

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, November 3, 2021, 5:00 PM. Due to the existence of an emergency or urgent issue, the Historic Preservation Board will conduct this meeting by remote methods/technology at the Zoom link provided below in accordance with the requirements of 1 M.R.S. section 403-B and the City Council's Remote Participation Policy.

Public comments will be taken for each item on the agenda during the allotted time and written comments should be submitted to hp@portlandmaine.gov. Please note that the placement of this item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item's approximate start time.

When participating via Zoom, 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 moderator when it is time for public comment.** For more information on how to use Zoom, please go to: <https://www.portlandmaine.gov/remotePUD>

ZOOM INFORMATION

You are invited to a Zoom webinar.

When: Nov 3, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Public Hearing and Workshop 11/03/2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/86289512541>

Or One tap mobile: US: +13017158592,,86289512541# or +13126266799,,86289512541#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 862 8951 2541

International numbers available: <https://us02web.zoom.us/j/86289512541>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 6, 2021**
 - i. Certificate of Appropriateness for Site Alterations, including Labyrinth Installation; 143 STATE STREET; St. Luke's Cathedral, Applicant. The Board voted 5-0 (O'Brien, Tate absent) to approve the application as submitted.
3. **COMMUNICATION AND REPORTS**
4. **PUBLIC HEARING**
 - i. Certificate of Appropriateness for Amendment to Previously Approved Plans; ONE CONGRESS SQUARE, Pacific & Southern Company Inc., Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Dormer Modifications and Rear Ell Replacement; 28 ST. LAWRENCE, Maggy Wolf, Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
ONE CONGRESS SQUARE

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: October 29, 2021
RE: November 3, 2021 **PUBLIC HEARING – Review of Amendments to
Approved Plans – Vehicle
Garage**

Address: 1 Congress Square (128 High Street)
Applicant: WCSH6 – Nathan Tinsley, Facility Manager
Property Owner: Pacific Southern Company
Project Architects: Mark Wilcox, Winton Scott Architects

Introduction

On behalf of television station WCSH, architect Mark Wilcox of Winton Scott Architects has requested a public hearing to review amendments to the approved plans for new construction of a vehicle storage garage behind the offices of WCSH at 1 Congress Square, a.k.a 128 High Street. On July 15, 2020, the Board voted 7-0 to approve plans for the vehicle garage and a new employee entrance, with the condition that after conferring with HP staff to address Board concerns about the garage, the architect was to present revised plans to the HP Board for a consent review.

On September 16, 2020, the Board consented to a final staff review and approval of revised plans dated 9/14/20, with the condition that staff and the architect revisit the vehicle door design. (See Attachment 3 for 9/14/20 plans.) In August, 2021 Mr. Wilcox approached staff with revised elevations, including siding and door changes and an alternate flat roof design. Because the sum of revisions to siding, door, and roof amounted to significant changes to the approved plans, staff elected to take the amended plans to the Board for final review as an agenda item on November 3, 2021. There are no changes proposed for the approved employee entrance design on the side of the office building (also approved on July 15, 2020,) so that portion of the project is not addressed in this communication or the November 3 hearing.

I:\Shared drives\PUD - Planning\4 Historic Preservation\HP Board Memos\2021 Memos\11-3-21 Congress Square 1, Vehicle garage amendments PH.docx

Mr. Wilcox has submitted a project description and a package showing the new elevations and perspective drawings compared to those previously approved. Staff includes the set of plans presented to the Board for the consent review on September 16, 2020, as well as the staff memo prepared for the July 15, 2020 public hearing, for background information.

Summary of Previous Reviews

During the July, 2020 public hearing and the September, 2020 consent review Board members raised a number of questions about materials, siding and door types, wall coverings with grilles or open sections, security, and general coherence of design and material palette. In the revision presented at the September 2020 consent review, the lower west wall was proposed as a galvanized steel grille, with a large open area above 7'. The 12' high rolling overhead door on the south was shown as mostly solid, with rows of vision slots at eye level. This south face with the door had a number of siding types and surfaces, and lacked coherence, in staff's opinion. Board members asked staff and the architect to arrive at a door design with a more open appearance to add consistency with the treatment on the more open west side.

In conversations between HP staff and the architect in August and September, 2021, the design continued to evolve, as Mr. Wilcox and his clients shifted to a more secure and closed wall covering program, and suggested a flat roof for a simpler, more recessive building.

Proposed Design Amendments

Please see Mr. Wilcox's project description and drawings prepared for the November 3, 2021 hearing. Notable changes from the plans reviewed for consent on September 16, 2020:

- A flat roof is slightly pitched toward the south, west, and north, with gutters on those sides. This makes the front (south) face 21" lower than in the shed-roofed version seen in 2020.
- There are two types of metal siding, with a lighter color from the same color family on the flush, vertical upper sections.
- A solid, painted metal door for people will be at an angle, from the front corner of the garage to the rear corner of the office building. Above this door the space between the new garage and the existing building is shown as open, as is the hidden fourth (east) wall of the new garage – open to the back of the office building.
- The vehicle door is proposed to be painted the same color as the upper siding.

Staff Comments

Located near the back corner of the parking lot and the massive, noncontributing brick

office building and almost under a tower of broadcasting and receiving equipment, the new garage is not anticipated to be a large presence on the property. The entry door at the corners of the new and existing structures provides a low visual connector that creates the effect of an addition rather than a separate building.

Staff believes the garage design has improved in the past year, and supports the roof change and move to a simpler, more solid system of wall coverings. Colors of a new structure are generally not part the historic preservation review, except when they are critical to the compatibility of the project. Overall, staff finds the amended design more recessive and compatible, and having had some discussions about the color palette and detailing with Mr. Wilcox, we suggest any further Board concerns or suggestions could be handled at the staff level, should the Board attach any conditions to a decision.

Applicable Standards for Review:

Sec. 14-651.5 Standards for Review of Alterations to or Redesign of Noncontributing Structures

- a. In considering an application for a certificate of appropriateness involving alterations(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 [Standards for Alterations] shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

Sec. 14-650 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.*
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the November 3, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed amendments to the approved plans for new construction at 1 Congress Square (128 High Street) **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Architect's summary letter
2. Architect's amended plans and images, for 11/3/21 public hearing
3. Plans presented at 9/16/20 consent review
4. Staff report and attachments – 7/15/20 public hearing



WCSH6 Improvements

Project Summary
October 27, 2021

With the goal of improving overall security and staff access to its building, WCSH proposes a revised design with the following changes to the previously approved vanport for their two satellite communication vans:

- Instead of an open-sided structure, the updated design will include solid metal siding of two complementary profiles on the public sides of the addition.
- The overhead rolling door for the vehicles will be upgraded to one with a thicker steel slat.
- In order to provide a better organized treatment of the facades, the roof will be changed from a shed roof to a flat roof. Although the rear of the building will be taller, the front of the building to the eave on the south side will be 21" lower. This will also allow an organized layering of the materials on the elevations which will uniformly carry around the structure. A minor tier will carry around all four sides of the open structure. This portion of the façade will also reflect the space used by the overhead door equipment.
- The communications tower area will be enclosed with new fencing, which will provide staff access to an existing rear door. This will give staff two choices for entering the building in the event one is not easily accessed.

Mark Wilcox
Maine Registered Architect

WCSH6

Satellite Vans Carport

11 / 3 / 21

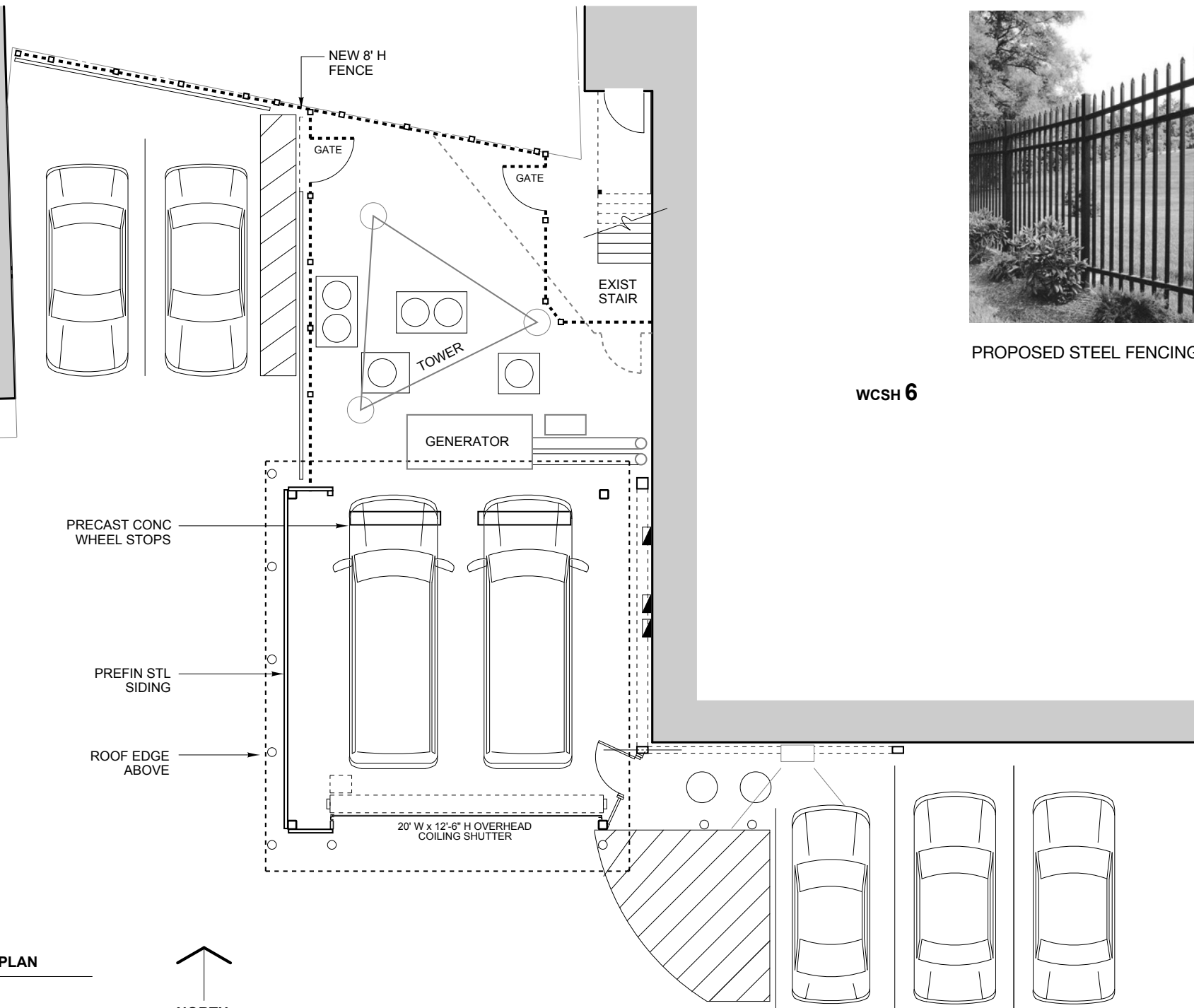


High Street View 1



Satellite Vans 2

23 SPRING
STREET PLACE



PROPOSED STEEL FENCING

WCSH 6

PROPOSED FLOOR PLAN

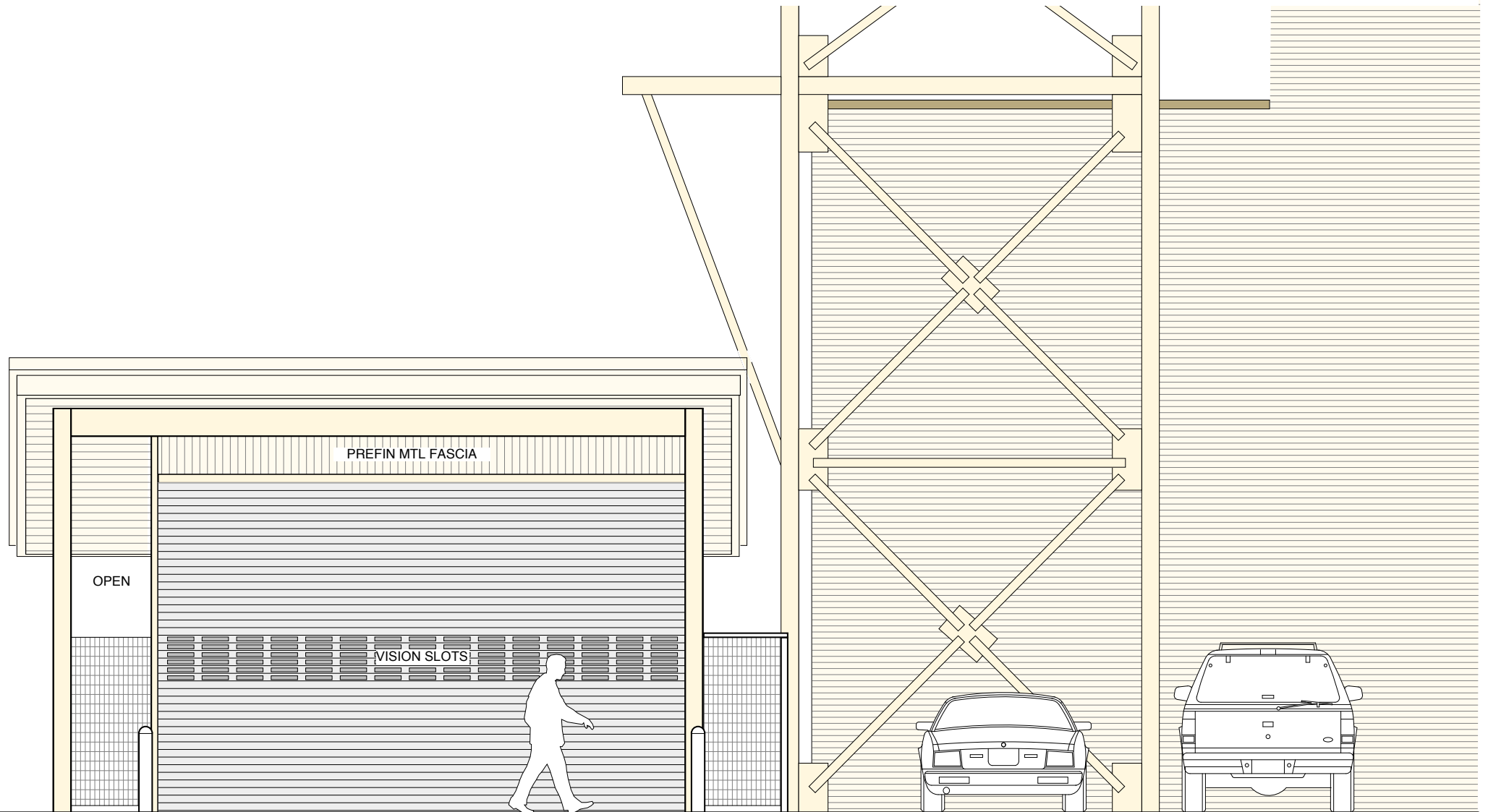




High Street Entrance 4A



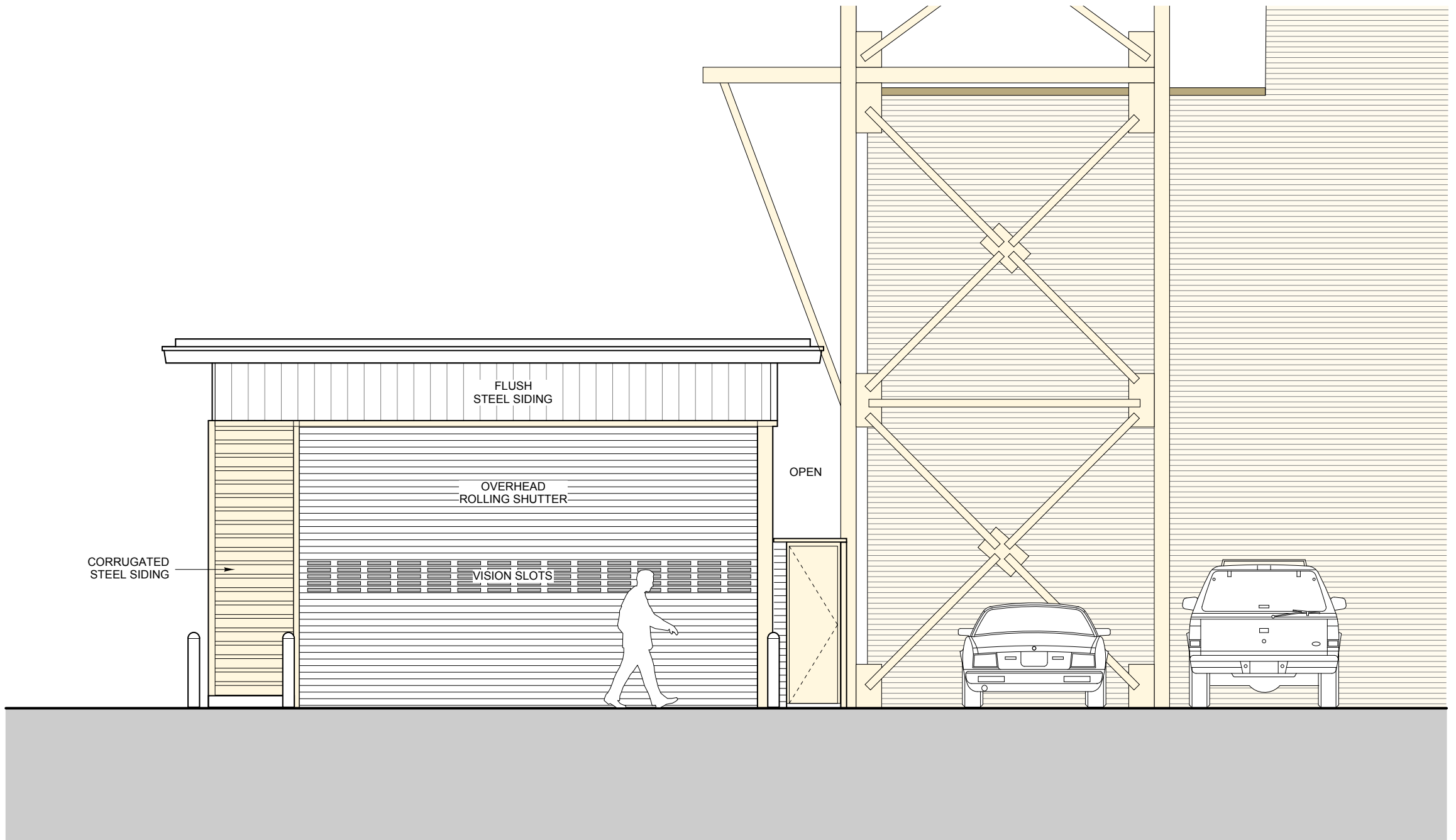
High Street Entrance 4B



SOUTH ELEVATION

1/4" = 1' - 0"

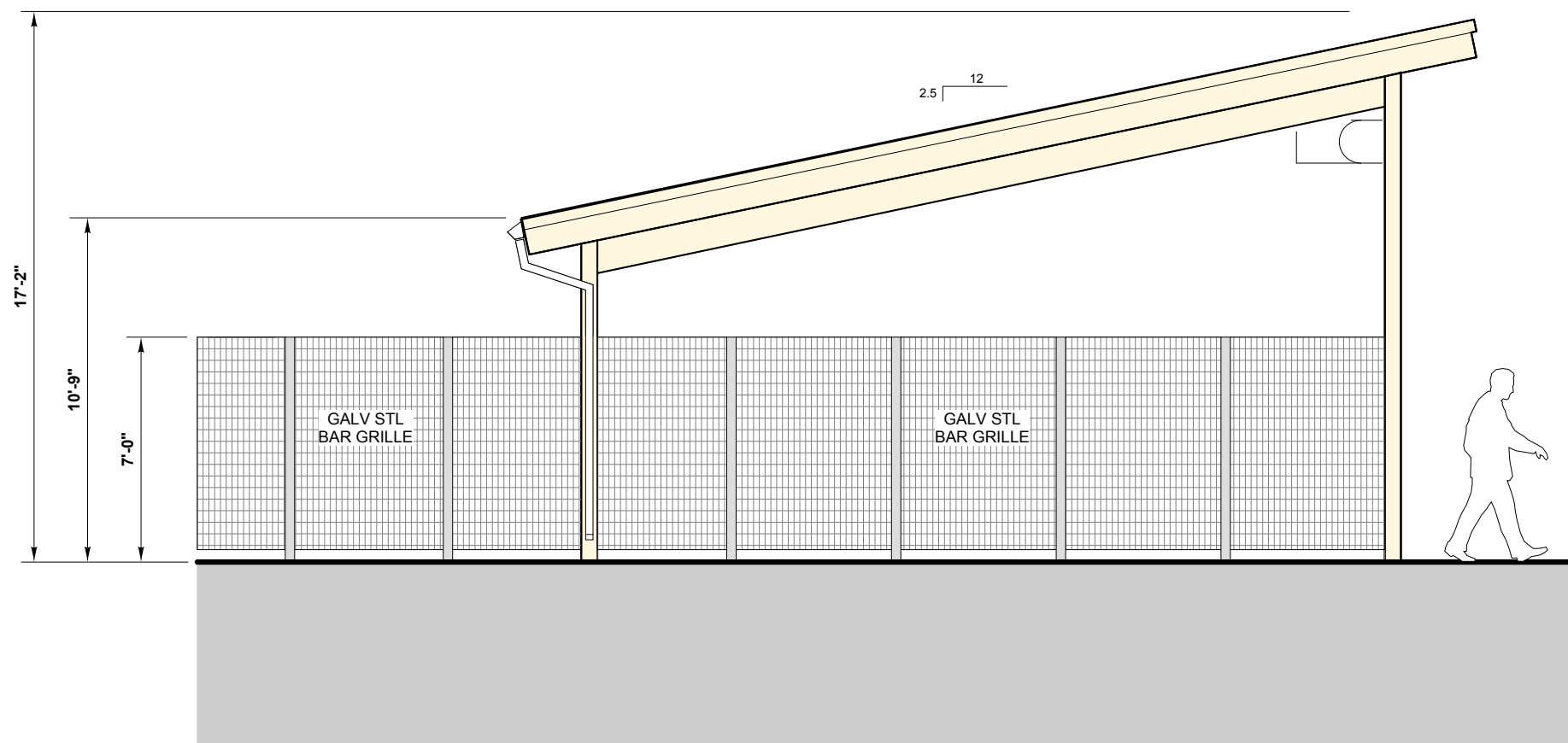
Vanport Front 5A



SOUTH ELEVATION

1/4" = 1' - 0"

Vanport Front 5B



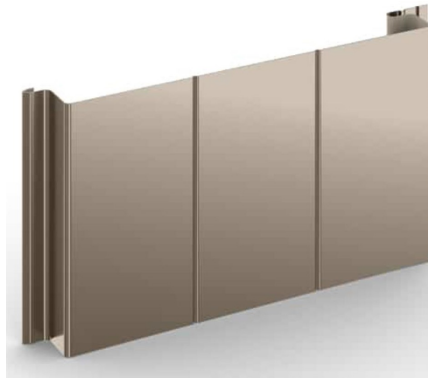
WEST ELEVATION

1/4" = 1' - 0"

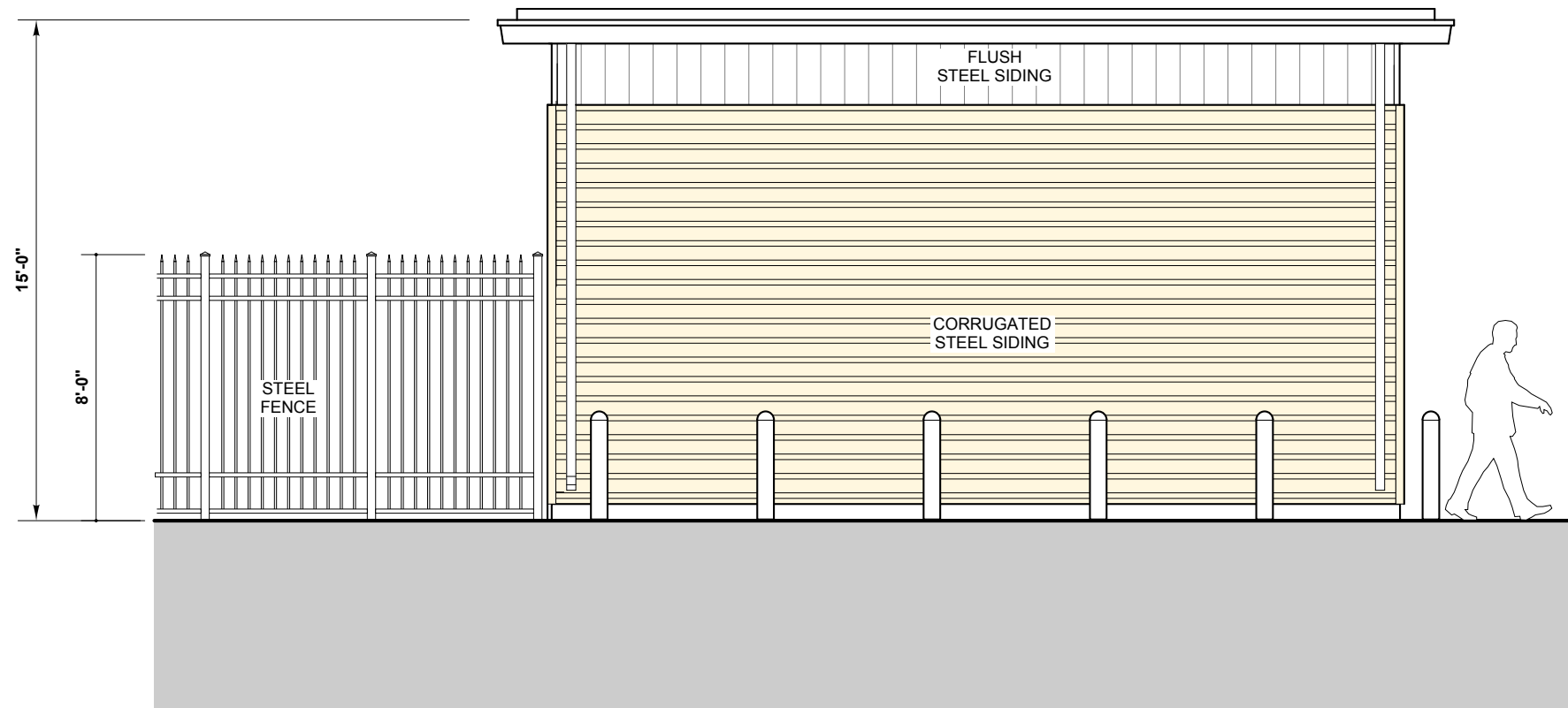
Vanport Side 6A



CORRUGATED STEEL SIDING



FLUSH STEEL SIDING



WEST ELEVATION

1/4" = 1' - 0"

Vanport Side 6B



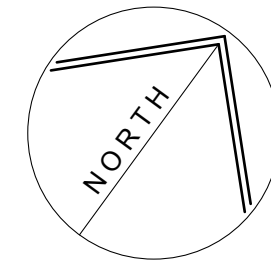
NORTH ELEVATION

1/4" = 1' - 0"

Vanport Rear 7



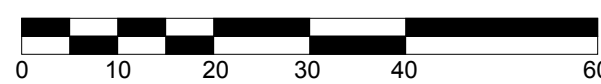
PROJECT LOCATION



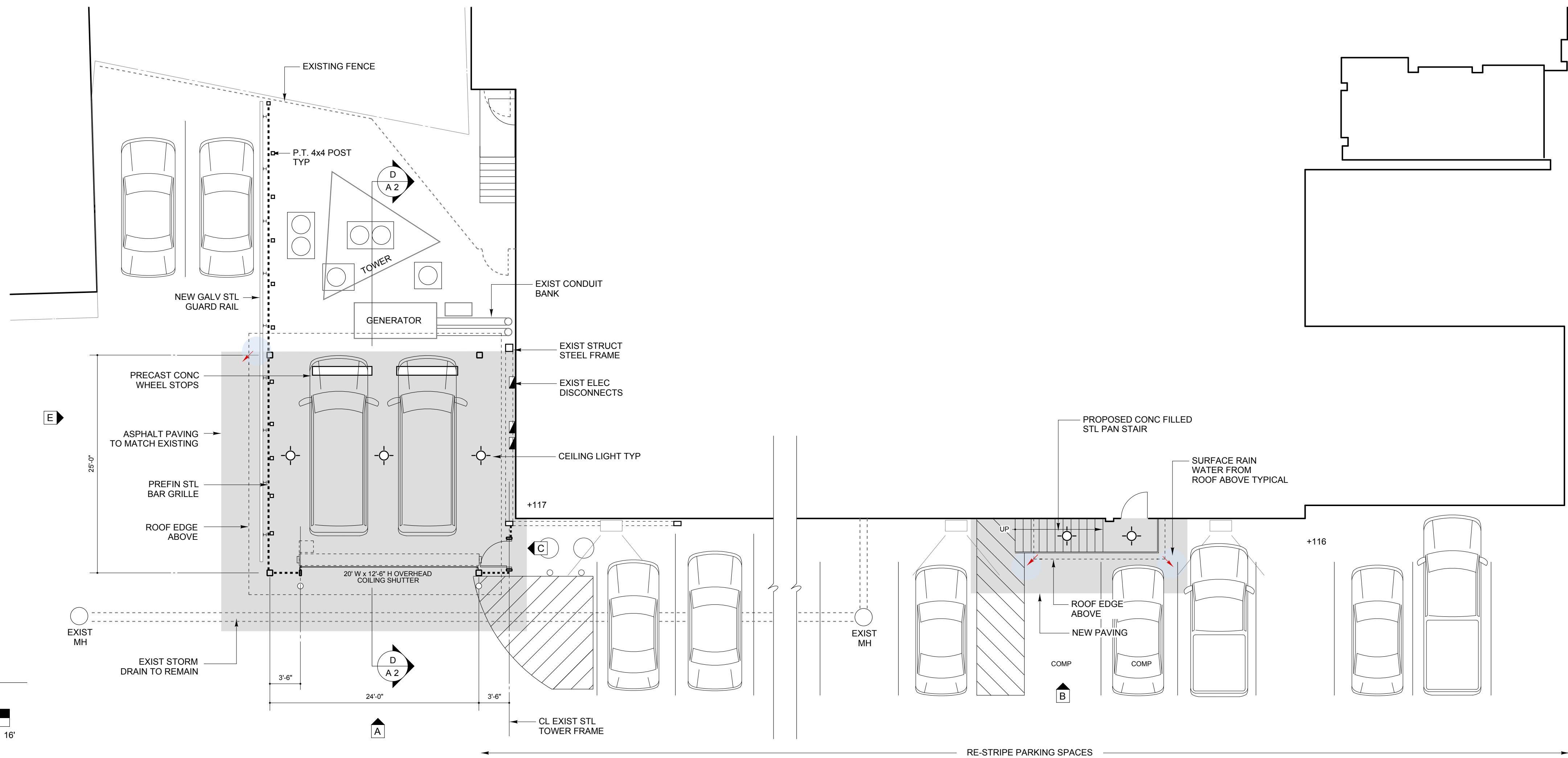
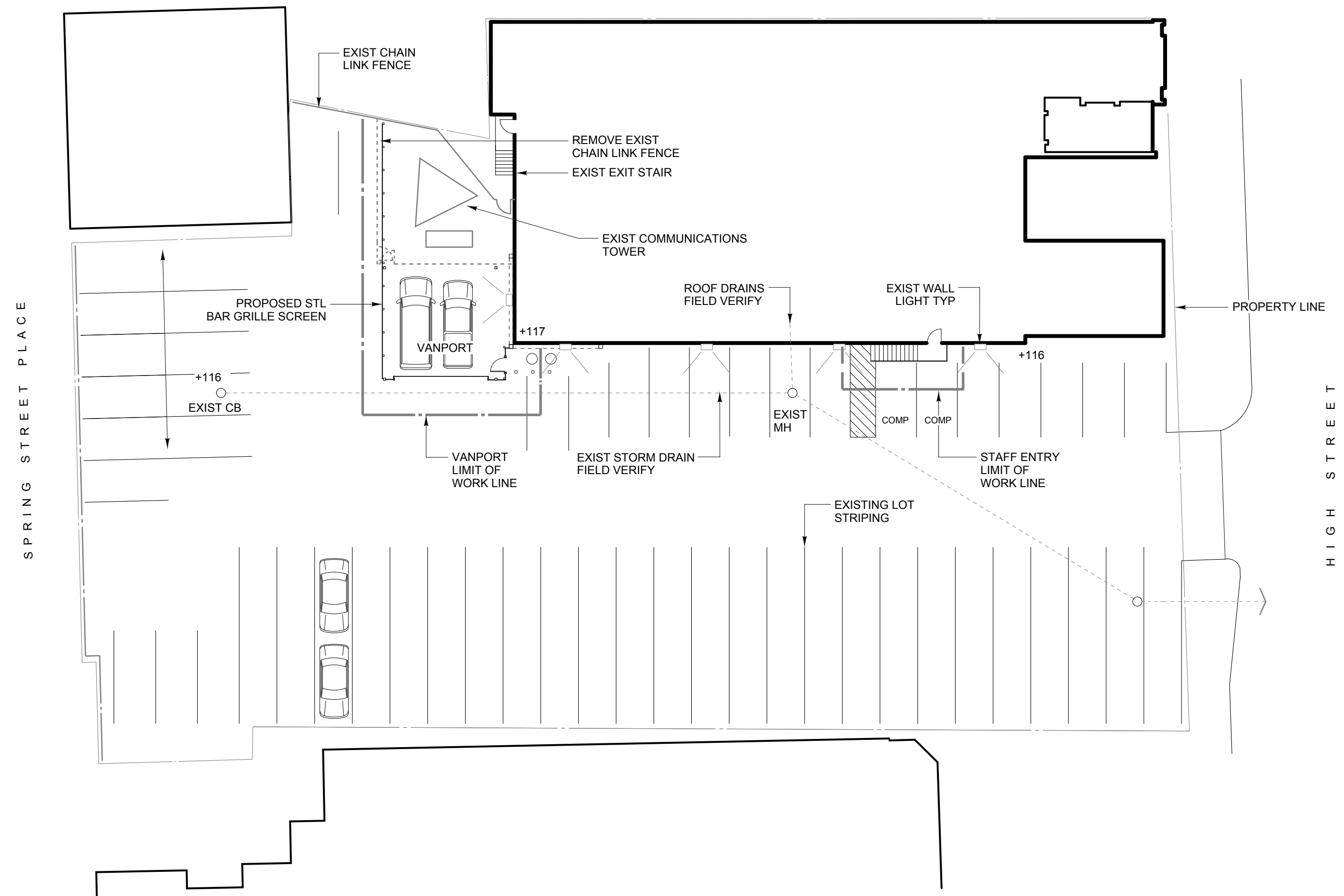
SITE LAYOUT PLAN

1" = 20'

+114 RELATIVE ELEVATIONS

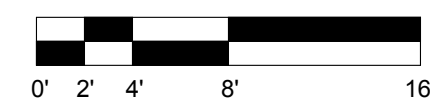


PRINT ON 24 x 36 TO CORRECTLY SCALE



PROPOSED FLOOR PLAN

1/8" = 1' - 0"



PRINT ON 24 x 36 TO CORRECTLY SCALE



Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207 774 4811
www.wintonscott.com

Architecture / Planning
Preservation Architecture
Interior Architecture

ISSUED FOR :

6 / 25 / 20 CITY OF PORTLAND
REVIEW

7 / 30 / 20 HISTORIC REVIEW

WCSH
Portland, Maine

Site Improvements Project

Site + Floor Plans

SCALE: AS SHOWN

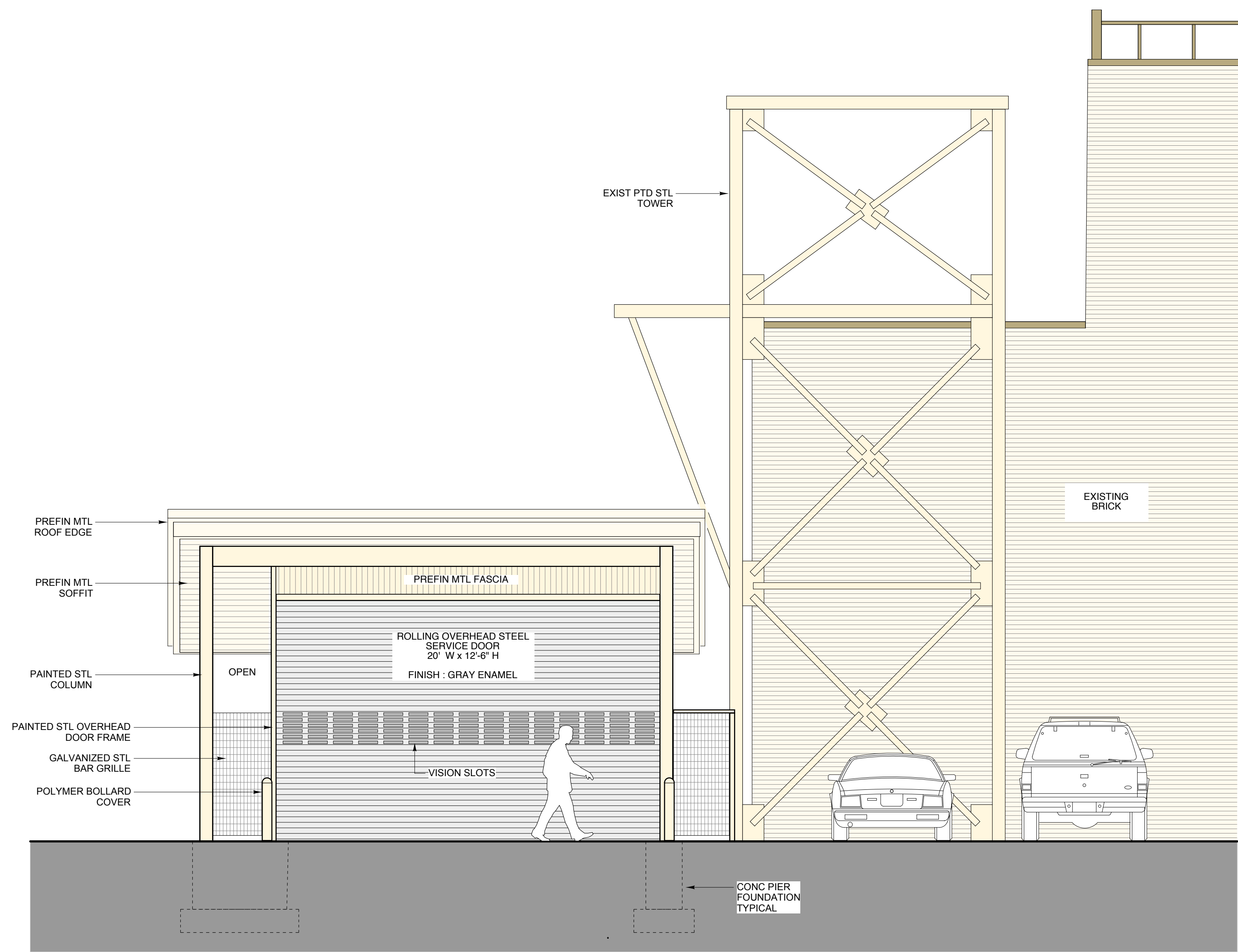
A1

JUNE 25, 2020

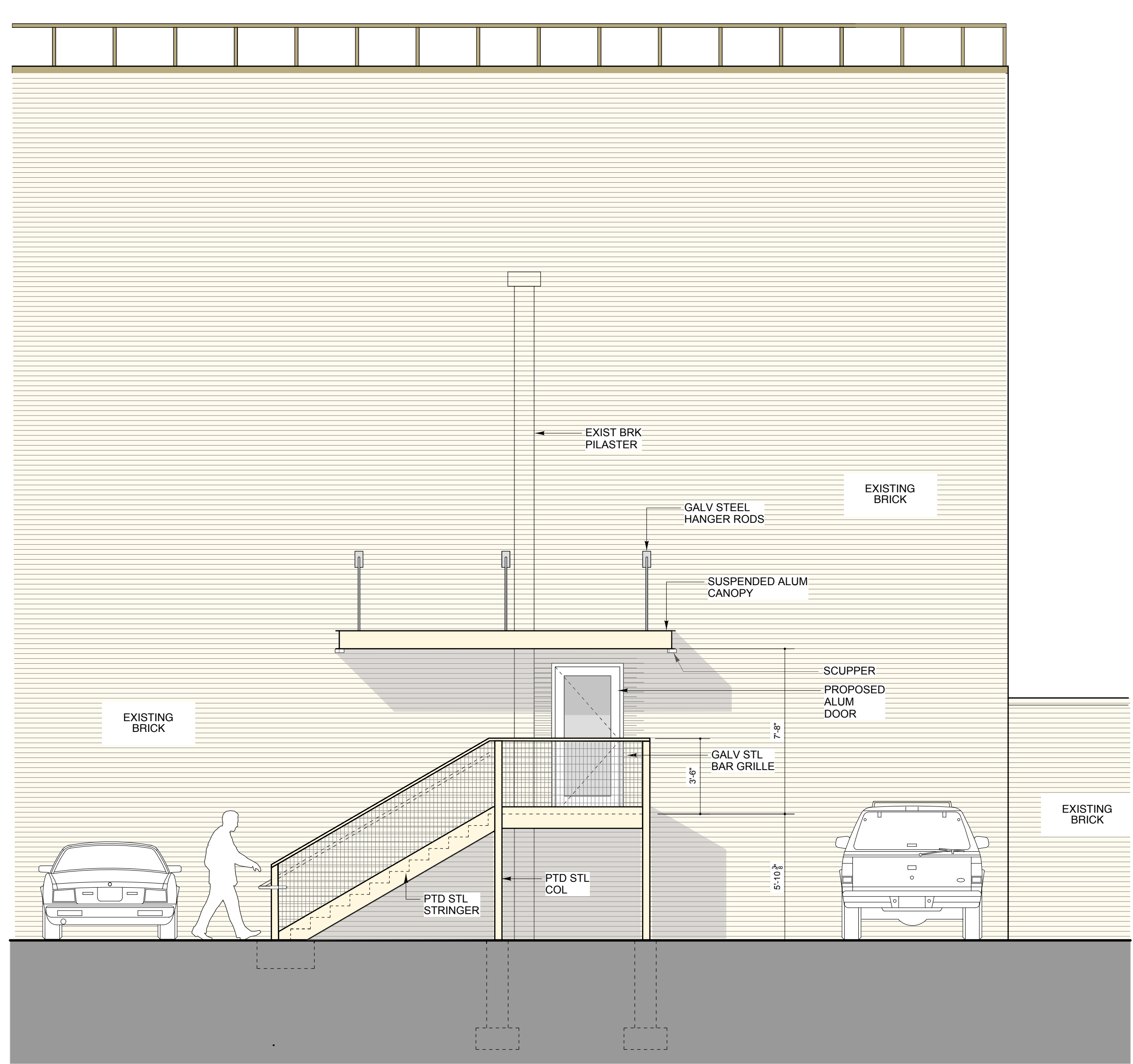


Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207 774 4811
www.wintonscott.com

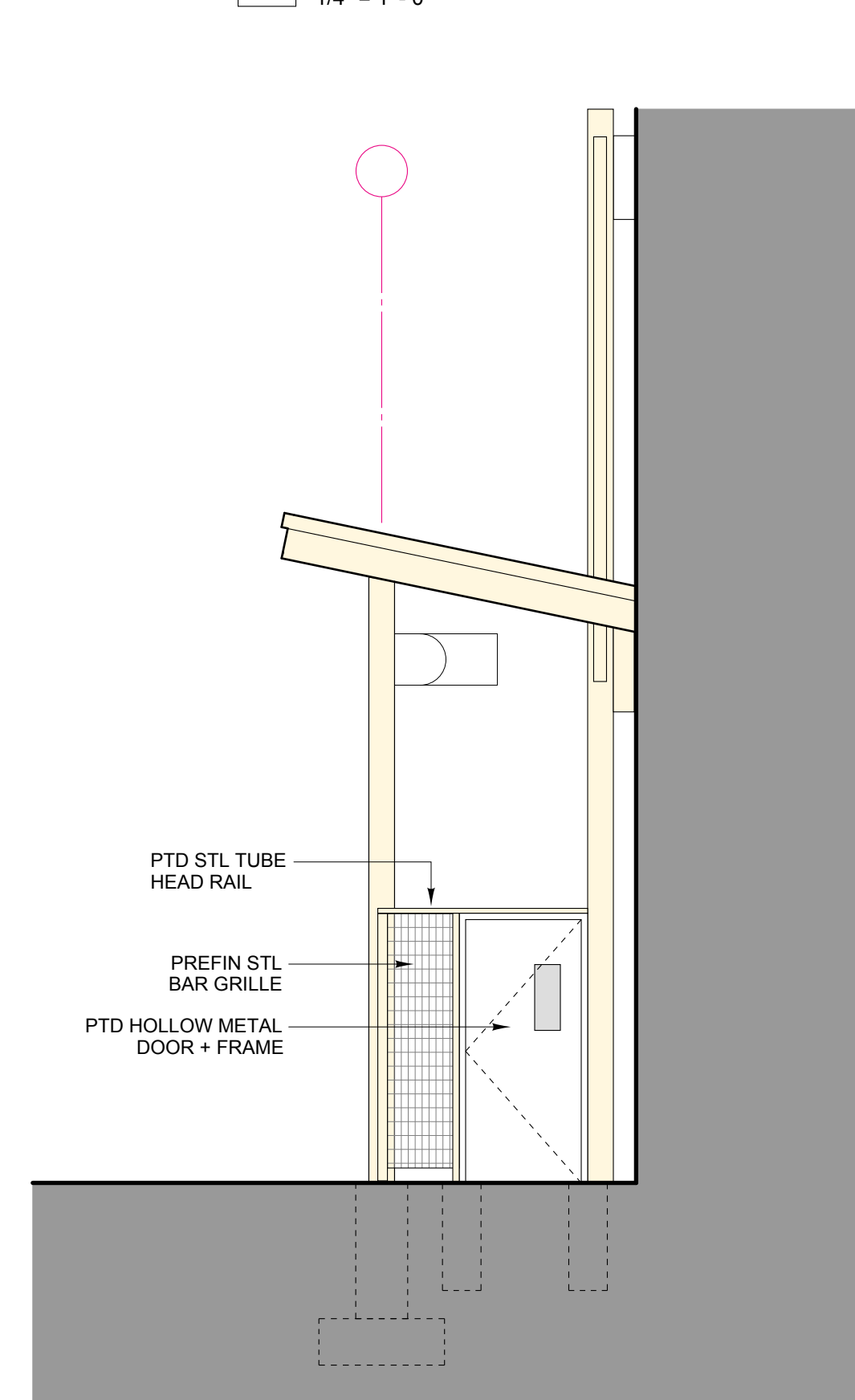
Architecture / Planning
Preservation Architecture
Interior Architecture



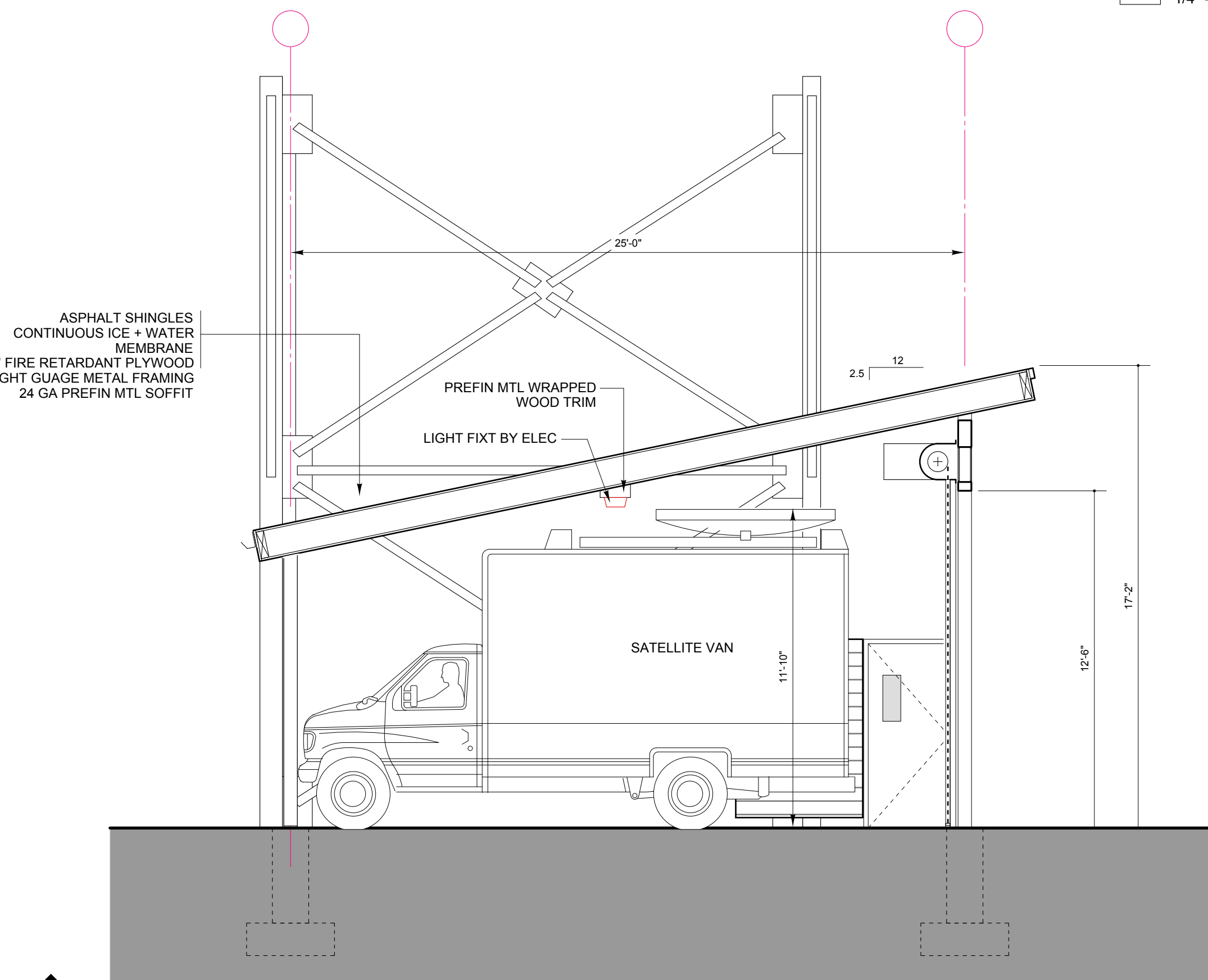
A SOUTH ELEVATION
1/4" = 1' - 0"



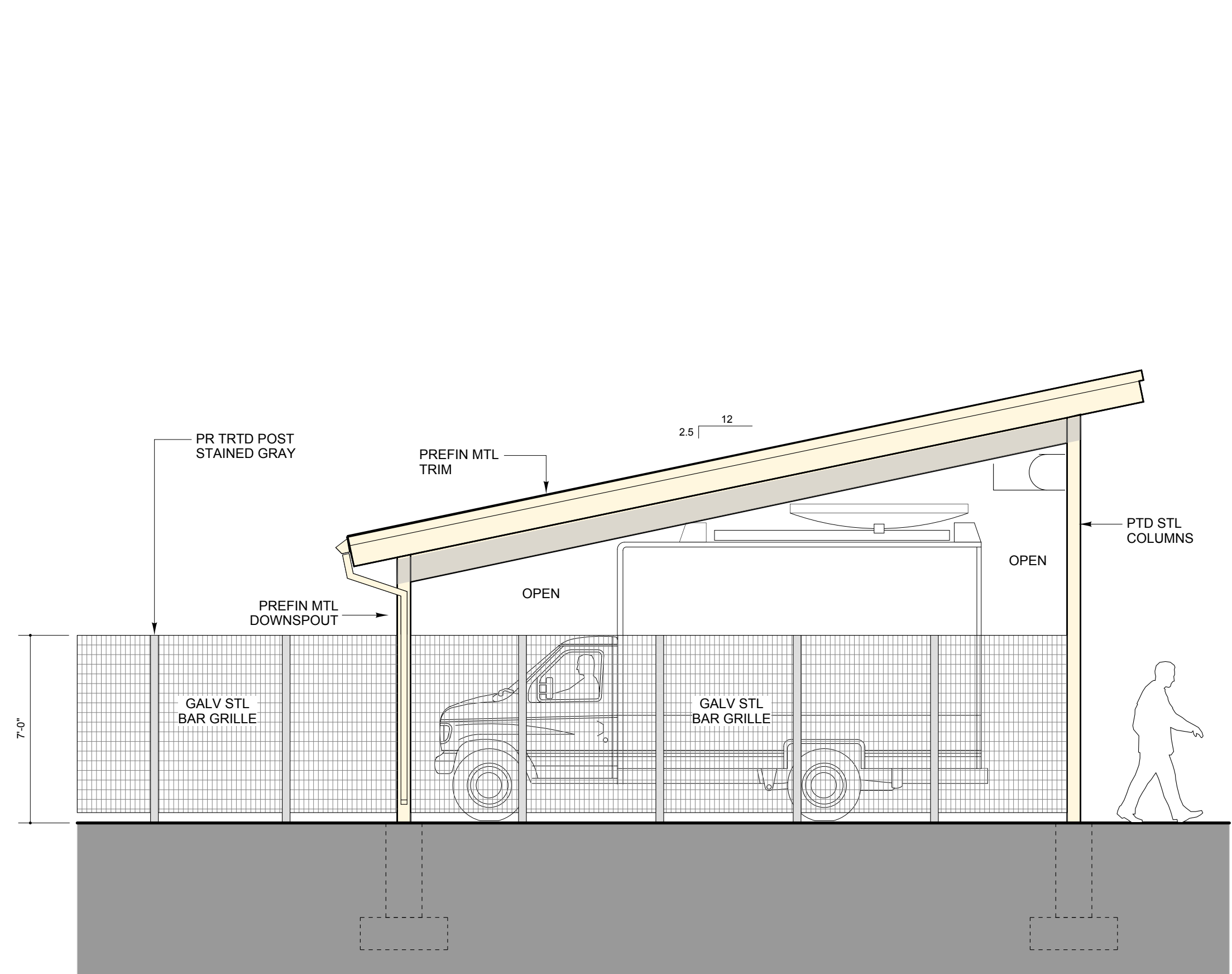
B SOUTH ELEVATION
1/4" = 1' - 0"



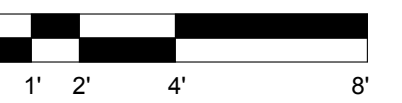
C EAST ELEVATION
1/4" = 1' - 0"



D BUILDING SECTION D - D
1/4" = 1' - 0"



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



PRINT ON 24 x 36 TO
CORRECTLY SCALE

ISSUED FOR:

6 / 25 / 20 CITY OF PORTLAND
REVIEW
7 / 30 / 20 HISTORIC REVIEW
9 / 14 / 20 MODIFICATIONS FOR
HP BOARD

WCSH
Portland, Maine

Site
Improvements
Project

Elevations +
Building Section

SCALE: 1/4" = 1'-0"

A 2

JUNE 25, 2020



Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207 774 4811
www.wintonsscott.com

Architecture / Planning
Preservation Architecture
Interior Architecture

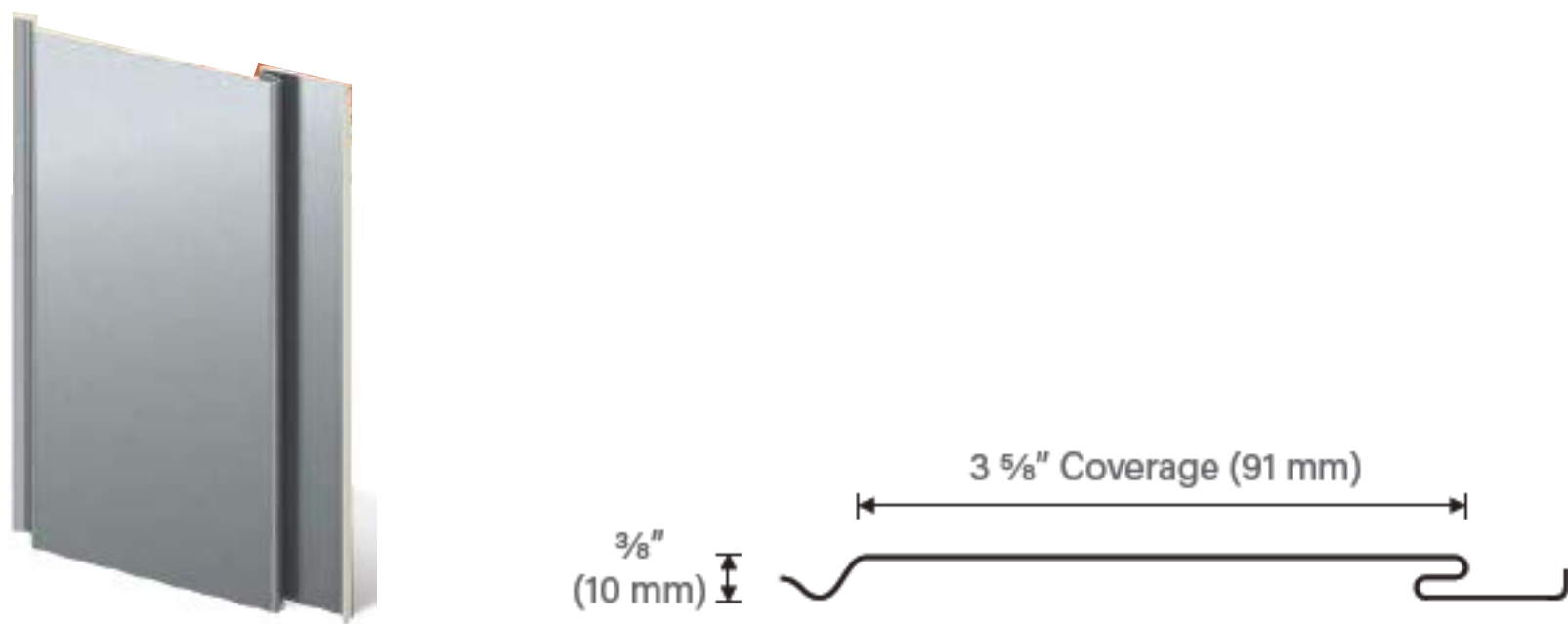


SECURITY GRILLES
AND STAIR GUARDS

NATURAL GALVANIZED STEEL BAR GRATING



STAFF ENTRANCE CANOPY
(MAPES - ALMOND ENAMEL FINISH - NOT BLACK AS
SHOWN IN PHOTO ABOVE)



VANPORT CEILING + SOFFITS
(BERRIDGE THIN-LINE PANEL
COLOR : ALMOND)



VANPORT ROOFING : 3 TAB SHINGLES
(CERTAINTEED XT-25 SLATE GRAY)

ISSUED FOR :		
6 / 25 / 20	CITY OF PORTLAND	REVIEW
7 / 30 / 20	HISTORIC REVIEW	
9 / 14 / 20	MODIFICATIONS FOR	HP BOARD

WCSH
Portland, Maine

Site
Improvements
Project

MATERIALS

A 3

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
ONE CONGRESS SQUARE

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: July 10, 2020
RE: July 15, 2020 **PUBLIC HEARING – Vehicle Shelter & New Entry**

Address: One Congress Square (128 High Street)

Applicants: WCSH6, Nathan Tinsley, Facility Manager

Property Owner: Pacific Southern Company

Project Architect: Mark Wilcox, Winton Scott Architects

Introduction

On behalf of the WCSH6 TV station, Mark Wilcox of Winton Scott Architects has requested a Certificate of Appropriateness for a new vehicle shelter behind the broadcaster's office building at 1 Congress Square, a.k.a. 128 High Street. Also proposed is a new employee entrance with exterior stairs on the south side of the building, which faces a surface parking lot. The applicants plan the shelter to protect two vans that have satellite broadcasting equipment on their roofs, and the employee entrance will increase the convenience and security of access.

Some Board members will recall that in late 2016 WCSH erected a Quonset hut vehicle shelter in the parking lot behind the building, made of galvanized steel tubing and green weatherproof fabric. In an after-the-fact review in April 2017, the HP Board approved the structure on a temporary basis for two years, with a deadline for removal of May 1, 2019. At this time, having gone for a year without a vehicle shelter WCSH is seeking approval for a more permanent, semi-enclosed vehicle shed in roughly the same spot, near the southwest corner of the station headquarters.

The project location is the south side of the noncontributing, modern (c. 1977) WCSH building that sits next to the Shwartz Building (600 Congress Street) which occupies the corner of High and Congress Streets. Across High Street is the Payson Building of the Portland Museum of Art. The shelter is set well back from High Street but will be visible

from there, and also from Spring Street Place and (distantly, between buildings,) from Park Street. Located near the High Street end of the tall south wall of the building, the proposed staff entrance with stairs and canopy will be quite visible above parked cars because of the raised level of the building's first floor.

Though the July 15 meeting will be the first time the Board considers this project, it is on the agenda as a public hearing. While that makes it possible for the Board to make a decision, it has the option of postponing a decision. Should members find that the level of detail in the submission is adequate and the proposals are consistent with applicable Standards of Review, there is the option of adding conditions of approval. In the case of the vehicle shelter the Standards for New Construction apply to the review, while the new entry falls under the Standards for Alterations to noncontributing structures.

Mr. Wilcox has provided plans, elevations, and photos of material samples. Staff has provided additional photos downloaded from Google Earth to demonstrate the views of the project location, as well as a downloaded photo of the material proposed for the screen at the new shelter.

Subject Property and Context

As noted above, the large, yellow brick WCSH office building is a noncontributing structure in the heart of the Congress Square area. On the south side of the building a surface parking lot accessed from High Street separates it from the handsome and historic Cumberland Club. The south wall of the WCSH Building is highly visible from High Street. It has no existing openings on the lower three floors; there is a shallow inset balcony along the entire south of the fourth floor.

At the rear (southwest) corner are several dish antennas, an antenna tower, and a generator, giving the proposed location a rear-of-building, utilitarian character. The parking area is bounded on the west by Spring Street Place.

Proposed Van Shelter and Entrance

The proposed vehicle shed is positioned mostly behind the office building, projecting past the south face by approximately 6 feet. It is simply framed, and trimmed in almond-colored painted metal; the lower walls are more of a semi-solid fence, with horizontal composite decking boards enclosing the vans. The shed roof faces north, limiting visibility of the brown-toned, three-tab asphalt shingles.

A 12 foot high, two-bay, steel overhead door faces south, at the high end of the shed which has a total height of just over 17 feet; Mr. Wilcox told staff they have considered a dark brown door. There is to be a painted steel personnel door in the short section facing east. On the west side the horizontal plank fence is shown extending beyond the back of the shed to enclose the base of the antenna tower, a generator and other mechanical

equipment, shielding them from Spring Street Place.

The proposed staff entrance for the office building is to be located closer to High Street than to the back of the building. It appears that the landing outside the door is approximately 6 feet above the parking lot, with the bottom edge of the simple metal canopy 7'-8" above the landing. Like the van shed, the stairs and landing are framed in painted steel, with a painted steel railing. According to the architect the stairs might be painted dark brown, but color choices are not yet final. Lighting is recessed in the underside of the canopy.

Staff Comments

In preliminary conversations with Mr. Wilcox about the vehicle shelter, staff discussed with him the appropriateness of a simple approach to design that incorporated some of the color palette and materials of the late 20th Century building and its utilitarian, less prominent rear corner. With simple, unornamented geometry and mostly painted metal surfaces, staff feels the design follows that approach for the most part. Material choices and color palette will be important details for making both the shelter and the new entrance quiet, compatible additions to the modern mass of the office building. Staff raises several questions for possible Board discussion:

- The screen chosen to enclose the shelter is a golden brown composite board with a wood-grain finish. As seen from a distance perhaps the color will complement other parts of the buildings and the wood-like finish might soften the industrial aesthetic, but staff questions the choice of an additional material, and invites the Board's comments.
- The horizontal boards in the screen look like they might allow someone to climb into the shelter. It is approximately 7 feet high, to form a lighter, not solid wall, and staff agrees with the lightweight approach. Security considerations are not a factor in an historic preservation design review – unless the needs of the client are not being met and the end result is future modifications that might lead to a more solid, closed-off appearance.

The design approach for the new employee entrance is also appropriately simple. It introduces a new slightly disruptive element in the prominent south wall of the building, and thus calls for a quiet, compatible approach in structure and palette. Color discussions might focus on blending surfaces that are quite close to the color of the brick wall with compatible, mild contrasting colors.

- The canopy over the door and landing is shown as dark bronze, a color that is present in windows, doors, and railings at the WCSH building, but might be a bold contrast on the canopy.
- It is possible Mr. Wilcox can include in his meeting slide show a rendering of building with the proposed alterations, as viewed from High Street, which would help in fully assessing the visual effects of the new features.

Applicable Standards of Review

Sec. 14-651.5 Standards for Review of Alterations to or Redesign of Noncontributing

C:\Users\rwiener.PORTLANDMAINE\Desktop\7-15-20 One Congress Square, High 128, vehicle shelter and new entry.docx

Structures

a. In considering an application for a certificate of appropriateness involving alterations(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 [Standards for Alterations] shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

Sec. 14-650 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.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 15, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations and new construction at 1 Congress Square meet (fail to meet) the historic preservation ordinance's Standards for Review of Alterations (subject to the following conditions.....)

Attachments

1. Architect's project description
2. Architect's drawings, with plans, elevations, and material photos
3. Website photo of screen material (Trex)
4. Google photos of site and context



WCSH6 Improvements

Project Summary
June 25, 2020

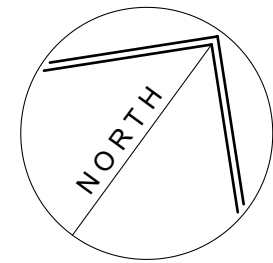
With the goal of improving security and staff access to its building, WCSH proposes the following improvements at its Congress Square building:

- Add a covered entrance for staff only, that will allow direct access to the building from the existing parking lot. There is an existing accessible entry for the public on the High Street side of the building.
- Add a carport at the back of the building for two existing satellite vans. These vans currently park in the open lot. An increased level of protection is needed for the vehicles, particularly while re-charging the on-board equipment.
- The carport will replace parking spaces in the existing lot, and not require new spaces.
- The existing paving in both areas will be patched, with no new impervious area added.

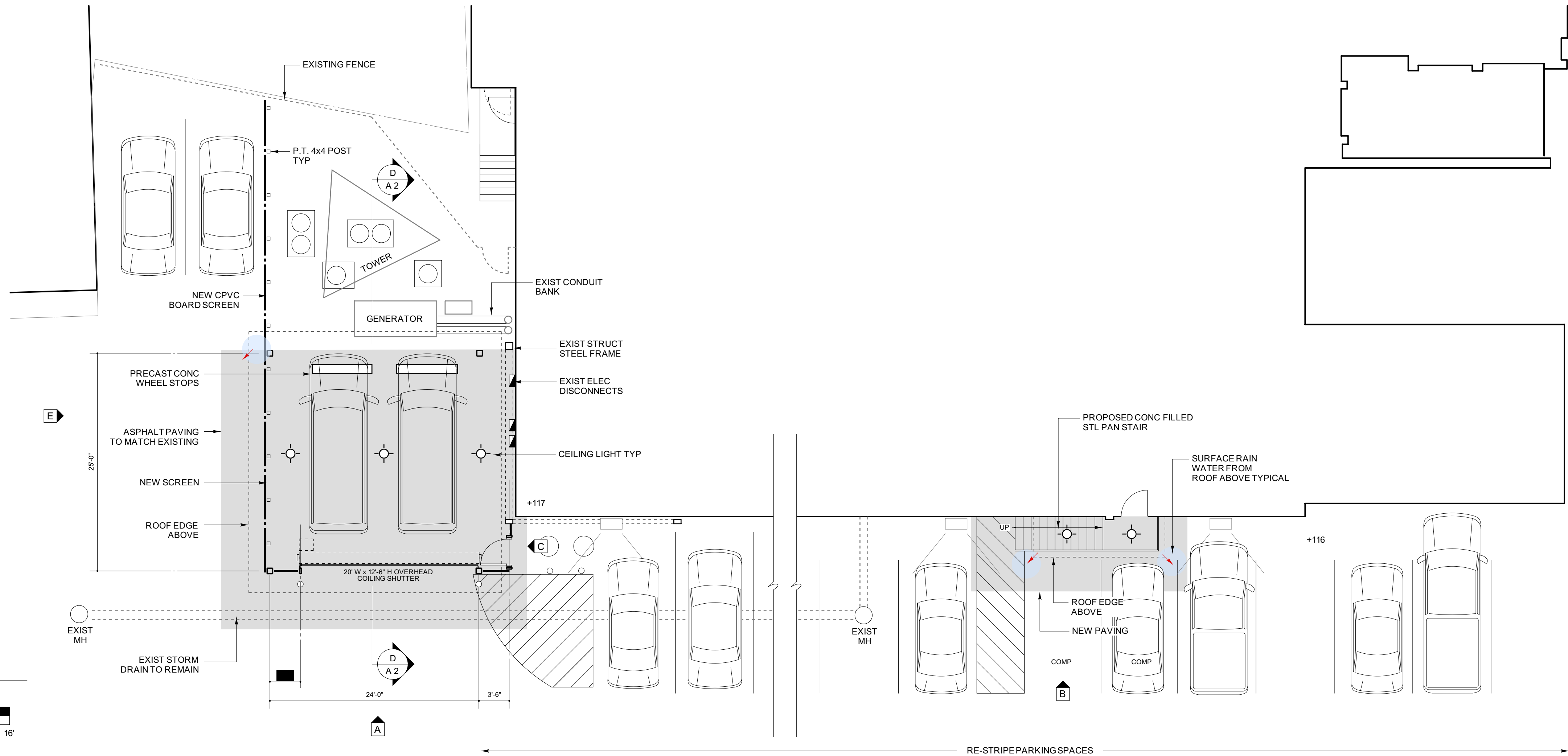
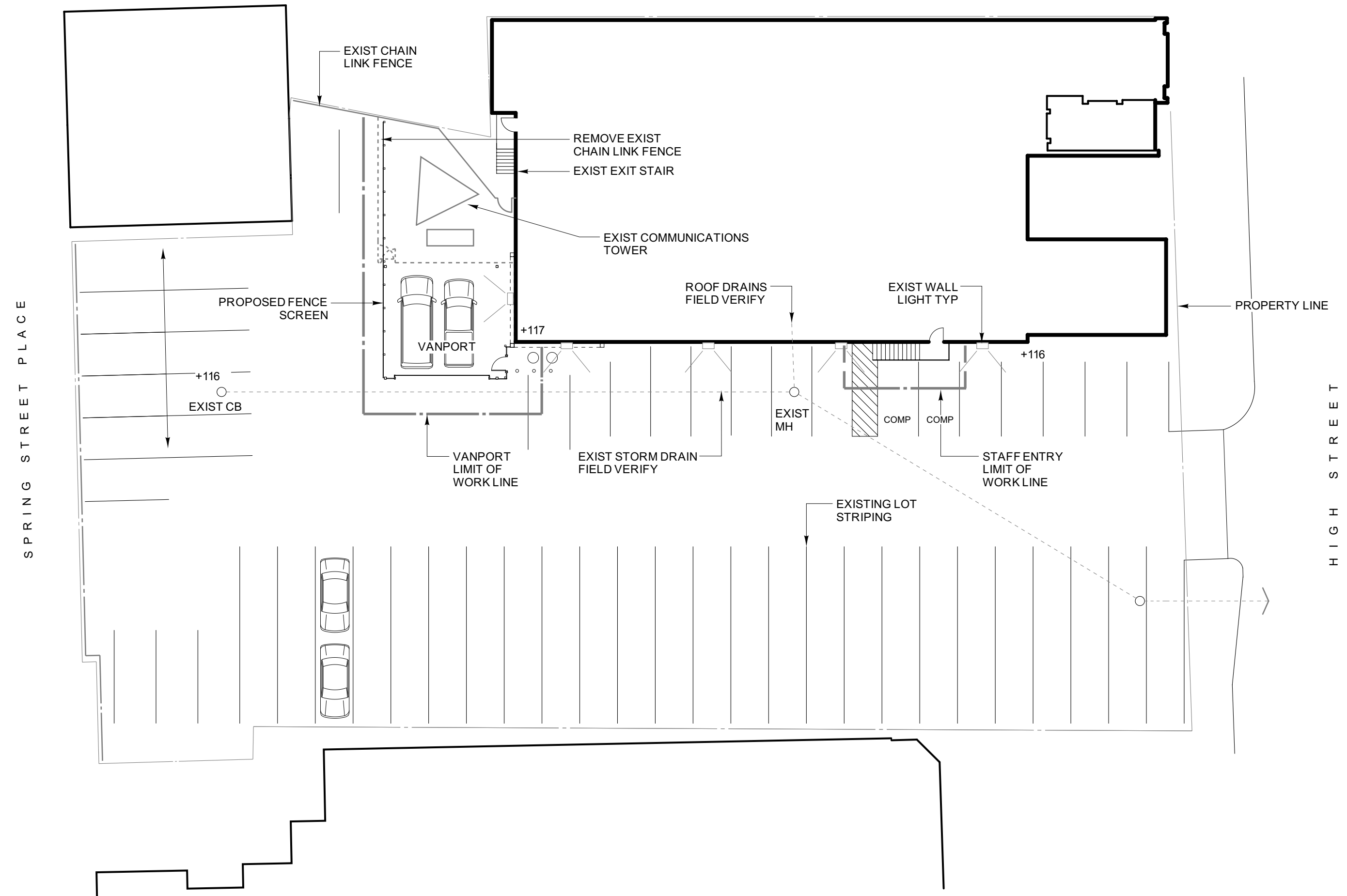
Mark Wilcox
Maine Registered Architect



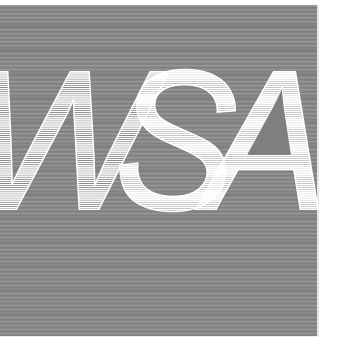
PROJECT LOCATION



SITE LAYOUT PLAN
1" = 20'
+114 RELATIVE ELEVATIONS
0 10 20 30 40 60
PRINT ON 24 x 36 TO CORRECTLY SCALE



PROPOSED FLOOR PLAN
1/8" = 1' - 0"
0' 2' 4' 8' 16'
PRINT ON 24 x 36 TO CORRECTLY SCALE



Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207.774.4811
www.wintonsscott.com

Architecture / Planning
Preservation Architecture
Interior Architecture

ISSUED FOR :
6 / 25 / 20 CITY OF PORTLAND
REVIEW

WCSH
Portland, Maine

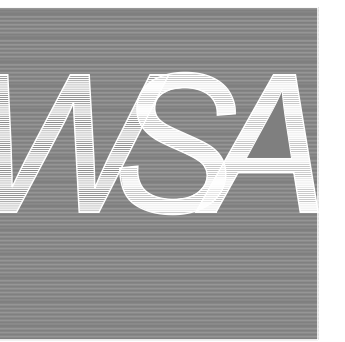
Site Improvements Project

Site + Floor Plans

SCALE: AS SHOWN

A1

JUNE 25, 2020



Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207 774 4811
www.wintonsscott.com

Architecture / Planning
Preservation Architecture
Interior Architecture



PRINT ON 24 x 36 TO
CORRECTLY SCALE

ISSUED FOR :

6 / 25 / 20 CITY OF PORTLAND
REVIEW

WCSH
Portland, Maine

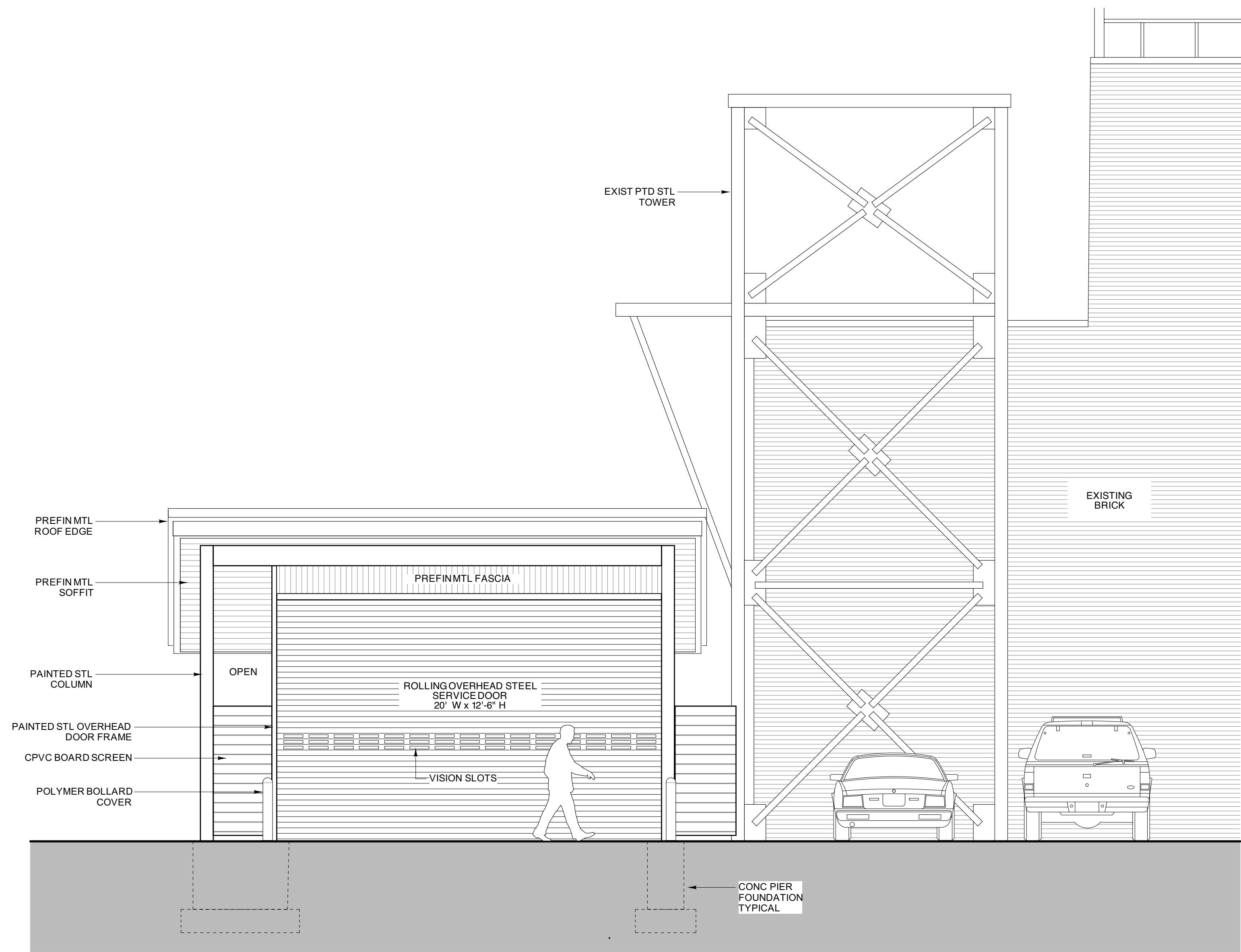
Site
Improvements
Project

Elevations +
Building Section

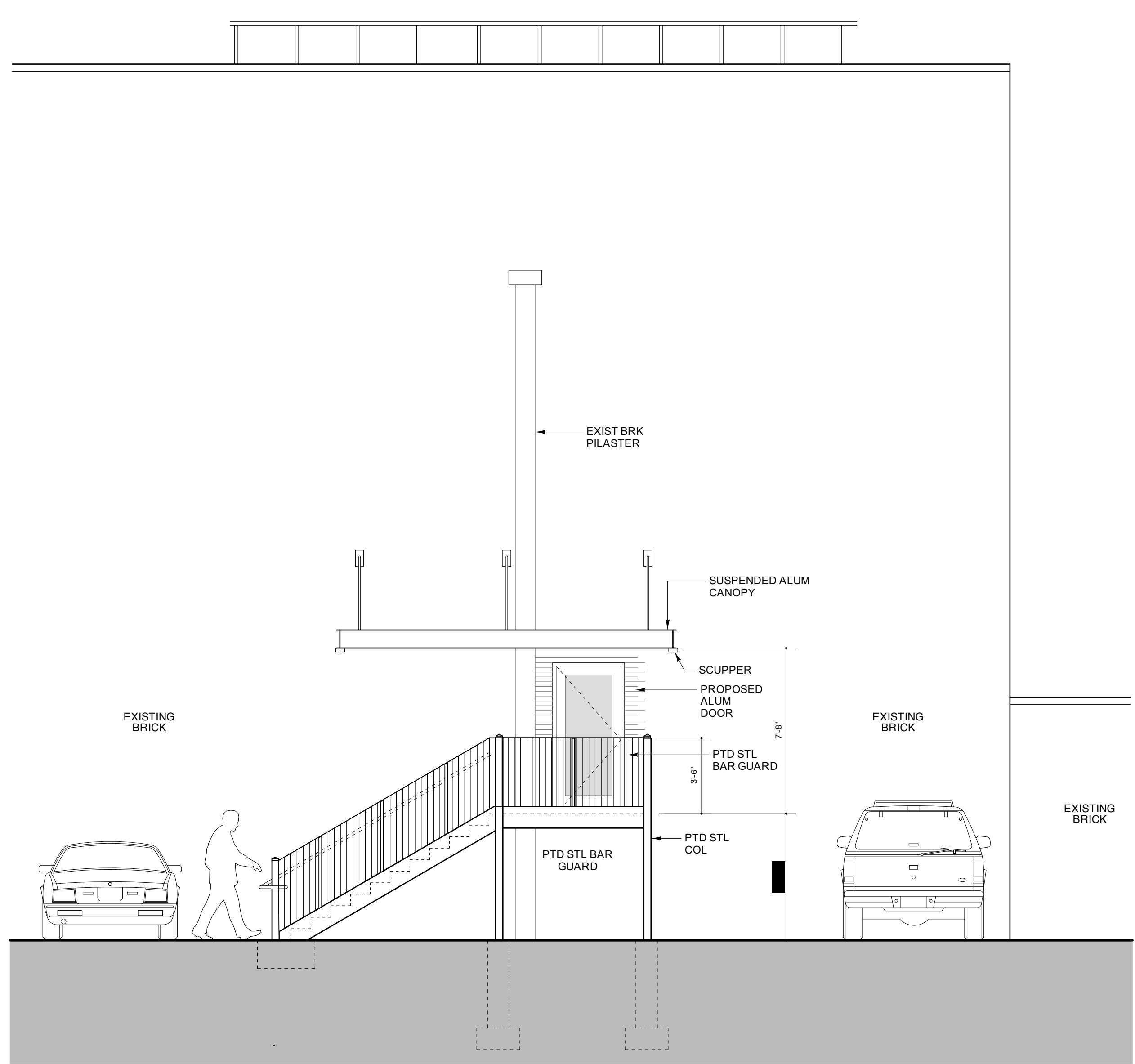
SCALE: 1/4" = 1'-0"

A 2

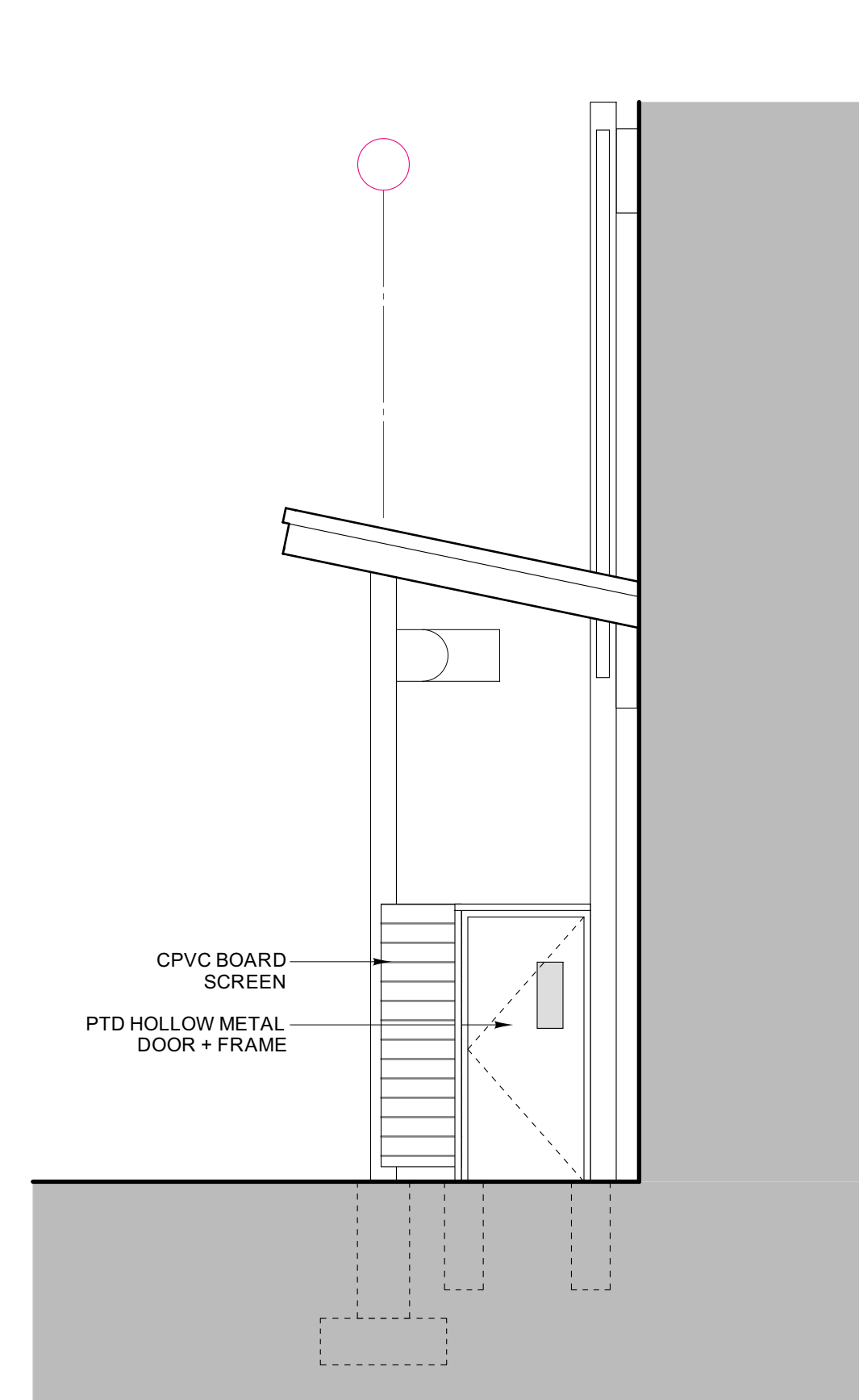
JUNE 25, 2020



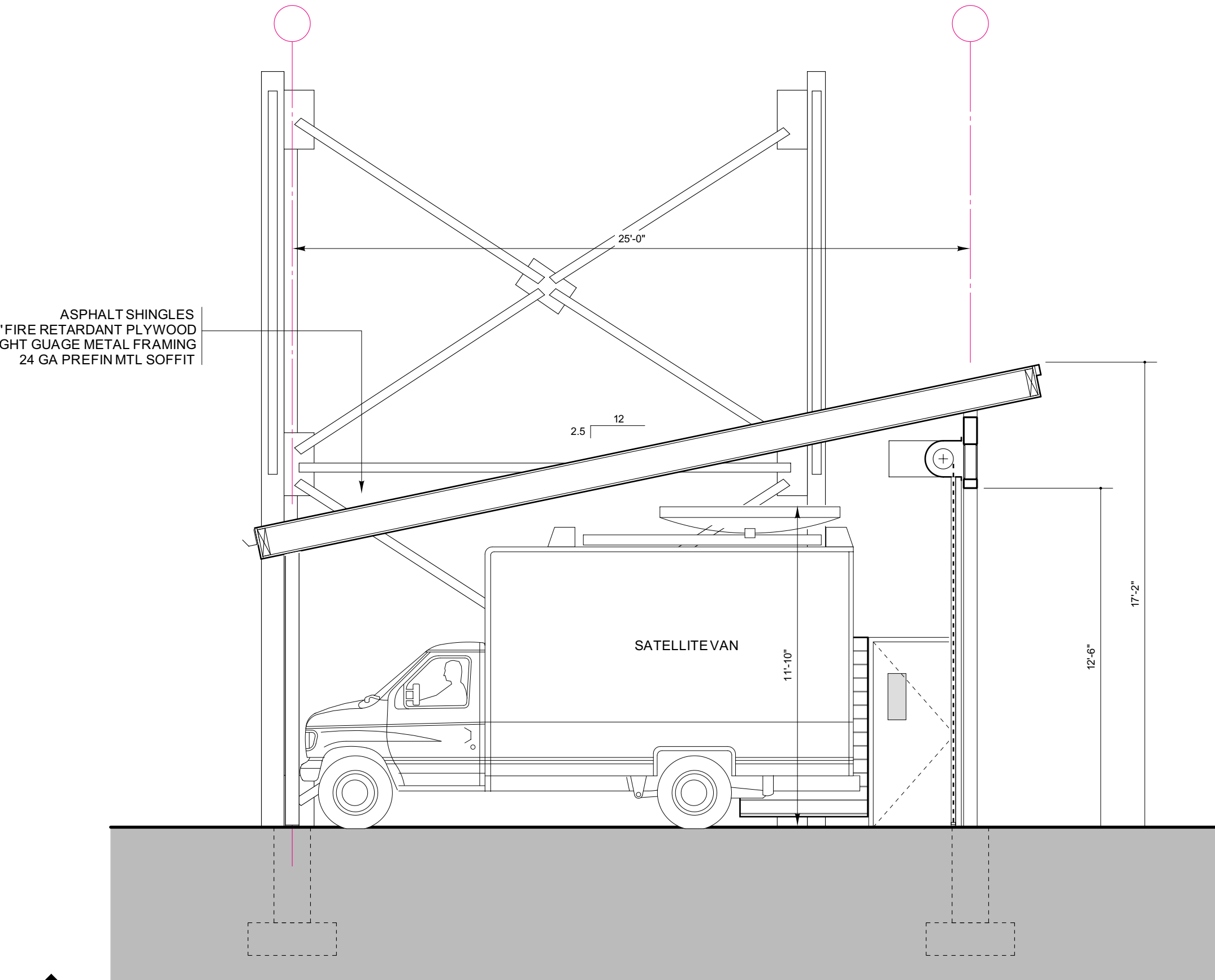
A SOUTH ELEVATION
1/4" = 1' - 0"



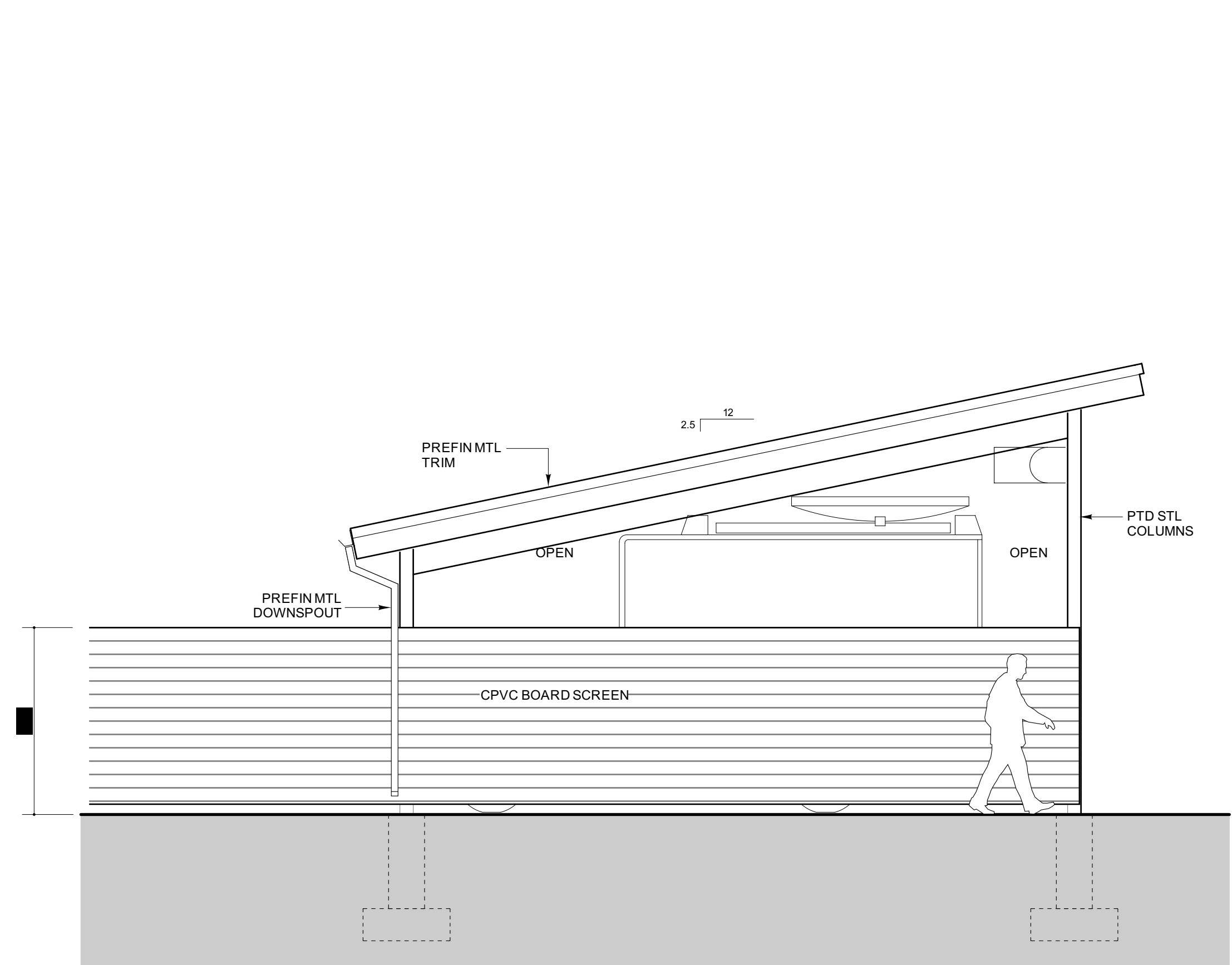
B SOUTH ELEVATION
1/4" = 1' - 0"



C EAST ELEVATION
1/4" = 1' - 0"



D BUILDING SECTION D - D
1/4" = 1' - 0"



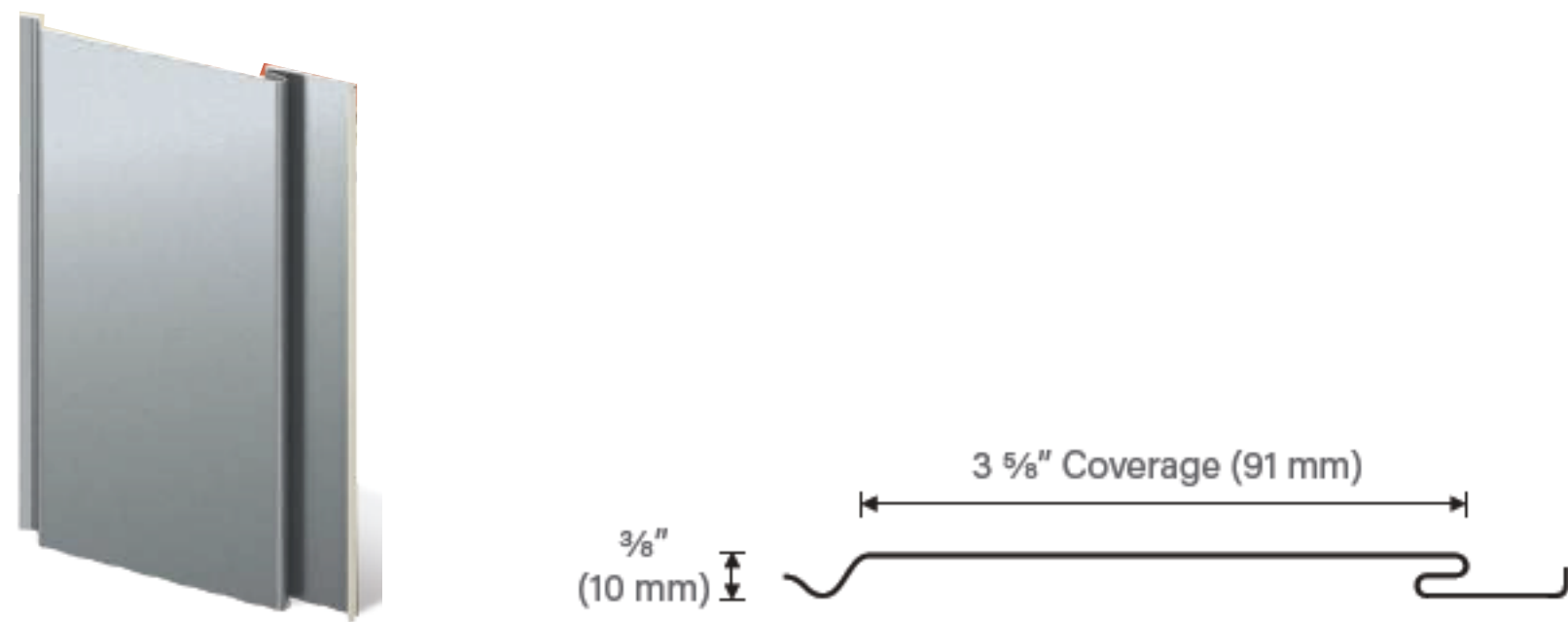
E WEST ELEVATION
1/4" = 1' - 0"



CPVC BOARDS
(TREX TRANSCEND - HAVANA GOLD)



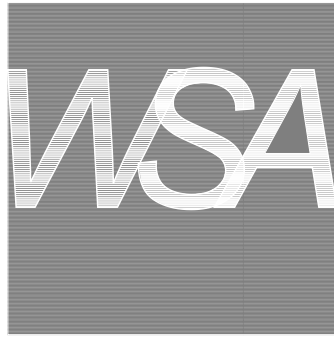
STAFF ENTRANCE CANOPY
(MAPES - DARK BRONZE)



VANPORT CEILING + SOFFITS
(BERRIDGE THIN-LINE PANEL COLOR : ALMOND)



VANPORT ROOFING : 3 TAB SHINGLES
(CERTAINTED XT-25 CEDAR BROWN)



Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207 774 4811
www.wintonsscott.com

Architecture / Planning
Preservation Architecture
Interior Architecture

ISSUED FOR :

6 / 25 / 20 CITY OF PORTLAND
REVIEW

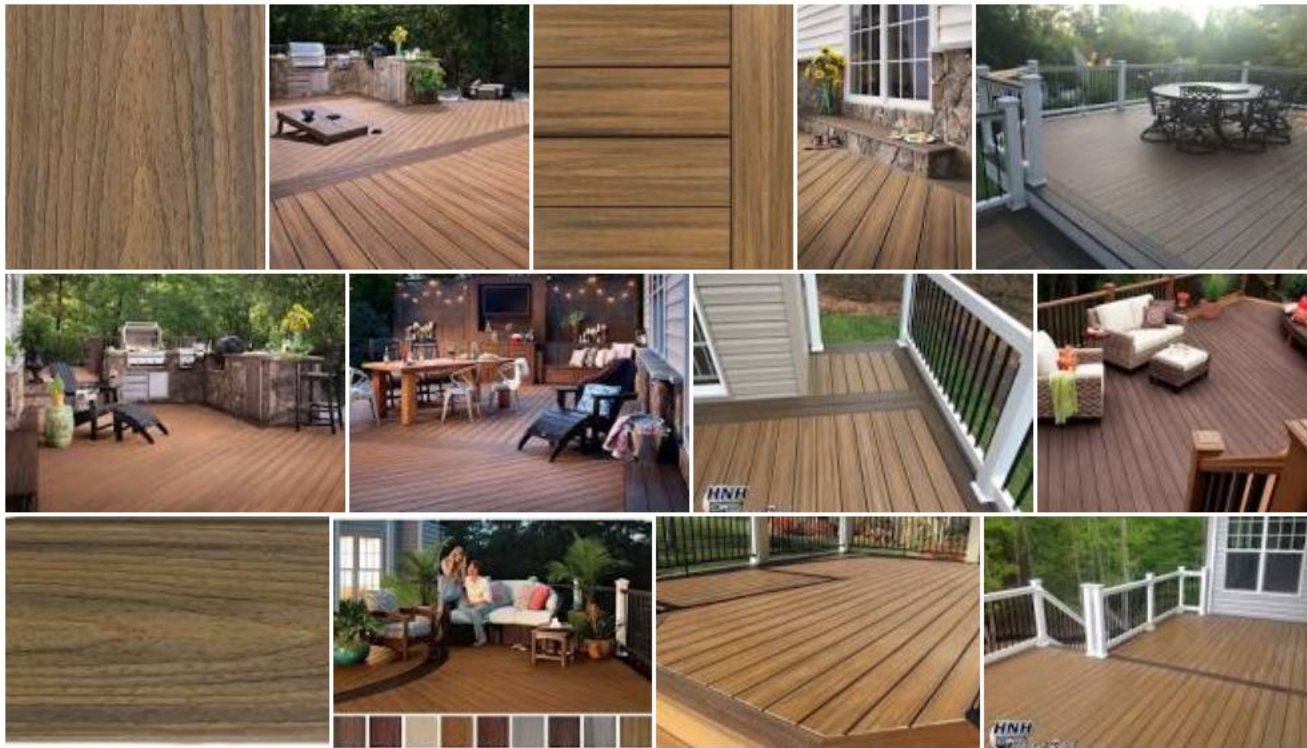
WCSH
Portland, Maine

Site
Improvements
Project

MATERIALS

A 3

JUNE 25, 2020



128 High St. from 135 Park St. - Google street, 2019







128 High St. - Google, 2019





HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
28 SAINT LAWRENCE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: October 28, 2021
RE: November 3, 2021 **WORKSHOP – Preliminary Review of Proposed
Addition Replacement, Dormer Additions, and
Exterior Modifications - HPBR-001813-2021**

Address: 28 St. Lawrence Street

Applicant: Maggy Wolf

Project Architect: James Gauthier

A sign announcing the Historic Preservation Board's meeting on November 3, 2021 was posted at the property on October 22, 2021. A legal ad was published in the Portland Press Herald on 10/23/21, and 35 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

On behalf of property owner Maggy Wolf, architect James Gauthier has requested a preliminary review of plans for the replacement of a rear addition, the addition of rooftop dormers, and the replacement of siding and windows. For the front, original block, new siding, windows, and front doors, and restored trim will significantly enhance the historic appearance of the property, while updated living spaces and additions are in the rear ell, removed at some distance from both St. Lawrence Street in front, and Waterville Street behind the rear garden.

The house dates from the late 1860's, when St. Lawrence Street was first being developed, and it is currently a two-family home that is a contributing property in the Munjoy Hill Historic District. Over its life the structure and the details have been altered a number of times, yet it retains the common Munjoy Hill profile of a 2-1/2 story, gable-fronted, Greek Revival and Italianate-styled vernacular dwelling.

Mr. Gauthier has submitted scope of work as well as a set of drawings, photos, renderings, and background information on the house. Staff met with the architect and his client on

site early in the process of conceptualizing the project, and the packet includes additional staff photos of existing conditions, as well as 1924 tax photos of the subject property.

Subject Property

For a general overview of the house, please see the property description prepared for the Munjoy Hill Historic Resources Inventory several years ago, included with Mr. Gauthier's submission. Staff notes a number of factors:

- The south wall of the rear ell is set back from the main front block of the house (left, as viewed from St. Lawrence Street,) but on the opposite (north) side the side wall of the front block continues from the front corner all the way to the back corner at the west end.
- The main front block had a shed dormer on each side in 1924, which are both gone now. There was also a shed dormer on the south side of the rear ell in 1924.
- A fire in 1996 prompted the renovations that gave the house its present form, with a two-story rear ell that is slightly lower than the main roof.
- The house is currently sided with vinyl clapboards, and windows are all 1/1 vinyl inserts.
- In 1924 most of the double-hung windows appeared to have a 2/1 configuration, which would not have been original to the 1860's.
- The Italianate entry hood remains at the front, but it appears that the front door has been narrowed to an off-center single door. In the 1924 tax photo the front door is indistinct; it could have been a centered door flanked by sidelights at each side, or perhaps Italianate double doors. Examples of both door types exist in the immediate neighborhood.
- The rear shed that is to be replaced is at the western, rear end of the building. It is currently storage space on the lower floor and living space on the second floor. The concrete foundation of this section is to be retained for the rebuilt addition.
- On the uphill side, the property has an unusually wide parking area between the house and 32 St. Lawrence, an infill, single-family home built several years ago.
- To the south is 24 St. Lawrence Street, a Greek Revival house that has been renovated recently. The Board reviewed the exterior rehab and a contemporary rear addition at 24 St. Lawrence in 2020.
- A large rear yard at the subject property provides an attractive garden that slopes down to Waterville Street, from which the rear elevation is visible.
- In 2020, HP staff reviewed and approved permits for replacement of the existing rear, south side decks, a heat pump near the rear, northwest corner, and rooftop solar panels on sections of the south roofs that would not be altered by the proposed project.

Proposed Alterations

Mr. Gauthier's submission includes a scope of work and a thorough presentation of existing conditions and proposed renovations and additions. Although much the Board's

I:\Shared drives\PUD - Planning\4 Historic Preservation\HP Board Memos\2021 Memos\11-3-21 St Lawrence 28, addition & dormer alterations.docx

review will focus on the renovations and additions to the rear ell, the proposed rehabilitation of historic features in the original front block of the house are an important aspect of the project. Replacement of siding, windows, trim, and entries is to be guided by the 1824 tax photo, including wood siding, proposed 2/1 windows (see 1924 photo,) removal of aluminum coil stock from trim, recreation of decorative window headers, and front door replacement.

Notes on the Scope of Work:

- The rear shed is to be demolished down to the existing concrete foundation, which is sufficiently sturdy to be reused, according Mr. Gauthier and his structural consultant.
- On the south side, the ridge of the proposed south dormer is to be slightly higher than the main roof ridge and the existing rear ell; this ridge will continue to the rear of the rebuilt shed at the end of the building.
- The proposed shed dormer on the north will intersect the existing rear ell ridge, but will intersect the rear roof below the new ridge over the rebuilt third floor.
- Siding and windows on the renovated rear ell are to be differentiated from the front block: flush vertical siding and more contemporary casement windows are proposed. (Note that on the north elevation, which is a continuous plane, the siding and windows would not change until the last section, where the shed is to be rebuilt.)
- The existing outdoor heat pump that is located at the far western end of the north side is to be moved to the rear, lower face of the shed addition facing west, once the shed is rebuilt. (This option was not viable prior to the upcoming renovations.)
- On the north side Mr. Gauthier proposes a simple interpretation of a bracketed hood for the side entry door, in place of the existing posted, shed-roofed canopy. No details are provided yet, except what can be seen on the north elevations.
- Mr. Gauthier proposes new Italianate style double front doors facing the street.
- It is unclear whether the existing concrete front stairs and metal railings are to be replaced.

Staff Comments

The recreation of the historic appearance of the original main block will be a very positive development for this property and the neighborhood. Like the recent work at 24 St. Lawrence next door, the proposed rehab, guided by the 1924 tax photo, will re-enforce the historic streetscape in this area and focus attention on the most significant part of the structure and away from later alterations and additions that are common at the rear of many properties in the neighborhood.

Staff appreciates the thorough presentation of the renovations and additions at the rear ell, and is generally supportive of the largely successful approach to adding more useful living space to back portion of the property. It is noted that the footprint of the building is not proposed to change at all, and as Mr. Gauthier pointed out the 1924 photo shows there

is a history of a third-floor dormer at the back of the rear ell. It is somewhat common on Munjoy Hill and elsewhere in the city to approach such interventions by concentrating the changes at the rear of the property, creating a new mass that is secondary to the primary structure, and differentiating the appearance with contemporary detailing.

Because of the distance from St. Lawrence Street, the new added dormer would present a mass that is not excessively challenging to the original block, and it is helped by the setback of the rear ell (approximately 3') from the south side of the main house. Nonetheless, staff believes there may be opportunities to make the dormer somewhat more recessive and assure the predominance of the primary historic form.

- Making the front (south) face of the new dormer as low as possible might reduce the mass slightly and potentially increase the roof pitch.
- Even more of an effect would be realized if the front face of the dormer moved back (upslope) by even as little as a foot, and allowing the existing eave at the top of the second floor to run continuously to the end of the house. (Note the eave below the dormer in the 1924 photo.) This would reinforce the secondary nature of the rear massing, and also reduce the apparent height of the south wall, and potentially steepen the south roof plane slightly, improving the geometry as viewed from Waterville Street.

Staff has several other questions and notes, for Board discussion:

- **Front door:** As noted above, the exact nature of the door is indistinct in the 1924 photo of 28 St. Lawrence. It may have been a single door flanked by sidelights or trim, but the photo is too blurry and dark to be certain. On the other hand, double Italianate doors would not be an unreasonable choice, given the hood. A second 1924 photo, of 30-32 St. Lawrence clearly shows a two-panel door; it is not clear whether the top panel is glass. It appears possible that there is a wide trim surround, instead of sidelights. Perhaps some Colonial Revival elements, the front door and 2/1 windows, were installed prior to 1924. Staff would argue that given the mid-19th Century era of development for this part of St. Lawrence Street and the original character of the house (Greek Revival with Italianate influences) the Board might agree with staff that these later Colonial Revival elements that were documented in 1924 have less significant than the earlier styles.
- **Window Configurations:** See above discussion of door. Staff believes the original windows were either 6/6 or 2/2, and would argue against 2/1 configurations.
- **Front alcove, steps and railing:** Plans for the trim around the recessed front entry are unclear at this stage of review; details can be clarified for a final review. The scope of work includes no mention of replacing the precast front steps and metal railings, but with the attention being given to historic appearance on the visible faces of the house, one hopes for new, compatible entry stairs.
- **Side entry:** It appears that Mr. Gauthier has in mind a simple, modern interpretation of a bracketed hood. For a final review, one hopes for details that differentiate it and signal its contemporary origin, but also reference the feature as typical of the era of the house, with compatibility.

- During the removal of siding, windows, and trim from the original house, care must be taken to preserve and / or fully document historic elements, so that recreation of the historic appearance is well grounded.

Applicable Ordinance Review Standards (from Standards for Review of Alterations)

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (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. Scope of work, drawings, renderings, and photos supplied by the architect
2. Staff photos of existing conditions
3. 1924 photos of 28 and 30-32 St. Lawrence Street

Historic Preservation Review

November 3, 2021



Located on south side of St. Lawrence St., lot extending to Waterville St.
Land sloping to southeast with views to Casco Bay.



Notes from 2018 Survey.

Contributing to historic fabric in form and scale despite alterations.

Introduction

28 St. Lawrence is a good example of a wood frame dwelling built during the mid 19th century subdivision of the south side of Munjoy Hill. The dwelling is a two-and-a-half-story front gabled multi-family home in the Greek Revival style with Italianate influences. Defining stylistic features include a recessed main entrance, a front-facing gable, and an Italianate hood supported by brackets over the main entrance.

Owned in the mid-19th century by fish dealer Fitz E. Sargent, who also owned the adjacent c1851 dwelling at 24 St. Lawrence Street, it was occupied by the family of Edward H. Sargent, a coal and wood dealer at Randall, McAllister & Co. on Commercial Street.

Current Architectural Description

The façade is three bays wide and includes 1/1 windows with vinyl sash. The main entrance is recessed and located at the right side of the façade. The door is 9 lights over 2 panels and made of wood. A hipped roof hood supported by decorated brackets covers the entrance and a small set of concrete and brick stairs with a pair of metal railings and twisting balusters. The building is clad vinyl siding.

The north elevation is four bays wide and includes the rear ell. The windows are 1/1 with vinyl sash. Located in the third bay is a side door with two wooden steps under a hood supported by square wooden posts. The west elevation is not visible from the public way. The south elevation is two bays wide and include 1/1 windows with vinyl sash.

A rear ell extends from the west elevation and includes a two-story wood porch extending from its south elevation. Other features are obscured from the public right of way.

The roof is sheathed in asphalt shingles and does not appear to possess chimneys or dormers.

Additions and Alterations Since 1924:

The building suffers typical losses since 1924: the loss of wood clapboard siding and trim, 2/2 and 2/1 wood sash windows, decorative lintels above the windows, shutters, eave returns, and fencing at the sidewalk. Additional alterations since 1924 include the removal of two shed roof dormers. Despite these losses the dwelling retains its form and scale that contribute to the neighborhood's historic character.

Historic Photo from 1924 survey.



Circa 1966 fire.



Firefighters battle a fire Thursday at 28 St. Lawrence St., Portland, after the fire spread through a wall and into the attic. No one was injured. *Staff photos by Jack Mills*

Kitchen fire destroys house

What looked like a small blaze quickly grew worse, leaving five people homeless.

by JOSHUA L. WEINSTEIN
Staff Writer

At first, Lisa Ruminski didn't think much of the fire in her kitchen. "I thought maybe I could get it out with maybe a kettle of water," she



"You get the heat from the fire itself, and you're getting wet. All you've got to do is step into the cold for a

Proposed renovation scope outline .

- Demo existing shed addition at rear & rebuild new. Align floors with main house, providing access from first floor. Roof to extend to attic space to meet new east dormer.
- Build shed dormer on south elevation, extending over new addition to create studio space with views of Casco Bay. Add shed dormer to north elevation to accommodate new stair to studio space and half-bath.
- Reconfigure second floor bath and bedroom to orient spaces to views.
- At non-renovated exterior, remove existing vinyl, asphalt, & wood siding to sheathing boards. Wrap with weather resistant barrier and re-side with clapboards.
- Remove existing brake-metal wrap over original trim & refurbish existing original trim, repair or replace as necessary.
- Replace existing 1/1 vinyl replacement windows with new window units, aluminum clad wood with 2/1 simulated divided lites.
- At renovated areas provide single lite casement windows and center matched vertical siding. Color palette to match main house.

View to southwest from second floor deck.



Shed addition to be replaced.



north view from driveway



south view from garden

West view.



Southerly views.



Existing first & second floor plans.

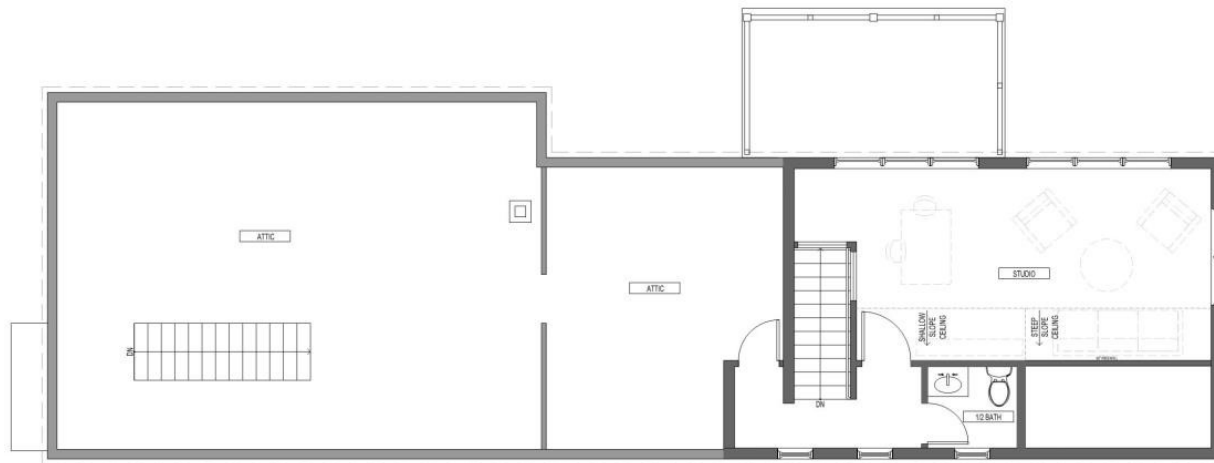


existing
2nd floor



existing
1st floor

Proposed second & third floor plans.



3rd floor
studio



2nd floor
bed & bath

Elevations



existing
north
elevation



proposed
north
elevation

Elevations



existing
south
elevation



proposed
south
elevation

Elevations



existing
and
proposed
east
elevations



existing
and
proposed
west
elevations

Façade details



existing
canopy
bracket



existing
front
entry



Existing
vinyl
siding
&
trim
wrap



20 St. Lawrence
front entry

View from Waterville Street



Westerly views of adjacent properties.



32 St. Lawrence from west



24 St. Lawrence from west

Northeast view from St. Lawrence Street



Proposed northeast view from St. Lawrence Street



Southeast view from St. Lawrence Street



Proposed southeast view from St. Lawrence Street



Historic Photo from 1924 survey.















St. L.

