

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, March 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: Mar 17, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Workshop and Public Hearing 03/17/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81369530616>

Or iPhone one-tap :

US: +13017158592,,81369530616# or +13126266799,,81369530616#

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Webinar ID: 813 6953 0616

International numbers available: <https://us02web.zoom.us/j/81369530616>

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 MARCH 3, 2021

- i. Certificate of Appropriateness for Partial Replacement of Alexander Ross Grave Marker; Eastern Cemetery; Maine Lodge of Research, Applicant. The Board voted unanimously to table the application pending receipt of additional information.

3. COMMUNICATION AND REPORTS

- i. Nomination of 99 Capisic Street for Individual Landmark Designation; Nomination submitted by Vana Carmona, Owner.

4. PUBLIC HEARING - 5:00 PM

- i. Certificate of Appropriateness for Exterior Alterations; 275 STATE STREET; Cornerstones of Maine, Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Exterior Alterations; 206 STATE STREET; Weston Associates, Applicant.
- ii. Preliminary Review of Proposed New Construction; 148 STATE STREET (Winter Street frontage); Community Housing of Maine, Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

INDIVIDUAL LANDMARK NOMINATION
99 CAPISIC STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: March 11, 2021
RE: March 17, 2021 COMMUNICATION – Nomination for Local Landmark
Designation

Address: 99 Capisic Street
Nominator: Vana Carmona, building owner
Project Architect: Margaret Innes

Introduction

Vana Carmona, owner of the circa 1848 Greek Revival residential structure at 99 Capisic Street, has submitted a letter nominating her property for designation as a local landmark. In support of her nomination, Ms. Carmona has submitted a number of photographs as well as a detailed history of the property and surrounding area to assist the Board in evaluating the merits of landmark designation. Also provided are drawings prepared by architect Margaret Innes which document the rehabilitation work that is currently underway at 99 Capisic.

Briefly, Ms. Carmona purchased the property from the City of Portland in 2019. The building was a tax-acquired property and in a significant state of disrepair when the City put it out to bid. As Ms. Carmona indicates in her supporting narrative, she had been a long admirer of the building and was interested to see it restored. It is also her goal to see the building preserved into the future. Under the historic preservation ordinance's provisions governing landmark and district designations (see ATTACHMENT 1), a property owner may initiate the nomination of their property for landmark designation.

Note that Ms. Carmona's letter and supporting documentation are being forwarded at this time as a *communication*. The Board will not be deliberating on the eligibility of the nominated property for landmark designation at this time. Staff is simply forwarding the letter of nomination and supporting documents, consistent with the process outlined in the historic preservation ordinance. Staff does ask whether Board members need additional documentation about the building before deliberating at a future meeting—see applicable ordinance provision below.

Sec. 17. 5.2.D. If documentation and analysis that is necessary for the consideration of a given designation has not been provided at the time of nomination, such documentation shall be completed prior to further consideration by the Historic Preservation Board of the nominated landmark, district, or historic landscape.

When the nomination is scheduled for review, staff will identify the designation criteria most applicable to 99 Capisic Street and provide an analysis of the building's relative architectural and historic significance for the Board's consideration.

Staff has invited Ms. Carmona to make a brief presentation on Wednesday. She and Ms. Innes will also be available to answer any questions the Board might have about the documentation that has been provided or the rehab that is underway.

ATTACHMENTS

1. Excerpt from historic preservation ordinance re: the designation nomination process
2. 2/11/21 letter of nomination
3. Photographs
4. Supporting documentation

6. Its representation of a significant cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, sites, structures, or objects that may or may not be contiguous.
- B.** In the case of a nominated historic district, the Historic Preservation Board shall also determine whether there is an interrelationship of resources within it which creates an identifiable entity, even if composed of a wide variety of resources. A district must convey a visual sense of the overall historic environment or be a grouping of historically or functionally related properties. A historic district can comprise both individually distinctive historic resources and historic resources that may lack individual distinction but which contribute to the significance and visual character of the district as a whole.
 - C.** In the case of a nominated historic landscape district, the Historic Preservation Board shall also consider its significance as a geological, natural, or designed landscape associated with the development, heritage, or culture of the City of Portland, State of Maine, New England region, or the United States.
 - D.** The Planning Board and City Council shall apply the criteria of (A), (B), and (C) above as well as historic preservation goals included in the Comprehensive Plan, but shall also consider the effect of such designation on other aspects of the Comprehensive Plan of the City.

17.4.2 Integrity of landmarks and historic districts
Any area, structure, or object that meets the criteria in Section 17.4.1 must also have sufficient integrity of location, design, condition, materials, and

workmanship to make it worthy of preservation or restoration.

17.4.3 Designation of historic landscape districts

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

17.5 NOMINATION, CONSIDERATION AND DESIGNATION

17.5.1 Procedure

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

17.5.2 Initiation of nomination

- A.** Nomination of an area, site, structure, or object for consideration of designation as a landmark, historic district, or historic landscape district shall be submitted to the Planning Authority by the following:
 1. Any two members of the Historic Preservation Board on their own initiative, by written notice to the Planning Authority, or
 2. By written petition of any owner, in the case of a landmark, or
 3. By written petition of one or more owners of affected property in the case of a district, provided two members of the Historic Preservation Board must sponsor the petition.
- B.** A nomination shall be completed and filed with the Planning Authority with all required signatures for the nomination to be pending.

- C. Upon nomination, the Planning Authority shall notify the owner or owners of the nomination and shall transmit the nomination to the Historic Preservation Board for its preliminary consideration at a scheduled meeting, which in no event shall be held later than 60 days following nomination.
- D. If documentation and analysis that is necessary for the consideration of a given designation has not been provided at the time of nomination, such documentation shall be completed prior to further consideration by the Historic Preservation Board of the nominated landmark, district, or historic landscape.
- E. At any time after a complete nomination is filed for an historic district, the owner of a structure who seeks a permit for demolition may apply to the Historic Preservation Board for a determination that the structure to be demolished is noncontributing and eligible for a demolition permit. The determination of the Historic Preservation Board that the structure is eligible for a permit shall be conclusive.

17.5.3 Notification of nomination and public hearing

- A. A public hearing on the nomination shall be held by the Historic Preservation Board following one or more preliminary workshops of the Historic Preservation Board.
- B. The hearing shall be conducted in accordance with procedures adopted by the Historic Preservation Board. The Historic Preservation Board shall consider all testimony or evidence relating to the designation criteria in Section 17.4 from any person who makes written submissions or appears at the public hearing. The owner of a nominated landmark or of

property within a nominated district shall be allowed reasonable opportunity to present testimony or evidence concerning the applicability of the designation criteria in Section 17.4.

17.5.4 Recommendation by Historic Preservation Board

- A. Within 45 days following the close of the public hearing, the Historic Preservation Board shall make recommendation to the City Council in the case of a landmark, or to the Planning Board in the case of a district, upon the evidence as to whether the nominated landmark or district meets the criteria for designation in Section 17.4. Such recommendation shall be approved by at least four members of the Historic Preservation Board and shall be accompanied by a report to the City Council and/or Planning Board containing the following information:
 - 1. Explanation of the significance or lack of significance of the nominated landmark or district as it relates to the criteria for designation.
 - 2. Explanation of the integrity or lack of integrity of a nominated landmark or historic district.
 - 3. Proposed design guidelines for review of alteration or construction may be recommended. The specific design guidelines may provide explanation by text and/or schematic examples of visual compatibility for purposes of complying with Section 17.8.
 - 4. Relationship of the nominated landmark or district to the ongoing effort by the Historic Preservation Board to identify and









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MARGUERITE EMERSON HOUSE APPLICATION FOR CITY OF PORTLAND HISTORIC REGISTER



Marguerite Weymouth Emerson standing at 99 Capisic Street

THE OLD HOME

The little house so long beloved stands on a hill,
A gentle hill that rises terraced from the road,
With grassy slope and lilac hedge, while at the side
A gray ledge shoulders through the sod, from solid rock
That lies beneath the little house and forms its sure
Foundation as in blessed parable of old.

With dignity and grace it crowns the gentle hill,
Accepting storm and sunshine as the seasons pass;
Broad maple, towering elm, and pointed cedar stand
Nearby like faithful friends to share a common lot,
And lend their strength and beauty as to one they love
And gladly serve, each as he can in his own way.

Within the little house are precious memories:
The rarely blended spirit of a home of love
Where happiness and sorrow both have visited.
Life's great events — birth, marriage, death, were present here,
Sweet childhood, youth, old age, within these sheltering walls.
A quiet benediction rests upon them now.

Poem by Marguerite Weymouth Emerson

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History of the House

The exact date of the construction of the farmhouse now located at 99 Capisic is unclear. The current tax records give the date as 1848 which would indeed make sense given the style of its architecture. Yet, such a house was mostly likely not built in a single year. It was built in several stages. Ultimately, it is an excellent example of the Greek Revival style.

In the chapter “New Settlements: 1750-1850,” in the book, “Deering: A Social and Architectural History,” by William David Barry and Patricia McGraw Anderson includes 99 Capisic as an example of Greek Revival architectural in the Portland area. They write,

“The temple facade rises high above the street, a pediment and wide entablature supported by square, paneled posts and two-bay section. Either side elevation shows a porch supported by two posts. The main gable is intersected by a gabled ell of equal size with the same deep window openings, corner boards and entablature.”¹

Another notable example of the Greek Revival style is the Charles Quincy Clapp House at 97 Spring St. Built in 1832, this also sports the dual porches on the front. The Clapp house differs in that it is a formal building typical of an urban environment. Please see Appendix “D” for photos of Clapp House. The Capisic house is a much simpler adaptation, compatible with the rural life that existed in that part of what is now our City in the 19th century.

As was typical at the time, this house was a classic “Big House/Little House/Back House/Barn.” Sadly, the back house and the barn are now gone. They were taken down about 2012. The little house is the rear add-on of the still-standing building that once connected the house to the back section. The Greek Revival front and middle sections are the “Big House,” which are still standing. Please see Appendix “F” for a photo of the Big House configuration.

Back houses traditionally housed the privy and was used for chores and a summer kitchen. Indeed, from accounts given to us by the descendants of the former owners, this was very much the case. They remember chopping wood in the “summer kitchen” and the outhouse located there. Adjacent to that section, there was an enclosed corridor that led to the barn.

From what can be determined, the front part of the house was added last. It has a full basement, as opposed to the back part of the Big House which has only a crawl space. Yet, since this section is the part that is clearly Greek Revival, it still would have had to have been constructed fairly early as this style went out of fashion before the year when we know for sure there was a building at that location.

In 1954, then-owner, Marguerite Emerson, wrote a letter to her nieces and nephews so that there would be a written record of the house of its history. Marguerite tells of a “trap door” near the top of the back stairs. “From a ceiling trap door at the head of the back stairs you can look down in upon a small one story section which may have been the original house.” That opening is most likely the one still extant in the rear of the house that does indeed look into what would have been the eaves of the back annex. Please see photo in the Appendix “B”.

In the 1954 letter, Marguerite also listed many of the improvements to the property during her lifetime.

¹ Barry et al, page 62

- In 1928, with the help of her brother Ralph, plumbing was extended to the cellar of the house. A year later, Marguerite arranged for the water to be brought as far as the kitchen sink. (The kitchen was moved to a different location by more recent owners, but we have moved it back to its original location in the back of the house.)

Eugene paid both notes in the amount of \$1350. That summer of 1928 my brother Ralph paid to have Sebago water brought into the house as far as the cellar. The following^{year} I had it piped to the kitchen sink and finally in 1946 I had a bathroom put in. Because the house rests upon rock mother had always been afraid of trying to put water in because of blasting. As it turned out none was required. Both brothers had always helped mother and been kind to

- In 1932, her brothers painted the exterior and paid for it. They also discharged any debts.

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In the summer of 1932 my brother Eugene's wife Mary with Ashton and Patricia came to Portland, and with a neighbor Everett Berry painted the outside of the house. Eugene paid all expense for this. My two brothers

- In 1946, Marguerite had a toilet installed with a septic tank close to the house. Until then, she had always used the privy in the back house just as had all the former occupants.
- In 1952, the extended family once again painted the house. This was the same year that the City extended the sewer system along the street in front of the house. The family paid these fees.

Within the last two years (this is written in 1954) I have had the house and barn painted. George, my nephew, gave me \$500 toward this big bill, and Patricia, \$100. Some years ago George paid nearly all of the expense of having electric lights put in the house. There has been an

- In 1953, Marguerite put in an oil-burning furnace that heated the first floor. No mention was made of heat on the second floor so we can only assume there was none. We do know that there were 4 wood-burning stoves in the house at the time of Marguerite's death in 1963. At least 3 of those were on the first floor. (Note: one is still functioning in the grand niece's home.)

I have had a furnace put in the cellar this past year, oil-burning. When this is completed with duct work it should heat the down stairs rooms. It is nearly done and all paid for. These improvements, water, lights, bathroom and central heating should increase the value of the house greatly. The bathroom is taken care of by a septic tank set beyond the driveway due east of the bathroom window. There was no city sewer at that time, and it still does not come near enough to enter.

- Marguerite mentions that electricity was connected to the house "some years ago" but does not specify a year.

Other than those basic improvements, we know from Marguerite's grand nieces and nephews, as well as written accounts from neighbors, that she maintained the house as she had known it all her life.

History of the Capisic Neighborhood

In the 19th century, Capisic was always a rural district on the outskirts of Portland. Initially, the area was part of Westbrook. In 1871, it split off into its own autonomous town called Deering. Later in 1899, it officially became part of Portland itself. It should also be noted that at one time, the street was called Church St. and also that for many years, the address was 47 Capisic. Its current address number of 99 came more recently.

According to old sources, in 1804, the original road went from James Deering's house near Back Cove, past Capisic Pond, and all the way to what we know as Cumberland Mills. Frost St., which intersects with Capisic very close to the house, was established in 1833.

Initially homes were few and far between. Researcher David Barker found that, in 1804, that there were only 5 houses in the area, with 99 Capisic being one of them. The others were the homes of Levi Starbird (c 1810), Peleg Michell (c. 1808), John Haskell (c. 1836) and William Thorn (c 1845).

Yet, there were developing industries during these decades. In the book *Deering: A Social and Architectural History*, local historian William Barry describes an old sawmill that was central to life in the area, along with several slaughterhouses, and some shops². By the late 1860's, A.S. Pierce had opened his inn. With growing interest in Capisic with its pond and waterways, larger more elegant houses began to spring up. Notably, T. W. O'Brien's constructed his villa, named Fairmont, just off Stevens Ave. Between 1866 and 1868, Leonard Bond Chapman built his Victorian residence (90 Capisic), just across the street from 99 Capisic. With its asymmetry, Mansard roof and carriage house, the latter is now on the National Historic Registry. Chapman had made his fortunes in the nursery/greenhouse business and later became the publisher and editor of *Deering News*.

Capisic was also the original location of the Congregational church. Here, Caleb Bradley passed his career performing hundreds of weddings and thousands of funerals for the local community. He retired in 1829, creating a schism in his congregation. A number of people broke away and formed the Universalist Society. They built their own chapel at Stevens and Brighton Ave. Bradley's loyal supporters stayed on Capisic and eventually replaced the old church with a new meetinghouse in 1935. This was aptly named Parson Bradley's Congregational Meeting House. By the end of the 19th century, the building, along with a nearby school had ceased operations. In 1902, they were deeded to the adjacent Mary Brown Home. This facility was described as a place "where Self-supporting women could be cared for at a nominal price when by reason of overwork or illness they require rest and nursing which would not be secured elsewhere."

In 1903, the meeting house was demolished and replaced with a new building designed by Frederick Thompson. The old school hence became the chapel. It is still extant today on Capisic.

Thus the house at 99 Capisic has played a significant part and borne witness to the history and development of this area for over 170 years.

² Barry et al. pp 67-68

History of Ownership (See also List of Deeds)

From records, we have traced the property as far back as we can to a man named Joseph Storer. Very little information is available on him, but he was probably a member of the well-known Storer family of Portland. (Note: the Storer house once on Storer St. on the West End) In 1807, he sold the property to Peleg Mitchell. At the time, 99 Capisic was part of a much larger parcel totaling 30 acres.

A year later, in 1808, Mitchell sold 4 acres of his land to Jack Wright, an African American man who was the son of Boston Wright, aka Bosson Wright, of the Portland area, and possibly a former enslaved man from the surrounding region. We know that Boston was in Portland throughout the Revolution. Accounts claim he helped build the “two forts” here, even though he strongly believed that they were not in the most advantageous locations. Interestingly, when President Monroe visited Maine several years later, he agreed with Boston.

Boston also was friends with another African American man named Mayberry, and often related how his friend had stopped a British soldier from burning our First Parish Church during the October 1755 attack by Capt. Mowatt. Boston became a tax payer for 50 years before passing away around the age of 80. His wife was Betsey Johnson, also of Portland. Jack was born September 17, 1804.

Sadly, after Jack purchased the property, we have no more records of him. There is mention of his land being separated from Peleg Mitchell’s original parcel in all future deeds up until 1845. After that, his piece of Maine seems to have “disappeared” and been “incorporated” into Samuel J. Johnson’s property although no records have been found to explain this.

The remaining 26 acres stayed intact for a number of years even though it changed hands a number of times.

In 1810, Mitchell sold off the remaining 26 acres to Joshua Richardson. Seventeen years later, Richardson sold to Nathaniel Cobb.

The property was sold again in 1836 to Asa Cummings.

Cummings had the parcel for only four years before selling to Mary Cooke of North Yarmouth. The deed mentioned a house and barn, but no information was included about the actual location.

In 1845, the same 26 acre parcel transferred to Samuel J. Jordan. Please note that there was another Samuel Jordan in the same area at this time which has caused a great deal of confusion for previous researchers. The Capisic one is usually referred to with the middle initial “J.”

Both Jordans were direct descendants of Dominicus Jordan (1658-1703), one of the earliest European settlers to Cape Elizabeth/Scarborough.

Over the course of the following 10 years, Jordan subdivided the property, selling it to several local buyers.

Those included:

- Six acres to Charles Lobdell 12/13/1849
- Three acres to George Libby, 9/1/1851
- Six acres with another house to Ellen Dow (Widow of Moses G. Dow), 1856)

During this time, in 1854, Jordan separated off a parcel of seven and a quarter acres and sold it to his sister and brother-in-law, John and Eliza Prout.

Prout was a descendant of Timothy Prout (born Massachusetts 1679, died 1768 in Scarborough), who settled on Prout's Neck in the early 18th century. The Neck was named for this family.

The Capisic house occupies the hill on these 7+ acres. In fact, that parcel stayed in its entirety until 1965 when it was purchased by a realty company, Cheney Realty that began the second round of subdivisions. Eventually the property in question was reduced to the approximately .88 acre that it is today.

Following the sale to Prouty or Prout, the house once again experienced a succession of occupants with no one staying more than a few years.

In 1860, Prouty sold to a local Portland carpenter, Samuel Dean who had the property for five years. He lived there with his wife and children according to the Census of 1860.

In 1865, Charles Hartshorn, who worked on the railroad, purchased it. He was a friend of Dean's who had lived next door to him on Munjoy Hill.

But he kept it only for a mere two years before selling it to Eliza Woodman.

Although the property stayed with the Woodmans for 13 years, records show that it was not a particularly peaceful time. Originally, Eliza's family lived next door. Her husband, Charles, was a jack-of-all-trades. He started his adult life following in his father's footsteps as a successful coppersmith. But the elder Woodman experienced a "brain disease" in 1859 and remained hospitalized in the Augusta State Hospital for the rest of his life. The son turned to being a "trader," according to the Census. But later, at the age of 50, he was listed as a "horse jockey," which is an unusual profession to begin for someone of his age.

By 1880, the family was in financial straits and Lorenzo Drown took over the mortgage and foreclosed.

Finally, the Capisic house's luck changed in 1885. In January of that year, Samuel B. Washburn took over the mortgage and sold to the Caroline Emerson and family.

Samuel was from the well-known Washburn family of Livermore, Maine. His brother was Israel, a member of the US House of Representatives and Governor of Maine. Another brother, Cadwallader, was founder of the Washburn-Crosby flour mills that later became Gold Medal and then General Mills. Brother Elihu, was US Secretary of State and Minister of France.

Samuel, however, had been shot in the hip during the Civil War. He had a limp for the rest of his life. Future owner, Marguerite Emerson, recalled to her nieces and nephews that her mother spoke of his disability whenever she mentioned the former owner. With the house now with the Emerson family, its real life began.

History of the Emerson Family

In 1885, James and Caroline Emerson moved in with their 2 sons, Eugene, age 14 and Ralph, age 12, and their daughter, Blanche, age 9. On October 7, 1887, Caroline gave birth to her second daughter Marguerite, who was born in the house itself. Three years later, in April 1890, she had one more son born there, Edwin Weymouth Emerson. He unfortunately died of diphtheria a year later. In April 1892, the father, James, died, leaving Caroline a single mother with four children.

The older children grew up and left Maine to establish families of their own. But Marguerite had a different fate. Her role as the youngest and, in addition, a daughter, she was expected to look after her mother.

Clearly, she was an unusually intelligent and talented young woman. She was known throughout her life for her musical ability with both the piano and the violin. She wrote poetry. In fact, she wrote two small volumes that are in the Brown Library at Maine Historical Society. Her poem about her Capisic home is at the opening of this application.

In 1905, after graduating from Deering High School, Marguerite was accepted to Wellesley in Massachusetts which was quite an achievement for a woman of her era. But it was not to be. Within a week of moving into her new living quarters, there was an "illness." It is not clear if she had gotten sick herself, or experienced too much stress being away from home, or if her mother had taken ill. In any case, she left college, never to return.

Once back in Maine, she fulfilled her role of the dutiful daughter and stayed with her mother until Caroline died suddenly on June 26, 1928 (coincidentally, on son Ralph's birthday). By then, Marguerite had established herself in the Portland area with a series of jobs, none of which appeared to be very well-paying.

At nineteen, Marguerite went to work in the office of a local grocery store. Later she found employment at Eastman Bros. & Bancroft, which she described as a "fine department store." She remained there for 15 years. Her final employer was John Roberts, a roofing and sheeting contractor where, after 17 years, she was still working in 1954 at the time of her 1954 letter. But with the help of her brothers and, after they passed, their children, and her own income, she lived in the house until her death in 1963.

During the Second World War, Marguerite answered the City's call for Victory Gardens in the area. Because the property was still the 7+ acres that Prout had purchased in 1854, she was able to loan her field on the Bancroft St. side for the cause and there were up to 22 plots there. She noted that there was no financial incentive, but that "it is good for the land to be used and is a help to other people."

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~~print of this.~~ For a number of years beginning with Victory Gardens in war time (1941) the City asked owners of land to let it be used for gardens by people who had no land. The City plows and supervises the care and cleaning up of these gardens. There have been as many as twenty two of these gardens in our field in a summer. There is no pay for this of course but it is good for the land to be used and is a help to other people. The gardens are made at the very back of the field and entered from Bancroft Street. For any other purpose our property has no entrance from Bancroft

Although Marguerite had no family of her own, she did get involved in the community. She was a member of the First Parish Church, where she established the “Marguerite Emerson Club.” This was apparently a local women’s group. Also during this time, she wrote her two little volumes of poetry, one of which was to raise money for a Church project.

In 1954, and well into her 60’s, Marguerite wrote a letter to her nieces and nephews in order to pass on her personal information in the event of her illness or demise. She had never married. By 1946, her mother and all her siblings had died (Blanche in Summer 1925, Eugene in December 1939, and Ralph in December 1946). She was now dependent upon their heirs. The letter reveals much about her own life, as well as that of the house and neighborhood.

In 1963, Marguerite died in the Capisic house where she had spent her entire life. She is buried in Evergreen Cemetery in a family plot. Unfortunately for her heirs, in the 36 years following her mother’s death, Marguerite never took legal possession of the house. Following her mother’s death in 1928, she asked her brothers to settle the estate but they “delayed.” She lived “rent free” but did take care of all the taxes and insurance.

One can only surmise that the extended family did not find it necessary to settle Caroline’s estate since Marguerite was living there as she always had. This “delayed maintenance” of the legalities resulted in a long period for settling her complicated estate with her siblings’ offspring.

Post-Emerson Owners

With the paperwork finally finalized in 1965, Cheney Realty purchased the property. Quickly, it was subdivided and reduced to the .88 acre site that it is today.

Ten years later, in 1975, Vincent Devlin purchased the house. From several accounts, his plan was to return it to its former glory but had very little luck with that. Divorces and remarriages appear to have interrupted his intentions. An attempt circa 2000 resulted in the original plaster and lathing being torn out, ceilings lowered, and original windows and doors being changed with not-particularly accurate historic replacements.

From what we have been able to determine, during the 2000's, the house was substantially neglected. In 2006, Devlin himself relocated to the property he had owned in Florida for many years, and the house was effectively abandoned by 2012 at the latest. This was also the time that the current owner, Vana Carmona, remembers seeing the barn demolished. Devlin passed away in 2016 and the house continued to decline. Vandals had already taken over by then, and destroyed much of any modern updates he had made to the interior of the house.

In June 2019, Vana Carmona discovered that the house was up for sale. Following the death of Devlin in 2016, the City had taken over the property for back taxes and was putting it out to bid. Carmona submitted an offer and in July, learned that it had been accepted. After several months of settling title issues, she closed on the house in February of last year. Work started the same day.

Fortunately for our purposes, the exterior of the house is still very much as it was intended in the 19th century. The clapboards and trim are original to the house. The porch columns were repaired at some point but maintain their authentic design.

List of Deeds

Area is considered Westbrook until 1871

Earliest found:	Joseph Storer (wife: Charlotte)
1807 (10/10/1807)	Peleg Mitchell (wife: Nancy) 30 acres
1810	Joshua Richardson Same parcel minus 4 acres previously sold to Jack Wright in 1808 Now 26 acres; \$3000 ?
1827 (4/18/1827)	Nathaniel Cobb; Same parcel, again minus the 4 acres of Jack Wright
1836 (10/21/1836)	George Cobb, mortgage mentions Jack Wright land, 4 acres
1836 (10/24/1836)	Asa Cummings (wife: Phebe); Same parcel, again minus the 4 acres of Jack Wright (mentioned in deed)
1840 (4/1/1845)	Mary Cooke (of North Yarmouth) Same parcel, 26 acres; With House and barn but no mentions of location on the property
1845	Samuel J. Jordan 1818-1861;(Not to be confused with another Samuel Jordan in the area at the same time) Wife: Jane Pearson; Bought "with buildings" but do not know exactly where they were 26 acres with house, mentions Jack Wright's property
Jordan proceeded to subdivide the property:	Sold off 6 acres to Charles Lobdell 12/13/1849 Sold off 3 acres to George Libby, 9/1/1851; Sold off 7.25 acres to John Prout, see below (Now 99 Capisic)Sold off 6 houses with another house to Ellen Dow (Widow of Moses G. Dow), 1856)
1854 (10/12/1854)	John W. Prout (brother in law to Samuel Jordan. Eliza Jordan Prout was the wife/sister) Building is clearly evident on a 1857 Map in files (Stroudwater Capisic Map); Property is 7.25 acres of Jordan's original purchase No mention of a house or buildings; \$1,200
1860 (6/6/1860)	Samuel Dean (carpenter), 1811-1887; \$3500
1865 (11/10/1865)	Charles Hartshorn (a RR man, was living with Samuel Dean in 1858 according to the City Directory at 33 Sumner); \$3,500
1867 (6/18/1867)	Eliza Woodman, Eliza Jane York b. 1829 in Cape Elizabeth, married Charles Woodman in 1854); \$3,300

Area becomes Deering until 1899

1875 (5/3/1875)	George P. Whitney (mortgage same day to Eliza Jane York Woodman (b. 1829, in Cape Elizabeth)
1880 (3/5/1880)	Lorenzo Drown took over the mortgage
1881 (5/21/1881)	Foreclosed 5/21/1881; Lorenzo Drown took over the mortgage Wife was Mary
1885 (1/30/1885)	Samuel B. Washburn, wife: Maud (Addie Brown Reade, 2nd wife); 7.25 acres with buildings. (Mortgage for Caroline Emerson), \$1.00; Property was called 47 Church St in Town of Deering at that time (Marguerite's letter)
1885 (1/31/1885)	Caroline M. Emerson (in her name even though she was married) \$4000, mortgage of \$1500 (discharged 1/28/1891)

Area becomes Portland in 1899

1963 - 1965	Heirs of Marguerite Emerson
1965 - 1975	Cheney Realty Co. (Charlotte Cheney) Transferred to herself personally a short time later
1975 - 2012	Vincent Devlin. Including several years with his first wife and including several years (approximately 1997-2001) with second wife Tracy Davis

Current Rehabilitation

Please see the following annotated architectural drawings for illustration and description of the rehabilitation efforts today:

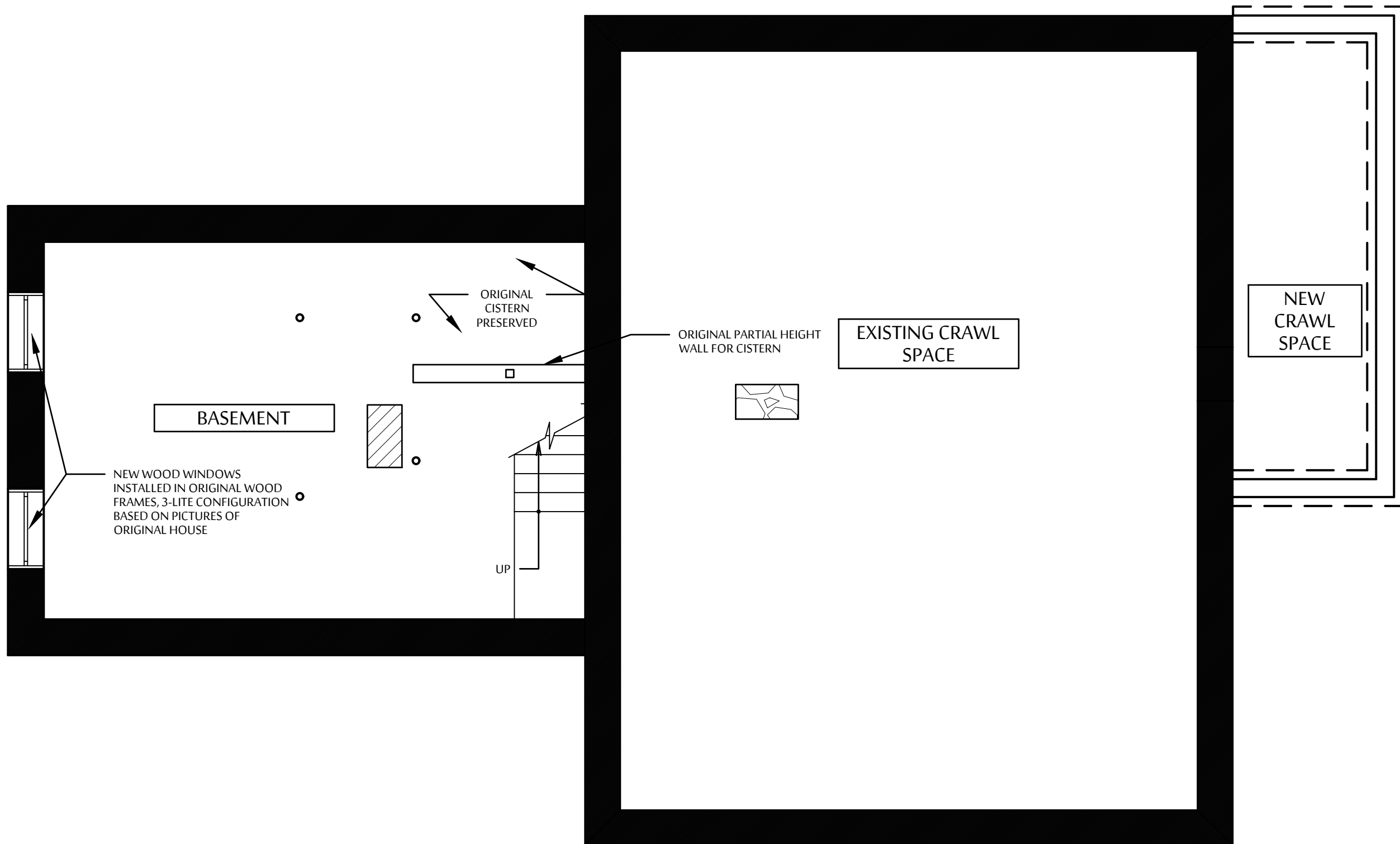
Foundation Plan

First Floor Plan

Second Floor Plan

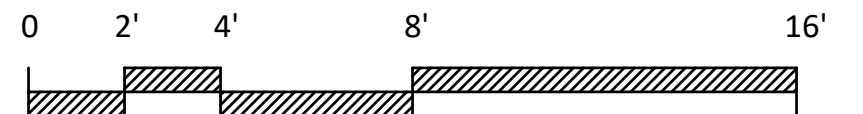
East Elevation

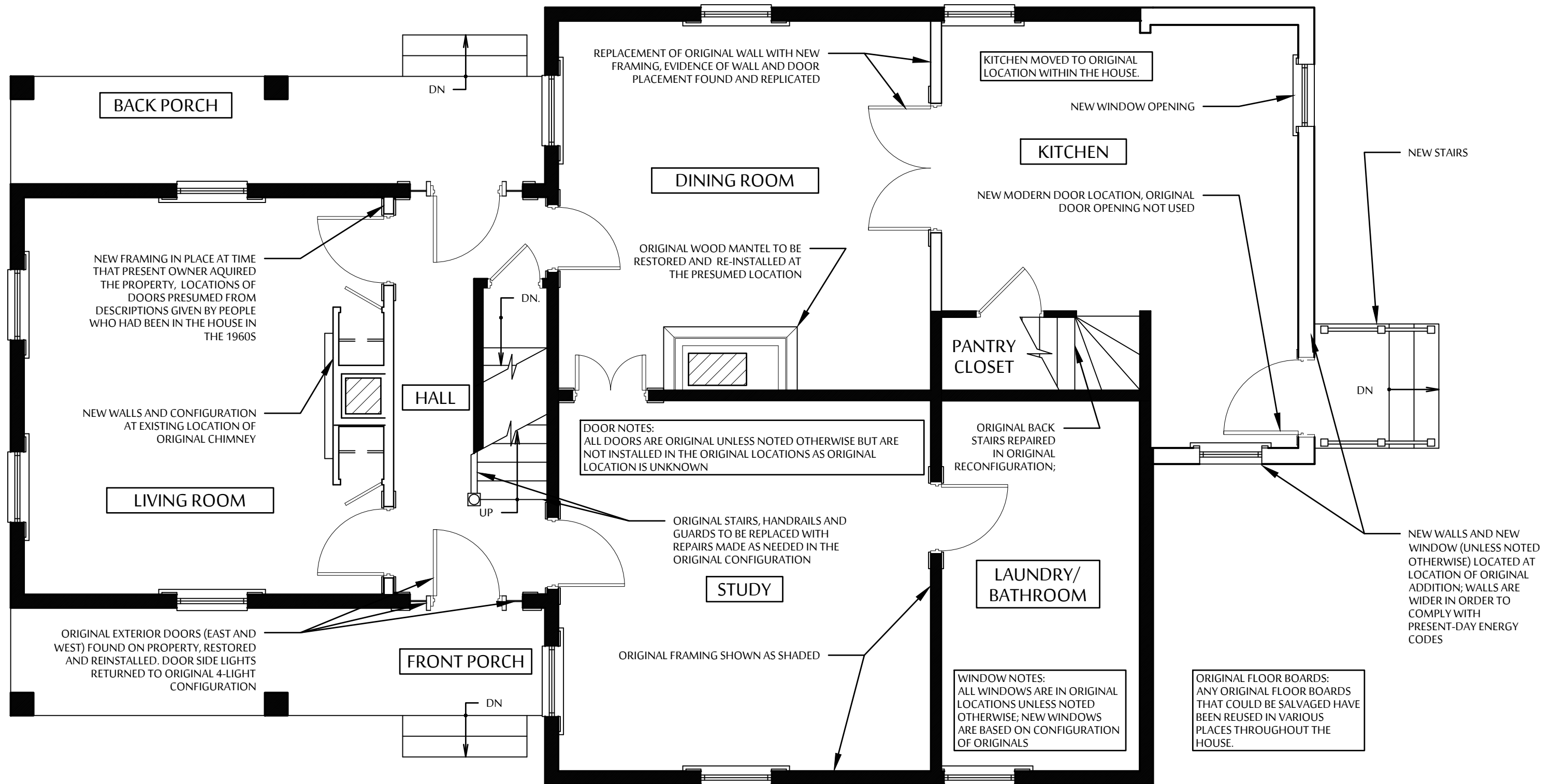
West and South Elevations



1 FOUNDATION PLAN

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

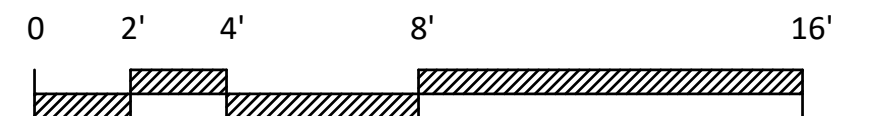


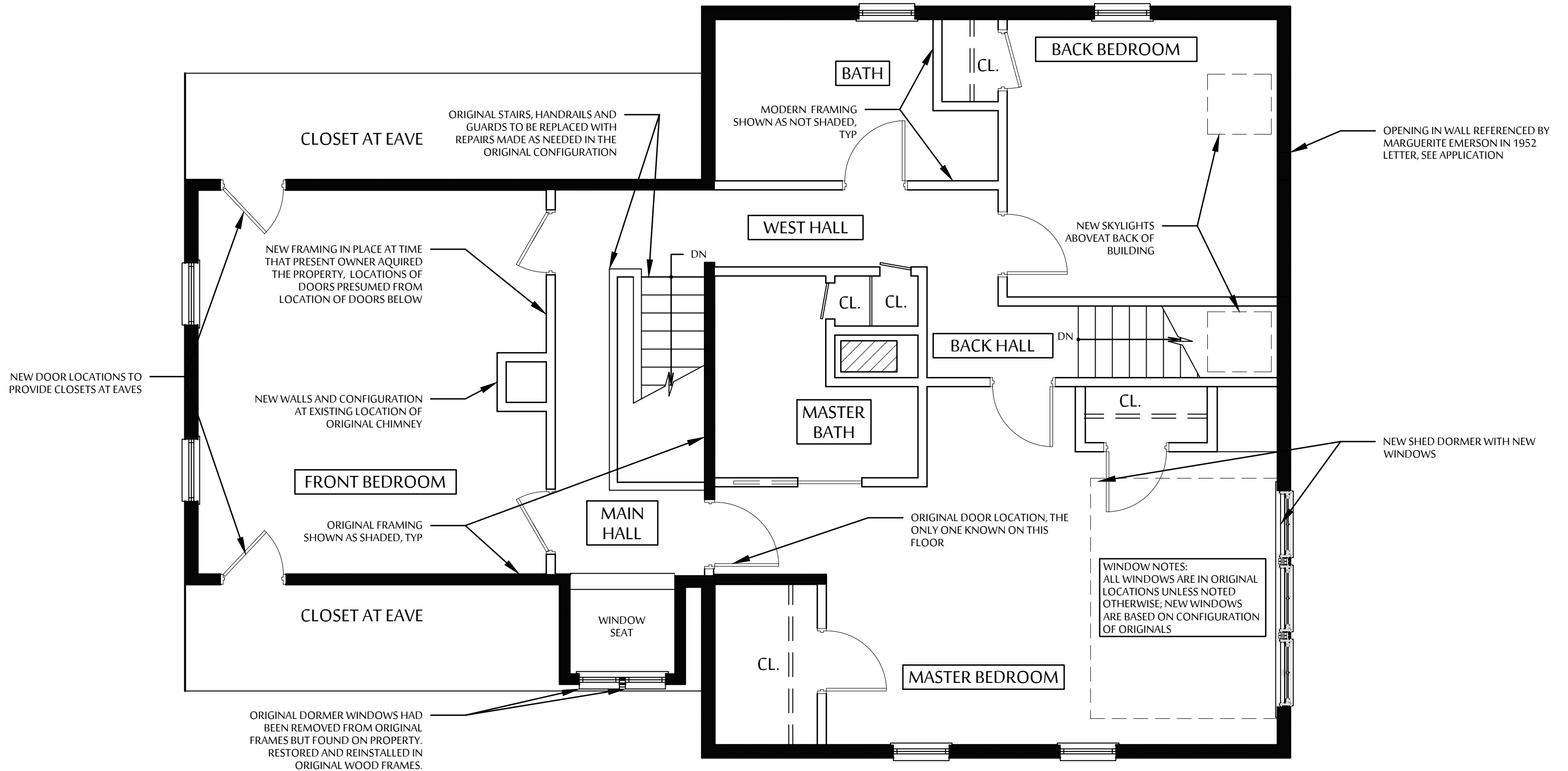


PROJECT NORTH

1 FIRST FLOOR PLAN

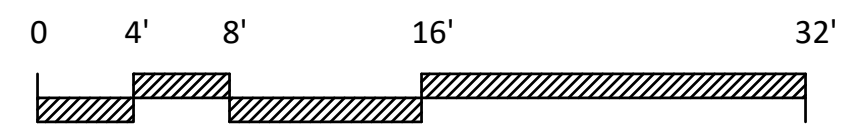
$\frac{1}{4}" = 1'-0"$

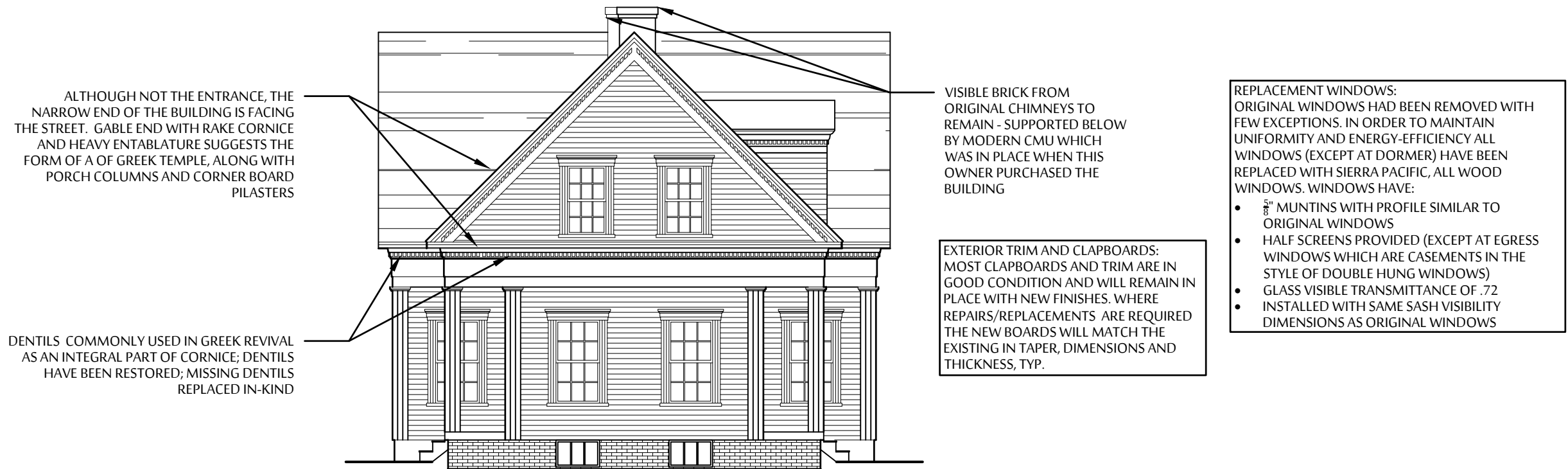






1 EAST ELEVATION - FRONT
 $\frac{1}{8}" = 1'-0"$

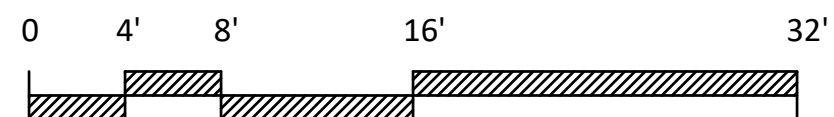




2 SOUTH ELEVATION
 $\frac{1}{8}" = 1'-0"$



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



Appendices

Appendix “A” – Front Door Side Lights; Dormer Windows

Appendix “B” – Greek Revival Details: posts, trim, windows. Original details: mantel, exterior window trim, corner boards; New Roof; Interior “Trap Door”

Appendix “C” – Greek Revival Details Corner boards, entablature return; Photos: Condition of house at purchase time

Appendix “D” – Clapp House photos

Appendix “E” – Family Photos

Appendix “F” – Big House, Little House, Back House Barn Photo



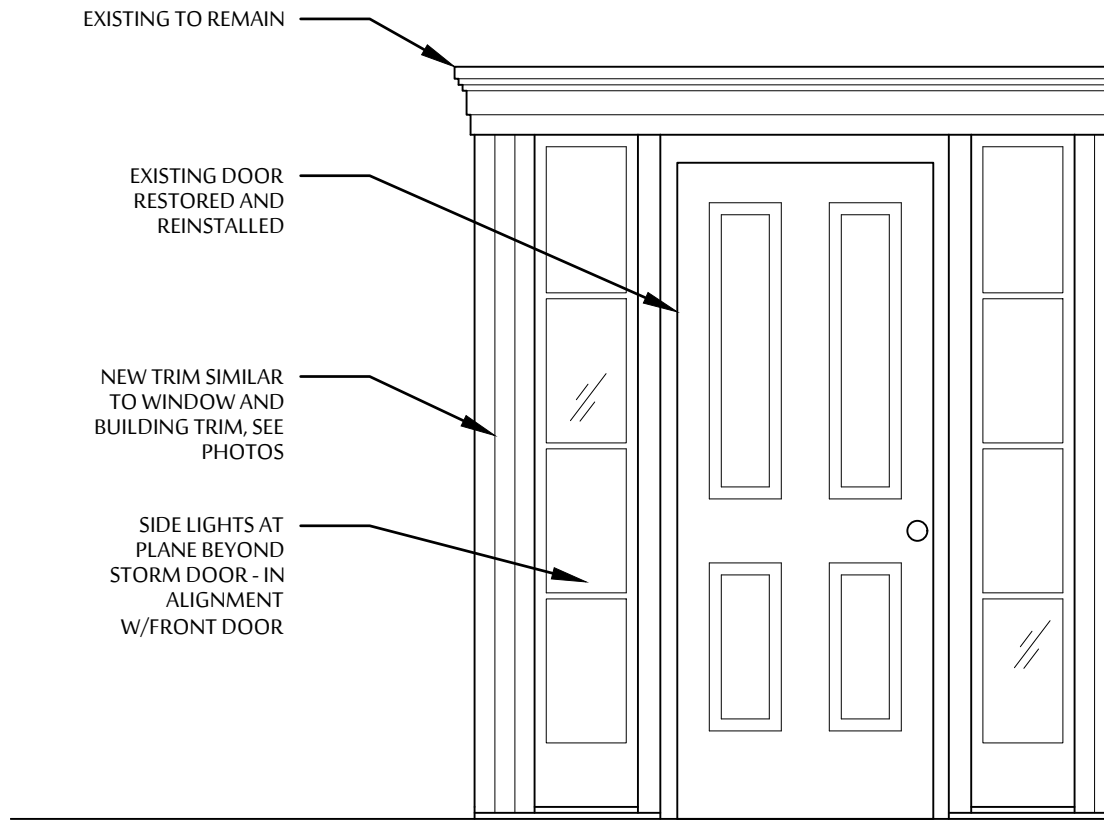
④ PRESENT DAY FRONT
DOOR & DORMER



③ RESTORED DORMER WINDOWS

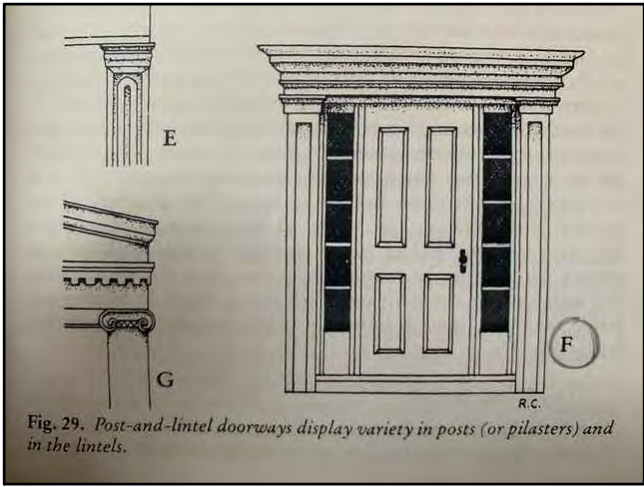


② ORIGINAL SIDE LIGHTS AT FRONT
DOORS

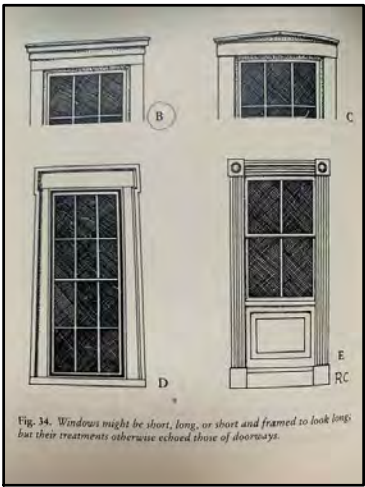


- FRONT DOOR SIDE LIGHT NOTES:
- GLASS: SHALL HAVE V.T. OF .7 OR MORE
 - MUNTINS: $\frac{3}{4}$ " WITH PROFILE
 - NORTH SIDE TRIM IS NOT THE SAME WIDTH AS SOUTH
 - SEE HISTORIC PHOTOS ATTACHED FOR FURTHER EXPLANATION

① RESTORED FRONT DOOR SKETCH
 $\frac{1}{2}$ " = 1'-0"



From: "A Home for Everyman: The Greek Revival and Maine Domestic Architecture" by Joyce K. Bibber; pg. 95



From: "A Home for Everyman: The Greek Revival and Maine Domestic Architecture" by Joyce K. Bibber; pg. 112



5 ORIGINAL MANTEL



4 ORIGINAL EXTERIOR TRIM WITH PRIOR OWNER'S SASH INSERTED



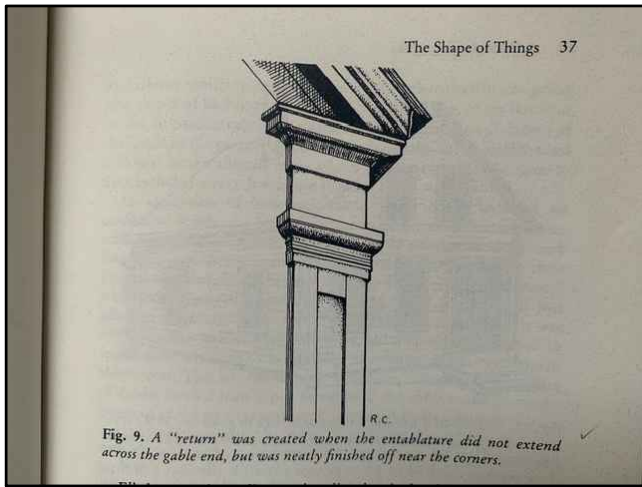
3 ORIGINAL CORNER BOARD TRIM AND SIMILAR WINDOW TRIM CONFIGURATION



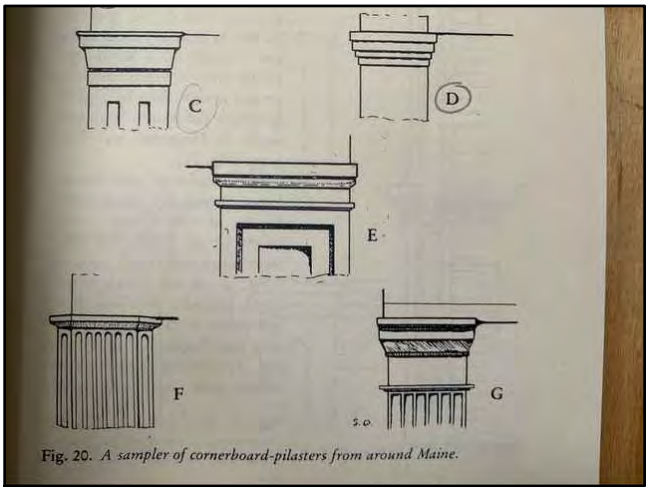
2 TRAP DOOR - MENTIONED IN MARGUERITE EMERSON LETTER OF 1952



1 NEW ROOF



From: "A Home for Everyman: The Greek Revival and Maine Domestic Architecture" by Joyce K. Bibber; pg. 37



From: "A Home for Everyman: The Greek Revival and Maine Domestic Architecture" by Joyce K. Bibber; pg. 65



④ ORIGINAL CORNER BOARD TRIM AND SIMILAR WINDOW TRIM CONFIGURATION



③ CONDITION OF HOME AT PURCHASE



② BACK PORCH WITH STACK OF INTERIOR TRIM THAT WILL BE USED AS TEMPLATES FOR REHABILITATION



① STREET FRONT GABLE WITH ENTABLATURE



③ CLAPP HOUSE TODAY (Photo by Vana Carmona)

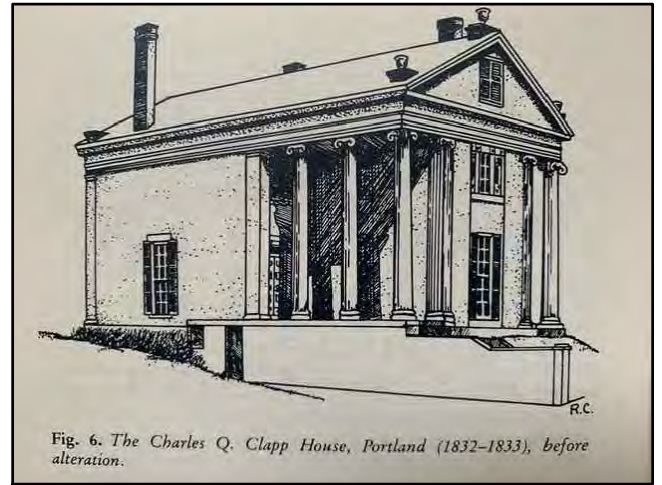


Fig. 6. *The Charles Q. Clapp House, Portland (1832-1833), before alteration.*
From: "A Home for Everyman: The Greek Revival and Maine Domestic Architecture" by Joyce K. Bibber; pg. 32



① CLAPP HOUSE TODAY (Photo by Vana Carmona)



② CLAPP HOUSE TODAY (Photo by Vana Carmona)



Samuel Washburn (1864) deeded the 99 Capisc home to Mary Emerson



Marguerite Emerson at home as a child



The Emerson Family (from the left): Carrie, Ralph, Mary, Blanche and Marguerite in front



Marguerite Emerson and friend in front of 99 Capisc Street Home



Mary Caroline Weymouth Emerson - Marguerite's mother. Her name was on the house deed in 1885.



Emerson House Photo, circa 1962



Emerson House Photo, circa 1924



Big House, Little House, Back House, Barn Photo circa 1962

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

**PUBLIC HEARING
275 STATE STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: March 11, 2021
RE: March 17, 2021 PUBLIC HEARING

Application for: Certificate of Appropriateness for Removal of Fire Escape, Exterior Alterations
Address: 275 State Street
Applicant: Cornerstones of Maine
Project Architect: Ryan Senatore

Introduction

Architect Ryan Senatore, on behalf of applicant Cornerstones of Maine, is returning to the Board for final review and approval of his proposal for exterior alterations to the front façade of 275 State Street. The public hearing follows a March 3rd workshop on the proposal. Responding to feedback from the Board, Mr. Senatore has revised his design proposal and submitted the additional level of detail required for final review.

In addition to Mr. Senatore's latest submission, staff has attached an excerpt from the architect's original proposal for reference purposes (ATTACHMENT 3). Also enclosed is the 1924 tax photo of the building and recent views (ATTACHMENT 1 and 2).

Background

The Colonial Revival residential structure at 275 State Street was built in 1898. Located at the southeast corner of State and Grant Streets, the residence was built as a single-family home but converted to institutional use several decades ago. Cornerstones of Maine recently acquired the building and is proposing a number of exterior improvements, most significant of which is the removal of a prominent three-story fire escape that was added to the front façade by the previous owner in 1988. A number of other alterations made in conjunction with the fire escape addition will be corrected as part of the project as well.

Board members will recall from the workshop session that portions of the fire stair and front porch were recently removed and replaced to address a serious safety hazard identified by City inspectors. Removed elements include the concrete wall surround on the

first-floor porch and the concrete Ionic colonettes that surmounted the wall. According to the applicant these features were in deteriorated condition.

Although the building will remain in institutional use as a group home, the architect understands from Code Enforcement staff that a fire escape will likely no longer be needed for the use due to the introduction of offsetting safety measures.

Scope of Work

The proposed scope of work includes:

- Removal of the fire stairs
- Replacement of the door in the front gable dormer with a window
- Restoration of the front eave of the building to its original condition
- Replacement of the windows and doors at the second-floor level, behind the fire escape.
- Construction of new first-floor and second-floor porch surrounds
- Construction of new wood stairs and railings to replace original concrete stairs. (Concrete landing to remain.)

Summary of 3/3 Workshop

Board members expressed general support for the proposed project and the prospect of reestablishing the architectural integrity of this Colonial Revival structure. That said, the design details and material choices for the proposed alterations were discussed at considerable length. A question was raised as to whether the concrete walls surrounding the first-floor porch deck and the concrete Ionic colonettes were original to the building or a later replacement of original wood features. (They appear in the 1924 tax photo; the building was constructed in 1898.) As no documentation is available to resolve that question and as the only historic view available shows the concrete features, one could reasonably argue that they should be retained. Given that these concrete elements were removed during the recent emergency repairs, however, the question of an appropriate replacement material was more open for debate. Also debated was the proposal to replace the concrete front stairs which *are* still in place. Ultimately, there was consensus among Board members that replacement of the concrete elements with wood (actually, MDO board and PVC trim) would be acceptable and compatible with the character of the residential structure. And although the configuration of the current stairs would change when they were replaced in wood, this reconfiguration would make the stairs safer and code-compliant—which is of particular importance given the use of the building.

Regarding the second-floor porch deck surround, Board members recommended that the treatment be distinguished from that of the first-floor porch, as the two treatments were never the same and to avoid giving a false sense of the building's original design

Proportions and heights of the porch walls were discussed as well; Board members noted that the wall heights shown in the applicant's proposal was awkwardly tall and not

consistent with what is shown in the 1924 photograph. Board members suggested that the heights be adjusted and also that the datum line established at the base of the house be carried through on the front porch to better integrate the porch with the rest of the structure.

Regarding the proposed window within the front dormer, Board members suggested that the size of the window be reduced.

Design Revisions

In response to Board feedback, Mr. Senatore has modified his original proposal as follows:

First floor porch:

- The proportions of first floor porch surround have been adjusted to better match the original documented appearance. Details are provided with final submission.
- To achieve a code-compliant barrier height, a pipe rail is shown 6 inches above the wall surround.
- The datum line established by the base molding on the house is followed in the porch treatment

Front Stairs:

- Wood stairs are shown as before, but dimensioned drawings have been provided.

Second Floor porch:

- The original solid wall treatment has been replaced by a standard railing with balusters.
- A pipe rail mounted to the wood railing brings the railing system to a code-compliant 42-inch height.

Front dormer:

- The size of the window has been reduced and the area beneath the window infilled with slate, consistent with the dormer's existing siding.

Second Floor windows and door:

- The treatment remains the same from the original proposal. Door and window specifications have not been provided, however. The Board might wish to make submission of specifications a condition of approval. Also, the Board might specify that the windows match the existing windows on the house.

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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the March 17, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations at 275 State Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

- 1. Recent photos of building
- 2. 1924 tax photo
- 3. Elevations from original proposal
- 4. Final plans, elevations and details







COLOR 1	WHITE
COLOR 2	RED - MATCH EXISTING PARGE COATING
COLOR 3	WHITE - MATCH EXISTING TRIM

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ARCHITECTURE

275 STATE STREET
PORTLAND, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:
PROGRESS PRINT ONLY
Not for Construction
01-14-21

DATE:

PROJECT No. 2034

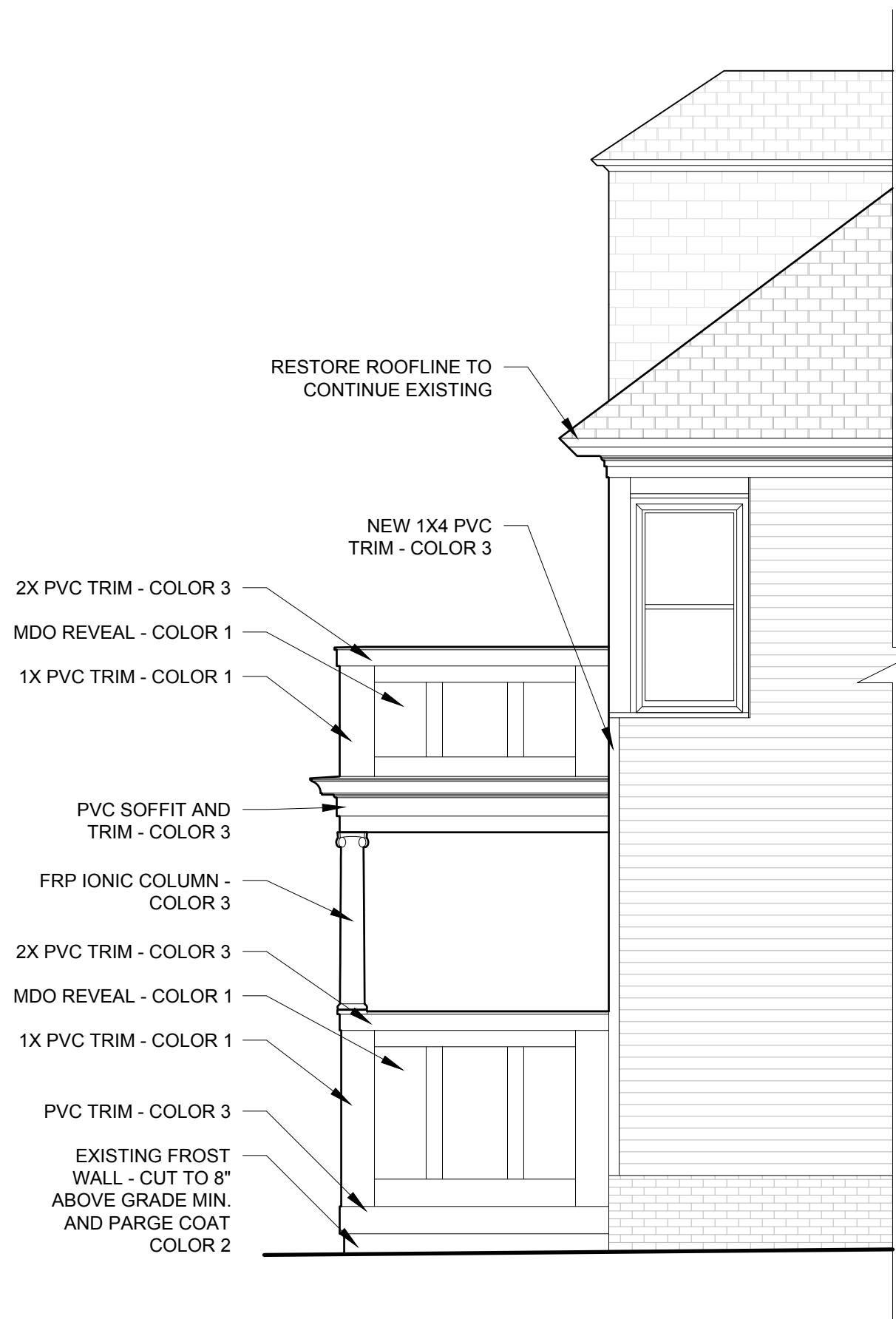
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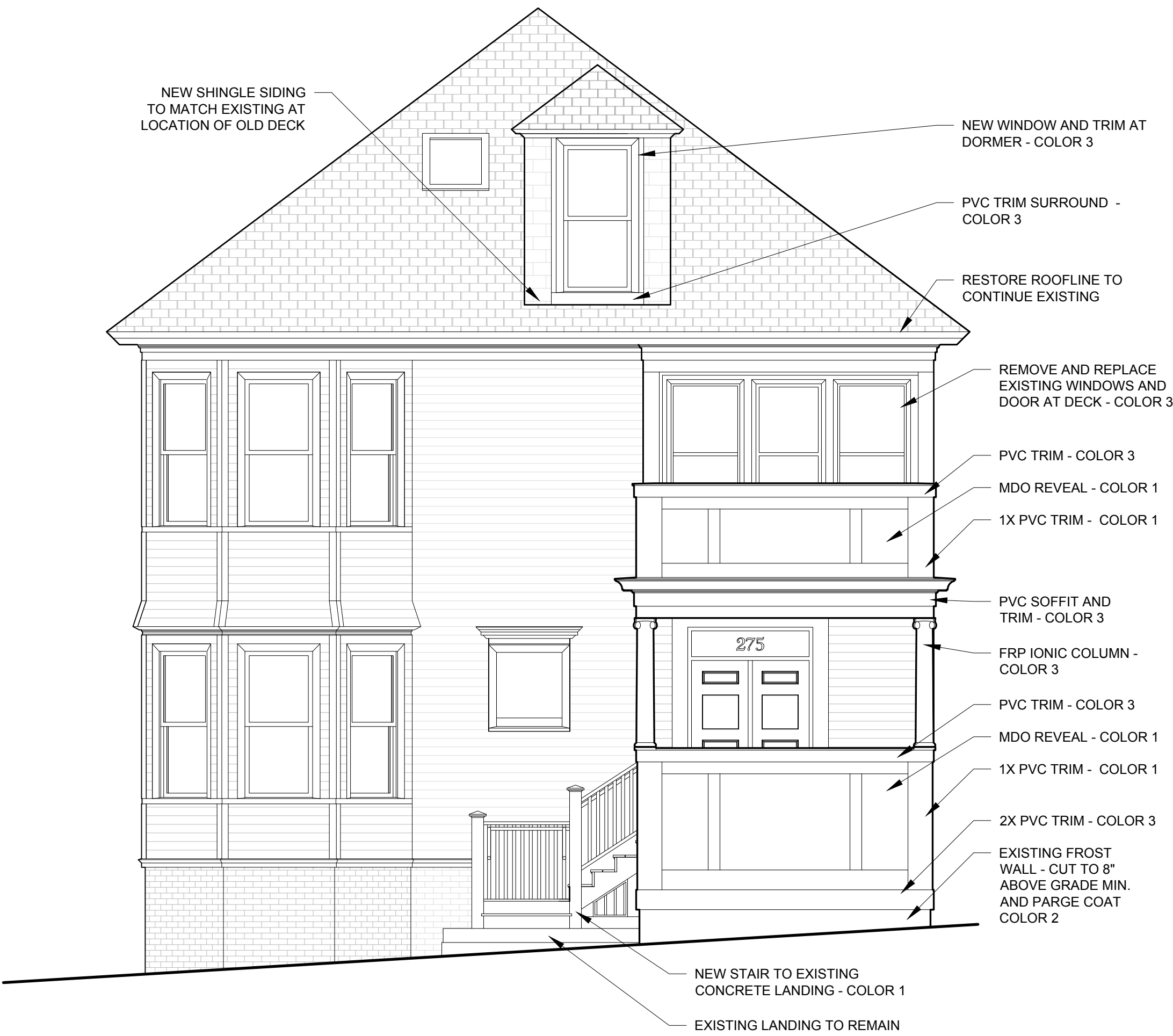
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ELEVATIONS

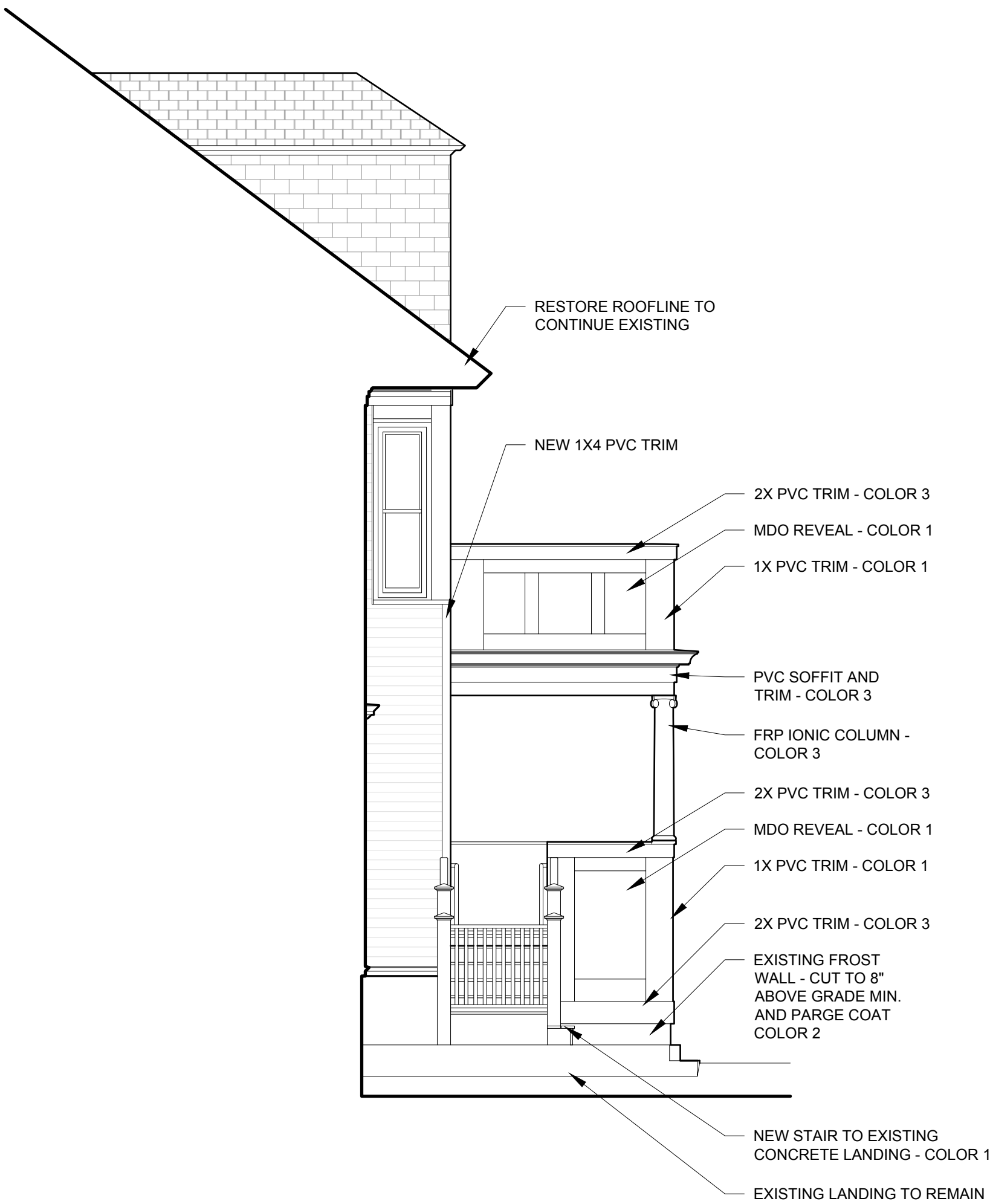
A2-0



3 PARTIAL SOUTH ELEVATION
1/4" = 1'-0"



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



1 PARTIAL NORTH ELEVATION
1/4" = 1'-0"

COLOR 1	WHITE
COLOR 2	RED - MATCH EXISTING PARGE COATING
COLOR 3	WHITE - MATCH EXISTING TRIM

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REVISIONS:

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(03-08-21)

DATE:

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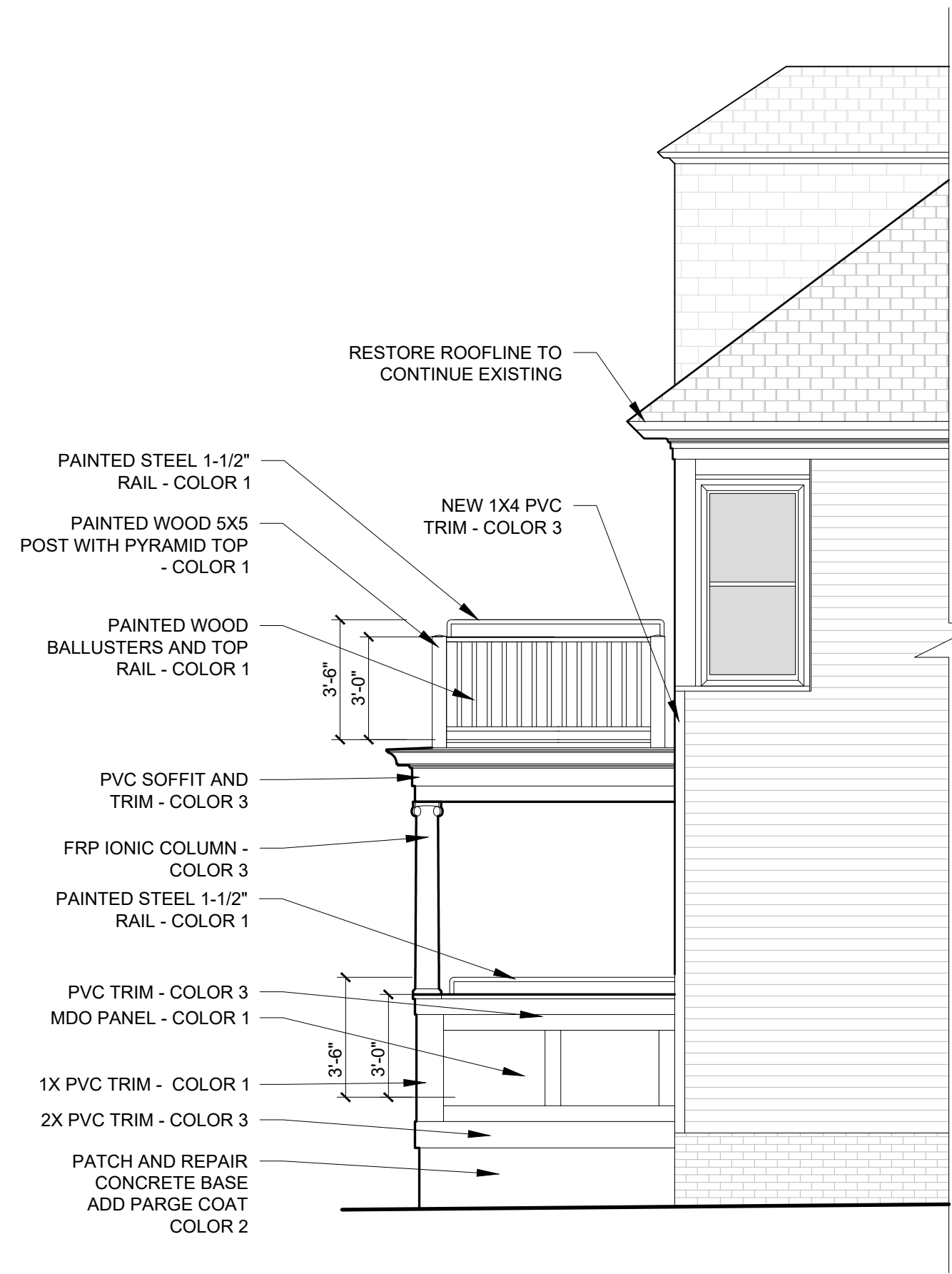
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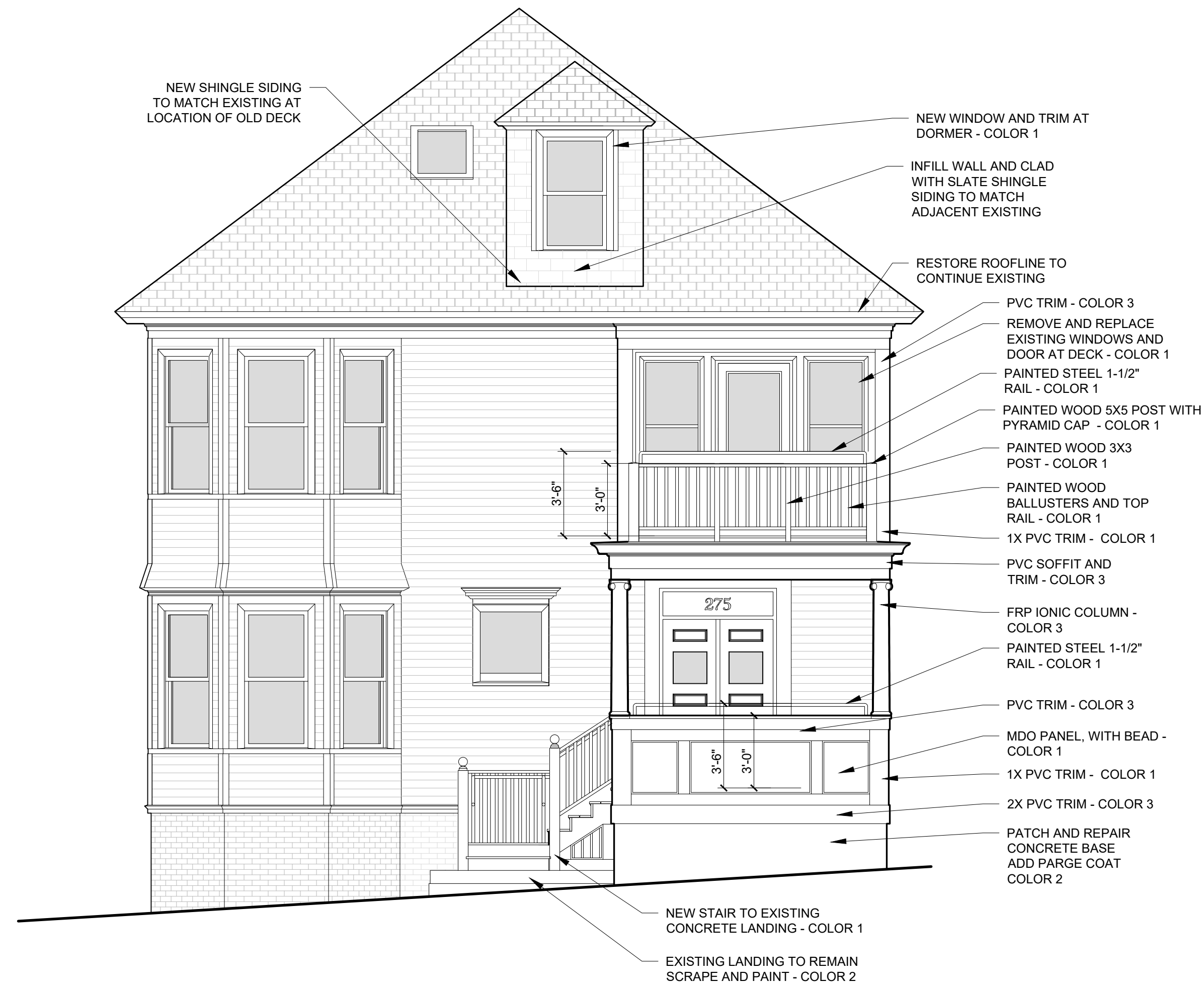
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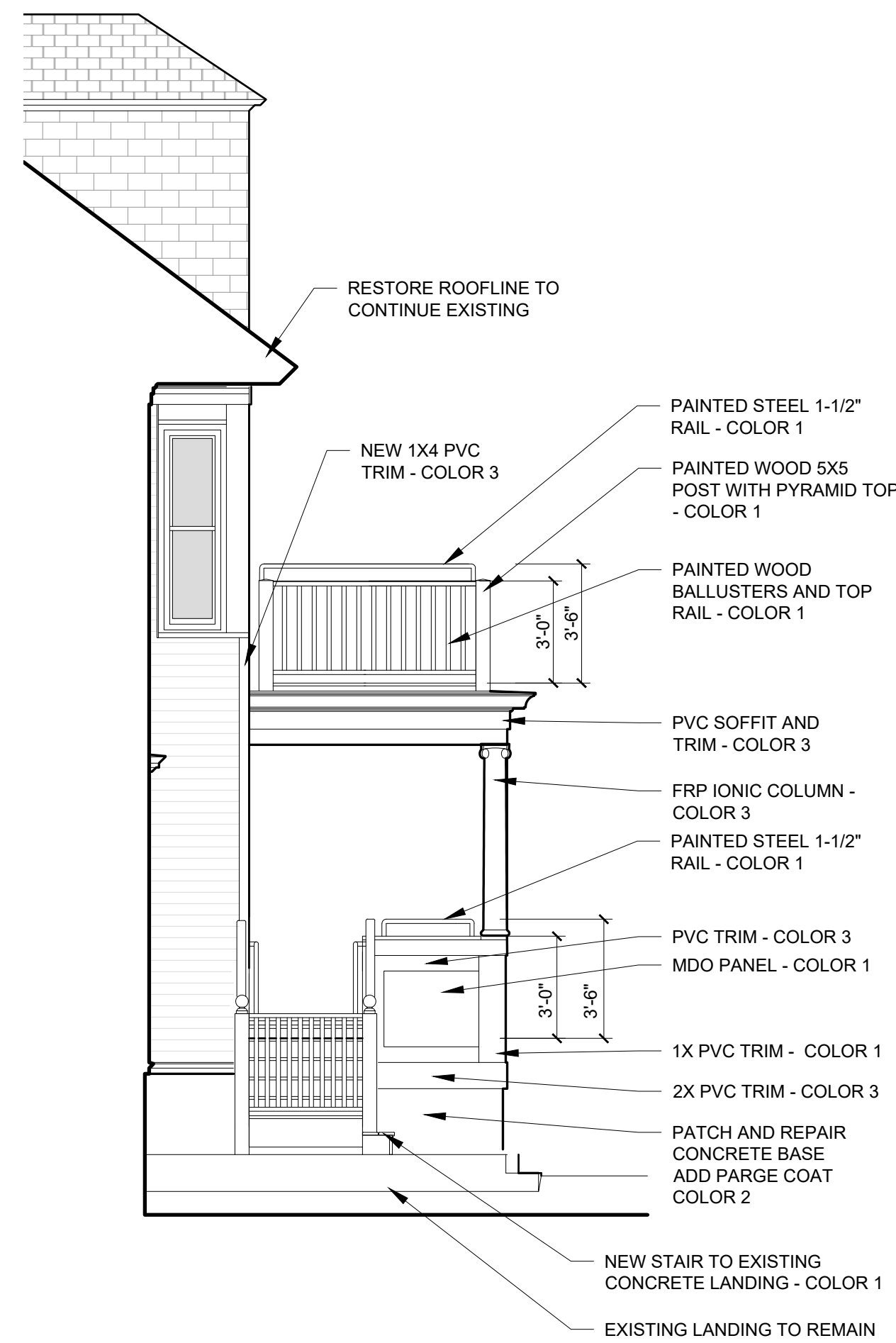
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3 PARTIAL SOUTH ELEVATION
1/4" = 1'-0"



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



1 PARTIAL NORTH ELEVATION
1/4" = 1'-0"

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CONSULTANTS:

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03-08-21*

DATE:

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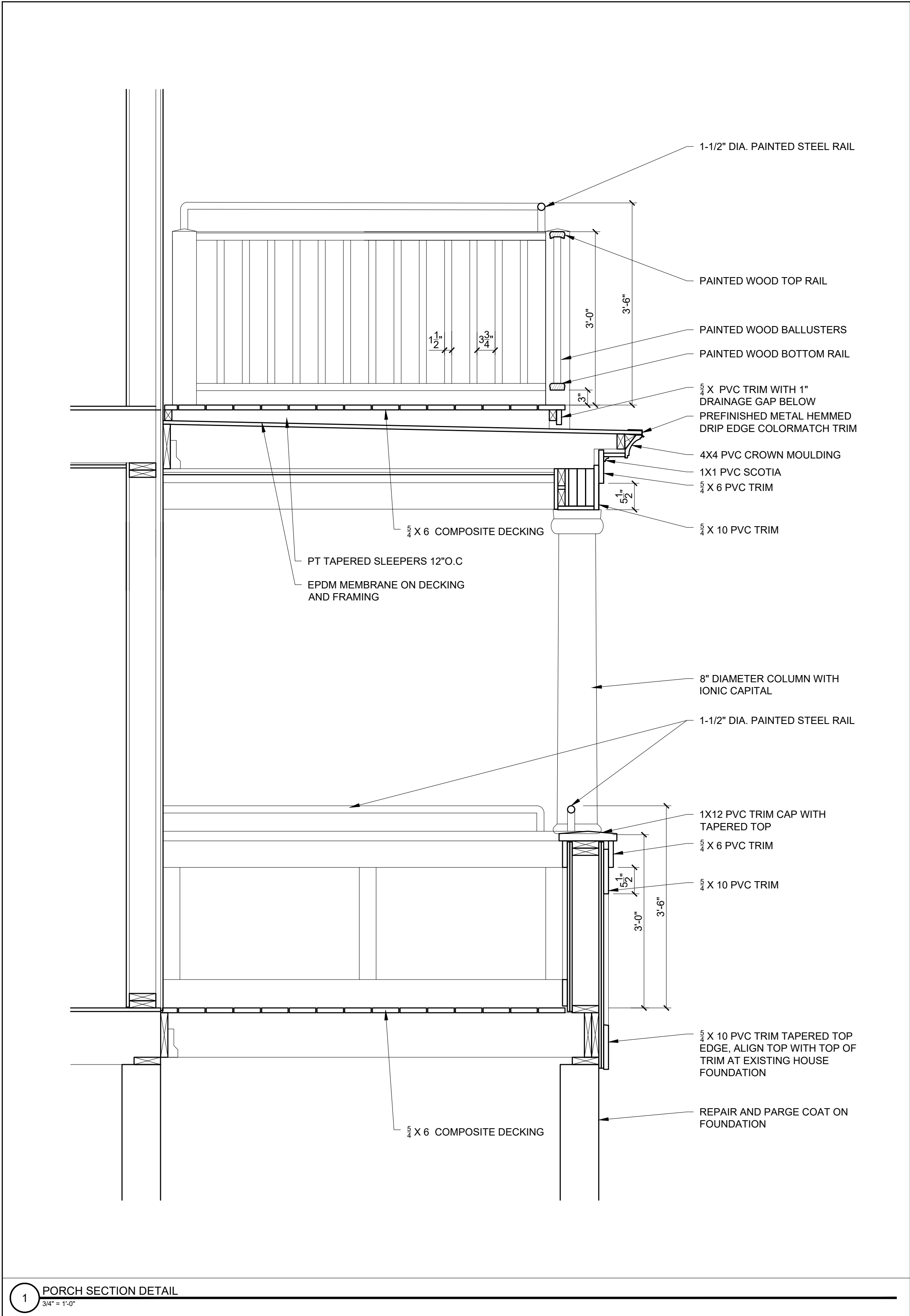
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SHEET TITLE:
SECTIONS

A5-0



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

**WORKSHOP
206 STATE STREET – LONGFELLOW COMMONS**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: March 12, 2021
RE: March 17, 2021 Window, Skylight, and Roofing Replacements

Address: 206 State Street / 681 Congress Street (Longfellow Commons)
Applicants: LF Associates, LLC (Weston Associates)
Project Architect: Joe Delaney, Whipple Callender Architects
Project Manager: Ray Kenneally, Weston Associates

A legal advertisement ran in the March 9, 2021 edition of the Portland Press Herald. Notices were sent to 224 property owners within 500' of the subject property. Signs were posted at the subject property on March 8, 2021.

Introduction

Project manager Ray Kenneally of Weston Associates and architect Joe Delaney of Whipple Callender Architects have requested a review of window, skylight, and roofing modifications on the top floors of Buildings One and Two of the Longfellow Commons complex on State and Congress Streets. When Longfellow Commons was developed in 1978 - 1979 to serve elderly and/or disabled residents, three brick Victorian houses along State Street (194-214 State Street and 681 Congress Street) were renovated and connected with contemporary additions. Buildings One and Two are the subject of this review: the 2 ½ story William Hammond House (c. 1850) at the corner of Congress Street, known to its owners as Building One; and Building Two, the 1980's addition with the distinctive wavy façade. (Note that the entire complex is often referred to as 206 State Street, but is legally listed by the City as 681 Congress.)

The complex was originally part of the Deering Street Historic District in 1990, but joined the Congress Street District when it was created. The three older buildings are classified as contributing and Building Two is less than 50 years old.

The proposed scope of this project is to replace failing roofing, skylights, and windows on the third floor of the rear ell of 681 Congress Street and the fourth floor of the Building Two addition, to improve egress, weather protection, comfort, and functionality for the residents of the affected units. Mr. Kenneally and Mr. Delaney also believe greater visual consistency will result from the renovations.

Staff is providing a brief memo to introduce the review. Mr. Delaney has provided an elevation from the original 1978 drawings for Building Two by Winton Scott Architects, as well as some detail sketches showing the variety of window and skylight treatments. He also included some photos of existing conditions and product information on windows, skylights, and roofing. Staff has added photos of existing conditions, a photo of roofing samples, the 1924 tax photo of 681 Congress Street and the 1990 property description of that house.

Subject Property

The three Victorian residences that became Longfellow Commons with the additions of Building Two and two lesser modern connectors include: the Italianate 681 Congress Street; 206-208 State Street, an Italianate double house now referred to as Building Three; and 212 State Street, a Second Empire house – Building Four. By 1924, the buildings had an institutional use; 681 Congress and 206-208 State were part of Queens Hospital, and 212 State was owned by a reverend and was used to house nurses. At least some of the space where Building Two now stands was a fenced and walled yard, as shown in the tax photo of 206-208 State.

As noted above, this application concerns the rear ell of 681 Congress Street and the 1978 addition designed by Winton Scott Architects – Building Two. The Historic Resources Inventory's 1990 architectural description of 681 Congress Street reveals that the ell was formerly two stories, and the 1978 additions included a third floor with a natural slate mansard-style roof. The two-story ell is visible in the 1924 tax photo.

Building Two, as the curved 1978 addition is called by the owners, has a sloped, mansard-like roof as well, over a narrow flat roof that covers the lower floors. (Mr. Delaney notes in his project description that the Building Two roof was originally planned as a small deck, with access from the adjacent units. As constructed, the access doors were replaced by shorter casement windows, and the roof was raised.)

As described in the 1990 property narrative, Building One retains a good deal of character as a contributing building, despite the loss of some notable features including the original windows and a prominent cupola. Existing windows in all four buildings are aging vinyl clad Harvey windows that are soon to be replaced. It is unclear why the casement windows that are proposed for replacement in the fourth floor of Building Two are white, or whether they have been installed since the 1978 renovation and construction.

The rear ell on Building One has three skylights on the third floor's "quasi mansard," as it's described in the property description. In the mansard-like fourth floor of Building Two, there are six skylights and six casement windows, with the windows installed vertically, in insets cut into the sloping wall while the skylights are installed on the sloped surface, as on Building One. Slate was used when the rear ell of Building One grew to three floors in 1978, while Building Two's slope is sheathed in a cementitious slate

substitute that is now failing.

Proposed Scope of Work

Please see the architect's summary letter for a description of the proposed alterations. To briefly summarize:

Building One – 681 Congress

- Replace skylights with aluminum clad double-hung windows, installed vertically in insets – roughly the same size as existing skylights
- Where double-hung windows are possible, they are preferred because residents suffer from over heating due to solar gain, and window AC units can be easily installed.
- Replace natural slate installed in 1978 with Ecostar composite slate substitute
- Triangular returns in the recesses for the new windows are proposed to be sheathed with dark metal, matching other flashing.

Building Two

- Replace six existing skylights with new Velux egress skylights – same size
- Replace six existing casement windows with Pella double-hung windows – same size
- Casement windows with matching appearance (imitating double-hung) will be used if needed for bedroom egress.
- Windows match the windows proposed for the Building One ell, and under consideration for the rest of Longfellow Commons.
- Replace existing cementitious composite “slate” roofing with Ecostar composite slate substitute.
- Triangular returns in the recesses where windows are installed vertically are proposed to be sheathed with dark metal, instead of the slate substitute.

Staff adds that Mr. Kenneally has been in discussion with HP staff concerning administrative review for the replacement of all the windows in all buildings of Longfellow Commons. The existing vinyl windows are worn out, and the proposed windows are the same dark bronze aluminum clad Pella windows proposed for the top floors of Buildings One and Two in this Board review.

Staff Comments

Staff notes that the areas affected by these proposed alterations were added in the late 1970's. It is clear that some care and consideration were invested in designing additions that would complement the historic structures at Longfellow Commons, and for this review any proposed alterations should not undermine the compatibility and overall integrity of the conjoined structures.

Despite the thoughtful planning in 1978, there is some awkwardness in the junction between the third floor of Building One's rear ell and the original building block, and in

the junction of the third floor of the ell with the fourth floor of Building Two. Nothing is proposed to alter relationships of the building masses, but perhaps with the proposed 2021 alterations there may be the potential of enhancing the consistency and harmony of the various parts – at least when it comes to openings and roofing.

Staff has a number of questions the Board may wish to discuss and / or clarify:

Windows and Skylights:

- Some goals for the opening treatments have implications for the appearance: double hung windows for air conditioning units, and maintaining casement windows where egress requirements exist for bedrooms.
- It is unclear which of the six windows in Building Two might remain casements, if any, instead of changing to double-hungs.
- The existing skylights and casement windows are consistent in all having one large light (no divisions.) If some windows and skylights are changed to double-hung units, they will at a minimum have horizontal meeting rails. Should all windows, including casements, have the same configuration, with added divisions on the casements to mimic double-hungs? (The six skylights in Building Two would still have no divisions, unless a horizontal division could be added.)
- Staff notes that the windows and skylights considered for this review were all added in 1978 or later; in keeping with previous Board discussions about modern windows in buildings with other historic windows, there does not appear to be a rationale for matching the 2/2 configuration of historic windows on the lower floors.
- The mansard-like roofs on the faces of the Building One ell and the Building Two fourth floor are not true historic mansards. The Board may wish to discuss the proposed change on the Building One ell, where skylights on the roof plane would be replaced with inset vertically installed windows.
- Staff notes that the egress skylights appear to open differently from the existing skylights, for greater ease of egress.

Roofing and Flashing:

- The use of slate on the 1978 third floor of the Building One ell was a choice made at that time to perhaps help blend with the old building. Is it important to retain that slate, or would it be acceptable to match the composite on Building Two and acknowledge that the original ell did not have a third floor and a mansard?
- Slate-like composite roofing has a mixed track record, and no long-term history by which to judge its longevity. Some products have received poor reviews for longevity, and some have been withdrawn from the market. Ecostar roofing has been in production for more than 20 years, according to some articles found online, and the product has a 50 year limited warranty, but as with all new construction products, the proof will only be seen after many years.
- In terms of appearance, the Ecostar roofing tiles appear compatible with both the natural slate found stored in the basement of Longfellow Commons, and with the now failing 1978 composite on Building Two. (See Attachment 7.)

- The corner of the Building One ell's mansard is capped with brown or copper-colored metal (staff does not know if it is copper or some other metal.) Is the same bronze-colored brake metal proposed for this and all other flashing details?

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.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

1. Project summary letter from the architect
2. Architect's drawings
3. Building Two Elevation – 1978 Winton Scott design
4. Architect's photos
5. Staff supplied photos
6. Product cut sheets
7. Staff photo of roofing samples
8. Property description – 681 Congress Street (1990)
9. 1924 tax photo



WHIPPLE-CALLENDER ARCHITECTS

1.29.21

City of Portland Inspections Office
c/o Historic District Review Committee
389 Congress Street
Portland, Maine 04101

RE: 206 State Street, Portland Me. – Phase One work

The building at 206 State Street is comprised of several brick residential structures that have been joined over time with connecting additions. In 1978 Winton Scott Architects designed such a connector. The connector contains the heavily glazed main entry level to the building and three stories of housing above. The base is transparent, floors two and three are clad with brick and the upper-most story is detailed as a mansard roof with openings. The 1978 structure employs a curving façade as it relates to the older Italianate buildings at either side of it, perhaps suggesting Empire Style.

The owner, Weston Associates, is considering exterior opening improvements in general and a first phase of work specifically. Phase One will consist of renovations at the outside face of the fourth floor of the 1978 connector facing State St. involving roof finish, skylights and windows. The work will also include replacing the remaining slate roof of Building One.

The owner has scans of the original architectural drawings. Attachments to this Workshop outline include:

A11- Roof Plan
A12- Elevations
A-25 Wall Sections
A-26- Window Details

Window detail sketches A, B, C & D

A-25 shows that the fourth floor openings facing State Street are comprised of windows and doors. The door pairs are located in living room/ kitchen areas and the skylight pairs are located in bedrooms. We think that there was a revision during construction where the doors were replaced with the current casement windows. The detail shown on 2 & 3 A25 indicates the intention was for a deck to be accessed by the living room. Attached photos of the area indicate that the deck idea was eliminated and a flat roof with drains was installed instead. The roof was raised to a point approximately a foot below the casement window sills.



WHIPPLE-CALLENDER ARCHITECTS

The Issues- Existing conditions:

1. **Interior climate-** From initial occupancy the apartments affected by this work have had serious heat gain in the summer and the trend has been getting worse.
2. **Occupants-** The apartments are occupied.
3. **Windows-** The existing casements have failed. Some do not seal, others fail to operate entirely.
4. **Skylights-** The existing skylights have failed. Some do not seal, others fail to operate entirely.
5. **Roofing at Building Two-** The existing synthetic slate roof tile is worn.
6. **Roofing at Building One-** The existing natural slate at building One has been patched with various sealants over the years.

The Issues- Proposed approach:

1. **Interior climate-** Replace existing casements with double hung windows to allow summer use of an AC window unit. Climate control of the apartments is a priority.
2. **Occupants-** The apartments will remain occupied.
3. **Windows-** The existing casements will be replaced with double hung windows of similar size.
4. **Skylights-** The existing skylights will be replaced with new skylights of similar size.
5. **Roofing at Building Two-** The existing synthetic slate roof tile is worn and will be replaced.
6. **Roofing at Building One-** The existing natural slate at Building One will be replaced to match the roofing of Building Two.

Our plan is to replace the features that comprise the work area in kind. We plan on using darker colors for windows to replace the currently white casements (Pella under consideration) and a darker color for the skylights as well (matching size Velux under consideration). The roofing tiles will be chosen from standard color selection options for synthetic slate shingles (Eco- Star slate under consideration).

At Building One, we plan on replacing the three skylights facing State St. In this case all the skylights fall in a single apartment. We are proposing the installation of new double hung windows as detailed in sketches A and B. The double hung windows will match those at the adjacent Building Two apartments and allow air conditioning and egress.

The detail sketches and product cuts provided show an intent to simplify and clean up the existing window and skylight details. A darker palette, simpler details and consistent materials are factors in the design. We think our approach will unify the various elements in the scope of work and help make the roof-scape quieter and more recessive.

Sincerely,

Joseph A. Delaney, Registered Maine Architect

Attachments- product cuts, sketch details, original detail reference scans, existing photos, elevation sketch

EXISTING VARIES BLDG. 1 & 2

EXISTING INT. FIN.
TO REMAIN

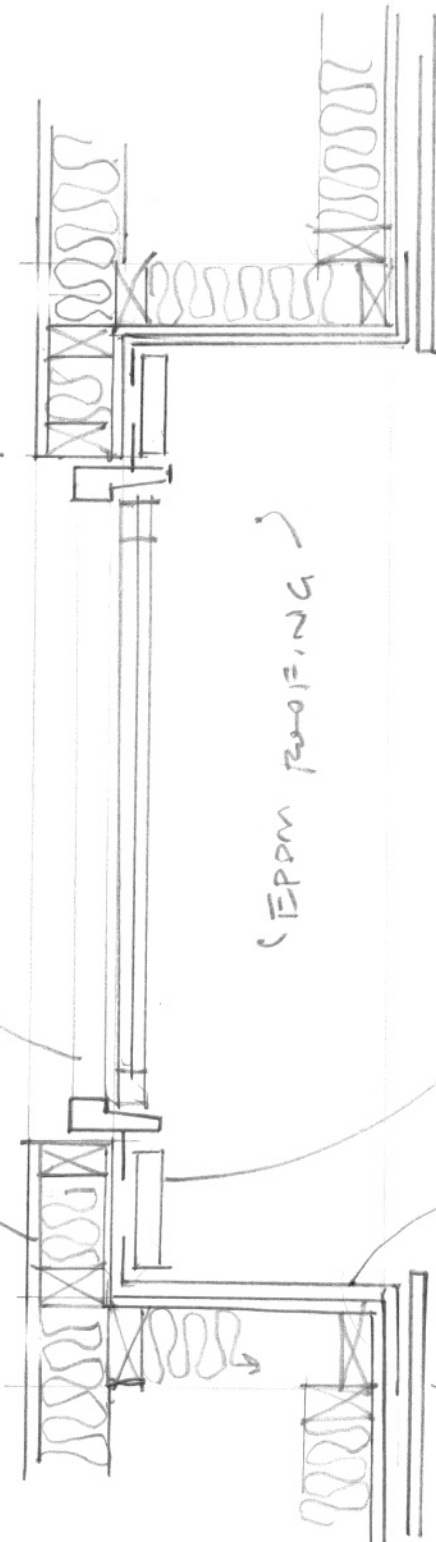
MTL. CAP D.H. WINDOW

(EPDM ROOFING)

PAINTED JAMB TRIM

COVERED MTL. FLASH

SIMULATED SLATE ROOF

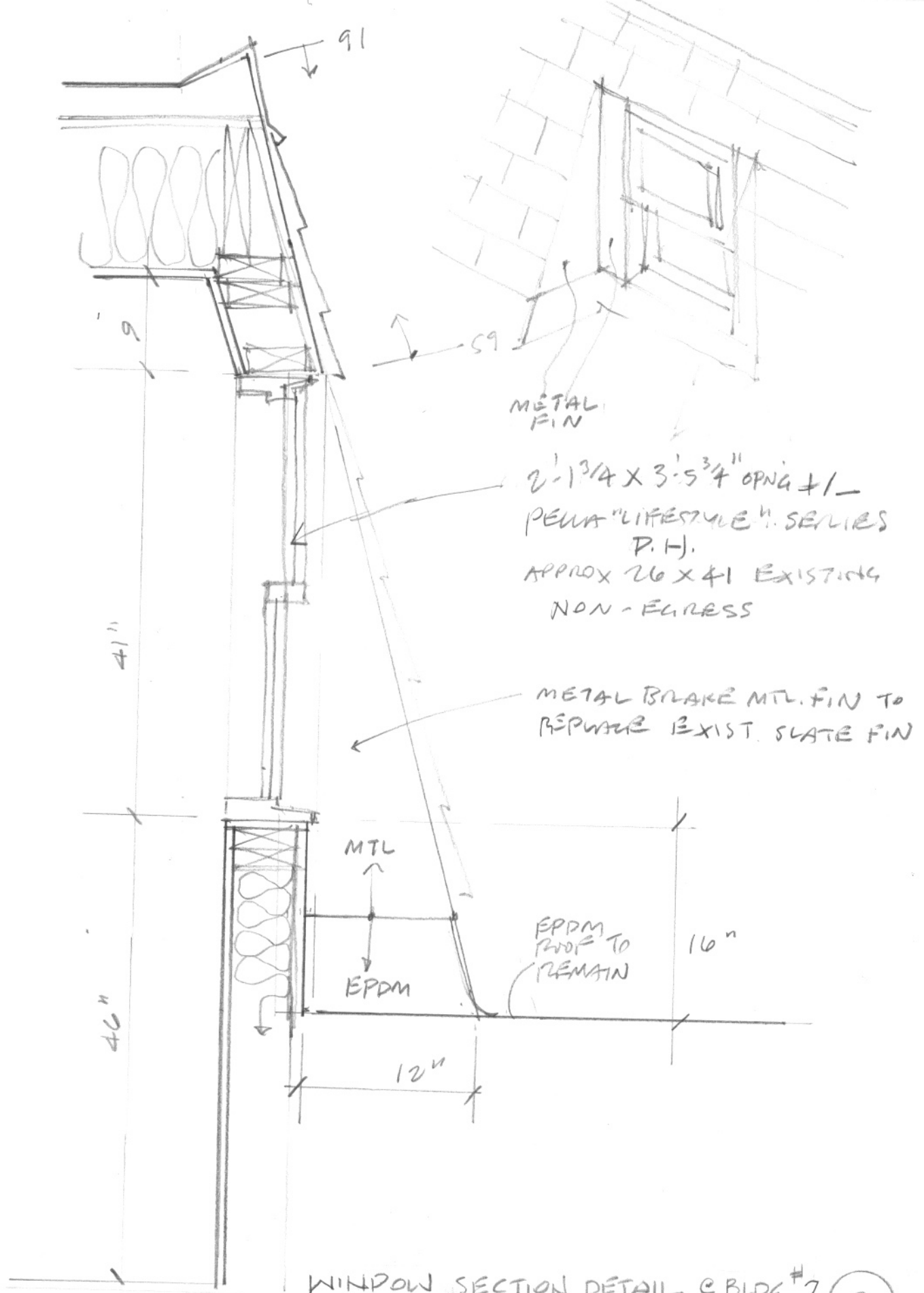


WINDOW PLAN DETAIL @ BLDG. #1
BACK ELL (3) FORMER SKYLTS
& BLDG. #2 AS INDICATED @ APT.'S E4, 5 & 6

A

1"=1'-0"

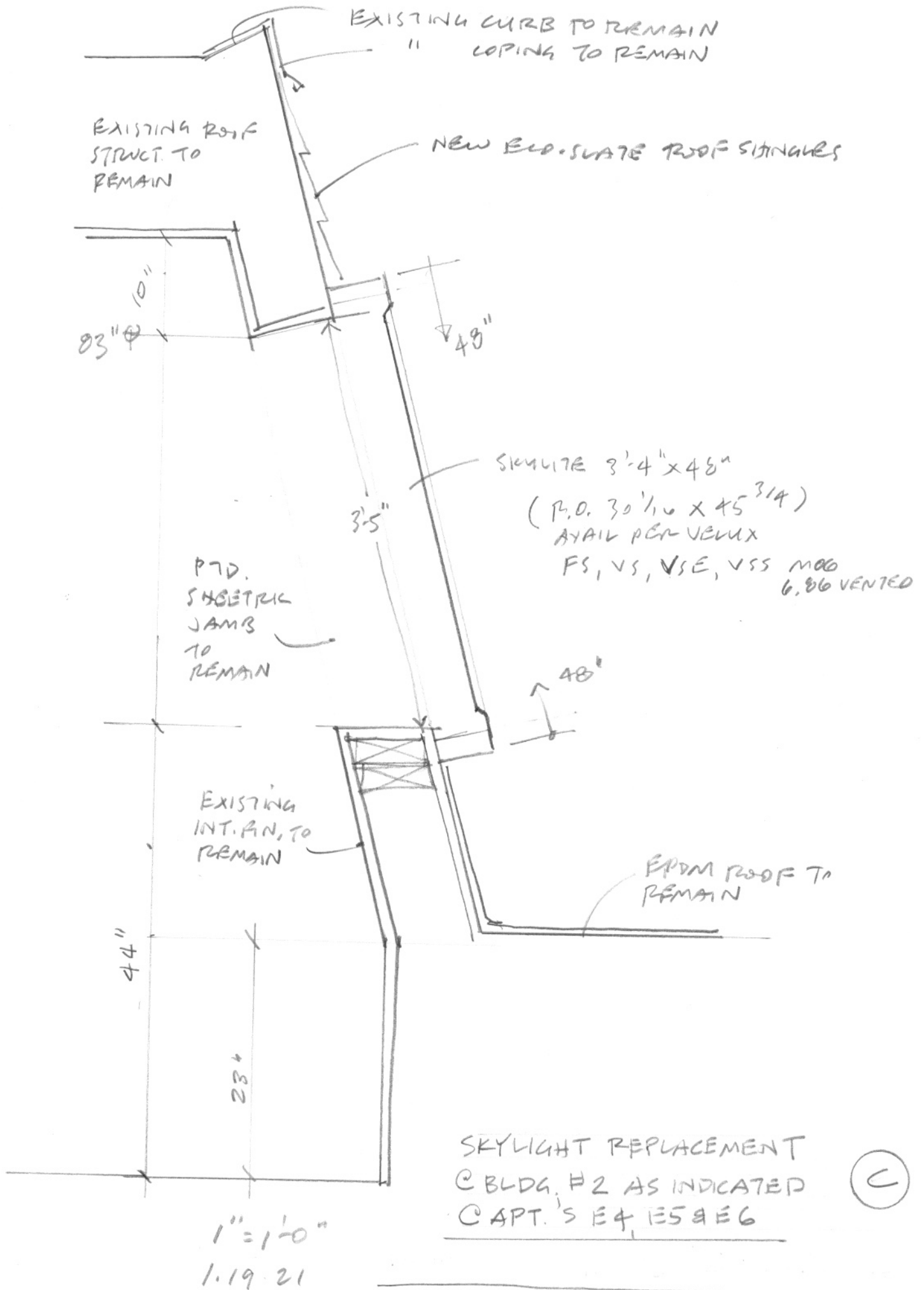
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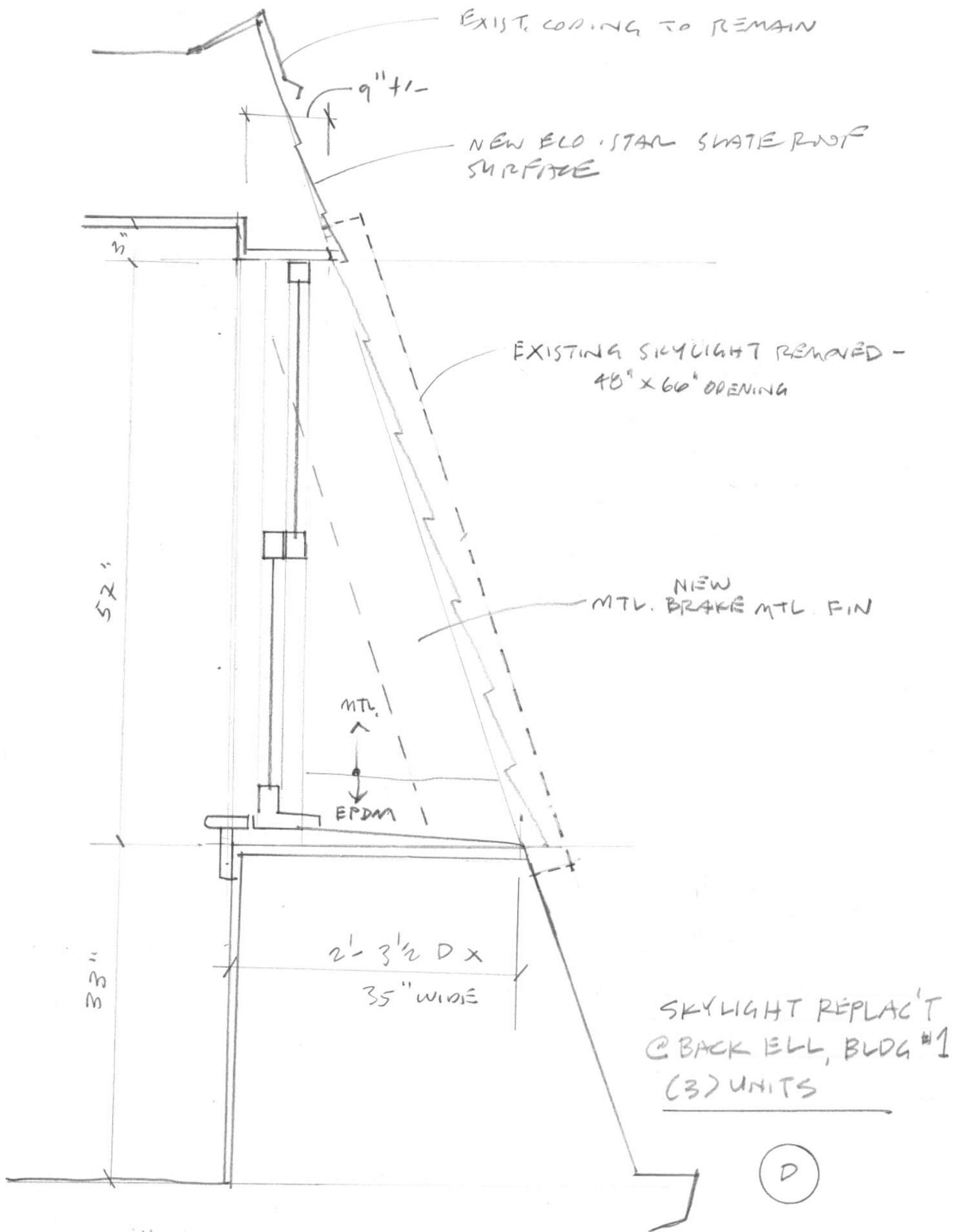


WINDOW SECTION DETAIL @ BLDG #2 (B)
 AS INDICATED @ BLDG. #2
 APT.'S E4, R5 & E6

1" = 1'-0"

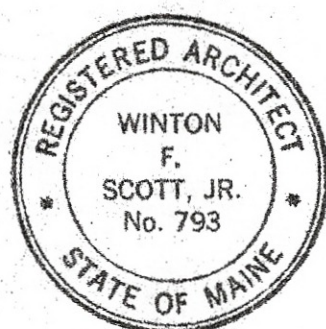
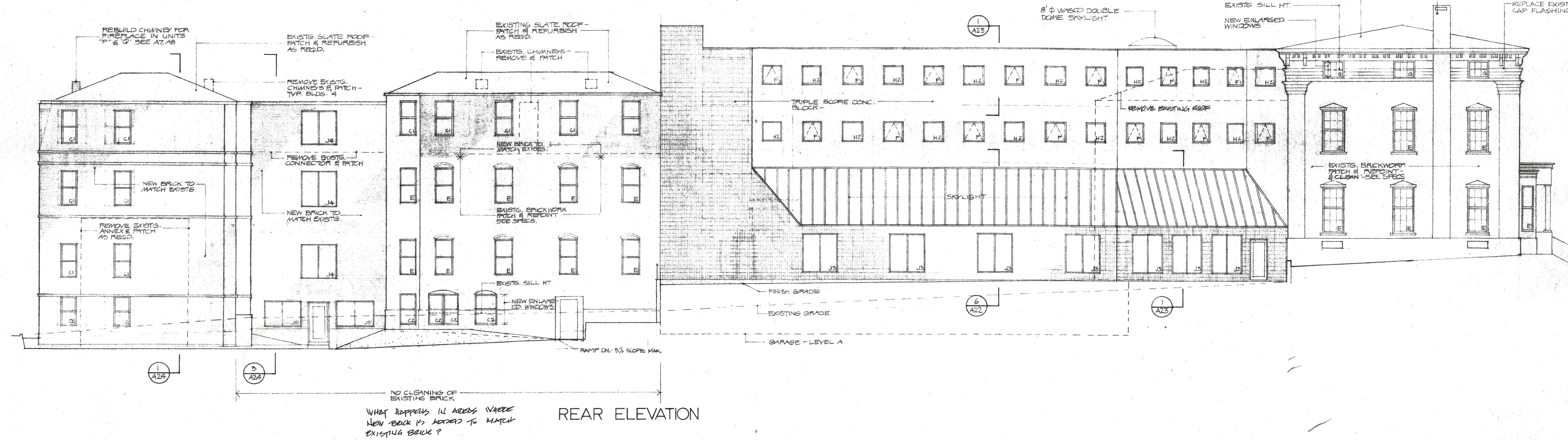
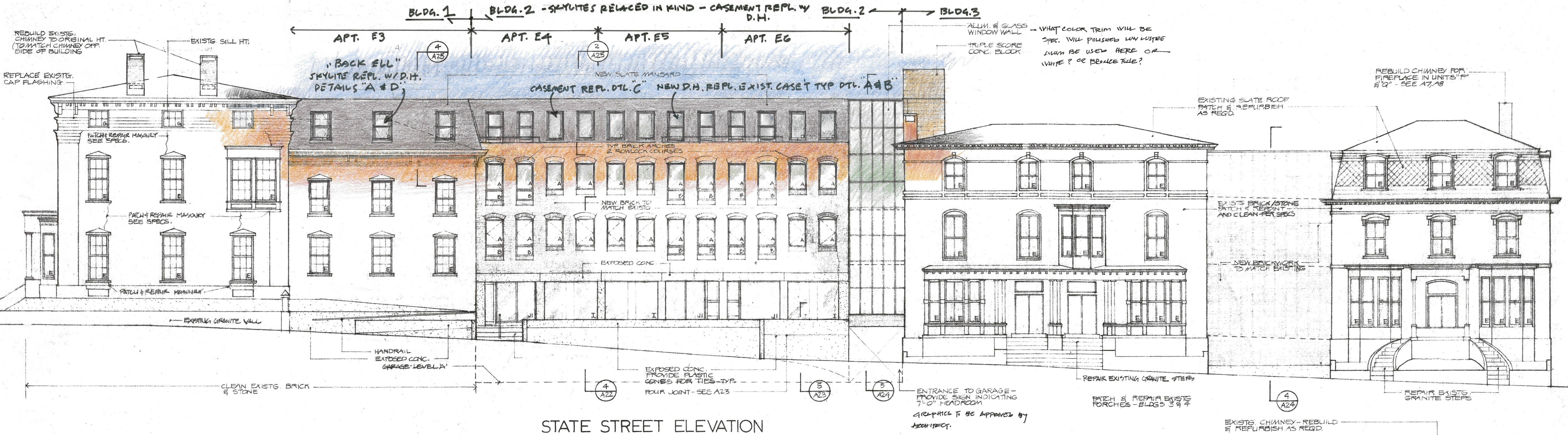
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1" = 1'-0"

1.19.21



MECHANICAL
MECHANICAL SYSTEMS
ENGINEERS

STRUCTURAL
WELLS ENGINEERING

**LONGFELLOW
COMMONS**

MAINE STATE HOUSING AUTHORITY
PROJECT # 8-370-E
DEVELOPER

**ARCHITECT
WINTON
SCOTT**

DORTCH AND

ELEVATIONS
SCALE 1/8" = 1'-0"

A10











Longfellow Commons

Write a description for your map.



206 State St







26-1/2 in. x 46-7/8 in. Egress Venting Roof Access Window with Laminated Low-E3 Glass

by **VELUX** > (Brand Rating: 4.5/5) [i](#)



Specifications

Dimensions

Product Depth (in.)	6.69	Product Height (in.)	46.38
Product Width (in.)	26	Rough Opening Height (In.)	46.88
Rough Opening Width (In.)	26.5		

Details

Cladding Type	Aluminum	Features	Adjustable,Argon Gas Insulated,Egress Window,Light Transmittal,Meets Egress Requirements,Severe Weather Ready,Venting
Frame Material	Aluminum	Glass Type	Energy Efficient Glass,Insulating Glazing Units,Laminated Glass,Low-E Glass,Tinted Glass
Included	Hardware	Maximum Roof Pitch (degrees)	85
Minimum Roof Pitch (degrees)	15	Operation	Lever
Operation Type	Non-Powered	Product Weight (lb.)	94.22
Returnable	180-Day	Skylight Mounting Type	Deck Mount
U-Factor	.32	UV Protection (%)	95

Warranty / Certifications

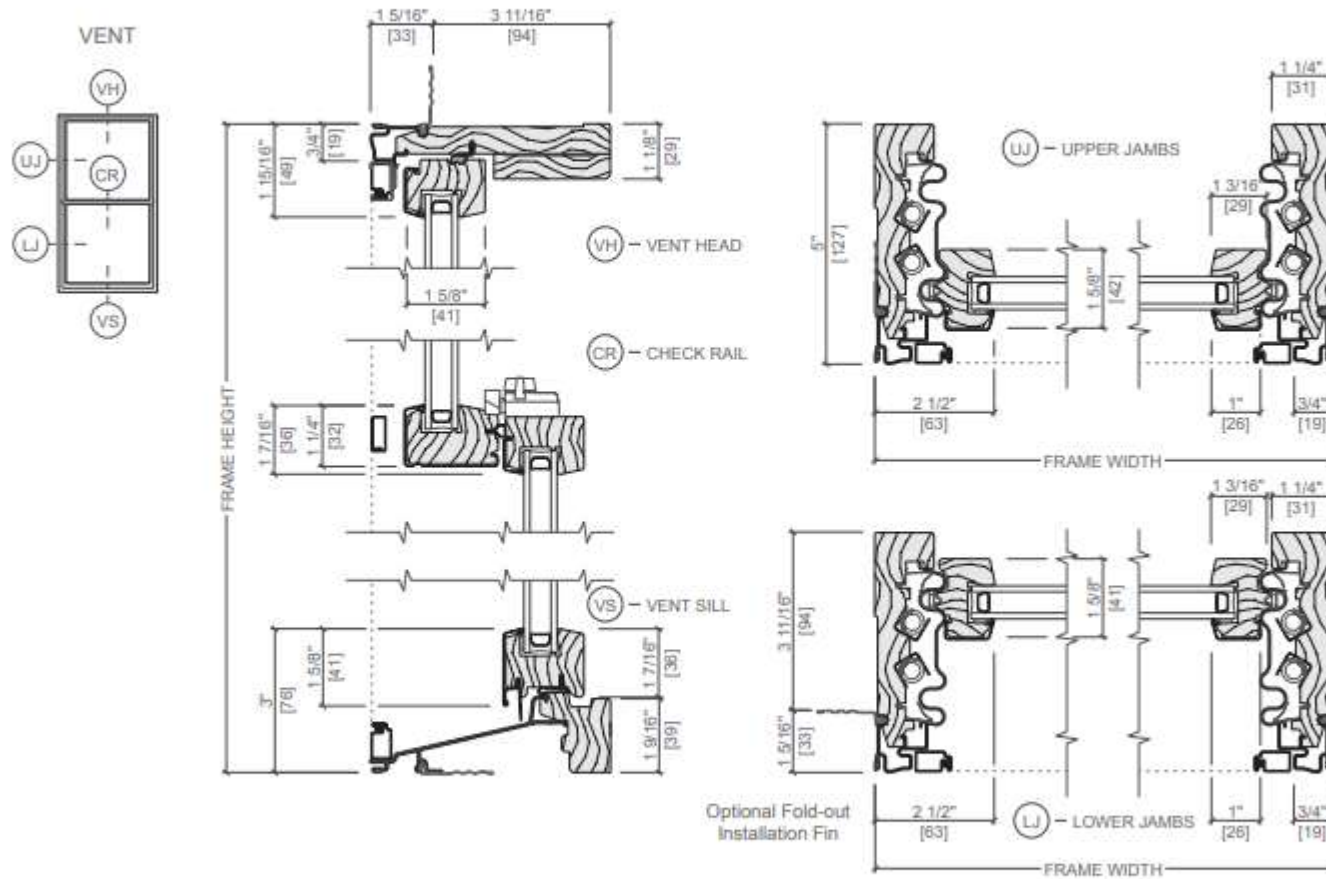
Energy Star Qualified	Not Qualified	Manufacturer Warranty	10-year limited
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How can we improve our product information? Provide feedback.



Lifestyle Series Double-Hung

Unit Sections



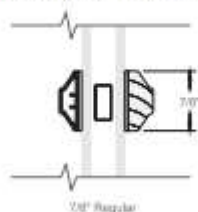


Lifestyle Series Double-Hung

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values ¹				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.			Canada ²		
										Zone			ER	Zone	
										Dual-Pane Vent					
										N	NC	SC	S	CA	
11/16"	Advanced Low-E IG	PEL-N-35-00362-00001	2.5	2.5	Argon	0.30	0.30	0.57	56		NC				
	with grilles-between-the-glass	PEL-N-35-00363-00001				0.30	0.27	0.50	56		NC				
	with Simulated Divided Light	PEL-N-35-00364-00001				0.30	0.27	0.50	56		NC				

Simulated-Divided-Light
Grilles with optional spacer



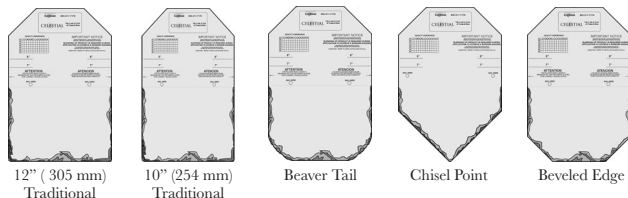


Polymeric Slate Tile Roof System

DESCRIPTION

Majestic Slate™ is a rubber and plastic-based Class C roof tile designed to provide the look of natural stone slate. Majestic Slate is manufactured with a state of the art formulation using recycled polyolefin polymers.

Majestic Slate comes in 10" (254 mm) and 12" (305 mm) widths, is 18" (457 mm) long and ¼" (6mm) thick, and is available in eleven (11) colors and the five (5) designs shown below.



ADVANTAGES

Majestic Slate provides the look of natural slate with these added advantages:

- High impact resistance that provides protection from hail, falling branches, foot traffic, ice and snow damage.
- Majestic Slate can be installed up to eight times faster than natural stone slate.
- The color in Majestic Slate has been added during formulation providing for color throughout the product. As with all roofing products, natural weathering will occur.
- EcoStar provides warranties for Majestic Slate for up to 50 years*

INSTALLATION

Temperature – If tiles have been stored in temperatures below 45°F (7°C), they must be restored to a temperature above 45°F (7°C) before installation. Ambient temperature should be at least 34°F (1°C) and rising.

Substrate – Majestic Slate should only be installed on a minimum of ½" (13 mm) plywood, minimum 7/16" (11 mm) OSB or minimum ¾" (19 mm) tongue and groove wood decking. Majestic Slate should not be applied over existing roof materials. Existing roof materials must be removed down to the deck, prior to installation.

Slope – Majestic Slate is not recommended for slopes less than 3/12 (14°). If this is desired, contact the technical department for review. On roof slopes less than 6/12 (27°), the tiles must be installed with a maximum 6" (152 mm) exposure. On roof slopes of 6/12 (27°) or greater, the tiles may be installed with a 6" (152 mm), 6½" (165 mm) or 7" (178 mm) exposure. **Chisel Point tiles may only be installed with a 6" (152 mm) exposure.**

Underlayment – Prior to installation, **Glacier Guard™** underlayment should be applied to all rakes, valleys, ridges, hips, eaves and any protrusions. **Aqua Guard™** is then applied over the remaining deck surface.

Fasteners – Fasteners must be ring shank stainless steel. **EcoStar Fasteners** are available in either hand drive style or pneumatic coil.

Color Variation – All Majestic Slate tiles come with shade variation. This shade variation may occur differently from pallet to pallet. Application of the product should not begin until all material has been delivered to the project site. Because of this shade variation the applicator must take precautions to ensure that the various shades of the product are properly blended. Tiles must be taken from different pallets and bundles to ensure consistency in application. **NOTE: EcoStar will not be responsible for the improper blending and application of the product. Contact EcoStar Customer Service for available factory-blended options.**

Natural weathering will produce further shade variations, even in tiles appearing to be identical in color when new.

Ventilation – Roof venting should be installed at the same time as the ridge tiles. EcoStar's **EcoVent™** ridge venting is recommended for quality attic ventilation and an improved aesthetic appearance of the EcoStar roof system.

Please refer to the Majestic Slate Installation Guide for specifics of installation.

PRODUCT SPECIFICATIONS

	10" Tiles	12" Tiles
PRODUCT CHARACTERISTIC		
Length	18" (457 mm)	
Width	10" (254 mm)	12" (305 mm)
Weight	1.4 lbs. (0.64 kg)	1.6 lbs. (0.73 kg)
Thickness	¼" (6 mm)	
PACKAGING INFORMATION		
Tiles per bundle	25	
Weight per bundle	35 lbs. (15.88 kg)	40 lbs. (18.14 kg)
Tiles per pallet	1400	
Weight per pallet	1,960 lbs. (889 kg)	2,240 lbs. (1016 kg)
Linear feet per bundle	20.75 ft. (6.32 m)	25 ft. (7.62 m)
FORMULATION		
Materials	Thermoplastic Olefin	
PHYSICAL PROPERTIES (Typical)		
Operating Range	-25°F to 200°F (-32°C to 93°C)	
Tensile (D-412)	1,500 psi (10,342 kpa)	
Water Absorption (D-570)	0% by wt.	
APPLICABLE STANDARDS		
UL Listed 790 Fire Resistance	Class C	
UL 2218 Impact	Class 4	
Texas Dept. of Insurance	Listed	

WARRANTIES

EcoStar warrants this product to be free of defects in workmanship and materials at the time of shipment from EcoStar's factory. EcoStar will at its option either supply new product or refund the purchase price of any product found to be defective hereunder.

EcoStar's limited warranties are the only warranties extended by EcoStar with respect to its materials. There are no other warranties, including the implied warranties of merchantability and fitness for a particular purpose. EcoStar specifically disclaims liability for any incidental, consequential, or other damages, including but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever.*

The dollar value of EcoStar's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the EcoStar material in question.

*See www.ecostarllc.com for available warranties.



42 Edgewood Drive | Holland, NY 14080 | Tel: 800.211.7170 | www.ecostarllc.com

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Portland Historic Resources Inventory

Property Address: 681 Congress Street

Inventory #: DS-3

Assessor's C/B/L: 47-C-35

District: Deering Street

Map #: 3

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Deering Street

Date of Placement: Local 08/01/1990 National 01/27/1983

Description of Significant Features and Subsequent Alterations:

The William Hammond House is a 2-1/2 story brick Italianate house with a cubical form and symmetrically arranged facade. The height of the building is emphasized through several techniques. The raised brick corner pilasters support an entablature comprised of an attic story created by several brick stringcourses beneath a wood beltcourse. Above these horizontal elements are three square frieze-band windows on each elevation. Paired brackets support the overhanging cornice at each corner. Smaller paired brackets adorn the cornice between the larger corner brackets. The verticality of the block is apparent in the long second story windows, the same size as the first story. Slightly pedimented entablatures cap the 6/6 windows. Two bay windows flank a central portico that has been altered by the addition of wood siding, the replacement of round columns by square piers, the removal of a denticulated cornice, and the loss of a wood balustrade. The bay windows have been similarly altered.

Other changes from the building's original appearance include the removal of a character-defining Italianate cupola which rose above the tall interior end wall chimneys, and the removal of a stone hood and balcony that embraced the central window of the first floor of the eastern elevation. The original double doors remain though the windows have been replaced with wood panels.

The granite retaining wall and steps are extant, though the original fence is gone. The wrought-iron railing on the front steps is a replacement for the original cast-iron railing. The brick rear ell was originally two stories, its quasi-mansard roof was added along with a contemporary brick addition when the property was converted to Longfellow Commons, an elderly housing project. At that time the bricks of the main house were repointed.

Original Owner: William Hammond, owner of ship chandlery firm: Jones & Hammond

City Review of Certificates:

Date	Action	Type	Summary of Work
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Property Name: William Hammond House
Property Name(Other): Longfellow Commons
Street Address: 681 Congress Street
Town: Portland County: Cumberland
Date Surveyed: 11/1990 Surveyor: Rick Redlon
Updated: by (date) (surveyor)
by
by

Owner Name: First Portland Development Associates
Owner Address: 81A Main Street, Gorham

Primary Use (Present): MULTI FAMILY HEALTH CARE

Condition: FAIR

ARCHITECTURAL DATA

Primary Stylistic Category: ITALIANATE

Other Stylistic Category:

Height: 2 1/2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 3 Bay

Appendages: REAR ELL

Porch: ATTACHED ONE STORY LESS FULL WIDTH

Plan: CENTRAL HALL

Primary Structural System: BRICK

Chimney Placement: INTERIOR END

Roof Configuration: HIP

Roof Material: ASPHALT

Exterior Wall Materials: BRICK

Foundation Material: GRANITE

Outbuildings/Features: FENCE OR WALL

HISTORICAL DATA

Documentated Date of Construction: 1850

Estimate Date of Construction:



Date Major Additions/Alterations:

Rear additions; cupola removed

Architect:

Contractor:

Original Owner: William Hammond, owner of ship chandlery firm

Subsequent Signific. Owner: Dr. Stephen H. Weeks (see COMMENTS)

Dates: 1882-1909

Cultural/Ethnic Affiliation:

Historic Context(s): HABITATION

Comments:

PHRI 1976; 1924 Tax Assessor's Report; Pancoast File; 1969 Survey Form

Queens Hospital 1910-c.1940 (predecessor of Mercy Hospital)

Historical Drawings Exist N

Location:

ENVIRONMENTAL DATA

Site Integrity: Original Y Moved N Date Moved





681
Camp

47-C-35

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
144 STATE STREET (Winter Street frontage)

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: March 12, 2021
RE: March 17, 2021 WORKSHOP – Preliminary Review of Proposed New Construction

Address: 144 State Street
Winter Street frontage of Mercy Hospital property (corner of Spring & Winter)
Applicant: NewHeight Redfern LLC and Community Housing of Maine (CHOM)
Project Architect: Ryan Senatore

Introduction

Architect Ryan Senatore, on behalf of applicant Community Housing of Maine, has requested a preliminary workshop to introduce plans for the construction of a four-story, multi-bay residential structure at the northeast corner of Spring Street and Winter Street. The proposed affordable housing development will accommodate 41 residential apartments intended for families, a housing type which is in short supply in the city. The project site is part of Mercy Hospital's property that will be redeveloped into a variety of new uses in the coming years. A number of new construction and historic rehabilitation projects proposed for the Mercy property are slated to come before the Board in the coming weeks, but the Board will be focusing specifically on the family housing project at the March 17th workshop.



Although the project can be reviewed as a stand-alone development, there is an intended relationship to other existing and proposed buildings on the property, particularly where the rear elevations of State Street buildings and Winter Street buildings face the interior of the lot and where a shared access drive or “woonerf” is proposed to serve the abutting structures. To provide some context for the Board’s review of the family housing project, staff has also requested that the developers provide a brief overview of their master plan for the entire Mercy property at the start of the workshop. Staff has also included views of project in the context of other proposed development on the Mercy property—see ATTACHMENT 3. Note that while these images are provided for general informational purposes, other elements of the overall master plan, including proposed site amenities, are not the focus of Wednesday’s review. They will be brought to the Board for detailed discussion in the coming weeks.

Enclosed is a project description provided by Mr. Senatore, an aerial view showing the position of this development in relation to the existing Mercy complex, plans and elevations. Mr. Senatore has also provided several current and proposed perspective views of the development in its surrounding context.

Background

To facilitate the redevelopment of the Mercy property and accommodate the uses and density proposed for the site, developer NewHeight Redfern LLC submitted an application for zoning map and text amendments. Mercy’s land holdings include properties at 102, 120 and 148 State Street and are currently occupied by the Mercy Hospital campus, the historic Morrison House immediately north of the hospital on State and parking lots on the south side of Spring Street. All of the properties are located within the West End Historic District and include frontages on State, Spring and Winter.

The requested zoning changes were reviewed and recommended by the Planning Board and approved by the Council in February. The zoning map amendment changes the existing R-6 zone to a B-3 zone. In addition, proposed text amendments include:

- Amendment to the Downtown Height Overlay Map to create an 85’ height allowance on the State Street frontage in the B-3 zone on this site and a 35’ and 45’ height limit on the Winter Street frontage in the B-3 zone on this site
- Text amendments to permit limited additional uses in the B-3 zone

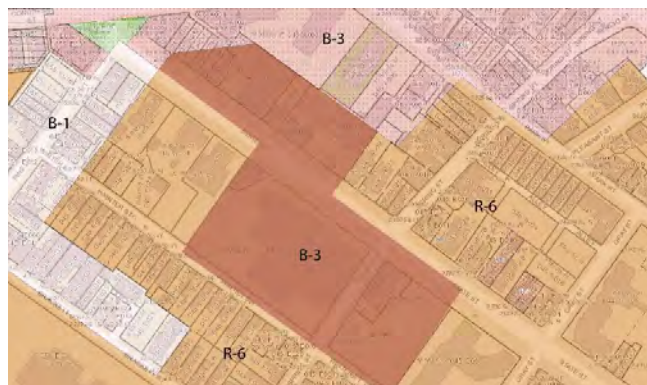


Fig. 1: Zoning Map Amendment (R-6 to B-3)

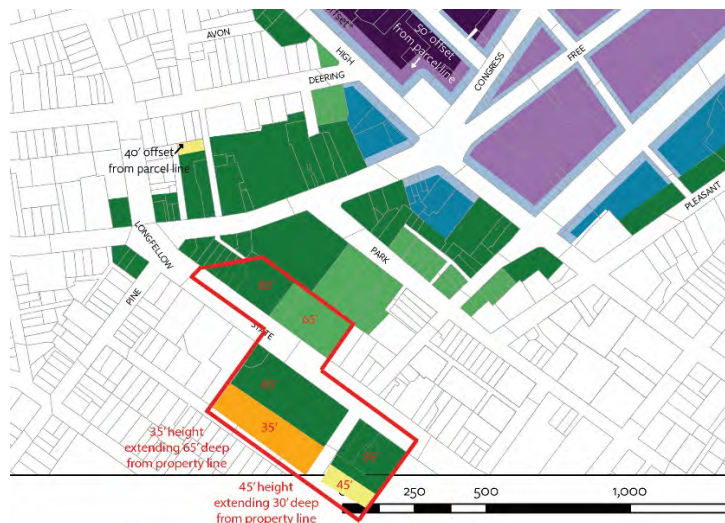


Fig. 2: Changes to Downtown Height Map

The requested actions would facilitate the adaptive reuse of the existing Mercy Hospital building and the Morrison House as phase 1 of the larger overall redevelopment of the Mercy Hospital campus. The proposed phase 1 development would include 175 residential units, 68 on-site parking spaces, a medical clinic, a fitness facility, commercial/retail space, office space, a self-storage facility, and tenant amenities.

The objective for these amendments is to allow for the adaptive reuse of the existing Mercy hospital building and redevelopment of the site in order to allow a broader range of uses including commercial, higher density residential, and to accommodate the existing non-conforming height and dimensional standards for the hospital building as well as to allow for future new construction on the sites. Unlike the existing R-6 zone, which is intended for high density residential uses and does not permit commercial uses, the B-3 Neighborhood Business Zone would allow a mix of permitted uses such as residential, office, grocery, medical clinic, restaurant, and retail.

As noted above, staff has requested that a representative of NewHeight Redfern LLC provide a brief introduction at the start of the workshop. While NewHeight Redfern currently owns and controls the entire property and sought the zoning changes, staff understands that the developer plans to sell a portion of the property to CHOM. In addition to the family housing project now before the Board, CHOM plans to build a senior housing development immediately west of this development. An application for the senior housing project has also been submitted.

Project Context

Mercy Hospital's property extends the full depth of the block between State and Winter, two street frontages which are decidedly different in scale and character. State Street is one of Portland's signature streets, lined by some of the most architecturally prominent historic buildings in the city. Architecturally, the street is varied and eclectic in nature, with

buildings representing a wide range of (mostly) 19th century architectural styles, building types and material palettes—late Federal brick mansions and double houses, Greek Revival temple-front and Gothic wood frame structures, richly detailed Romanesque Revival residences, a cathedral with stone façade set back from the street and an imposing brownstone Gothic Revival church, to name but a few. Included within the West End Historic District, a number of these building are also recognized as individual landmarks. What unifies this eclectic mix is the quality of their architecture and their stately scale. The generous width of State Street itself, with its esplanades on both sides, reinforces the stature of the street.

The Mercy Hospital building, completed in 1942, continues the eclectic nature of the street's architecture. The building is imposing for its size--six stories with a seven-story entrance tower and unusually long frontage. While the brick building is not of the architectural caliber of its neighbors, and is significantly larger, it takes its place comfortably along the State Street streetscape.

Turning from State onto Spring and Winter, the scale and architecture shifts dramatically to a more modest residential character. Winter Street itself is much narrower than State and its buildings are generally vernacular, mostly wood frame and modest in scale (ranging from 1 ½ to 3 stories). Like State Street, Winter Street is also fairly eclectic. The subject block features a number of small, gable-end-to-the-street former single-family homes, but it also features double houses and triple deckers. While clapboard predominates, there are a number of brick residences along the street as well.

The north side of the street has long been dominated by open parking lots. Not only do Mercy's parking lots front onto Winter, but the Portland Club and funeral home on State Street have parking lots that extend to Winter Street as well. Fencing of various styles and quality separates the parking from the sidewalk.

The portion of Spring Street within the project area features mostly mid-19th century, 2 ½ story residential structures of various styles and materials.

The rowhouse as a building type is not present in the immediate vicinity of the project site, but there are numerous examples of rowhouses within the larger West End context. These were built during virtually every era of the peninsula's development and include Park Row of 1835, Stratton Court across from Victoria Mansion, J. B. Brown's Victorian rowhouses on Neal Street, and more recent examples on Vaughan and Neal.

Proposed Development

Located at the corner of Winter and Spring, directly behind the Mercy Hospital building, the proposed development extends 218 feet along Winter and 47 feet on Spring. The building has a floor plate is 10,418 SF (total square footage 42,197) and is four stories and 44 feet tall. Mechanicals, which are set back from the edges of the building, rise an additional 5 feet.

Note that although the height map has been amended to establish a 35' maximum height along Winter Street (45' would have been allowed under the R-6 zone), affordable housing projects may receive a height bonus of up to 25 feet. The proposed family housing project, which is 100% affordable, is 44 feet tall.

Although the units are served by a common entrance and interior corridor, the building presents itself as a series of connected rowhouses, with a series of six entries off the sidewalk. All of the entries are marked by projecting canopies. The two entries at the north end of the block are at grade; the other entries are one, two or three steps above grade. This reflects the slope of the site. These elevated entrances feature a more traditional porch-like element with a balustrade that separates the entry from the sidewalk

The building composition is divided both vertically and horizontally. A continuous horizontal band separates the first story from the upper floors and another horizontal band appears above the third story. This device is used as a scaling element. The fact that the two-story window "bays" terminate at the third-floor level also provides a scaling element. Shallow canopies supported by brackets are shown at the top of these bays. The bays feature wide paneled framing around paired windows and are set off from the exterior siding by their contrasting trim color. Because they are positioned above the building entrances and at the recessed end bays, they reinforce the entries, punctuate the façade and help provide some visual interest. The Winter Street façade itself features a series of projecting and recessed bays, which help to break down the long frontage of the building. Shifts in the color of the exterior siding break up the frontage as well

The building exterior is clad in composite clapboard and shiplap siding. Shiplap appears at the ground floor and top floor levels, with clapboard in between. Cornerboards in a contrasting trim color help accentuate the projecting bays. One-over-one windows feature vertical proportions. No window specification has been provided.

Like the Winter Street façade, the shorter Spring Street and west elevations feature a projecting bay. The same two-story window grouping accentuates this projecting bay. Fenestration on these façades features a combination of single and paired windows. At the Spring Street end, the building is elevated above a foundation.

Given the wide opening off Spring Street which will provide access to the interior of the block, the rear elevation of the proposed building will be highly visible. The composition of this elevation is much like the street-facing elevations, but without the projecting bays. The ground floor entries are also treated as secondary entries.

As noted above, renderings have been provided that show the planned site treatment for the property (see ATTACHMENT 3). Staff suggests that discussion of the site improvements be postponed for review as part of the developer's application for the rehab/adaptive reuse of the hospital and adjacent Morrison House.

Applicable Review Standards

from *Standards for Review of New Construction*

Compatibility Factors for Evaluation:

Scale and Form

- Height
- Width
- Proportion of principal facades
- Roof shapes
- Scale of the structure

Composition of Principal Facades

- Proportions of openings
- Rhythm of solids to voids in facades
- Rhythm of entrance porch and other projections
- Relationship of materials, texture and color
- Signs, canopies and awnings

Relationship to the Street

- Walls of continuity
- Rhythm of spacing and structures on streets
- Directional expression of principal elevations

Attachments:

1. Project description
2. Plans, elevations, details and before/after perspective views
3. Views of project in context of other proposed development on Mercy property

November 10, 2020

Deb Andrews
Historic Preservation Program Manager
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: Mercy CHOM Family Apartments - Design Narrative

The proposed building to be located on Winter Street in Portland's West End Neighborhood consists of 41 residential apartment units intended for Families. The building is a 4 story structure along the street.

Prior to developing the building concept we spent much time walking the streets of the West End, analyzing existing streetscapes, building massing, forms, materials and textures. This approach allowed us to develop a design concept that is grounded by the existing neighborhood context but reflects our contemporary time.

The neighborhood is comprised of a diverse palate of Architectural forms, scales and density. Winter Street and the surrounding neighborhood blocks have a variety of Architectural forms and massing.

We designed the building using color, massing and texture to scale the building as reflected on the Winter Street elevation, to create a facade rhythm similar in proportion to the local residential building types. The building is broken along the street wall with projecting facade bays to scale the facade and create visual interest and shadow lines. The punched opening window pattern also helps scale the facade, which is a common pattern throughout the surrounding neighborhood. The ground floor apartment units have exterior porches that open onto Winter Street, this is a common element along the street and provides a direct connection for the residents of the building to the sidewalk and neighborhood.

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The siding materials proposed are factory finished composite lap siding and composite shiplap siding, chosen for their traditional crisp appearance and long term durability. The windows proposed are dark in color to compliment the siding colors and also further reinforce the crisp simplicity of the design. The roofing proposed is an EPDM roof membrane.

The design of Mercy CHOM Family Apartments is derived from the Vernacular Architecture that exists in the neighborhood, we have used color, texture, massing and rhythm as tools to scale the project and integrate it into the existing neighborhood fabric.

We look forward to discussing the project at the upcoming Historic Preservation Board workshop.

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

207-747-5159

senatorearchitecture.com

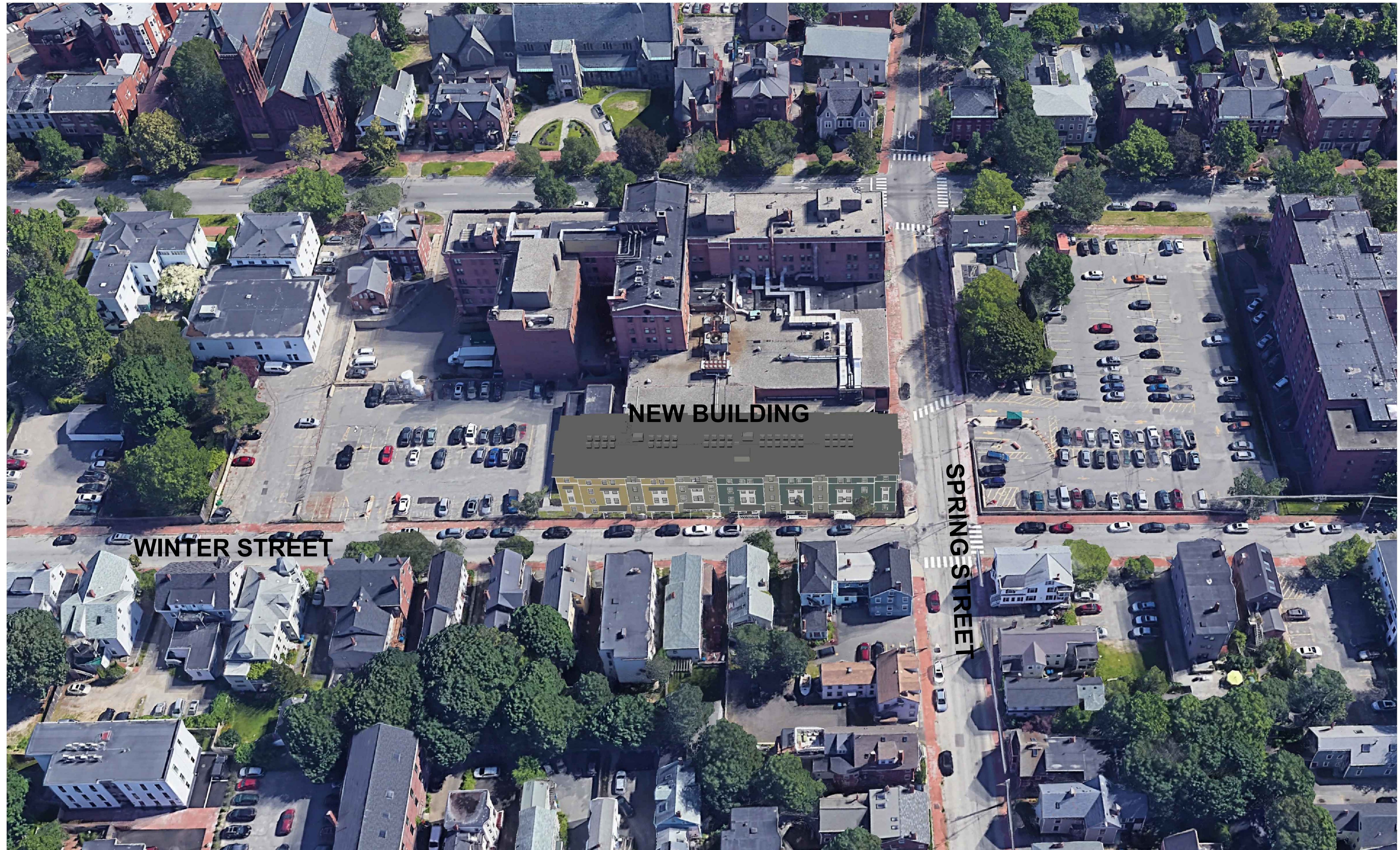
ryan@senatorearchitecture.com

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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



1 VIEW FROM ABOVE
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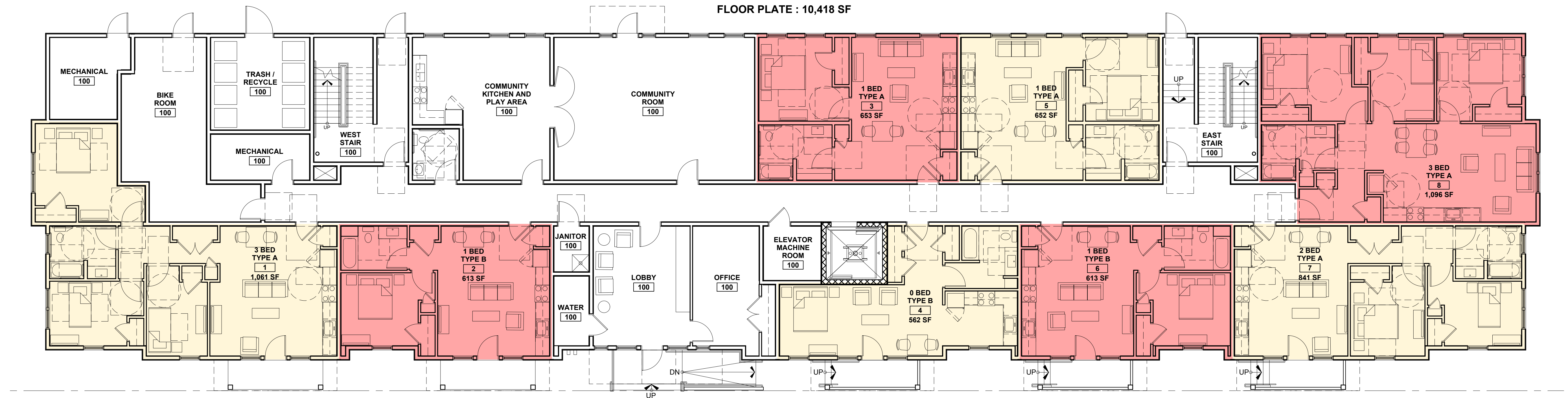
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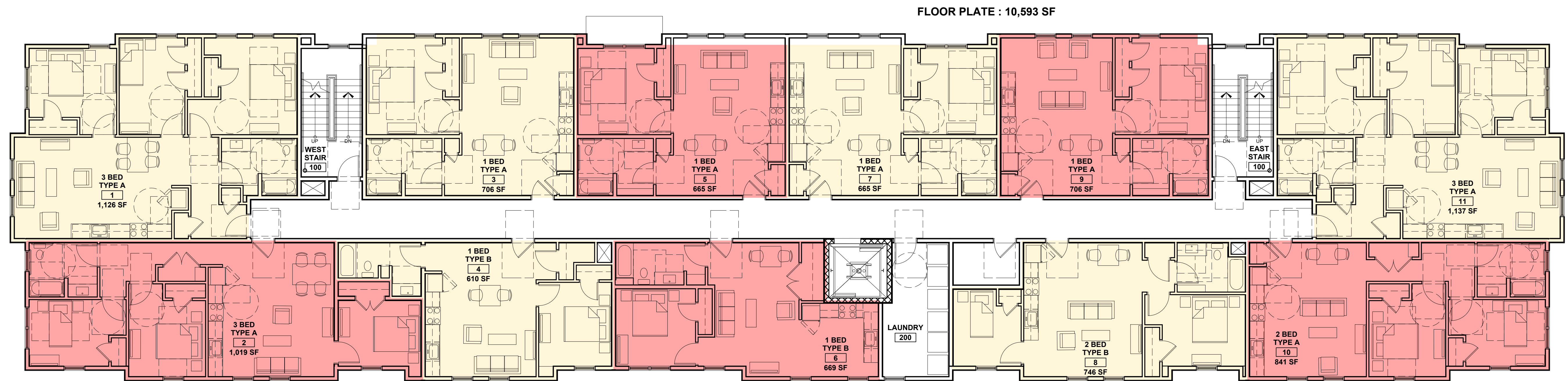
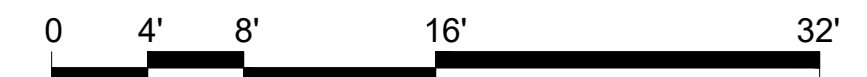
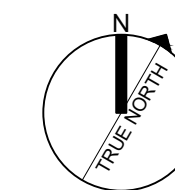
FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

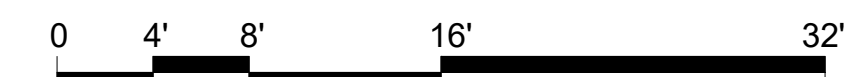
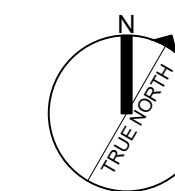
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1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND, THIRD, FOURTH FLOOR PLAN
1/8" = 1'-0"



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FAMILY APARTMENTS
WINTER STREET, PORTLAND, MAINE

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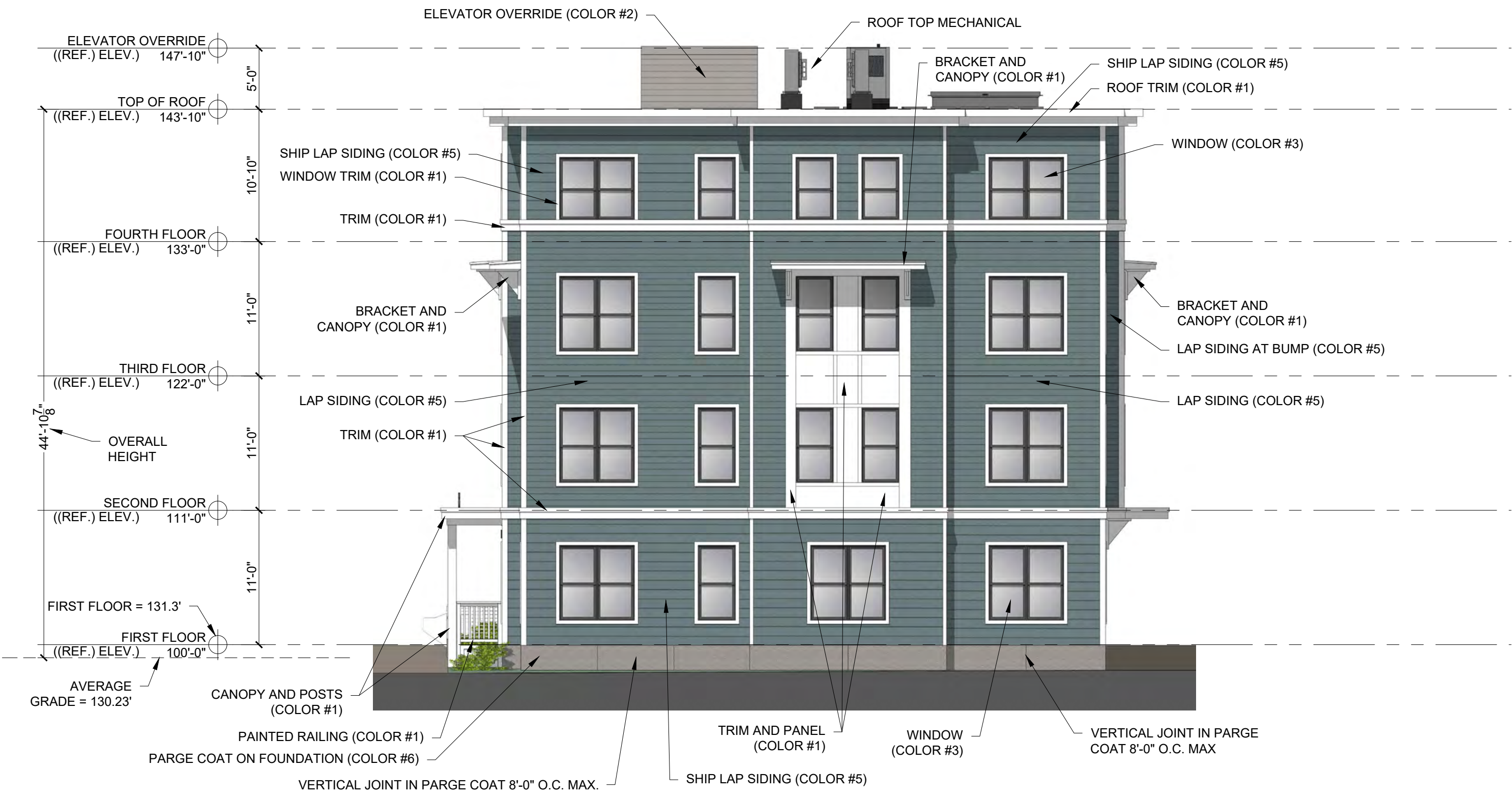
1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIALS KEY

ITEM	INFORMATION	COLOR
TRIM - COLOR #1	PVC	WHITE
SHIPLAP SIDING - COLOR #2	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	PEARL GRAY
WINDOW - COLOR #3		BLACK
SHIPLAP SIDING - COLOR #4	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	EMBELLISHED CREAM
SHIPLAP SIDING - COLOR #5	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	BOOTHBAY BLUE
PARGE COAT - COLOR #6		MEDIUM GRAY
LAP SIDING - COLOR #2	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	PEARL GRAY
LAP SIDING - COLOR #4	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	EMBELLISHED CREAM
LAP SIDING - COLOR #5	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	BOOTHBAY BLUE

MATERIALS NOTE:

1.) ALL DIS-SIMILAR METALS TO BE ISOLATED FROM ONE ANOTHER WITH ADHERED STRIPS OR SEALANTS TO PREVENT GALVANIC ACTION



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



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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



1 NORTH ELEVATION
1/8" = 1'-0"

MATERIALS KEY

ITEM	INFORMATION	COLOR
TRIM - COLOR #1	PVC	WHITE
SHIPLAP SIDING - COLOR #2	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	PEARL GRAY
WINDOW - COLOR #3		BLACK
SHIPLAP SIDING - COLOR #4	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	EMBELLISHED CREAM
SHIPLAP SIDING - COLOR #5	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	BOOTHBAY BLUE
PARGECOAT - COLOR #6		MEDIUM GRAY
LAP SIDING - COLOR #2	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	PEARL GRAY
LAP SIDING - COLOR #4	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	EMBELLISHED CREAM
LAP SIDING - COLOR #5	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	BOOTHBAY BLUE

MATERIALS NOTE:

1.) ALL DIS-SIMILAR METALS TO BE ISOLATED FROM ONE ANOTHER WITH ADHERED STRIPS OR SEALANTS TO PREVENT GALVANIC ACTION



2 WEST ELEVATION
1/8" = 1'-0"



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WINTER STREET, PORTLAND, MAINE

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1 ROOF TOP PERSPECTIVE IMAGE
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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

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1 VIEW LOOKING NORTH ON SPRING STREET - EXISTING



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1 VIEW LOOKING NORTH ON SPRING STREET - PROPOSED



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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



1 VIEW LOOKING WEST ON WINTER STREET - EXISTING



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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

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1 VIEW LOOKING WEST ON WINTER STREET - PROPOSED
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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



1 VIEW LOOKING EAST ON WINTER STREET - EXISTING
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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

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1 VIEW LOOKING EAST ON WINTER STREET - PROPOSED
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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

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1 VIEW LOOKING SOUTH ON SPRING STREET - EXISTING



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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



1 VIEW LOOKING SOUTH ON SPRING STREET - PROPOSED

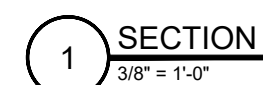


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WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



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STATE STREET

FORMAL ENTRY

MORRISON HOUSE

MERCY HOSPITAL
BUILDING

PORTLAND CLUB

LOADING

EMERGENCY WING

PARKING

SPRING STREET

WINTER STREET

EXISTING CONDITIONS PLAN



STATE STREET

RESTORED STREETSCAPE

ENTRY TERRACE

MORRISON HOUSE

PORTLAND CLUB

MERCY HOSPITAL
BUILDING

COMMUNITY SPACE

COURTYARD

SPRING TERRACE

SPRING STREET

PUBLIC ROW

SUBSURFACE
SWM

WOONERF

CHOM - SENIOR BUILDING

CHOM - FAMILY BUILDING

WINTER STREET

OVERALL ILLUSTRATIVE PLAN



ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN



OVERALL SITE PROGRAMMING









