

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, December 15, 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..>

You are invited to a Zoom webinar.
When: Dec 15, 2021 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Public Hearing and Workshop 12/15/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87534647368>

Or One tap mobile : US: +19292056099,,87534647368# or +13017158592,,87534647368#

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

Webinar ID: 875 3464 7368

International numbers available: <https://us02web.zoom.us/j/87534647368>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 17, 2021**
 - i. Public Hearing
32 Atlantic Street: All Present
425 Congress Street: All Present
3. **REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 17, 2021**
 - i. Certificate of Appropriateness for New Infill Construction; 32 ATLANTIC STREET; Kestrel, LLC, Applicant. The Board voted 7-0 to approve the application subject to conditions.

- ii. Certificate of Appropriateness for Garden Fence Modifications; 425 CONGRESS STREET; First Parish Church Trustees, Applicants. The Board voted 7-0 to approve the application subject to conditions.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Dormer Modifications and Rear Ell, Siding, and Window Replacement at 28 Saint Lawrence St.; Maggy Wolf, Applicant.

6. WORKSHOP

- i. Preliminary Review of Proposed New Construction of a Single Building with Nine Residential Townhouse Units, 102 State Street (with Winter Street frontage); Redfern Properties, Applicant.

7. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
28 SAINT LAWRENCE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: December 10, 2021
RE: December 15, 2021 **PUBLIC HEARING – Final 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 December 15, 2021 was posted at the property on December 1, 2021. A legal ad was published in the Portland Press Herald on 12/3/21, 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 public hearing on a Certificate of Appropriateness for the replacement of a rear addition, the addition of rooftop dormers, and the replacement of siding and windows at 28 St. Lawrence Street. The Board reviewed preliminary plans for this project in a workshop held on November 3, 2021. At that meeting Board members' responses were generally positive, and optimistic that with some further refinement of the design for the new living spaces at the rear end of the house and careful attention to historic details for the exterior rehab of the main historic block, the revised project could meet the Standards for Alterations to Historic Buildings.

Board members will recall that 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, including after a fire in the 1990's, 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 an explanatory summary of design revisions as well as a set of

drawings, photos, renderings, and background information on the house. Staff once again includes the 1924 tax photos of the subject property and additional images from the November workshop.

Subject Property

Staff reminds Board members of a number of factors:

- The south wall of the rear ell is set back from the main front block of the house (left side, 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 the 1990's 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.
- In the 1924 tax photo the first-floor windows visible from the street are taller than the second-floor windows, and taller than the first-floor openings are now.
- 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 photos the front door is indistinct.
- The rear shed that is to be replaced is at the western, rear end of the building, where the property slopes toward Waterville Street. It is currently unfinished 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.
- At the rear of 32 St. Lawrence, a retaining wall of engineered concrete block was installed as part of the site work for the house built there.
- 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.

November 3, 2021 Workshop

Recall that the Board's review focuses on two parts of the project: the renovations and additions to the rear ell, and the proposed rehabilitation of historic features in the original front block of the house. Replacement of siding, windows, trim, and entries is to be guided by the 1924 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 Preliminary Scope of Work and drawings:

- 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 was slightly higher than the main roof ridge and the existing rear ell; this ridge continued to the rear of the rebuilt shed at the end of the building.
- The proposed shed dormer on the north intersected the existing rear ell ridge, but was lower than the proposed new ridge over the rebuilt third floor.
- Siding and windows on the renovated rear ell were to be differentiated from the front block: flush vertical siding and more contemporary casement windows were proposed. (Note that on the north elevation, which is a continuous plane, the siding and windows did 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 proposed a simple interpretation of a bracketed hood for the side entry door, in place of the existing posted, shed-roofed canopy. No details were provided, except what could be seen in the north elevations.
- Mr. Gauthier proposed new Italianate style double front doors facing the street.
- It was unclear whether the existing concrete front stairs and metal railings are to be replaced; during the meeting Mr. Gauthier indicated that the applicant hoped to replace the front entry stairs, but nothing had been designed yet.

Board Comments – November 3, 2021 Workshop

Board members responded positively to the two aspects of the proposed work. Not surprisingly they supported the moves to bring back historic features to the original house, while also urging the applicants to design the changes using documented evidence and cautioning against basing details on conjecture. The Board was also positive about the general design direction for the renovations to the first, second, and third floors at the rear of the structure. In their comments the Board suggested further study and refinement to make the new dormers secondary to the original house, reduced in scale as much as possible, and differentiated from the older house through design details signaling their

contemporary origin.

Some of the specific Board comments and suggestions were:

- Do explore what is known about the historic details of the house, including:
 - Verifying the surviving trim that may remain under modern claddings, to assure authentic recreations
 - Checking the size of the first-floor windows, which appeared significantly taller in the 1924 photo than they are now
 - Finding a front door solution that is either based on documented details rather than conjecture, or else is clearly a modern choice that respects the building's past and refers to some historic characteristics
 - Consider possible replacement schemes for the front entry stairs that respect the history of the house and meet the Standards for Alterations.
- Explore design moves such as the following suggestions, to ensure the rear renovations are compatible, respectful of the older, primary structure, and differentiated in ways that communicate their contemporary origins:
 - Communicate that the new sections, including the rebuilt rear ell and the north and south dormers are modern, through use of such contemporary details as: nontraditional siding type, size, and orientation; contemporary window types, sizes, and patterns; trim that is less prominent and avoids mimicking traditional details
 - Clarify the secondary status of the modern rear section by lowering the dormers as much as possible, and reducing the overall massing of the rear
 - Clarify that the dormers are rooftop additions, and not monolithic extensions of the lower floors by maintaining the continuous eave at the top of the second-floor ell, and at the base of the dormers
- Additional comments made by one or more Board members:
 - A suggestion was made to avoid triple-mulled windows, as it is a fenestration pattern that is highly unusual in this context, and an extreme contrast with existing patterns at the building (despite one current example on the second-floor south face, where a small picture window is flanked by casements.)
 - Consider a simple, contemporary version of a hood for the north side entry door, where there is currently a shed-roofed hood.
 - Details are needed on the retaining wall at the end of the north driveway, that is to connect with and be similar to the existing wall next door at 32 St. Lawrence.

Final Plans – December 15 Public Hearing

Mr. Gauthier supplied a detailed list of design changes made since the November workshop, in response to Board comments. (See Attachment 1.) Staff will not repeat here what is clearly listed, except to note several key features:

- The siding is now to be all horizontal, with all new sections to have a wide exposure ($\pm 7"$); New 4" wood clapboards on the original house, and either wood or

- engineered wood (painted) for the new work at the rear.
- New windows to replace the existing vinyl inserts, and the new windows in the new renovations are to be aluminum clad (possibly by Marvin or JeldWen,) with historic details on the original house and no divisions or trim on the contemporary renovations and additions.
- The owner has decided to enlarge the first-floor windows, according to the size in the 1924 tax photo. Staff has counted four affected windows, two on the front and two on the south side.
- Some of the original exterior window casing has been exposed, confirming that a reliable sample is available for replication.
- The existing front steps and side entry hood are to be retained at this time, with a new handrail proposed at the front steps.
- A new front double door is proposed, with contemporary styling, rather than mimicking or re-using a vintage Italianate set.
- The west elevation shows two heat pump condenser units (one is the existing one moved from the north rear corner.) Presumably lines can run through the interior, and vegetative screening is possible.

Staff Comments

In the final submission for the December 15 public hearing, Mr. Gauthier's revised design incorporates a number of successful responses to Board comments. Staff believes the new elements in the renovated rear section of the house are now more secondary to the primary historic block, with reduced massing and height, dormers clearly defined as sitting on the roof plane, a consistent ridge height for the rear ell that is lower than the primary ridge, and the rear gable clearly expressed (see the west elevation.) As requested by Board members, the contemporary renovations are distinguished with modern details and fenestration.

Staff notes that as result of the efforts to reduce height and mass and the need to assure useable headroom, the two new dormers will have roofs that are almost flat. While dormers with slightly more pitch would present a more typical profile, the geometry does not permit that. This profile is more visible in elevation drawings than in actual ground-level views, and though the west elevation will be quite visible from Waterville Street, the dormers are slightly set back from gable's rake, and the observer on Waterville will be looking up at the building because of the change in elevation.

Fenestration, siding, and other elements on the new dormers and rear ell make those sections clearly differentiated from the original house, and staff wonders if the character is so different that it makes for a tenuous relationship between new and old. Are there ways in which details such as fenestration patterns could be modified to enhance a more comfortable compatibility, while maintaining a clearly contemporary aesthetic approach? For example, there is no relationship at all between the fenestration in the north dormer and the windows on lower floors. On the south side, one wonders if it might appear as if a

rear section of a completely different character has been attached to a quite traditional historic house. It is important to establish the differentiation, but perhaps window patterning or other subtle qualities could enhance the relationship between contemporary and traditional sections.

The recreation of a more historic appearance on the front section of the house will be a welcome change for the neighborhood. There may be some trim features that are not detailed yet, and it is assumed that the 1924 photo will be followed for elements such as the frieze boards below the cornices, gutters, crown (or angled trim,) gable returns, etc. Perhaps the Board will delegate to staff final review of the details.

Though taller windows on the first floor of the house are documented in the 1924 photo, staff did not view the restoration as essential to the renovation proposal, nor as a measure that was required, as the shorter windows have been in place for some time. The tall windows are distinctive and somewhat unusual in a house of this modest size. As Mr. Gauthier's summary notes, Ms. Wolf has chosen to install tall units similar to those in the historic photo.

At the front entrance, the architect has followed the suggestion of a Board member in proposing double doors at the front entry that are contemporary in detailing, rather than Italianate. Since certain documentation is lacking for the original front entrance, this seems like a reasonable solution, echoing what may have existed, but with a modern twist to avoid projecting false certainty about the history. A new set of front stairs is not in the final proposal, (nor is a new hood on the north door) and one guesses the reasons have to do with budget constraints.

A number of final details may need to be clarified at the public hearing, reviewed later by staff, or return as part of a future Board meeting's consent agenda:

- Some final historic trim details
- Final window and door specifications
- Any changes to exterior lighting fixtures
- Design details for the retaining wall at the end of the north driveway and parking area. It may be necessary to work with the neighbor at 32 St. Lawrence to assure compatible walls and to avoid redundancy.
- Handrail details for the front steps
- The west face of the rear addition's foundation will be exposed, facing the back garden and Waterville Street. It is unclear whether this will be concrete surface that will be screened by vegetation, painted, or finished in some way.

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.

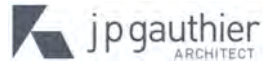
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) All sites, structures and objects shall 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.*

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the December 15, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations and additions at 28 St. Lawrence 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 of design changes
2. Architect's drawings, photos, and renderings
3. Renderings and elevations from the 11/3/21 workshop
4. Staff photos
5. 1924 tax photo



DECEMBER 15, 2021 HISTORIC PRESERVATION MEETING

NARRATIVE FOR 28 ST LAWRENCE ST.

RESPONSES TO WORKSHOP COMMENTS

DORMER MASSING, SCALE, HEIGHT:

- South dormer shortened by c. 4' at east and 2' at west.
- Continued existing eave past south dormer to break up massing.
- Now reads as dormer in roof plane and not as monolithic mass.
- West elevation roof line extends existing gable profile, with dormers inset.
- Ridge height of addition lowered to height of existing wing.
- Siding changed to horizontal to de-emphasize vertical read.

DIFFERENTIATE NEW FROM OLD:

- North dormer extended over new addition and expressed as part of new work.
- Trim reduced or eliminated.
- Large exposure siding in new work.

WINDOW PATTERNING:

- Looked at various options including picture windows and modernist approach.
- Settled on current configuration which we feel works with the broken-up massing.

FIRST FLOOR FRONT WINDOW HEIGHT:

- We struggled with this because there are good reasons to keep the existing height:
 - Taller windows will substantially increase installation costs.
 - With recent construction cost inflation, the project budget is already stressed.
 - The existing windows are already 5' tall.
 - There is no demolition and renovation work otherwise intended for the area.
 - The function of the room is no longer as a parlor but as a bedroom.
- We are nonetheless showing taller windows on the first floor south and east elevations.

FRONT ENTRY DOUBLE DOOR:

- The shallow distance between the door and the first riser of the stair we feel provides additional evidence that the original configuration was a double door unit.
- We are showing a contemporary double door, which would have narrower stiles and simple sticking and profiles, unlike a replicated Italianate door.

EXISTING ORIGINAL TRIM PROFILES:

- We removed some of the aluminum wrap to reveal the existing window and door trim to be replicated.

FRONT STAIR AND RAIL:

- We are proposing that the existing concrete step remains, and a simple handrail be provided.
- No balusters are required

EXISTING SIDE ENTRY CANOPY:

- We are leaving existing to remain, while providing metal roof to read as contemporary.

TOP RAIL AT ELEVATED DECKS:

- We propose to replace the balusters with a cable rail system and leave the existing top rail to provide safety and visual cue thereof.

Historic Preservation Review December 15, 2021



View from St. Lawrence Street



Shed addition to be replaced



north view from driveway



south view from garden

West view



November 3rd Workshop elevations



north



east



south



west

Proposed Elevations



north
elevation

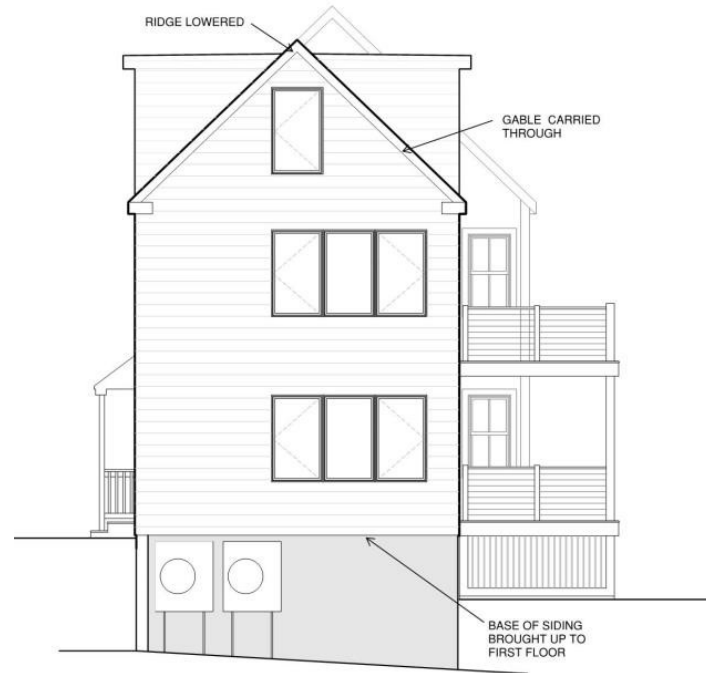


south
elevation

Proposed Elevations

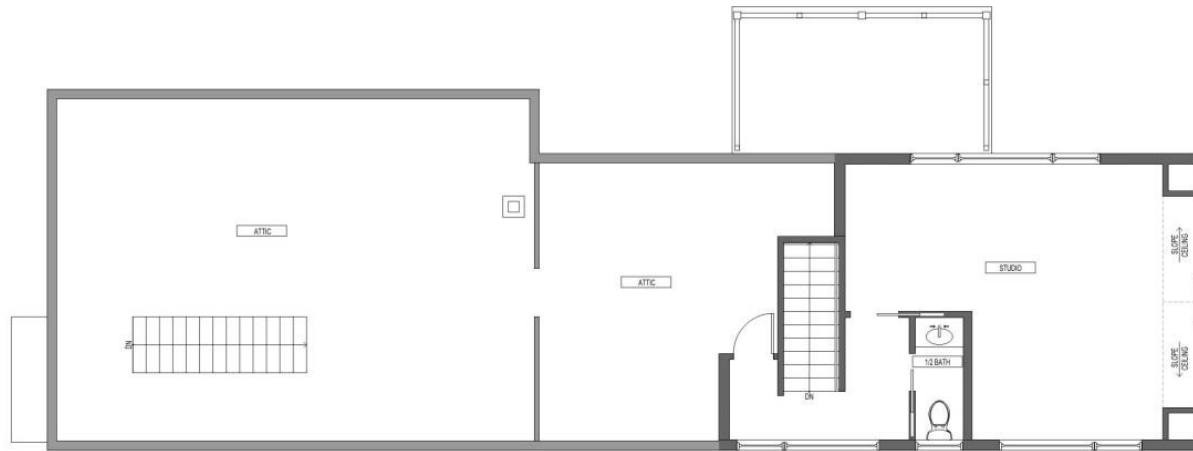


east
elevation



west
elevation

Proposed second & third floor plans



3rd floor
studio



2nd floor
bed & bath

Existing trim details

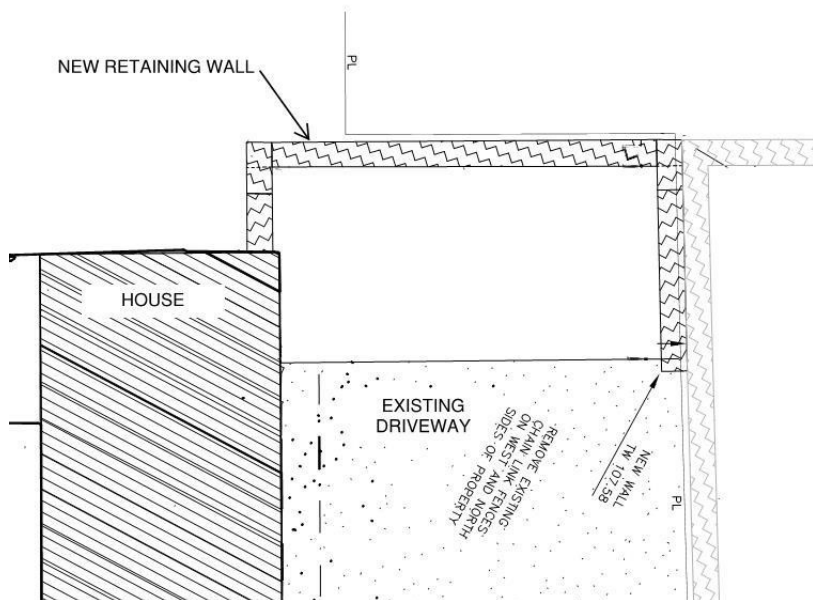


existing
trim
alongside
door at
front
entry

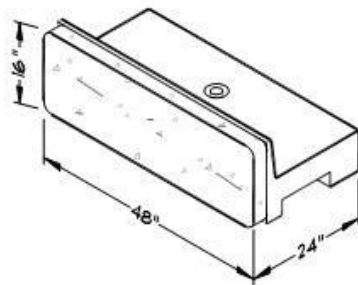


existing
trim
below
wrap at
front
window

End of driveway retaining wall



proposed retaining wall



typical top block



existing end of driveway slope



existing retaining wall & fence

Existing Northeast view from St. Lawrence Street



Proposed Northeast view from St. Lawrence Street



Existing Southeast view from St. Lawrence Street



Proposed Southeast view from St. Lawrence Street



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

Proposed northeast view from St. Lawrence Street



Proposed southeast view from St. Lawrence Street







NO
PARKING
BETWEEN
SIGNS
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St. L.



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
102 STATE STREET (Winter Street frontage)

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: December 8, 2021
RE: December 15, 2021 WORKSHOP – Preliminary Review of Proposed New Construction

Address: 102 State Street (Winter Street frontage)
Applicant: NewHeight Redfern LLC
Project Architect: Ryan Senatore

Introduction

Architect Ryan Senatore, on behalf of applicant NewHeight Redfern LLC, has requested a preliminary workshop to introduce plans for the construction of a 9-unit market-rate townhouse development at the southeast corner of Winter and Spring Streets. The development parcel was part of Mercy Hospital's landholdings in the vicinity of State, Spring and Winter Streets. This portion of the former Mercy property is located south of Spring Street and is currently an open parking lot. The subject lot jogs around an existing historic residential property under separate ownership at the southwest corner of State and Spring and extends the full depth of the block from State to Winter. Note that the proposed development will be confined to the portion of the lot along Winter Street. The balance of the property, which fronts onto State, will be developed separately at some point in the future.

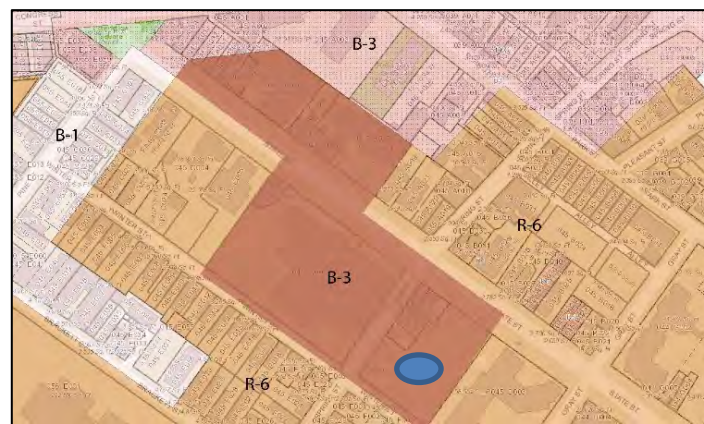


■ Property
□ Development Site

Background

As Board members will recall, to facilitate the redevelopment of Mercy's properties and accommodate the uses and density proposed for the various project sites, developer NewHeight Redfern LLC submitted an application for zoning map and text amendments. The requested zoning changes were reviewed and recommended by the Planning Board and approved by the Council in February 2021. 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



Zoning Map Amendment (R-6 to B-3)

 Subject lot



Changes to Downtown Height Map

 Subject parcel

With the recent approved zoning changes, the allowable height for the proposed townhouse development is 45' extending 30' from the Winter Street property line. Beyond that point, the allowable height is 85'.

Project Context

Directly abutting the development site to the south is the 100 State Street housing project, which was constructed c. 1979. Like the 75 State Street elderly housing development built during the same period, the 100 State Street apartment complex departs from the scale and massing of its historic context, particularly on Winter Street, and occupies the entire end of the block bound by State, Gray and Winter. Although the scale of the apartment complex is muted by the scale of the former St. Dominic's Church and School across Gray Street, its size is most at odds with the development pattern across Winter Street. Still, the complex's material palette and the manipulation of its massing helps to mitigate the large complex's impact on the block. Note also that the portion of the 100 State Street development steps down to its lowest height (@ 49') on Winter Street to respect the more modest scale of the residential street.

As was noted in staff reports for NewHeight Redfern's other Winter Street development proposals, Winter Street is quite narrow and eclectic in character. Existing historic buildings are generally vernacular, mid-to-late 19th century, wood frame or brick, and modest in scale (mostly 2 1/2 stories). The west side of this particular block of Winter also includes two small surface parking lots where residential structures were torn down in the past.

Directly across Spring Street from the proposed townhouse development the recently-approved CHOM/PHA family housing project will soon be constructed. The family housing project also introduces a larger scale, larger footprint development along the east side of Winter, which will affect the context around this project once built.

At the southwest corner and State and Spring Streets is a notable Federal style brick double-house. The driveway providing access to the proposed townhouses will run between this historic structure and the proposed development.

Beyond the Federal style double house on State is a surface parking lot. (This lot part of the subject property, which is being reserved for future development.) For the foreseeable future, the rear of the proposed development will be within clear view of State Street across this open parking lot.

Proposed Development

The proposed development calls for 9 attached townhouses at the southeast corner of Winter and Spring. The townhouses will be oriented towards Winter Street. An access drive from Spring Street will lead to ground-level parking at the rear of each unit. The building steps down in three sections to accommodate the change in grade.

Three stories and 34'11" tall at the street, the units will rise include an additional fourth story which is set back -from the front façade. The overall height of the building, including the fourth floor, is 44'11", which is within the allowable height per zoning. Note that the fourth

story features an irregular footprint with a portion of the floor area projecting towards Winter Street. The main portion of the fourth floor is set back 23' from the face of the building and the projecting portion is set back about 14'. A roof deck is proposed in front of the fourth story. A cable deck railing is set back 5' from the face of the roof cornice. Solid wall dividers are set between each unit's roof deck. Rooftop mechanicals rise 5' feet above the roof.

The Winter Street façade is set back 10 feet from the sidewalk (the face of the bays is set back 7 feet). The entries are recessed 4 feet from the face of the building.

The individual townhouses exhibit notably vertical proportions given the narrow width of each unit's facade, the tall narrow windows and the three-story projecting bays with paired windows. The presence of the bays breaks up the massing of the overall development and provides three-dimensional relief and visual interest to the streetscape. Note that there is variety in the spacing of the bays along the building's façade. The Spring Street elevation features a wider two-story bay featuring three mulled windows.

The proposed material palette consists of a brick façade with soldier course lintels and brick sills around aluminum windows. (On the rear elevation, the exterior cladding changes to fiber cement clapboards.) The bays feature fiber cement panels and trim. Fiber cement is used for all other trim as well. From the renderings provided, it appears that a blond brick is proposed with contrasting dark bays and trim. A granite water table is shown as well.

The proposed design includes a fair amount of trim detail to provide visual interest. The three-story bays feature panels between floor levels, there is a projecting cornice and the fiber cement panels used for the fourth-story cladding and privacy panels features frame-and-panel detailing. A bracketed hood is shown above the front entry doors and the doors are surrounded by paneled trim.

The rear elevation of the building features garage doors at the ground floor level of each unit. The second and third floor levels are clad in fiber cement siding with pairs of tall mulled 2/2 windows. At the second-floor level, double doors lead to decks that project beyond the face of the building. The decks are supported by piers that separate the individual garage entries below. Solid-panel privacy screens separate each of the decks. The fourth-floor level is set back only slightly at the rear of the building and features sets of three mulled 2/2 windows.

Preliminary Staff Comments

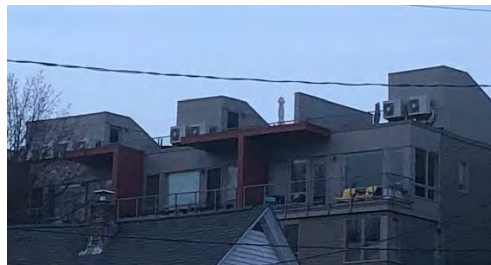
Staff finds the enclosed design proposal to be generally compatible with its surrounding context and consistent with the ordinance's new construction design standards. Although the rowhouse as a building type is not currently present in the immediate vicinity of the project site, the soon-to-be-constructed CHOM/PHA family housing project will introduce the rowhouse typology on Winter Street. Additionally, there are numerous examples of

rowhouses within the larger West End context and were built during virtually every era of the peninsula's development.

Although taller and of a significantly larger footprint than the modest-scale historic structures directly across the street on Winter, the general context of the project--which includes the 100 State and 75 State Street housing complexes, Mercy Hospital and the recently approved CHOM/PHA projects--is quite mixed in terms of building scale and massing. Also, the proposed design includes a number of devices that help reduce the apparent scale and provide three-dimensional relief and visual interest along the street, including projecting bays, set back fourth floor, series of step-downs to follow the grade, etc.

Following are several specific observations or questions that might warrant consideration by the Board:

- It would be helpful to see a rendering of the project as one approaches from the east on Spring Street. Given that there will be a driveway behind the development, the rear of the building will be clearly visible. (Obviously, it will be clearly visible from State Street as well, at least until or unless the front portion of the lot is developed.)
- The presence of rooftop mechanicals is regrettable and at odds with the existing historic residential development that dominates the area. While the units appear to have been set back and their visibility will likely be mitigated with any future development on State Street, they will likely still be visible from several vantage points in the neighborhood. Perhaps it would be possible to mount the units on the rear walls and paint them out in a color to match the siding. Staff notes that this was done on a townhouse project on Munjoy Hill—see photo. While still visible, the impact is reduced, particularly in long views of the project.
- The proposed treatment around the front entries appears overly detailed for the otherwise contemporary architectural treatment of the façade. Perhaps the trim detail could be simplified a bit.
- In the enclosed renderings, ornamental grasses are shown in the landscape beds in front of each unit. Just as staff questioned this treatment along the street frontage around Mercy Hospital, staff feels that more traditional plantings would help integrate the new project into its historic residential context, particularly where the treatment is repeated along the entire façade.



- It would be helpful to see a sample of the blond brick proposed for the project.
- Staff notes that the side walls of the proposed bays feature a solid frame and panel treatment. Perhaps consideration could be given to including windows on the side walls.
- Note the horizontal granite band shown near the base of the building, identified as a water table, which is intended to suggest a raised foundation. Staff finds this element rather curious. Because the building steps down to follow the grade, the position of the water table becomes awkward at various points, particularly in relation to the at-grade entries.

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. General site plan
3. Architectural Plans, elevations, details and renderings
4. Additional rendering – view from State Street
5. Landscape plans and details
6. Rendering of approved family housing development across Spring Street from project site

November 3, 2021

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

Re: Winter Street Townhomes - Design Narrative

The proposed building to be located on Winter Street in Portland's West End Neighborhood consists of 9 residential townhouse units intended. The building is a 3 story structure along Winter street with a daylight basement parking level access from the rear.

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.

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 and entries 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. All of the units have direct access to the sidewalk and street. The roof top program elements consist of an interior lounge space and exterior rooftop deck.

207-747-5159

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ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101

The primary siding material is brick with accents of factory finished composite panel siding, trim and composite lap siding, all 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.

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

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

207-747-5159

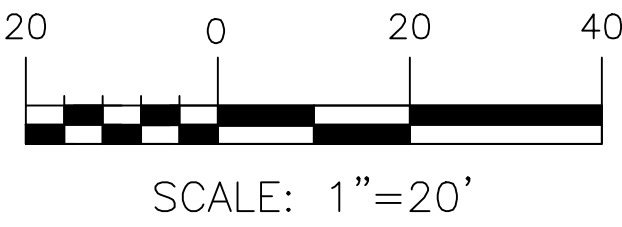
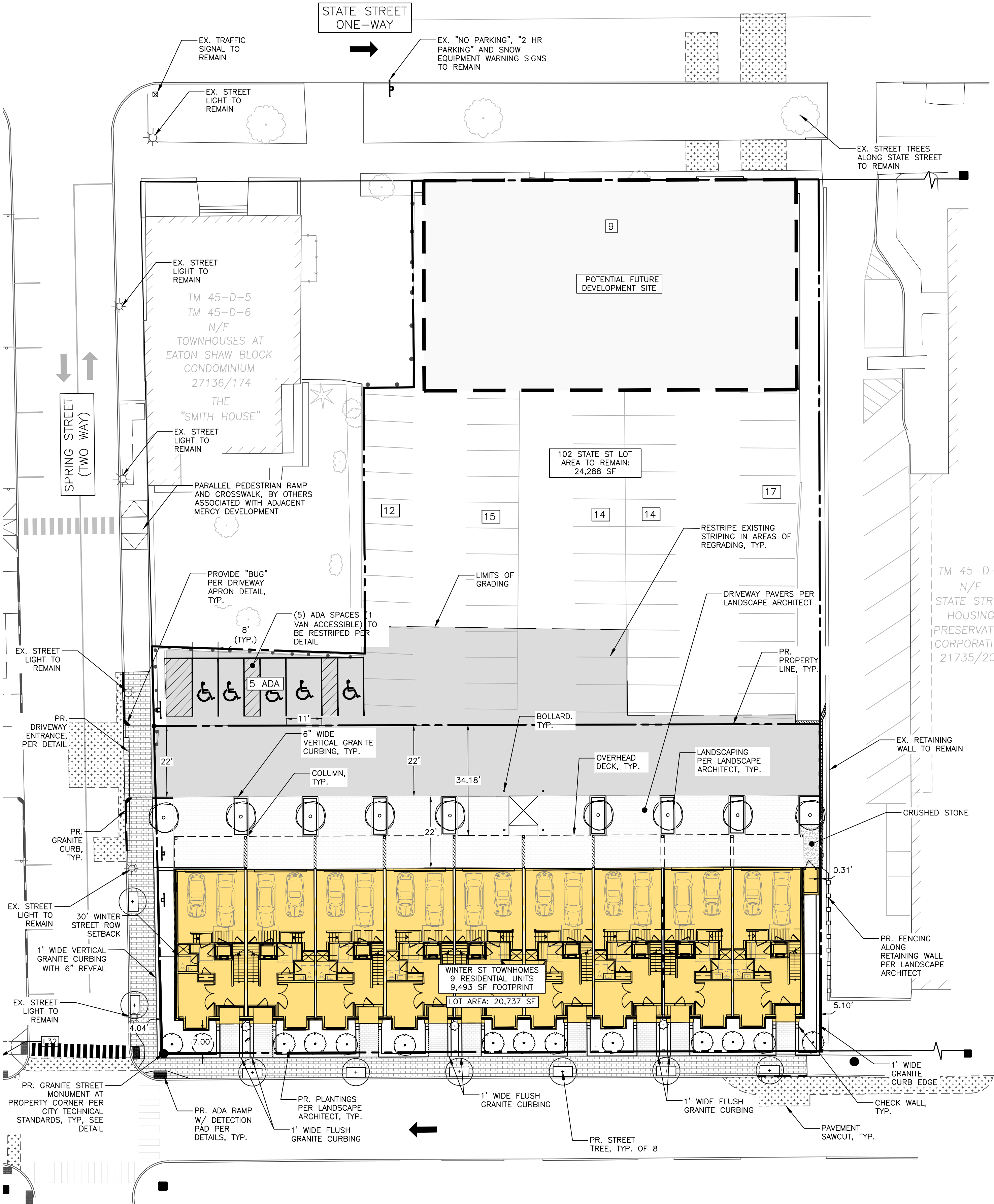
senatorearchitecture.com

ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101

SPACE AND BULK STANDARDS			
ZONE: B-3	REQUIRED	PROPOSED - WINTER ST LOT	PROPOSED - 102 STATE ST
MINIMUM LOT AREA	NONE	20,737 SF	24,288 SF
MIN LOT FRONTAGE	15'	204'	126'
MIN LOT WIDTH	NONE	204'	126'
MAX HEIGHT	85' *	37.7'/48.4'	-
STRUCTURE SETBACKS			
FRONT (MAX)	5'	7'	-
SIDE (MIN)	NONE	0.3'	-
REAR (MIN)	NONE	34.2'	-
MAX IMPERVIOUS COVERAGE	100%	91%	93%
OFF STREET PARKING	9	27	88
NET RESIDENTIAL DENSITY		9	-
* 45' MAX HEIGHT WITHIN 30' OF WINTER STREET RIGHT OF WAY.			

PARKING SUMMARY	
	# PARKING SPACES
EXISTING	144
STANDARD - NORTH PARCEL (9'x18')	81
COMPACT - NORTH PARCEL (9'x16')	0
ADA - NORTH PARCEL (8'x18')	5
STANDARD - SOUTH PARCEL (9'x18')	18
COMPACT - SOUTH PARCEL (9'x16')	9
ADA - SOUTH PARCEL (8'x18')	0
TOTAL PROPOSED SPACES	113



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR

BY

DATE

CSS SUBMISSION

PFH

10/29/21

SITE PLAN SUBMISSION

PFH

12/3/21

DRAWING NAME

SITE PLAN

PROJECT NAME

WINTER STREET TOWNHOMES
PORTLAND, MAINE

CLIENT

NEWHEIGHT REDFERN, LLC
167 NEWBURY STREET, SUITE 503 PORTLAND, ME, 04101

ACORN ENGINEERING, INC.

ENGINEERING, INC.

PO BOX 3372, PORTLAND, MAINE 04104

(207) 775-2655

FILE:

1140.1_CIVIL

JN:

1140.1

SCALE:

AS NOTED

DESIGNED BY:

MKT

DRAWN BY:

MKT

CHECKED BY:

PFH

STATE OF MAINE

PETER F. HEIL

15318

REGISTERED PROFESSIONAL ENGINEER

DRAWING NO.

C-10

WINTER STREET TOWNHOMES



1



2



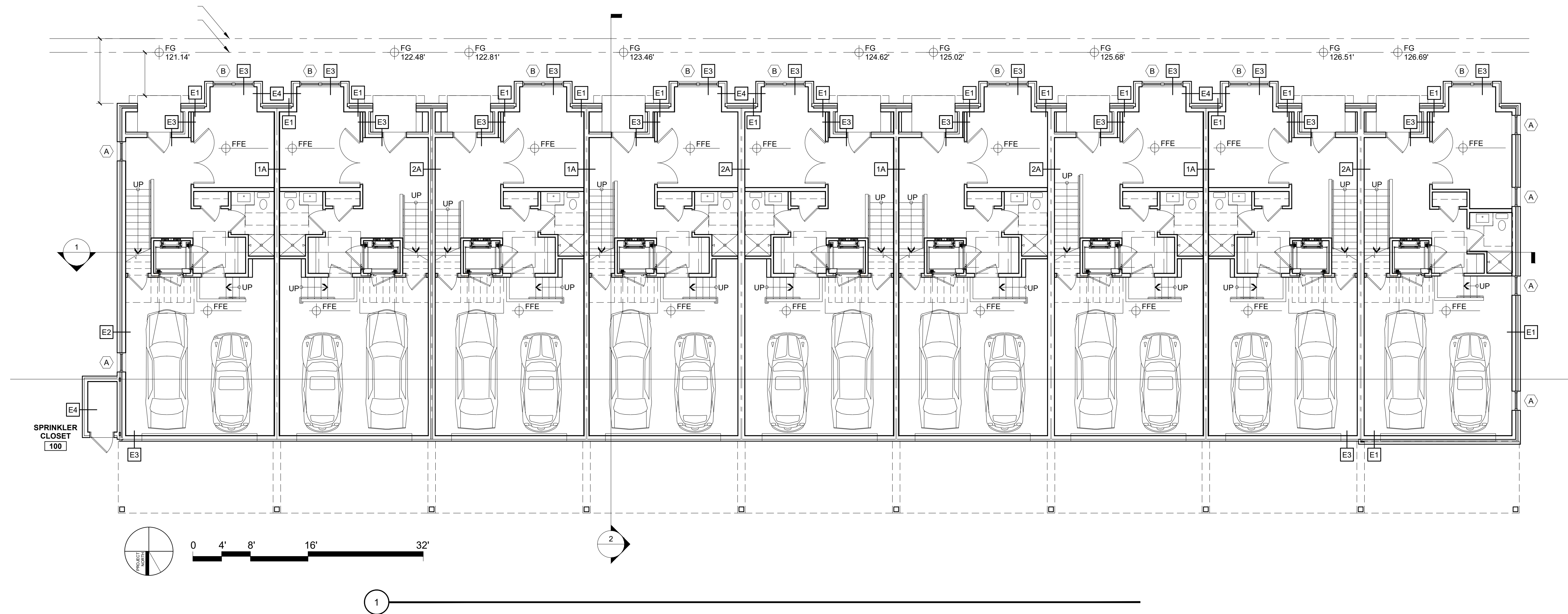
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4

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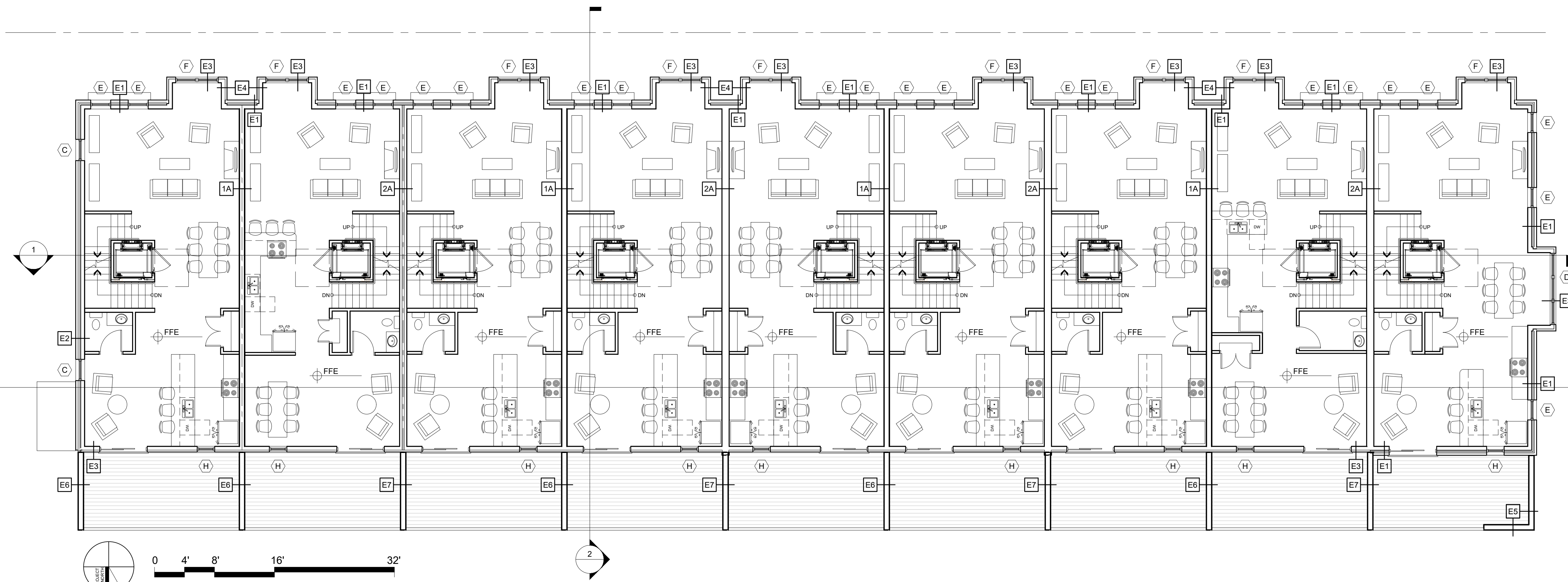
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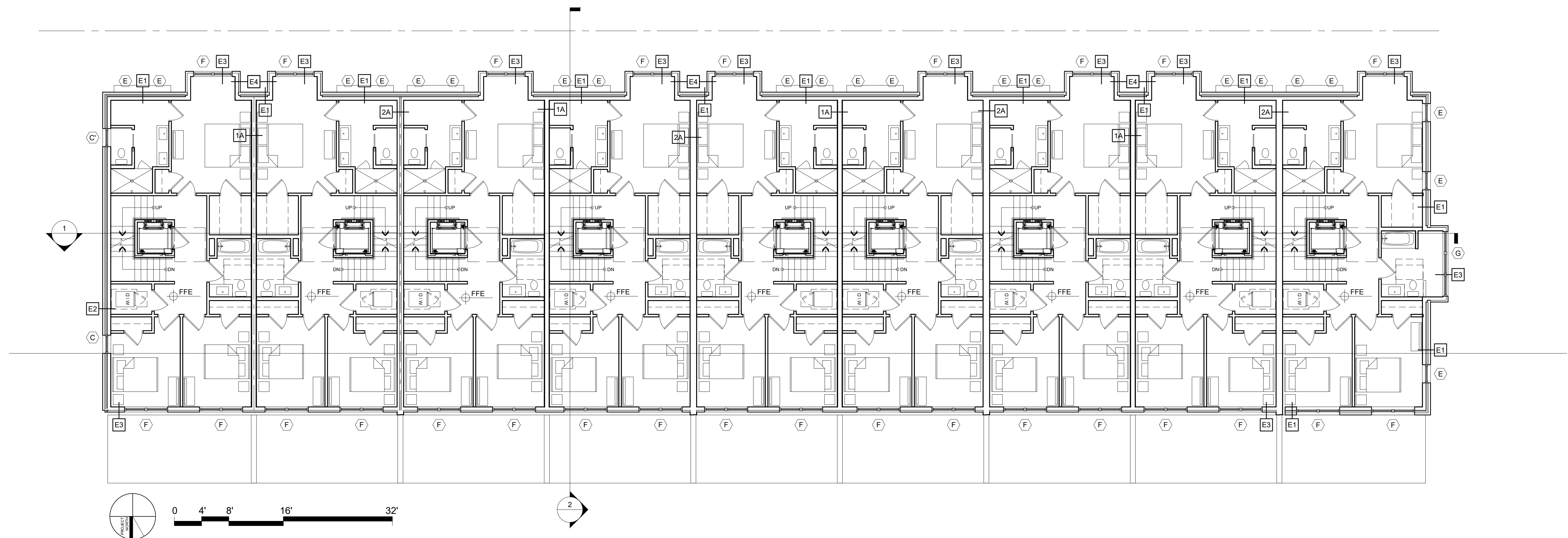
SCALE:

RJS

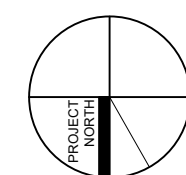
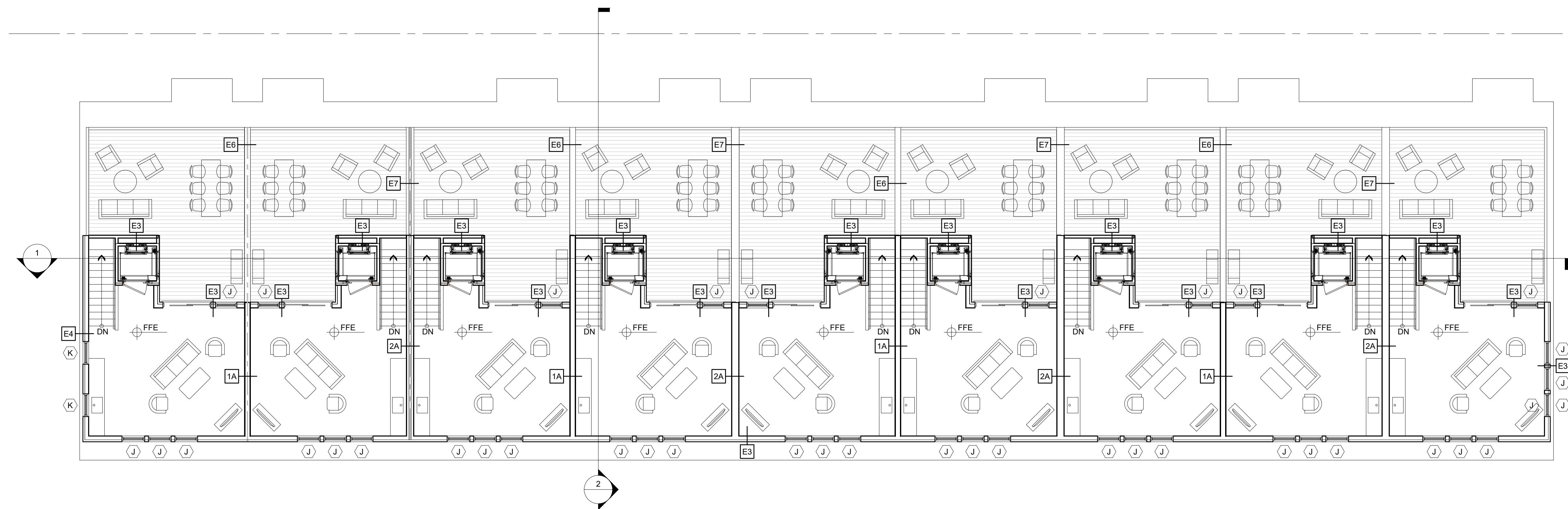
PLAN



1



1



0 4' 8' 16' 32'

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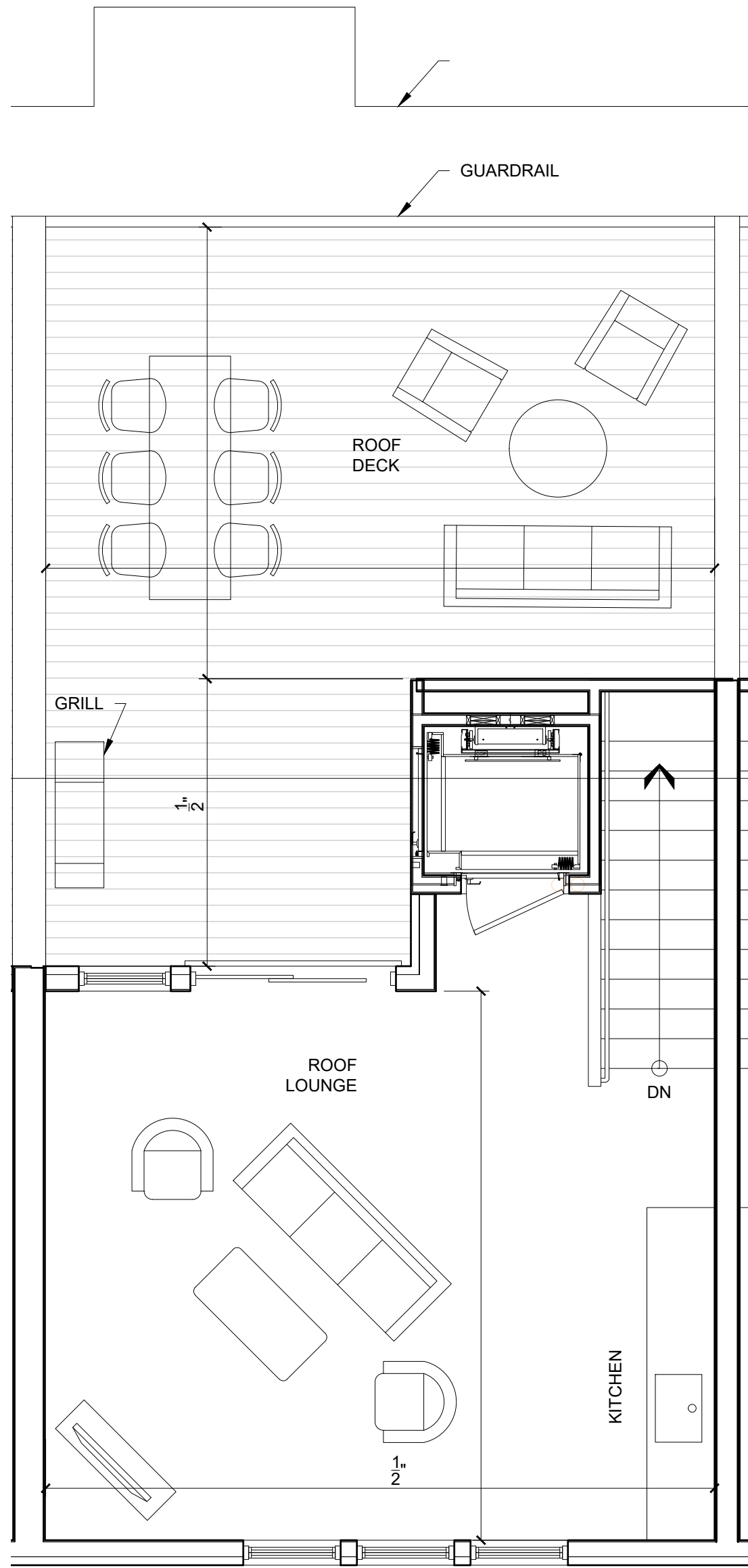
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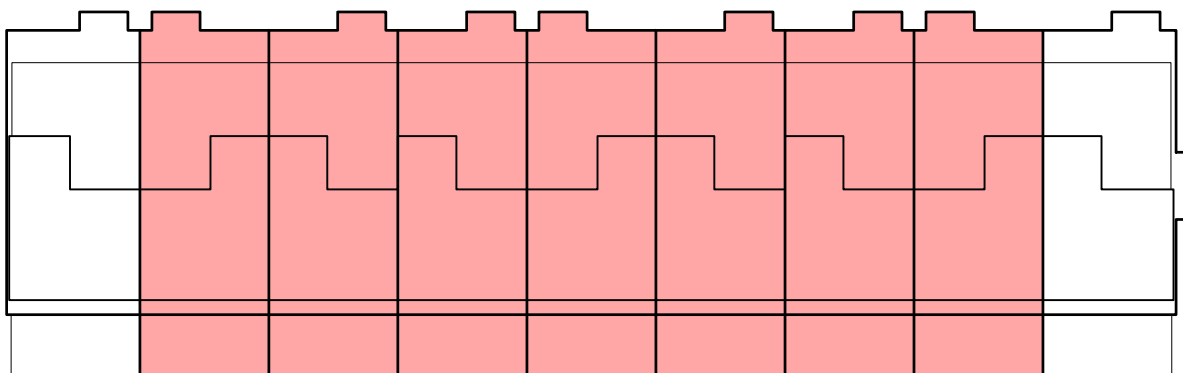
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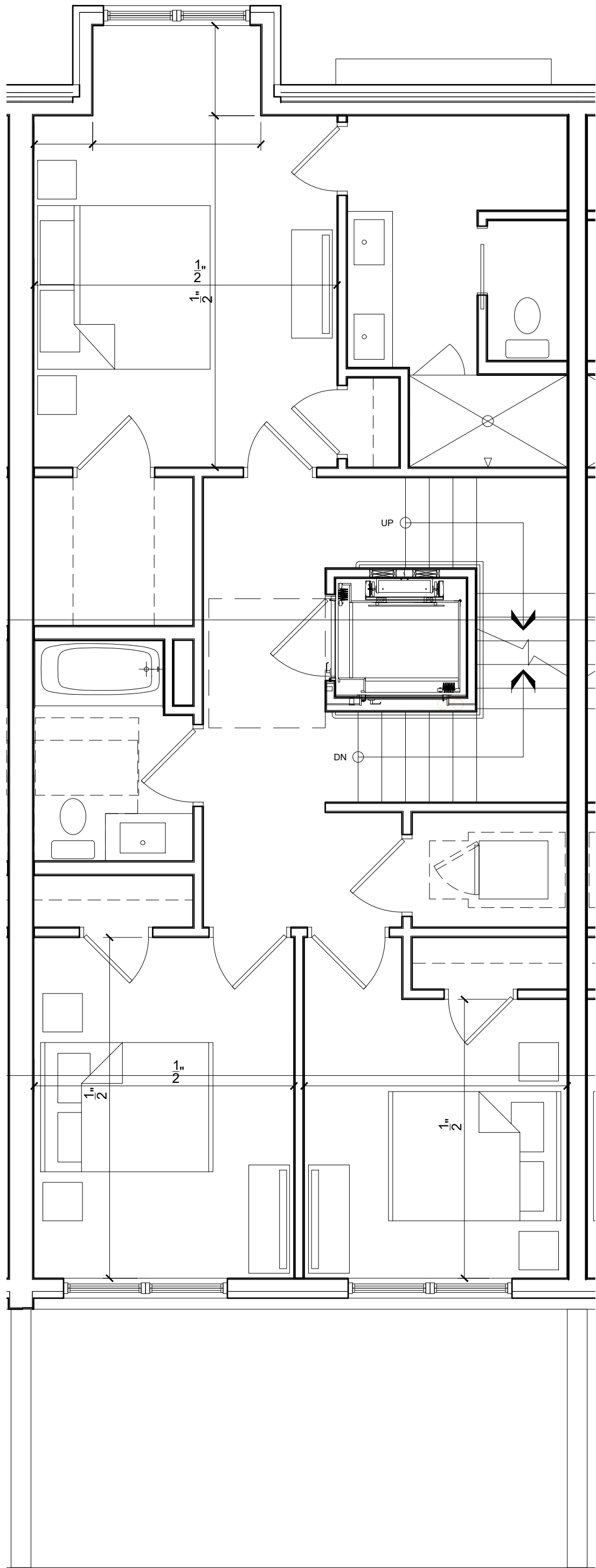
WINTER STREET TOWNHOMES



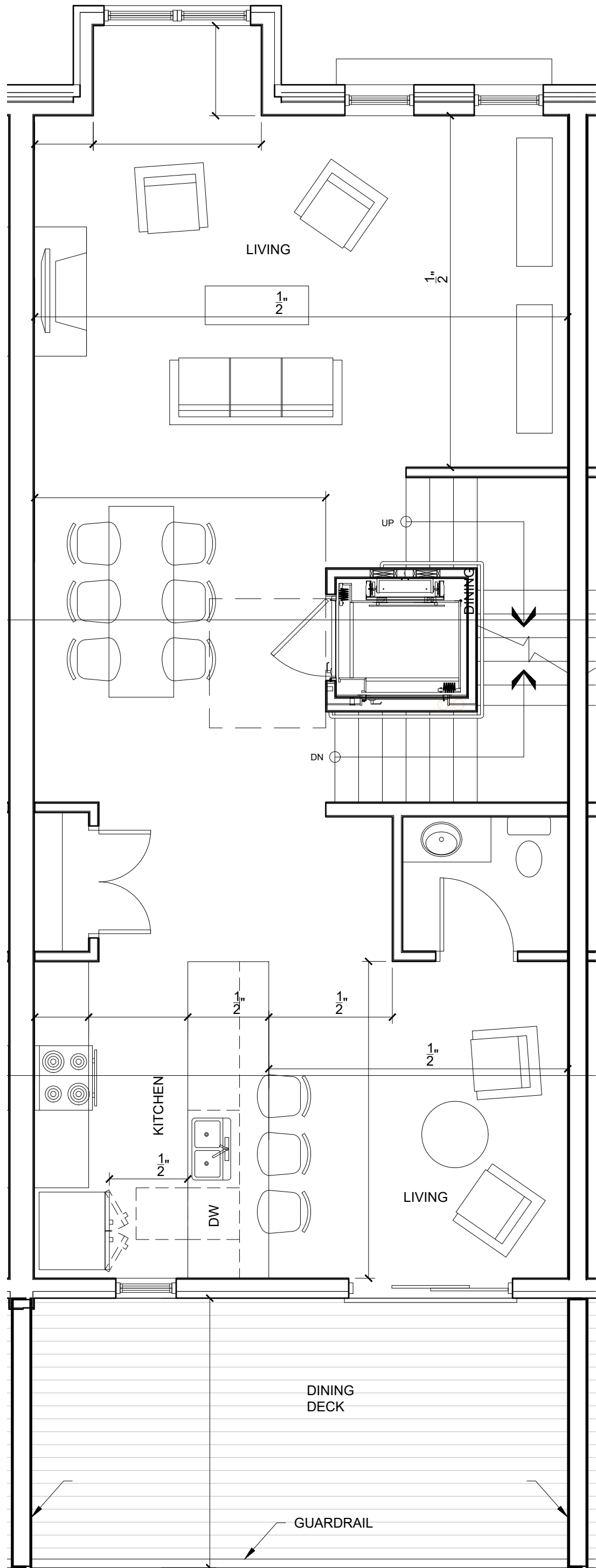
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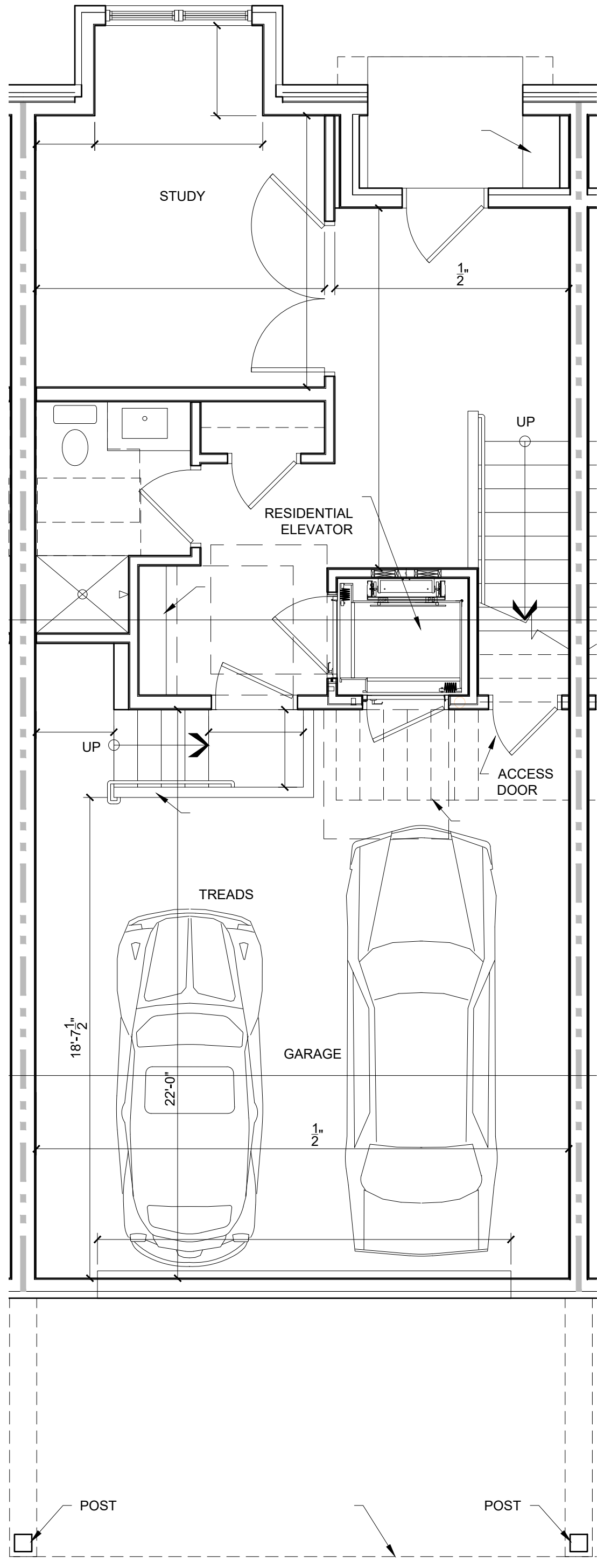
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3



2



1



2



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RJS

SCALE:

ELEVATIONS



2



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SCALE:

ELEVATIONS



4



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REVISIONS

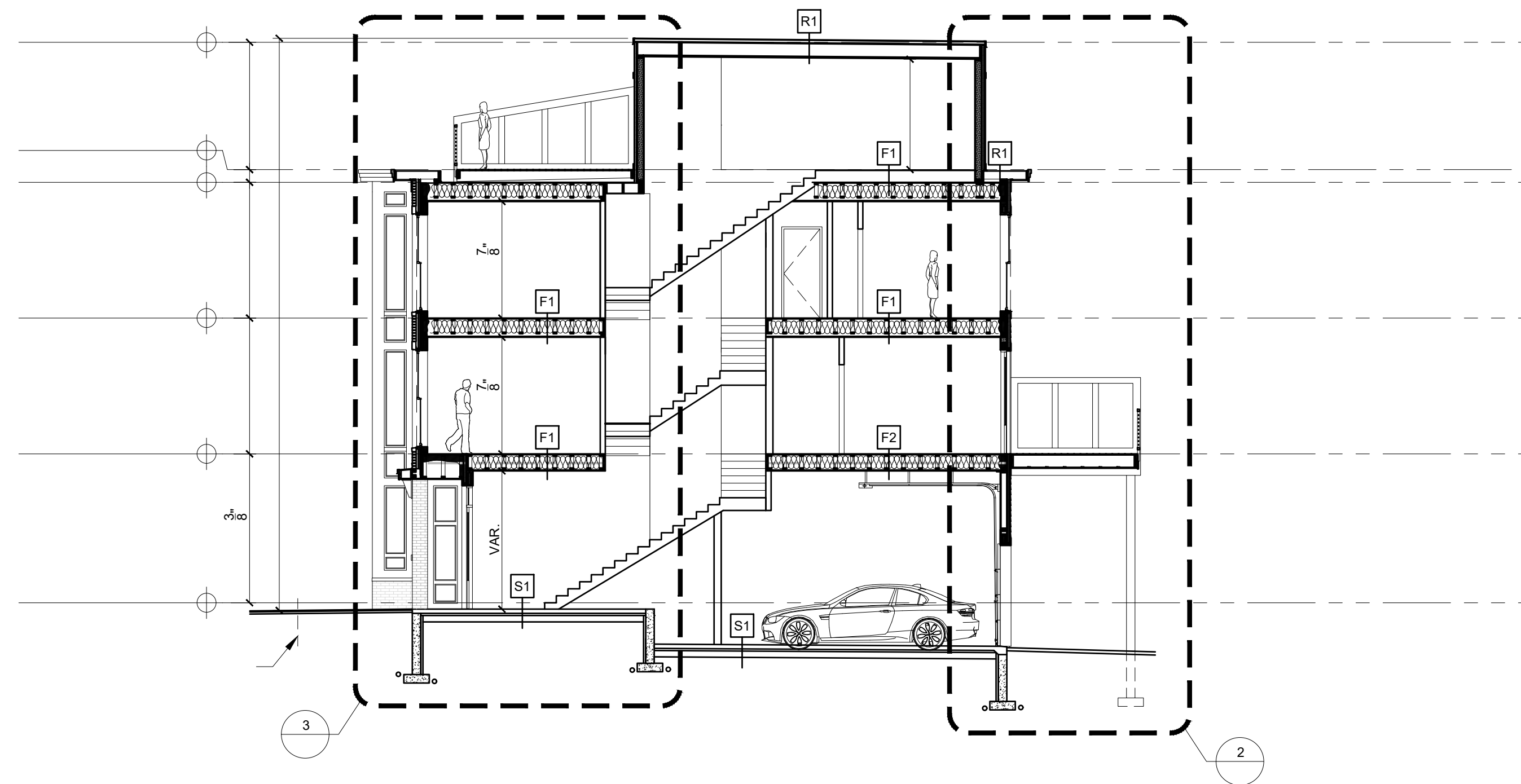
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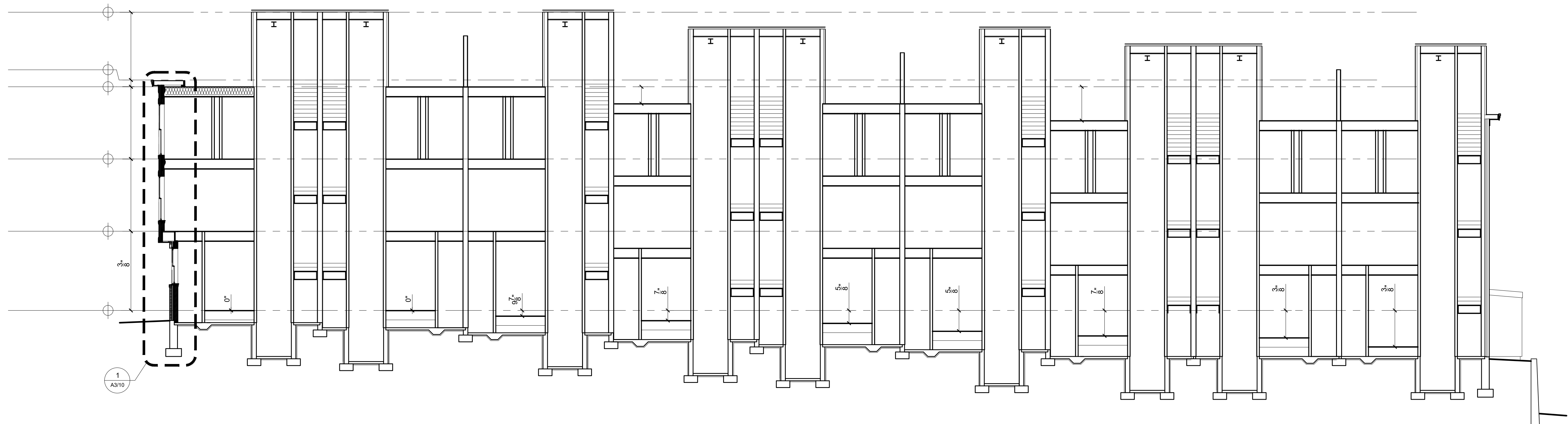
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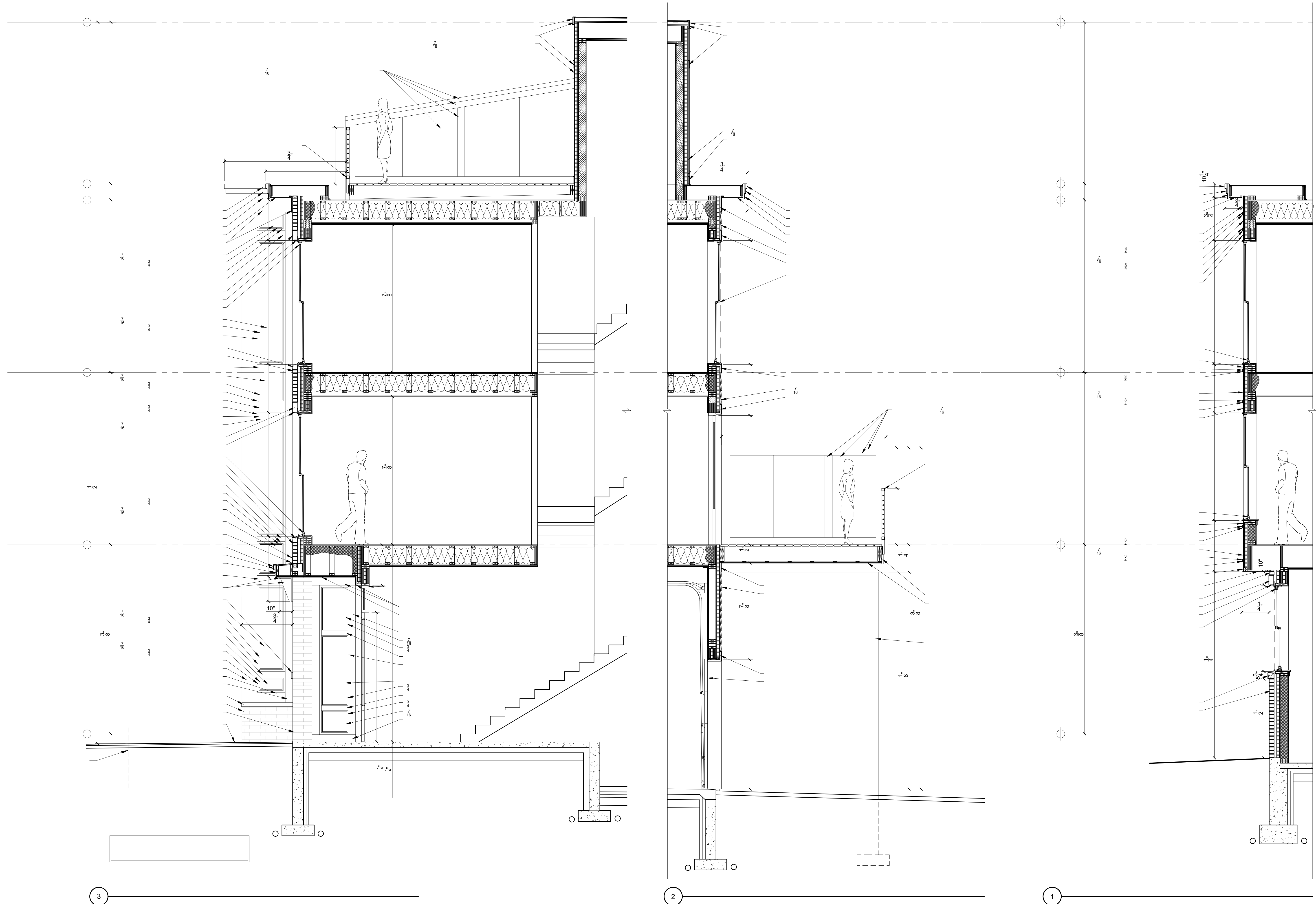
PERSPECTIVE
VIEWS



2 SECTION



1 SECTION



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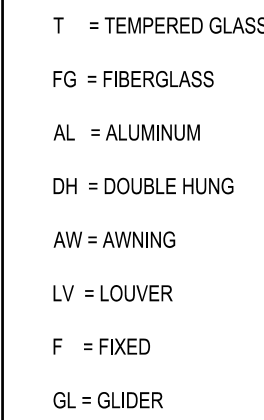
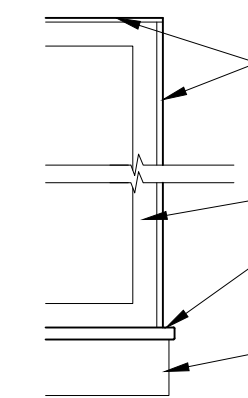
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DATE:

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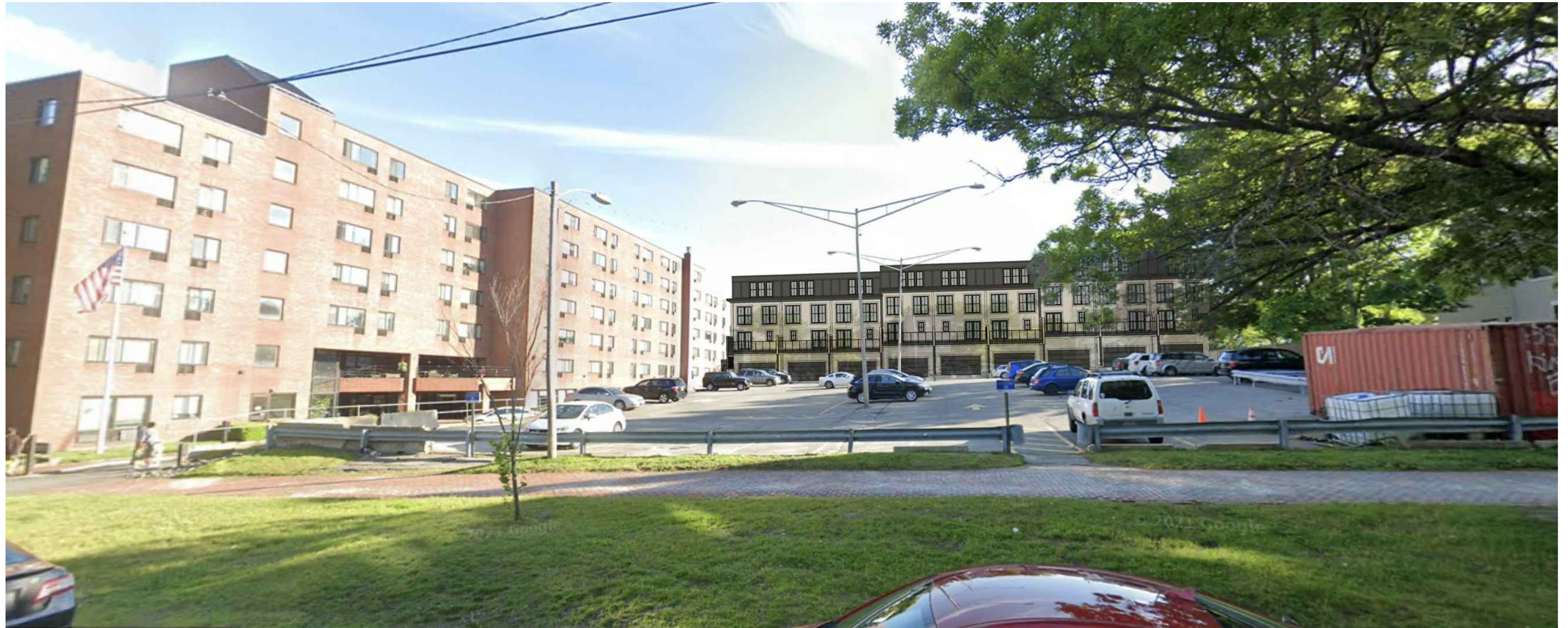
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WINTER STREET TOWNHOMES

PORTLAND, MAINE

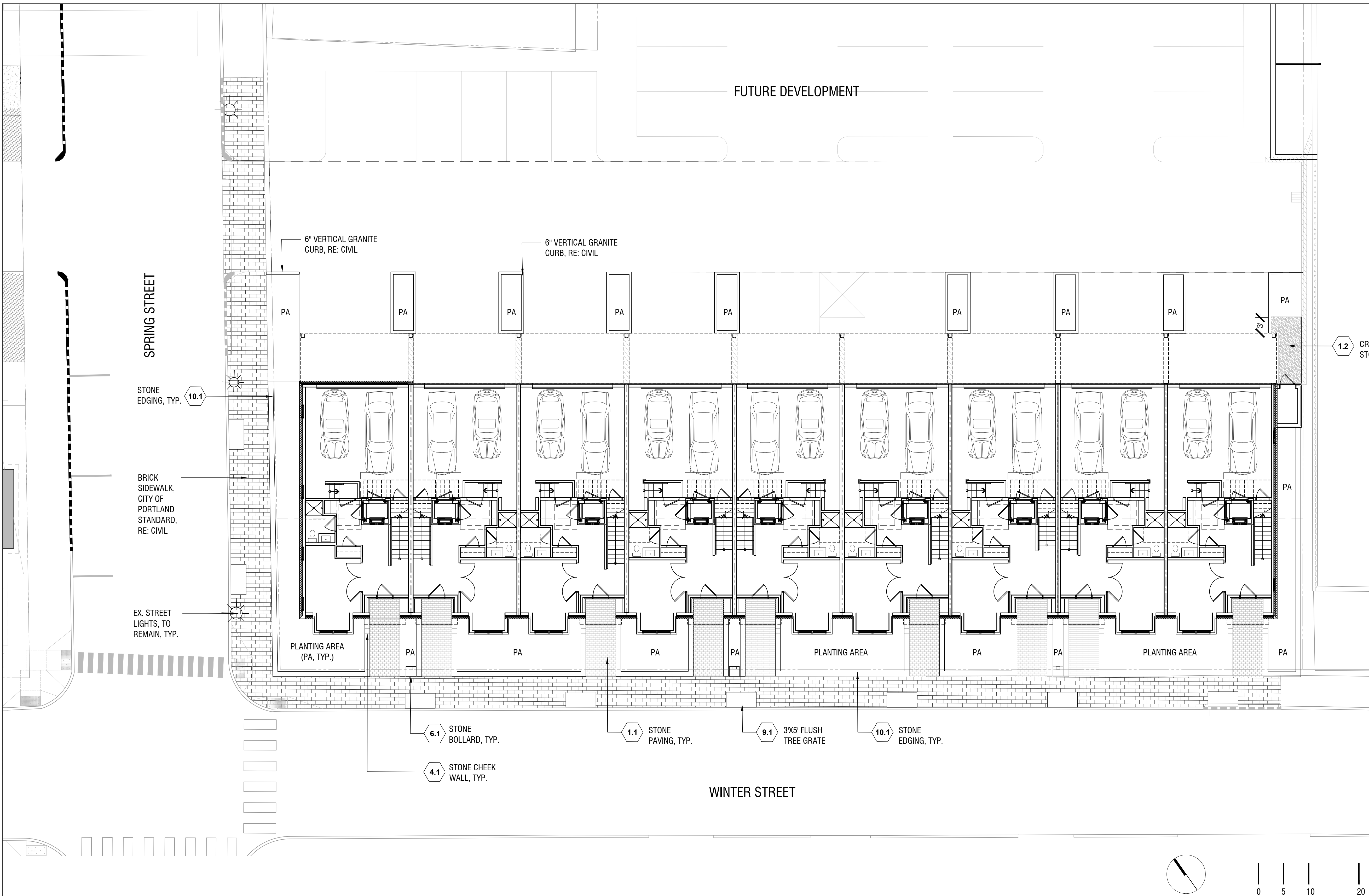
NOVEMBER 3, 2021



1 VIEW FROM SPRING STREET

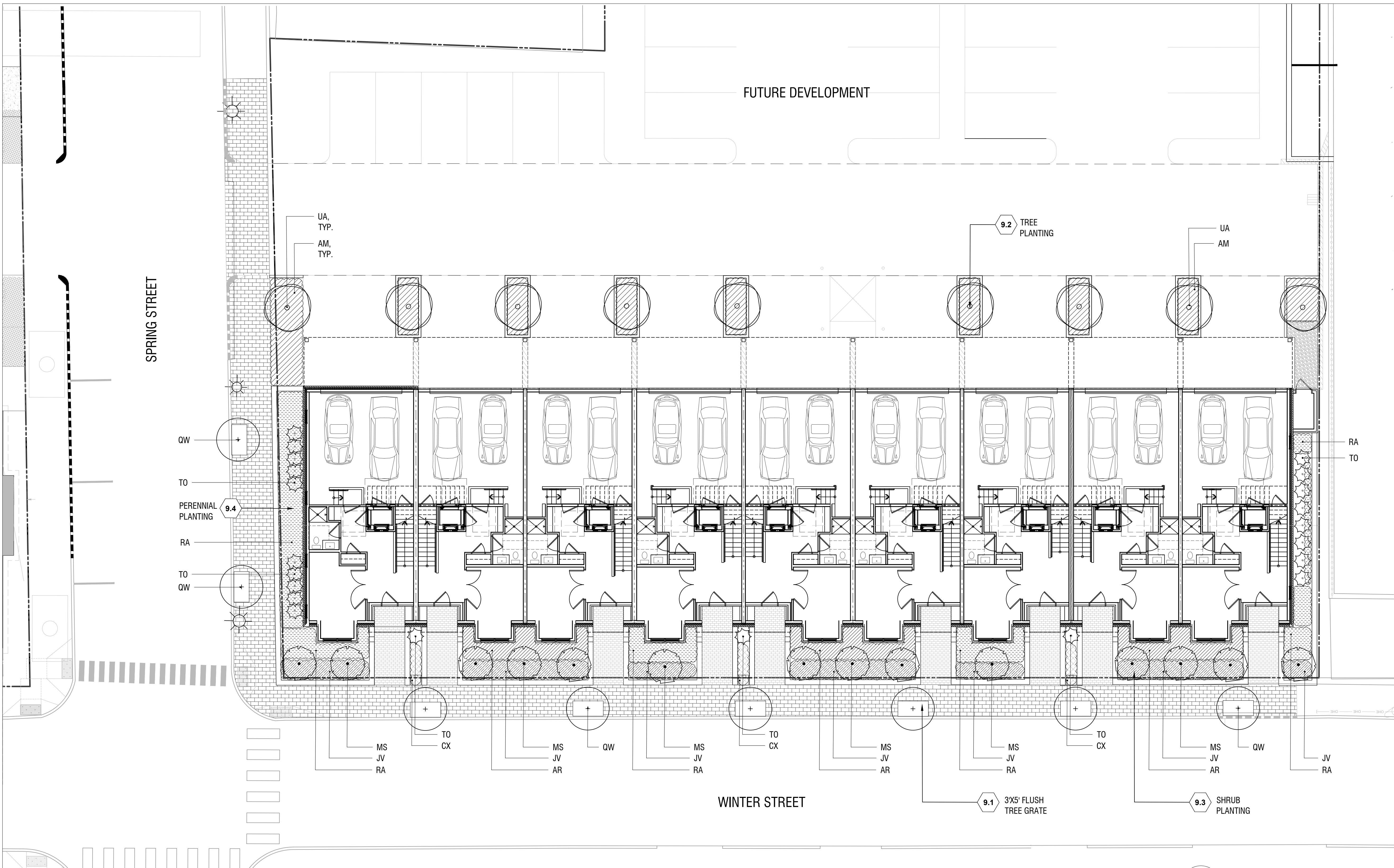
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RYAN SENATORE **ARCHITECTURE**

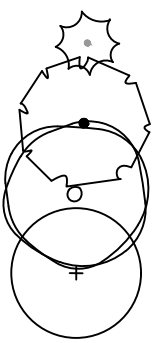


SITE KEYNOTES:

DETAIL / SHEET	DETAIL / SHEET
1.0 PAVEMENTS, RAMPS, CURBS	6.0 RAILINGS, BARRIERS, FENCING
1.1 STONE PAVING	6.1 STONE BOLLARD
1.2 CRUSHED STONE	7.0 SITE LIGHTING
2.0 JOINTING	7.1 NOT USED AT THIS TIME
2.1 NOT USED AT THIS TIME	8.0 DRAINAGE
3.0 STEPS	8.1 NOT USED AT THIS TIME
3.1 NOT USED AT THIS TIME	9.0 PLANTING AND LANDSCAPE
4.0 SITE WALLS/ EMBANKMENTS	9.1 FLUSH TREE GRATE
4.1 STONE CHEEK-WALL	9.2 TREE PLANTING
5.0 SITE FURNITURE	9.3 SHRUB PLANTING
5.1 NOT USED AT THIS TIME	9.4 PERENNIAL PLANTING
6.0 NOT USED AT THIS TIME	10.0 MISCELLANEOUS ELEMENTS
	10.1 STONE EDGING



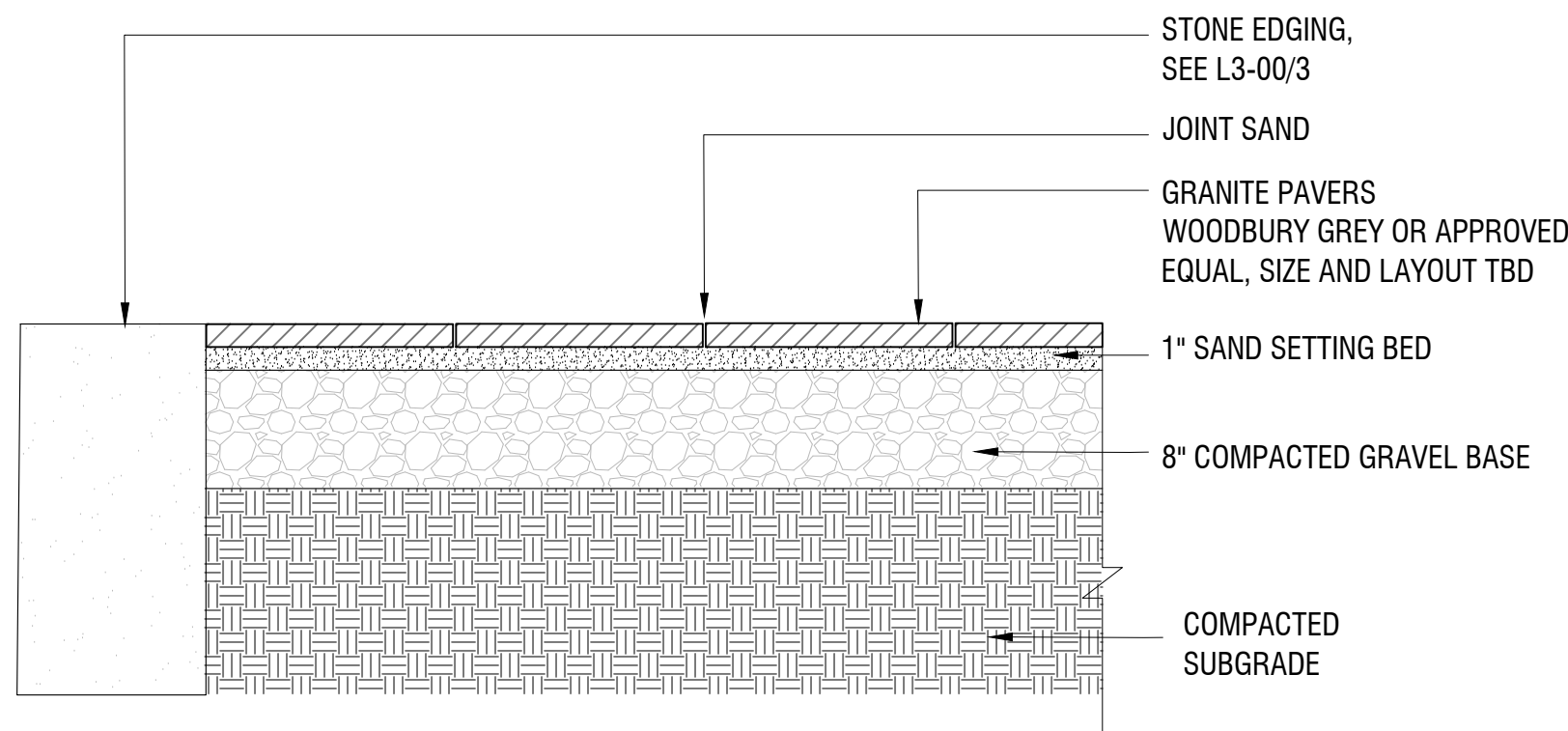
PLANT LIST



SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
TREES					
TO	THUJA OCCIDENTALIS 'ZMATLIK'	ARBORVITAE	TBD	7'-8'	PER PLAN
MS	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	TBD	7'-8'	PER PLAN
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	09	2.5" CAL.	PER PLAN
QW	QUERCUS x WAREI 'LONG'	REGAL PRINCE OAK	08	2.5" CAL.	PER PLAN
SHRUBS					
AR	ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	BLACK CHOKEBERRY	TBD #5		PER PLAN
AM	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	BLACK CHOKEBERRY	TBD #2		PER PLAN
JV	JUNIPERUS COMMUNIS 'BLUEBERRY DELIGHT'	BLUEBERRY DELIGHT® JUNIPER	TBD #2		PER PLAN
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	TBD #2		PER PLAN
PERENNIALS AND ORNAMENTAL GRASSES					
CX	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	TBD #1		PER PLAN

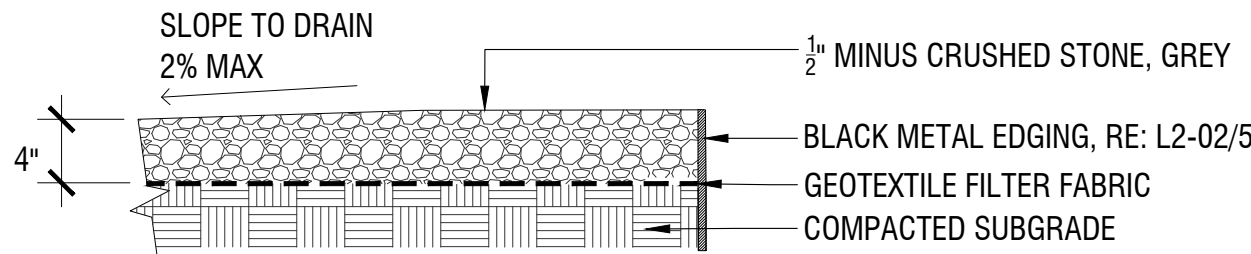
SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
1.1	STONE PAVING	1/L3-00	6.1	STONE BOLLARD	4/L3-00
1.2	CRUSHED STONE	2/L3-00	7.0	SITE LIGHTING	
2.0	JOINTING		7.1	NOT USED AT THIS TIME	X/XX-XX
2.1	NOT USED AT THIS TIME	X/XX-XX	8.0	DRAINAGE	
3.0	STEPS		8.1	NOT USED AT THIS TIME	X/XX-XX
3.1	NOT USED AT THIS TIME	X/XX-XX	9.0	PLANTING AND LANDSCAPE	
4.0	SITE WALLS/ EMBANKMENTS		9.1	FLUSH TREE GRATE	1/L2-02
4.1	STONE CHEEK-WALL	5/L3-00	9.2	TREE PLANTING	2/L2-02
5.0	SITE FURNITURE		9.3	SHRUB PLANTING	4/L2-02
5.1	NOT USED AT THIS TIME	X/XX-XX	9.4	PERENNIAL PLANTING	3/L2-02
6.0			10.0	MISCELLANEOUS ELEMENTS	
			10.1	STONE EDGING	3/L3-00



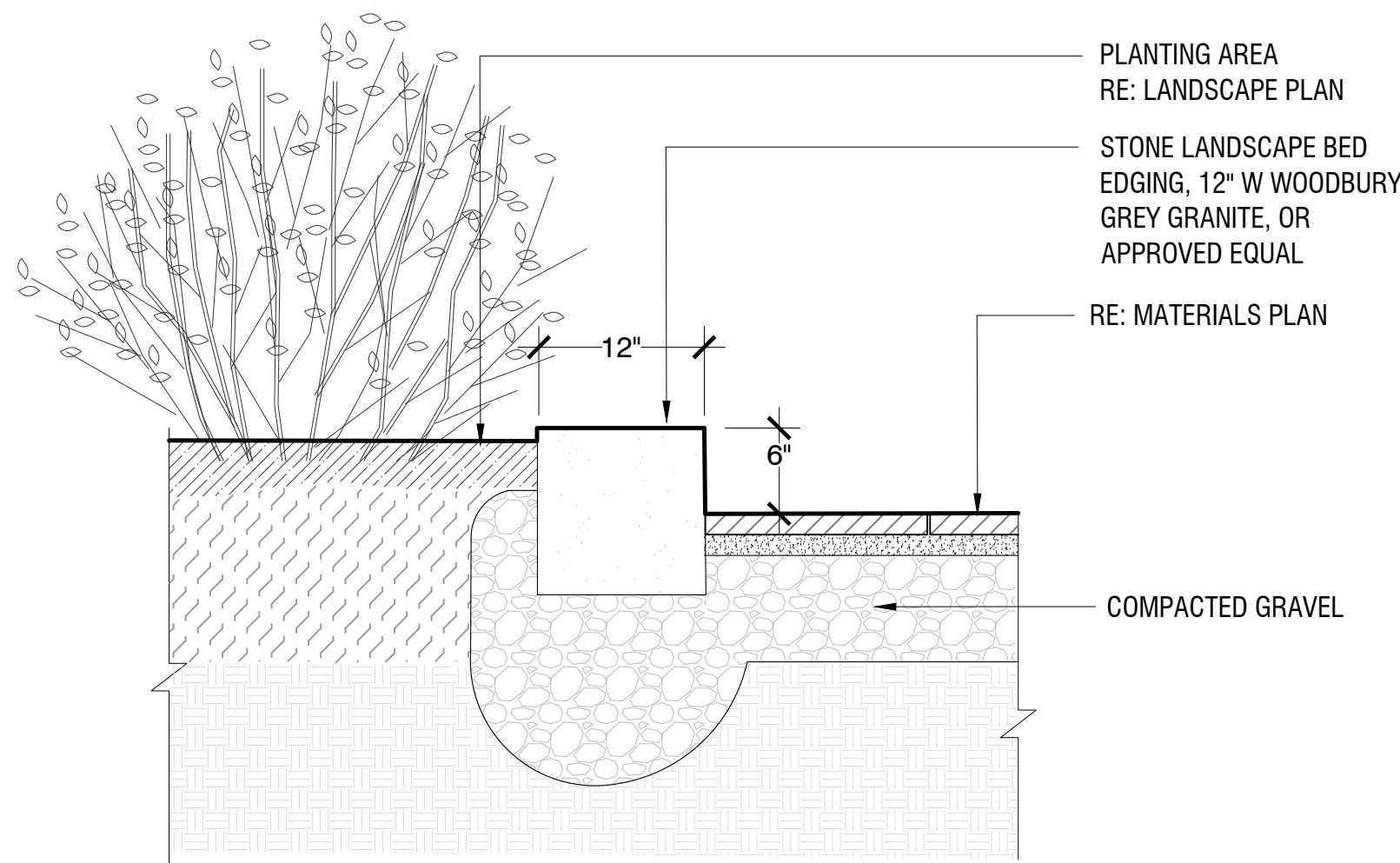
1 STONE PAVING
1":1'-0"

1.1



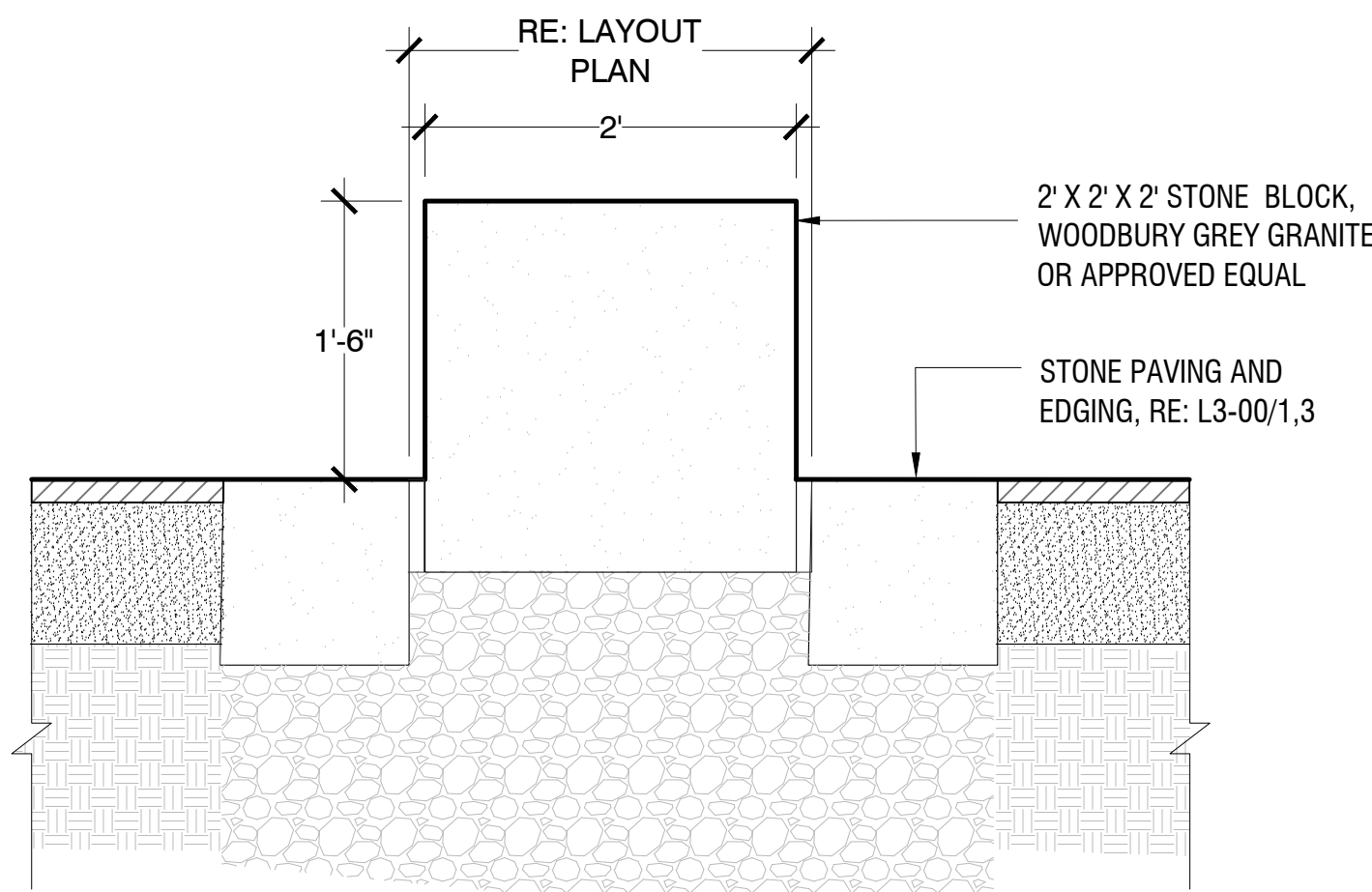
2 CRUSHED STONE
1":1'-0"

1.2



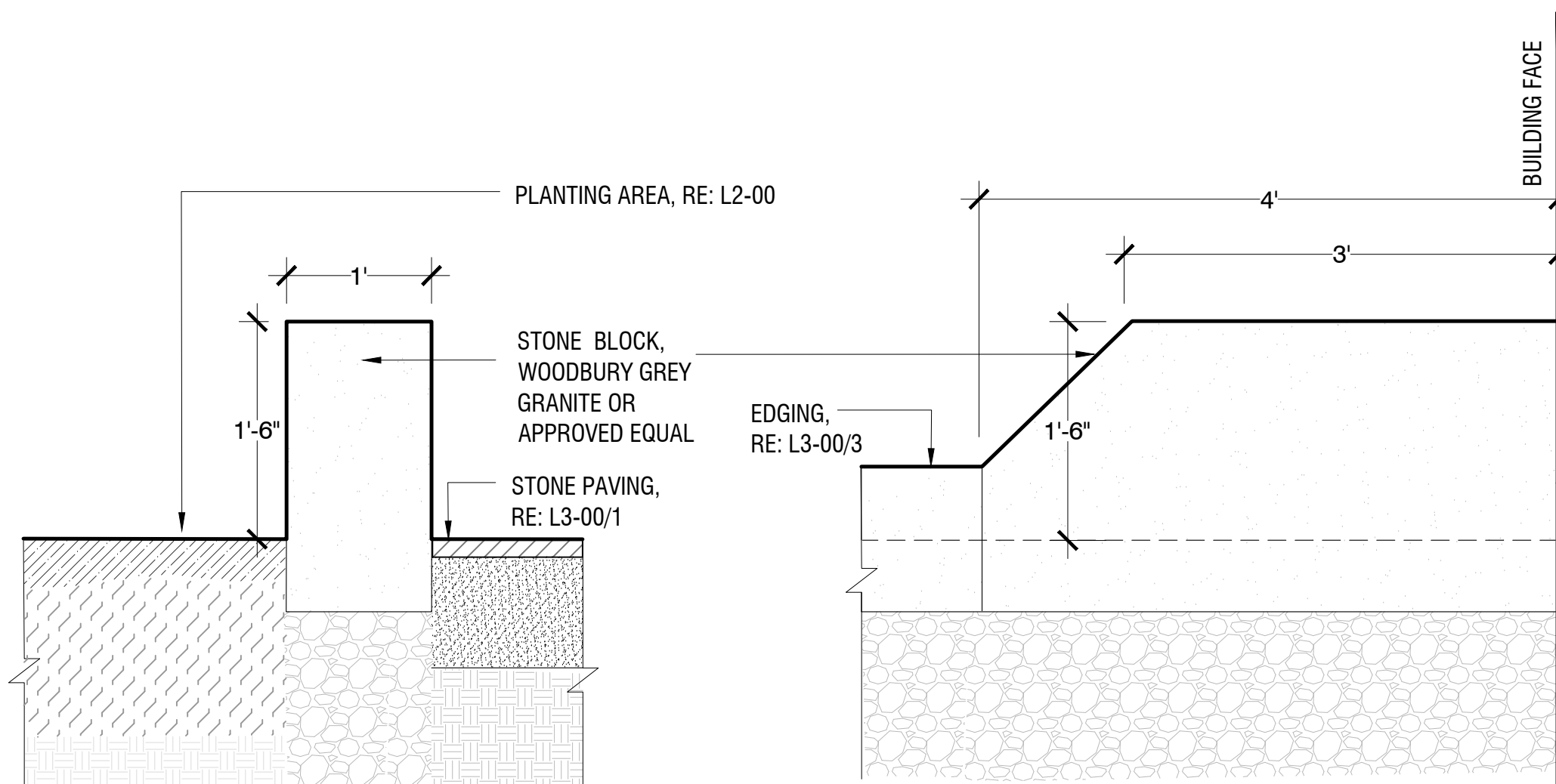
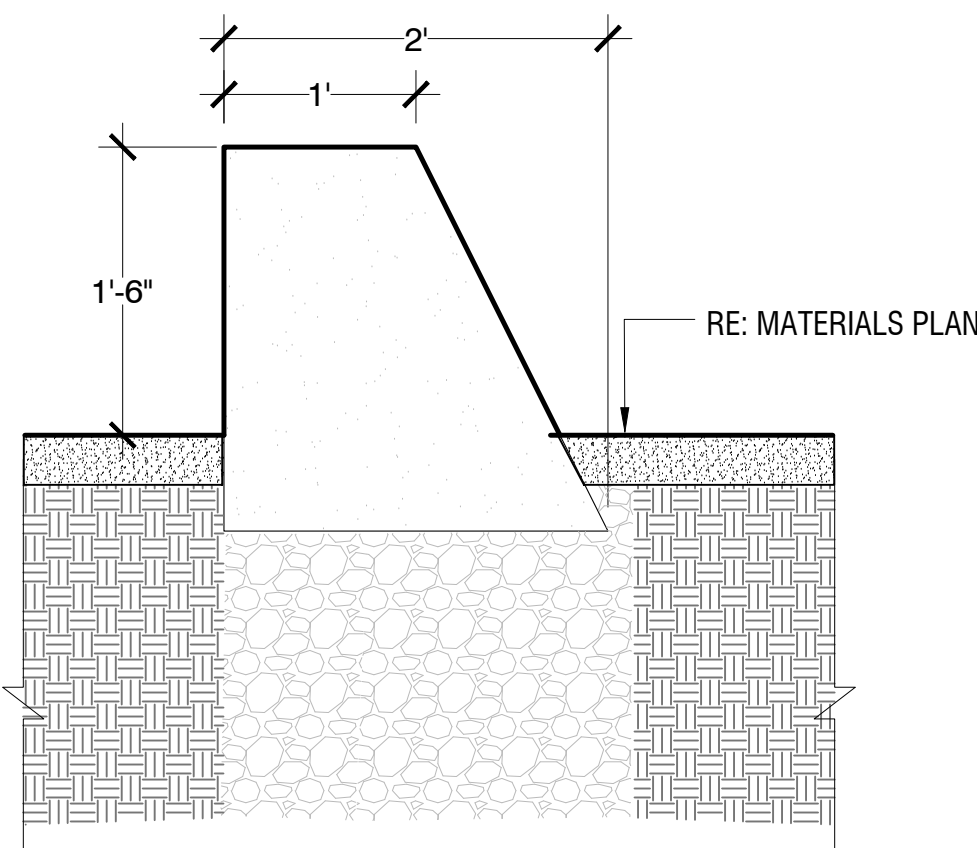
3 STONE EDGING
1":1'-0"

10.1



4 STONE BOLLARD
1":1'-0"

6.1



5 STONE CHEEK WALL
1":1'-0"

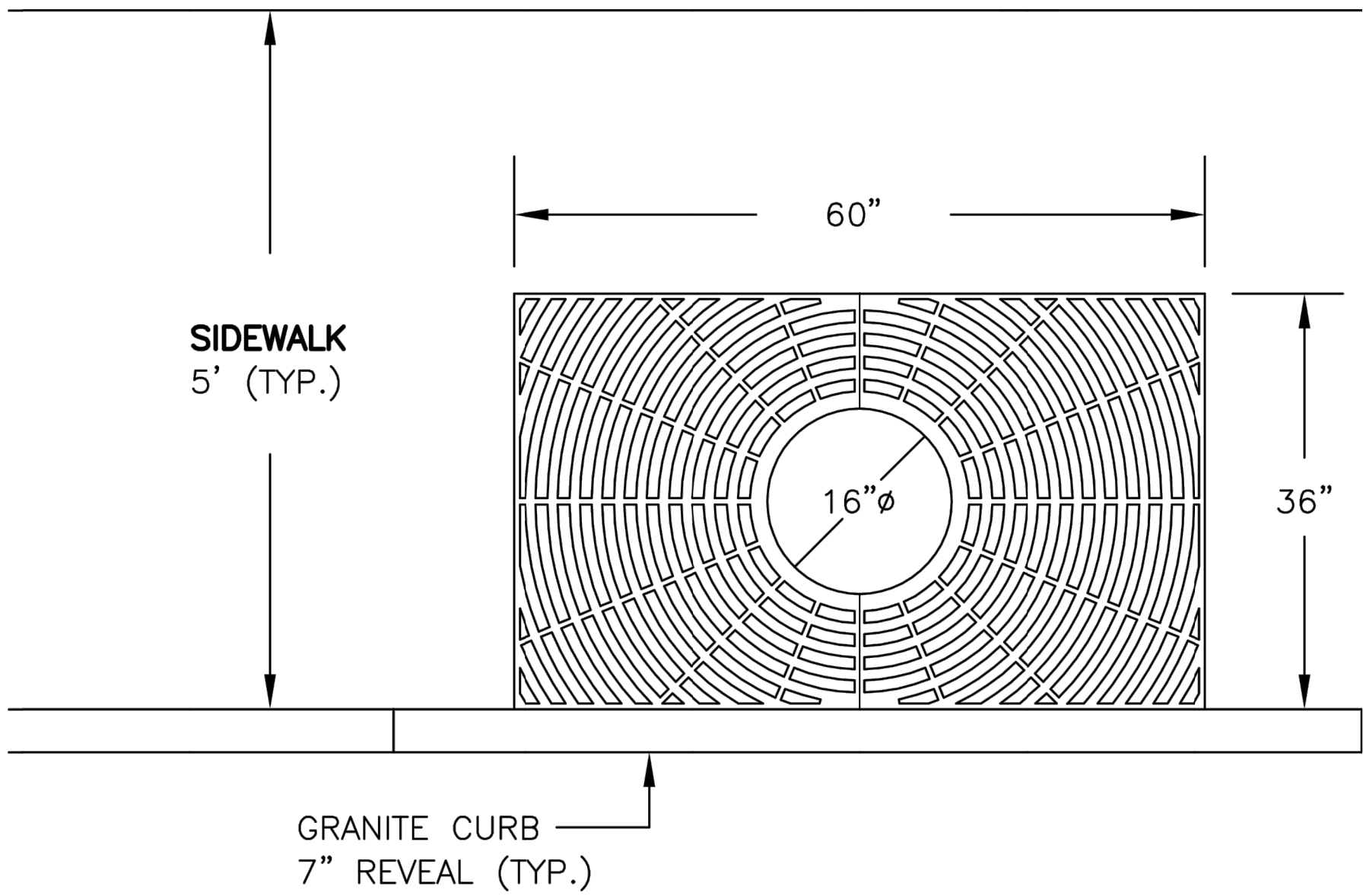
4.1

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
1.1	STONE PAVING	1/L3-00	6.1	STONE BOLLARD	4/L3-00
1.2	CRUSHED STONE	2/L3-00			
2.0	JOINTING		7.0	SITE LIGHTING	
X.X	NOT USED AT THIS TIME	X/XX-XX	X.X	NOT USED AT THIS TIME	X/XX-XX
3.0	STEPS		8.0	DRAINAGE	
X.X	NOT USED AT THIS TIME	X/XX-XX	X.X	NOT USED AT THIS TIME	X/XX-XX
4.0	SITE WALLS/ EMBANKMENTS		9.0	PLANTING AND LANDSCAPE	
4.1	STONE CHEEK-WALL	5/L3-00	9.1	FLUSH TREE GRATE	1/L2-02
5.0	SITE FURNITURE		9.2	TREE PLANTING	2/L2-02
X.X	NOT USED AT THIS TIME	X/XX-XX	9.3	SHRUB PLANTING	4/L2-02
			9.4	PERENNIAL PLANTING	3/L2-02
			10.0	MISCELLANEOUS ELEMENTS	
			10.1	STONE EDGING	3/L3-00

NOTES:
16"Ø EXPANDABLE TREE OPENING. 0.25" SLOT OPENINGS.
SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY.

WHEN THE TREE GRATE IS INSTALLED IN A CONCRETE SIDEWALK, A NOTCH MUST BE INSTALLED ALONG THE EDGE TO HOLD THE GRATE, WHEN INSTALLED IN A BRICK SIDEWALK IT REQUIRES A FRAME TO BE INSTALLED TO HOLD THE GRATE IN PLACE.



PLAN VIEW

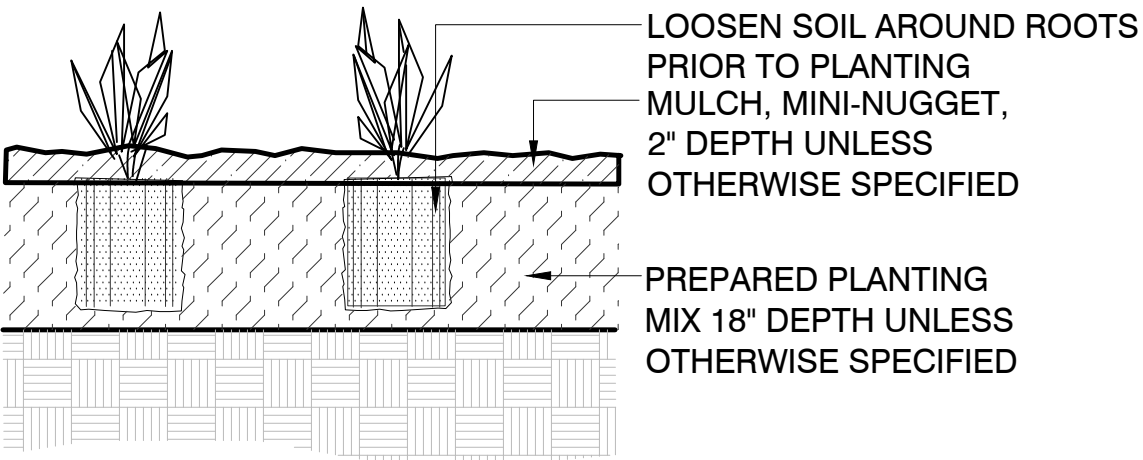
EXPANDABLE TREE GRATE
NEENAH MODEL R-8810
NOT TO SCALE

<http://www.nfco.com/literature/TreeGrateCatalog22/Avenue.pdf>

DATE: MARCH 2011 REVISED:	CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL	STDS FOR LANDSCAPING AND PRESERVATION OF EXISTING VEGETATION SECTION IV	FIGURE: IV-4A 134
EXPANDABLE TREE GRATE FOR NARROW RESIDENTIAL URBAN STREETS			

1 FLUSH TREE GRATE
1":1'-0"

9.1

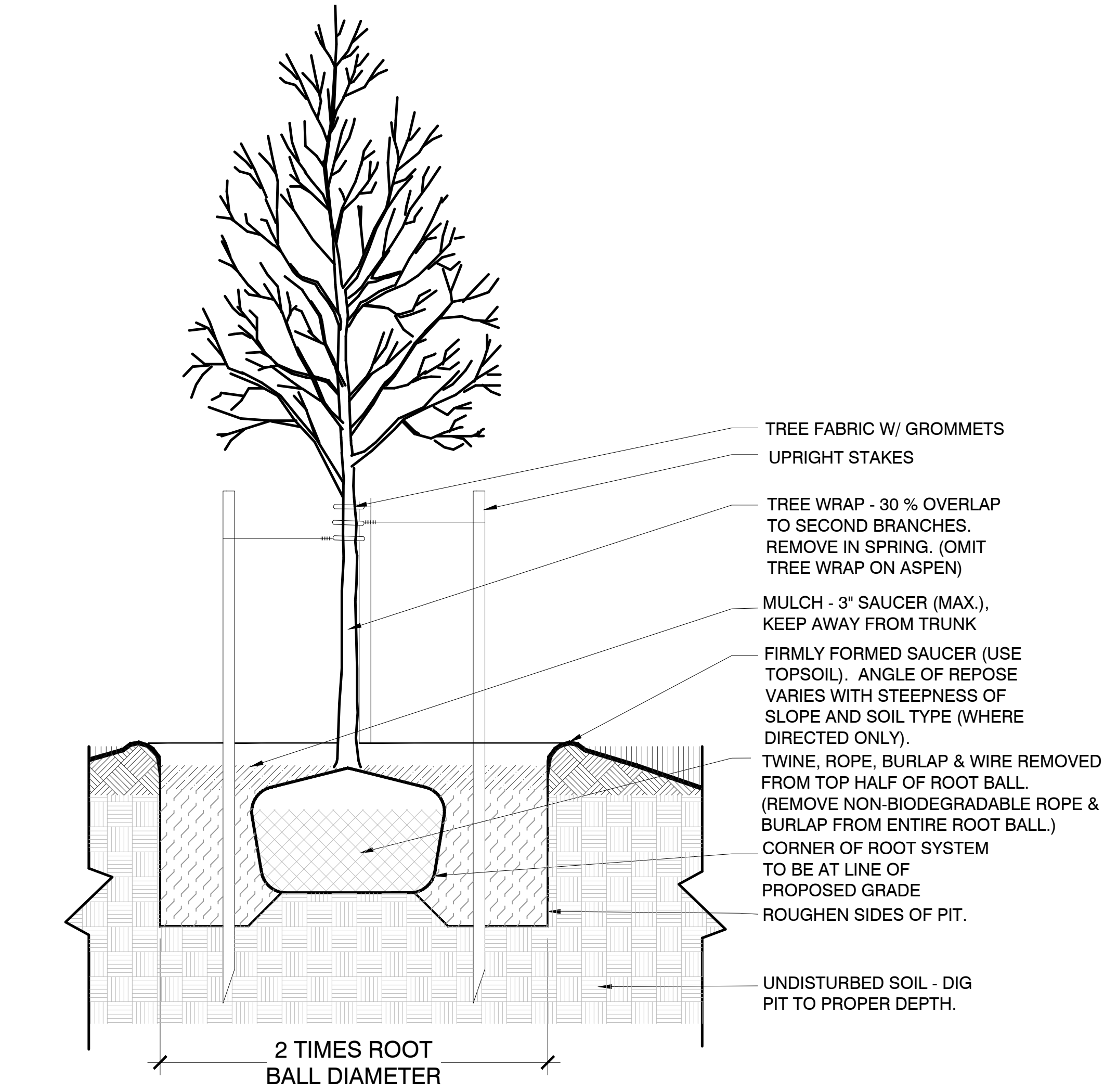


3 PERENNIAL & GRASS PLANTING
1":1'-0"

9.4

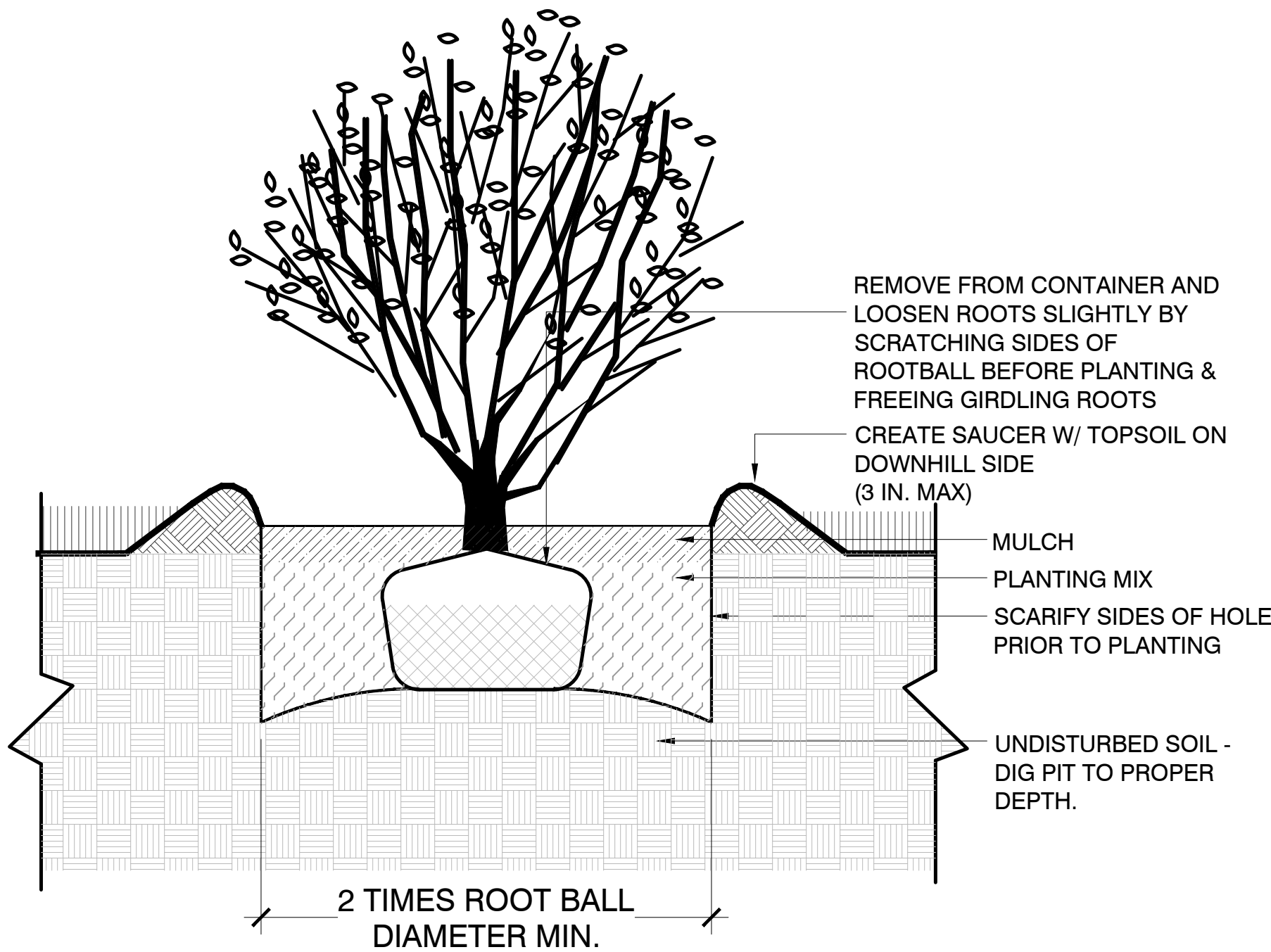
4 SHRUB PLANTING
1":1'-0"

9.3



2 TREE PLANTING
1":1'-0"

9.2



SITE KEYNOTES:

1.0 PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	6.0 RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
1.1 STONE PAVING	1/L3-00	6.1 STONE BOLLARD	4/L3-00
1.2 CRUSHED STONE	2/L3-00	SITE LIGHTING	
2.0 JOINTING		X.X NOT USED AT THIS TIME	X/XX-XX
X.X NOT USED AT THIS TIME	X/XX-XX	DRAINAGE	
3.0 STEPS		X.X NOT USED AT THIS TIME	X/XX-XX
X.X NOT USED AT THIS TIME	X/XX-XX	PLANTING AND LANDSCAPE	
4.0 SITE WALLS/ EMBANKMENTS		9.1 FLUSH TREE GRATE	1/L2-02
4.1 STONE CHEEK-WALL	5/L3-00	9.2 TREE PLANTING	2/L2-02
5.0 SITE FURNITURE		9.3 SHRUB PLANTING	4/L2-02
X.X NOT USED AT THIS TIME	X/XX-XX	9.4 PERENNIAL PLANTING	3/L2-02
		MISCELLANEOUS ELEMENTS	
		10.1 STONE EDGING	3/L3-00