

# **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, February 17, 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: Feb 17, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Public Hearing 2/17/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84559397289>

Or iPhone one-tap :

US: +13017158592,,84559397289# or +13126266799,,84559397289#

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: 845 5939 7289

International numbers available: <https://us02web.zoom.us/j/84559397289>

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 JANUARY 20, 2021

- i. There were no public hearing items at this meeting to report on.

**3. COMMUNICATION AND REPORTS**

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

- i. Determination of Reclassification to Noncontributing Status; Garage and Rear Entry Portion of 190 Pine Street; Patricia Scharf, Applicant.
- ii. Certificate of Appropriateness for Proposed Exterior and Site Alterations and Building Addition; 181 Western Promenade; Talcott and Jennifer Franklin, Applicants.
- iii. Certificate of Appropriateness for Amended Exterior and Roof Alterations; 35 Commercial Street; Essex North Portland, LLC., Applicant.

**5. CONSENT AGENDA**



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

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**PUBLIC HEARING  
190 PINE STREET**

**TO:** Chair Pollard and Members of the Historic Preservation Board  
**FROM:** Deborah Andrews, Historic Preservation Program Manager  
**DATE:** February 12, 2021  
**RE:** February 17, 2021 PUBLIC HEARING

**Application for:** Determination of Contributing Status of Existing Garage Addition  
**Address:** 190 Pine Street  
**Applicants:** Patricia Scharf  
**Project Architect:** Nancy Barba, Barba & Wheelock Architecture

**Introduction**

On January 6, architect Nancy Barba presented preliminary plans for the replacement of an existing garage and covered entry connector at 190 Pine Street. The replacement structure is proposed to accommodate the same functions (garage space and covered entry connector to the house) as well as a roof deck. To provide access to the proposed roof deck, the plan also calls for the conversion of an existing second floor window opening on the building's rear elevation to a door opening.

As the proposed project is predicated on the demolition of the existing garage and connector, the Board must first consider the question of the relative contribution of the existing garage to the historic and architectural character/significance of the subject property and whether it is acceptable to remove it. While this question was taken up at the first workshop, it was discussed in the context of the merits of the proposed replacement structure. At the conclusion of the workshop, there was a general consensus that the question of the garage's contributing status should be resolved first before moving onto consideration of its replacement. At the request of the Board, Ms. Barba has provided an assessment from a structural engineer as to its condition (ATTACHMENT 2) as well as additional photographs of existing conditions (ATTACHMENT 3).

Also enclosed is an excerpt from the historic preservation ordinance that addresses circumstances when a portion of a contributing property is proposed for demolition—see ATTACHMENT 4.

## Subject Property, Existing Garage & Connector

The subject property is located at the southeast corner of Pine and Chadwick Streets. The house, which faces Pine, is the right side of an 1896 double house designed by John Calvin Stevens in the Queen Anne style. The one-car garage was built in the 1940's as a freestanding structure and was constructed in brick to match the brick of the house. The garage faces Chadwick and is separated from the rear elevation of the house by 6.5 feet. It appears that the garage was always a simple structure, without distinguishing architectural details.

In recent decades, a connector addition was built to create a covered entryway between the garage and the rear elevation of the house. Because the first floor of the house is raised above grade, the addition was required to mediate between the at-grade position of the garage and the raised position of the rear entry door. The result was an awkward wedge-shaped addition with a sloped roof that extends from the back of the house over the garage. The top of the addition, where it joins the house, is set just below the sills of the second-floor windows. The addition features clapboard siding above the original brick facade. From photos and plans provided, it appears that the original detached garage structure remains relatively intact underneath the addition, except for the introduction of a set of stairs that lead from the garage into the basement of the house.

## Preservation Value of Existing Garage and Addition

As noted above, the existing garage, which remains more or less intact beneath the addition, was constructed around 1940 and is consistent in scale and form with many of the first-generation garages found throughout the Western Promenade neighborhood. Its presence records the fact that garages were added to existing residential properties following the advent of the automobile. In that sense, it can be argued that the garage has gained significance in its own right. In addition to considering the question of *significance*, however, the Board is also instructed to consider the question of *integrity* in making a determination as to whether a structure (or in this case portion of a structure) qualifies as contributing.

To address the question of structural condition, Ms. Barba has submitted a letter from a structural engineer based on an inspection of the property. As the letter notes, the inspection was limited in scope and cannot be considered a detailed structural report. The letter identifies a number of condition problems, but does not suggest that the building is structurally unsound.

The question of integrity is not limited to a consideration of structural condition, however. A building's integrity can also be destroyed or significantly undermined by alterations,

removal of features or additions. In staff's view, the garage, *in its current form embedded within a larger addition*, lacks sufficient integrity to be considered a contributing element of the overall property. The original roof and front cornice have been removed, the roofline significantly altered and the garage door replaced. The current assembly of garage-with-connector is not compatible with the historic residence in design or quality of construction. While the current assembly could be improved through redesign, the Board cannot require that the garage be returned to its original condition and the garage would still likely be embedded within a reconfigured addition. The question, in staff's view, is whether the existing exposed portion of the original garage is sufficiently intact and of such significance to the overall character of the property as to require its preservation, even if it is to be preserved as a component of a larger addition?

Note that the historic preservation ordinance provides for reclassification of portions of otherwise contributing properties. See applicable ordinance provisions below.

### **Applicable Ordinance Provisions**

#### ***Sec. 17.7.9.C***

*Any applicant seeking demolition of a portion of a contributing or landmark structure may request that the Historic Preservation Board make a determination as to whether such portion of the structure is noncontributing based on the definition of that classification contained in this article. If the board determines the portion to be noncontributing, the applicant may apply directly for a demolition permit.*

#### **Sec. 17.2 Definitions**

***Noncontributing.*** *A classification applied to a site, structure, object, or portion thereof, within a historic district signifying that: 1) it does not contribute generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district; 2) was built within 50 years of the date of district designation unless otherwise designated in the historic resources inventory; or 3) where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the site, structure, or object has been irretrievably lost. A portion of an otherwise contributing or landmark structure may be determined by the Historic Preservation Board to be non-contributing if it meets one or more of the above conditions.*

### **Motion for Consideration**

On the basis of information provided by the applicant for the February 17, 2021 public hearing and information included in the accompanying staff report, the Board finds that the garage at 190 Pine Street **meets/fails** to meet the criteria for a noncontributing portion of a contributing structure under Sec. 17.2 of the historic preservation ordinance and therefore determines that it is/is not noncontributing for purposes of seeking demolition of said garage.

**Attachments:**

1. Staff photo of existing garage with connector
2. Letter from engineer
3. Additional photos of building condition.
4. Ordinance excerpts related to reclassification of part of a contributing property







## MEMORANDUM

**Scharf Residence**  
**190 Pine Street**  
**Garage Existing Conditions**  
January 13, 2021



South side of the garage. Steel windows in poor condition. Mortar loss. Environmental dirt.





Close ups of each of the two steel windows and their poor condition.





Former wood blocking, dry rotted, and missing, creating water penetration into the brickwork.  
Mortar loss.  
Patched corners.





Overview of South side looking west.

Vertical wood trim with dryrot base.

Copper downspout ties into a cast iron pipe, likely dumping into the city sewer system.





Left. Duplex neighbor built their new terrace up above the natural grade of the garage on the East side.

Right. The terrace is forcing the existing garage to act as a retaining wall and is causing water damage and bowing of the wall.





Duplex neighbors climbing Hydrangea on the East side is causing damage to the brickwork.





Interior brick in poor condition with some spalling. Concrete stair to the basement has winders, low headroom and irregular riser sizes. Dangerous access point.





Stair to the former roof deck. Access closed off from the house.





Wood garage door in poor condition.





Exterior trim, jamb at the garage door has broken components.  
Brick work is missing mortar and brick.





**INTELLIGENT  
DESIGN  
ENGINEERING**

90 Saco Falls Way #201  
Biddeford, ME 04005  
207-229-7514  
[www.IDEmaine.com](http://www.IDEmaine.com)

**Via Email:** [nbarba@barbawheelock.com](mailto:nbarba@barbawheelock.com)

January 13, 2021

RE: 190 Pine Street, Portland, ME

Nancy:

At your request, a visit was made to the referenced address on January 13, 2021 to perform a structural inspection of the detached 1-story garage there (Entrance to the garage is off of Chadwick Street). The owner had some concerns about the current structural condition of the garage as they seek to make some improvements to the property.

Upon inspection of the garage, the existing bearing walls consist of double wythe brick approximately 8" thick. In several locations large cracks have formed near spalling steel lintels, and the brick itself has spalled away. (See Pictures #1 and #2)



**Picture #1: Spalling Brick**



**Picture #2: Large Brick Crack**

At the rear of the garage the grade comes up approximately 3'-0" on the exterior which is adding load to the already deteriorated garage wall. While the brick is in poor shape, the wood framing above the structure appears to be in good condition at this time.



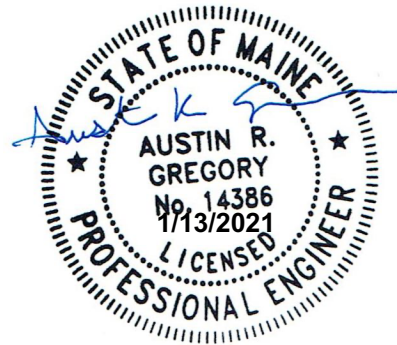
**Recommendations and Conclusion:**

I recommend that the existing structure be rebuilt to properly support the roof and snow loads from the roof above. With weather patterns becoming more and more erratic, a large rain or snow storm could undermine the brick walls and cause failure to the structure as built.

The inspection covers only those systems and components expressly and specifically identified in this report. Any area of view concealed or inaccessible is excluded from this inspection. The inspection does not include any destructive testing or dismantling. It is agreed that the Inspection Report does not constitute a warranty of adequacy, performance or condition of any structure, item or system. The inspection and the Inspection Report are prepared for the sole, confidential and exclusive use of the Client. Should you have any questions regarding this report, please feel free to call.

Sincerely,

Austin R. Gregory, PE  
ME License # 14386





## **Portland City Code Chapter 17, Historic Preservation**

### **17.2 Definitions**

#### **Contributing**

A classification applied to a site, structure, or object within a historic district signifying that it contributes generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district.

#### **Noncontributing**

A classification applied to a site, structure, object, or portion thereof, within a historic district signifying that: 1) it does not contribute generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district; 2) was built within 50 years of the date of district designation unless otherwise designated in the historic resources inventory; or 3) where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the site, structure, or object has been irretrievably lost. A portion of an otherwise contributing or landmark structure may be determined by the Historic Preservation Board to be non-contributing if it meets one or more of the above conditions.

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#### **17.7.9.C**

Any applicant seeking demolition of a portion of a contributing or landmark structure may request that the Historic Preservation Board make a determination as to whether such portion of the structure is noncontributing based on the definition of that classification contained in this article. If the board determines the portion to be noncontributing, the applicant may apply directly for a demolition permit.



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

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**PUBLIC HEARING  
181 WESTERN PROMENADE**

**TO:** Chair Pollard and Members of the Historic Preservation Board  
**FROM:** Rob Wiener, Historic Preservation Compliance Coordinator  
**DATE:** February 12, 2021  
**RE:** February 17, 2021 **PUBLIC HEARING** – Exterior and Site Alterations and Additions

**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 February 8, 2021 edition of the Portland Press Herald.*

**Introduction**

Architect Carol DeTine and property owners Talcott and Jennifer Franklin, have requested a public hearing on a Certificate of Appropriateness for a building addition and exterior alterations at the northeast, rear corner of the West Mansion at 181 Western Promenade. The Franklins have also requested a second workshop discussion concerning a proposed fence around the property. The West Mansion is located at the corner of the Western Promenade and Carroll Street; the portion of the building affected by the addition and alterations is accessed from a dead-end alley that leads from Carroll Street.

A preliminary workshop was held on December 2, 2020, and a second workshop occurred on January 20, 2021. Board members will recall that the scope of work includes improvements to the bulkhead, new doors for the bulkhead and rear entrance, a rebuilt rear entry porch, and screening to hide new mechanical units, as well as the addition to provide direct access from the house to the detached garage.

At the second workshop on January 20, discussion on the house alterations focused mostly on the proposed addition. (There was also a separate discussion of fencing.) The owners strongly prefer to build a mudroom addition that would encompass the side door on the garage. Replacement of the existing garage, which dates from around 1990 or just before, is not being considered.

Mr. and Mrs. Franklin and Ms. DeTine also have chosen traditional and classical design motifs with simpler, quieter details than those found on the house, over a more contemporary approach. Many of the Board's comments have concerned how to strike an appropriate, balanced relationship to the landmark house and the existing garage. Staff discussions with the architect and her clients since the second workshop have focused on creating a welcoming family entrance connecting the two existing structures, that features subtle differentiation from the house and an appropriately subordinate status in terms of form and quiet detailing.

For the February 17 public hearing, Ms. DeTine has again provided a written summary in which she details her design responses to the Board's workshop comments. Staff is including with the packet the drawings from the second workshop. Ms. DeTine may have additional views available for her presentation at the February 17 hearing.

Staff is also including with the packet information on the proposal to fence much of the yard with a traditionally-styled metal fence. The packet includes some staff photos of the yard at 181 Western Promenade, as well as photos of a fence sample Mr. Franklin had on site for viewing by staff. (The sample was on site to display its quality and solid construction, not to suggest the final choice of fence style.) This application was submitted separately by the owner some time ago, and given the prominence of the property, staff believes the fencing warrants review by the Board.

### **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.

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.



## **Second Workshop, January 20, 2021**

At the second workshop Ms. DeTine presented a revised version of the larger of the two addition options first proposed in December. (Recall that although December's "Option A" was significantly smaller and more recessive than "Option B," the Board had expressed enough openness to a practical, larger mudroom to lead the applicants to discard the smaller "Option A.") On January 20 Mr. Franklin and the architect also reiterated that the 5' alley between the house and garage is an ongoing wet and icy challenge because of the garage's eave at the bottom of the hipped roof.

Board feedback on the addition raised questions about a number of elements and details, but on the whole members appeared to think that a design in the revised configuration can meet the Standards for Alteration and be a successful addition to the property, with perhaps some adjustments.

A brief summary of Board comments at the two workshops on the alterations and addition 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. The base of the new addition should maintain a respectful relationship to both the house and garage.
- At the first workshop it was suggested perhaps "Option B" could be recomposed with a more differentiated, contemporary approach; the applicants and architect presented a more traditional design approach with more subtle differentiation that they believe avoids a false sense of history.
- Board members acknowledged the advantage of a welcoming family entrance but also cautioned against challenging the importance of the original rear entry door in the house.
- The need for headroom necessitates a connector roof that creates a challenging conjunction of planes and heights. Board members were generally supportive of the approach in the second workshop revision, with an almost-flat roof at the same height facing both east and west.
- The proposed alterations call for quiet simplicity in the addition and other new elements to avoid overly busy and cluttered geometry and details at the corner.
- Board members were generally supportive of the wall and base treatments proposed for the addition: finely textured panels of stucco on the walls, and a rougher stucco on the base.
- It was noted that though the alley behind the house is accessible to the public, it is not well traveled, as it is a dead-end that only serves the back of two houses. As staff has noted, the proposed addition and alterations will be visible from Carroll Street, but at some distance.

In commenting on the other proposed alterations: porch replacement, skirting, and

bulkhead door modifications, Board members were generally supportive, but emphasized emulating documented original features, and avoiding clutter by avoiding new elements. Of note:

- Doors should be modeled after extant but damaged original doors.
- Ms. DeTine and the Franklins indicated a willingness to use dense plantings instead of lattice or fencing for screening mechanical units between the porch and the addition.
- The rear porch can be reconsidered, as the present configuration does not appear to be original. Ms. DeTine intends to center the reconstructed porch on the rear entrance.

On January 20 the Board also commented on the proposed fence, although such site improvements were not part of the architect's scope of work. Board members acknowledged that fencing would be a practical addition for the single-family home and expansive yard where occupants include children and dogs, but they stressed the importance of sensitivity to the context at the Western Promenade, and to the grandness of the house.

There was no immediate consensus on whether a fence surrounding the entire perimeter would be a good fit for the property, but comments pointed toward a fencing that had certain characteristics:

- Solid, high-quality materials, design, and construction
- Not high enough or opaque enough to block views of the house
- Not imitative of an ornate historic iron fence.
- At least one Board member would not favor a gate across the walk to the main west entrance.

### **Final Proposal for 2/17/21 Public Hearing**

Please see Ms. DeTine's detailed summary letter, which explains in detail her design approach and the ways in which her revisions respond to Board comments.

### **Staff Comments**

Although Board comments have been quite diverse in the two workshops, they have made clear that finding an appropriately secondary place in the relationship between the three structures: house, garage, and proposed addition will result in a successful design for the addition. This relationship will be expressed in massing, scale, and form as well as in the design details.

Before the December 2, 2020 meeting, staff noted the following, and it bears repeating:

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.

Since the creation of the historic district, the Board has reviewed additions to historic West End homes that are clearly differentiated by their contemporary designs, as well as more traditional designs that relate to the existing architecture but are still different enough to communicate their origin at a later time. In this case the applicants have chosen the latter approach; as Ms. DeTine correctly asserts, nothing in the standards requires that an addition of this type be boldly or quietly contemporary, only that it be differentiated.

The Board is asked to judge whether the final design presented for review strikes an appropriate balance in meeting enough of the complex considerations that have been raised during workshop discussions. Does the proposed addition sufficiently meet the Standards for Review and find its proper place in the assemblage of structures being united? Is it dignified yet secondary to and non-competitive with to the grand mansion for which it will provide a practical amenity, serving the original intended use of the property (single-family home) by a 21<sup>st</sup> Century family?

Staff is generally supportive of the other proposed alterations, which will result in a significant upgrade in condition and appearance. At the discretion of the Board, some additional details may either return as consent items or be reviewed by staff as construction documents are created:

- Roof cornice details and dimension
- Shop drawings for doors
- Exterior lighting
- Porch details, including lattice detail and railing heights
- Final placement and screening of AC units

## **Fencing**

As noted above, the Franklins also hope to continue discussion of fencing, in a workshop format. On January 20, the packet included drawings showing a proposal for fencing around the property. Staff has provided photos of a fence sample obtained by Mr. Franklin to illustrate the type of fencing he hopes to install, though

not necessarily in the style shown.

If the Board is open to a fence layout around the entire open yard or most of it, said fence will be never be completely inconspicuous, but it will be important that it be fairly low and open, and that it avoid obscuring the house and yard.

## **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.*

## **Motion for Consideration**

On the basis of plans and specifications submitted by the applicant for the February 17, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations and additions at 181 Western Promenade **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations (**subject to the following conditions.....**)



**Attachments:**

1. Architect's summary letter
2. Final plans & elevations – 2-17-21
3. Architect's photos of West Mansion architectural features
4. Plans & elevations – 1-20-21
5. Fence materials submitted for 1-20-21
6. Staff photo of fence sample and yard at subject property
7. Architectural Description – Historic Resources Inventory & 1924 tax photo

# CarriageHouseStudio

## architects

February 8, 2021

RE: Public Hearing - February 17, 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, along with additional information on the other improvements to the east side of the house.

### REVISED ADDITION

In response to feedback from staff and the Board, we have again reconsidered the design of the addition. Here are some of the comments that we heard and how we have tried to respond to them with this new design.

### THE NEEDS OF A MODERN FAMILY

We appreciate that the Board, in both workshops, recognized that it is preferable for the West Mansion to remain in its original use as a single-family residence. That is the intent of the Franklins as they undertake improvements to their house. The addition of a “family entrance” was determined to be a reasonable accommodation, with the caveat that the addition must be appropriate to the stature and distinguishing features of the original house. We believe that our current proposal does just that.

### THE NEW ENTRANCE IS COMPETING WITH THE ORIGINAL SERVANTS' ENTRANCE - and - THE DETAILS NEED TO BE LESS COMPLICATED, MORE SIMPLE

The revised design is much more simple. It doesn't draw the eye as much when viewed from Carroll St. It's quieter. The entablature and cornice on the east elevation do not project forward and then step back, eliminating much fussiness. The columns are square engaged columns - pilasters - with less detail than the freestanding, classical round tapered Tuscan columns of the earlier design. The pilasters have a classical cap but no base, which also simplifies the overall design.

### THE NEW STRUCTURE SHOULD HAVE A SIMILAR STATURE TO THE EXISTING STRUCTURE

The proposed addition is respectful of the quality and scale of the existing individual elements of the house. The addition is not shrinking from its role as an important new structure within the existing composition of the historic house. It is another structure on the servant side of the house, designed to be functional first, similar to the bulkhead, porch and stair. At the same time, as an entrance, it does need to have some presence. The scale and detailing of the addition is somewhere between those of the bulkhead and those of the original back entrance. We think that that is the right place for this structure in response to the existing hierarchy of the east end of the house.

### STYLE - MODERN vs. CLASSICALLY INSPIRED

The Board was split on whether a traditionally-inspired design was appropriate. The ordinance does not favor one approach over the other. In fact, this Board has a long history of approving classical solutions as long as they are distinguished from the original in their details. With our proposal, we are relying on the precedents that have been established by prior decisions of the Board.

144 Vaughan Street . Portland . Maine 04102 . [CHStudio@maine.rr.com](mailto:CHStudio@maine.rr.com) . 207.318.0731

[www.carriagehousetudio.com](http://www.carriagehousetudio.com)



## DISTINGUISHING FROM THE ORIGINAL

The proposed entrance is a classical structure that takes existing details found on the main house and the bulkhead and simplifies them.

- the base of the addition is cast stone similar to that found on the bulkhead.
- 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 proposing a cast stone base for the base of the addition.
- While the base is the same height as the base of the garage, it does not have the angled top of the garage base. In that, the base is again similar to the base of the bulkhead.
- the proposed Tuscan pilasters are inspired by the window trim at the third floor shed dormers. That trim uses classical square columns with a classical cap and base. The shaft of the pilaster has a recessed panel. The pilasters that we are proposing are similar but they do not have a recessed panel and they do not have a classical base. The rectangular shaft of the pilaster sits directly on the cast stone base.
- the exterior wall finish above the base is stucco framed with wood trim. This material is found on the third floor gable dormers.
- The entablature and cornice are simplified versions of those found on the curved bay at the dining room.

## HEIGHT OF THE ADDITION

At last month's workshop, the Board seemed to be comfortable with the alignment of the new roof in relation to the garage roof. As in the prior proposal, the underside of the entablature of the addition aligns with the top of the garage roof eave. As we stated in our last submittal, the idea is that when things can't align as you'd like them to, they should misalign in a deliberate way. The overall height of the addition was determined by the proportions of base, columns, entablature and cornice found on the dining room bay and other details of the main house.

## 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.

## OPTION A

Option A has been proven to be unworkable. It does not eliminate the need to walk under the eave of the garage roof, with the rain and snow and ice coming off the garage roof creating a hazardous situation. On the west side, accommodating the re-installation of shutters at the nearby kitchen window requires setting the west wall further back from the face of the garage. The conflicting doors shown in our original submission of Option A will be even more in conflict when the west wall is set back. We are withdrawing Option A from consideration.

## ADDITIONAL WORK

Additional Proposed Work includes:

- Lowering the sill at the bulkhead to provide a taller entrance which will allow more headroom/access to the basement
- Remove the existing deck and stairs. Reconstruct the original porch and stair based on evidence on-site.
- Replace the back door to the house, matching the style, materials and details of the original door found in the basement
- if HVAC equipment must remain in its current location, provide landscaping to hide the units

## BULKHEAD

Though the basement of the house has large-scale finished spaces, the bulkhead's low headroom and obstructions inside the basement do not allow tall furniture to be moved into the basement. The proposed work will lower the existing sill of the bulkhead doors, re-use the sill and provide new doors 7'-4" tall. We will investigate the existing doors and recreate their details if they appear to be original. Because the new doors will be taller, the panels will also be taller. We will base the proportions of the new panels upon those in the existing door.

Custom pre-cast retaining walls will be installed to maintain the existing landscaped grading each side of the bulkhead and to hide the concrete foundation that would otherwise be exposed. The existing concrete stepped walk, which is broken and settling, will be removed. A new concrete walk/ramp is proposed. The concrete will be a custom mix to recreate the texture and color of the old sidewalks as much as possible.

## EXISTING BACK DOOR

The door to the house is drafty and doesn't appear to be original. We propose to replace it with a new door that will match the style and details of the original door found in the basement. The hardware on the door is original. It will be salvaged and re-used for the new door.

## DECK & STAIR

The existing deck and stair are in poor condition and are not original. We propose to replace them with a new deck and stair built with traditional detailing in the details of the treads and risers and the lattice screen under the deck of the porch.

The guardrail system will replicate the balustrade on the balcony above the front door of the house, utilizing the balusters on the back stair if they have not been modified from their original height. The guardrail will use an exemption from the required height of 36" to replicate the 30" railing height. The stair will be built to meet the code requirement for rise and run.

Lattice panels under the deck will be hinged to provide access to storage and mechanical equipment.

## 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.*
  - The proposed work is intended to accommodate and enhance the original use of the property as a single family home. The structure was originally designed for a family with servants. The servants' spaces, including the formal back entrance, are now used daily by the family. Every proposed improvement, including the addition of a family entrance, provides for a safer, more convenient use of the house.
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.*
  - The new 4' wide opening into the house will be carefully executed. The section of cast stone that is to be removed will be saved and stored in the basement of the house.
  - The existing back door will be replaced. The new door will be constructed to match the dimensions and details of the original door found in the basement. Existing historic hardware will be reinstalled on the new door.
  - The existing porch and stair, which are not original, will be re-built using the dimensions and details of the original guardrail at the second floor balcony. Evidence that the original porch and stair balustrade matched the balcony guardrail includes

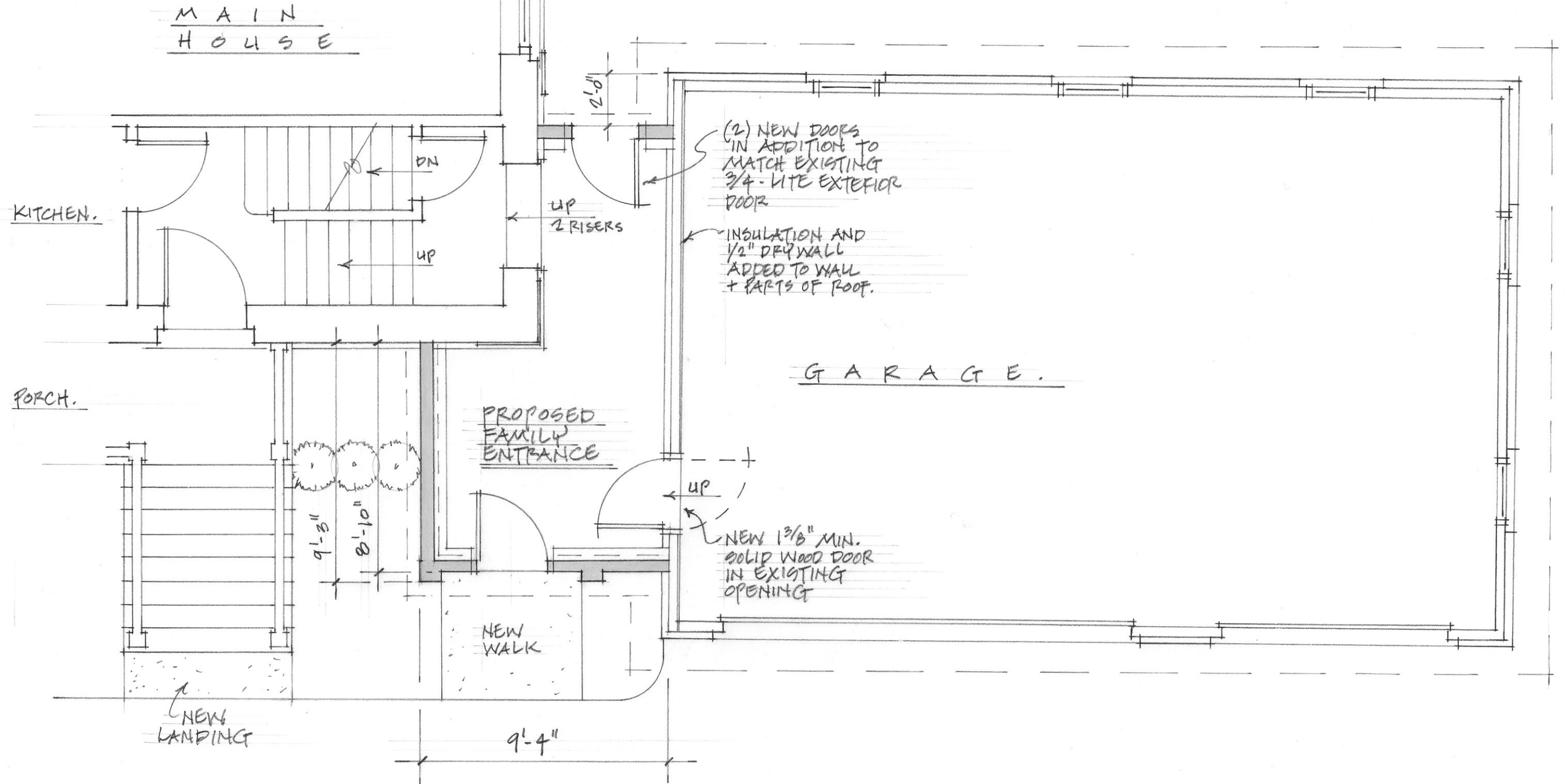


- the balusters on the rebuilt porch railings and paint outlines on the brick wall of the house next to the back door.
- The bulkhead doors will be replaced with taller doors. The existing doors will be examined to determine if they are original. If they are, the original door style and details will be replicated.
  - Existing walks and steps, which are cracked right through and have settled unevenly, will be removed. New walks will be cast concrete with color and texture similar to the old walks.
5. *Distinguished features, finishes and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- Repairs and replacements described above, are being sensitively designed and constructed with respect for the original features of the house.
  - The mudroom addition deliberately avoids, as much as possible, connecting to or altering the distinctive cast concrete base and the brick quoins while achieving the goal of creating a safe, attractive family entrance to the back of the house.
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 and replacement of existing 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.*
- See #2 above.
9. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations do not destroy significant cultural, historical, architectural or archaeological 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.*
- This review standard does not favor or discourage any particular design style. The proposed addition respects the distinguishing features of the house yet it does not replicate or mimic them. As a secondary structure, it takes its cues from similarly humble existing structures - the bulkhead and the third floor dormers - and from another single-story structure - the dining room bay. The design uses materials and characteristics from those structures while simplifying the details for the new structure.
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.*
- The proposed work minimizes the removal of historic fabric as much as possible. When the cast stone base is removed, it will be saved and stored in the basement so it is available to be re-installed in the future. Any brick that can be salvaged will also be saved and stored.

Thank you for considering our revised proposal.

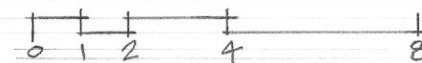


Carol DeTine AIA



FRANKLIN RESIDENCE · 181 WESTERN PROMENADE  
PROPOSED PLAN · FOR PUBLIC HEARING ·

8 FEBRUARY 2021 · 1/4" = 1'-0"



CARRIAGE HOUSE STUDIO ARCHITECTS LLC · PORTLAND · ME





NEW CAST STONE RETAINING  
WALLS + WALK TO ALLOW  
BETTER ACCESS TO THE  
BASEMENT - NEW DOORS  
7'-4" TALL - WALLS 13" WIDE

RECREATE ORIGINAL PORCH  
AND STAIR BASED UPON  
ON-SITE EVIDENCE. RISE  
AND RUN OF NEW STAIR WILL  
MEET CURRENT CODES.

NEW FAMILY ENTRANCE  
ADDITION - SEE 1/2" SCALE  
DETAIL PLAN + ELEVATIONS.

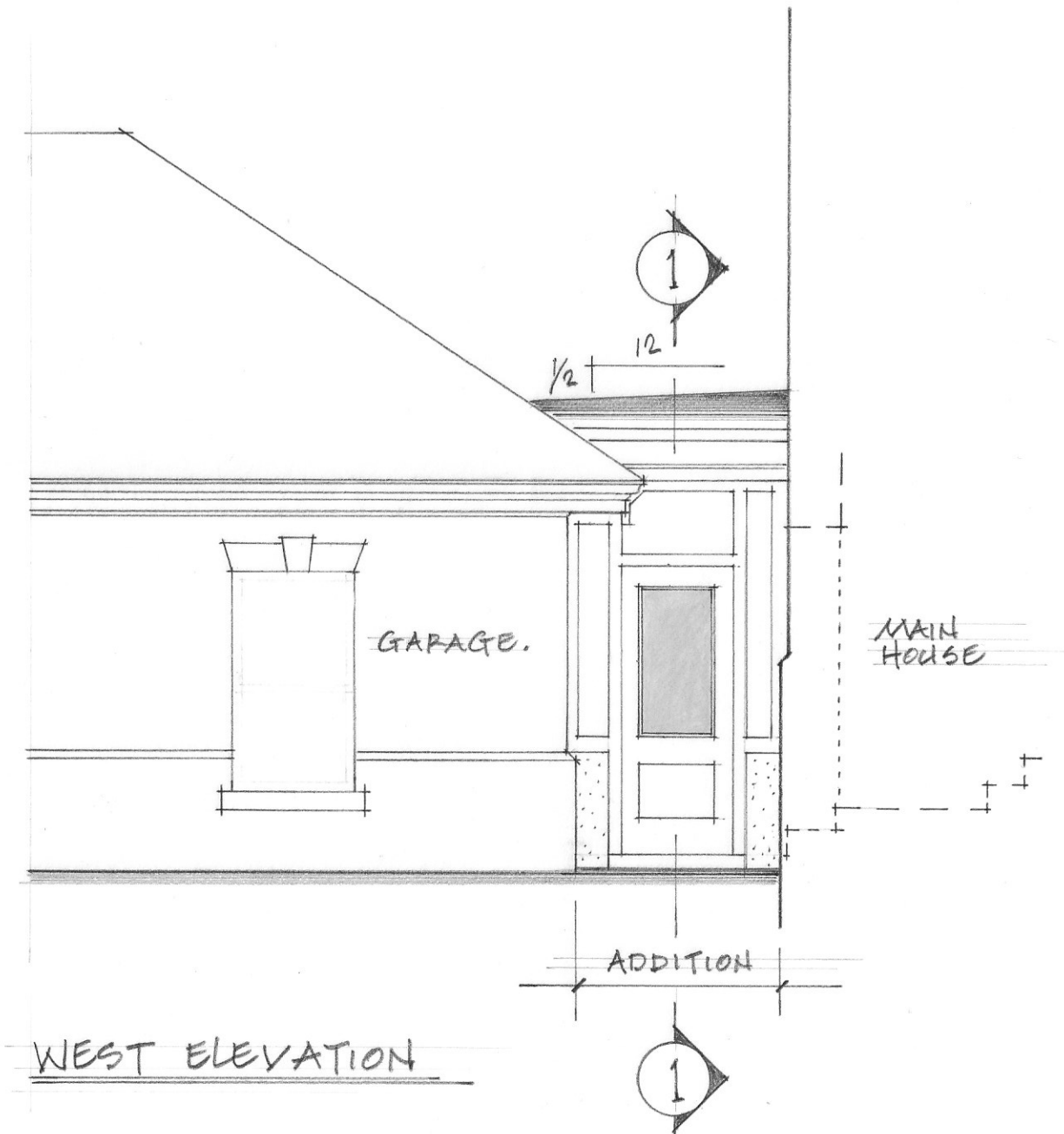
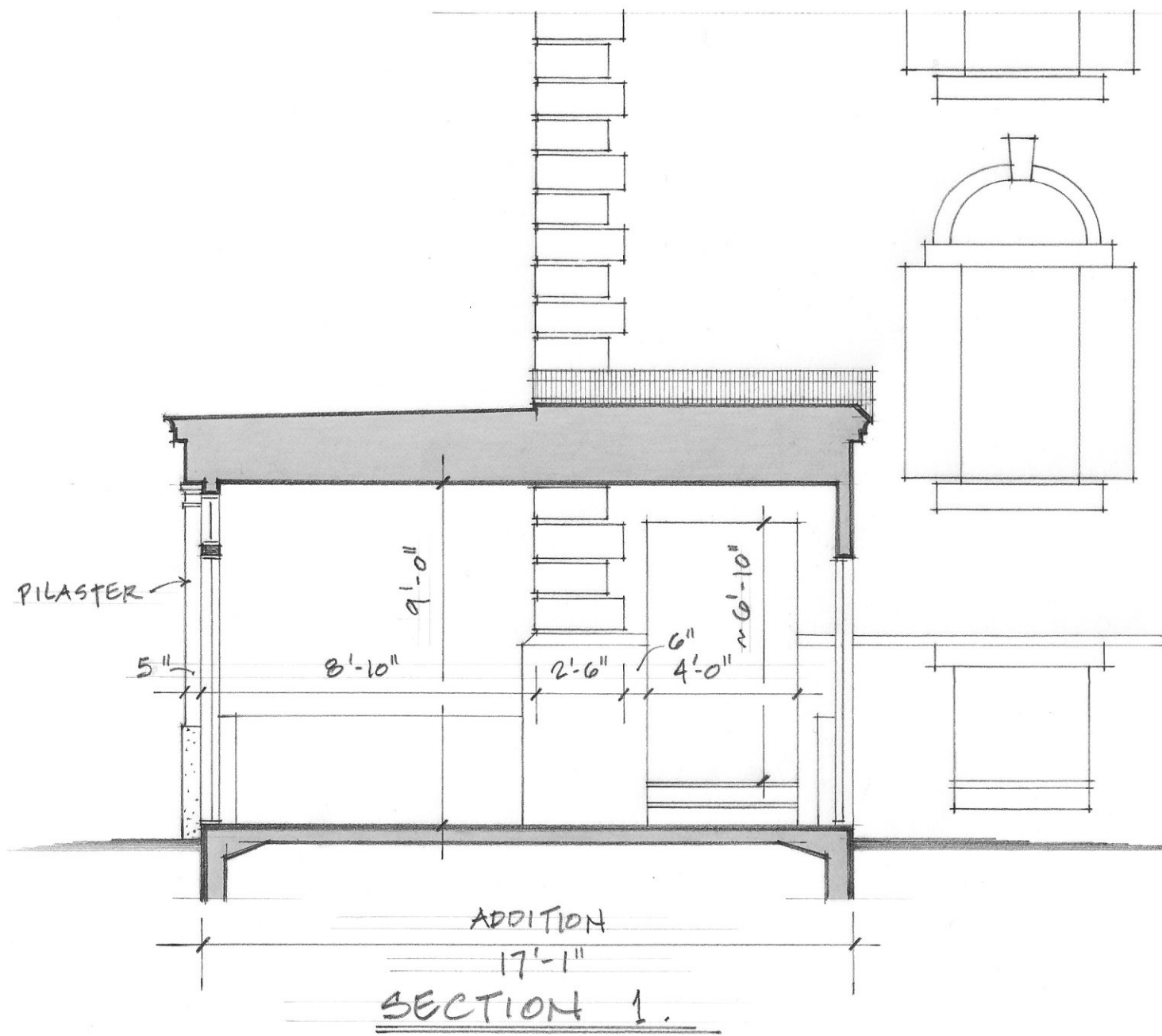
GARAGE

FRANKLIN RESIDENCE • 181 WESTERN PROMENADE  
EAST ELEVATION - FOR PUBLIC HEARING

8 FEBRUARY 2021 1/4" = 1'-0"

0 1 2 4 8

CARRIAGE HOUSE STUDIO ARCHITECTS LLC • PORTLAND • ME



FRANKLIN RESIDENCE · 181 WESTERN PROMENADE  
SECTION AND ELEVATION · FOR PUBLIC HEARING

9 FEB. 2021

$\frac{1}{4}" = 1'-0"$

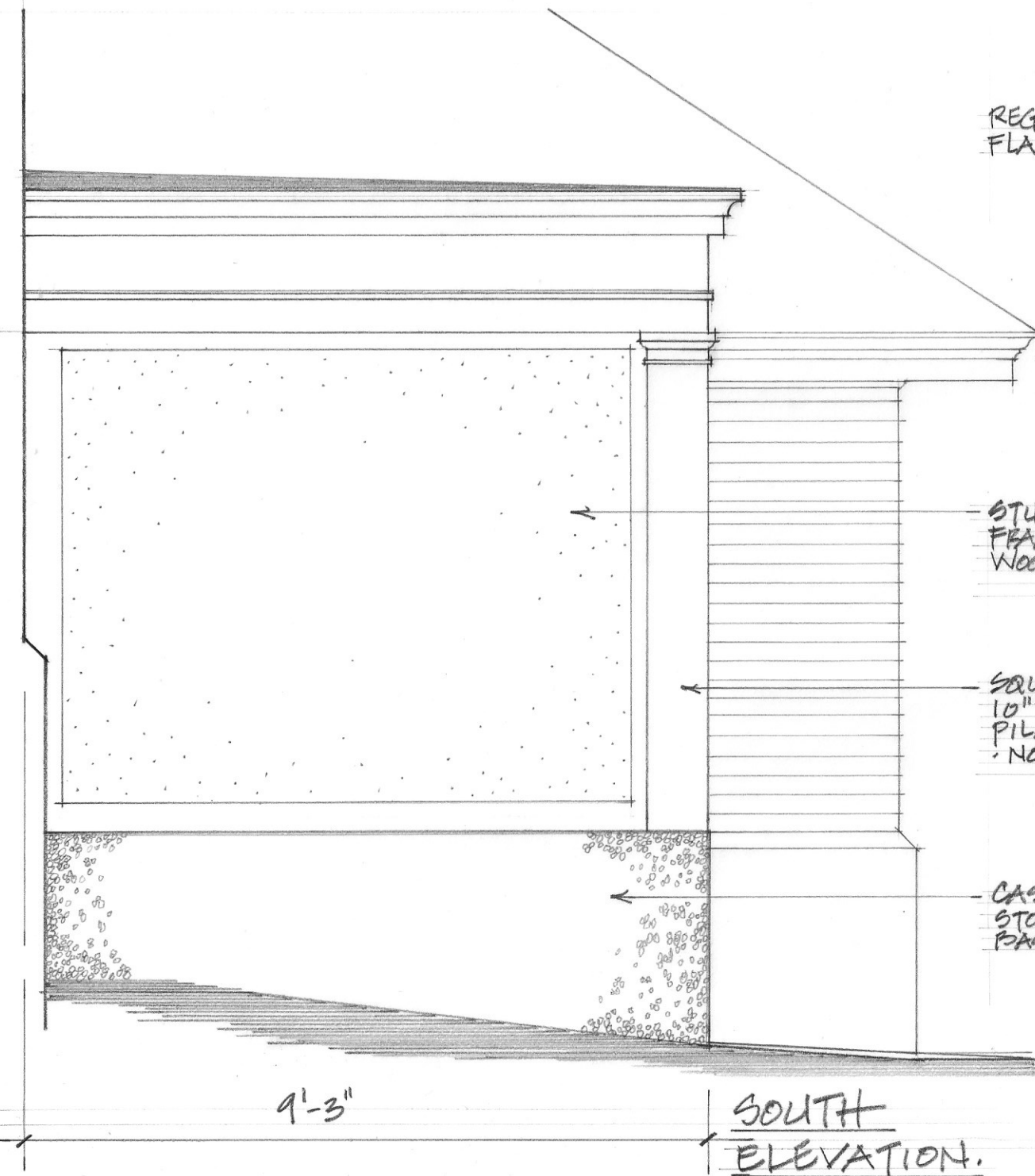
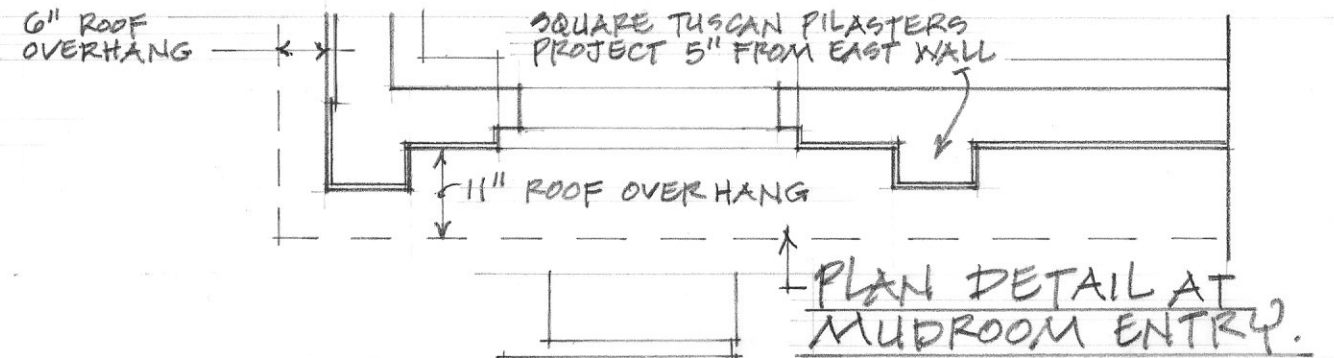
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FRANKLIN RESIDENCE  
181 WESTERN PROMENADE  
DETAIL PLAN AND ELEVATIONS AT  
MUDROOM ENTRY. 9 FEB. 2021

1/2" = 1'-0"

CARRIAGE HOUSE STUDIO ARCHITECTS • LLC  
PORTLAND • MAINE

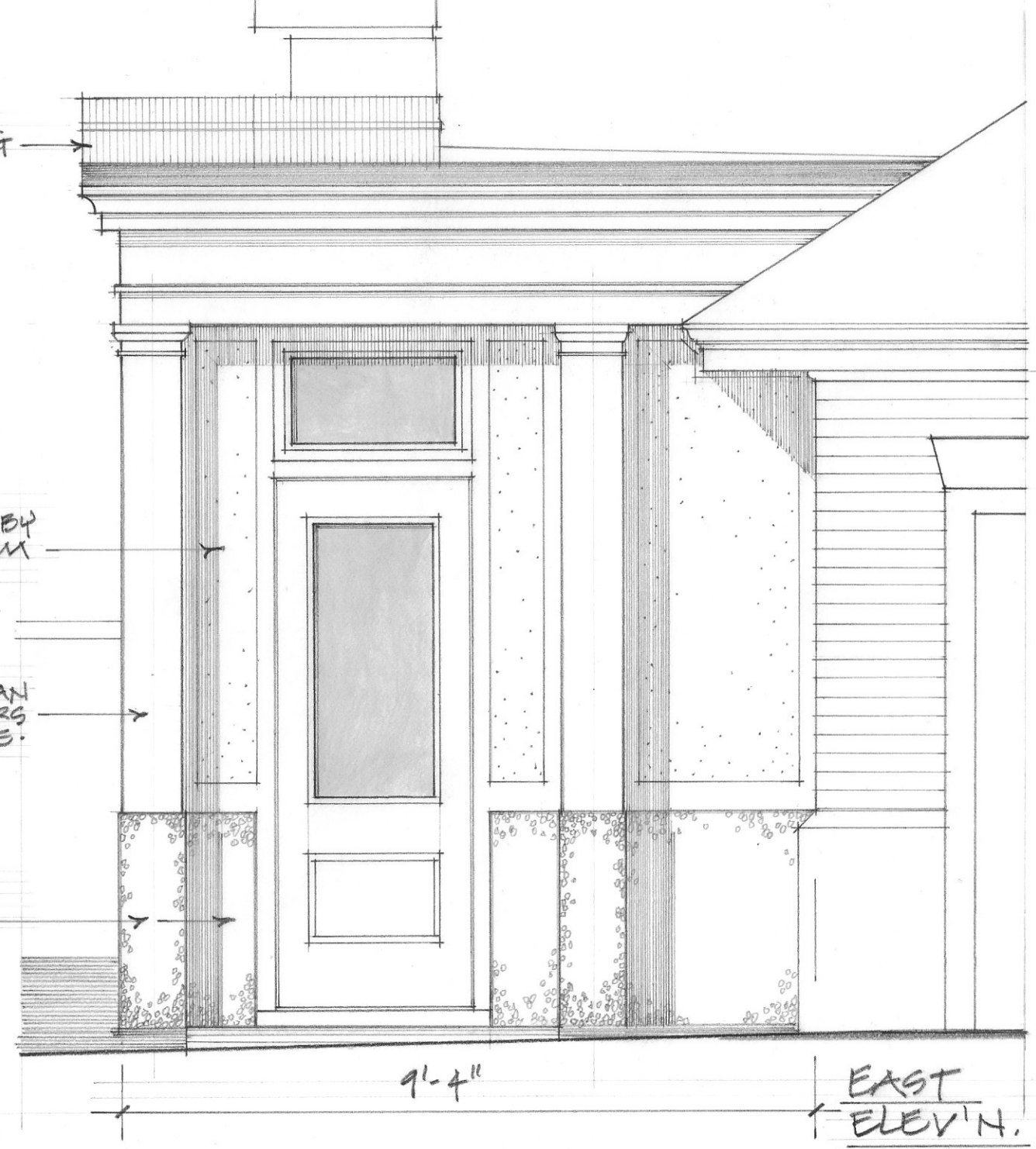


REGLET FLASHING

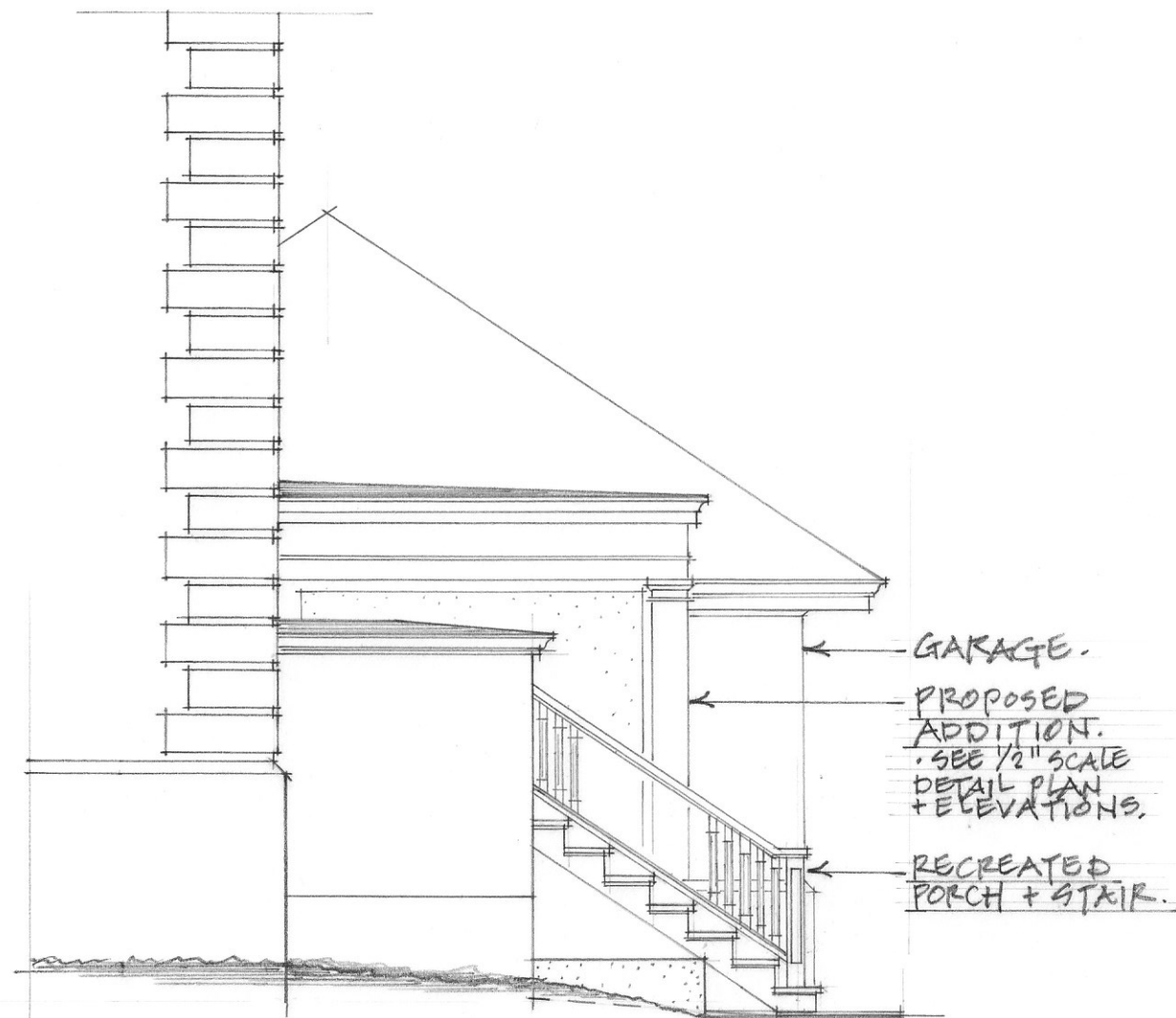
STUCCO FRAMED BY WOOD TRIM

SQUARE 10" TUSCAN PILASTERS - NO BASE

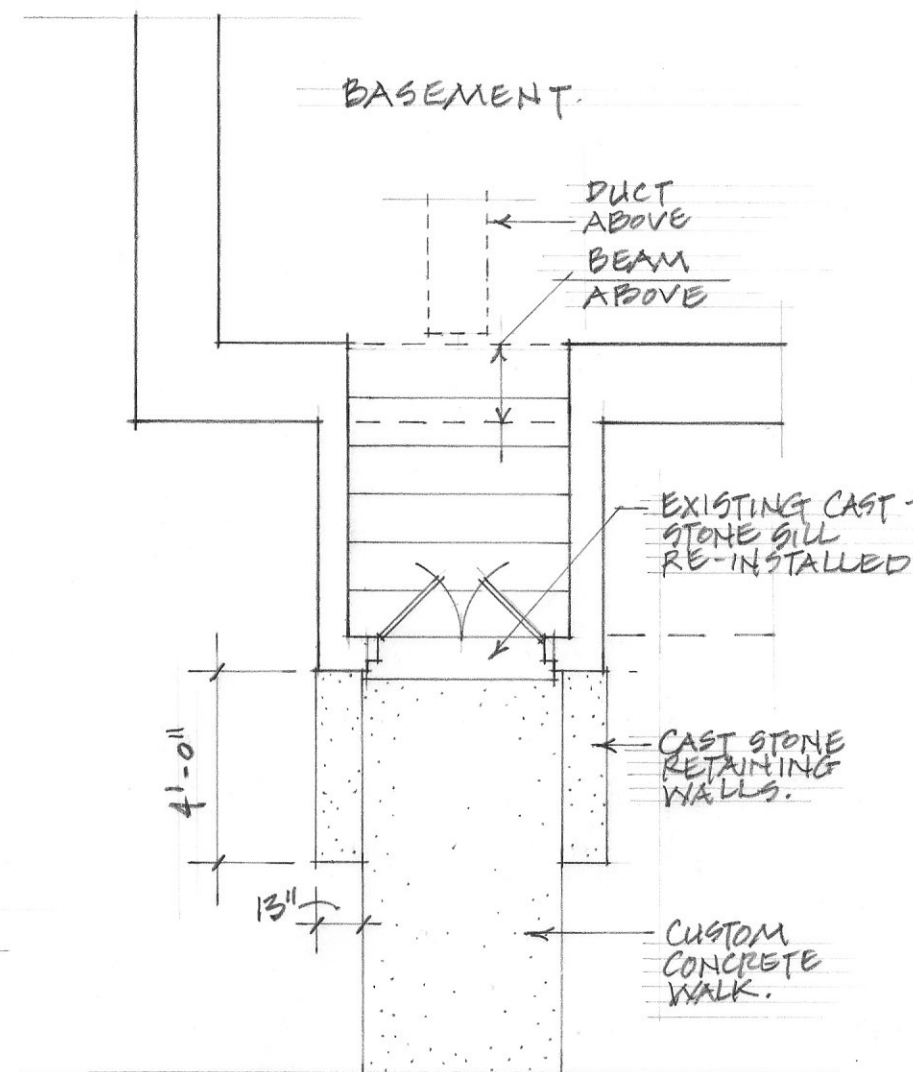
CAST STONE BASE







SOUTH ELEVATION.



PLAN AT BULKHEAD.

FRANKLIN RESIDENCE • 181 WESTERN PROMENADE  
SOUTH ELEVATION + BULKHEAD PLAN.

8 FEBRUARY 2021

1/4" = 1'-0"

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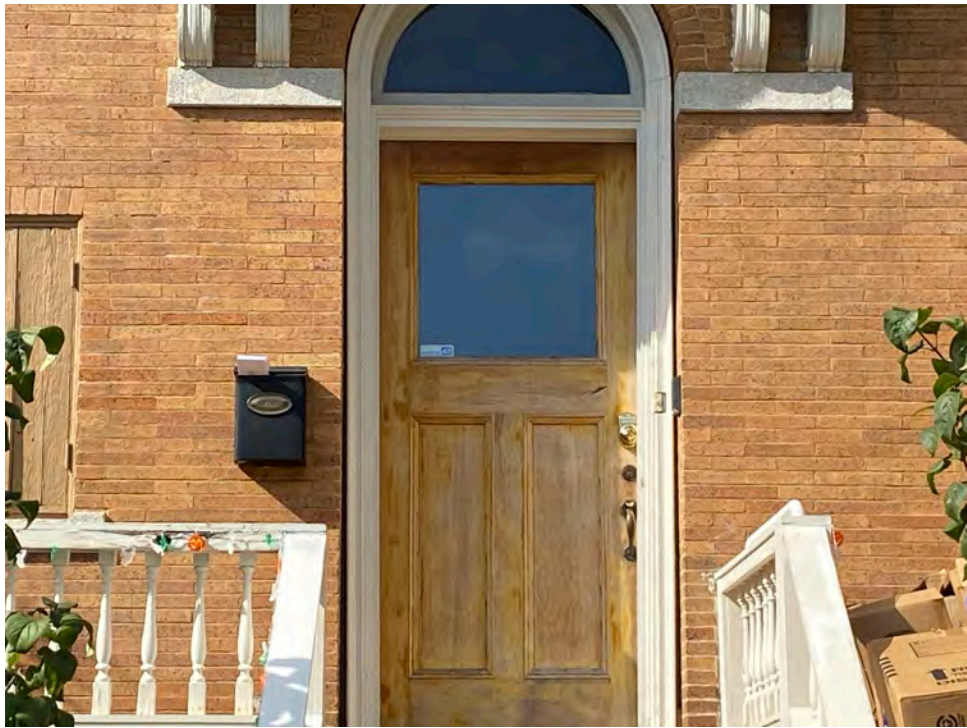




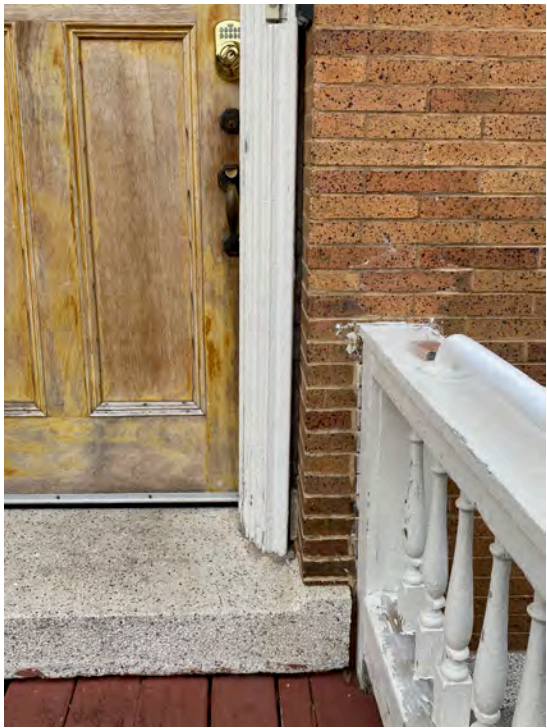
Hierarchy of west front gables



Shed dormer with classical pilasters as window trim



Mailbox will be removed, direct glazed transom



Original hardware, ghost of original railing



Dining room bay detail



Existing 3/4 door - model for new doors

Franklin Residence 181 Western Promenade

# EXISTING DETAILS

CarriageHouseStudio  
architects





Existing Bulkhead & Exterior Steps



Open doors show obstructions that limit access for large items



Door condition & transitions from brick to cast stone to foundation



Obstructions: steel beams, wood floor joists, ductwork



Closer view of obstructions

Franklin Residence 181 Western Promenade

PHOTOS OF THE EXISTING BULKHEAD

CarriageHouseStudio  
architects

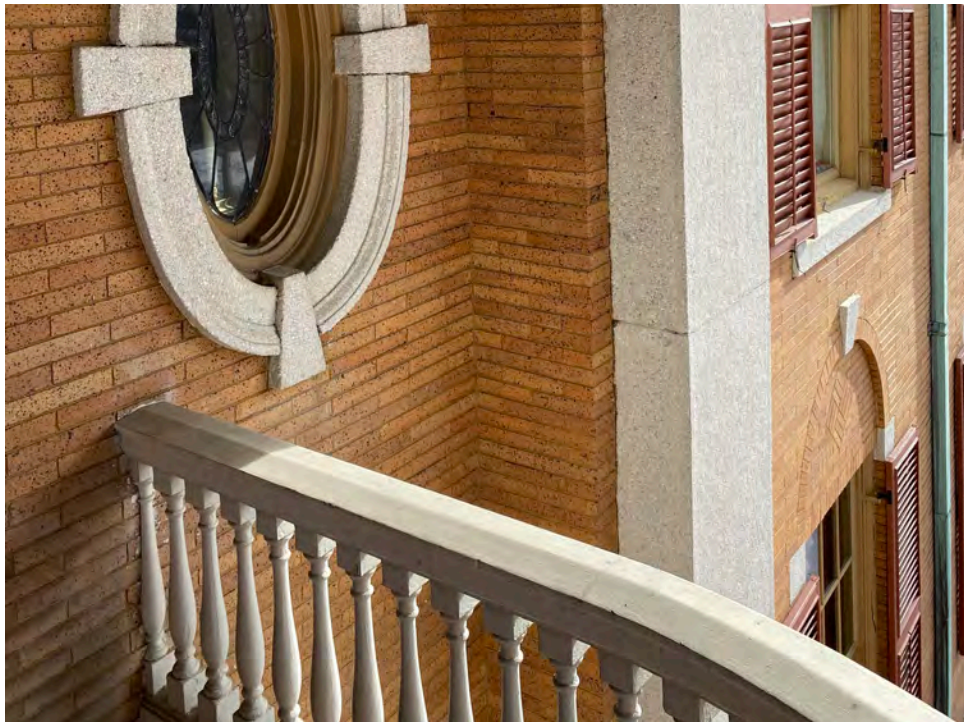




Existing stair risers range from 6-1/2" to 8-1/2" and pitch downward



Poor construction of the existing porch and stair



Half baluster where the balustrade meets the wall



The details to be recreated for the new balustrade



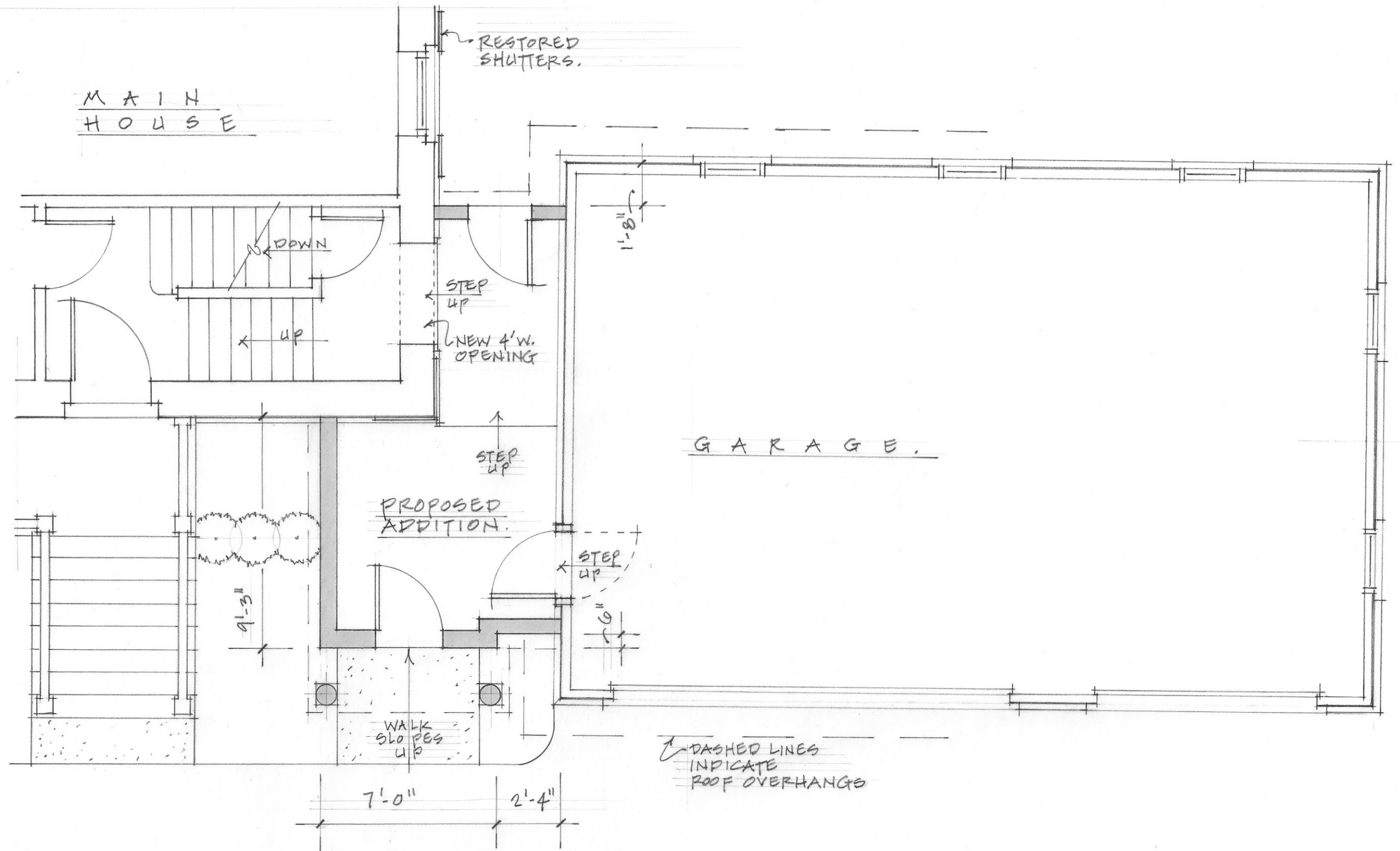
The top rail wraps the post

Franklin Residence 181 Western Promenade

## PORCH & STAIR RECONSTRUCTION

**CarriageHouseStudio**  
architects





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

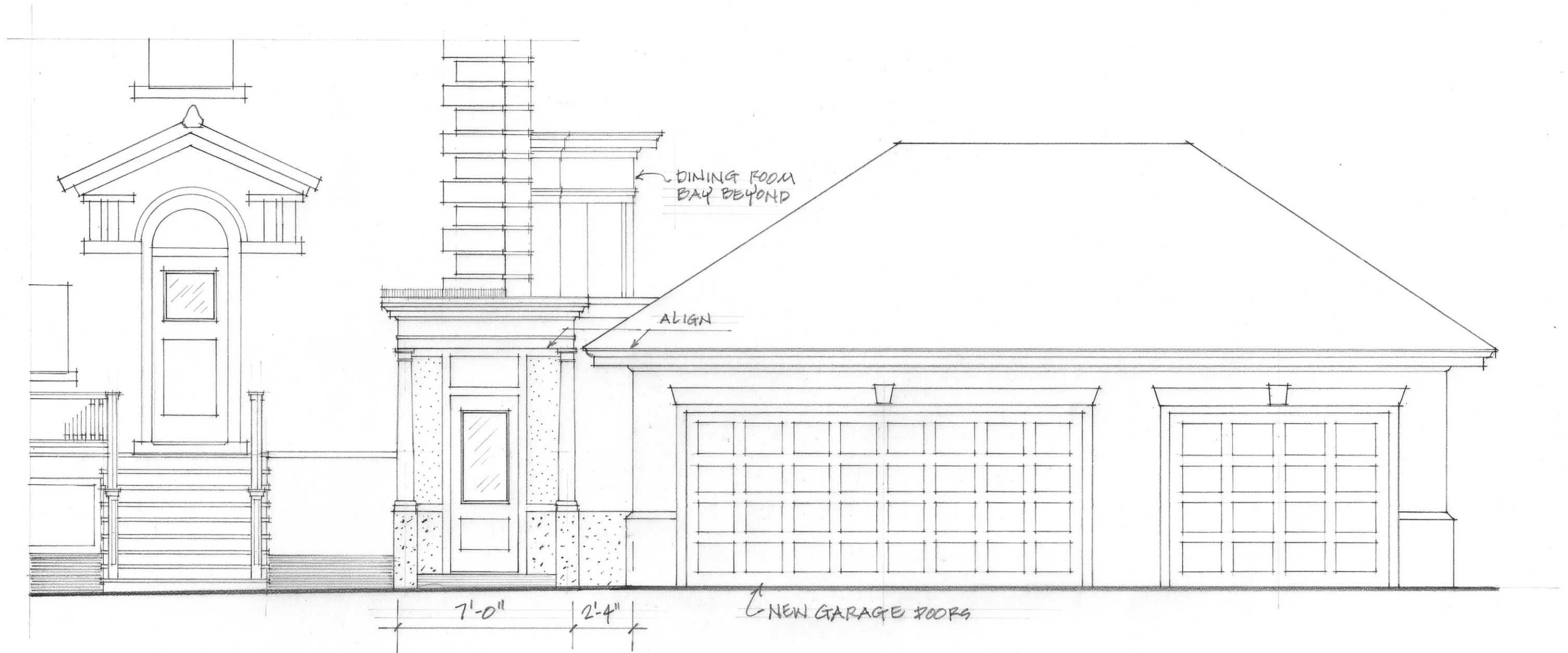
6 JANUARY 21

1/4" = 1'-0"

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CARRIAGE HOUSE STUDIO ARCHITECTS LLC • PORTLAND • ME





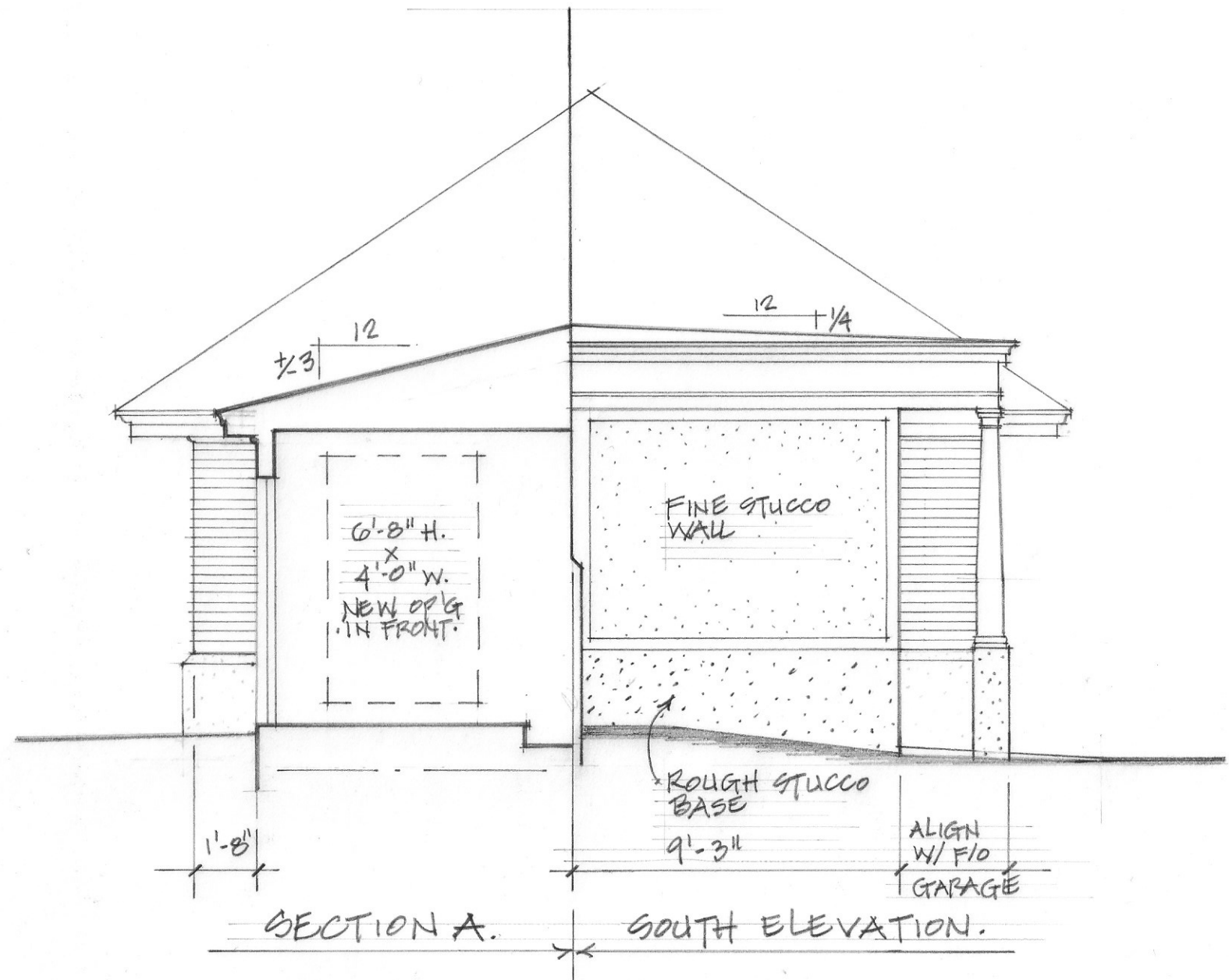
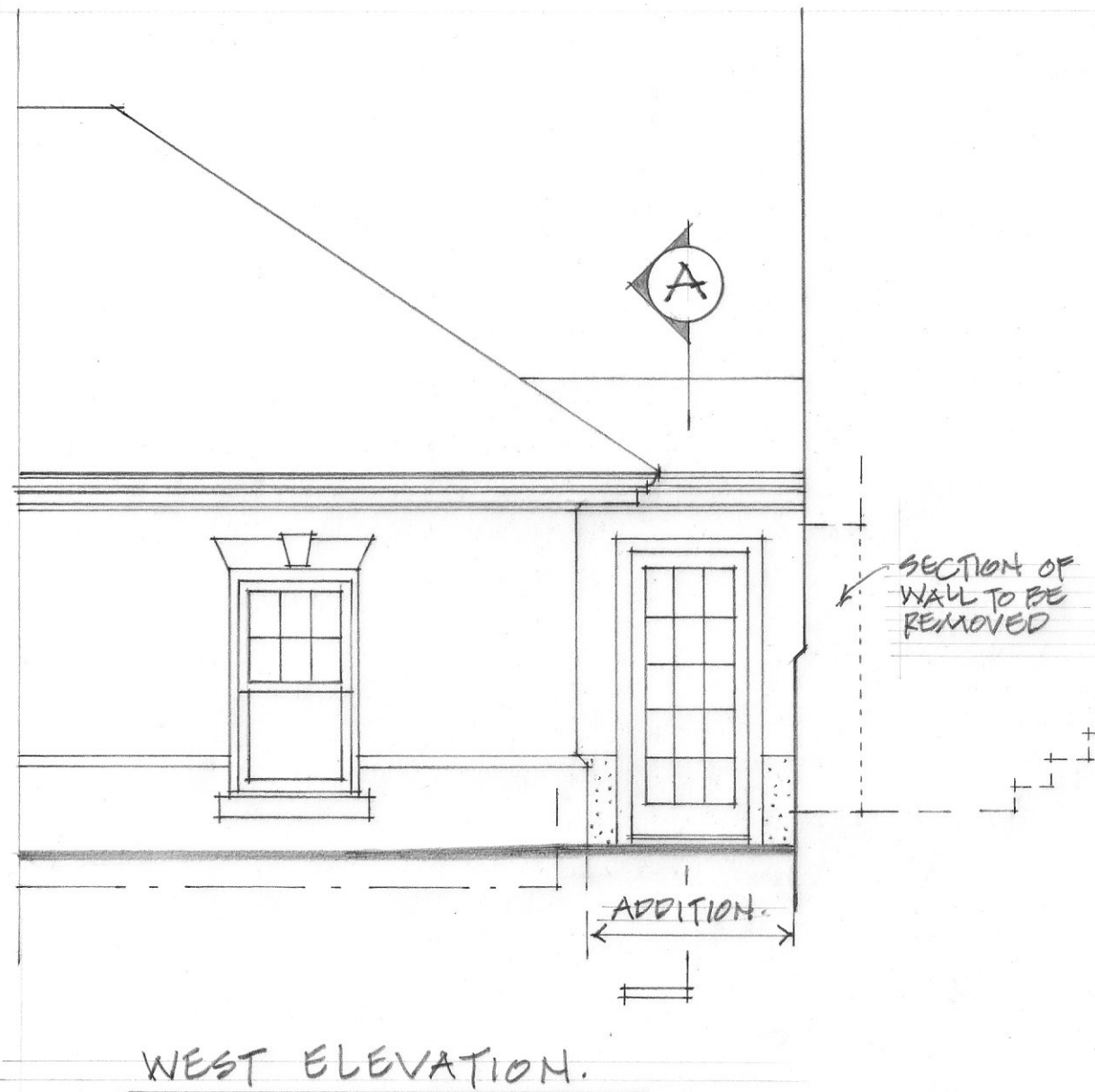
FRANKLIN RESIDENCE · 181 WESTERN PROMENADE ·  
 2ND WORKSHOP · EAST ELEVATION ·

6 JAN. 2021

$\frac{1}{4}" = 1'-0"$

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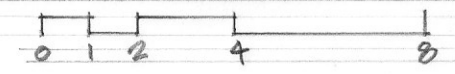
CARRIAGE HOUSE STUDIO ARCHITECTS LLC · PORTLAND · ME



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

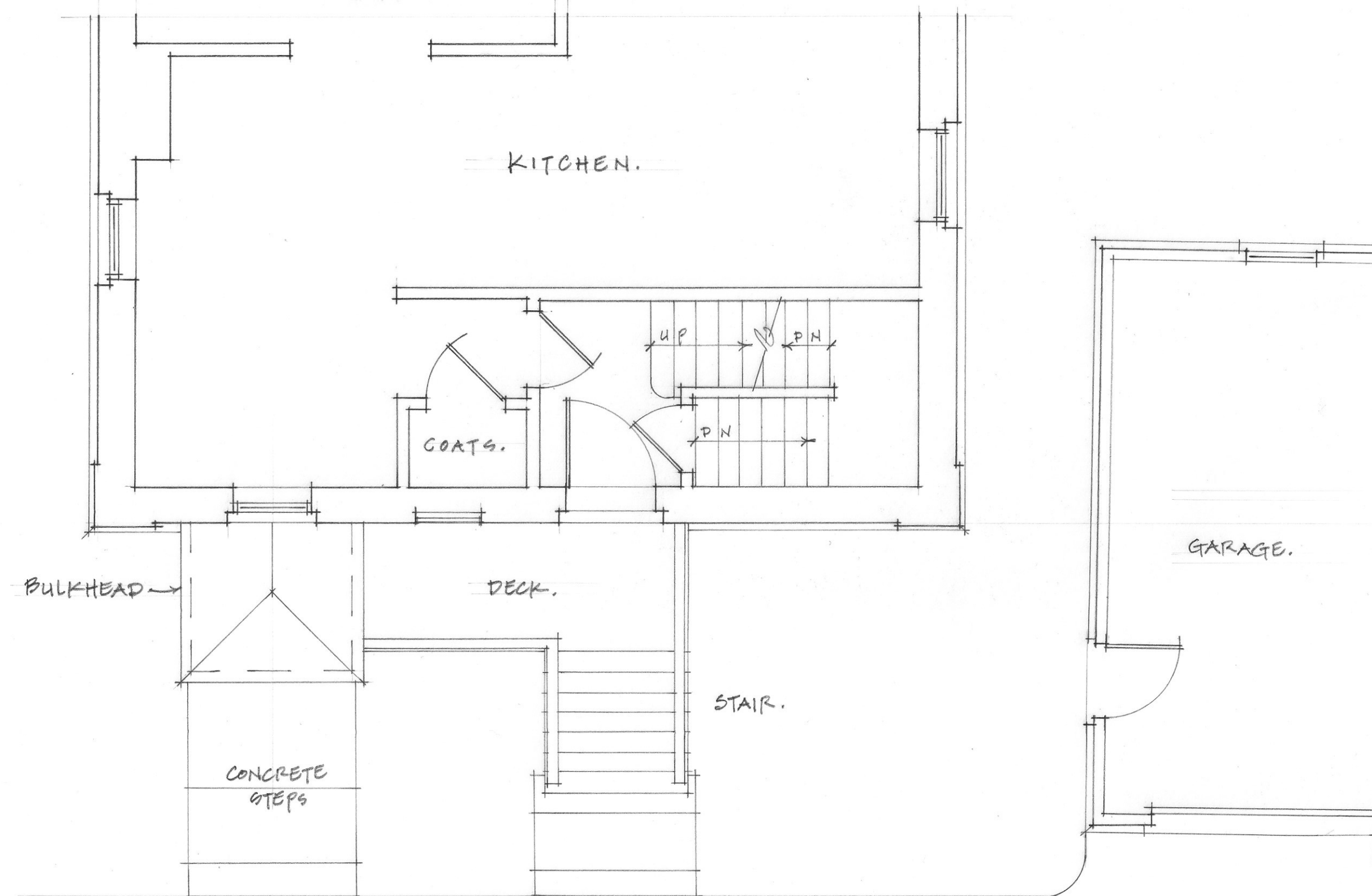
6 JAN. 2021

1/4" = 1'-0"



CARRIAGE HOUSE STUDIO ARCHITECTS LLC • PORTLAND • ME

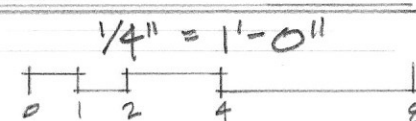




FRANKLIN RESIDENCE · 181 WESTERN PROMENADE  
 EXISTING PLAN.

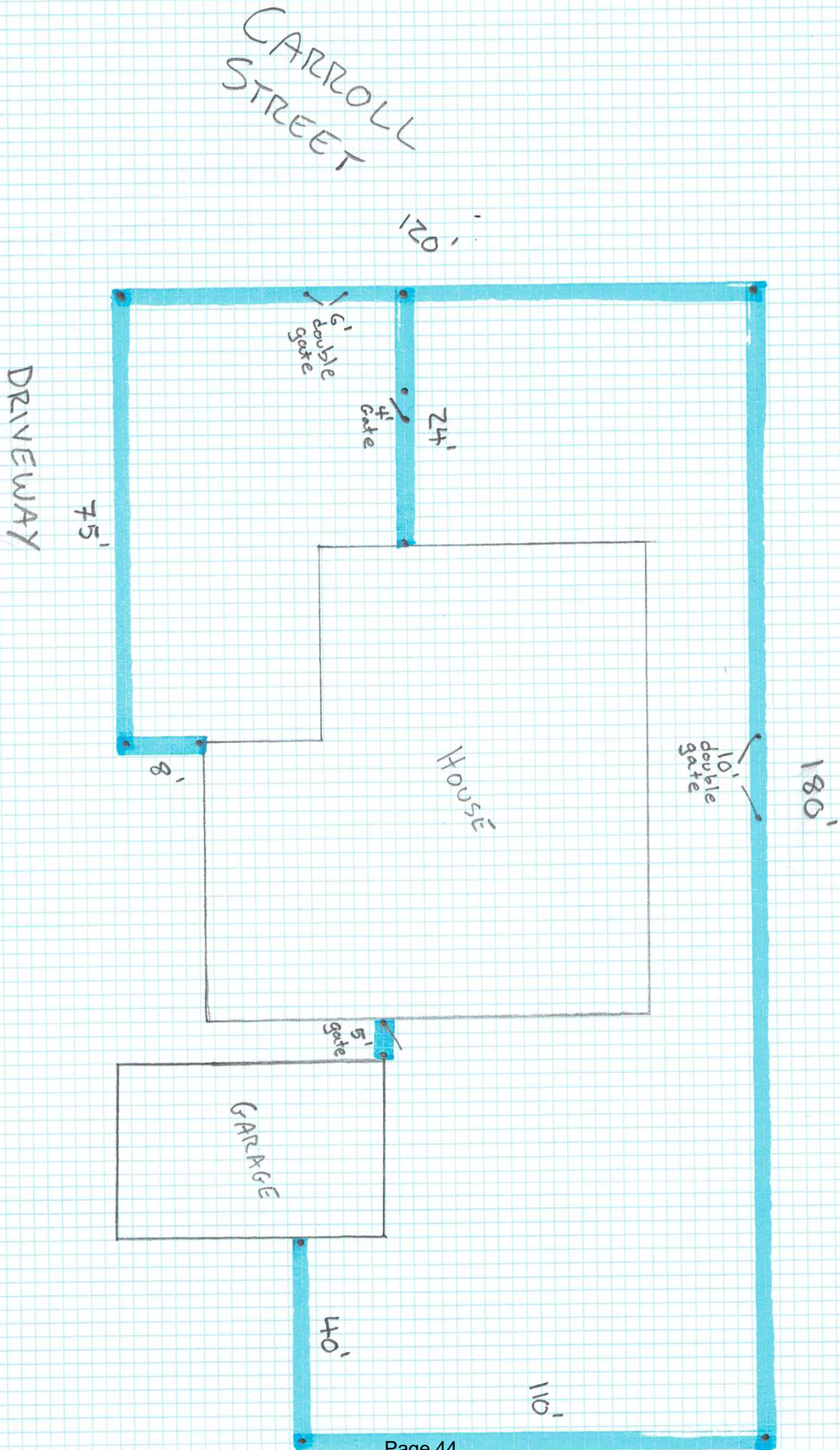
23 NOV. 2020

CARRIAGE HOUSE STUDIO ARCHITECTS LLC  
 PORTLAND · MAINE



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

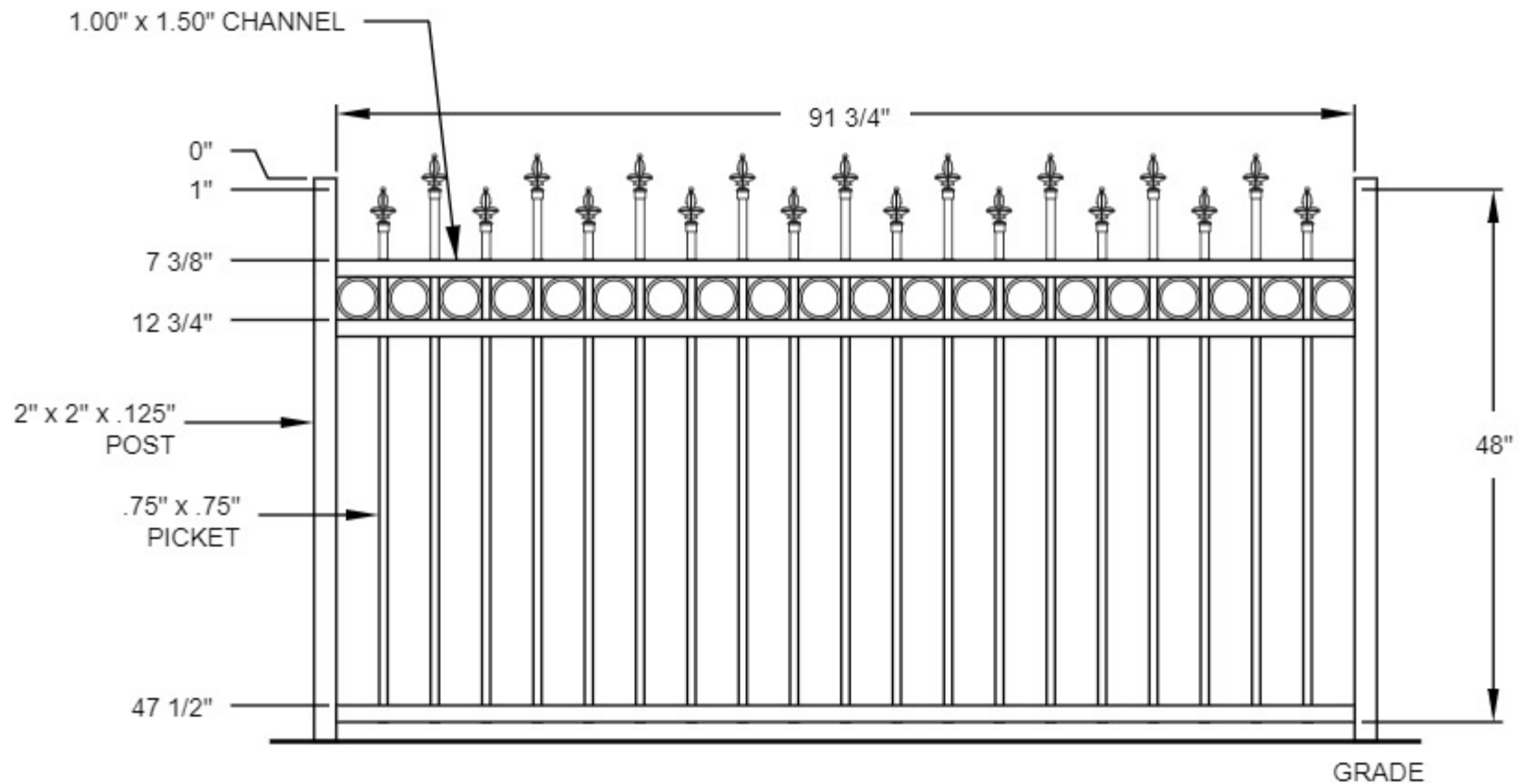
QUOTE NO: FRANKLIN

HINGE TYPE: ---

COLOR: BLACK

DAYLIGHT OPENING: ---

APPROVAL SIGNATURE (REQUIRED):





























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 52  
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 Tompson 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. Tompson 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 Tompson achieved his greatest success, building several of the most imposing residences in the Western Promenade area in particular. In 1898, Tompson 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 Tompson'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 53  
ocks  
and keystone. 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 |
|------|--------|------|-----------------|
|------|--------|------|-----------------|

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:

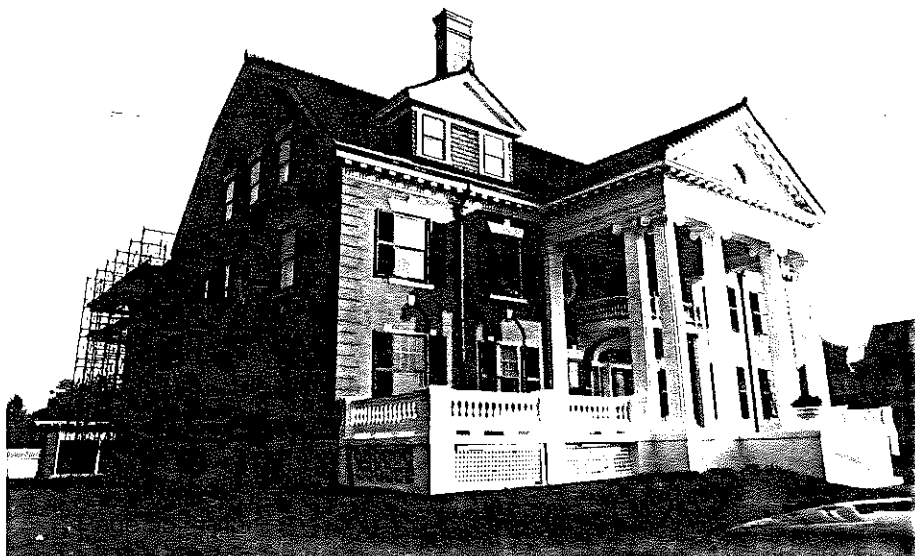
PHRI 1976; 1924 Tax Assessor's Report; 1967 Survey Form; Portland Street File; Arthur Gerner's Research Report; Richard's 1914 Atlas;

Historical Drawings Exist N

Location:

#### **ENVIRONMENTAL DATA**

Site Integrity: Original Y Moved N Date Moved







181  
W. F. ...



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

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**PUBLIC HEARING  
35 COMMERCIAL STREET - AMENDMENT**

**TO:** Chair Pollard and Members of the Historic Preservation Board  
**FROM:** Rob Wiener, Preservation Compliance Coordinator  
**DATE:** February 12, 2020  
**RE:** February 17, 2021 **Public Hearing** – Amendment to Approved Plans -  
Exterior Alterations and Additions

**Address:** 35 Commercial Street, Galt Warehouse Block (a.k.a. 29-39 Commercial St.)  
**Applicants:** Ara Aftandilian, Essex North Portland, LLC  
**Project Architects:** Jamie Broadbent and David Lloyd, Archetype Architects

### **Introduction**

At the Historic Preservation Board's January 6, 2021 public hearing on the proposed additions and alterations to 35 Commercial Street, the Board voted 6-0 to approve the application subject to conditions, with the exclusion of the inset decks on the north roof, which were not approved as presented. The Board's decision included a provision allowing the owner Ara Aftandilian of Essex North Portland LLC, to return to the Board at a future date without prejudice, for consideration of revised plans for the recessed decks.

Staff is providing a brief memo to present the inset deck revisions from the Archetype Architects design team, David Lloyd and Jamie Broadbent. A summary letter from Mr. Lloyd explains the changes made since the January hearing, and a page of renderings shows the revised dormers. Staff will include some drawings from the January 6 hearing.

### **Background**

At the January 6 public hearing the plans included matching low, continuous dormers on the north and south roof planes, beginning approximately 12' in from the parapets at each end of the building. On the north roof, at each end of the dormer an inset in the roof plane cut into the roof from the end wall of the dormer to the inside of the building's end wall.

Board members were supportive of the dormer treatment, but several members had serious concerns about the proposed insets. There was skepticism that the cut-in decks would be inconspicuous enough, and there were doubts that the presentation drawings



had sufficient detail to show the actual relationship between the ends of the dormer and the roof plane. Fearing that there might be an awkward transition in an area that demanded finely detailed design and recessive roof interventions, the Board opted to exclude the inset decks from the approval. There was also concern that eliminating the continuous roof from eaves to the ridge at the two ends would overemphasize the dormer and work against the reasons for the dormers being inset from the ends: to maintain the primacy of the original roof as a dominant element, in the face of the major intervention of the new dormers.

### **Amended Proposal, February 17, 2021**

Please see Mr. Lloyd's letter and the renderings supplied. The inset decks have been moved to the front roof, facing Commercial Street, and the outdoor spaces are incorporated in the ends of dormer, which has not changed in length. As a result, the amount of interior space within the south dormer is reduced, with the outline and total length unchanged. Note that Mr. Lloyd presents two options – one with a permanent roof over the insets, and one with roll-away canvas.

### **Staff Comments**

Staff notes that the amended proposal preserves equal remnants of the original roof on both the front and rear of the building. The expansive gambrel roof is an important feature of the Galt Block, where interventions should be recessive, and staff believes preserving those 12' wide strips of original roof is important on both sides of the building.

Board members will have to consider whether they are comfortable with the two insets being located on the Commercial Street side of the building, arguably the more sensitive and prominent face, instead of on the rear roof. Another question for consideration will be the permanent roofs versus the flexibility of a retractable roof of some kind. Finally, if the Board can approve the amended inset deck proposal, more detail will eventually be required to create construction drawings. Would Board members like to see more details when they are available, perhaps as a consent item, or should the final review of details be delegated to staff?

### **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.*
- (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 February 17, 2021 public hearing and information included in the accompanying staff report, the Board finds that the amended proposal for alterations and additions at 29-39 Commercial Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

#### **Attachments:**

1. Architect's project summary letter
2. Renderings showing revised dormer plan
3. Pages from the January 6 plans



February 3, 2021

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

RE: 35 Commercial Street

Dear Deb and Rob,

In listening to the boards concerns involving the location of the exterior decks on the north elevation we have come up with an alternative which we believe should satisfy the boards concern.

Please note the following :

1. On the north elevation the recessed decks have been eliminated.
2. On the south elevation on the east and west end of the dormer we have incorporated the deck space under the roof overhang . The decks are approximately 12 feet wide.
3. Please note that the dormers have not changed in length.
4. We are also including an option for the board to consider. We would provide an opening in the roof over the decks with a canvas roll out , giving options to home owners

As mentioned by our developer these decks are very important in the selling and livability of these units. We believe that this compromise will eliminate the previous concerns of the exposed recess deck and make them really part of the architecture of the dormer.

Please email or call with any questions.

Respectfully,



David Lloyd  
Maine Licensed Architect



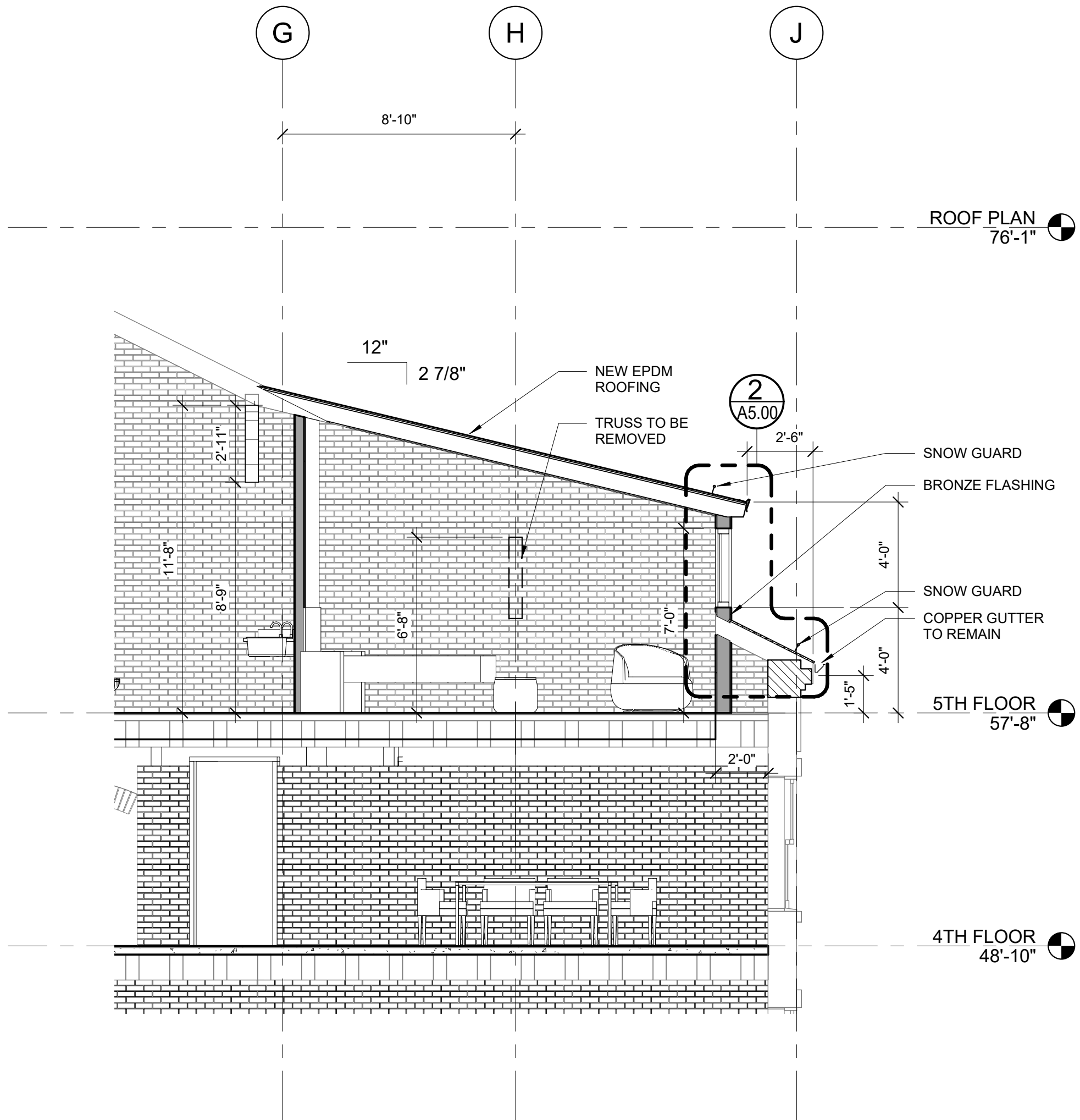


|                         |  |                                                                                                                    |  |
|-------------------------|--|--------------------------------------------------------------------------------------------------------------------|--|
| ARCHETYPE<br>ARCHITECTS |  | Prepared For:                                                                                                      |  |
|                         |  | EssexNorth<br>Portland LLC                                                                                         |  |
|                         |  | Consultant:                                                                                                        |  |
| Architect:              |  | <b>ARCHETYPE</b><br>architects<br>48 Union Wharf Portland, Maine 04101<br>(207) 772-6022 ARCHETYPE@ARCHETYPEDA.COM |  |
|                         |  | Project:                                                                                                           |  |
|                         |  | Galt Block                                                                                                         |  |
|                         |  | 35 Commercial Street<br>Portland, ME                                                                               |  |
|                         |  | Revisions:                                                                                                         |  |
|                         |  |                                                                                                                    |  |
|                         |  | Date:                                                                                                              |  |
|                         |  | 02/04/2021                                                                                                         |  |
|                         |  | Scale:                                                                                                             |  |
|                         |  | EXTERIOR VIEWS                                                                                                     |  |
|                         |  | A7.1                                                                                                               |  |





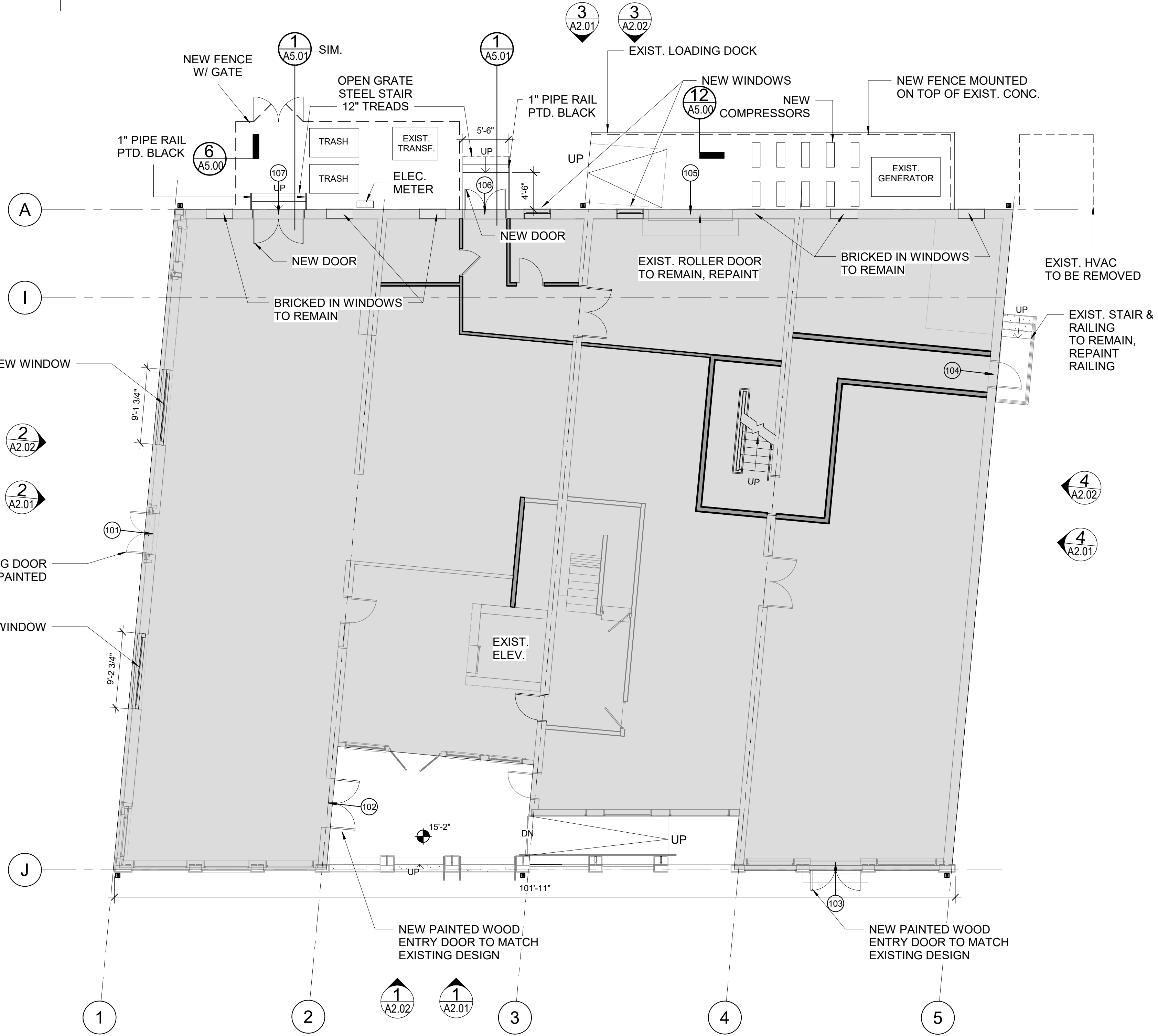
VIEW FROM COMMERCIAL



2 | SECTION THROUGH DORMER  
1/4" = 1'-0"



3 | VIEW OF NORTH SIDE FROM FRANKLIN



1 | 1ST FLOOR - PROPOSED (EXTERIOR ONLY)  
1/8" = 1'-0"

DRAWING LIST

- ARCHITECTURAL DRAWINGS  
A1.01 PLANS & SECTIONS  
A1.05 ROOF PLAN  
A2.01 BUILDING ELEVATIONS  
A2.02 BUILDING ELEVATIONS - EXIST/DEMO  
A5.00 DETAILS  
A5.01 DETAILS / DOOR SCHEDULE  
A7 EXTERIOR VIEWS

Prepared For:

EssexNorth  
Portland LLC

Consultant:

Carroll Associates  
Landscape Architects

Architect:

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Project:

Galt Block

Revisions:

Scale:

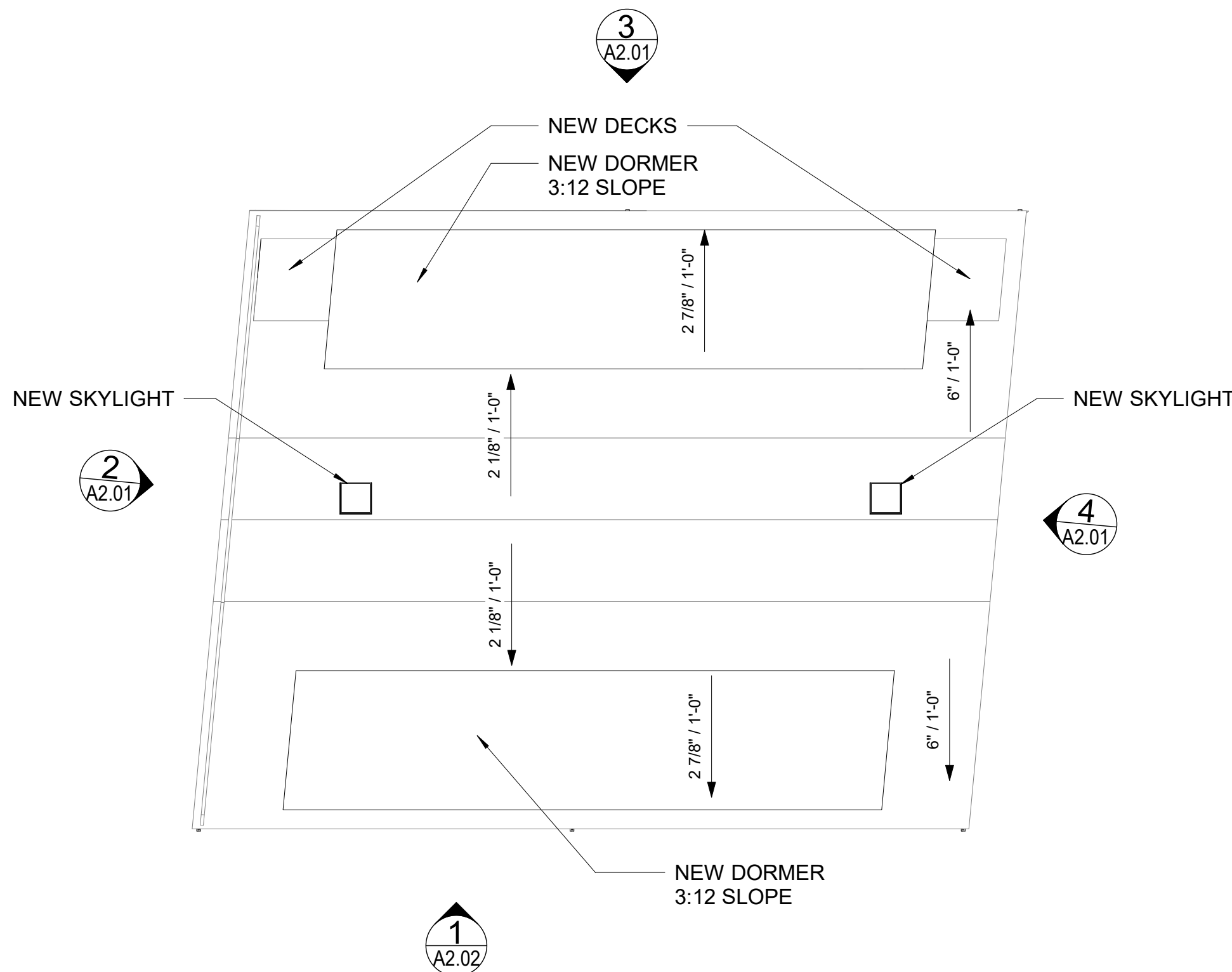
As indicated

Date:  
12/22/2020

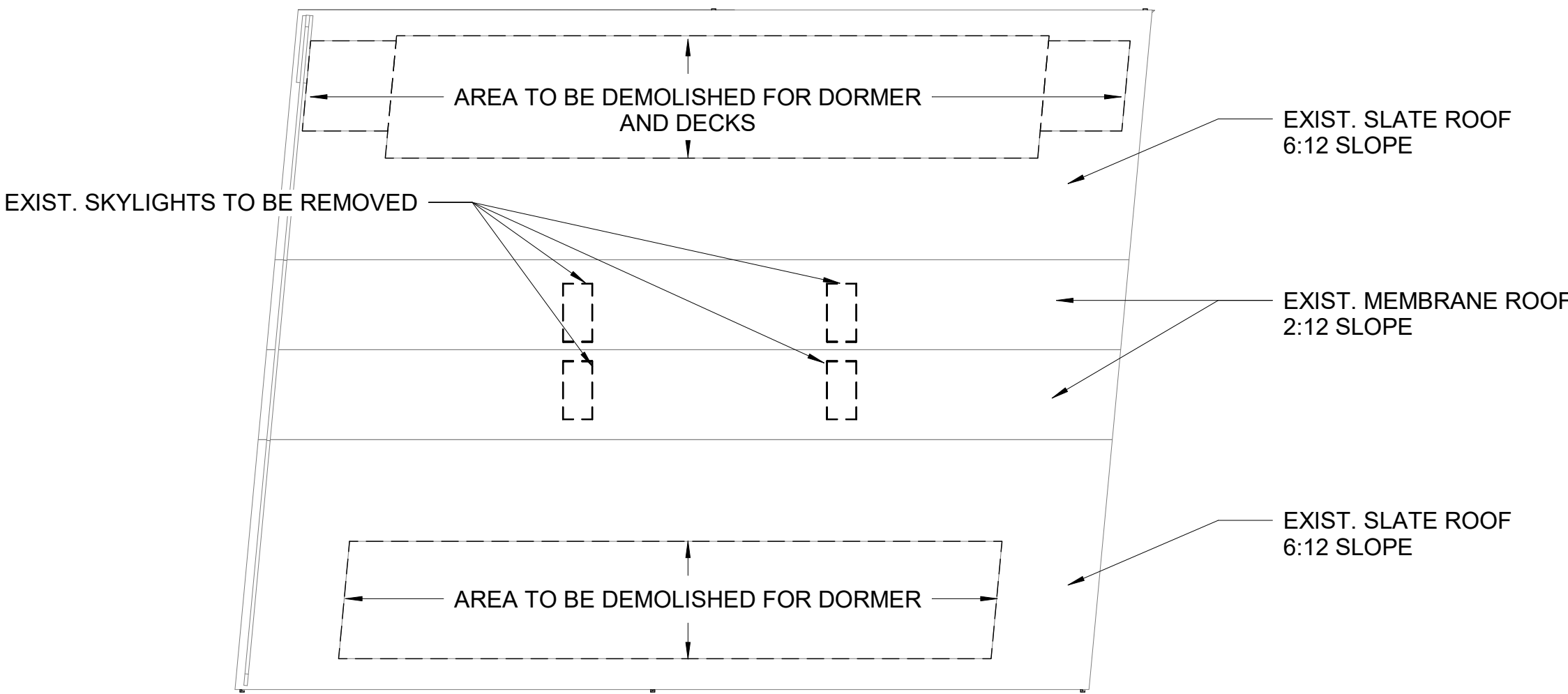
PLANS & SECTIONS

A1.01





2 | ROOF PLAN  
1/16" = 1'-0"



1 | ROOF PLAN - EXIST/DEMO  
1/16" = 1'-0"

Prepared For:  
EssexNorth  
Portland LLC

Consultant:

Architect:  
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Project:  
Galt Block

35 Commercial Street  
Portland, ME

Revisions:

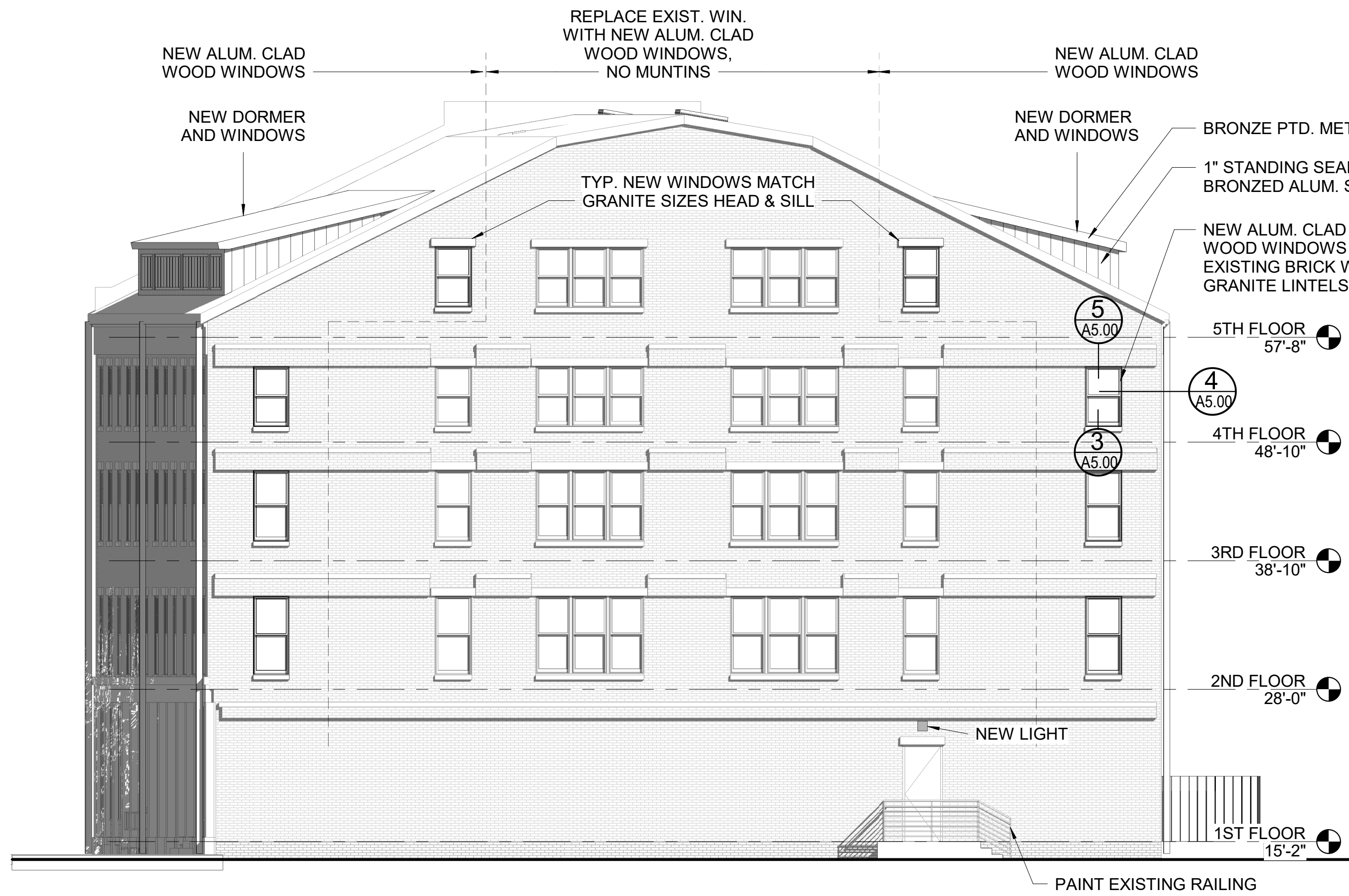
Date:  
12/22/2020

Scale:  
1/16" = 1'-0"

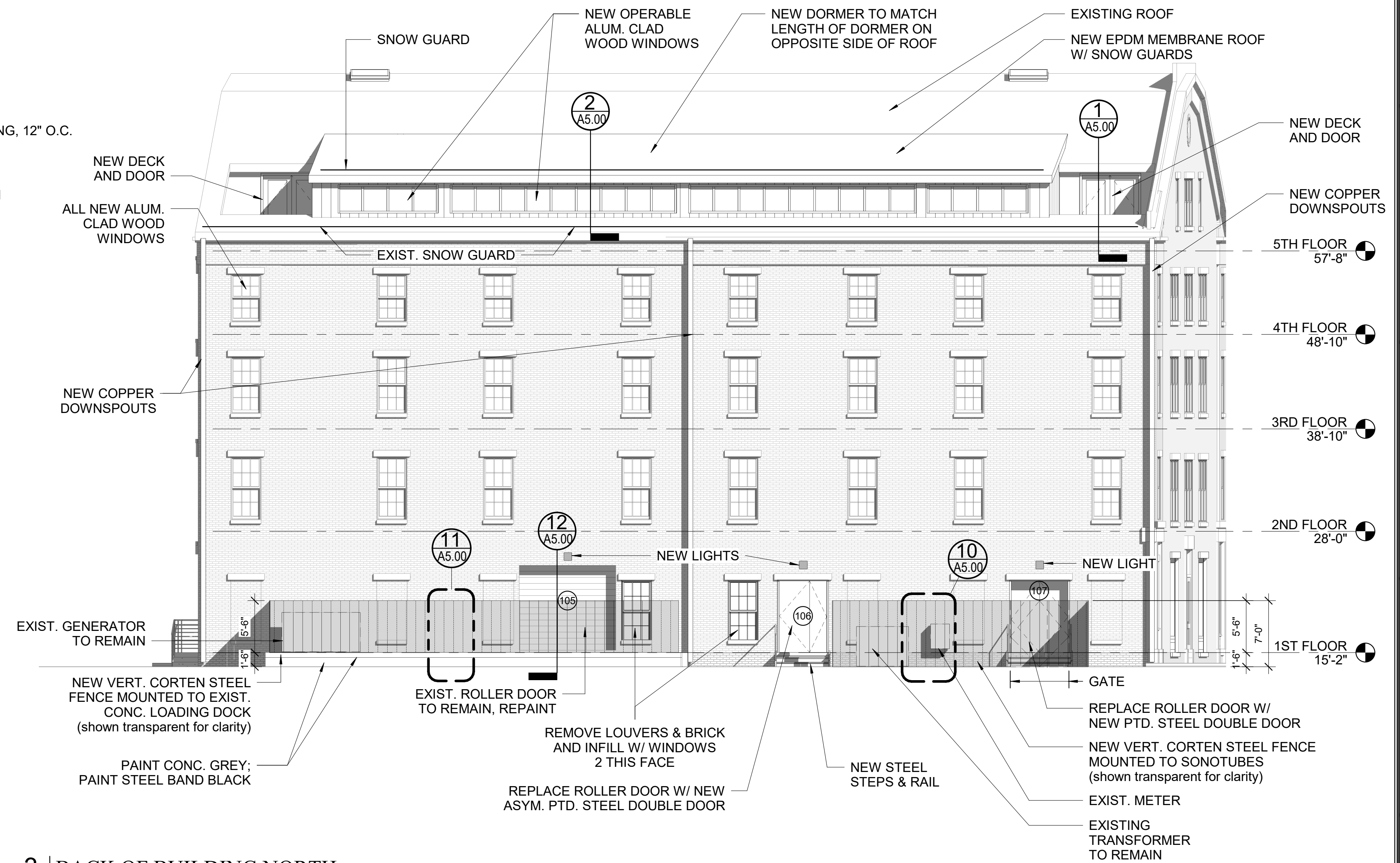
ROOF PLAN

A1.05





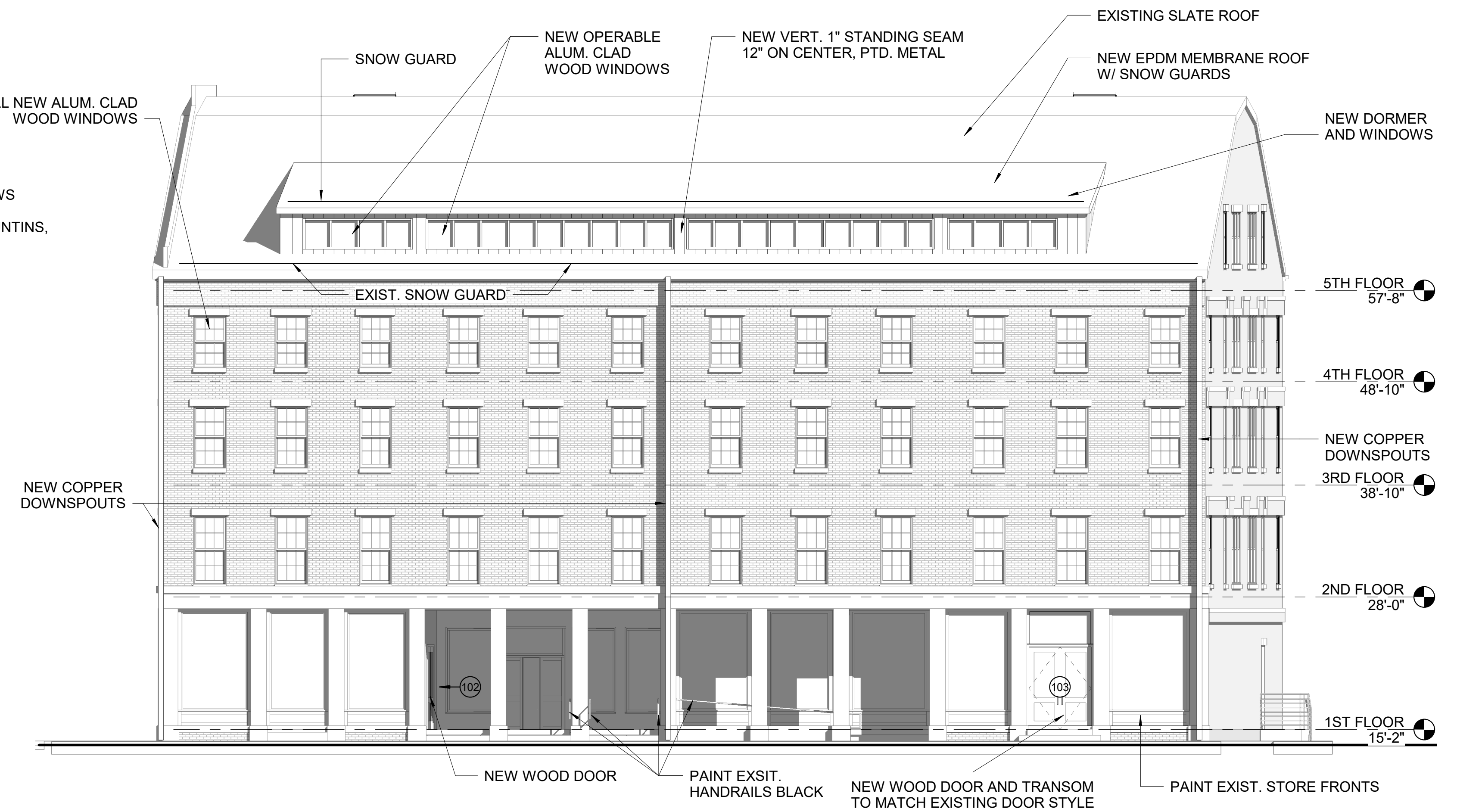
4 | EAST ELEVATION  
1/8" = 1'-0"



3 | BACK OF BUILDING NORTH  
1/8" = 1'-0"



2 | FRANKLIN STREET WEST  
1/8" = 1'-0"



1 | SOUTH COMMERCIAL STREET  
1/8" = 1'-0"

Prepared For:  
**EssexNorth  
Portland LLC**  
Address  
City, State

Consultant:

Architect:  
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Project:  
**Galt Block**  
35 Commercial Street  
Portland, ME

Revisions:

Date: 12/22/2020  
Scale: 1/8" = 1'-0"  
**BUILDING  
ELEVATIONS**

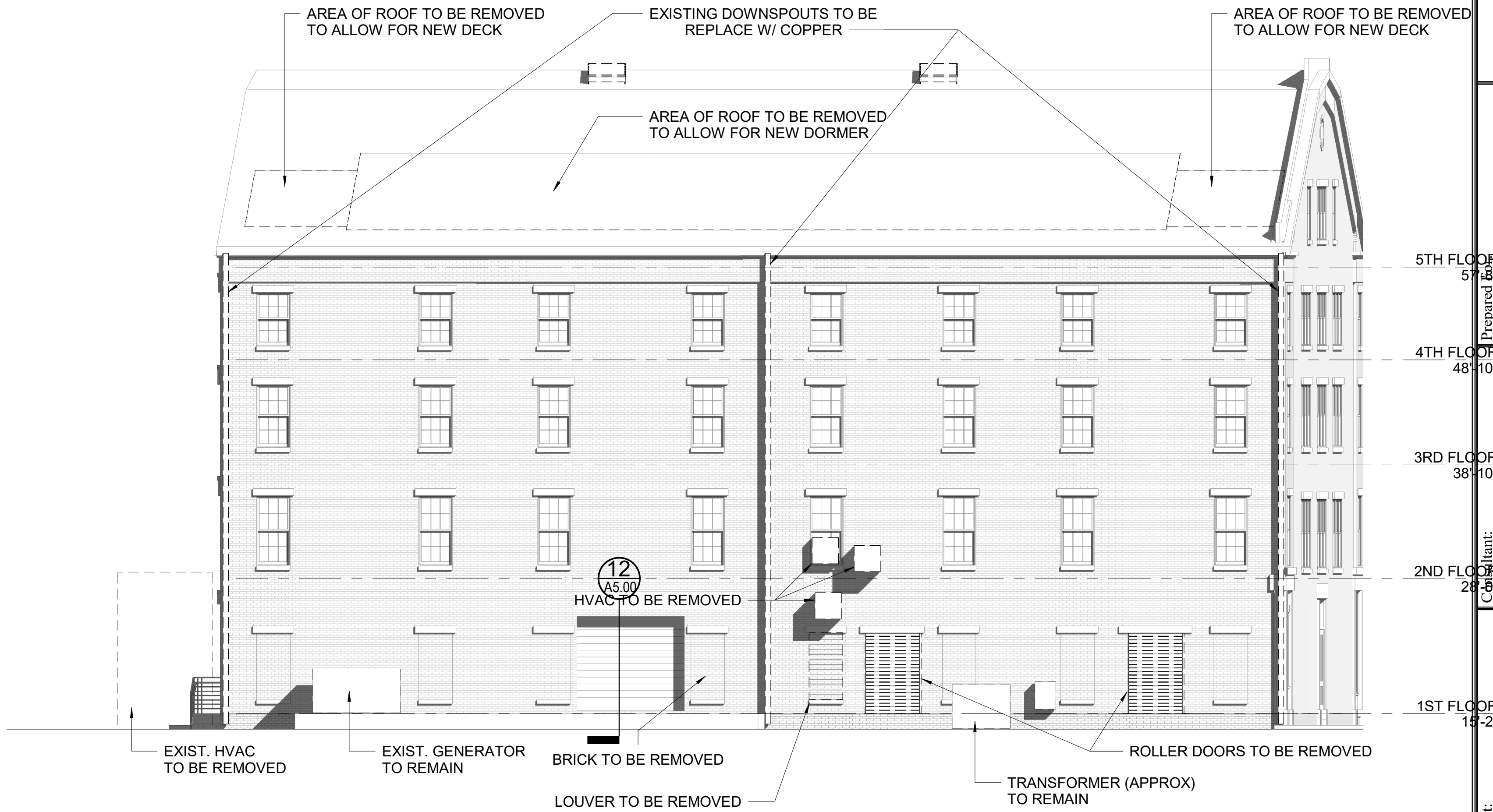
**A2.01**





4 | EAST ELEVATION - EXIST/DEMO

1/8" = 1'-0"



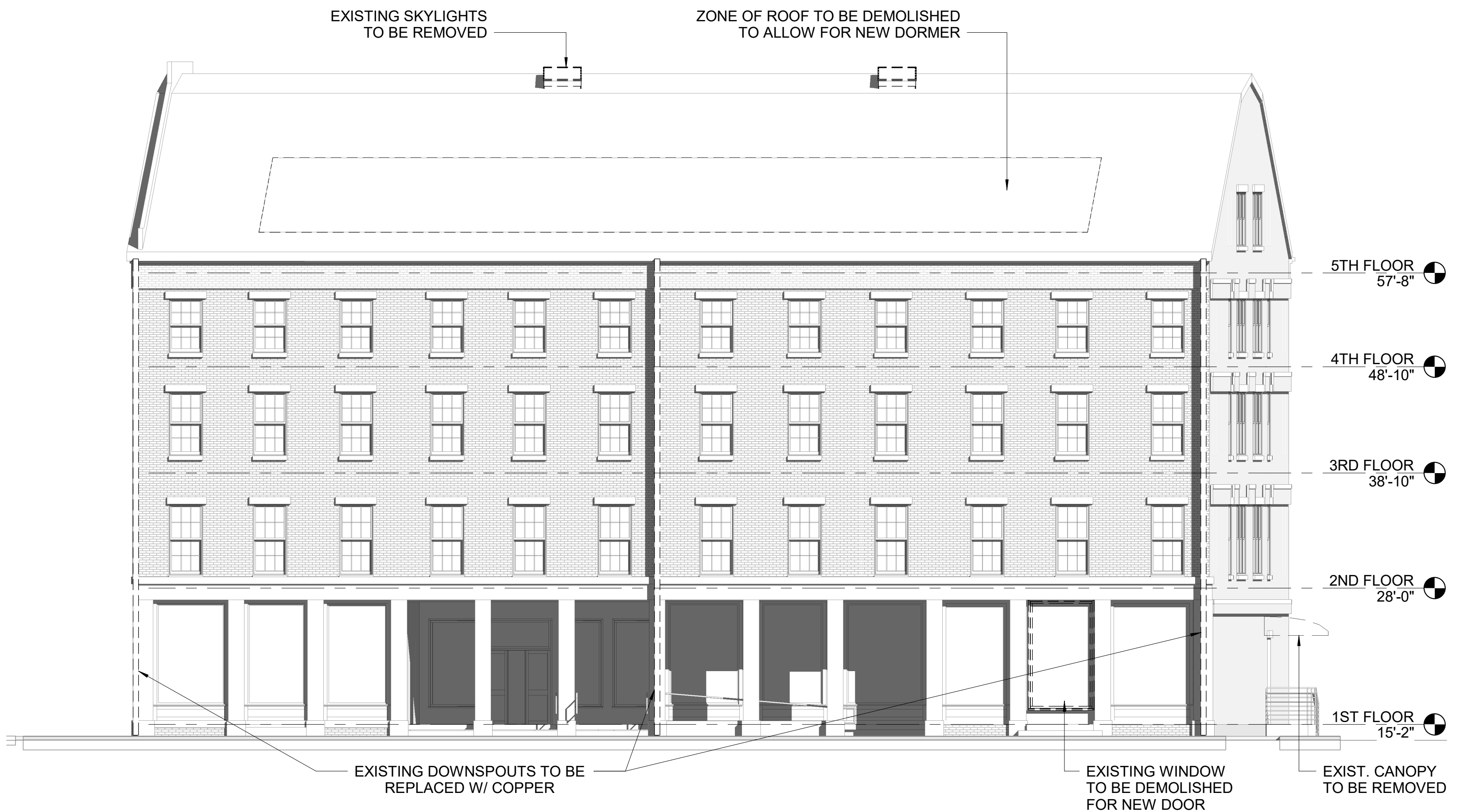
3 | BACK OF BUILDING NORTH - EXIST/DEMO

1/8" = 1'-0"



2 | FRANKLIN STREET WEST - EXIST/DEMO

1/8" = 1'-0"



1 | SOUTH COMMERCIAL STREET - EXIST/DEMO

1/8" = 1'-0"

EssexNorth  
Portland LLC

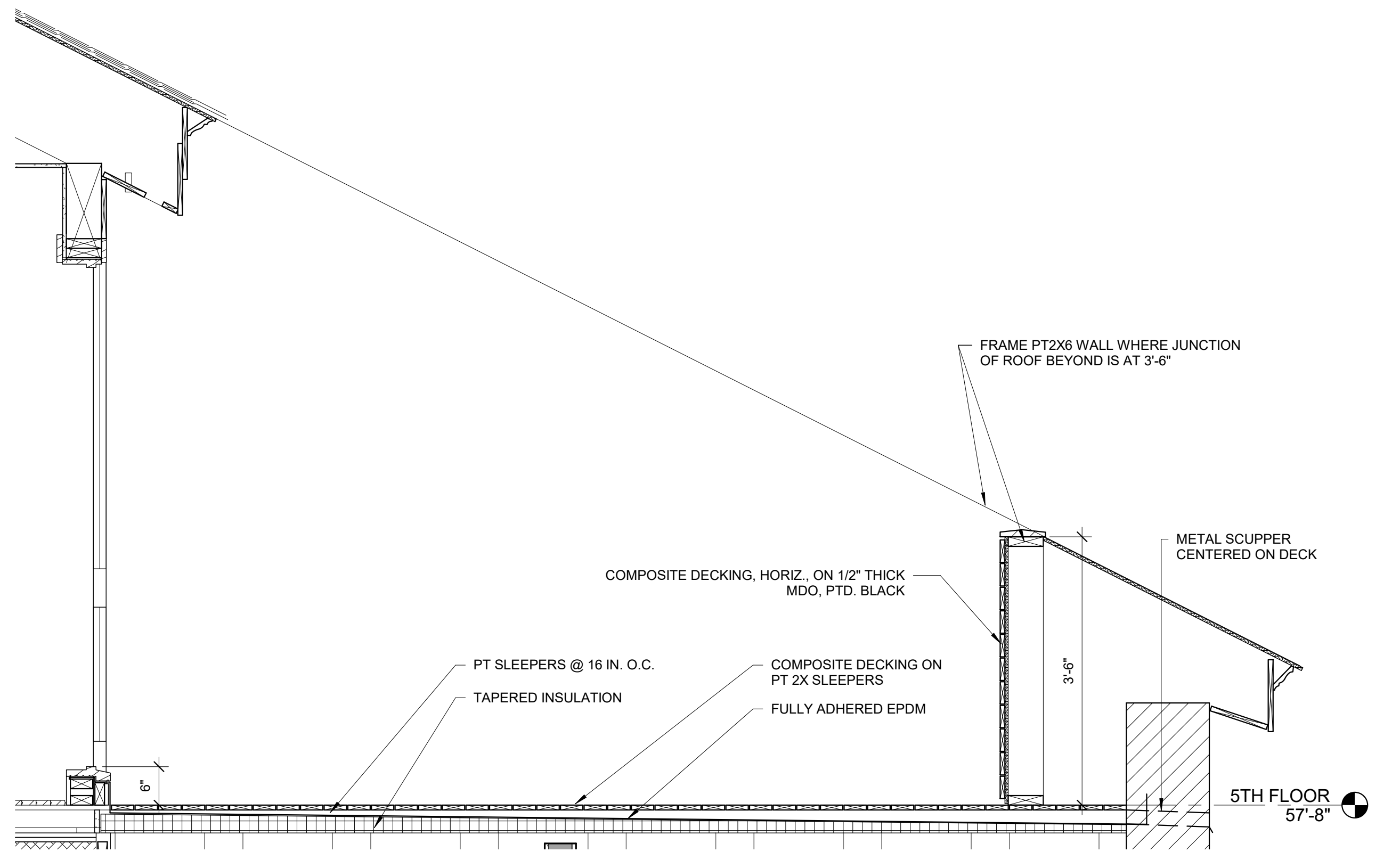
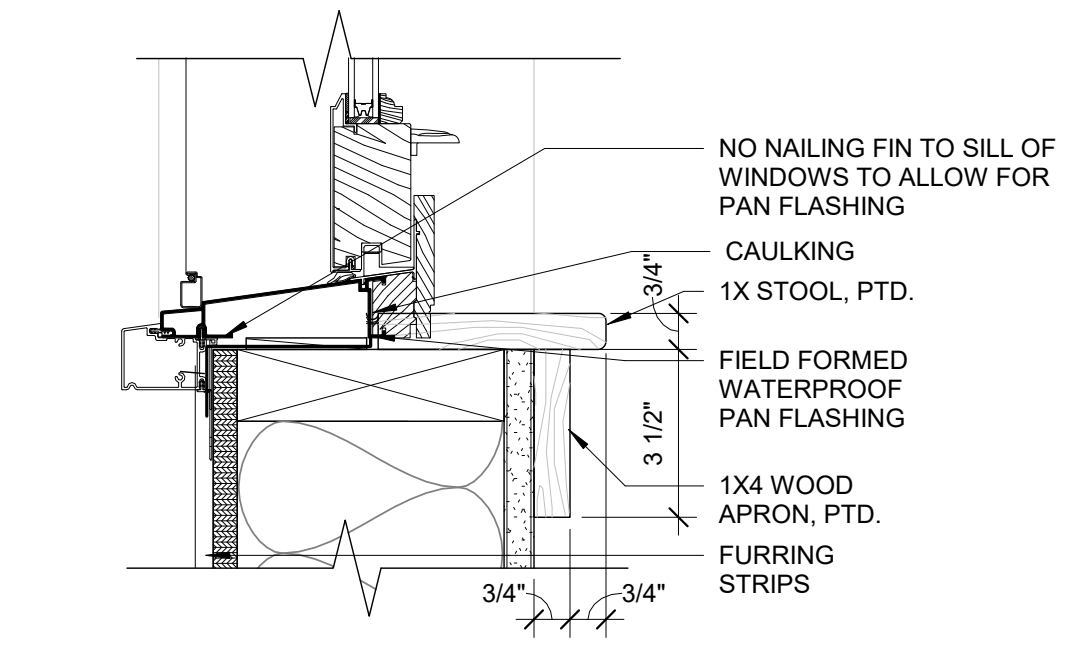
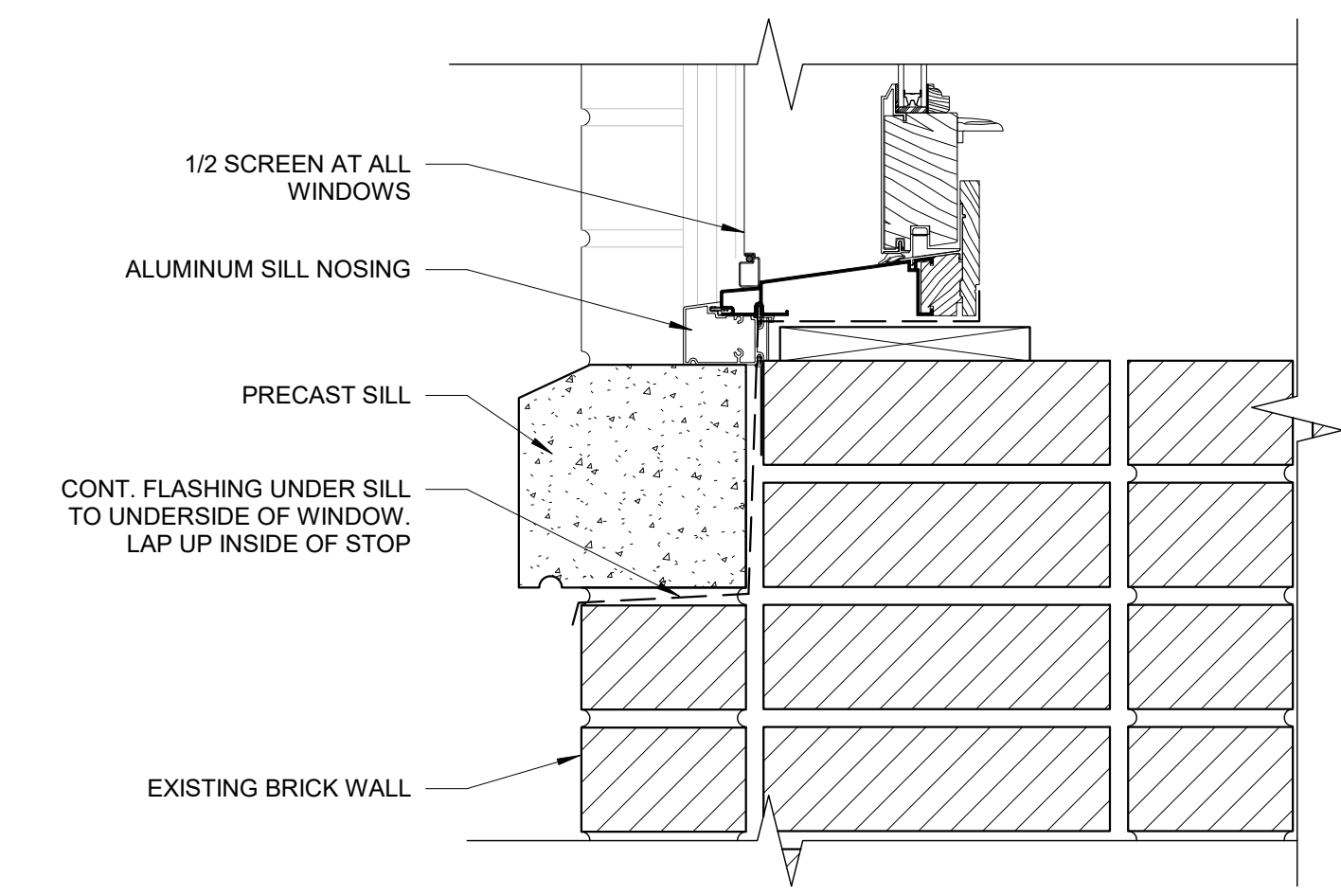
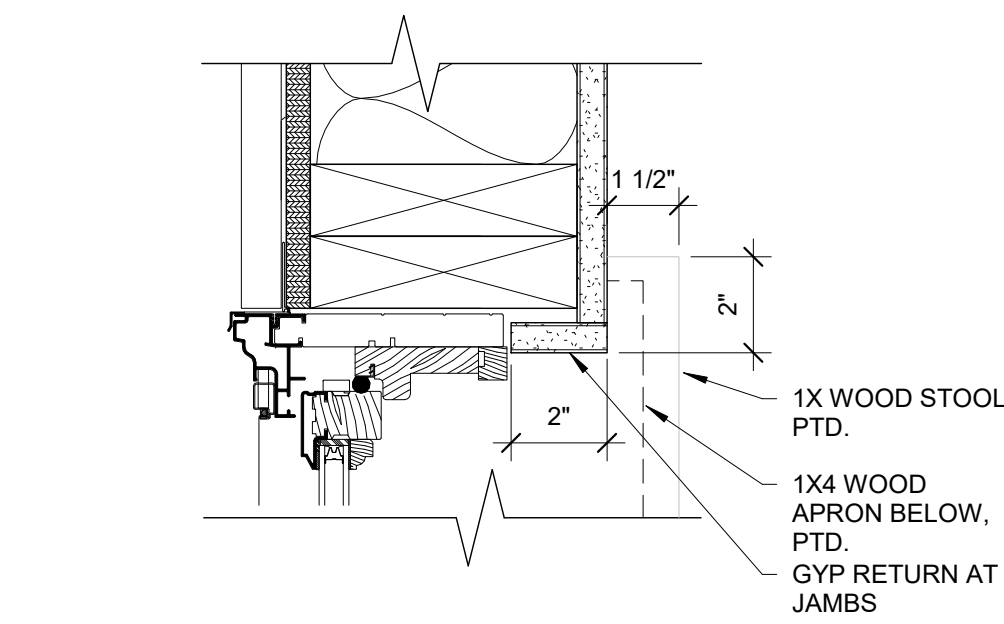
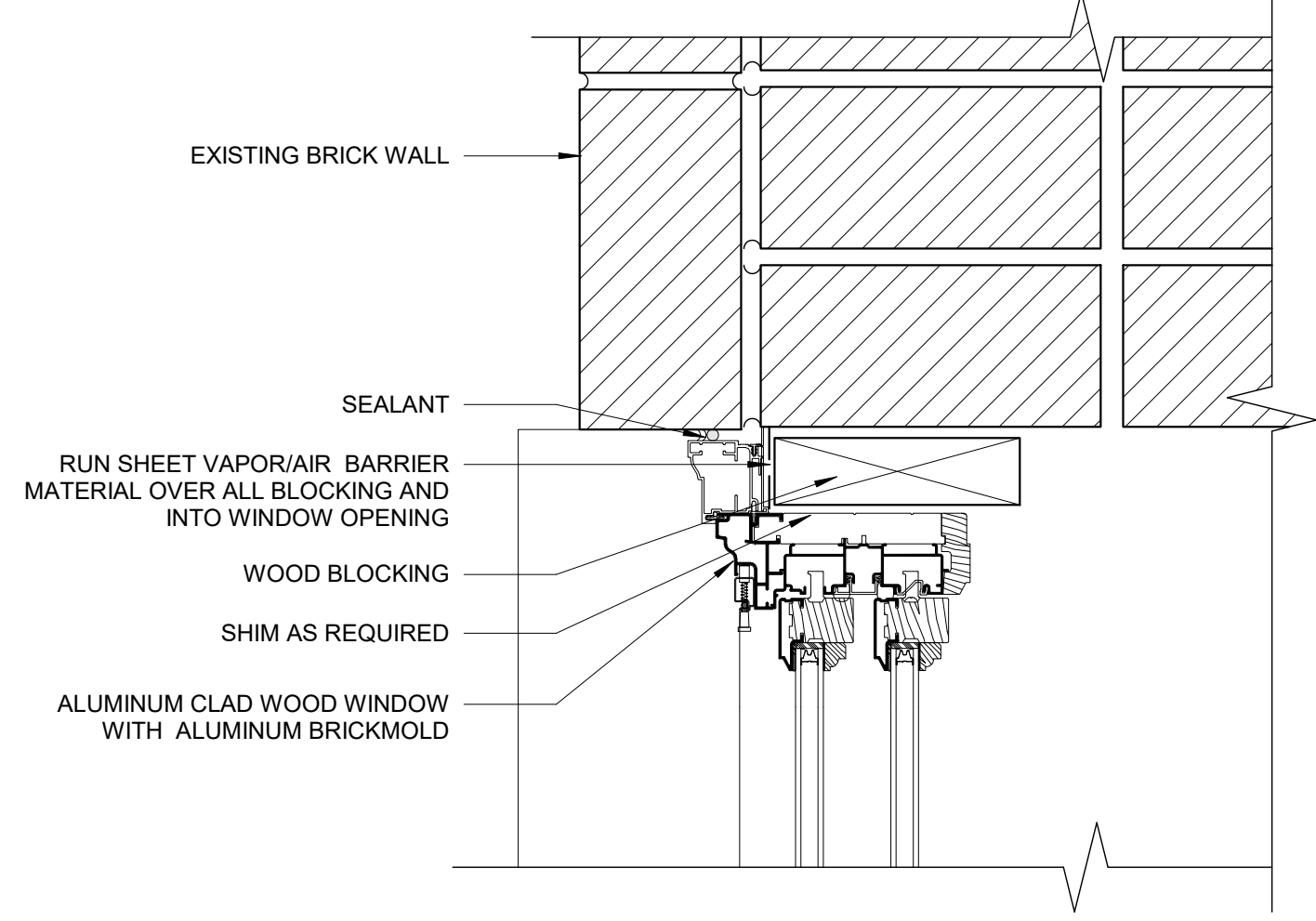
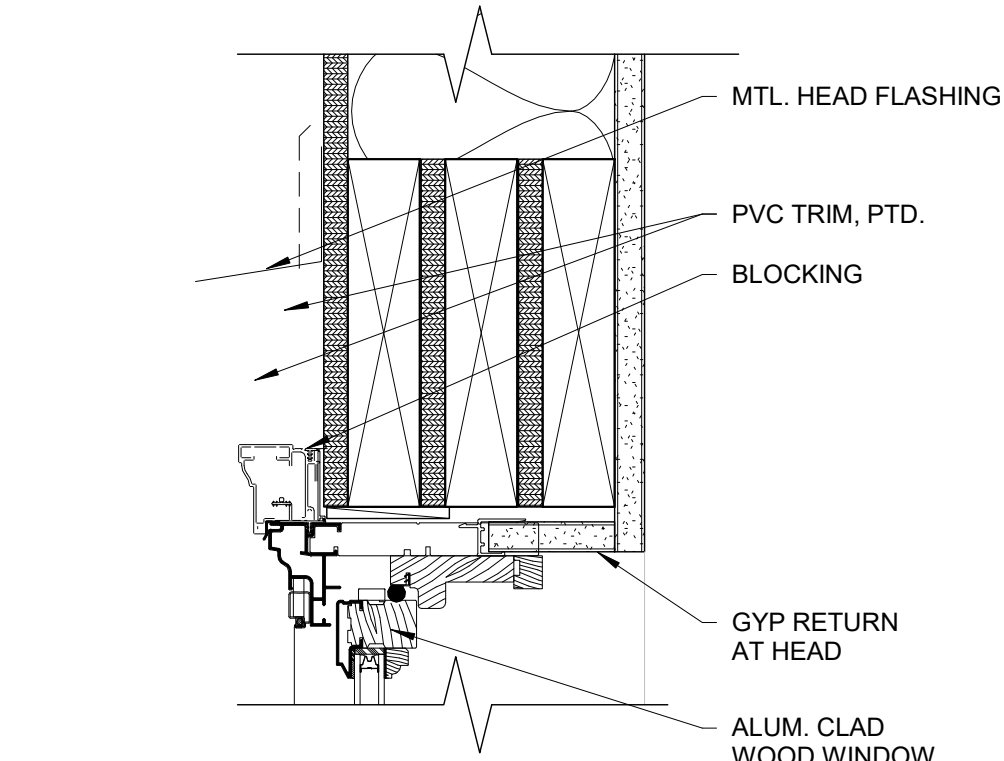
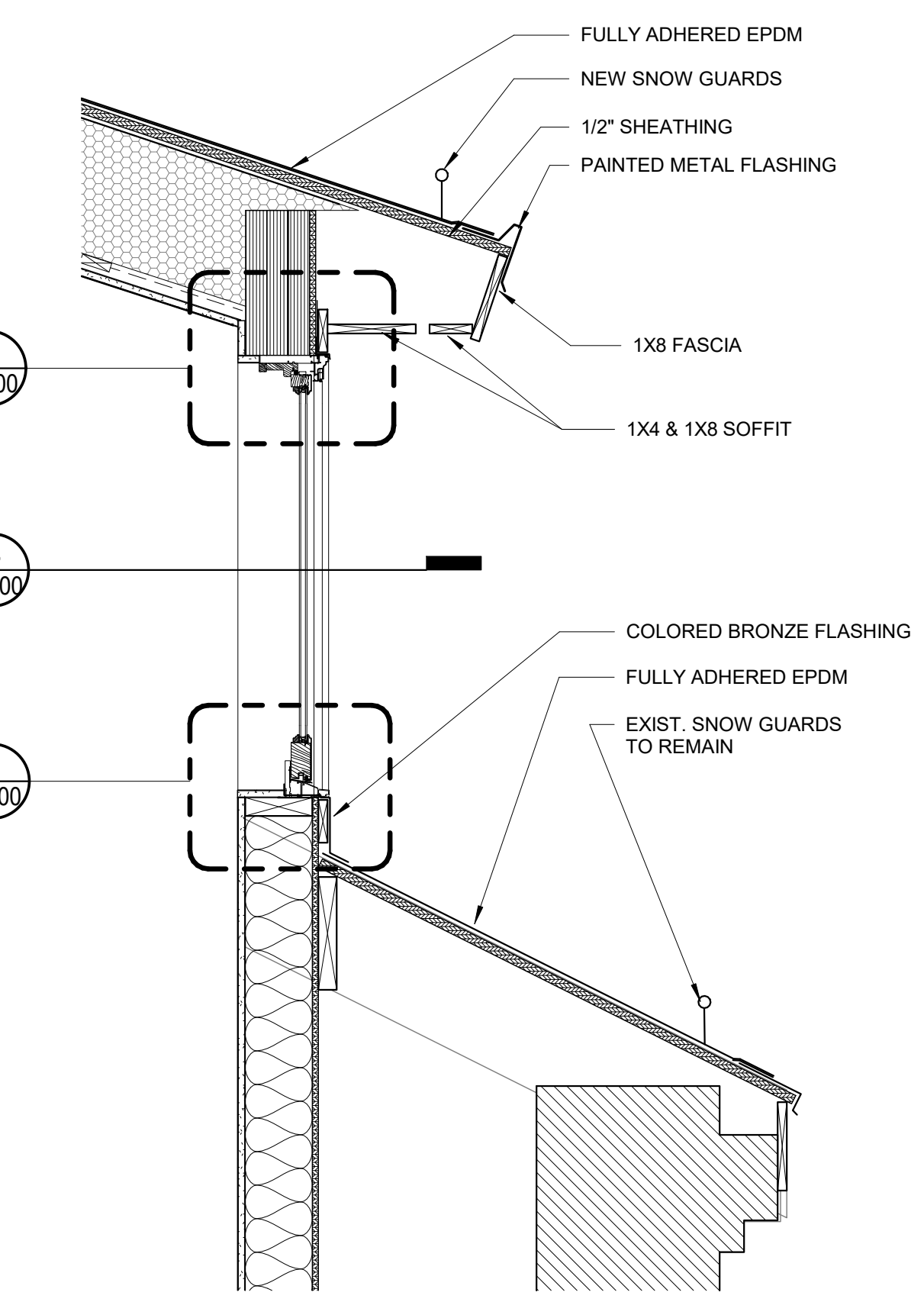
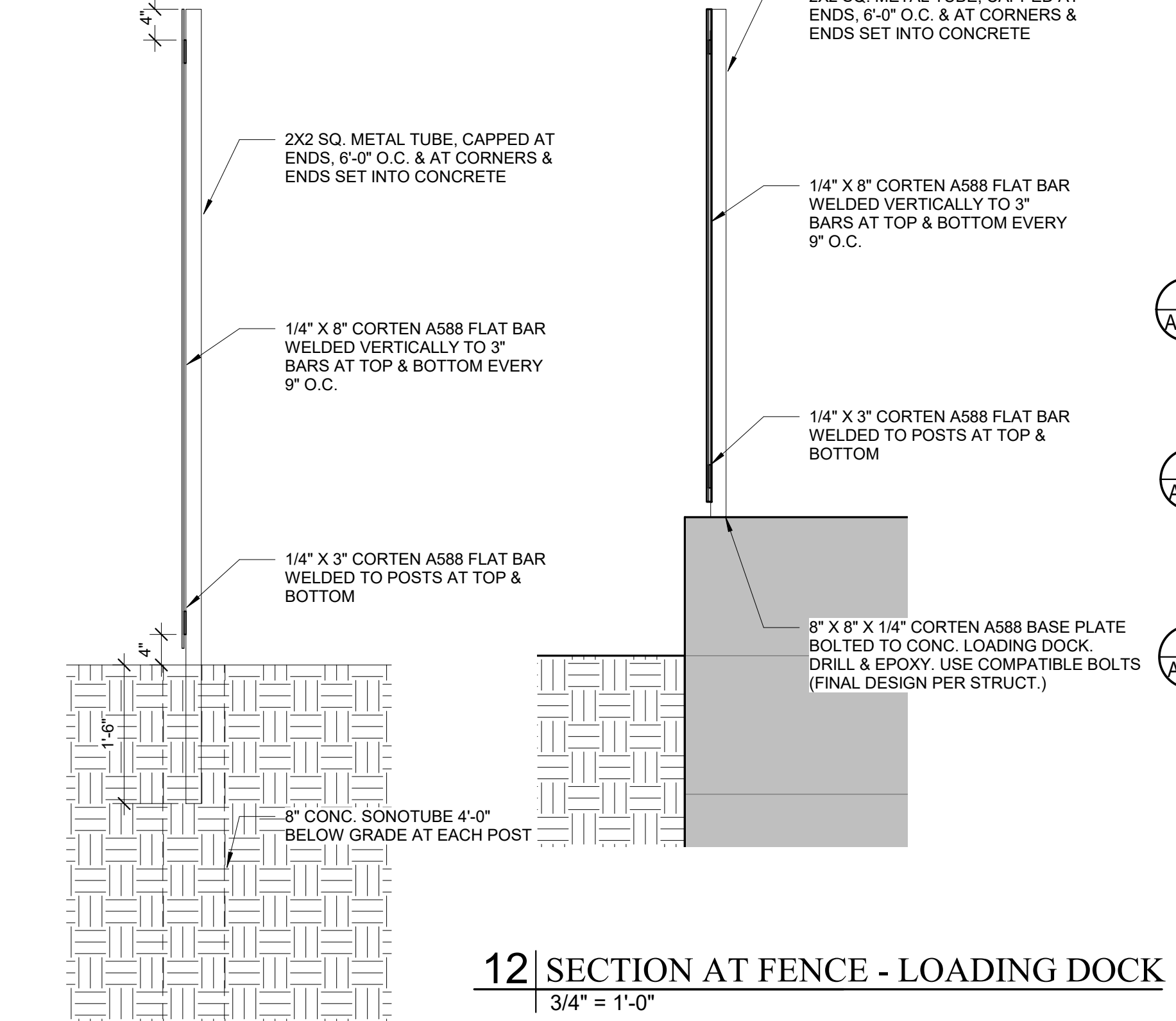
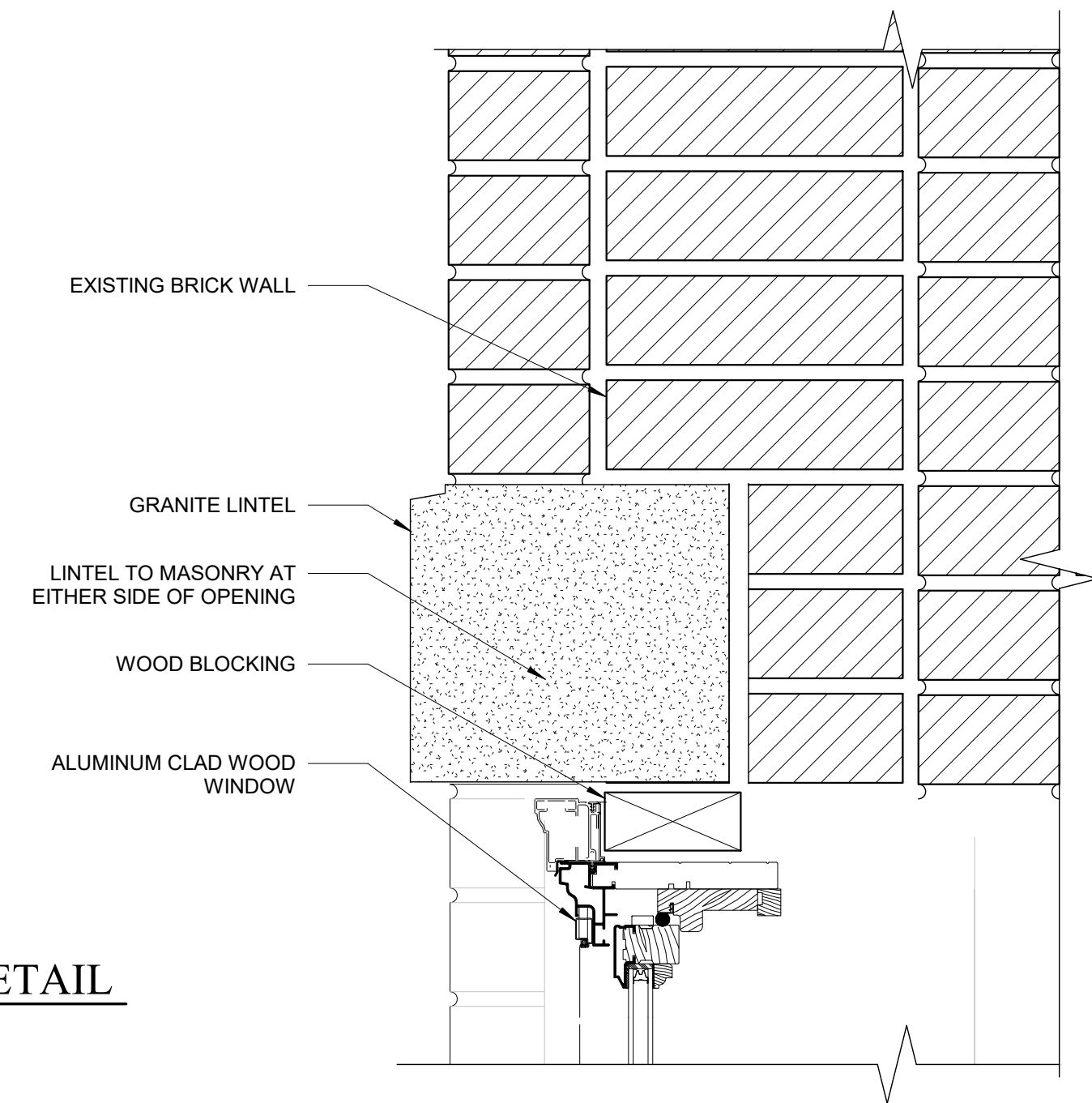
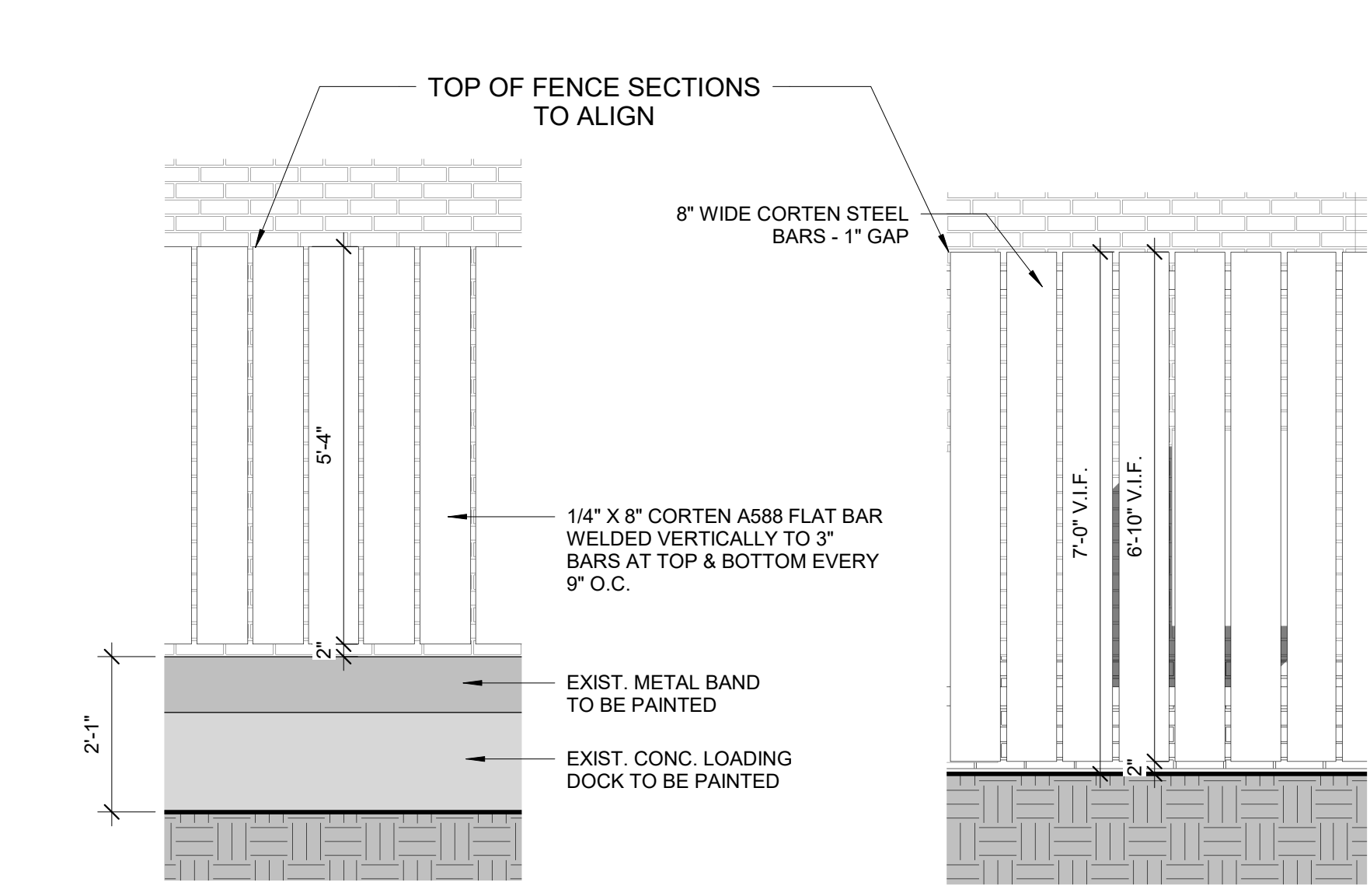
Architect:  
**ARCHETYPE**  
architects  
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(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:  
Galt Block  
35 Commercial Street  
Portland, ME

Revisions:  
Date: 12/22/2020  
Scale: 1/8" = 1'-0"  
BUILDING  
ELEVATIONS -  
EXIST/DEMO

A2.02





|               |        |                                                                                                             |  |
|---------------|--------|-------------------------------------------------------------------------------------------------------------|--|
| Prepared For: |        | EssexNorth<br>Portland LLC                                                                                  |  |
| Consultant:   |        | Address<br>City, State                                                                                      |  |
| Architect:    |        | ARCHETYPE<br>architects<br>48 Union Wharf Portland, Maine 04101<br>(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM |  |
| Project:      |        | Galt Block<br>35 Commercial Street<br>Portland, ME                                                          |  |
| Revisions:    |        | DETAILS                                                                                                     |  |
| Date:         | Scale: | As indicated                                                                                                |  |
| 12/22/2020    |        |                                                                                                             |  |
| A5.00         |        |                                                                                                             |  |



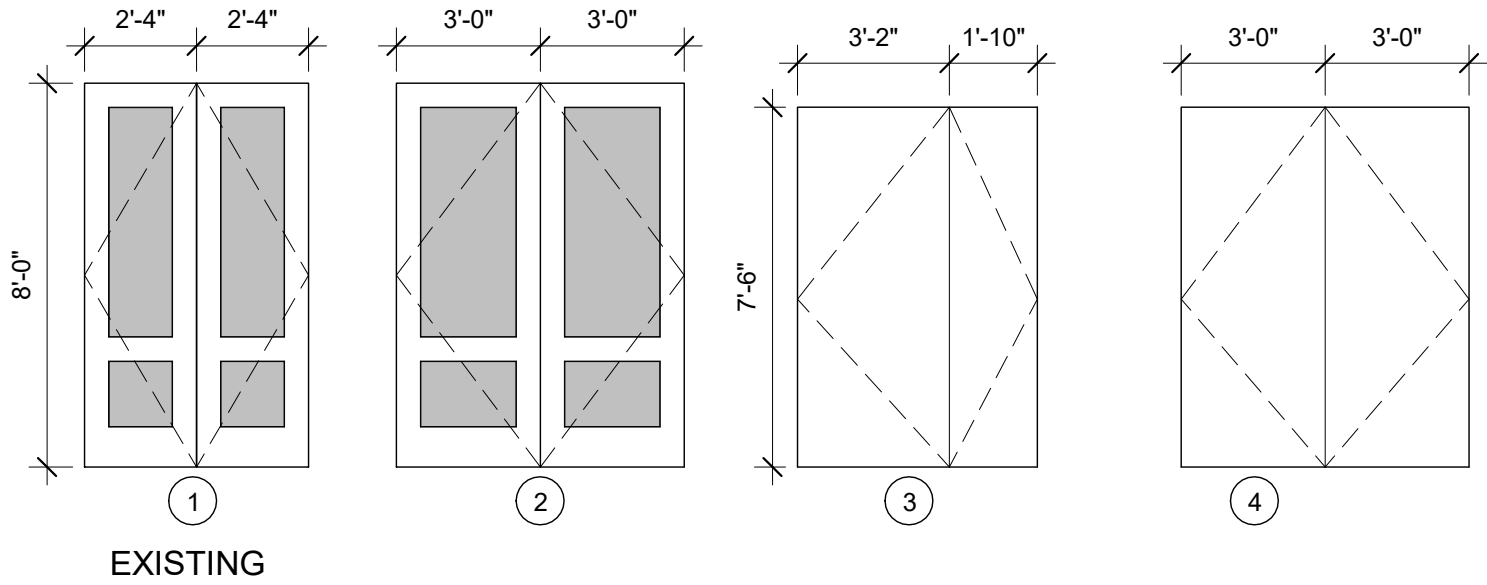
PUBLIC AREA DOORS

3 | LEAF TYPES

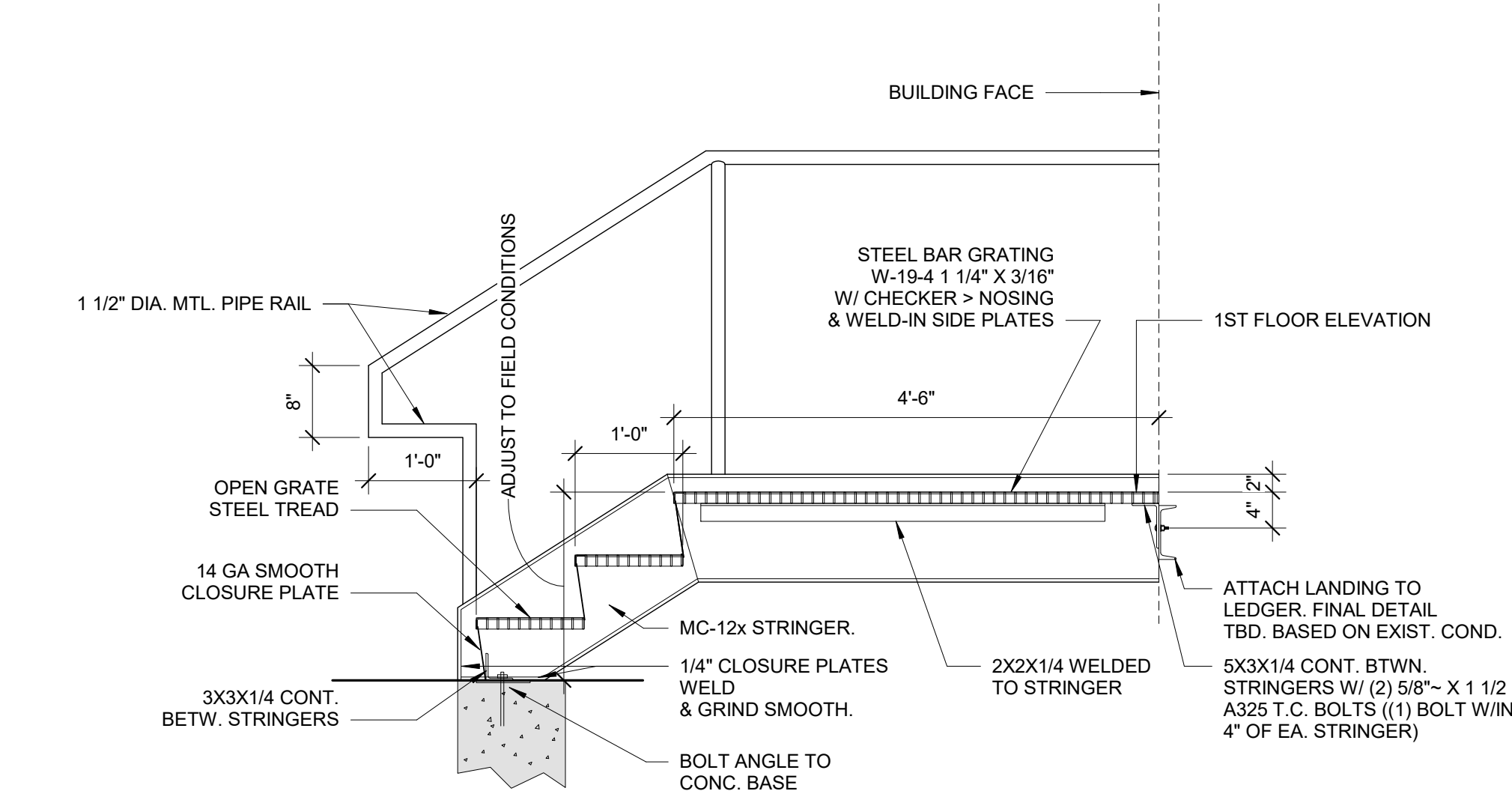
1/4" = 1'-0"

NOTES

- 1. ALL RATED DOORS TO HAVE CLOSERS, SMOKE SEALS, AND DOOR SWEEPS
- 2. ALL EXTERIOR DOORS TO HAVE CLOSERS, WEATHERSTRIPPING, AND DOOR SWEEPS
- 3. ALL DOORS ARE TO BE PAINT-GRADE, U.N.O.
- 4. ALL UNIT ENTRY DOORS TO HAVE SPRING HINGES IN LIEU OF CLOSERS

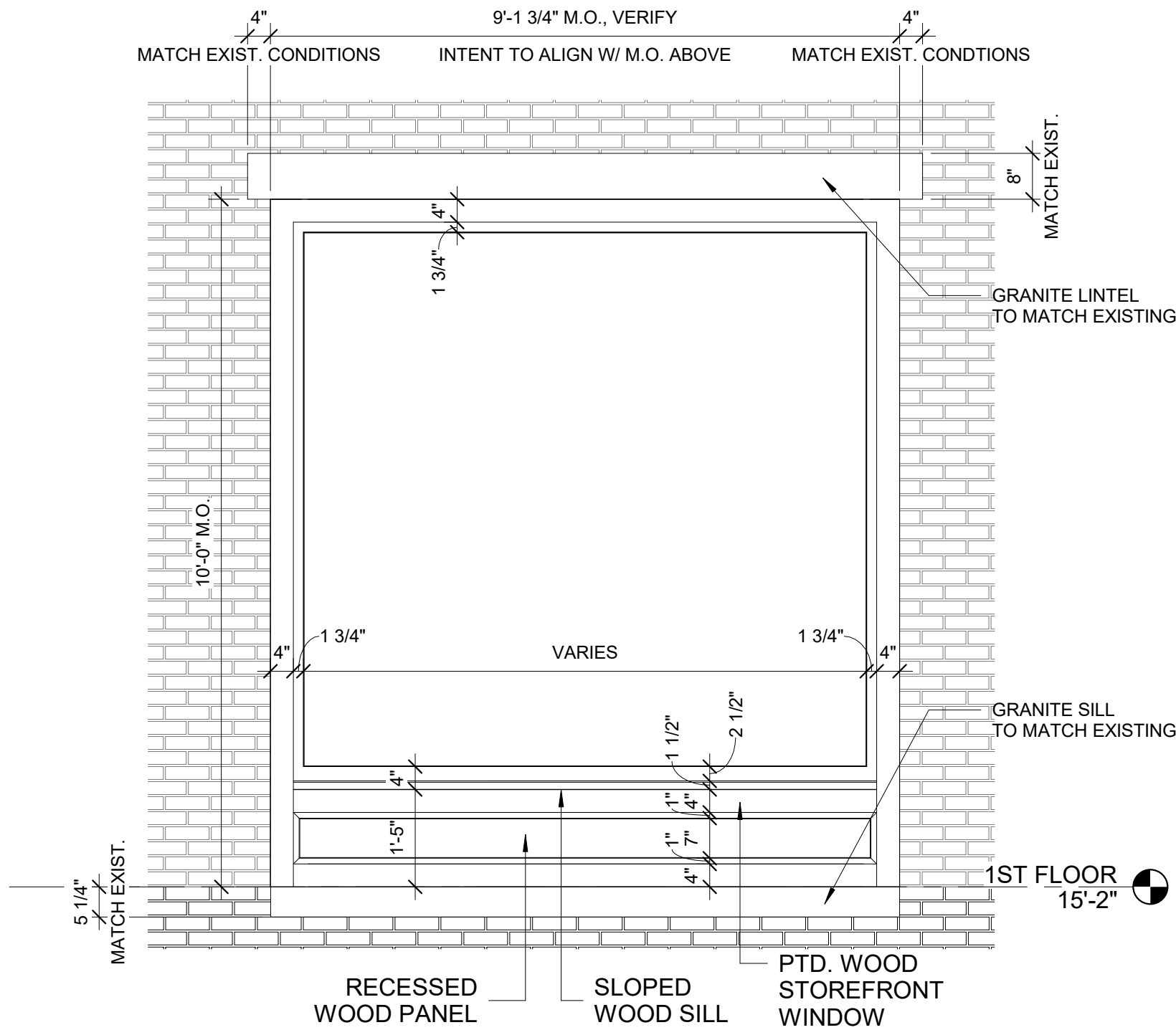


| 1ST FLOOR DOOR SCHEDULE |        |        |           |           |                 |        |            |        |                               |
|-------------------------|--------|--------|-----------|-----------|-----------------|--------|------------|--------|-------------------------------|
| DOOR No.                | SIZE   |        |           | DOOR LEAF |                 |        | DOOR FRAME |        | REMARKS                       |
|                         | WIDTH  | HEIGHT | THICKNESS | TYPE      | MATERIAL        | FINISH | MATERIAL   | FINISH |                               |
| 1ST FLOOR               |        |        |           |           |                 |        |            |        |                               |
| 101                     | 5'-0"  | 8'-0"  | 2"        | 1         | WOOD            | PAINT  | WOOD       | PAINT  | EXISTING DOOR TO BE REPAINTED |
| 102                     | 6'-0"  | 8'-0"  | 2"        | 2         | WOOD            | PAINT  | WOOD       | PAINT  |                               |
| 103                     | 6'-0"  | 8'-0"  | 2"        | 2         | WOOD            | PAINT  | WOOD       | PAINT  |                               |
| 104                     | 3'-0"  | 8'-0"  | 1 3/4"    |           | METAL           | PAINT  | METAL      | PAINT  | EXISTING DOOR TO BE REPAINTED |
| 105                     | 10'-3" | 9'-0"  | 2"        |           | METAL<br>ROLLER | PAINT  | METAL      | PAINT  | EXISTING DOOR TO BE REPAINTED |
| 106                     | 5'-0"  | 7'-7"  | 1 3/4"    | 3         | METAL           | PAINT  | METAL      | PAINT  | ASYMMETRICAL DOOR LEAFS       |
| 107                     | 6'-0"  | 7'-7"  | 1 3/4"    | 4         | METAL           | PAINT  | METAL      | PAINT  |                               |



1 | STAIR DETAIL - METAL EXTERIOR

3/4" = 1'-0"



2 | NEW STOREFRONT ELEVATION

1/2" = 1'-0"

Prepared For:  
EssexNorth  
Portland LLC

Consultant:

Architect:  
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Project:  
Galt Block

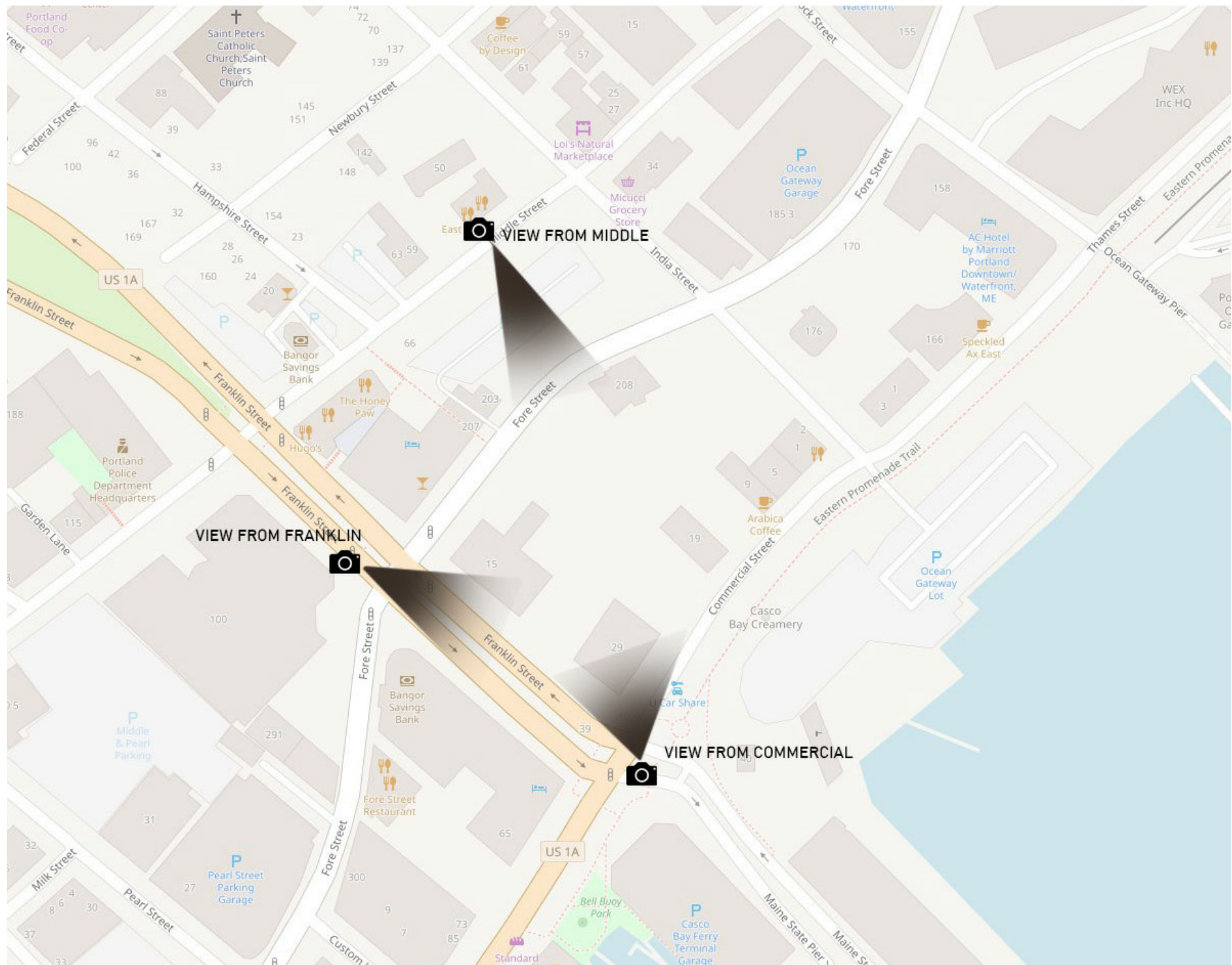
35 Commercial Street  
Portland, ME

Revisions:

Date:  
12/22/2020  
Scale:  
As indicated  
DETAILS / DOOR  
SCHEDULE

A5.01





RENDERING VIEW MAP



VIEW FROM COMMERCIAL



VIEW FROM FRANKLIN



VIEW FROM MIDDLE STREET

|               |            |                                                                                                           |  |
|---------------|------------|-----------------------------------------------------------------------------------------------------------|--|
| Prepared For: |            | EssexNorth<br>Portland LLC                                                                                |  |
| Consultant:   |            | ARCHETYPE<br>architects<br>48 Union Wharf Portland, Maine 04101<br>(207) 772-6022 ARCHETYPE@ARCHETYPE.COM |  |
| Project:      |            | Galt Block<br>35 Commercial Street<br>Portland, ME                                                        |  |
| Revisions:    |            | EXTERIOR VIEWS                                                                                            |  |
| Date:         | 12/22/2020 | Scale:                                                                                                    |  |
| A7            |            |                                                                                                           |  |