

CITY OF PORTLAND, MAINE

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, January 20, 2021, 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: Jan 20, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Workshop 1/20/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85636657529>

Or iPhone one-tap :

US: +13126266799,,85636657529# or +19292056099,,85636657529#

Or Telephone:

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

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

Webinar ID: 856 3665 7529

International numbers available: <https://us02web.zoom.us/j/85636657529>

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

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

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

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 6, 2021**

- i. Certificate of Appropriateness for Exterior and Roof Alterations; 35 Commercial Street; Essex North Portland, LLC., Applicant. The Board voted unanimously to approve the application as amended at the meeting, subject to conditions.

3. COMMUNICATION AND REPORTS

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Proposed Exterior Alterations and Building Addition (2nd Workshop); 181 Western Promenade; Talcott and Jennifer Franklin, Applicant.

5. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
181 WESTERN PROMENADE

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: January 15, 2021
RE: January 20, 2021 **WORKSHOP # 2 – Review of Revised Plans: Exterior Alterations and New Connector between House and Garage**

Address: 181 Western Promenade
Applicants: Talcott and Jennifer Franklin
Project Architect: Carol DeTine, Carriage House Studio

The Planning & Urban Development Department sent 20 notices advertising this meeting to property owners within 100 feet of the site. A legal advertisement ran in the January 9, 2021 edition of the Portland Press Herald.

Introduction

Architect Carol DeTine, representing property owners Talcott and Jennifer Franklin, has requested a second workshop to present revised plans for a building addition and exterior alterations at the northeast rear corner of the West Mansion at 181 Western Promenade. The subject structure is located at the corner of the Western Promenade and Carroll Street; the portion of the building affected by the project is accessed from an alleyway that leads from Carroll Street.

A preliminary workshop was held on December 2, 2020, when much of the Board discussion focused on the major goal of the project: to provide direct access from the house to the garage, which is located at the end of the alleyway and just beyond the northeast corner of the house. Also proposed were alterations to the bulkhead area to provide improved access to the cellar and replacement of the rear entry porch. The existing porch is not original and is in poor condition.

Ms. DeTine presented two options for the proposed connector between the north elevation of the house and the south elevation of the garage. Option A was a small, direct connector between the two structures, set back from the house corner, and Option B was an expanded connector with a mudroom that would engulf the corner of the house and attach to the side of the garage.

For the January 20 workshop, Ms. DeTine has provided a written summary in which she details her design responses to the Board's first workshop comments. Staff is including with the packet the drawings from the first workshop. New floor plans and elevations provide some additional details on finishes and roof intersections to address Board questions. This second workshop session is an opportunity for additional feedback from the board on the design direction, which is based on Option B, the larger of the two scenarios seen on December 2.

Staff is also including with the packet a proposal to fence much of the yard with a traditionally-styled metal fence. This application was submitted separately by the owner some time ago, and given the significance of the property, staff is asking the Board to comment on the proposal.

Subject Property, Existing Conditions

Enclosed for the Board's review is the Historic Resources Inventory form for the West Mansion. The property description is unusually detailed and describes both the building itself and the history of the property. See ATTACHMENT 4.

The inventory form provides little description of the rear (east) elevation of the building, except for noting the presence of a septagonal conservatory and open porch within clear view of Carroll Street. The rear elevation is not shown in the 1924 photo either. There is a prominent cross-gambrel ell off the back of the house that projects well beyond the face of the conservatory and open porch. The proposed alterations and addition are confined to this cross-gambrel portion of the building that features an elevated rear entry, porch and bulkhead. In reviewing existing conditions, it appears that a number of original features in this area have been replaced or modified. Elements likely altered or replaced include the bulkhead doors, the raised porch and perhaps the rear door as well.

As is noted in the inventory, a garage was added to the property in 1991, or just before. Its form and detailing were drawn from the 1911 mansion. Given its position, the garage is visible from both Carroll Street and the Western Promenade (although from a considerable distance). The garage is located to the north of the house, but overlaps the north elevation of the mansion by several feet. A narrow passageway (@ five feet) separates the north elevation of the house and the south elevation of the garage.

Preliminary Proposals for the First Workshop, and Board Comments

Under Option A, the connector is tucked back behind the northeast corner of the building and is out of view from Carroll Street. Although not indicated on the elevations, the front face of the connector is set back 2'9" from the face of the house, clearing the quoins by 6 inches. The west wall of the addition (facing the Western Prom) is set back 8" from southwest corner of the garage. Ms. DeTine notes that this option, while less visible, is not ideal from a practical standpoint as the walk to the addition's entry door is beneath the drip

line of the garage roof. It also provides less clearance for interior door swings.

In Option B, the addition has a larger footprint. The front of the addition projects approximately 8'10" beyond the face of the house and encloses the side door to the garage. The connector extends 8'8" from the garage wall and overlaps the east-facing wall of the house by 3'6". The width was driven by a desire to avoid interference with the quoins. The position of the wall facing the Western Promenade is the same as in Option A. As Ms. DeTine noted, Option B is more commodious and moves the entrance to the connector away from the garage, thereby avoiding the drip line.

In both options, the work would require that a new opening be created on the north elevation of the house. Option A had a 4' wide opening. At 6'8" high, the bottom of the opening will align with the top of the third corner quoin from the concrete base. The overall height would be adjusted to line up with the brick coursing. Option B had a 5' wide opening and also a 6'8" high opening, so the top of the opening is the same as it is in Option A.

In both options the roof of the connector encroaches onto the hip roof of the garage. This is necessary to provide sufficient headroom and structure, but inspired some Board comments.

Prefinished exterior HardiPanels, or equivalent, were proposed for the addition's exterior. Clad wood windows and full lite door were proposed. The color palette was proposed to be dark to achieve a recessive appearance.

Proposed exterior alterations included lowering the sill at the bulkhead to provide more headroom when entering the basement. The new, longer doors will be based on a close examination of the existing doors to determine whether they are original. If so, the longer doors will be patterned after the originals. Lowering the bulkhead also requires creating a sloped sidewalk flanked by new low cheekwalls. Concrete is proposed to match existing concrete walks in this area.

Although the existing porch is of more recent construction than the house and crudely built, it appears that some of the original porch balusters remain and likely informed the design of new balusters. These balusters also match those on the balcony above the main entrance to the building, so the replicating them seems to be an appropriate choice. Other details, including posts, skirting, railings, etc. are consistent with traditional porch design. Ms. DeTine proposed to extend the skirting to enclose existing ground-mounted mechanical units, and several Board members recommended a softer approach to screening, using plantings.

Although the project also called for replacement of the garage doors, a door spec has not yet been provided.

Board Comments – December Workshop

Some time was spent on December 2 discussing the respective styles and details of the grand house and the late 20th Century garage, and it was suggested that perhaps the garage could be demolished to sidestep a potentially awkward “stitching together” of the two structures. The Board cannot require an approach that includes constructing a new garage, but members can suggest that it might be an option worth considering if the owners so choose.

A brief summary of Board comments on the connector follows:

- The West Mansion makes a grand statement, and details and materials of any interventions must be carefully considered to be compatible.
- The mansion’s base is a significant feature that must be respected.
- Several Board members noted that Option A is significantly smaller and less visible and thus less obvious an intervention.
- Option A leaves more of the house’s quoins and the granite base exposed.
- While Option A would have an easier time meeting the Standards for Review of Alterations, Option B potentially magnifies the challenges of successfully uniting the house and garage.
- If Option B is to be considered, perhaps it can be recomposed with a more contemporary approach that doesn’t add to the incongruities of the house and garage.
- The need for headroom necessitates a connector roof that encroaches on the garage roof, and creates a problematic conjunction of planes.
- The cumulative effect of the proposed alterations risks creating a busy rear corner of the house that interferes excessively with the architecture.

In commenting on the other proposed alterations: porch replacement, skirting, and bulkhead door modifications, Board members were generally supportive, with some notes:

- Doors should be modeled after extant but damaged original doors.
- Consider not extending the lattice skirt as a screen for mechanical units; perhaps use dense plantings instead for screening.
- The rear porch could be reconsidered, as the present configuration does not appear to be original.

Revised Proposal for January 20, 2021

Please see the architect’s summary of design changes (Attachment 1.) Staff notes that the footprint is essentially the same as Option B in the preliminary plans. The suggested demolition of the garage is not being proposed at this time.

Staff Comments

Before the December 2, 2020 meeting, staff noted:

I:\Shared drives\PUD - Planning\4 Historic Preservation\HP Board Memos\2021 Memos\1-20-21 Western Prom 181-W.docx

Given the architectural significance of the West Mansion, any proposed alteration or addition requires very careful consideration, especially where the project includes an alteration that is not readily reversible, such as creating a new opening in an exterior wall. Note that both Standards #1 and #10 do not preclude changes, but require that the changes not diminish or destroy the character-defining features of the building. As Standard #10 states, “the essential form and integrity of the historic property [should] be unimpaired”.

Certainly, the addition is proposed for an area of the building/property that is perhaps the least sensitive to change, especially given the distance from abutting streets and the opportunity to tuck much of the addition between the garage and house. Creating a new opening on the West Mansion’s north elevation is unlikely to materially affect the integrity of the building even if the connector were removed in the future.

In terms of the addition itself, staff understands that the Option B provides a more commodious space and avoids conflict with the drip edge of the garage at the entry. Staff is concerned, however, about its visibility, the fact that it overlaps the corner of the mansion and that it creates a degree of visual confusion given the close proximity of the porch, garage and connector. While Option A is perhaps not ideal from a functional standpoint, it provides a far more recessive, and in staff’s view successful, design solution. While the connector’s encroachment on the garage roof is unfortunate, this encroachment would be less obvious in Option A.

For this second workshop, the Board is called upon to evaluate whether the details supplied in the new iteration adequately address the concerns voiced in December, and make for a successful joining of the garage with the house despite the visibility of the addition. Clearly, the larger addition better meets the needs of the owners. Ms. DeTine and the owners have chosen to make references to some of the classically inspired features of the West mansion, rather than creating a more highly differentiated and potentially more contemporary hyphen between the house and garage. The applicants need to know whether the potential exists for an addition of this size to be found by the Board to be compatible and meeting the Standards for Alteration, given the right characteristics.

Staff is generally supportive of the other proposed alterations, which will result in a significant upgrade in condition and appearance. Any additional comments on these features will help the applicants prepare for a possible public hearing in the future.

As noted above, staff is including drawings showing a proposal for fencing around the property. Given the historically open nature of the yard around the West Mansion, and treatments of other landscapes facing the Western Promenade, staff is asking the

Board to comment on the fencing proposal, and how it might affect the character and appearance of the property. Staff encourages Board members to once again visit the subject property, to assess all of the proposed changes.

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.*
- (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.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

1. Architect's cover letter
2. Plans & elevations – 1-20-21
3. Plans & elevations – 12-2-20
4. Architectural Description – Historic Resources Inventory
5. 1924 tax photo

6. Fence drawings - proposed

CarriageHouseStudio

architects

January 6, 2021

RE: Workshop #2 - January 20, 2021
Franklin Residence
181 Western Promenade, Portland, Maine



Dear Chair Pollard and members of the Historic Preservation Board,

On behalf of Jennifer and Talcott Franklin, I am submitting a revised design proposal for the addition of a mudroom/family entrance to their residence on the Western Promenade. In response to feedback from staff and the Board, we have reconsidered the design of the addition. Here are some of the comments that we heard and how we have tried to respond with this new design.

CHARACTER

I have studied the details and proportions of the house including in particular, the base-wall-cap of the bays and the conservatory. I used those proportions in the design of the new east-facing entrance. Also, there is a symmetry to every individual element of the main house that I have repeated with the new structure.

STYLE

The entrance is a classical structure that takes existing details found on the main house and simplifies them. Columns are Tuscan with a smooth shaft instead of Ionic fluted columns. The

144 Vaughan Street . Portland . Maine 04102 . CHStudio@maine.rr.com . 207.318.0731

www.carriagehousetudio.com

entablature and cornice, based on those found on the existing curved bays, are reduced in scale and simplified.

IMPORTANCE OF THE BASE

The existing bulkhead has a precast concrete base that is flush with the brick wall. We are proposing the same for the addition, rather than repeating the angled top of the base at both the house and garage. This is less bulky and in better proportion to the entrance structure than a wider base would be.

The height of the base matches that of the garage as, like the garage, this is a secondary structure to the main house and has a lower floor level. We are considering a rough-textured stucco on concrete for the base.

WALLS

The wall finish above the base is proposed to be a fine-textured stucco, similar to the finish found on the gable of the main entrance portico facing the Western Promenade and the adjacent dormers. (See front photo.) The stucco would be framed with flat trim. We want the walls to be visually quiet compared to the walls of the main house and the garage.

PLANES & "IT'S TOO BUSY" & THE GARAGE

The proposal is to align the front of a shallow porch at the entry with the face of the garage base. This makes the garage a background structure, somewhat visible from the street but obliquely.

"IT SHOULD BE INVITING"

Though the entry door faces the alley, the shallow porch indicates from Carroll Street that there is an entrance there.

CONCERN ABOUT HEIGHT

The earlier proposals had a roof height that was slightly higher than the garage roof. In the revised design, I've aligned the underside of the entablature with the garage roof edge. The idea is that when things can't align as you'd like them to, they should misalign in a deliberate way. That is the approach on the east side. The west wall of the addition continues the garage roof edge detail at the same height but with less overhang.

AC UNITS

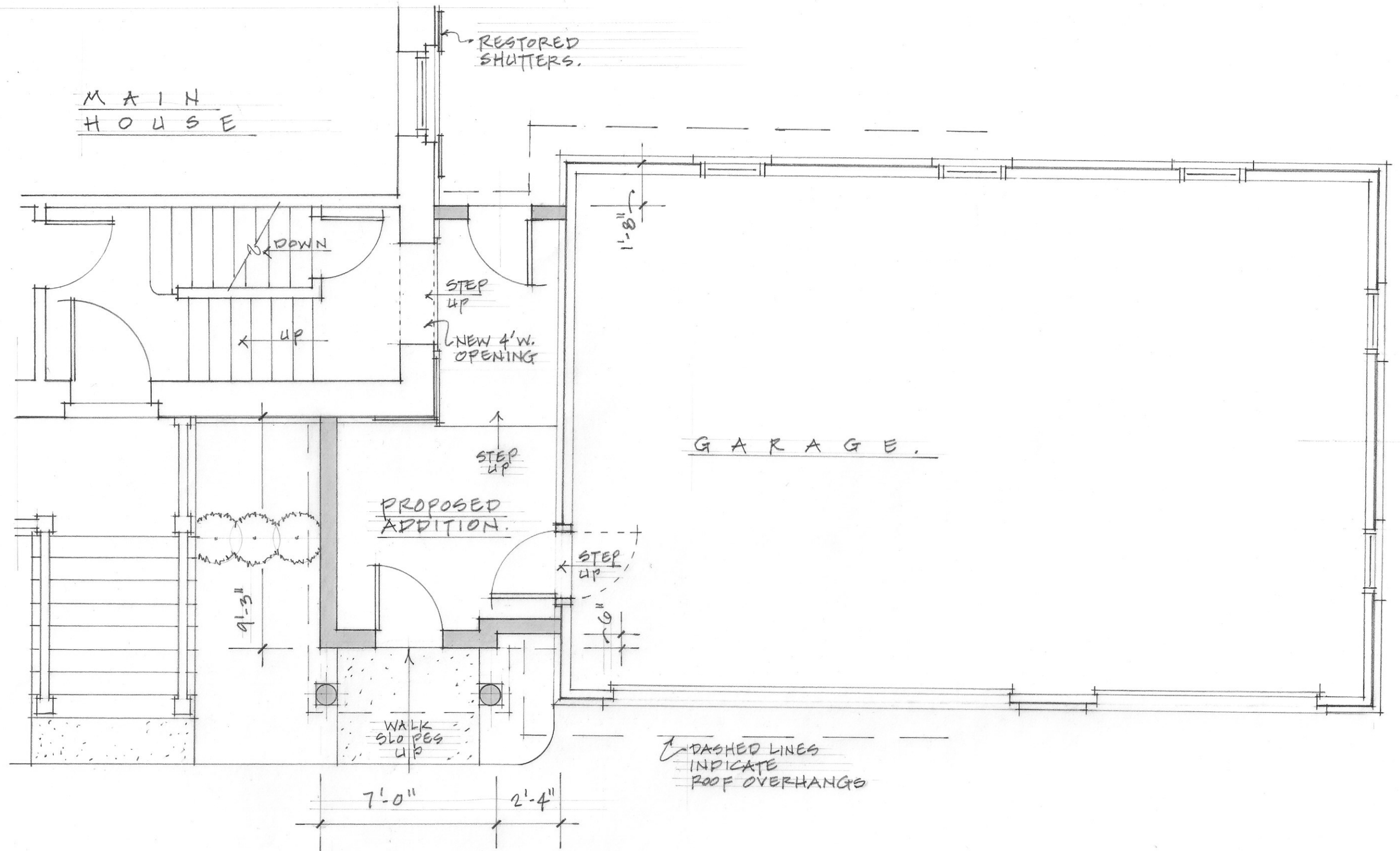
For now, I am showing plantings to hide the AC units. We are investigating how far they can be moved from their current location. If possible, we will move them to the north or west side of the garage where they will be far from the Promenade and can easily be screened with plantings.

We have tried to find the original drawings. Earle Shettleworth confirmed that the drawings were in the house when the Schindermans owned it. I have reached out to the Schindermans but have been unsuccessful so far.

Thank you for considering our revised design.



Carol DeTine AIA



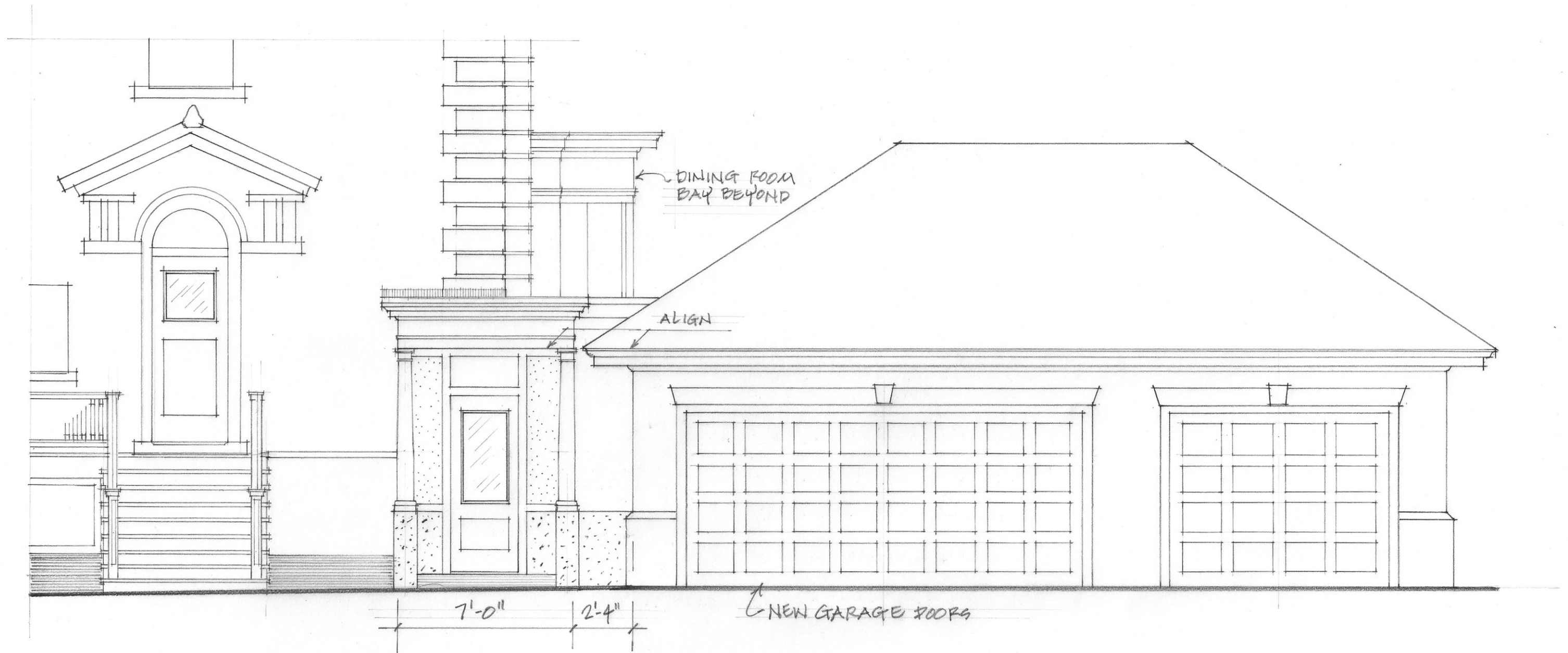
FRANKLIN RESIDENCE • 181 WESTERN PROMENADE
 2ND WORKSHOP • PROPOSED PLAN OF ADDITION.

6 JANUARY 21

1/4" = 1'-0"

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CARRIAGE HOUSE STUDIO ARCHITECTS LLC • PORTLAND • ME



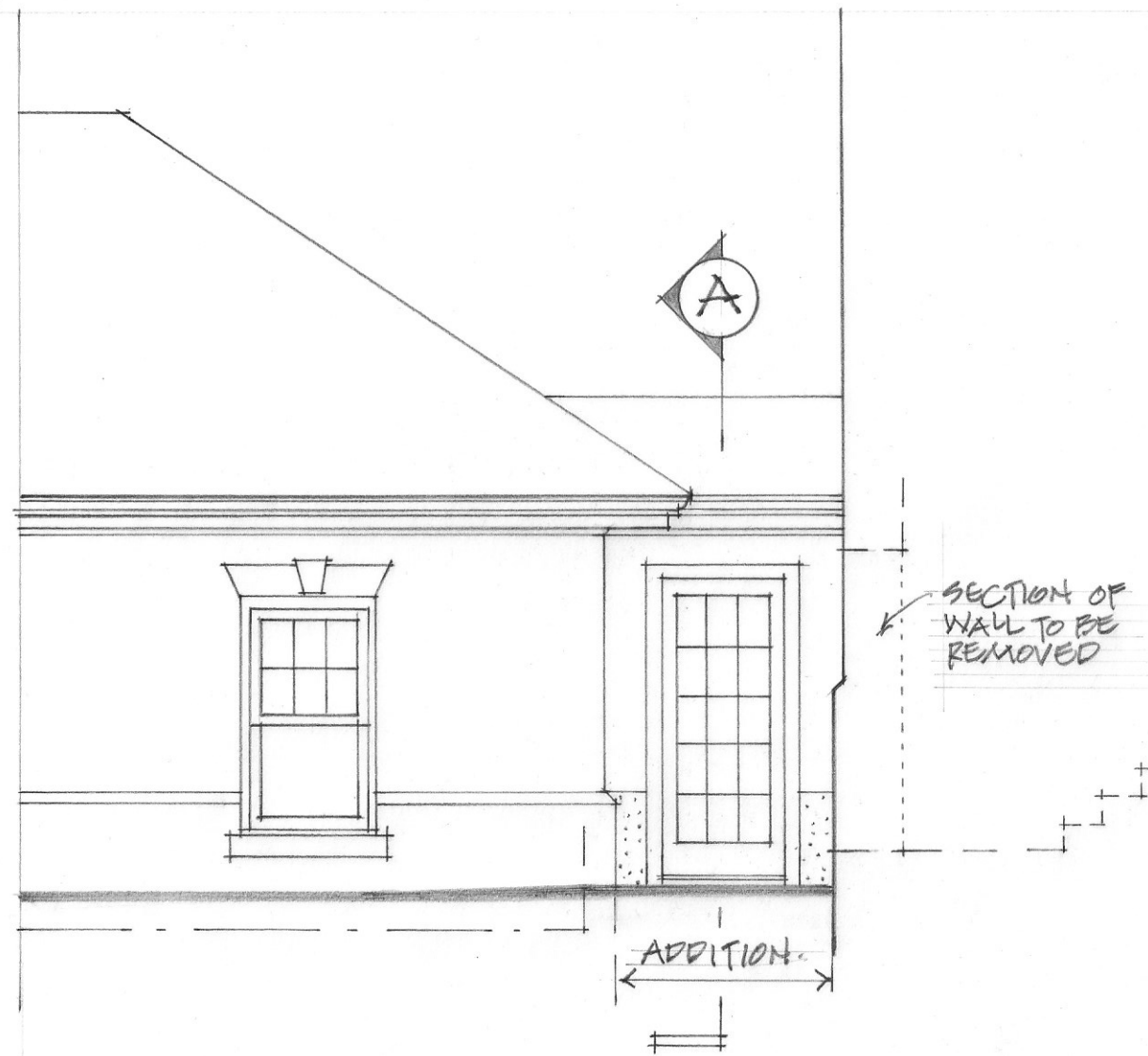
FRANKLIN RESIDENCE · 181 WESTERN PROMENADE ·
 2ND WORKSHOP · EAST ELEVATION ·

6 JAN. 2021

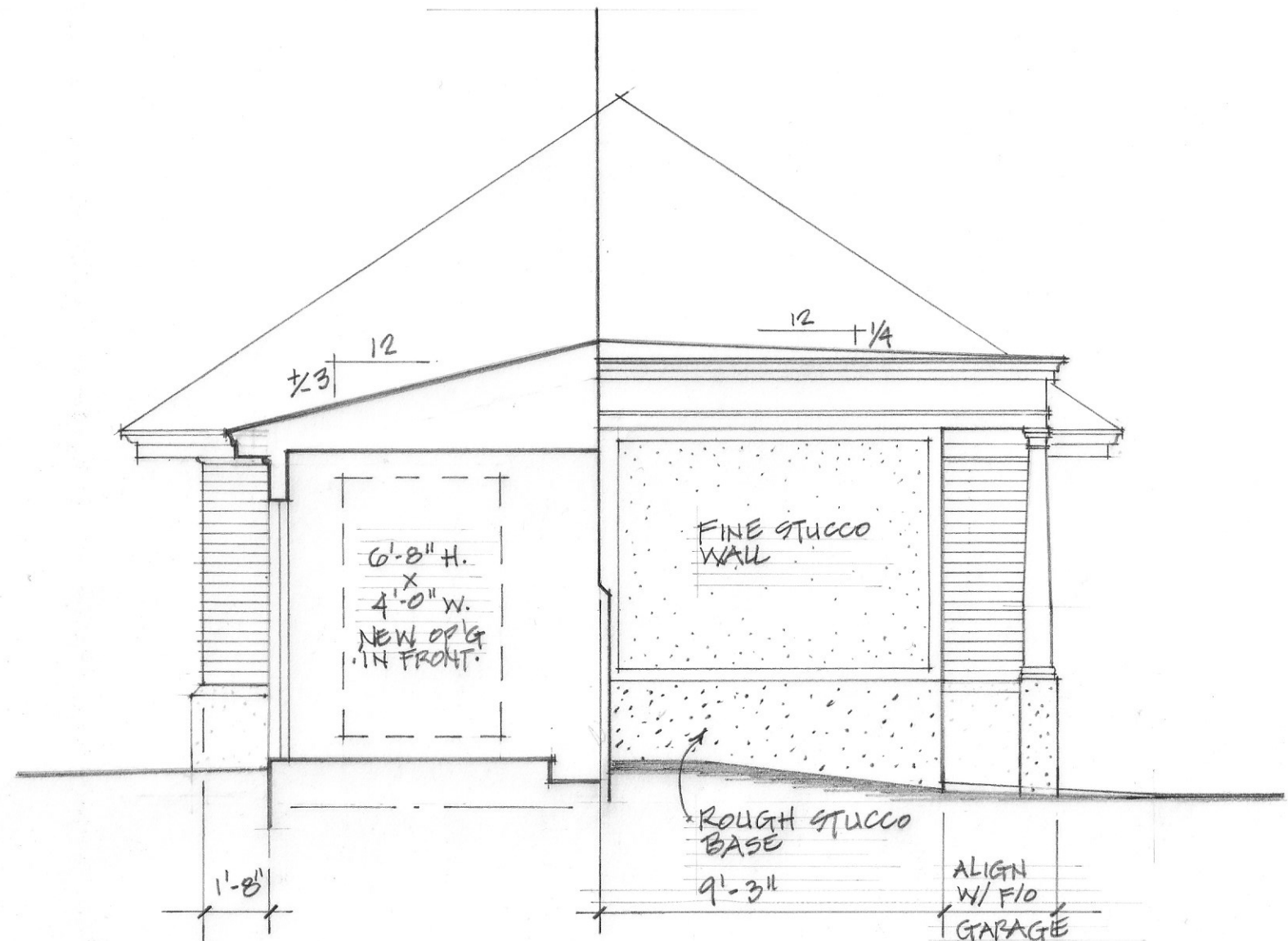
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CARRIAGE HOUSE STUDIO ARCHITECTS LLC · PORTLAND · ME



WEST ELEVATION.



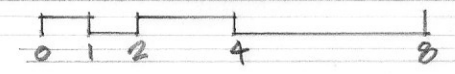
SECTION A.

SOUTH ELEVATION.

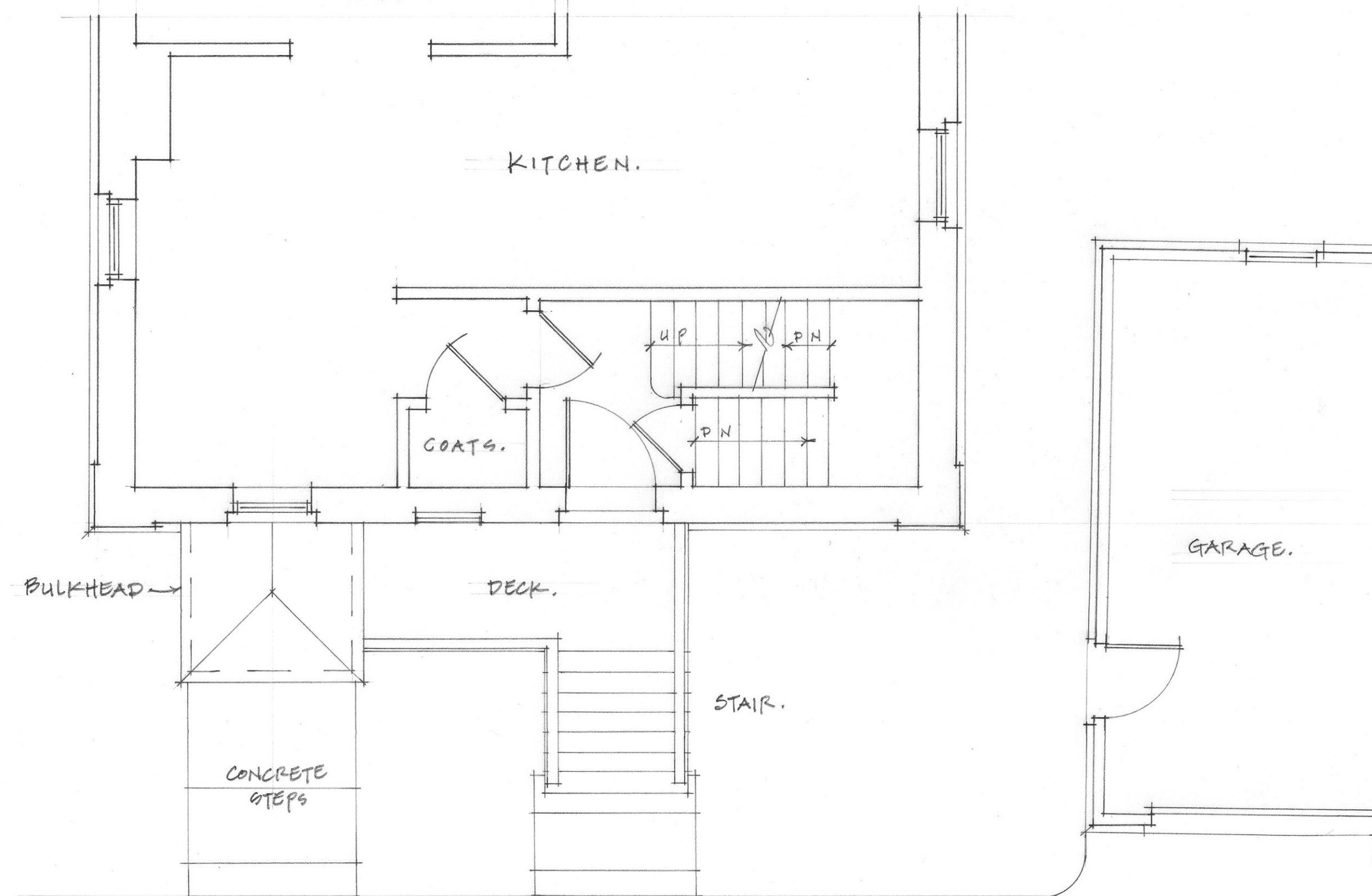
FRANKLIN RESIDENCE • 181 WESTERN PROMENADE
2ND WORKSHOP - ELEVATIONS AND SECTION.

6 JAN. 2021

1/4" = 1'-0"



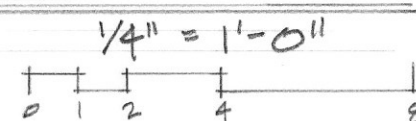
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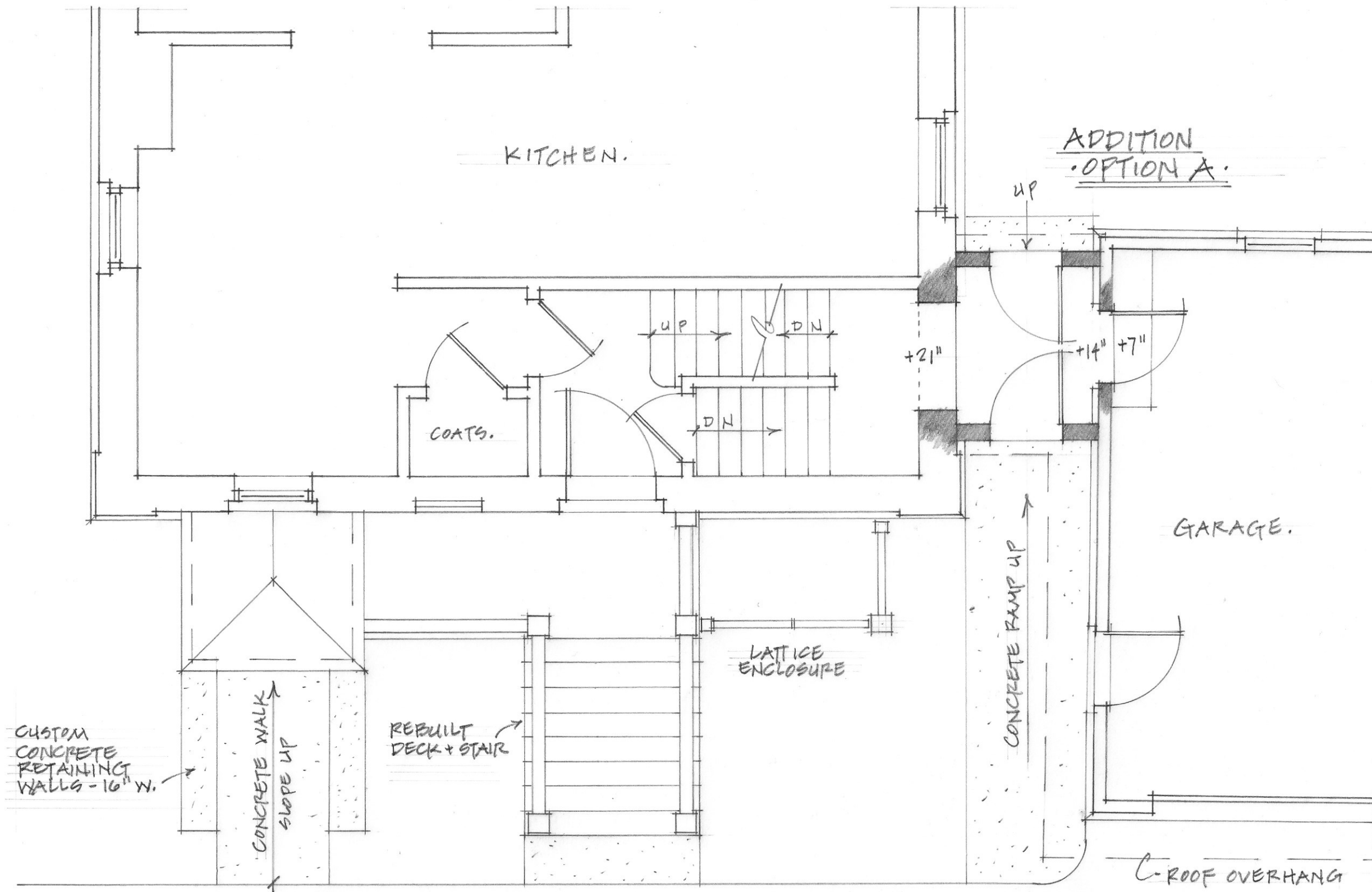


FRANKLIN RESIDENCE · 181 WESTERN PROMENADE
 EXISTING PLAN.

23 NOV. 2020

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 PORTLAND · MAINE

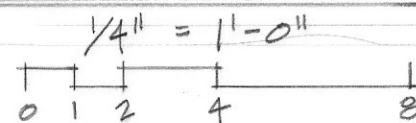




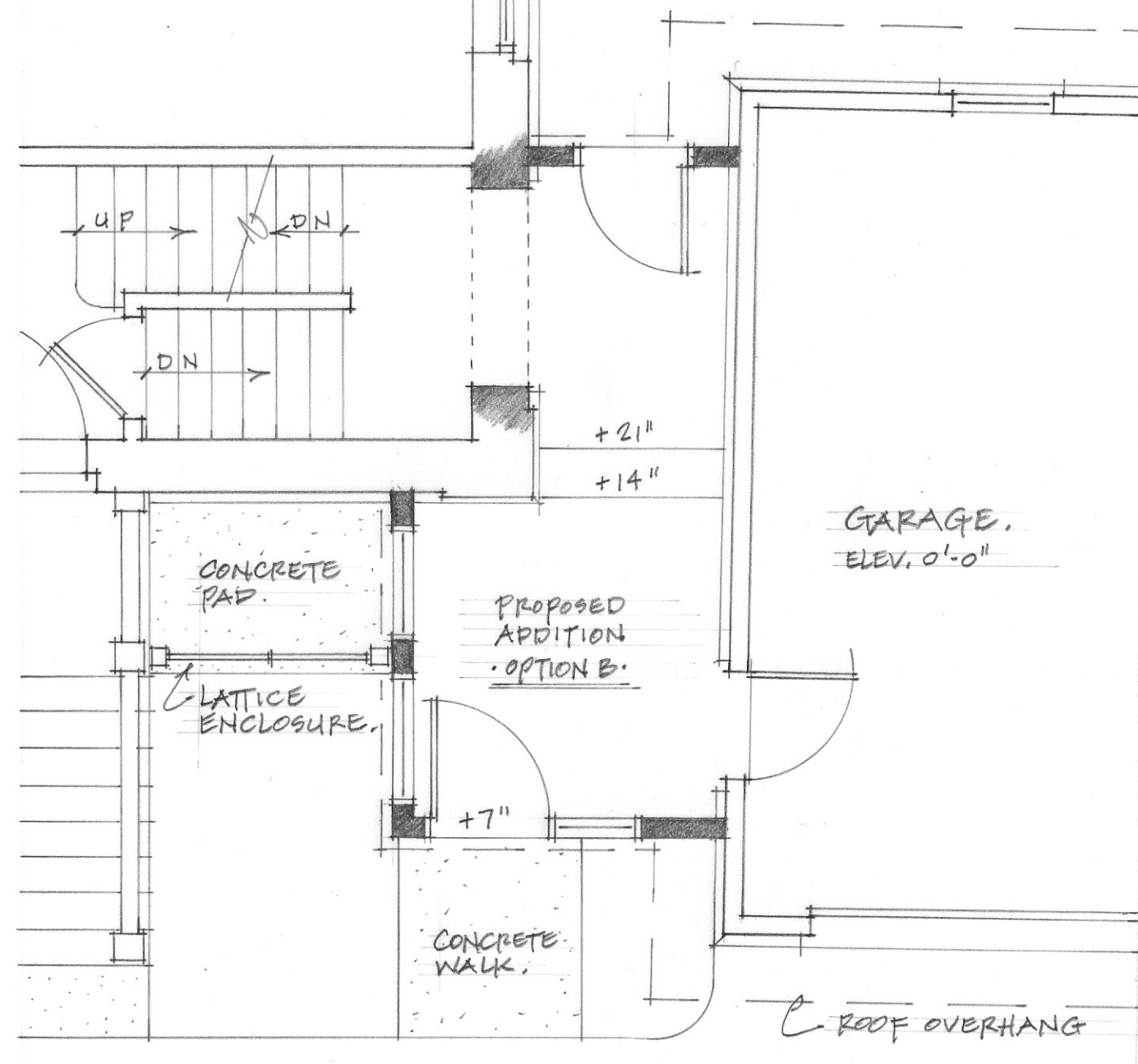
FRANKLIN RESIDENCE • 181 WESTERN PROMENADE
 PROPOSED PLAN INCLUDING OPTION A.

23 NOV 2020

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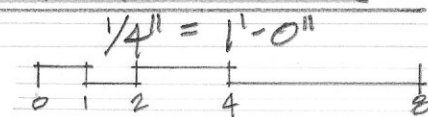
KITCHEN.



FRANKLIN RESIDENCE • 181 WESTERN PROMENADE
 PROPOSED PLAN OF ADDITION - OPTION B

23 NOV. 2020

CARRIAGE HOUSE STUDIO ARCHITECTS LLC
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BULKHEAD

LATTICE
PANELS

DECK + STAIR
NEW DOOR

LATTICE
FENCE

ADDITION
OPTION A.

GARAGE

FRANKLIN RESIDENCE • 181 WESTERN PROMENADE
EAST ELEVATION - WEST ELEVATION SIMILAR

23 NOV. 2020

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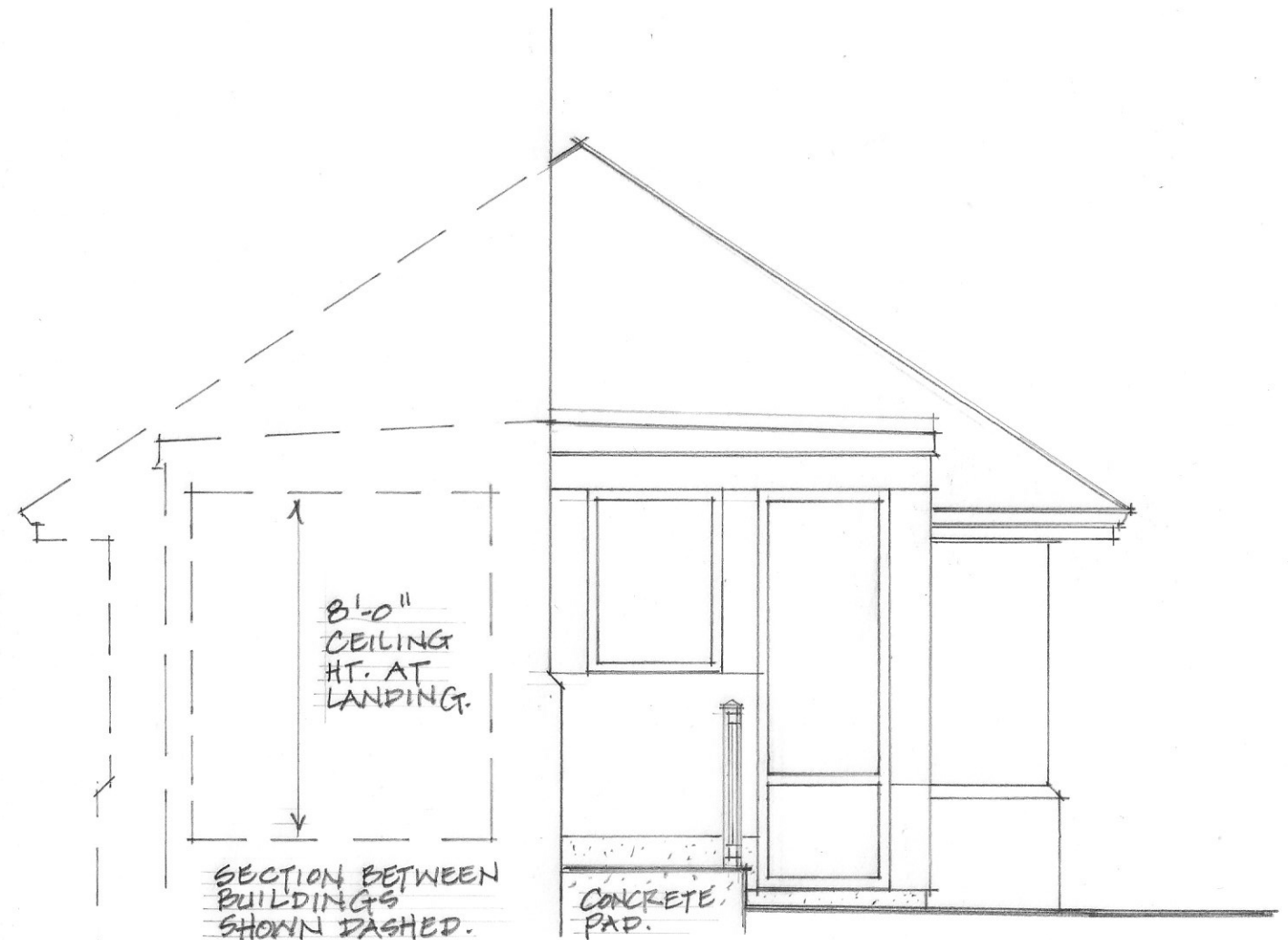
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EAST
ELEVATION.

PROPOSED
ADDITION.



SOUTH
ELEVATION.

CONCRETE
PAD.

PROPOSED
ADDITION.

FRANKLIN RESIDENCE • 181 WESTERN PROMENADE
ELEVATIONS OF OPTION B

23 Nov. 2020

CARRIAGE HOUSE STUDIO ARCHITECTS LLC
PORTLAND • MAINE

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Portland Historic Resources Inventory

Property Address: 181 Western Promenade

Inventory #: WP-318

Assessor's C/B/L: 69-B-5

District: Western Promenade Map #: 318

Rating:

Local Code: LANDMARK

National Register: Ind. Listing N/A District Western Promenade

Date of Placement: Local 08/01/1990 National 02/16/1984

Description of Significant Features and Subsequent Alterations:

181 Western Promenade is an imposing and elaborate Georgian Revival mansion designed by Portland architect Frederick A. Tompson in 1910 and built in 1911. Constructed of yellow "roman" brick with cast stone trim including Ionic columns supporting the two-story portico all topped with a vast gambrel roof covered in orange tile, the West Mansion is the largest and most elaborate turn-of-the-century dwelling in the city.

George Fletcher West (1862-1943) began to purchase land on the Western Promenade in 1906 that was formerly part of the estate of John Bundy Brown. Brown's estate called "Bramhall" was assembled in the 1850's and covered a large tract from Vaughan Street to the Western Promenade from Bowdoin Street to Pine Street. The Brown Mansion stood in the next block south of the West Mansion behind the present site of numbers 147-163 Western Promenade. It was built in 1856, and demolished in 1915.

The lot West purchased had a frontage on the Promenade and extended to the alleyway leading from Carroll Street towards Pine Street. On August 10, 1906, West purchased a similarly sized lot to the north of the previous one from J.B. Brown and Sons. Extending from the Promenade to the service alley, it had the same frontage as the previous lot. No more land was acquired until 1911, when the house was built. On April 26, 1911, West purchased another lot from J.B. Brown and Sons extending his holdings another 35.4' north along the Promenade.

Prior to moving into their grand new home, the Wests had resided at 14 Mellen Street starting in 1895. (That house had been built in 1880, and was designed by architects Francis Fassett and John Calvin Stevens.) George F. West was one of the most prominent businessmen in Portland in the early years of this century. He was an active promoter of gas and electric utilities as well as being involved in banking and other endeavors.

The architect of the West Mansion, Frederick A. Tompson, was a Portland native and was trained in the office of the distinguished architect Francis H. Fassett with whom he was in partnership from 1885 to 1891. During his years with Fassett, Tompson designed the McLellan School on Carroll Street in 1886. The firm also produced numerous commercial and residential buildings including the J. Henry Rines House of 1887 at 769 Congress Street, now the Roma Restaurant.

After leaving Fassett's office, Tompson's career blossomed. Page 20
1895 and 1915 he was probably the ranking architect in Portland after

John Calvin Stevens the acknowledged leader of the profession. His greatest public building is the Masonic Temple at 415 Congress Street, of 1911. George F. West was an active mason, and one can presume that he was well acquainted with Thompson and his abilities. As both the West Mansion and the Masonic Temple were under construction at the same time, it is interesting to speculate as to which commission came about as the result of which. Thompson also designed the Maine State Arsenal on Milk Street in the Old Port area in 1895, now converted into a hotel.

It is in the field of residential architecture, however, that Thompson achieved his greatest success, building several of the most imposing residences in the Western Promenade area in particular. In 1898, Thompson designed the Italian Renaissance-styled house at 233 Western Promenade for Henry P. Cox, later occupied by Hugh Chisolm. In 1902, he provided the plans for the Adam P. Leighton House at 265 Western Promenade. Numerous less imposing residences, including his own at 33 Carroll Street, built in 1901, came through the drawing boards of Thompson's office. But, it is the West Mansion that is his most significant achievement in the area of residential architecture. In scale, materials, detail and planning, it far exceeds any Portland house of its day reaching a palatial scale not often seen here, but more in line with the cosmopolitan aspirations of larger American metropolises or the summer homes of Newport or Boston's North Shore.

The building is two and a half stories tall with a massive gambrel roof punctuated by two fully pedimented dormers on the facade. A full-height portico and full-width open porch, dominates the symmetrical facade. In keeping with the Colonial Revival style there are many classical references in the architectural elements. The portico consists of pilasters and six colossal Ionic fluted columns. These columns support a full entablature topped by a fully enclosed pediment outlined with a bracketed raking cornice above a denticulated frieze. This cornice treatment is used consistently around the entire building and within the gambrels. Within the pediment is a fanlight. The portico is the focal point of a large open terrace that extends across the full-width of the facade. There are panelled corner posts and an original balustrade. The original lattice design can be seen on the two end panels of the porch; the four front panels do not share the same starburst design and may be replacements. The house is raised upon a high granite foundation which necessitated the construction of a flight of steps enclosed by side walls to the open porch and doorway. Currently, the portico, porch, and steps are painted though the side elevation trim is left in an unpainted state.

The roof is sheathed in orange tiles, one of a very few houses in the Western Promenade Historic District to use such a material; another example is the Harry Butler House at 1 Thomas Street, built 20 years earlier. The roofing material adds a great deal of textural interest to what would otherwise have been a broad expanse of flat surface. A number of chimneys rise from the roof, one is an interior end wall chimney, for the full-length library/living room at the southern end of the house, one is an interior chimney, and two rise from within the facade dormers. These dormers are fully pedimented like the portico and have two windows flanked by pilasters which visually support the entablature beneath the cornice of the pediment. The sash is 1/1. The windows on the facade are arranged in a strict balanced composition. Each has 8/1 sash except the two narrow windows flanking the doorway which have 6/1, and the oval oculus windows encircled by doubled arched frames with prominent voussoirs. The ground floor windows have blind- semi-circular arches above the sash outlined with
Page 21
locks and keystones. There are bricks arranged in a herringbone pattern

within the blind arches. The second story windows have flared lintels with prominent keystones.

The doorway is topped by an elliptical fanlight and flanked by leaded glass sidelights. It is more Federal Revival than Georgian like the rest of the house. One of the most unique features of the house is the cantilevered balcony on large brackets over the doorway; it is enclosed by a balustrade and must command the finest views of the White Mountains in the city.

There is a one story bow window on the northern elevation, and a septagonal conservatory on the rear elevation beside an open porch enclosed by a balustrade. Brick quoins articulate the corners of the house.

A new garage was added to the property in the spring of 1991; it imitates the Colonial Revival garage across the mews behind the Burnham Block.

City Review of Certificates:

Date	Action	Type	Summary of Work
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Property Name: George F. West House
Property Name(Other):
Street Address: 181 Western Promenade
Town: Portland County: Cumberland
Date Surveyed: 05/1991 Surveyor: Rick Redlon
Updated: by (date) (surveyor)
by
by

Owner Name: Jeffrey Melchor
Owner Address:

Primary Use (Present):

Condition: GOOD

ARCHITECTURAL DATA

Primary Stylistic Category: COLONIAL REV

Other Stylistic Category:

Height: 2 1/2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 5 Bay

Appendages: REAR ELL DORMERS PORCH

Porch: ATTACHED MORE THAN ONE FULL WIDTH OTHER PORCH

Plan: CENTRAL HALL

Primary Structural System: BRICK

Chimney Placement: INTERIOR INTERIOR END

Roof Configuration: GAMBREL

Roof Material: CERAMIC WATER

Exterior Wall Materials: BRICK

Foundation Material: GRANITE

Outbuildings/Features: LANDSCAPE/PLANT GARAGE

HISTORICAL DATA

Documentated Date of Construction: 1911

Estimate Date of Construction:

Date Major Additions/Alterations:



Architect: Frederick A. Tompson

Contractor:

Original Owner: George F. West

Subsequent Signific. Owner:

Dates:

Cultural/Ethnic Affiliation:

Historic Context(s): HABITATION

Comments:

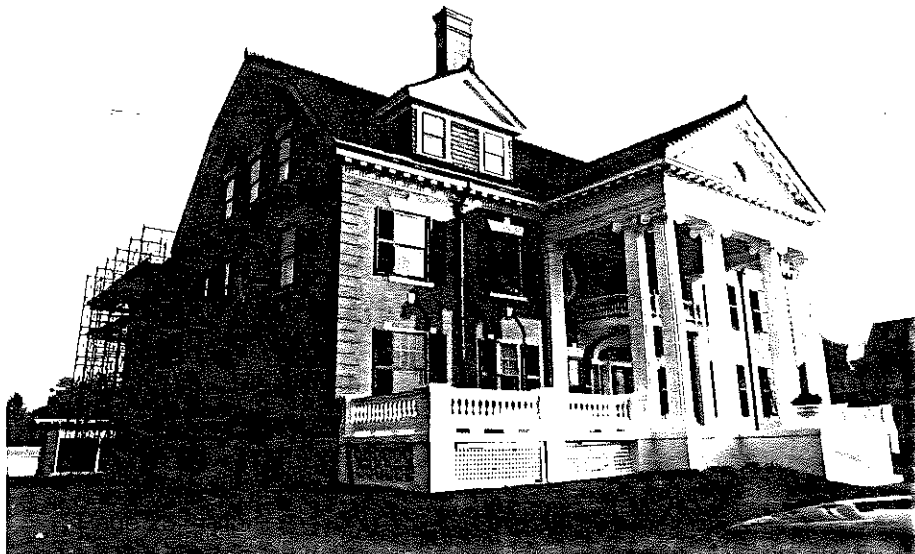
PHRI 1976; 1924 Tax Assessor's Report; 1967 Survey Form; Portland
Street File; Arthur Germer's Research Report; Richard's 1914 Atlas;

Historical Drawings Exist N

Location:

ENVIRONMENTAL DATA

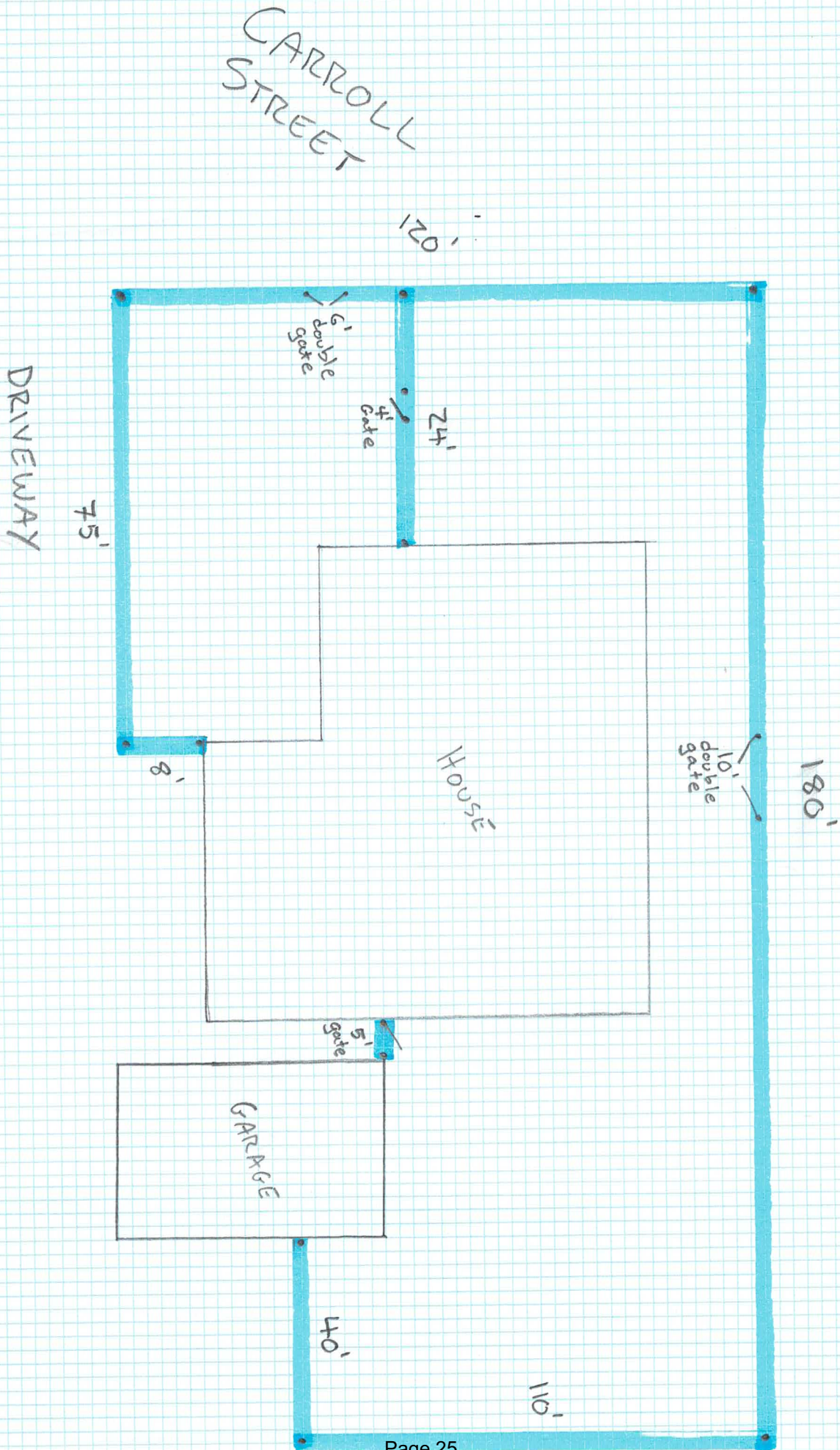
Site Integrity: Original Y Moved N Date Moved





FRANKLIN - 181 W. PROMENADE

WESTERN PROMENADE



*Not to Scale

91.75" PANEL SERIES-V STAG - FLEUR-DE-LIS
3-CH 48" MUNICIPAL - FLUSH BTM W/ RINGS

ALUMINUM FENCE SUPPLY

DATE: 08/17/2020

PO/JOB NAME:

ITEM: PANEL

QUOTE NO: FRANKLIN

HINGE TYPE: ---

COLOR: BLACK

DAYLIGHT OPENING: ---

APPROVAL SIGNATURE (REQUIRED):

