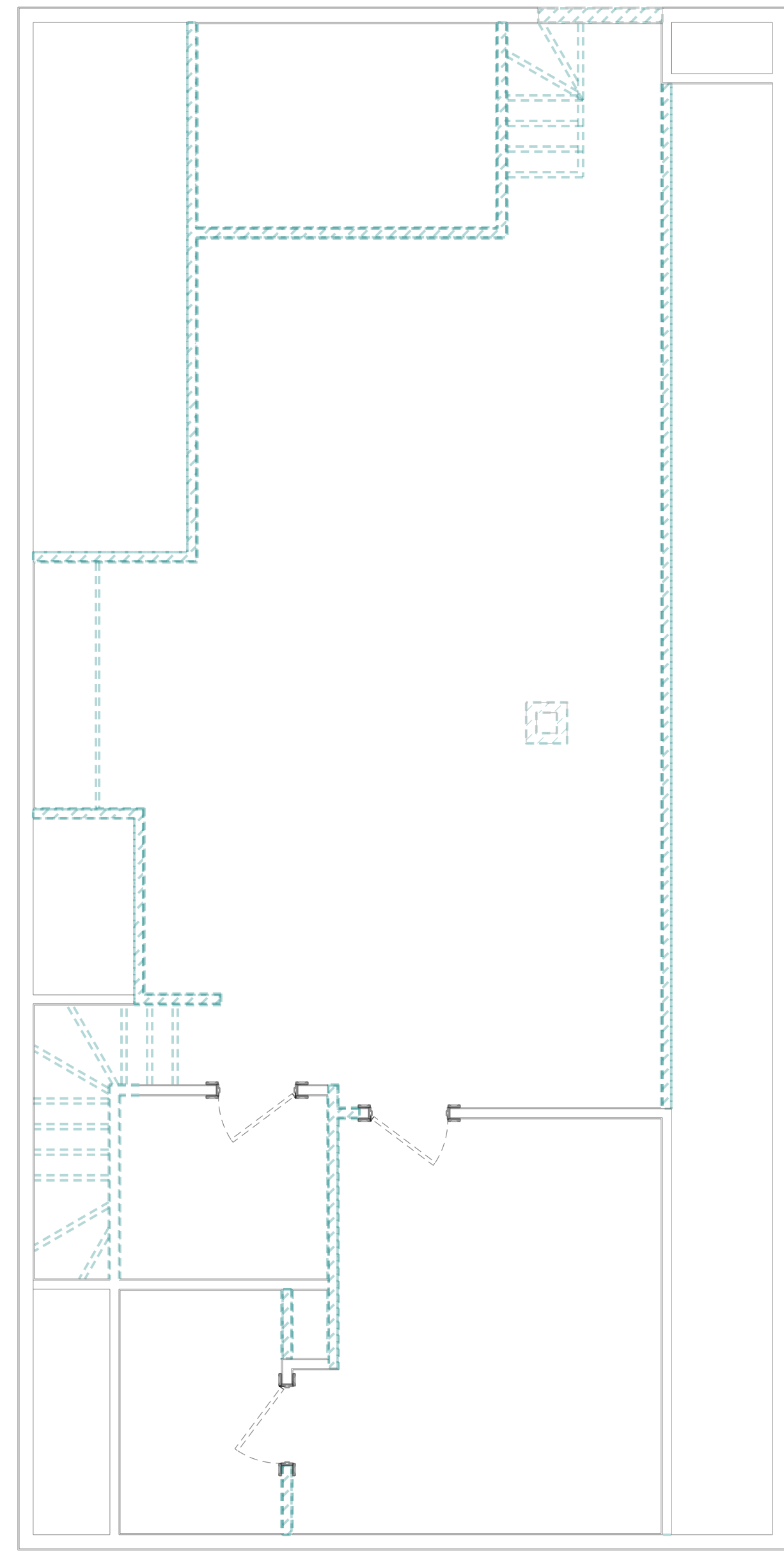
**BASEMENT DEMOLITION PLAN**  
SCALE 1/4" = 1'-0"



**FIRST FLR. DEMOLITION PLAN**  
SCALE 1/4" = 1'-0"

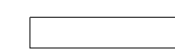


**SECOND FLR. DEMOLITON PLAN**  
SCALE 1/4" = 1'-0"



**THIRD FLR. DEMOLITION PLAN**  
SCALE 1/4" = 1'-0"

**DRAWINGS FOR  
HISTORIC PRESERVATION  
REVIEW ONLY  
NOT FOR CONSTRUCTION**

 DEMO  
 EXISTING TO REMAIN

**WOGAN CONDOS  
GRAY ST. PORTLAND**

PRINT DATE: \$DATE\$  
SCALE: AS NOTED

PROJECT START: 6/12/2020  
REVISION: 312.0

DRAWING NAME

DEMOLITION  
PLANS

SHEET NO.

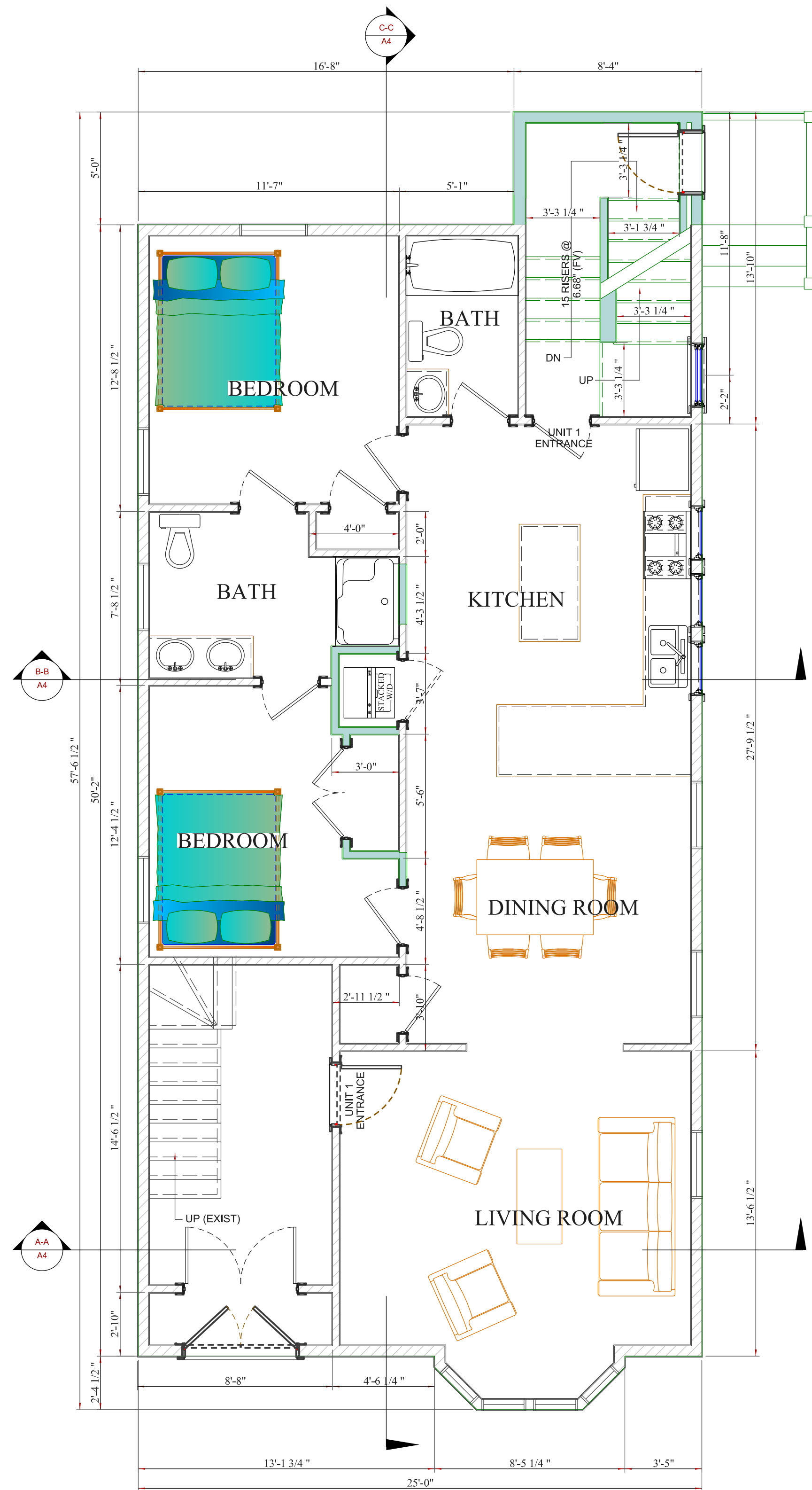
**A0.1**



**WALTMAN**  
ARCHITECTURAL DESIGN

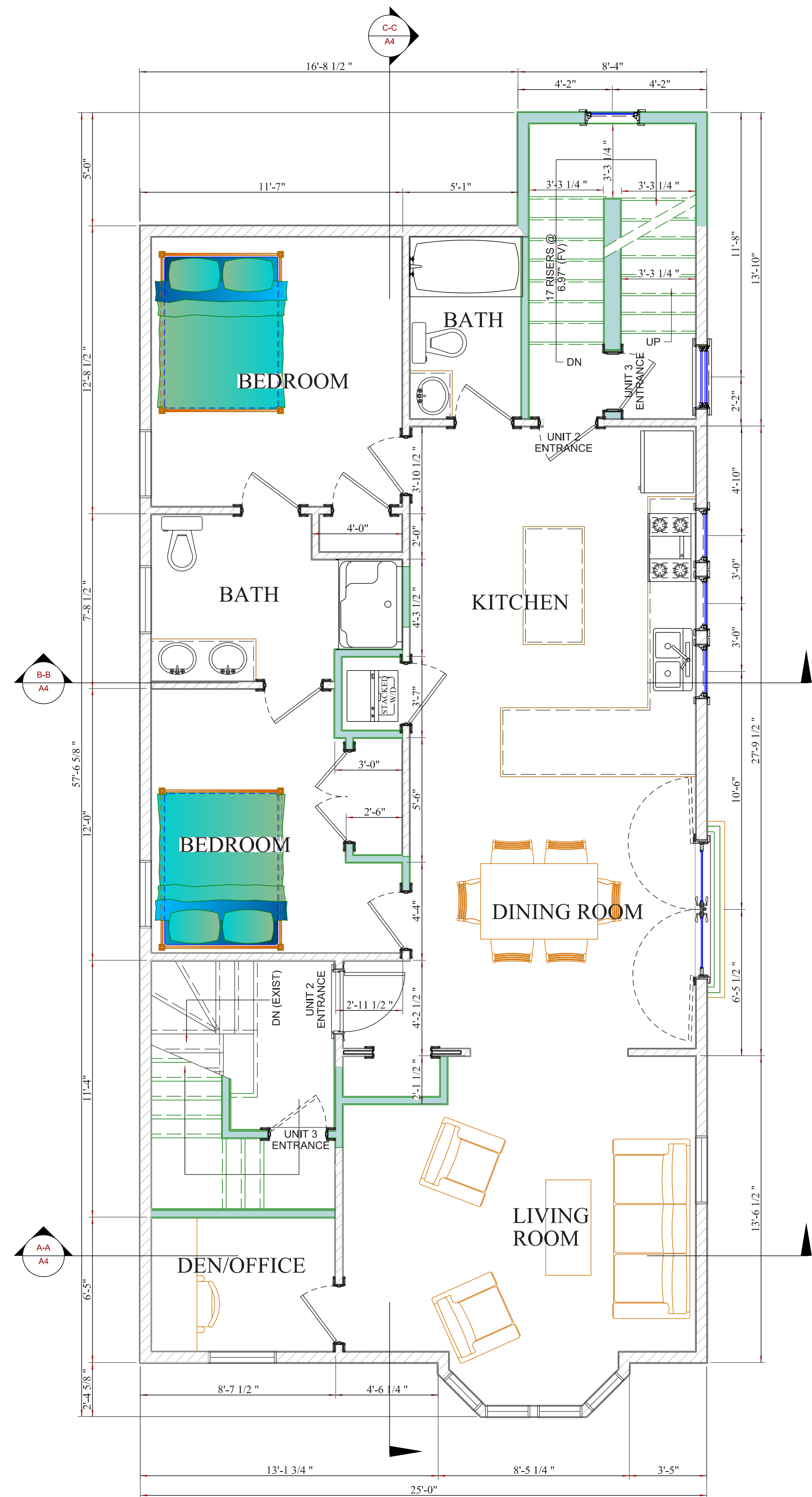
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 ♦ RESIDENTIAL ♦ ADULT CARE ♦ COMMERCIAL  
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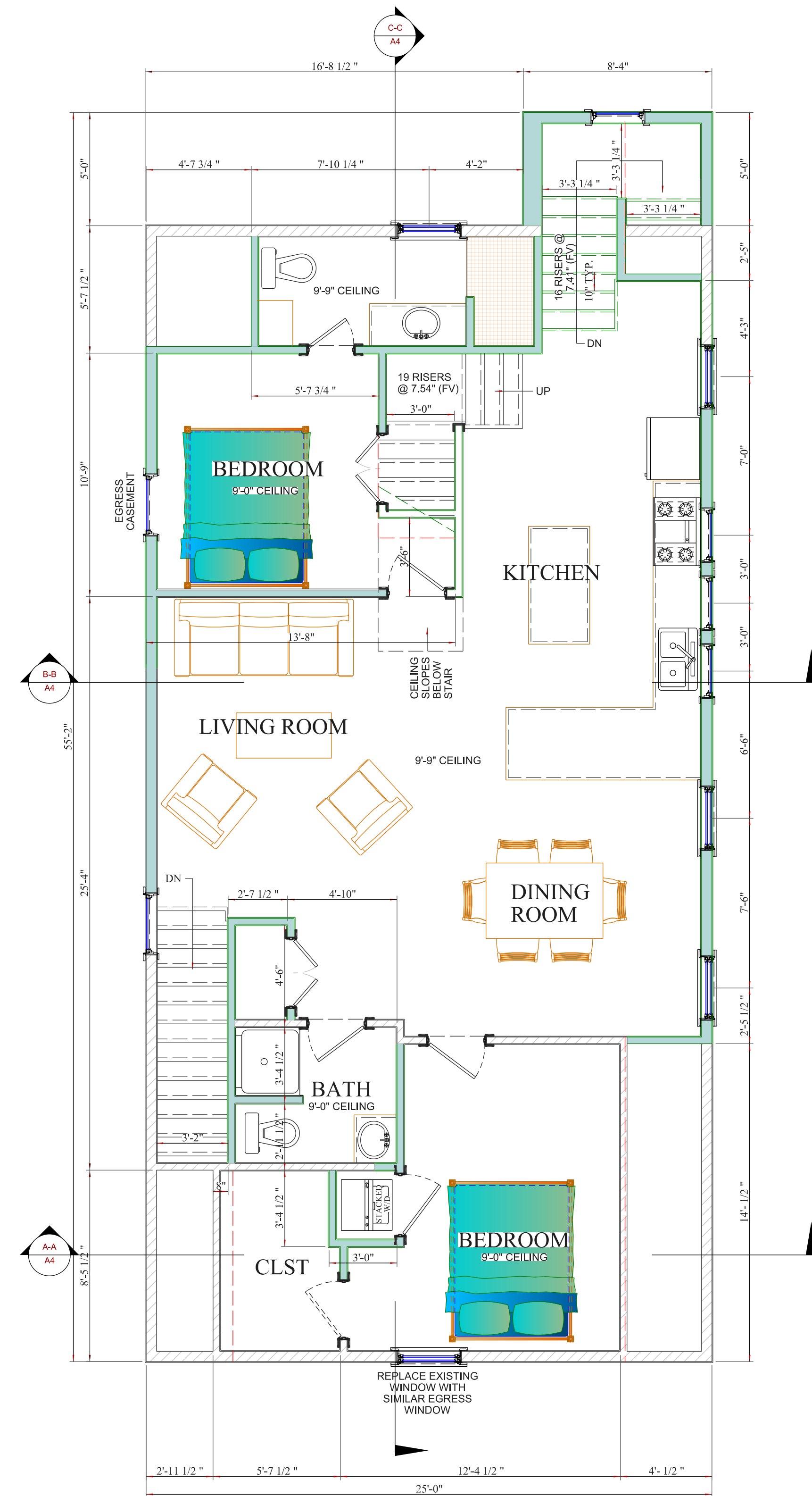
**FIRST FLOOR PLAN**

SCALE 1/4"=1'-0"



**SECOND FLOOR PLAN**

SCALE 1/4"=1'-0"



**THIRD FLOOR PLAN**

SCALE 1/4"=1'-0"

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GRAY ST. PORTLAND**

PRINT DATE: \$DATE\$  
SCALE: AS NOTED

PROJECT START: 6/12/2020  
REVISION: 1312.0

DRAWING NAME  
A1  
FIRST, SECOND, &  
THIRD PLANS

SHEET NO.

**A1**





LEFT ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

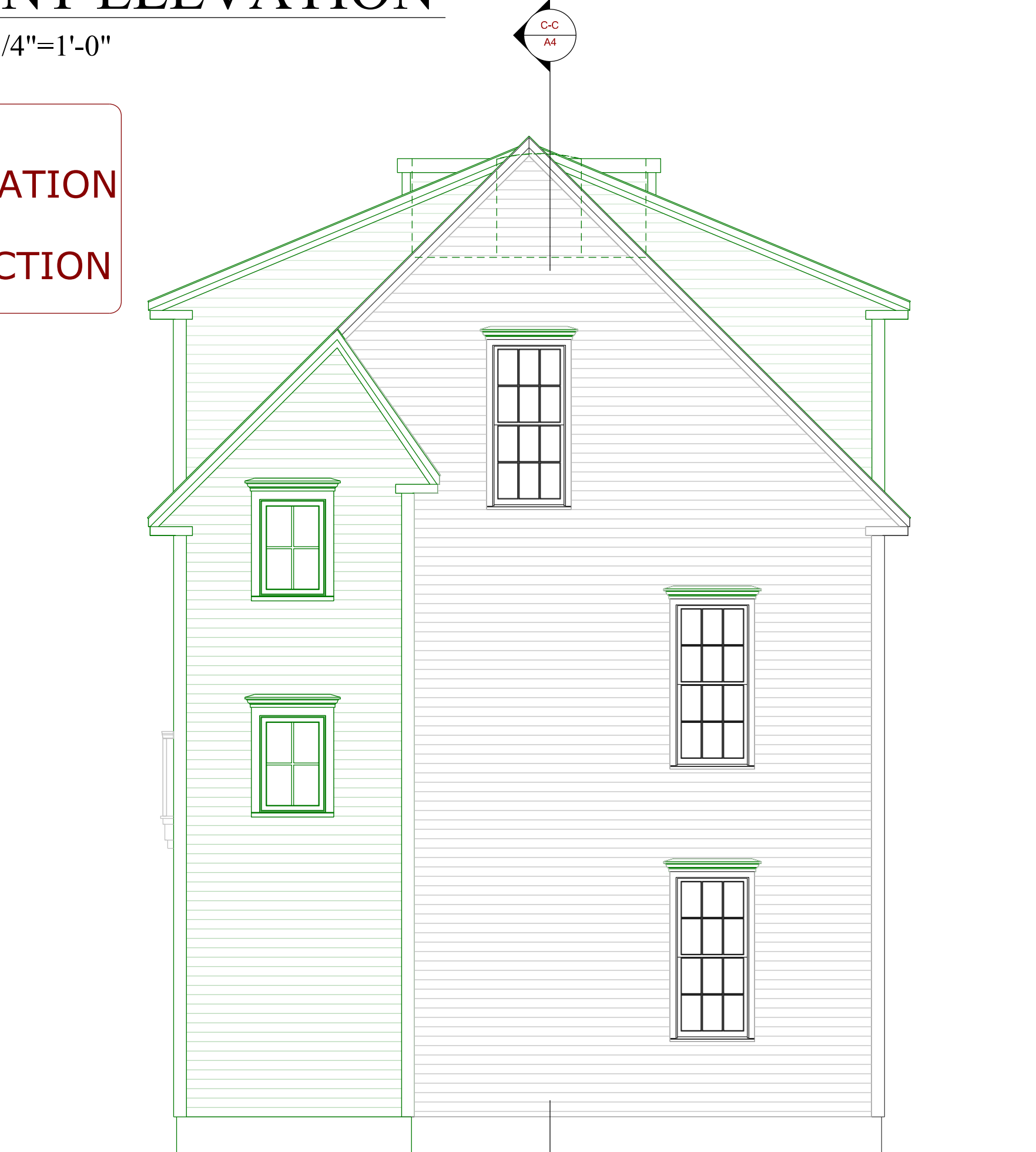
SCALE 1/4"=1'-0"



RIGHT ELEVATION

SCALE 1/4"=1'-0"

DRAWINGS FOR  
HISTORIC PRESERVATION  
REVIEW ONLY  
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REAR ELEVATON

SCALE 1/4"=1'-0"

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GRAY ST. PORTLAND

PRINT DATE: \$DATE\$  
SCALE: AS NOTED

PROJECT START: 6/12/2020  
REVISION : 312.0

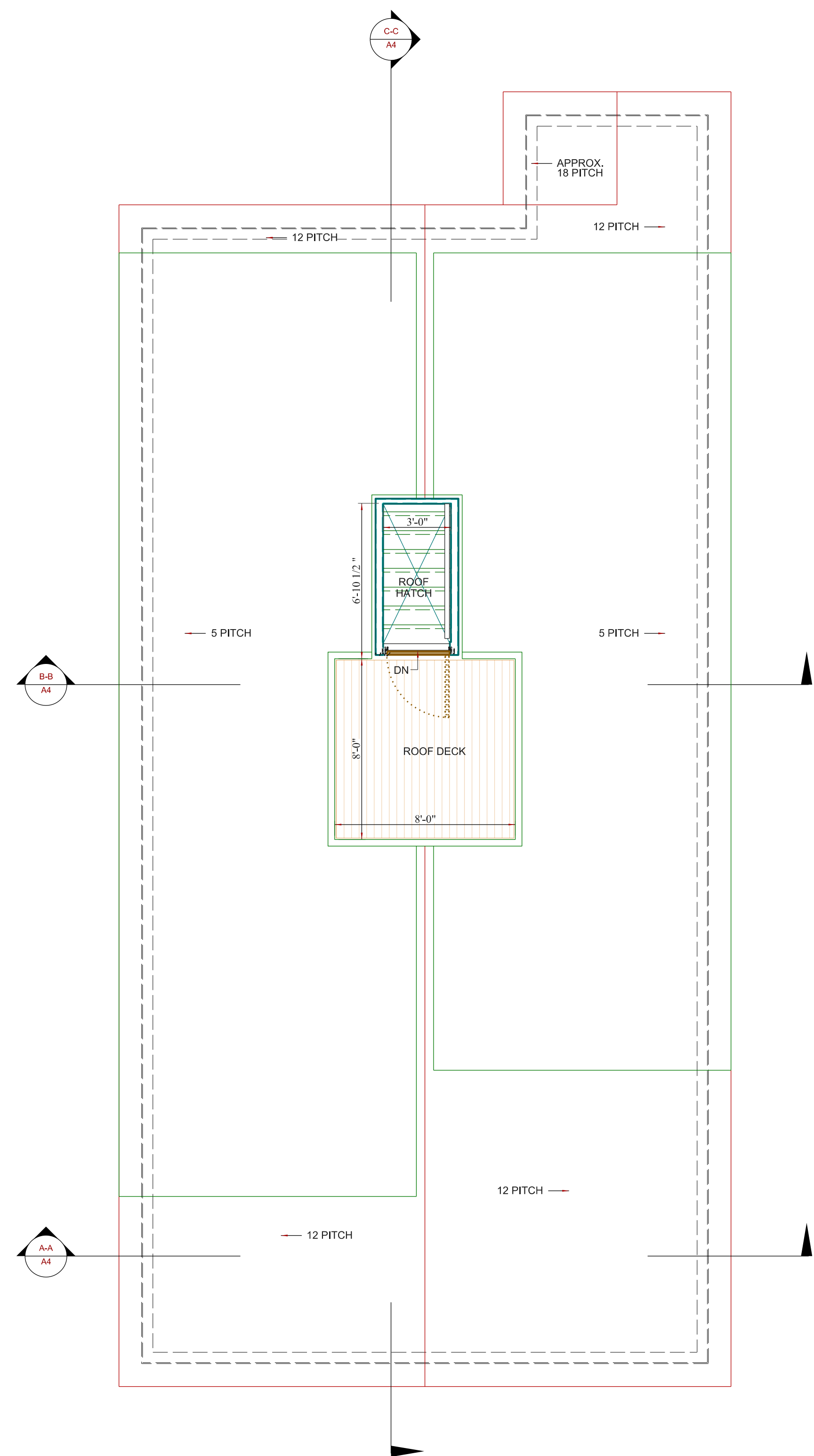
DRAWING NAME

ELEVATIONS

SHEET NO.

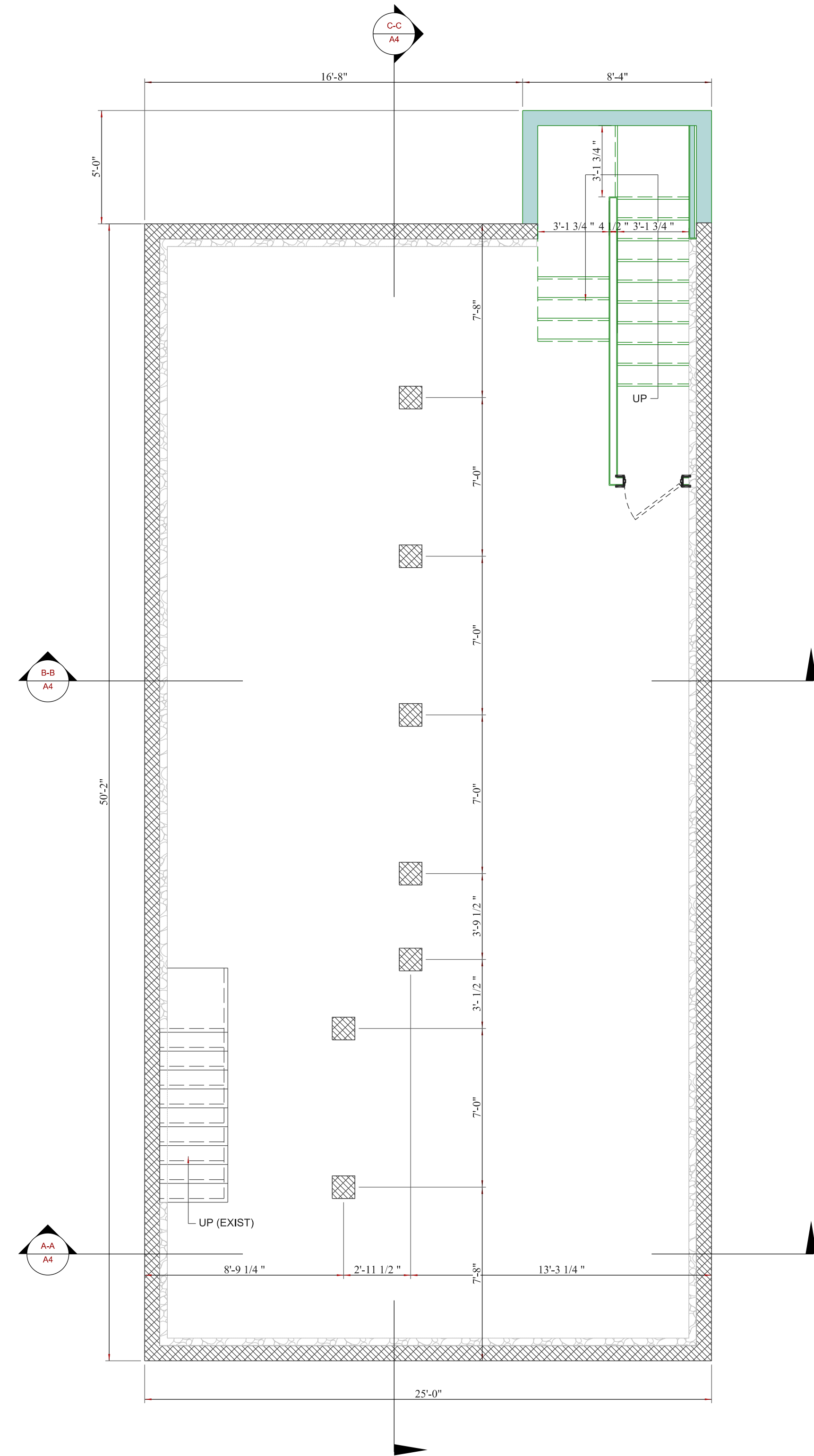
A2





**ROOF PLAN**  
SCALE 1/4"=1'-0"

DRAWINGS FOR  
HISTORIC PRESERVATION  
REVIEW ONLY  
NOT FOR CONSTRUCTION



**BASEMENT PLAN**  
SCALE 1/4"=1'-0"

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GRAY ST. PORTLAND**

PRINT DATE: \$DATE\$  
SCALE: AS NOTED

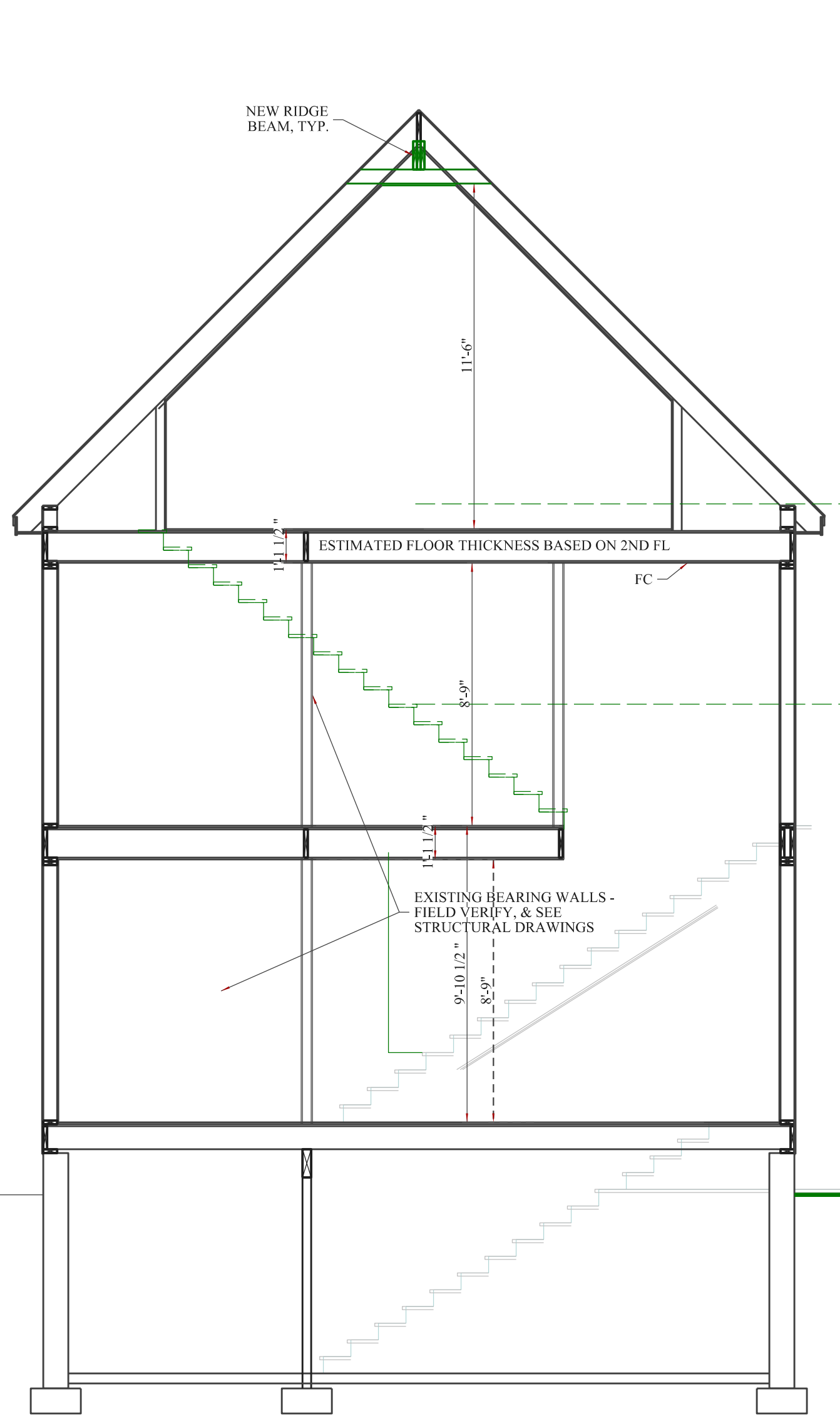
PROJECT START: 6/12/2020  
REVISION : 312.0

DRAWING NAME  
**A3  
ROOF &  
BASEMENT PLANS**

SHEET NO.

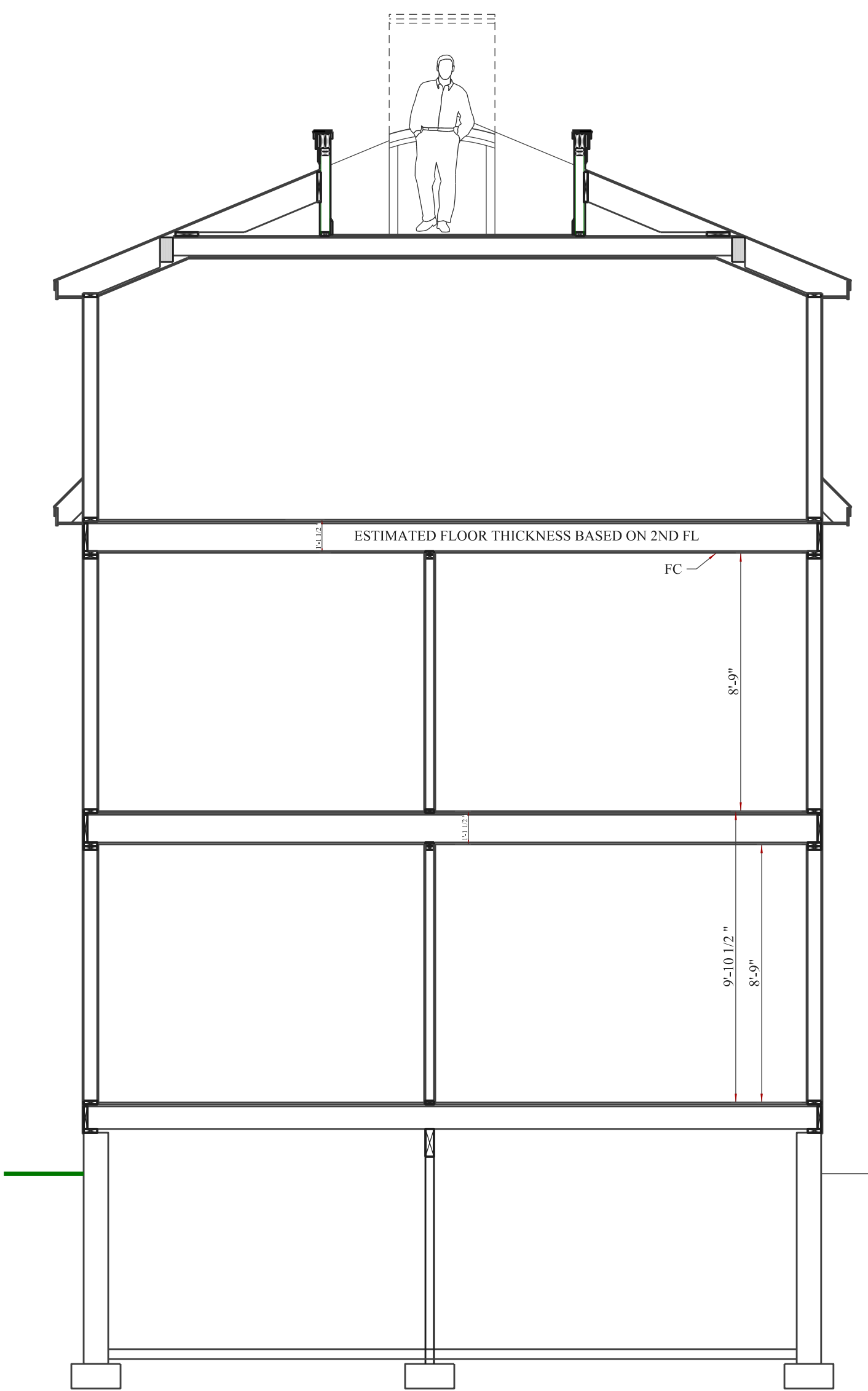
**A3**





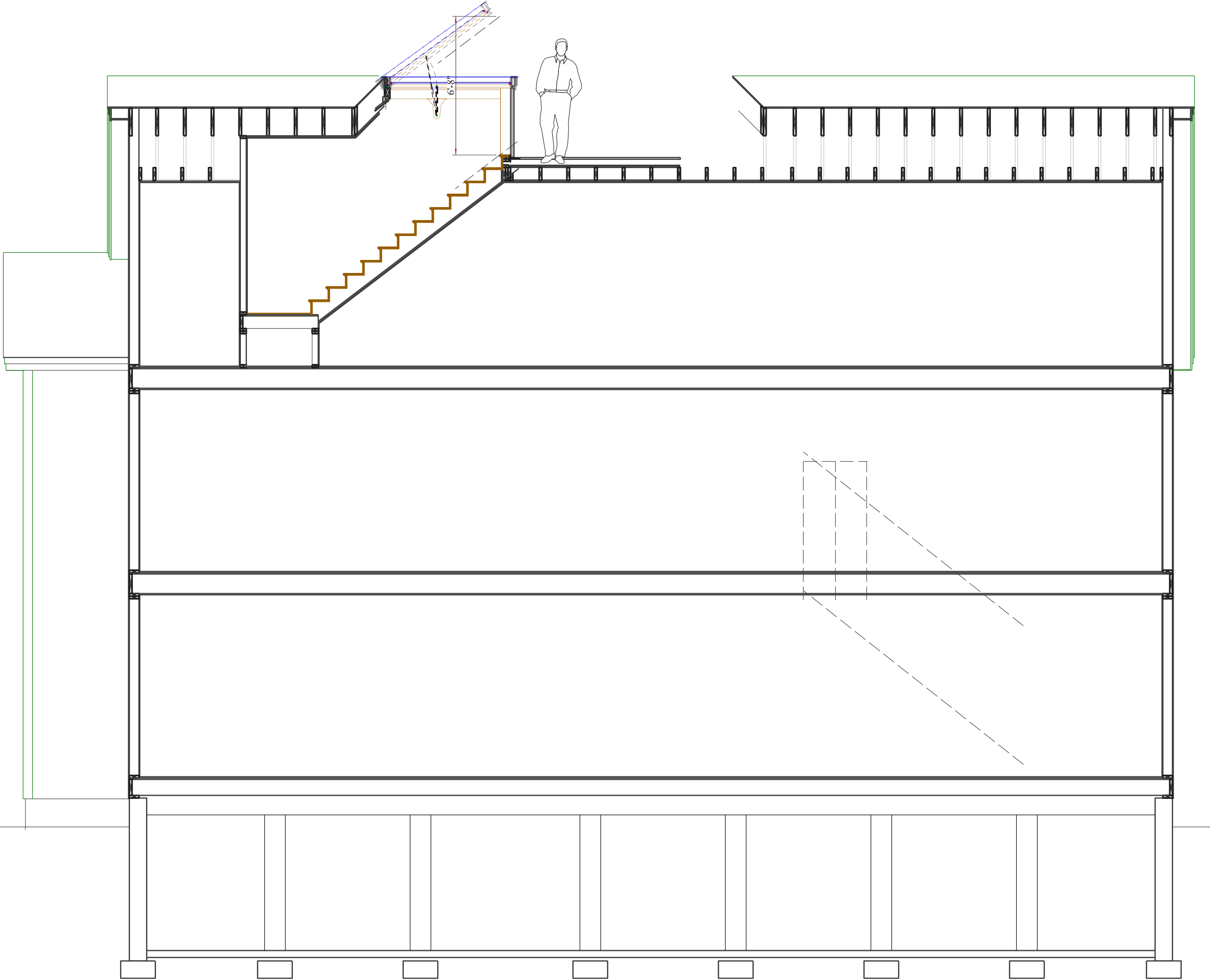
# SECTION A-A

SCALE 1/4"=1'-0"



# SECTION B-B

SCALE 1/4"=1'-0"



# SECTION C-C

SCALE 1/4"=1'-0"

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ATTENTION:  
IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM THE OBLIGATION TO MEET ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE.  
(CHECK PLANS CAREFULLY BEFORE AND DURING CONSTRUCTION)

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PROJECT START: 6/12/2020  
REVISION : 312.0

DRAWING NAME

A4  
BUILDING  
SECTIONS

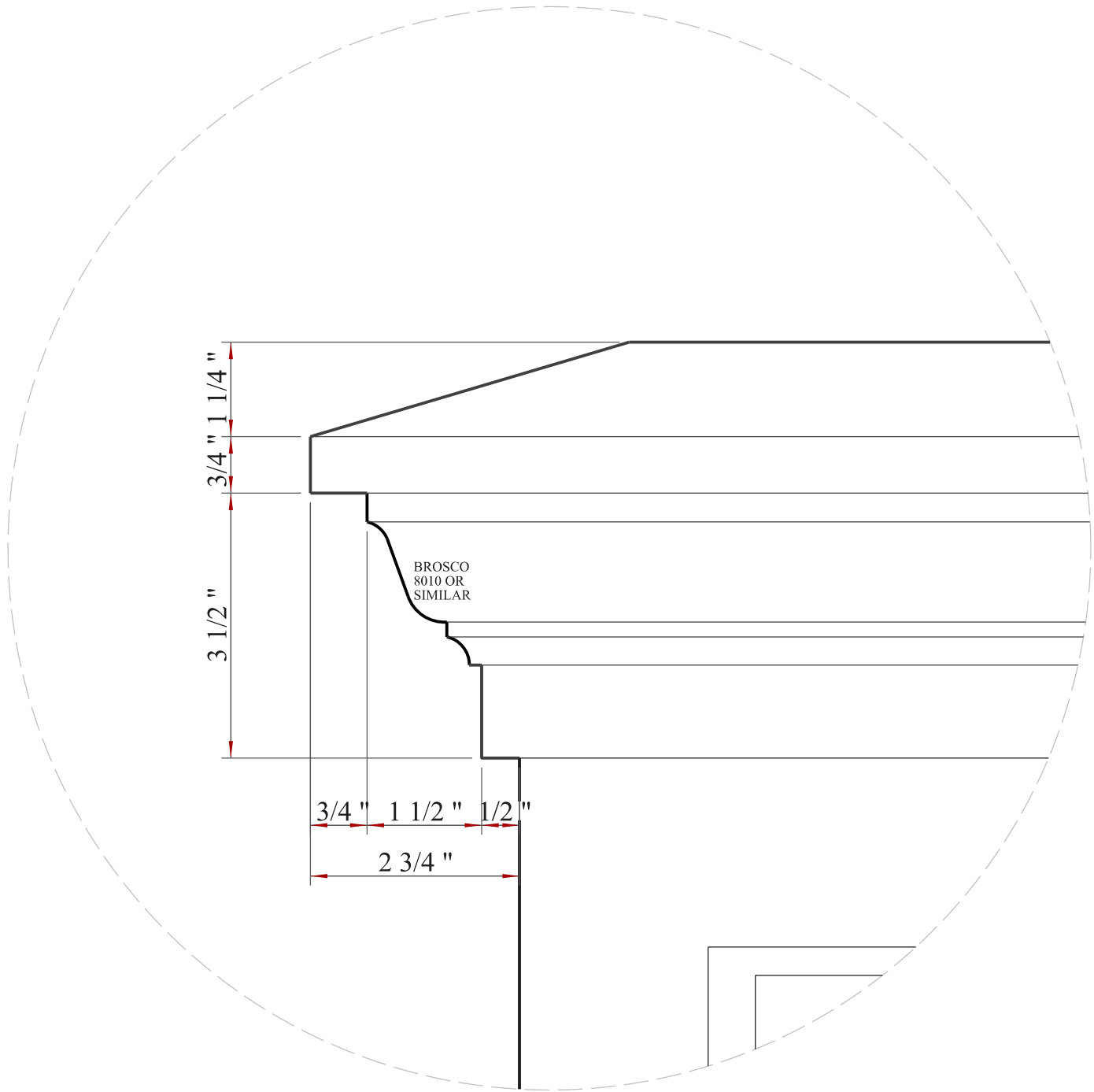
SHEET NO.

A4



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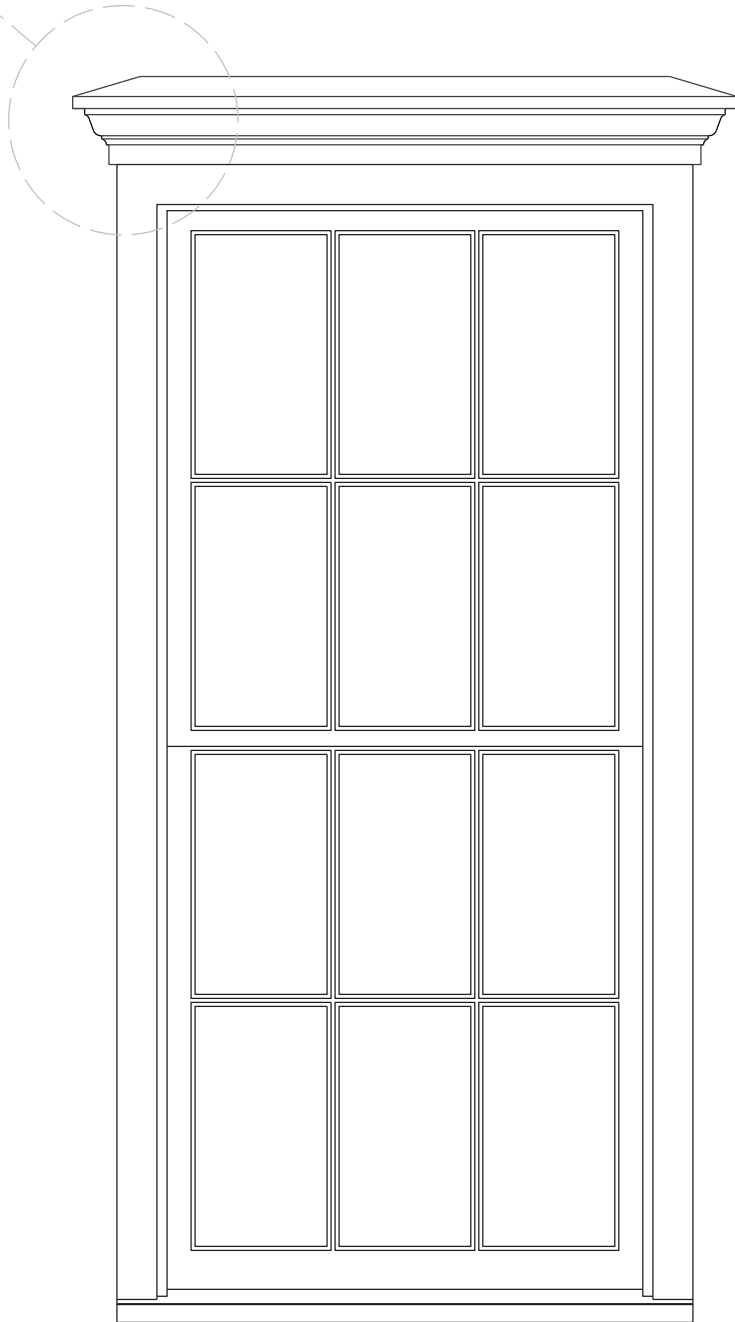




DETAIL 1

6"=1'-0"

DETAIL 1  
A5



WINDOW TRIM DETAIL

1"=1'-0"

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SCALE: AS NOTED

PROJECT START: 6/12/2020  
REVISION : 312.0

DRAWING NAME

TRIM DETAILS  
BUILDING  
SECTIONS

SHEET NO.

A5



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