

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, January 12, 2022, 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 asked to unmuted 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: Jan 12, 2022 @ 5:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Workshop and Public Hearing 1/12/2022

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82075533904>

Or One tap mobile : US: +19292056099,,82075533904# or +13017158592,,82075533904#

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: 820 7553 3904

International numbers available: <https://us02web.zoom.us/j/82075533904>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 15, 2021**
 - i. Public Hearing
28 Saint Lawrence Street: All Present
 - ii. Workshop
102 State Street: All Present
3. **REPORTS OF DECISIONS AT THE MEETING HELD ON DEC. 15, 2021**
 - i. Certificate of Appropriateness for Proposed Dormer Modifications and Rear Ell, Siding, and Window Replacement at 28 Saint Lawrence St.; Maggy Wolf, Applicant. The Board voted unanimously to approve the application subject to conditions.

4. COMMUNICATION AND REPORTS

5. WORKSHOP

- i. Preliminary Review of Proposed Dormer Additions; 176 EASTERN PROMENADE; Kurt Lauenstein, Applicant.

BREAK FOR DINNER - 20 MINUTE INTERMISSION

6. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior Alterations; 168 DANFORTH STREET; Adam and Sheila Nappi, Applicant.

7. WORKSHOP, CONTINUED

- i. Preliminary Review of Proposed Building Additions; 1227 WESTBROOK STREET; John Richardson and Claire Horn, Applicant.

8. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
176 EASTERN PROMENADE

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: January 5, 2022
RE: January 12, 2022 **WORKSHOP – Preliminary Review of Proposed
Dormer Additions - HPBR-001849-2021**

Address: 176 Eastern Promenade

Applicants: Kurt Lauenstein and Sherry Dickstein

Project Architect: Kevin Browne and Steve Ruskai, Kevin Browne Architecture

A sign announcing the Historic Preservation Board's meeting on January 12, 2022 was posted at the property on 12/30/2021. A legal ad was published in the Portland Press Herald on 12/30/21, and 44 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

On behalf of property owners Sherry Dickstein and Kurt Lauenstein, architects Kevin Browne and Steve Ruskai of Kevin Browne Architecture have requested a preliminary review of plans for the construction of three new rooftop dormers (one would replace an existing dormer) at 176 Eastern Promenade. Mr. Lauenstein and Ms. Dickstein have owned the house since 2019, and they hope to add light and useable floor space to the partially finished attic, in order to create a bedroom and bathroom suite.

The subject property is a hip-roofed, single-family home in the Colonial Revival style, built in 1912. It is a contributing property in the Munjoy Hill Historic District.

The architects submitted a summary description of the property and the proposed work, as well as a set of drawings and photos of the house. Staff includes with the packet additional photos of existing conditions, and the 1924 tax photo of the subject property.

Subject Property

Please see the property description prepared for the Munjoy Hill Historic Resources Inventory several years ago. Although changes have been made, particularly to the front

façade, the original scale and form of the house are mostly unchanged. In terms of scale it is one of the smaller Colonial Revival houses on the Promenade, and unlike some of the properties facing Casco Bay to the north, the form has not been partially obscured by late 20th or early 21st Century additions to the roof and visible facades – with the exception of the changes to the second-floor front porch.

In 1924 the second-floor front porch was not accessible, and did not extend across the whole front face. An enclosed portion on the front has been removed, and replaced by a triple door system with full glass. Since the property description was written several years ago, the vinyl siding has been replaced by wood clapboards. Existing windows in the house appear to be vinyl clad, 1/1 windows.

Proposed Alterations

Please see the project description provided by the architects.
Staff notes on the Scope of Work:

- The existing dormer on the north roof is to remain over the attic stairs, where the descent of the staircase allows for a fairly low dormer.
- Staff has requested a section drawing to clarify the location of the attic floor, the height of the proposed dormers, and the existing and required headroom heights.
- Staff notes that the project description refers to the proposed east (front) dormer being lower than the two proposed south dormers, while the elevation sketches show the dormer ridges and eaves at the same height. A revised section drawing shows the correct relationship, with the ridge of the proposed front dormer 5” lower than the ridges of the south side dormers.
- The drawings show the relative size of the existing front dormer, compared to the proposed front dormer. Views to the northeast and Casco Bay are more accessible for a standing occupant in the proposed scenario than with the low header height of the existing window.
- The new windows proposed for the new dormers are by Andersen, with fiberglass exteriors that should match fairly closely the appearance of existing windows.

Staff Comments

As with many homes in Portland that were designed to have an unfinished attic, the creation of living space there presents challenges where headroom, useable floorspace, and light are often limited. At 176 Eastern Promenade staff suggests the scale and roof form are intact features that help define the original character of the house. Existing original dormers are no higher than needed, adding light to the stairs and the attic without occupying more of the roof plane than necessary. Skylights were added in the past to the south roof slope, helping with the light deficit, but under the original roof the amount of floor area with sufficient head room height for living space appears to be limited.

A paramount threshold question for this preliminary review will be whether the owners' desire for a top-floor master suite can be accommodated without the interventions dominating the roof and adversely affecting the character and appearance of the house. As noted in the project description, after architect Kevin Brown discussed preliminary concepts with Historic Preservation Program Manager Deb Andrews, the proposed dormers were scaled back to the form presented for the 1/12/22 Board workshop. It is clear that the level of the attic floor in relation to the roof and the ridge leaves a narrow range of possibilities for ceiling and window header heights. Therefore, the Board is being asked to assess the exterior manifestations of the proposed interior program; can the desired space and light be created with additions that meet the Standards for Alteration?

It may be worth further study to see if design changes could make the dormers any smaller and more recessive while still meeting the needs of the applicants and the requirements of the building codes. Among measures that might be worth exploring:

- Lowering the roof pitch on all of the new dormers, instead of matching the pitch of the main hipped roof; the treatment could be similar to the low-pitched hip proposed for the existing two-story bay on the south side in order to make room for the new south dormers. Although the two existing dormers (east and north) have hipped roofs that match the pitch of the main roof, switching to a much lower hip like the south bay would reduce the mass significantly and also distinguish them as being different from the remaining original dormer on the north.
- Moving the front face of the dormers slightly up the roof slope, back from the plane of the lower walls
- Making all three proposed dormers the same width and height by reducing the width of the two south side dormers.

Narrower dormers on the south side would also mean narrower windows; staff suggests perhaps compatibility of the dormer windows would benefit from being no wider than the lower floor windows, which have quite vertically oriented proportions.

In offering design guidance to the applicants and architects, the Board might also discuss the detailing on the proposed dormers, and to what degree it may be important to signal in some way that the new dormers are recent additions, not original features. (See Standard 3, below.)

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. Project description supplied by the architects
2. Drawings
3. Materials List
4. Window Information
5. Photos supplied by architects
6. Additional photos - existing conditions
7. Property description (2018 Historic Resources Inventory)
8. 1924 photo

PROJECT SUMMARY
(FOR PORTLAND HISTORIC BOARD REVIEW)

- **Project Name:** Residential Alteration for Sherry Dickstein & Kurt Lauenstein
- **Project Location:**
 - 176 Eastern Promenade, Portland, Maine 04101
 - Portland Parcel: 003 A003001
 - Zone: R6 (Residential)
 - Historic Zone Overlay: Yes
 - Parcel Size: 4,256 square feet
- **Site Plan:** (See attached)
- **Historic Preservation:** Board Review - Small Project (Minor Review)
- **Proposed Use:** Continue using as an existing private residence.
- **Number of Residential Units:** Continue using as a single-family residence.
- **Number of Parking places:** Off street parking for four cars on an existing paved driveway. Currently no garage.
- **Project Description:** The proposed design scope of this work is to only convert a portion of existing unfinished attic into Master Bedroom Suite (bedroom and 3/4 bath). The smaller, existing street side dormer is to be replaced with a slightly larger (less than 25%) dormer of similar style. Two additional dormers, similar in size and style to new street side dormer, will be added on southeast side. All three new dormers will match the existing 10:12 sloped hipped, light-gray asphalt shingled roof and match the existing light yellow wood clapboard exterior walls. New windows will match the white double hung windows and white trim of the house as well as the adjacent two houses. Dormers are being added to comply with 2015 IRC section R305.1 minimum habitable headroom height requirements. In October of 2021, Architect Kevin Browne, had a pre-review consult with Historic Preservation Program Manager Deb Andrews and made design changes per their discussions.
- **Building size:** The existing house is three upper levels plus basement, totaling approximately 2,893 SF. The footprint is approximately 1,206 SF. Currently the upper floor is unfinished attic of approximately 538 SF within the existing 4'-6" tall knee walls. With the three new dormers, the 3rd floor will increase 150 SF for a total of 688 SF, making the whole house total of 3,043 SF. The dormer additions would be a total house SF increase of 5.2%. The existing house is approximately 36 feet tall from existing mean grade to existing highest ridge, which is considerably lower than the adjacent abutters to either side (see street scape photo). The proposed street side dormer will be 2'-6" lower than the existing ridge, only 1 foot taller than the dormer proposed to be removed. The two additional SE dormers are set one foot below the upper most existing ridge and set in 1 foot from the main roof hips.

PROJECT SUMMARY
(FOR PORTLAND HISTORIC BOARD REVIEW)



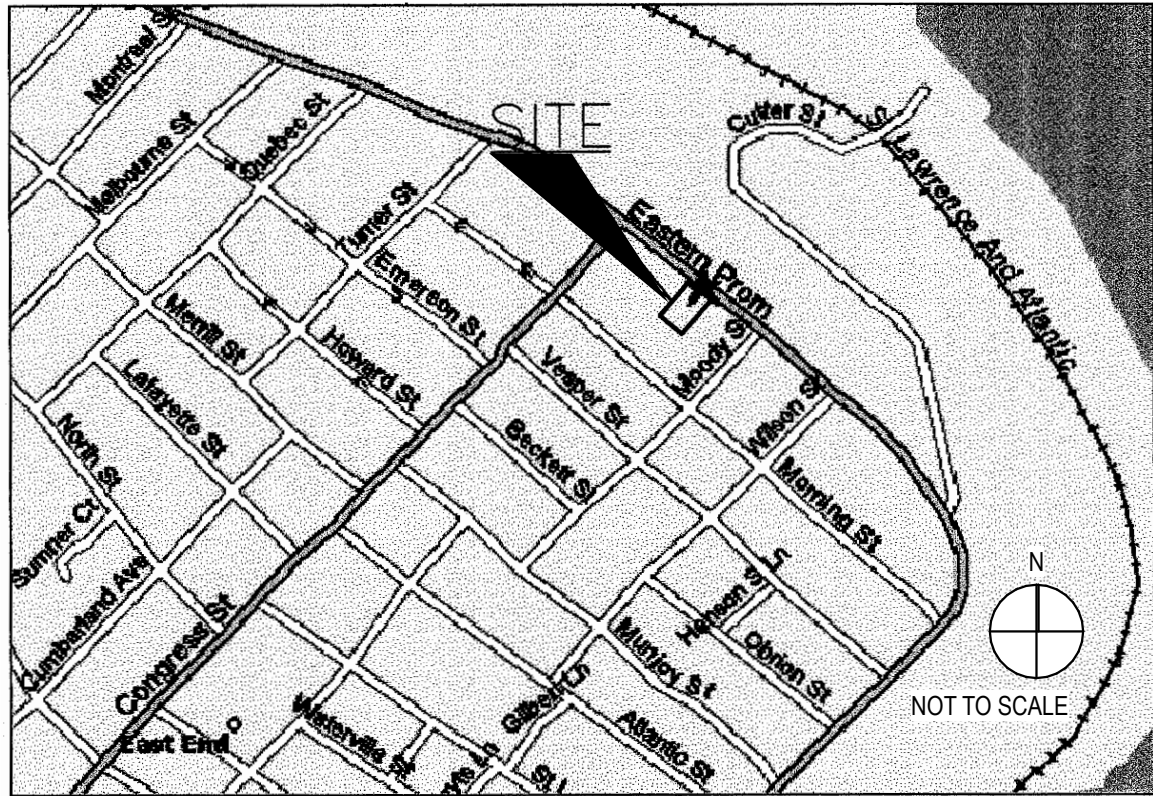
Streetscape Center View (176 Eastern Promenade is shortest house in middle of photo)



Streetscape Southern View (176 Eastern Promenade indicated by red arrow in above photo)



Streetscape Northern View (176 Eastern Promenade indicated by red arrow in above photo)



VICINITY MAP

LOT IMPERVIOUS COVERAGE AREA (SF)			
LOCATION	EXISTING	PROPOSED	DIFFERENCE
HOUSE (W/ DECKS)	1,422	1,567	+145
STAIRS/STEPS & BULKHEAD	116	116	0
DRIVEWAY	650	650	0
FUTURE GARAGE	N/A	308	+308
SUBTOTAL	2,188	2,641	+453
TOTAL PARCEL AREA	4,562	4,562	0
60% LOT COVERAGE (BASELINE)	2,737.2	2,737.2	N/A
IMPERVIOUS %	47.96%	57.89%	+ 9.93%



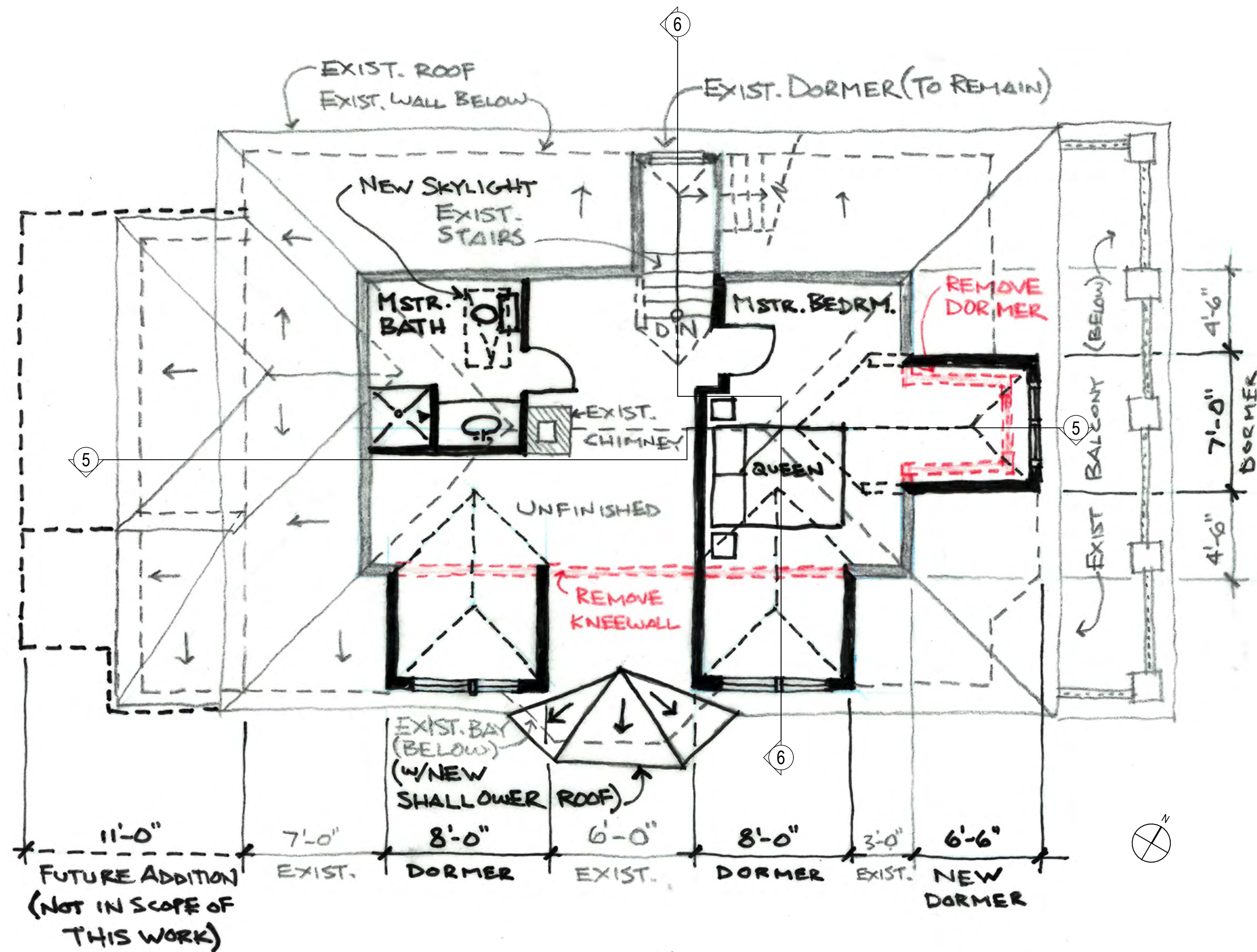
SITE LOCATION: 176 EASTERN PROMENADE
PORTLAND, MAINE 04101
MAP ID: 35846-049
CHART/BLOCK/LOT: 003 A003 001
ZONE: R-6
FRONT SETBACK: 5'-0"
SIDE SETBACKS: 5'-0"
REAR SETBACK: 10'-0"

LAUENSTEIN-DICKSTEIN

SITE PLAN
SCALE: 1" = 20'

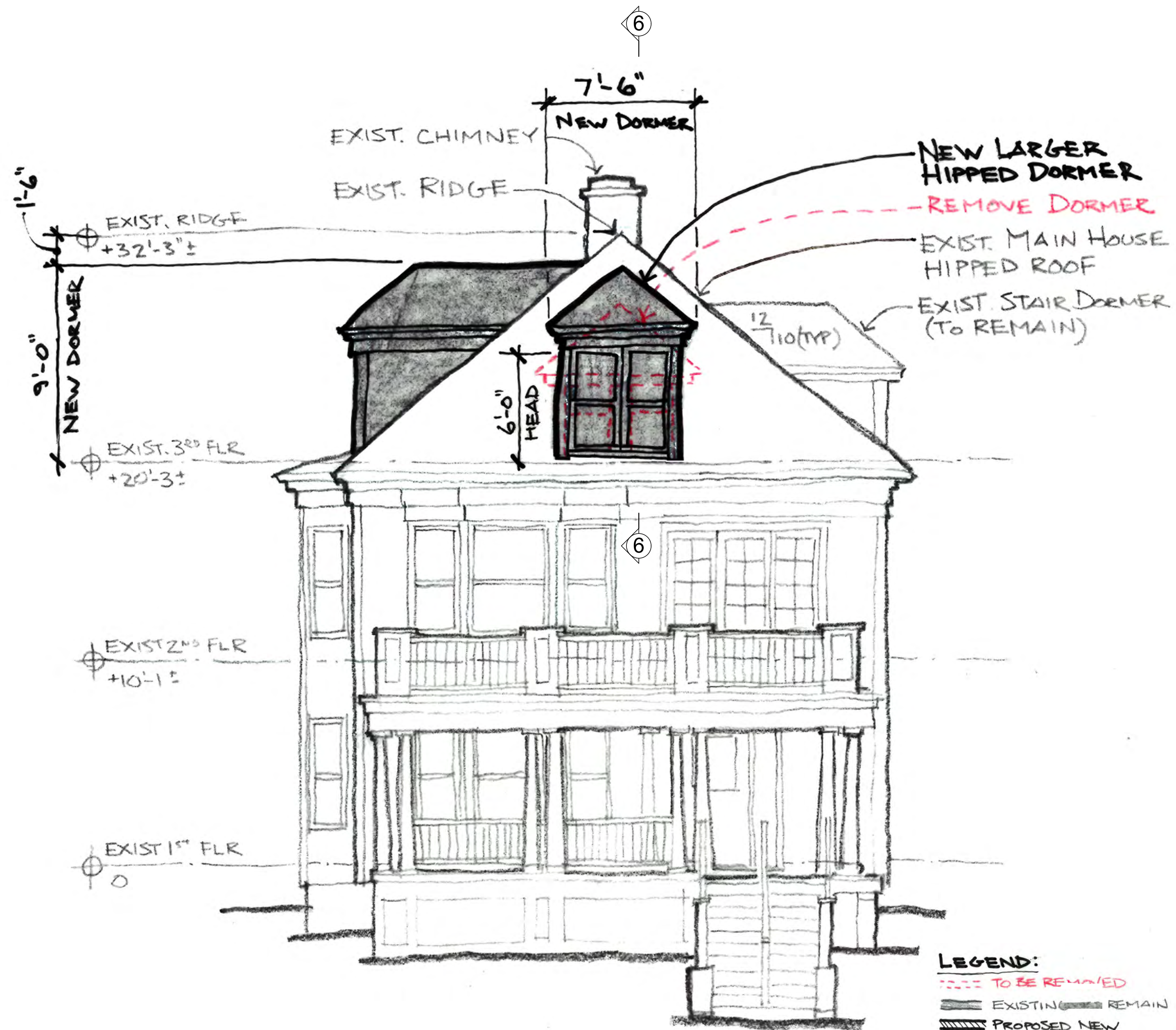
Date: 1/5/22





ORIGINALLY DRAWN AT 1/8"=1'-0" FOR CLIENT
(ENLARGED TO 1/4"=1'-0" SCALE FOR HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS)

LEGEND:
 - - - - - TO BE REMOVED
 = = = = = EXISTING TO REMAIN
 // // // // PROPOSED NEW



ORIGINALLY DRAWN AT 1/8"=1'-0" FOR CLIENT
(ENLARGED TO 1/4"=1'-0" SCALE FOR HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS)



ORIGINALLY DRAWN AT 1/8"=1'-0" FOR CLIENT
 (ENLARGED TO 1/4"=1'-0" SCALE FOR HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS)

LIST OF VISIBLE EXTERIOR MATERIALS
(FOR PORTLAND HISTORIC BOARD REVIEW)

Project: Residential Alteration for Sherry Dickstein and Kurt Lauenstein

Location: 176 Eastern Promenade, Portland, Maine 04101

Exterior Siding: Match existing 4" exposure wood clapboards, painted to match existing light yellow finish of existing dormer.

Exterior Trim: Match existing square stock wood corner board trim, soffit fascia, and shadow board. painted to match existing white finish.
Match existing profiled frieze cornice moulding of existing photo

Roofing: Match existing 10:12 sloped architectural style gray/black mixed asphalt shingles.

Windows: Match existing sandtone clad narrow sightline sash with 1-over-1 light, double hung windows.

Match existing white profiled exterior window head and jamb mitered casings. Match sloped painted white angled sills with horns flush to outboard edges of jamb casings. See attached cut sheets.

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES

Frame

A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex material exterior.

C Natural wood stops are available in pine, oak, maple and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with white exterior color, exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

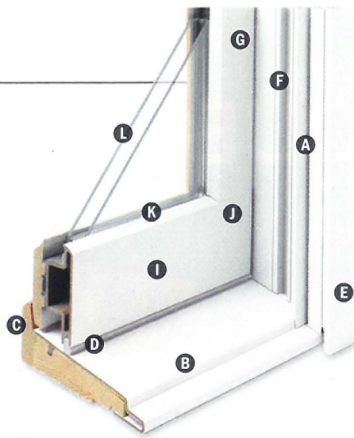
Sash

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or prefinished white.



I Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

Glass

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSunHeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

Hardware



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

176 Eastern Promenade
Exterior Finish

EXTERIOR



INTERIOR



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished white is specified.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

DOUBLE-HUNG HARDWARE

STANDARD

Lock & Keeper



Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Polished Chrome | Satin Nickel | Stone | White

OPTIONAL DOUBLE-HUNG HARDWARE**

TRADITIONAL



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel
Gold Dust | **Oil Rubbed Bronze** | Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Stone | **White**

CONTEMPORARY



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

ESTATE™



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Bold name denotes finish shown.

* Visit andersenwindows.com/warranty for details.

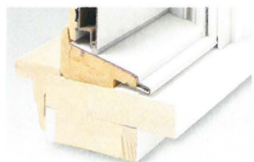
** Hardware sold separately.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Sill Angles

Three sill angles are available — 0°, 8° and 14° — to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

For more information about glass, patterned glass, grilles and TruScene insect screens, see pages 12-14.

For more information about combination designs, product performance, installation instructions and accessories, see pages 181-211 or visit andersenwindows.com.

Exterior Stop Cover



An exterior stop cover provides a clean transition from new window to the existing window casing.

Included Installation Materials



Flat, self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. Measurement guide and worksheet at andersenwindows.com/measure.

Sash Options*



Cottage



Reverse Cottage

176 Eastern Promenade sill to match existing

ACCESSORIES Sold Separately

Frame

Wood Interior Stop



Optional interior stop with matching chamfer is available.

Sash

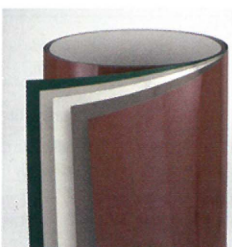
Window Opening Control Device Kit



A Window Opening Control Device Kit is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied or field applied in stone and white.

Installation

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15,240) rolls. Color-matched stainless steel trim nails 1 1/4" (32) long are also available and can be ordered in 1 lb./454 kg boxes.

Security Sensors

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 15 for details.

Insect Screens

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screen

Exclusive Andersen TruScene insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

Grilles

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with white, canvas, Sandtone, forest green, dark bronze or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Shown on 400 Series tilt-wash double-hung full-frame windows. Dimensions in parentheses are in millimeters.

"iPhone" and "App Store" are registered trademarks of Apple Inc. "Android" is a trademark of Google Inc.

STREET VIEW



FRONT ELEVATION



SIDE ELEVATION AT FRONT OF LOT



REAR ELEVATION



SIDE ELEVATION AT REAR OF LOT



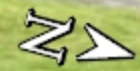
LAUENSTEIN-DICKSTEIN
EXISTING CONDITIONS

176 EASTERN PROMENADE, PORTLAND

Date: 11/11/21

176 Eastern Promenade







003 A003001 05/09/2019

Eastern Promenade

Land for the Eastern Promenade was purchased by the City and the roadway from Munjoy Street to Washington Avenue was laid out in 1836. Mayor Baxter bought up several existing homes along the roadway and slope in the 1890s as part of his goal to implement the Olmsted park plan. The oceanview lots were primarily developed for large single-family homes.

Architectural Character of the Street

The street is mainly comprised of two-and-a-half and three-story dwellings. Most dwellings are Colonial Revival or Queen Anne in style, with some examples of the Italianate, Second Empire, and Shingle styles. Many dwellings have hip roofs, although examples of front gable, mansard, and flat roofs are present as well. Dormers are common, as are towers. Dwellings are two, three, or four bays wide. Most buildings are on high brick or granite foundations and set back from the sidewalk. Front porches and wide lawns predominate, particularly on the north-facing dwellings. A wide esplanade separates the sidewalk from the street, except south of Atlantic Street. Fences, hedge rows, raised planters and stone retaining walls are common landscape features. A number of the retaining walls are recent additions to the neighborhood, as early views show the properties without them. Principal entrances are on the street façade. Parking is accommodated generally in narrow driveways to the side of a dwelling or in the rear of dwellings off the side streets.

Address: 176 Eastern Promenade

Approximate/Documented Date of Building: 1912

Surveyed: 8/17/2018

Historic Name: Frederick S. Ring House

Contributing or Non-contributing: Contributing



176 Eastern Promenade is a smaller scale example of a Colonial Revival dwelling on the Eastern Promenade. It has been significantly altered by porch alterations and the application of replacement materials. The dwelling sits on a sloping lot overlooking the park between Moody and Congress Streets. The dwelling is located close to the sidewalk, but set back from the street. A low retaining wall separates the dwelling from the sidewalk. A narrow paved driveway off the Eastern Prom leads to a small parking area with a paver surface.

Frederick S. Ring of Yarmouth was a conductor for the Grand Trunk railroad. He lived in Portland for a short period of time, living on St. Lawrence Street before moving to the Eastern Promenade. He and his family moved back to Yarmouth before 1910.

Four stone steps and a set of wood stairs leads from the sidewalk up to the main entry off a projecting full-width one-story front porch. The porch foundation is hidden by a solid wood panel skirt. The rooftop deck on the porch's roof is supported by paired full-height round columns and pilasters. Between the columns is a railing with square balusters. The rail of the rooftop deck features a similar rail between wide wooden paneled pedestals. The central door off the porch is flanked by half height sidelights and a wide door surround. The main entry door is a swinging wooden door with a large glass pane. A secondary entrance is located on the rear of the dwelling in a small one-story addition.

The two by three bay wood framed building rests on a brick foundation that is rectangular in plan. The walls are clad in vinyl siding. The primary roof form is hipped. On the northern slope of the roof is a hipped roof dormer with a single double hung sash window. A similar dormer is centered on the front slope of the roof but features a pair of double hung sash windows. The various roof forms are clad in asphalt shingles. There is one interior brick chimney projecting from the ridge of the roof. Skylights have been added to the south roof slope.

To the south of the main entry is a two-story faceted bay window with wood panel cladding. To the north of the bay on the second floor is a triple patio door that leads to the porch's rooftop deck. A second two-story faceted bay window is located on the south elevation. Each bay features three 1/1 double hung windows.

While a few alterations are noted above, comparing the existing building with the 1924 tax photo reveals that additional changes have been made, mainly at the front entry. Historically there was a two-story portico, with a deck that extended across the full-width of the first level, the second story of the portico was partially enclosed with a small inaccessible balcony. The porch and balcony railings were typical of the Colonial Revival style. Despite these losses, the dwelling retains its form and scale that contribute to the neighborhood's historic character.

V 19000



Page 24

196 E. Brown

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

**PUBLIC HEARING
168 DANFORTH STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: December 29, 2021
RE: January 12, 2022

Application for: Certificate of Appropriateness for Exterior and Site
Alterations and Additions

Address: 168 Danforth Street

Applicant/Building Owner: Sheila and Adam Nappi

Architect: Mark Mueller Architects

Introduction

Architect Mark Mueller, on behalf of property owners Sheila and Adam Nappi, is requesting a public hearing for exterior and site alterations at 168 Danforth Street. The project will complete and amend a building renovation program that began eighteen years ago, prior to the Nappi's ownership. The 2004 work, both interior and exterior, commenced without a building permit or Historic Preservation approval. Although the owners at the time began to seek various required approvals to rectify the situation and moved forward (with approval) on some aspects of the project, work was ultimately suspended. Finalization of outstanding conditions of approval was suspended as well. A brief summary of previous reviews is provided below.

The building remained under the same ownership until recently, when the Nappi's acquired the property. The Nappi's are aware of the building's status and are seeking to complete the project and meet all applicable building codes and ordinance review standards. The Nappi's are also seeking to add egress stairs with decks at the rear of the property, changes which were not part of the 2004 proposal and which are not readily visible from the public way.

Subject Structure and Property – Original and Added Features

The subject residence was built as a single-family home circa 1835. It is a handsome 2 ½ story, brick Greek Revival structure oriented with its gable end to the street. Although

separated by two blocks from the Hamblen Block rowhouses to the west on Danforth Street, the building was constructed during the same time period and shares many stylistic characteristics with the row. The brick structure features granite window lintels and sills on the front and east elevation (the west elevation features simpler, jack-arch brick headers), an enclosed front pediment and finely detailed front and west side entry surrounds. The building remains in largely original condition, except for the added or replaced features described below.

The granite front steps and cheekwalls were introduced (with HP Board approval) in 2004, replacing a make-shift set of undersized wood stairs. (It is not clear from the 1924 photo—see Attachment 1—if the original stairs were granite.) The new basement-level entry on the east elevation, together with walkway and stairs to the below-grade entry, were also constructed in 2004, as was the lengthening of the basement windows and replacement of jack-arch headers above the basement windows with granite headers. Note that this work was largely complete at the time the unpermitted project came to staff's attention and a stop-work order was issued. The Board ultimately approved most of the alterations, but for several outstanding details. Final details of the entry, including installation of a guardrail at the top of the below-grade entrance landing, were never completed.

The entry stairs off the west elevation are make-shift wood stairs. (These stairs were proposed to be replaced as part of the 2004 scope of work, but were never addressed.)

Windows on the front façade and at the ground floor level of the side elevations are 6/6. Second-floor windows on the side elevations were replaced previously with 1/1 sash.

A number of site alterations were completed, with HP approval, in 2008, including installation of a granite retaining wall and a series of posts at the sidewalk edge, granite edging along the driveway and a brick walkway leading to the west elevation's entry. Note that iron fencing was approved for the front of the property in 2004 and solid board wood perimeter fencing (of varying heights) was approved in 2008. (Gnome Landscaping's fencing proposal is described and illustrated in ATTACHMENT 8.) To date, no fencing has been installed.

Background

Copies of 2004 and 2008 staff reports including applicant drawings are enclosed for the Board's reference. (See ATTACHMENTS 7 and 8.) Also enclosed is the original letter of violation. As noted above, much of the work proposed (or already underway) in 2004 as well as the site improvements proposed in 2008 were approved by the Board and there is no intention now to revisit previous approvals, whether the work was completed or not. There were, however, some aspects of the work commenced in 2004 the final resolution of which was made a condition of approval. They are:

- Creation of the east side basement entrance, including the addition of an entrance canopy. While a majority of the Board members present at the 2004 public

hearing indicated they were prepared to support the new basement entry and most of the changes associated with it, all members expressed reservations about the addition of a canopy over the entrance. Not only was the proposed design historicist, its presence also drew undue attention to this basement-level entry. Board members also wanted clarification as to how the exposed rubble foundation would be treated. Note that while Board members expressed concern about the replacement of the original jack-arch brick headers above the basement windows with granite, this work had already been completed and it was felt that more damage would be done to reverse this alteration.

- Maintain consistent height for all granite posts at sidewalk edge. (Three granite posts at west end were shown as taller.)
- Handrail at front entrance to be eliminated if allowed by code.
- Decking for west side entrance stairs to be wood or an alternative composite with a more accurate appearance.

Proposed Current Scope of Work

- Complete new basement-level entry on east elevation, including installation of fence/guardrail atop retaining wall. The canopy which was proposed as part of the original plan, has been eliminated altogether.
- Install metal pipe handrails at front entrance
- Install previously-approved metal fencing and gate between posts in front of house
- Install 20' of same metal fencing along western property line. From the point, install wood fencing (alternative design)
- Construct new west side entrance stairs
- Replace 3 upper floor windows to meet egress requirements. New casement windows to simulate double-hungs
- Construct new rear egress stairs/decks

Staff Comments

Staff is generally supportive of the scope of work as proposed. A few aspects of the proposal warrant further clarification or adjustment, however.

- The plans call for installation of “previously-approved” metal fencing in front of the property, but there is no detail or specification provided. As shown in 2004, the fencing appeared to be iron, not stock aluminum fencing. Additional information or a detail should be provided.
- In a previous approval, the Board stipulated that all the granite posts along the sidewalk edge be the same height. As installed, three of the posts at the west end of the property are taller. This should be corrected.
- Note that the Board had indicated a preference for no handrails at the front entrance if allowed by code. Given that the front entrance appears to serve a single unit, are handrails indeed required? (Of course, the current applicant may request a change to the previous proposal.)
- The submitted details for the west side porch and retaining railing on the east side

show round ball finials as post tops. Round ball finials are a characteristic of the Colonial Revival and Queen Anne style. Staff suggests that the post tops be simple pyramidal tops.

- Staff notes that the current inconsistency in window styles (6/6 and 1/1) is to remain. It appears that these windows were replaced as part of the 2004 renovation, or at least after the building's designation. In either case, they were replaced without approval. Given the otherwise comprehensive nature of this exterior rehabilitation, it is unfortunate that the second-floor windows, at least those on the west elevation which is highly visible, are not being replaced with 6/6 sash. If the building is to be converted into three condominium units, this would be the appropriate time to make the change.
- During previous reviews, the Board encouraged the applicant to work with their neighbors to remove existing fencing, particularly along the western property line, so as to avoid two fences immediately abutting each other.

Applicable Ordinance Review Standards

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (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.
- (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 January 12, 2022 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior and site alterations and additions **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

ATTACHMENTS

1. 1924 tax photo
2. Cover letter
3. Plans and elevations
4. Details
5. Window specifications
6. 2004 violation notice
7. 2004 staff memo and attachments
8. 2008 staff memo and attachments (site alterations)



Present rent of \$24 - 1st flr.
1st flr. 1st flr. 1st flr. 1st flr. 1st flr.



December 22, 2021

Portland Historic Preservation Office
389 Congress Str
4th Floor
Portland, Maine

**RE: Noleggio LLC
168 Danforth Str**

Please find attached our submission on behalf of Sheila and Adam Nappi.

The property is an existing 2 ½ story brick residence built in approximately 1844. The property has been converted to a 3-family residence, thereby commercial building codes apply to this project..

The scope of the project is to resume and finish construction that began 20 years ago. At this time there are new owners who have assumed the deficiencies. We have been commissioned to provide the proper documentation to Portland City Hall to secure permitting.

To resume construction, it is necessary we re-secure a previous Historic Preservation permit, remediate building code deficiencies internally and build a new open-air exit stair. The current exit stair located at the rear of the building is sitting over the top of an abutters property line.

The scope of the work with respect to historic preservation is limited. Work will be the installation of metal fencing and gates, replacing windows which do not meet egress standards and repairs and finish work on exterior stairs to grade. Work also includes the construction of the previously mentioned exit stair and residential exterior decks.

Please see our accompanying drawings provided for your review.

Mark Mueller
Maine Licensed Architect

From: **Sheila Nappi** <sheila.nappi@gmail.com>
Date: Wed, Jan 5, 2022 at 12:29 PM
Subject: Historical Preservation & Permitting - 168 Danforth St - 1/12/22
To: dga@portlandmaine.gov <dga@portlandmaine.gov>
Cc: Adam Nappi <adamnappi1@gmail.com>, Mark Mueller
<mark@muellerarchitects.com>

Deb

Adam and I purchased 168 Danforth Street in September 2021. Our primary intentions are to meet the existing fire code requirements and to adhere to the surveyed boundary lines with minimum interruption to our neighbors while enhancing the historical characteristics of the building. To meet these goals, we invoked the help of Architect Mark Mueller. His firm is helping us navigate the requirements needed to obtain building permits as well as meet the expectations of the historical preservation board. Neighbors and tenants have been notified of our desire to improve the existing structure and make it safer. As locals & future occupants, we value the traditions and heritage of our Portland community. Adam & I are committed to continuing the work needed to renovate the building over time & compliment the historic district. Thank you for reviewing our request. We are eager to get started!

Respectfully
Sheila & Adam Nappi

168 DANFORTH STR PORTLAND

FOR:
SHEILA AND ADAM
NAPPI

NOLEGGIO, LLC

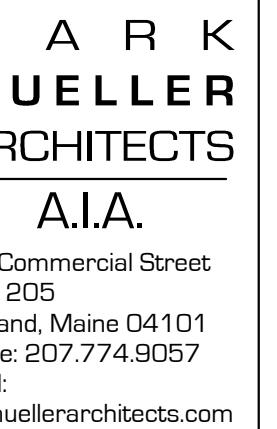


MARK
MUELLER
ARCHITECTS
100 COMMERCIAL STREET
SUITE 205
PORTLAND, MAINE
04101
207.774.9057

PORTLAND
HISTORIC PRESERVATION
APPLICATION

DECEMBER 22, 2021

C-1.0



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NOLEGIO LLC

168 DANFORTH STREET - PORTLAND, MAINE 04102

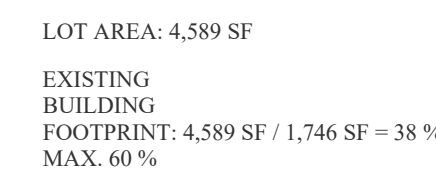
SITE PLAN

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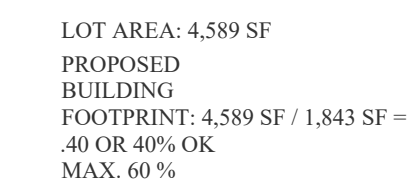
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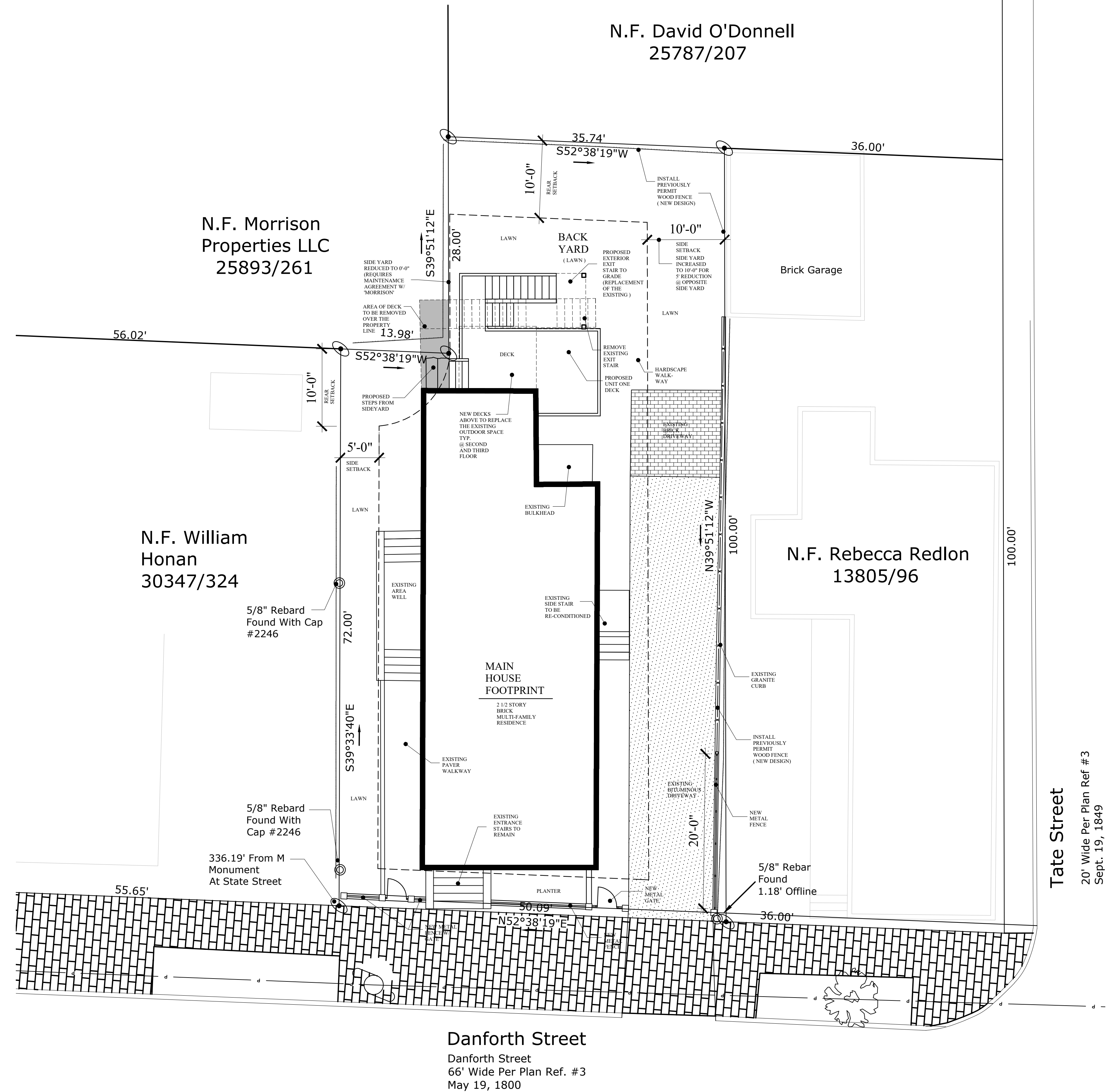
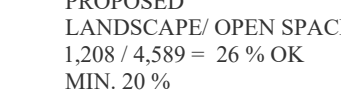
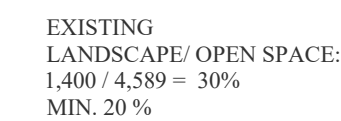
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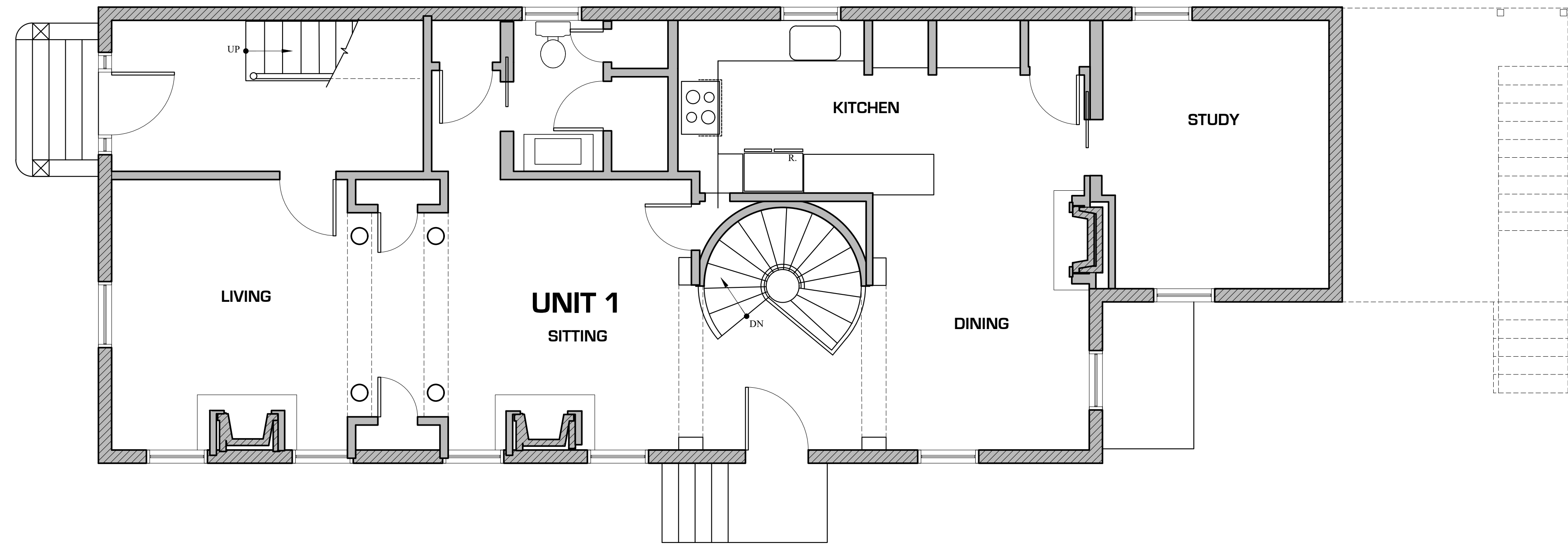


PROPOSED :



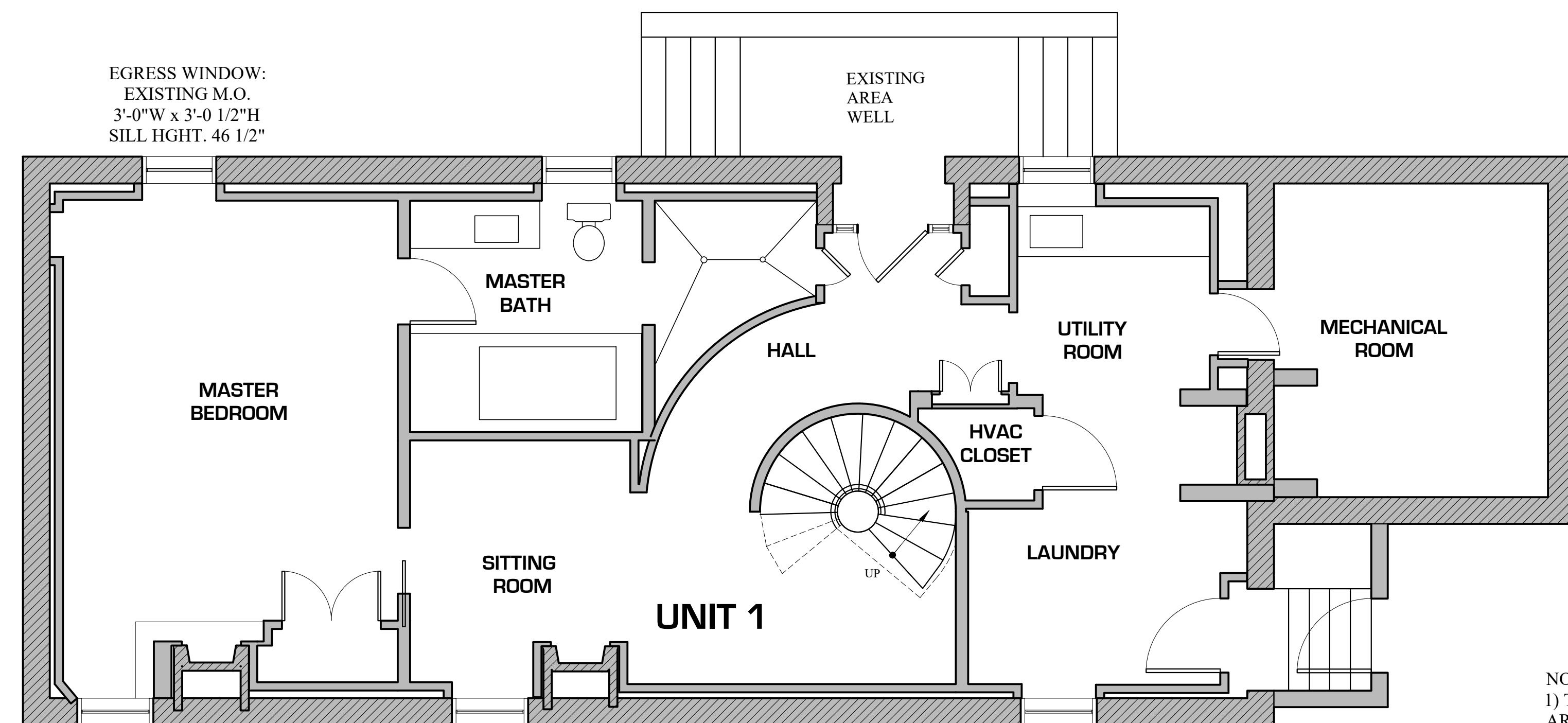
SITE PLAN

$$1/8'' = 1' - \theta''$$
PORTLAND HISTORIC SUBMISSION : DEC. 22, 2021



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



EXISTING LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

NOTES:
1) THE LOWER LEVEL AND FIRST FLOOR ARE CONTIGUOUS LIVING UNITS



MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email: rfm@muellerarchitects.com

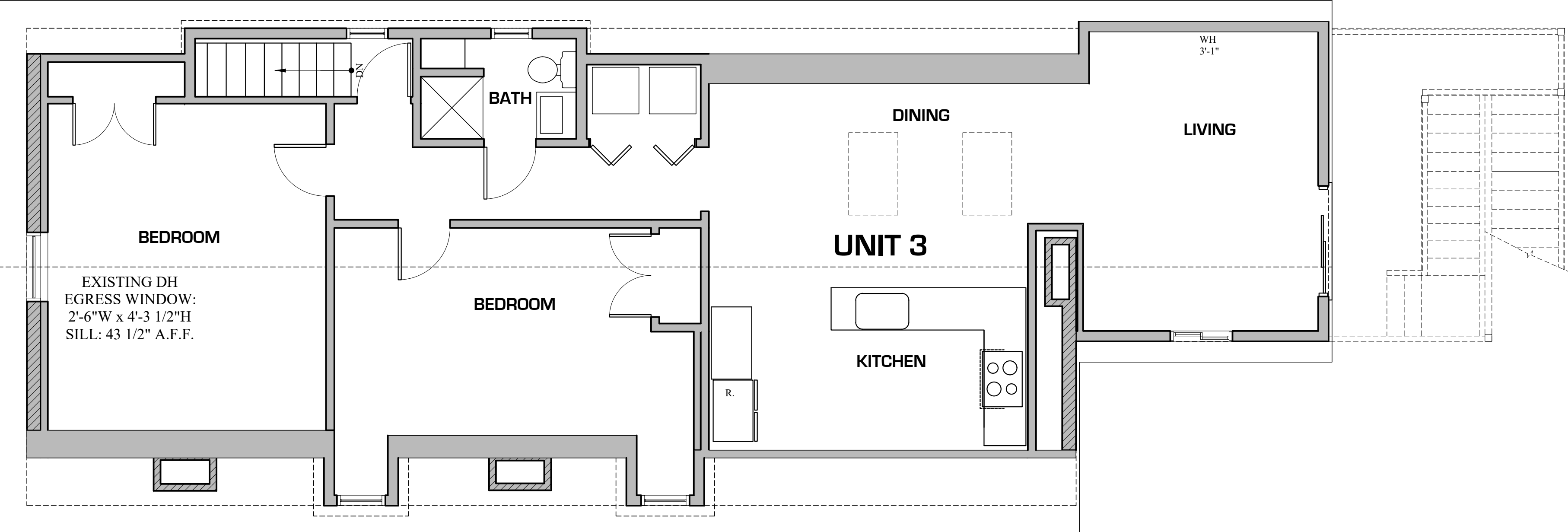
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RENOVATION FOR:
NOLEGGIO LLC
168 DANFORTH STREET - PORTLAND, MAINE 04102

EXISTING PLANS
REVISIONS
DATE
SEPT. 2021
PROJECT
NAPRI
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CHECK BY
MLM

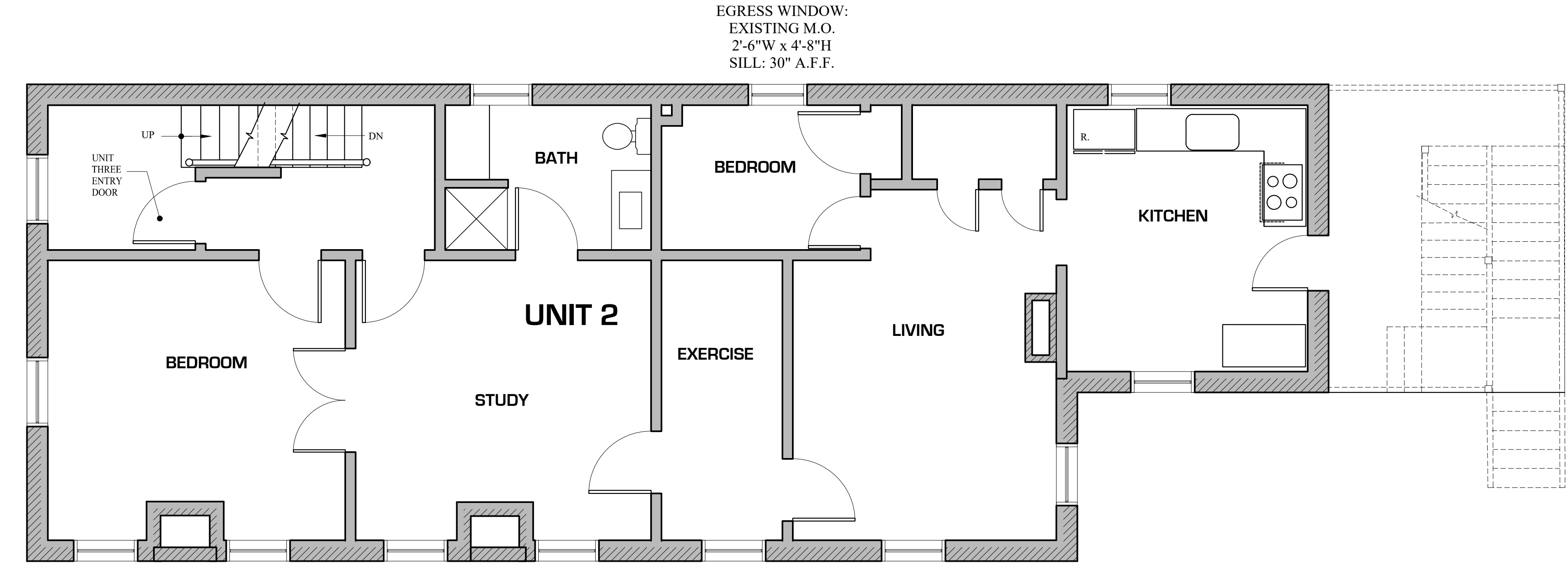
A-1.0

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EXISTING THIRD FLOOR PLAN

1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"



MARK
MUELLER
ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email:
rm@muellerarchitects.com

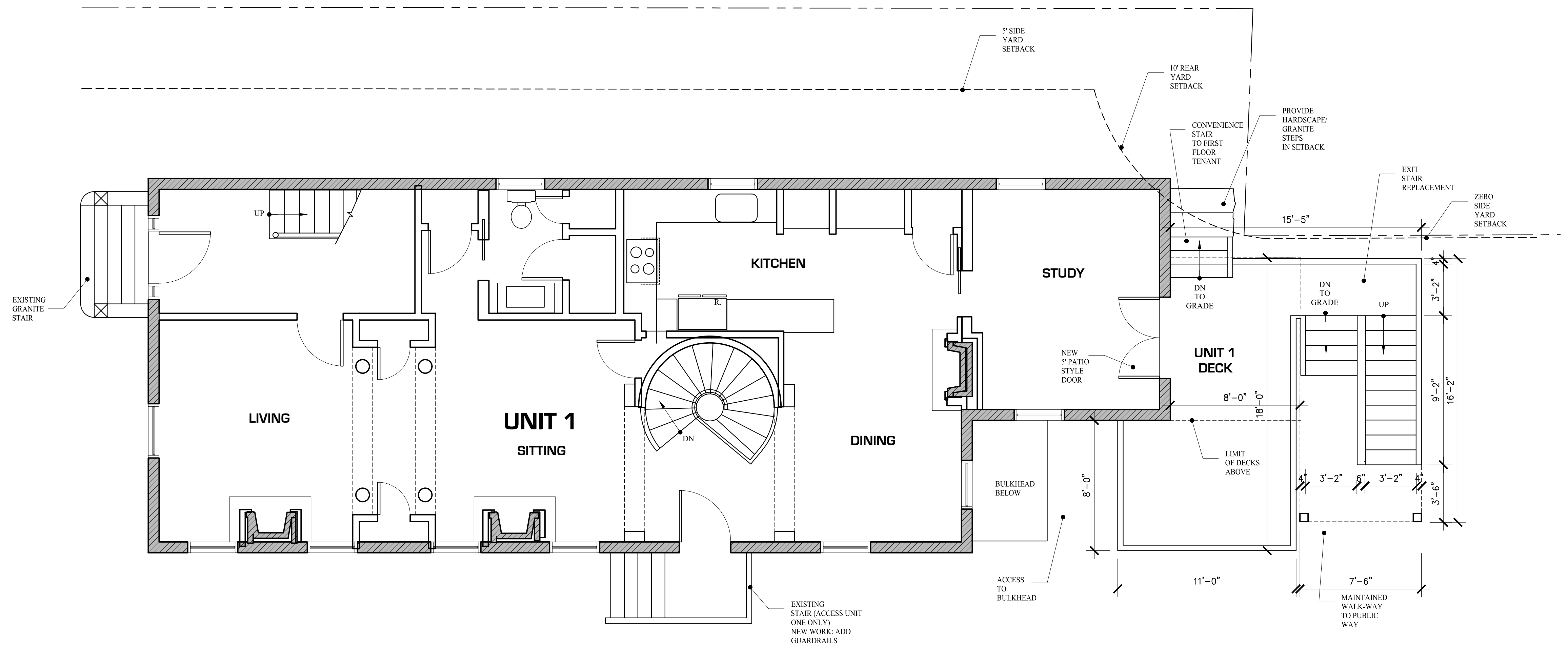
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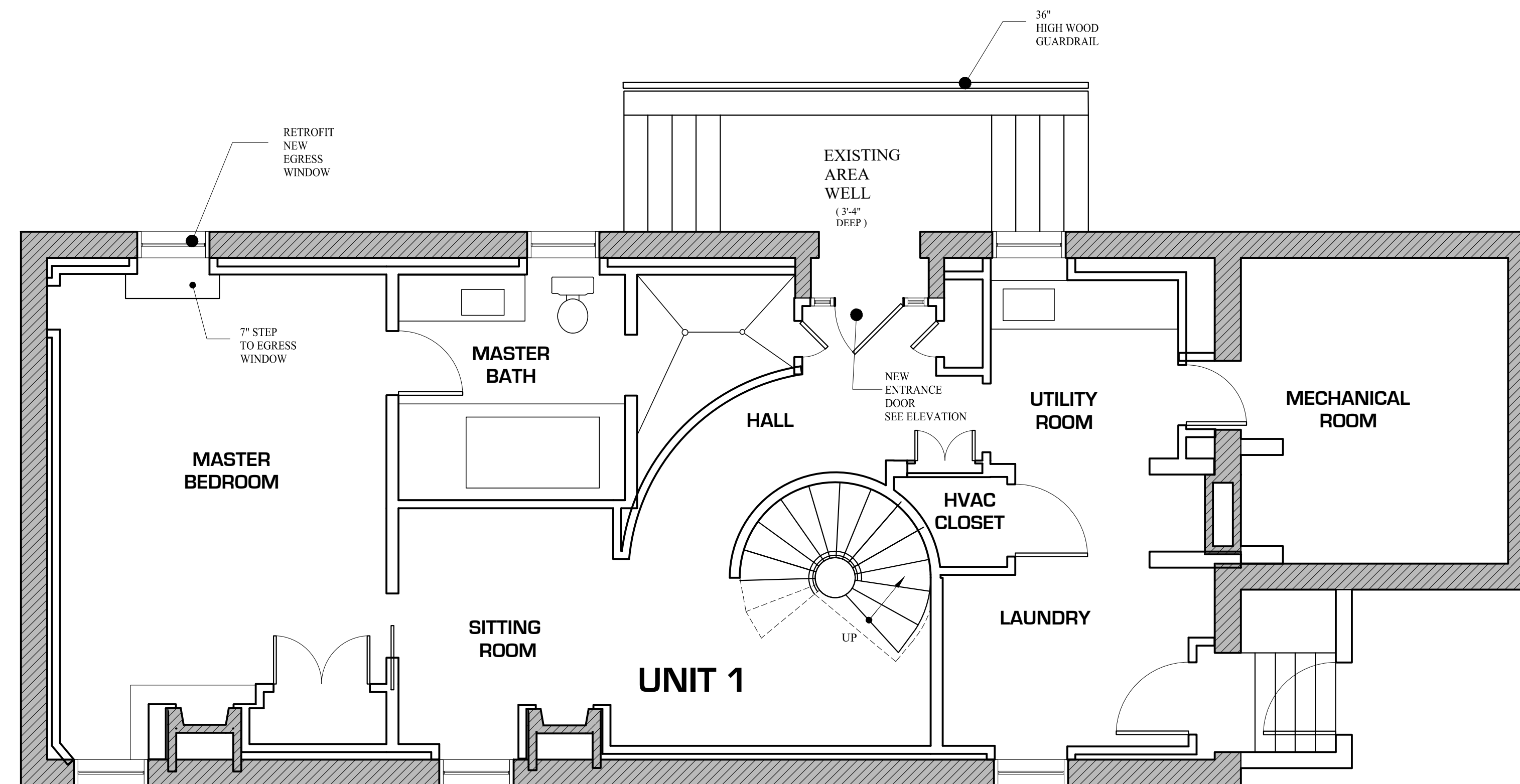
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PORTAND HISTORIC SUBMISSION : DEC. 22, 2021



FIRST FLOOR PLAN

1/4" = 1'-0"



PRESERVATION NOTES:

1) EGRESS WINDOWS: PROVIDE NEW CASEMENT WINDOWS AT BEDROOM AND EGRESS LOCATIONS ONLY. WINDOW MANUFACTURES SHALL BE THE MARVIN METAL MADE TO ORDER SERIES

WINDOWS TO BE REPLACED ARE SHOWN HATCHED

2) A METAL FENCE AND GATES AT THE STREET AND SIDEWALK SHALL BE A PART OF THE WORK

3) THE SIDE STAIR AT THE DRIVEWAY SHALL BE COMPLETED TO MATCH THE DRAWINGS

MISC WORK: SHALL INCLUDE THE REPLACEMENT OF AN EXISTING STAIR AND RESIDENTIAL DECKS LOCATED AT THE REAR OF THE BUILDING.

NOTES:
1) THE LOWER LEVEL AND FIRST FLOOR ARE CONTIGUOUS LIVING UNITS

LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

UNIT AREA TABULATION:

LOWER LEVEL/	1,165 SF
FIRST FLOOR UNIT:	1,054 SF
	2,219 SF

SECOND FLOOR UNIT:	1,345 SF
THIRD FLOOR UNIT:	1,188 SF
	4,752 SF

AREA OF DECKS COMBINED :	309 SF
--------------------------	--------

OCCUPANT LOAD :
4,752 SF / 200 SF PER PERSON = 23.76 > 24 PEOPLE



MARK MUELLER ARCHITECTS

A.I.A.

100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email:
rhm@muellerarchitects.com

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RENOVATION FOR:

PROPOSED
FLOOR PLANS

REVISIONS

DATE

SEPT. 2021

PROJECT

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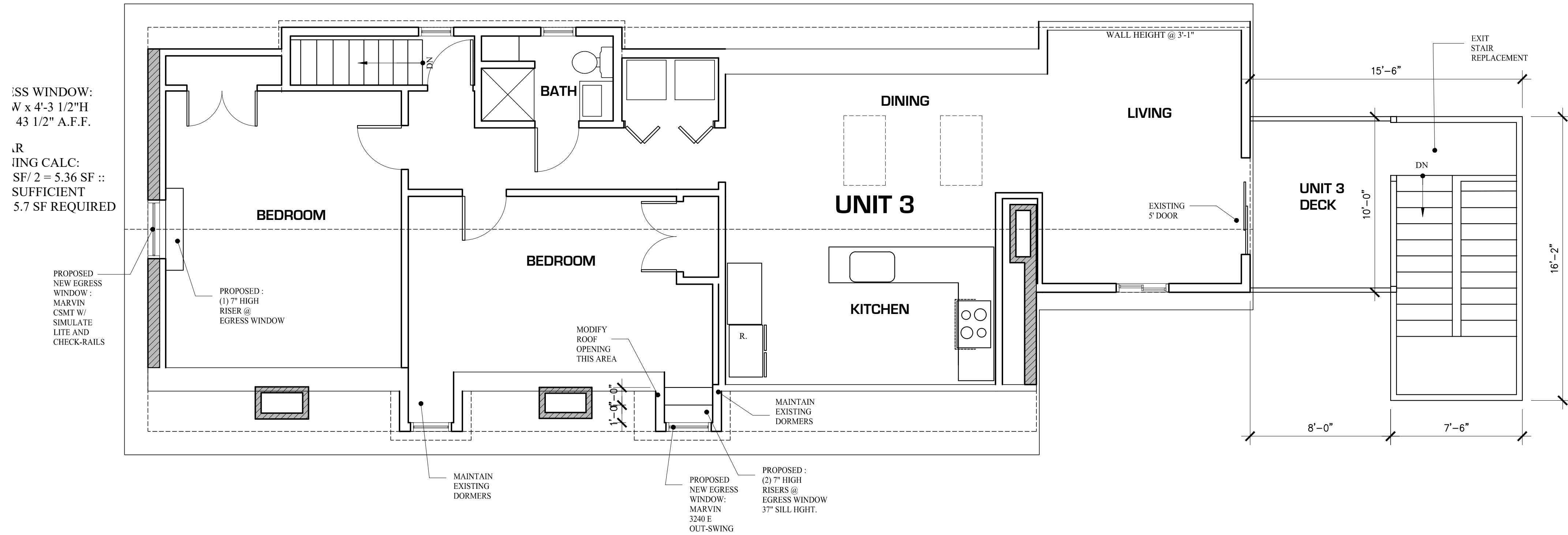
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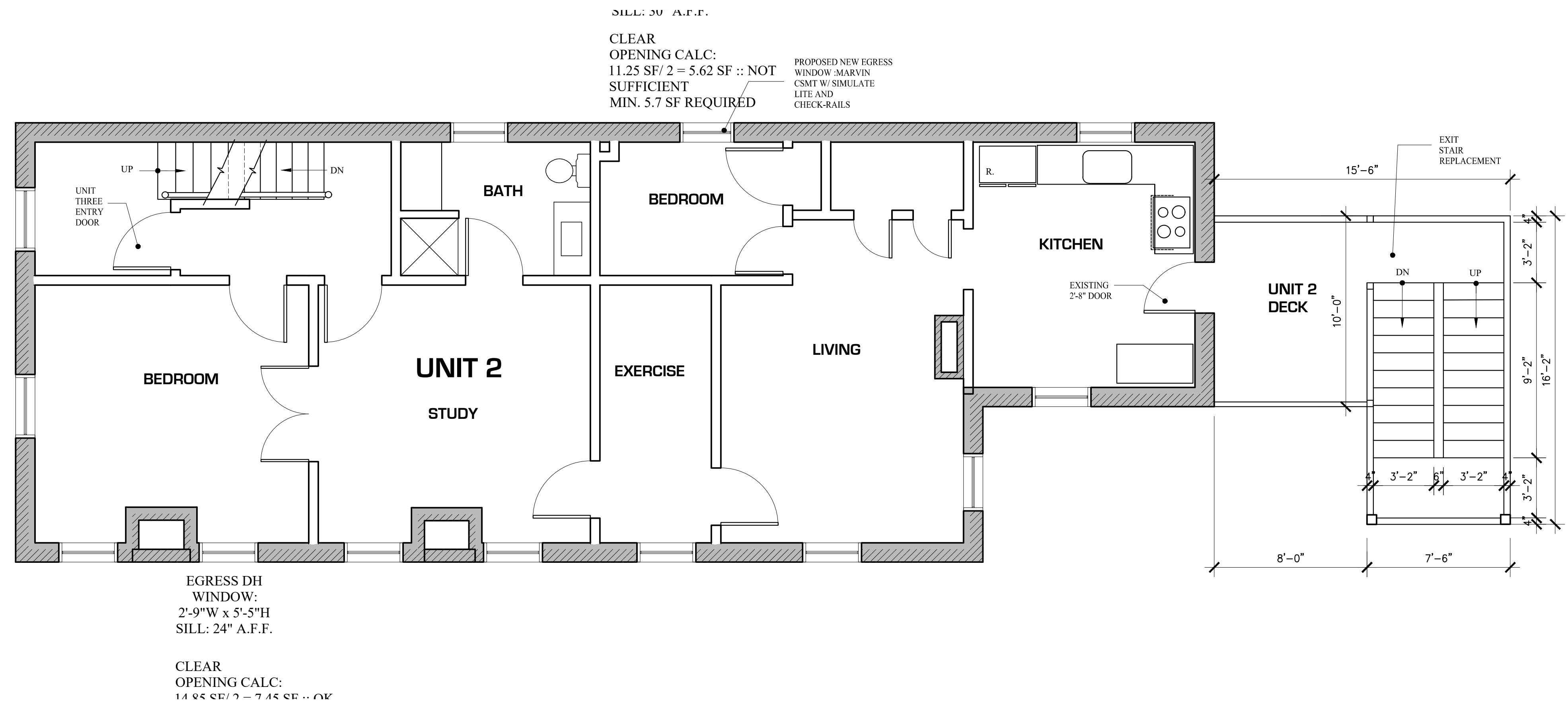
A-2.0

PORTAND HISTORIC SUBMISSION : DEC. 22, 2021



THIRD FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email: rm@muellerarchitects.com

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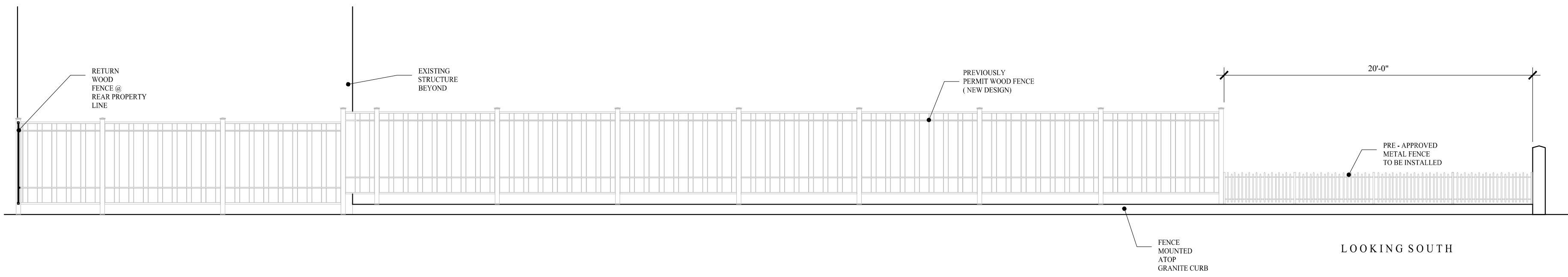
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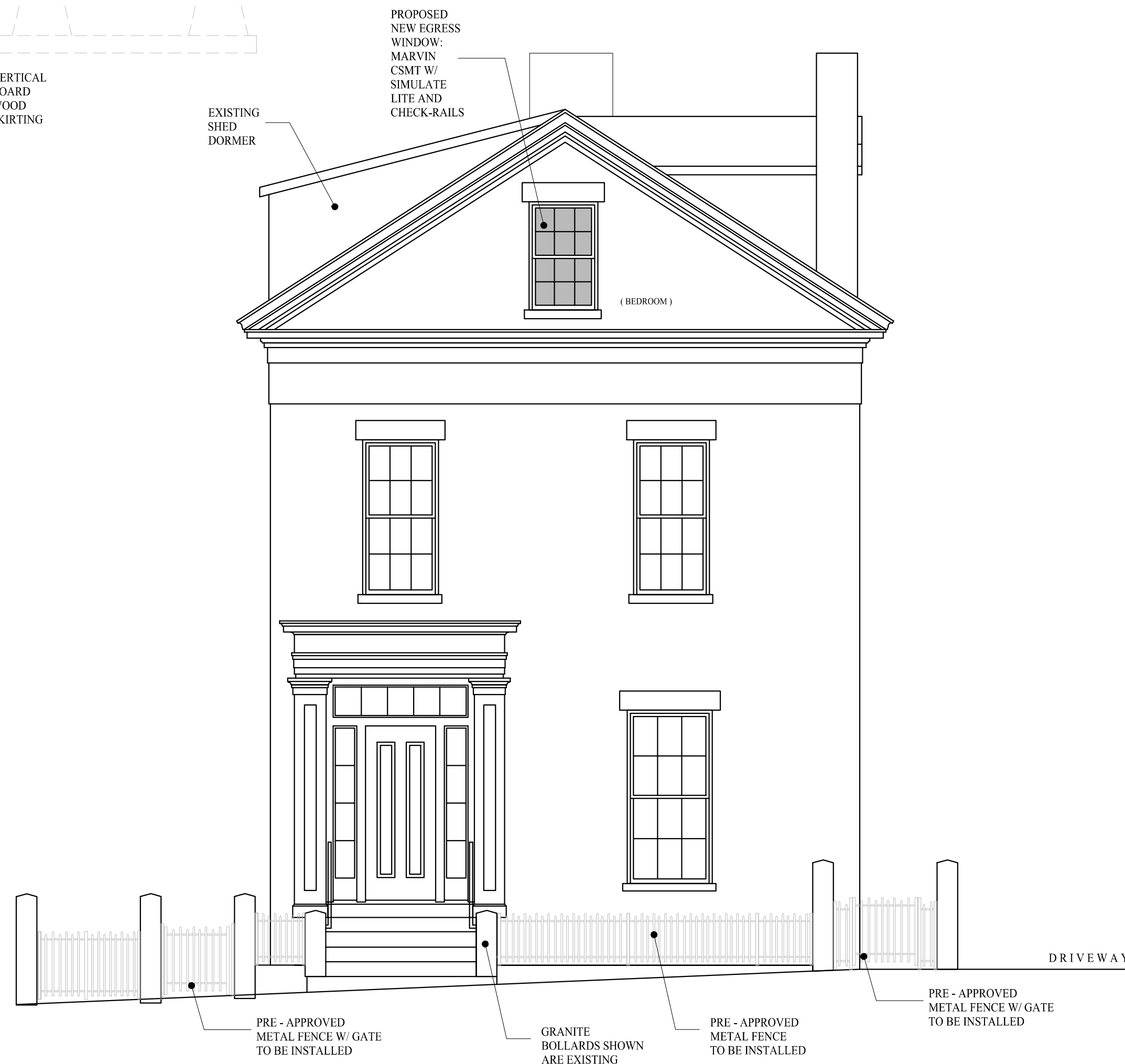
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RIGHT ELEVATION ~ DRIVEWAY
1/4" = 1'-0"

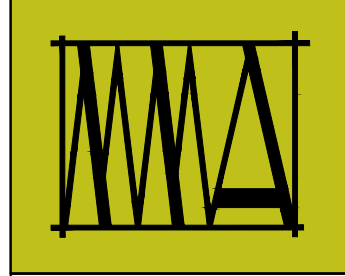


DRIVEWAY FENCE ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

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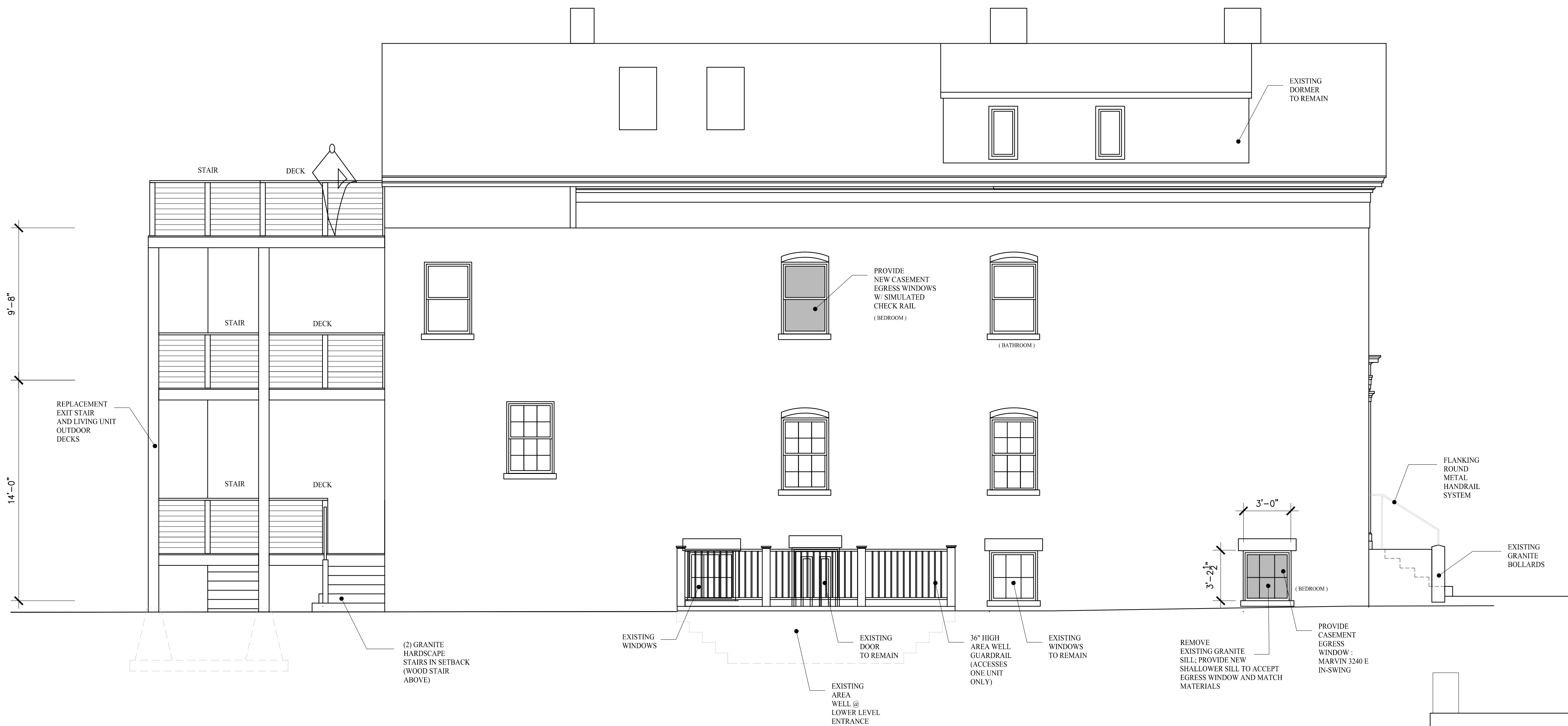
MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email: rm@muellerarchitects.com

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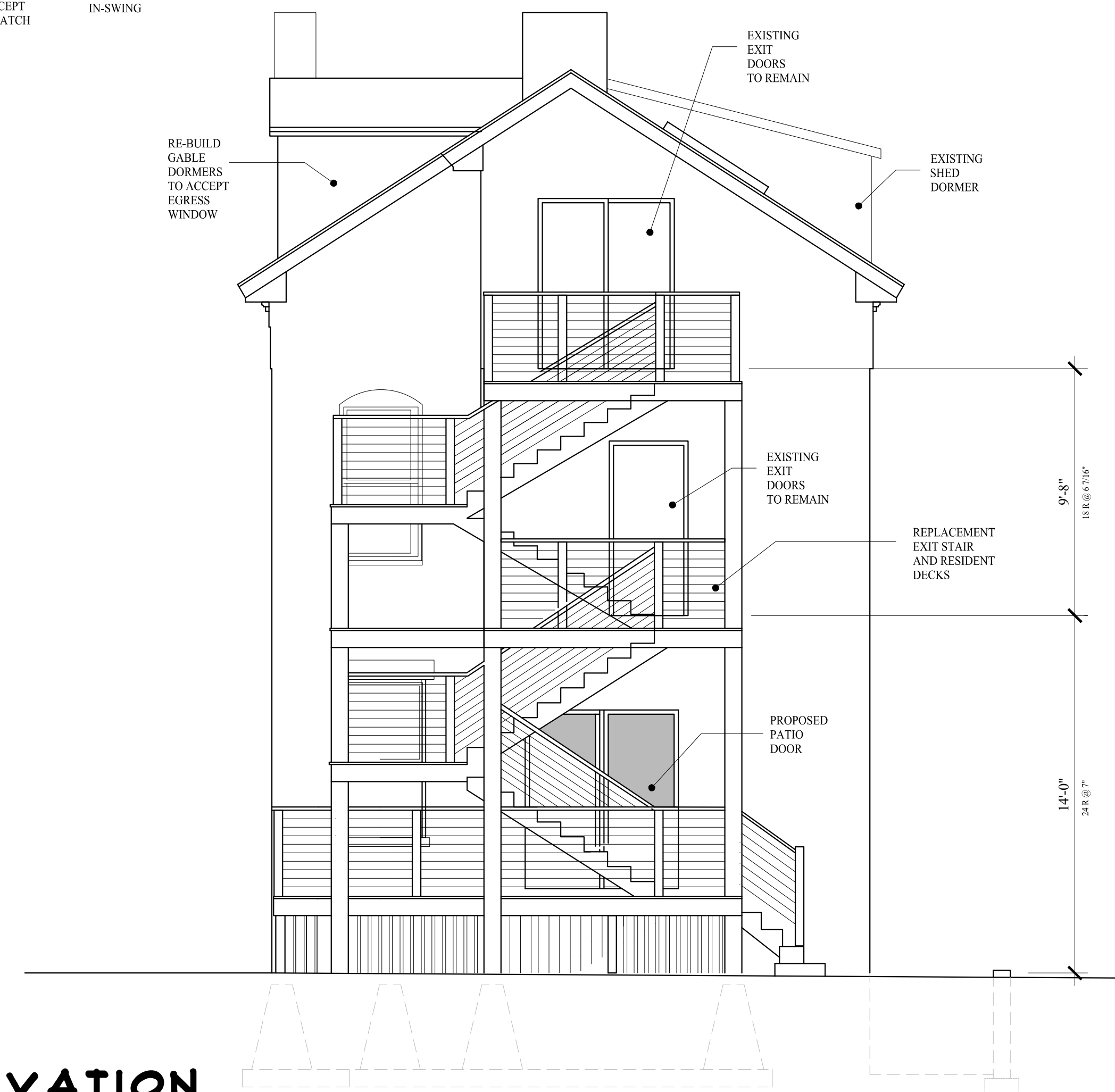
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PROJECT	SEPT. 2021
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LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



**MARK
MUELLER
ARCHITECTS**

A.I.A.

100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email:
rm@muellerarchitects.com

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PORTAND HISTORIC SUBMISSION : DEC. 22, 2021

1924 Portland Tax Records: 166-170 Danforth Street, Portland, 1924

166-170

Assessment 1924

Owner: Catherine C. Martin

Street: Danforth

Block: 44D

Lot: 31

Book: 26

Page: 1

MMN Item Number: 45511

Notes: The property was also owned by Martin J. Murphy.

Remarks about Land

Remarks about Personal Property

168 Dan

168 Dan



LEFT
HAND
PHOTO



REAR VIEW

1924 Portland Tax Records: 166-170 Danforth Street, Portland, 1924



Owner: Catherine C Martin
Address: 166-170 Danforth Street, West End, Portland, Maine
Use: Dwelling - Two family
Local Code: Block 44D Lot 31 Book 26 Page 1
MMN item number: 45511
Notes: The property was also owned by Martin J. Murphy.



DANFORTH STREET

EXTERIOR PHOTO'S
N.T.S.

MAINE MEMORY NETWORK
N.T.S.

MARK
MUELLER
ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email: rfm@muellerarchitects.com

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PHOTOGRAPHS

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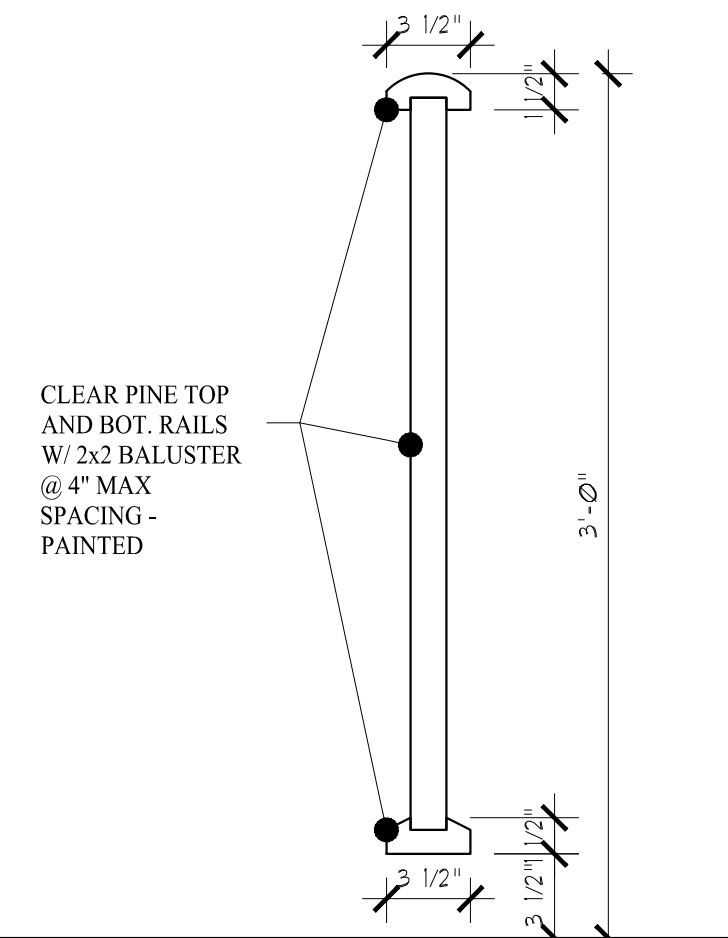
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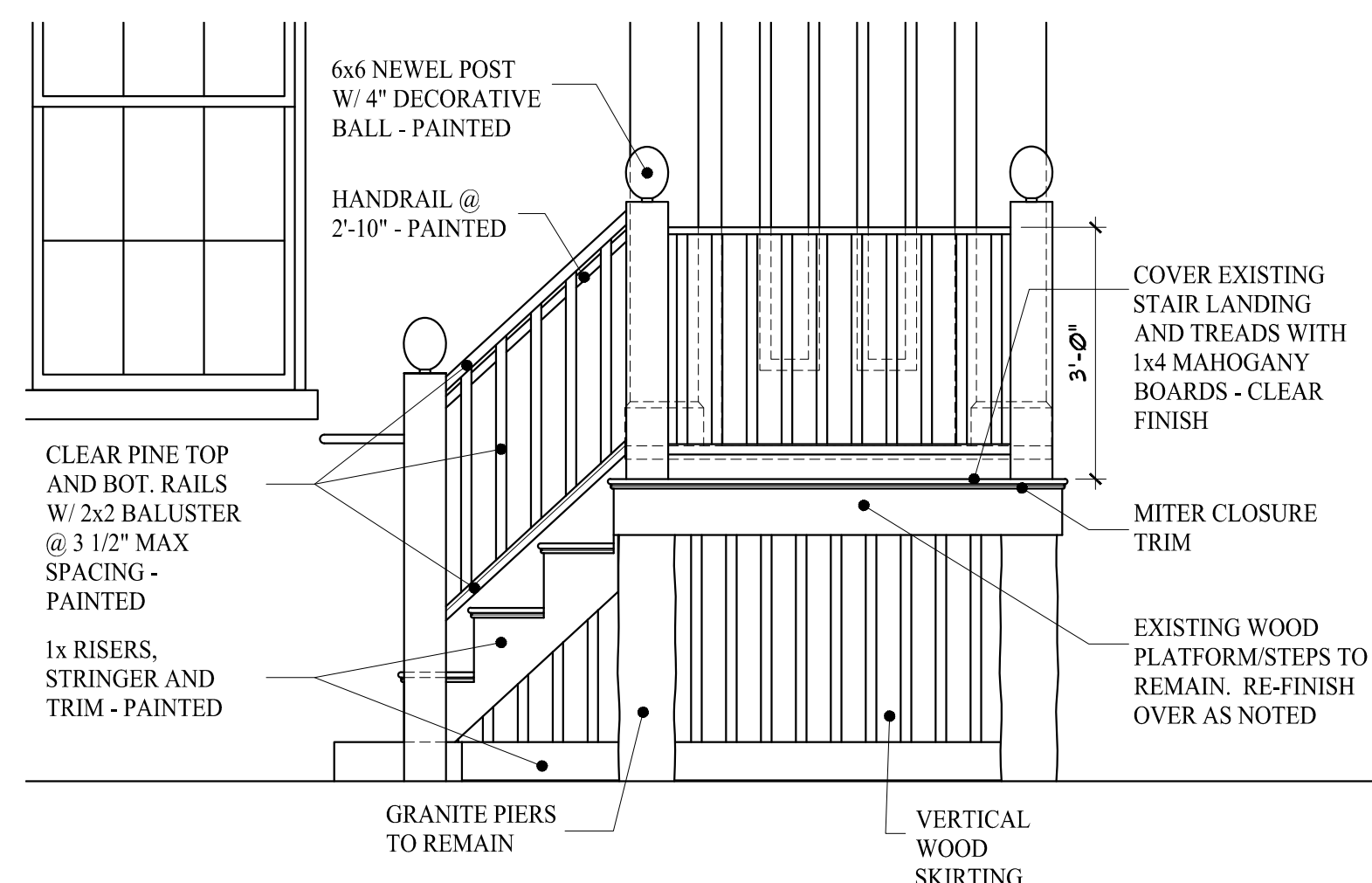
LEFT ELEVATION

1/4" = 1'-0"



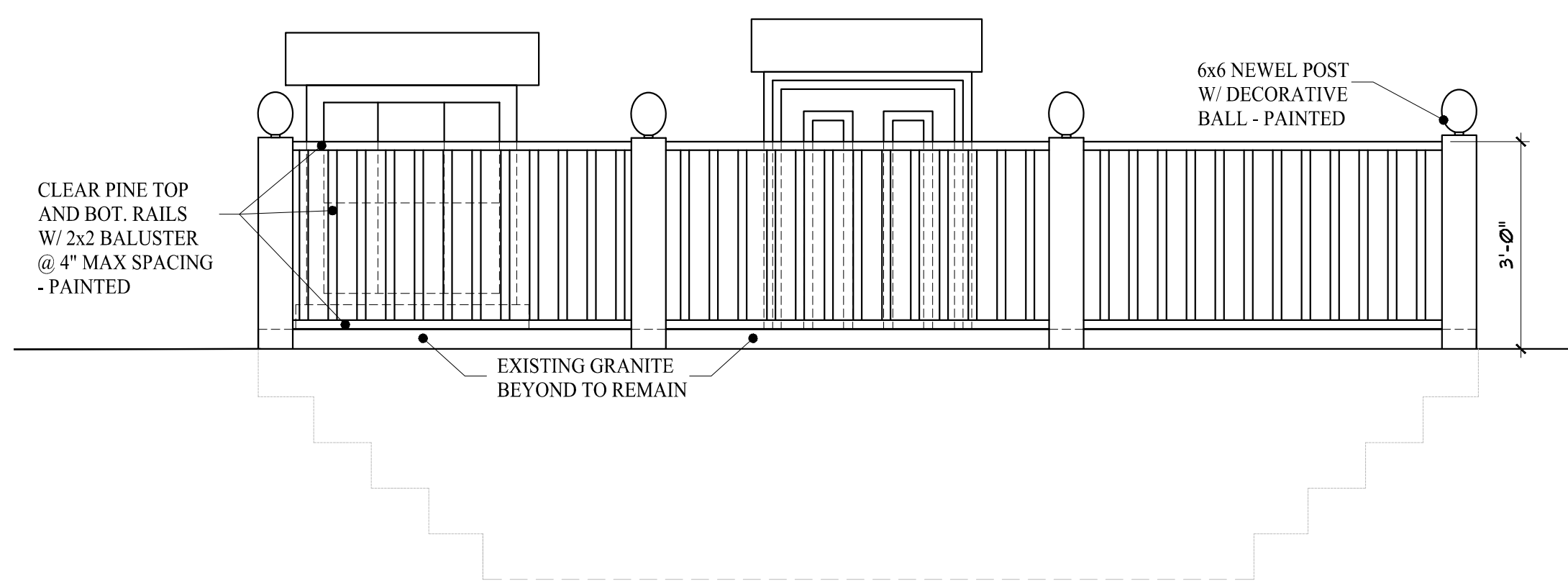
RAILING DETAIL

1 1/2" = 1'-0"



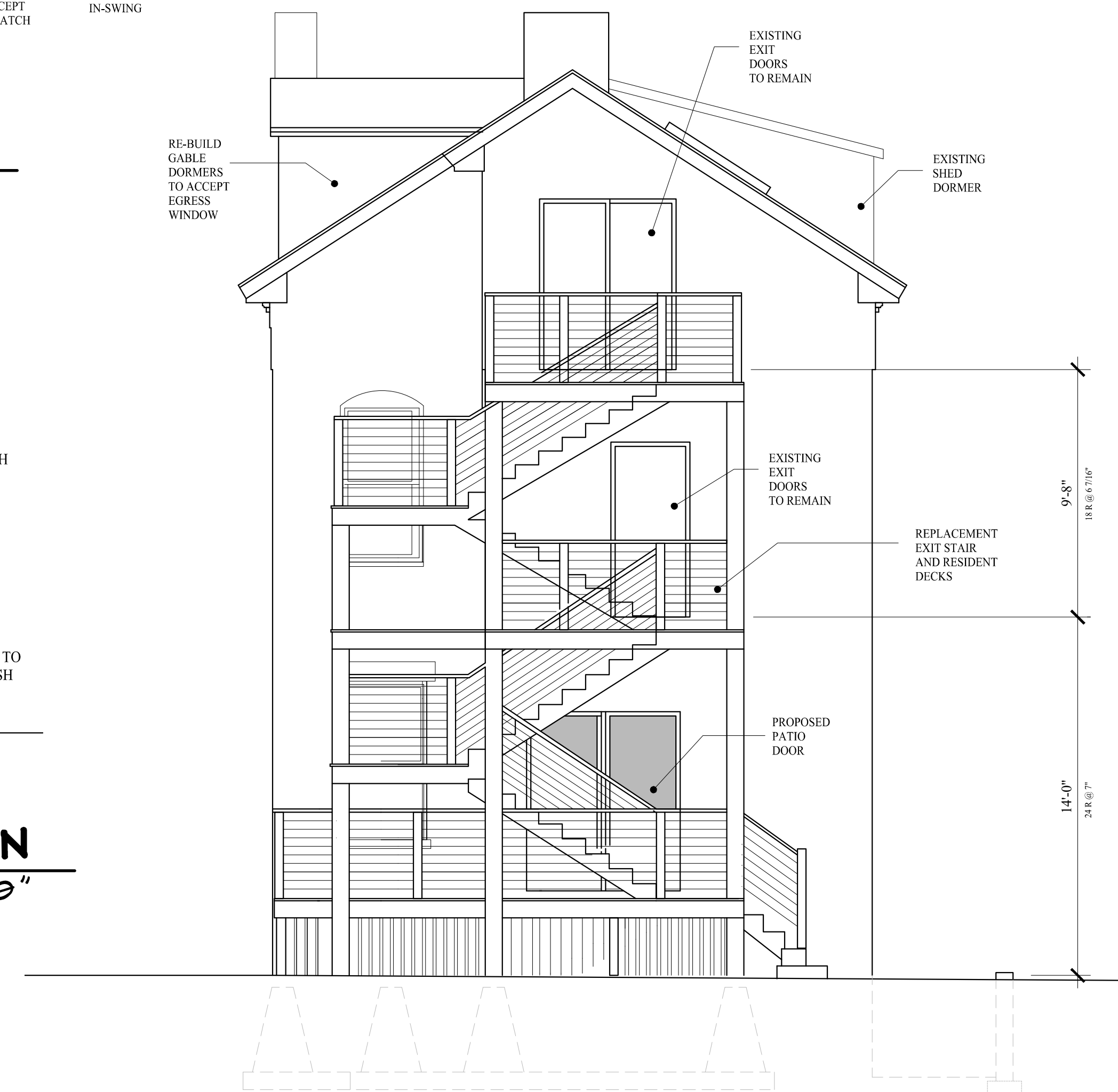
DRIVEWAY STAIR ELEVATION

1/2" = 1'-0"



RAILING ELEVATION

1/2" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

PORTAND HISTORIC SUBMISSION : JAN. 04, 2022



**MARK
MUELLER
ARCHITECTS**

A.I.A.

100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email:
rm@muellerarchitects.com

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RENOVATION FOR:

ELEVATIONS

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DATE

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CASEMENT / CASEMENT PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)
1 - 1 3/8 (339)										
1 - 3 3/8 (890)										
1 - 5 3/8 (441)										
1 - 7 3/8 (492)										
1 - 11 3/8 (593)										
2 - 3 3/8 (695)										
2 - 7 3/8 (796)										
2 - 11 3/8 (898)										
3 - 3 3/8 (1000)										

Details and Elevations not to scale.

- Marvin exclusive wash mode is not available on Ultimate Awnings, Ultimate Casement Round Tops or Ultimate Casement Windows less than 20" in width.
- Ultimate Casement Push Out not available in frame size heights less than 15 1/8".
- For units with a tall bottom rail, reduce the DLO height by 1 1/2".

E These windows meet national Egress codes for fire evacuation.

Local codes may differ.

T For safety and/or code requirements, Marvin recommends tempered glass in all units with a frame size height of 71 1/8" or larger and units with a frame size of 25.2 ft² and larger.

Please consult your local Marvin representative for more information.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

Ultimate Casement: UCA

Ultimate Casement Push Out: UCAPO

CASEMENT / CASEMENT PUSH OUT

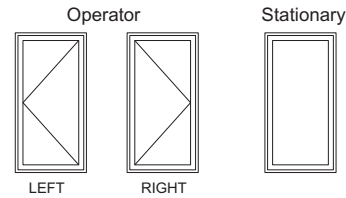
MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)
3 - 7 3/8 (1101)										
3 - 7 5/8 (1108)	UCA1644	UCA1844	UCA2044	UCA2444	UCA2644	UCA2844	UCA3044 E	UCA3244 E	UCA3644 E	UCA4044 E
3 - 7 1/8 (1095)	UCAPO1644	UCAPO1844	UCAPO2044	UCAPO2444	UCAPO2644	UCAPO2844 E	UCAPO3044 E	UCAPO3244 E	UCAPO3644 E	UCAPO4044 E
3 - 5 21/64 (948)										
3 - 11 3/8 (1203)										
3 - 11 5/8 (1209)	UCA1648	UCA1848	UCA2048	UCA2448	UCA2648	UCA2848 E	UCA3048 E	UCA3248 E	UCA3648 E	UCA4048 E
3 - 11 1/8 (1196)	UCAPO1648	UCAPO1848	UCAPO2048	UCAPO2448	UCAPO2648	UCAPO2848 E	UCAPO3048 E	UCAPO3248 E	UCAPO3648 E	UCAPO4048 E
3 - 5 21/64 (1050)										
4 - 5 3/8 (1355)										
4 - 5 5/8 (1362)	UCA1654	UCA1854	UCA2054	UCA2454	UCA2654	UCA2854 E	UCA3054 E	UCA3254 E	UCA3654 E	UCA4054 E
4 - 5 1/8 (1349)	UCAPO1654	UCAPO1854	UCAPO2054	UCAPO2454	UCAPO2654	UCAPO2854 E	UCAPO3054 E	UCAPO3254 E	UCAPO3654 E	UCAPO4054 E
3 - 11 21/64 (1202)										
4 - 7 3/8 (1406)										
4 - 7 5/8 (1412)	UCA1656	UCA1856	UCA2056	UCA2456	UCA2656	UCA2856 E	UCA3056 E	UCA3256 E	UCA3656 E	UCA4056 E
4 - 7 1/8 (1400)	UCAPO1656	UCAPO1856	UCAPO2056	UCAPO2456	UCAPO2656	UCAPO2856 E	UCAPO3056 E	UCAPO3256 E	UCAPO3656 E	UCAPO4056 E
4 - 1 21/64 (1253)										
4 - 11 3/8 (1508)										
4 - 11 5/8 (1514)	UCA1660	UCA1860	UCA2060	UCA2460	UCA2660	UCA2860 E	UCA3060 E	UCA3260 E	UCA3660 E	UCA4060 E
4 - 11 1/8 (1501)	UCAPO1660	UCAPO1860	UCAPO2060	UCAPO2460	UCAPO2660	UCAPO2860 E	UCAPO3060 E	UCAPO3260 E	UCAPO3660 E	UCAPO4060 E
4 - 5 21/64 (1355)										
5 - 3 3/8 (1609)										
5 - 3 5/8 (1616)	UCA1664	UCA1864	UCA2064	UCA2464	UCA2664	UCA2864 E	UCA3064 E	UCA3264 E	UCA3664 E	UCA4064 E
5 - 3 1/8 (1603)	UCAPO1664	UCAPO1864	UCAPO2064	UCAPO2464	UCAPO2664	UCAPO2864 E	UCAPO3064 E	UCAPO3264 E	UCAPO3664 E	UCAPO4064 E
4 - 9 21/64 (1456)										
5 - 11 3/8 (1812)										
5 - 11 5/8 (1819)	UCA1672 T	UCA1872 T	UCA2072 T	UCA2472 T	UCA2672 T	UCA2872 ET	UCA3072 ET	UCA3272 ET	UCA3672 ET	UCA4072 ET
5 - 11 1/8 (1806)	UCAPO1672 T	UCAPO1872 T	UCAPO2072 T	UCAPO2472 T	UCAPO2672 T	UCAPO2872 ET	UCAPO3072 ET	UCAPO3272 ET	UCAPO3672 ET	UCAPO4072 ET
5 - 5 21/64 (1659)										

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)
6 - 5 3/8 (1665) 6 - 5 5/8 (1971) 6 - 5 1/8 (1958) 5 - 11 21/64 (1812)										
	UCA1678 T	UCA1878 T	UCA2078 T	UCA2478 T	UCA2678 T	UCA2878 ET	UCA3078 ET	UCA3278 ET	UCA3678 ET	UCA4078 ET
	UCAPO1678 T	UCAPO1878 T	UCAPO2078 T	UCAPO2478 T	UCAPO2678 T	UCAPO2878 ET	UCAPO3078 ET	UCAPO3278 ET	UCAPO3678 ET	UCAPO4078 ET
6 - 11 3/8 (2117) 6 - 11 5/8 (2124) 6 - 5 1/8 (2111) 6 - 5 21/64 (1964)										
	UCA1684 T	UCA1884 T	UCA2084 T	UCA2484	UCA2684 T	UCA2884 ET	UCA3084 ET	UCA3284 ET	UCA3684 ET	UCA4084 ET
	UCAPO1684 T	UCAPO1884 T	UCAPO2084 T	UCAPO2484	UCAPO2684 T	UCAPO2884 ET	UCAPO3084 ET	UCAPO3284 ET	UCAPO3684 ET	UCAPO4084 ET
7 - 7 3/8 (2320) 7 - 7 5/8 (2327) 7 - 7 1/8 (2314) 7 - 1 21/64 (2167)										
	UCA1692 T	UCA1892 T	UCA2092 T	UCA2492 T	UCA2692 T	UCA2892 ET	UCA3092 ET	UCA3292 ET	UCA3692 ET	UCA4092 ET
	UCAPO1692 T	UCAPO1892 T	UCAPO2092 T	UCAPO2492 T	UCAPO2692 T	UCAPO2892 ET	UCAPO3092 ET	UCAPO3292 ET	UCAPO3692 ET	UCAPO4092 ET
7 - 11 3/8 (2422) 7 - 11 5/8 (2428) 7 - 11 1/8 (2416) 7 - 5 21/64 (2269)										
	UCA1696 T	UCA1896 T	UCA2096 T	UCA2496 T	UCA2696 T	UCA2896 ET	UCA3096 ET	UCA3296 ET	UCA3696 ET	
	UCAPO1696 T	UCAPO1896 T	UCAPO2096 T	UCAPO2496 T	UCAPO2696 T	UCAPO2896 ET	UCAPO3096 ET	UCAPO3296 ET	UCAPO3696 ET	

Construction Details

Casements available as an operator or stationary.

L or R handing determined from exterior.



CASEMENT STANDARD OPERATION AS VIEWED FROM THE OUTSIDE



January 20, 2004

Michael Levandowski and Andrew Flake
168 Danforth Street
Portland, Maine 04102

Re: 168 Danforth Street – exterior alterations

Dear Mr. Levandowski and Mr. Flake:

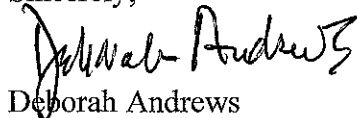
During a recent inspection of the West End Historic District, it was observed that exterior alterations are in progress at 168 Danforth Street. City tax records indicate that you are the owners of this property.

As your property is located within a designated local historic district, exterior and site alterations require review and approval under Portland's historic preservation ordinance prior to commencing with the work. Our records indicate that no application was filed for the work.

At this time, we ask that you contact this office to clarify the nature and scope of the project. If the work is determined to be restoration of the building's original documented appearance, it may be that no further review is required. If alterations or additions are involved, these would need to be reviewed at either the staff or Committee level, depending on the nature of the work. In either case, however, it is necessary that you contact staff to confirm the scope of the project before continuing work.

Please contact me at 874-8726 within ten (10) business days of this letter so that we may resolve this issue. Failure to respond may result in an enforcement action.

Sincerely,



Deborah Andrews
Historic Preservation Program Manager

Cc: 2nd copy sent to 62 Main Street, Vineyard Haven
Thomas Thomsen, Woodward Thomsen Co.
Donna Katsiaticas, Associate Corporation Counsel
Lee Urban, Director, Department of Planning & Development
Alex Jaegerman, Planning Division Director
Roger Hutchins, Inspector

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

**PUBLIC HEARING
168 DANFORTH STREET**

TO: Chair Pitman and Members of the Historic Preservation Committee
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: August 24, 2004
RE: September 1, 2004 Public Hearing – New Business, HP Report # 36-04

Application For: Certificate of Appropriateness – Exterior and Site Alterations

Address: 168 Danforth Street

Applicant: Mike and April Levandowski
Represented by Tony Taylor, designer
Woodward Thomsen Company, contractor

Introduction

On July 7, the Historic Preservation Committee held a workshop to review preliminary plans for exterior and site alterations at 168 Danforth Street. As Committee members will recall, the project calls for the following scope of work:

- Replacement of existing wood front entrance steps with granite steps and cheekwalls
- Installation of granite retaining wall with iron fence at front property line
- Replacement of secondary entrance porch on west façade
- Creation of new basement entrance on east façade. Work entails excavation of area immediately adjacent to east façade; installation of walkway and patio; creation of new door opening; addition of entrance canopy; and lengthening of three windows.

Based on feedback received at the workshop, the project designer has made a number of revisions to the plans and is returning for final review and approval.

Subject Property

The subject residence was constructed circa 1835 and is a handsome 2 ½ story Greek Revival style brick structure oriented with its gable end to the street. Although separated by two blocks from the Hamblen Block rowhouses to the west, the building was constructed during the same

period and shares many stylistic characteristics with the row. The brick structure features granite window lintels and sills, an enclosed pediment and a handsome, finely detailed front and side entrance.

Currently, the front entrance stairs are wood construction. They are not original and do not extend the full width of the door surround. The 1924 tax photo is not sufficiently clear to determine the front entry's original design and materials--(see enclosed.) Regarding the side entrance, the 1924 photo shows a covered hood over the entrance, but its makeshift design suggests that it was an addition.

Regarding fencing, the 1924 tax photo shows a series of substantial posts at the sidewalk line with metal fencing between. From the photo, these posts appear to be wood.

Original Proposal, Committee Response

Enclosed for the Committee's reference is a copy of the plans and elevations presented at the July workshop—see Attachment 5. Following is a brief summary of Committee's comments and concerns about the original drawings:

Granite Steps and Cheekwalls: The Committee appeared to be supportive of the material choice, as one finds granite stairs on numerous Greek Revival residences within the area. The Committee did question the proposed curved granite cheekwalls, however, especially in light of the fact that there is no clear documentation to suggest this detail. They suggested that they cheekwalls be straight in plan view.

Granite Retaining Wall, Posts and Iron Fencing: The Committee was generally supportive of the fencing design. They did suggest, however, that the granite posts flanking the driveway be the same height as those in front of the house itself. There was also some discussion as to whether the retaining wall and fencing should perhaps step down on the east side of the property, in front of the new side entrance. While there was no strong opinion about this detail, the applicant was encouraged to explore the option.

Replacement of Steps on West Side: The Committee was supportive of the design and materials as shown.

New Entrance and Related Alterations on East Side: Committee members expressed reservations about this aspect of the project, given the technical and design issues it raised. As a threshold issue, Committee members questioned the need for a third entrance into the building at this location (it appeared that there had been another addition at the back of the building before construction started) and asked that the applicant provide a floor plan that substantiated the need.

Regarding specific technical and design issues related to the proposed new entrance, Committee members noted that it would require substantial excavation and would expose the rubble foundation. Committee members asked the applicant to provide clarification as to how the exposed foundation would be protected and about its appearance.

The Committee also felt that the proposed entrance portico was too large, too deep and too visually prominent as shown. They suggested that if an entrance is introduced at this location, the door hood be reduced in scale and detail, consistent with its secondary location.

Revised Proposal

Tony Taylor, project designer, has submitted revised drawings that attempt to address some of the Committee's concerns. He has also submitted a basement floor plan, as requested. (As noted above, the original plans are also included with this report for reference purposes.)

The revised plans include the following design modifications:

- The granite cheekwalls at the front entrance are straight, not curved, in plan. Note also that the cheekwalls do not follow the line of the stairs, but project horizontally from the front plane of the house.
- A simple metal handrail has been substituted for the more detailed iron railing with balusters. *Given the raised cheekwalls, a railing might not be required.*
- The granite posts on either side of the driveway are the same height as those across the front of the house.
- On the east side of the house, the fencing and posts step down, rather than continuing at a level elevation. The design of the iron gate has been modified to reflect the change. *A site visit would be helpful in determining whether or not this stepped effect is a necessary/desirable modification.*
- The hipped portico with supporting columns has been eliminated and replaced with a simpler door hood supported by brackets. *This is similar to the hood installed on the side elevation at 188 Danforth Street – see enclosed photo (Attachment 4). Note that the brackets at 188 include foliate carving. If approved, staff would suggest that the brackets be simpler in detail.*

Regarding the proposed treatment of the exposed foundation, Mr. Taylor is prepared to provide more detail on Wednesday. *Note that the photos of 188 Danforth Street depict a similar alteration, where the foundation has been exposed for a basement-level side entrance—see Attachment 4. Committee members are encouraged to inspect the treatment at 188 Danforth in preparation for this review, as it represents to a large degree how the proposed alteration will appear.*

Note that the details for the iron fencing, walkway and patio adjacent to the east façade and the new entrance stairs on the west façade have not changed since the original submission. Please refer to the original drawings, included as Attachment 5c-f, for these details.

Review Standards:

The following review standards apply in the review of this project:

Standard # 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.

Standard # 6: 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.

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant and information included in HP Report # 36-04, the Committee finds that the proposed exterior and site alterations **meet/fail to meet** the Standards for Review of Alterations of the historic preservation ordinance, **(subject to the following conditions:)**

Attachments

1. 1924 tax photo
2. Current photos
3. Revised elevations and details
4. Staff photos of 188 Danforth Street details
5. Original project description, plans and elevations

Att. 1

Area		Multiplier	Coefficient
Year	Unit	Coefficient	Land Value
19			# 1130

1135



168
240

present rent \$24.10 per month
bought about 11 yrs ago - \$4000

Surveyed by E.D.F. Brown-Frazier

(Remarks on other Side)

25/3/24





168 DANFORTH PROPOSED STEPS (WEST ELEV.)



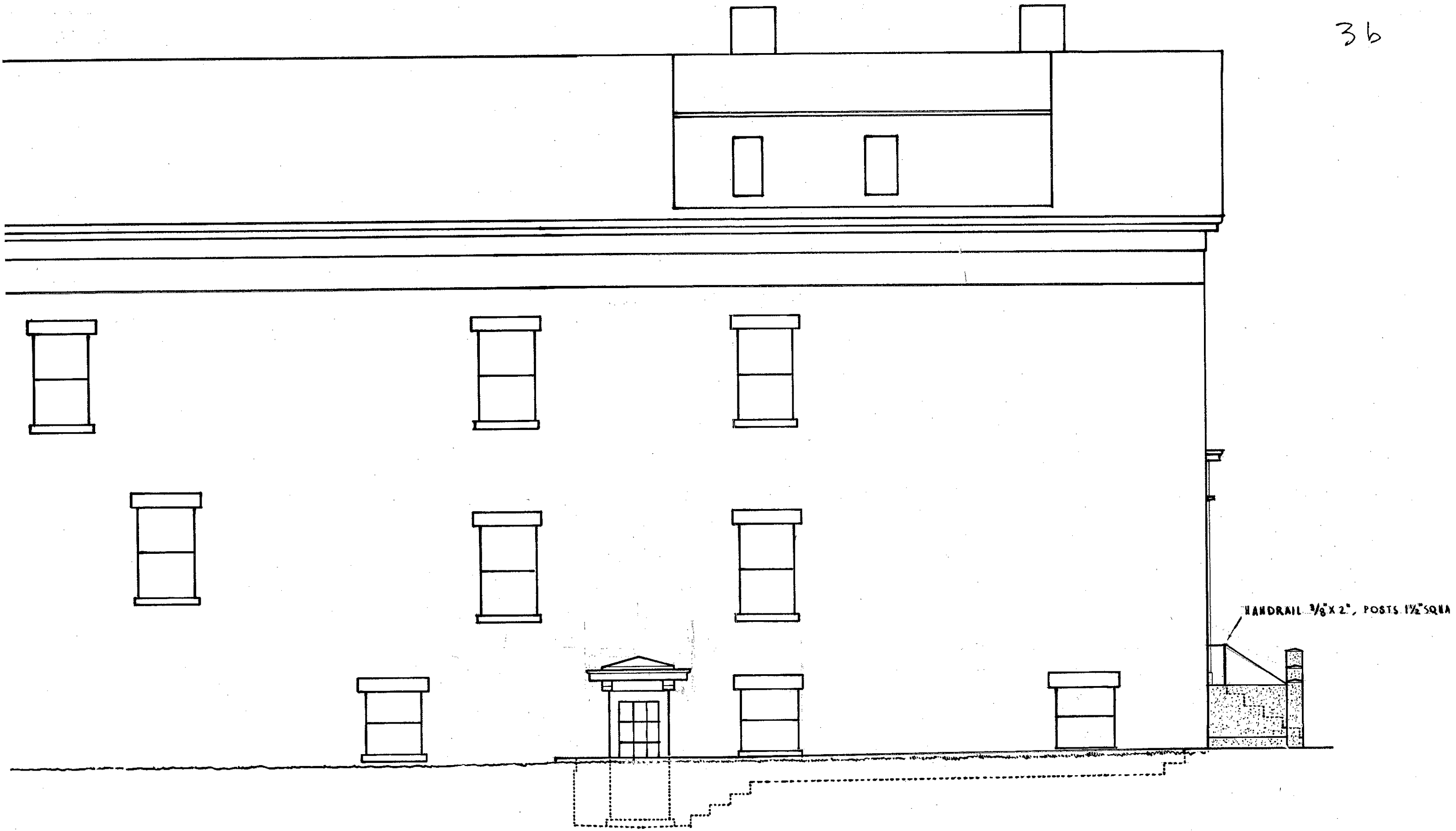
Att. 3a
Revised elevations
1/2 plans



168 DANFORTH ST.
NORTH ELEVATION

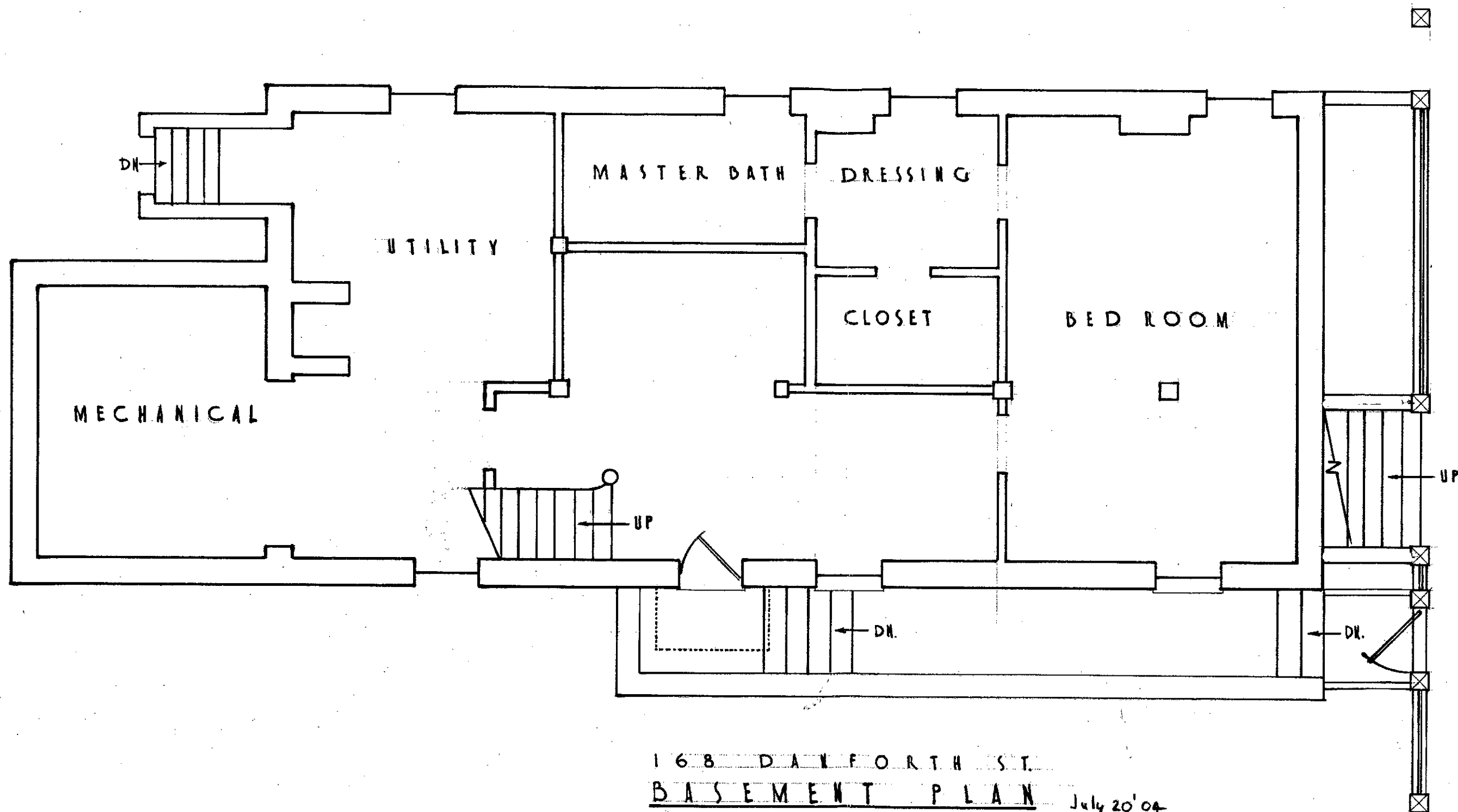
July 20'04

36



168 DANFORTH ST.
EAST ELEVATION

3d



Att. 4

TREATMENT
AT 188 DANFORTH





Date: 06/03/04

Att. 5a
ORIGINAL
PROPOSAL

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROPERTY ADDRESS: 168 Danforth Street

CBL (Chart-Block-Lot): 44D 31

APPLICANT:

Name: Mike & April Levandowski Telephone: 774-9298

Company, if applicable: N/A

Address: c/o Woodward Thomsen Co., Inc
50 Danforth Street, Portland, ME 04101

PROPERTY OWNER (if different):

Name: _____ Telephone: _____

Address: _____

Architect (if any): _____

Contractor of Builder (if any): _____

Shawn W Thomsen
Applicant's Signature

Michael Levandowski
Owner's Signature (if different)

APPLICATION FEE:

See page 4 for fee schedule. Please submit fee with completed application.

(original)
Description of Project

1. Alternations to Street Façade

New granite front steps with iron railings and fence set in granite posts are proposed. A granite retaining wall along the sidewalk would reinforce a horizontal line defined by the top of the house is granite foundation, while granite fence posts align with the house's front corners and property lines. Such use of granite to extend the lines of the house, to the property line, can be seen in house's of comparable quality near by; such as the double brick row house at 75 State Street. The city's 1924 photo of 168 Danforth Street shows massive fence post and what looks like iron fencing and driveway gate.

2. New Basement Entrance on East side of the House

The front fence would have a gate to the left of the house's front entrance, leading to a couple of steps down to a sunken path 4' wide extending to a proposed new basement entrance 27' behind the façade. Some of the house's stone underpinning would be rerealed by the sunken path, and matched by random ashlar facing of the path's concrete retaining wall. Paving material would be water struck brick for the path, with granite steps. A sunken 4'X6' entrance patio would be floored with slate flagstone and sheltered by a 5'X8' hip roofed porch with a pair simple round columns. Because of the below grade entrance and the lot's down slope towards the rear, the porch roof extends no more than 7' above grade as seen from the sidewalk. Basement windows along the east side of the house are proposed to be doubled in depth, going from single 3 light sash to a 3/3 double hung sash while maintaining the pane size and muntin width of the original basement sash.

3. New Steps from Rear Entrance on West Side of House

A wooden stoop and landing on granite piers with lattice and simple iron railing is proposed to replace existing precast steps.

ORIGINAL
PLANS
ELEVATIONS



PROPERTY LINE

GRANITE

IRON FENCE & GATE

TYPING BRICK

GRANITE

GRANITE CEMENT

10'-0"

GRANITE COPING 6" x 14"

PROPOSED BASE ENTRANCE

CONC. FRONT WALL W/ FIELDSTONE FACING

WATER TIGHTNESS

FIELDSTONE

GRANITE STEPS

UP

DOWN

PROPOSED FENCE STEPS & RETAIN. WALL

BASEMENT PLAN

1/2" = 1'-0"

168 DANFORTH ST
PORTLAND ME.

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

**PUBLIC HEARING
168 DANFORTH STREET**

TO: Chair Turk and Members of the Historic Preservation Board

FROM: Scott Hanson, Preservation Compliance Coordinator

DATE: August 28, 2008

RE: September 3, 2008 Public Hearing

Application For: Request to Amend Previously-Approved Plans for Site Alterations

Address: 168 Danforth Street

Applicant: Michael Levandowski, owner

Designer Susan Parrish Carter, Gnome Landscaping & Design

Introduction

The applicants are requesting approval for the introduction of new fencing on the east, south, and west sides of the property at 168 Danforth Street as an amendment to previously approved plans. This project has been stalled for several years and the owner is now ready to proceed with a new contractor.

The Board should be aware that the applicants have made clear to staff their commitment to correcting items not done according to the approved plans by the previous contractor.

Subject Property

The subject residence was constructed circa 1835 and is a handsome 2 ½ story Greek Revival style brick structure oriented with its gable end to the street. Although separated by two blocks from the Hamblen Block rowhouses to the west, the building was constructed during the same period and shares many stylistic characteristics with the row. The brick structure features granite window lintels and sills, an enclosed pediment and a handsome, finely detailed front and side entrance.

Regarding fencing, the 1924 tax photo shows a series of substantial posts at the sidewalk line with metal fencing between. From the photo, these posts appear to be wood.

Proposed Alterations

The applicants are requesting approval for a new white cedar solid board fence as shown in the submitted materials. The fence will be 6' high around the rear portions of the property and transition down to 4' on the west side, and 5' on the east side as it approaches the Danforth Street sidewalk. The applicants intend to approach the neighbors to either side to get permission to remove the existing fences.

The existing fence on the west is a 4' high chain link fence. The fence on the east is composed of several types of fencing. The 4' high wooden board fencing toward the rear was approved by the HP Board. The 6' high fencing closer to the street was installed to block the unsightly view of the abandoned work site and temporary work shelter that stood for several years against the east side of 168 Danforth Street. The owner of the neighboring property informed HP staff that he had installed the fence, after the fact. It has not received any approvals. The 3' high iron fence placed against the taller board fence, and connecting with the 5' tall iron fence along the front of 164 Danforth Street is also a recent addition. It does not appear in photos taken by staff at the beginning of the project in 2004. The 5' iron fencing at 164 Danforth is architectural salvage installed in recent decades.

The applicants also requested approval for three other site alterations that were not part of the original approval. Due to the minimal impact of these proposed amendments, and the importance of seeing this long-stalled project started again in a timely manner, staff approval was given for the three items on 7-28-08 (see Attachment #3)

Staff Comments

The removal of the various existing fences on the sides of the property seems critical to this project. The Board may want to make it a condition of approval that those fences be removed before any new fencing is installed.

The Board may also want to consider whether or not any new fencing should be painted. While the ordinance does not regulate paint color, it does give the Board authority to specify whether or not an alteration or addition is to have a painted finish.

While the neighbor at 164 Danforth St. has been understandably unhappy with the condition of the site at 168 Danforth for the past several years and has sought to block the view of it, the completion of the work should greatly mitigate those concerns. As shown on the submitted site plan, the new fencing on that side would be 5' tall at the sidewalk and transition up to 6' at just over eight feet back from the sidewalk. The fence on the west side would be 4' tall at the sidewalk and transition up to 6' at twenty-four feet back from the sidewalk. The lower west side fence seems more in keeping with the typical scale and character of a fence toward the front of a property. The Board may wish to explore having the fence on the east match it in height and distance from the sidewalk to the transition point.

Applicable Review Standards:

In reviewing the proposed alterations, the following ordinance review standards are applicable:

- (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.*
- (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 9-3-08 Public Hearing and information included in the accompanying staff report, the Board finds that the requested amendment to approved site alterations at 168 Danforth Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, **(subject to the following conditions...)**

Attachments

1. Application dated 6-24-08, including written description and site plan.
2. 1924 photo of 168 Danforth Street
3. Staff email to Susan Carter.
4. Applicant's photos of existing conditions and proposed new fence style
5. Staff photos of 168 Danforth Street
6. Previously approved elevations and east side plan.

PO Box 66803, 305 US Route 1
Falmouth, Maine 04105
207-781-2955 Fax: 781-5705
email:susanc@gnomeldm.com



G N O M E
L A N D S C A P E S & D E S I G N

July 24, 2008

Ms. Deb Andrews, Historic Preservation Program Manager
John Turk, Chair
Historic Preservation Review Committee
City of Portland,
Portland, Maine

Re: 168 Danforth Street

Dear Ms. Andrews, Mr. Turk, and Members of the Committee,

On behalf of Mr. and Mrs. Michael Levandowski, Gnome Landscapes Design & Masonry is submitting the attached proposal for Amendments to an Approved Plan for 168 Danforth Street. We thank you for your earlier finding that despite a lapse of time, the original Certificate of Appropriateness will be extended. It is the intent of the owners to proceed with the project and take it to completion in a timely manner.

The attached amendment includes:

- Replacement of existing perimeter fencing
- Extension of an existing asphalt driveway
- 6" Granite curbing along the property line from the Danforth Street sidewalk to the abutter's garage (172 Danforth St.)
- 4" Granite garden edging to be installed along the driveway adjacent to the house and at its head. The granite edging will be installed at the grade of the driveway and a previously approved brick sidewalk (also at the grade of the drive).

The property is currently surrounded by a combination of old 4' high chain link fences in poor repair, a 6' high stockade fence that has started to decompose, new solid board and spaced board fences painted white, and a short section of old wrought iron fence. For the sake of privacy, the applicant intends to replace all the fencing with 6' high solid board fencing with a cap supported by 6" posts with decorative caps. The fence will be constructed of white cedar and left natural on the sides facing 168 Danforth St. The height will vary between 4' or 5' high adjacent to Danforth Street, and will transition up to 6' high to provide privacy and screening for the neighbors.

If the committee approves the fence style, the applicants will approach abutters for permission to remove old fencing. It is assumed that abutters will agree to have the decrepit fencing replaced. The fence at 164 Danforth St. has recently installed. The owner, Mr. William Honan was legitimately annoyed at having to view of construction debris and an unkempt property from his yard. We intend to contact Mr. Honan and negotiate replacing his fence.

The driveway will be extended approximately twelve feet. Three cars will be able to park in the driveway with ease.

Because of grade changes along the common property line between 168 Danforth and 172 Danforth, 6" curbing will be used to retain the driveway at 172 Danforth. The 4" granite garden edging (in random lengths) will finish the edge of the asphalt at the driveway head and along the house side of the drive. Since the approved brick sidewalk to the side door stoop and the driveway are at the same grade, the garden edging will create a finished seam between the two materials and tie in with the other granite work on site.

Thank you again for your attention to this matter. After such a long hiatus, I am sure neighbors and some city employees will be happy to see this project come to a timely completion.

Sincerely,

Two handwritten signatures in blue ink. The first signature is on the left and the second is on the right.

Susan Parish Carter, Director Design Department, APLD cert., MELNA cert.
Todd Marco, Production Manager, MELNA cert.

Cc: Mr. Michael Levandowski

168 Danforth Street



View down driveway (note 172 Danforth chain-link fence)



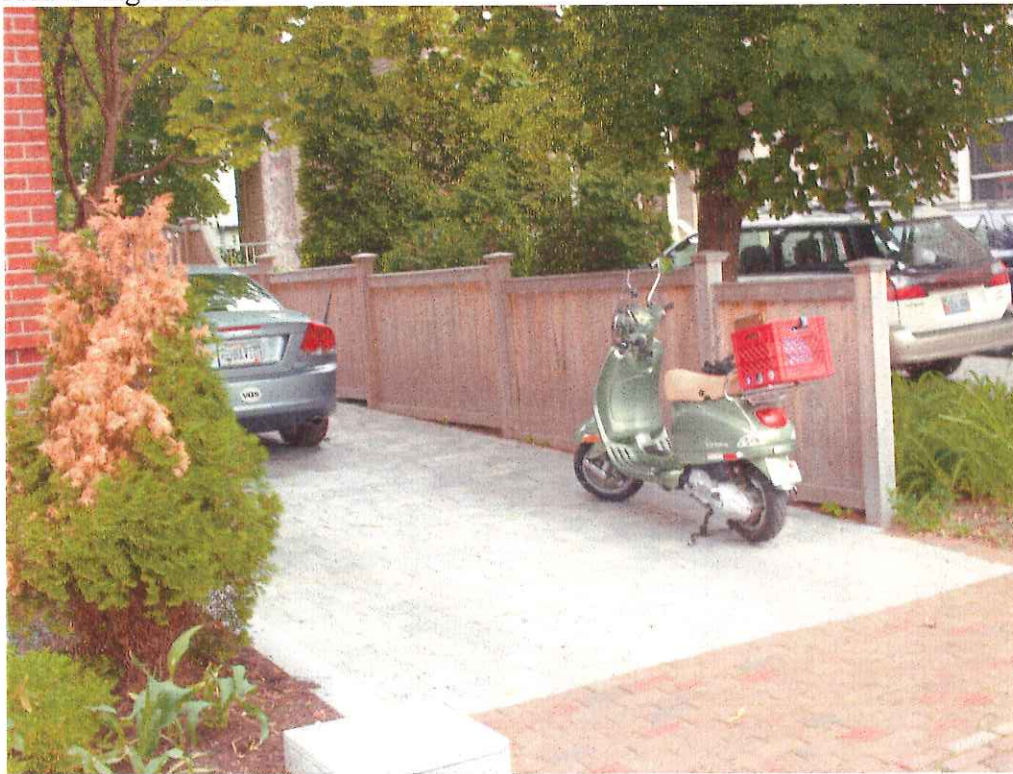
View from side walk to 164 Danforth's new fence (note 4' high spaced board sections at the end)



Proposed 6' high privacy fence.



Proposed 4' high fence



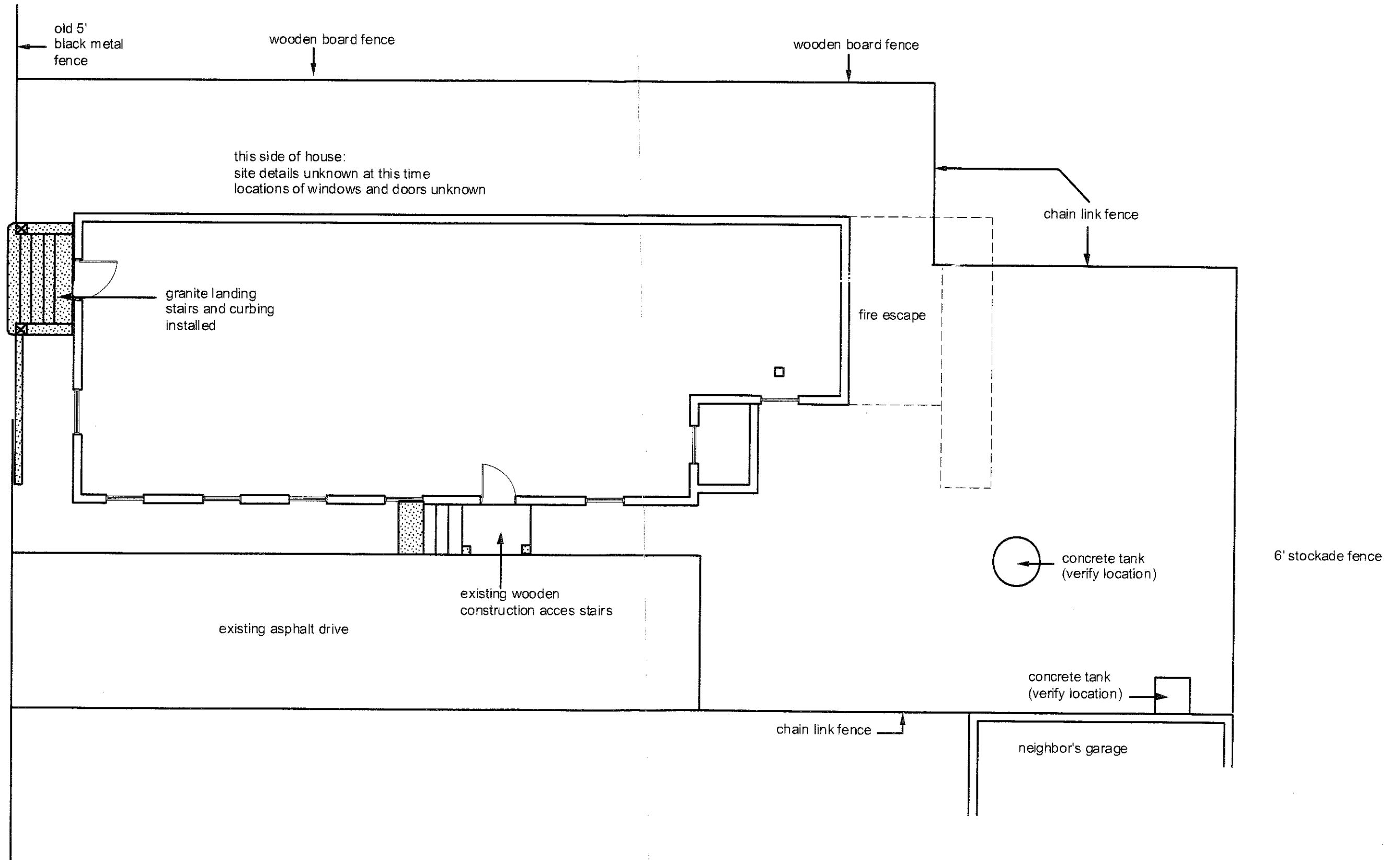
Landscape Plan for

Lenavdowski Property
168 Danforth Street Portland, Maine

GNOME LANDSCAPE
DESIGN
305 US Route 1 P.O. Box 66803
Falmouth, Maine 04105
phone: 207.781.2955 fax: 207.781.5702
email: gnome@maine.rr.com
© 2007 GNOME LD M.

scale 1/8" = 1'00"

Danforth Street

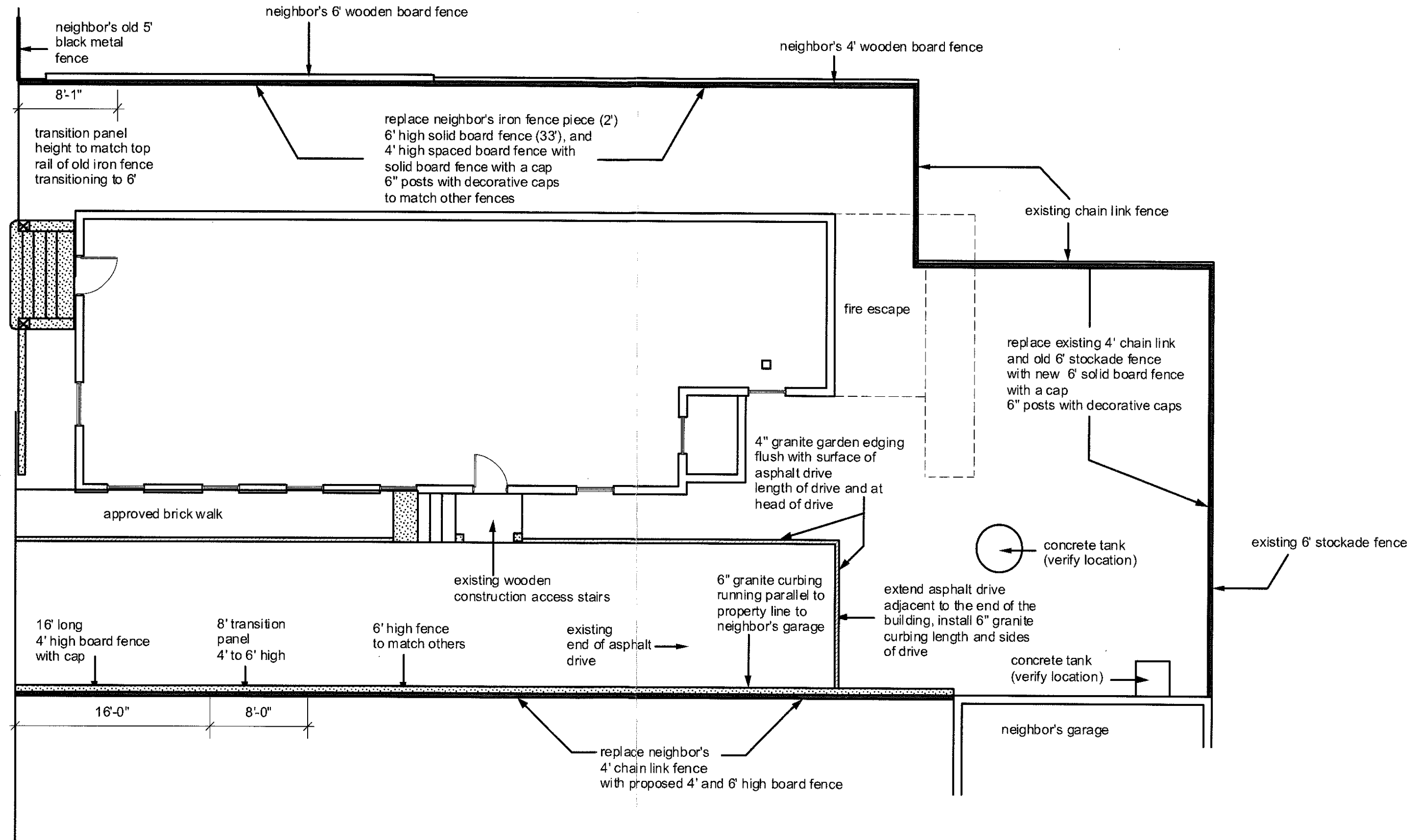


*Amendment to
Approved Plan for
Levandowski Property*
168 Danforth Street Portland, Maine

GNOME LANDSCAPE
DESIGN
305 US Route 1 PO Box 66803
Falmouth, Maine 04105
phone: 207.781.2955 fax: 207.781.5705
e-mail: susan@gnome-ld.com
© 2008 GNOME LD M
July 24, 2008

scale 1/8" = 100"

Danforth Street



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
1227 WESTBROOK STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: January 3, 2021
RE: January 12, 2022 **WORKSHOP** – Preliminary Review of Proposed Building Additions

Address: 1227 Westbrook Street
Stroudwater Historic District

Applicant/Building Owner: John Richardson and Claire Horn

Architect: Scott Simons Architects

Introduction

Architect Scott Simons, representing applicants John Richardson and Clare Horn, has requested a preliminary workshop to introduce plans for two building additions to the historic single-family home at 1227 Westbrook Street, which is located within the Stroudwater Historic District. Located on the east side of Westbrook, the back of the property abuts the Fore River.





The proposal calls for a 253 square foot living room addition off an existing wing on the northwest side of the house and a 610 square-foot two-story addition attached to the southeast elevation of the house. The two-story addition is proposed to accommodate a two-car garage and a master bedroom/bathroom suite above. Plans also call for site alterations associated with the garage addition.

Mr. Simons has provided a project description, photographs of existing conditions, elevations, renderings, floor plans and a site plan. For reference, staff has attached 1924 view of the property, the building description from the Historic Resources Inventory as well as the district designation report that describes the character and significance of the Stroudwater Historic District—see ATTACHMENTS 1, 2 and 3.

Subject Structure, Character-Defining Features of House and District

As the building description from the Stroudwater Historic Resources Inventory indicates, the subject structure, known as the Isaac Fly House, has evolved considerably since its original construction. Built as a single-story cape around 1730, the cape was lifted around 1850 and a new first floor was constructed underneath. The architectural character of the building as it stands today clearly reflects this 1850's renovation, as the exterior is representative of the Greek Revival style popular during that period--note the characteristic entry surround and simple Greek Revival trim.

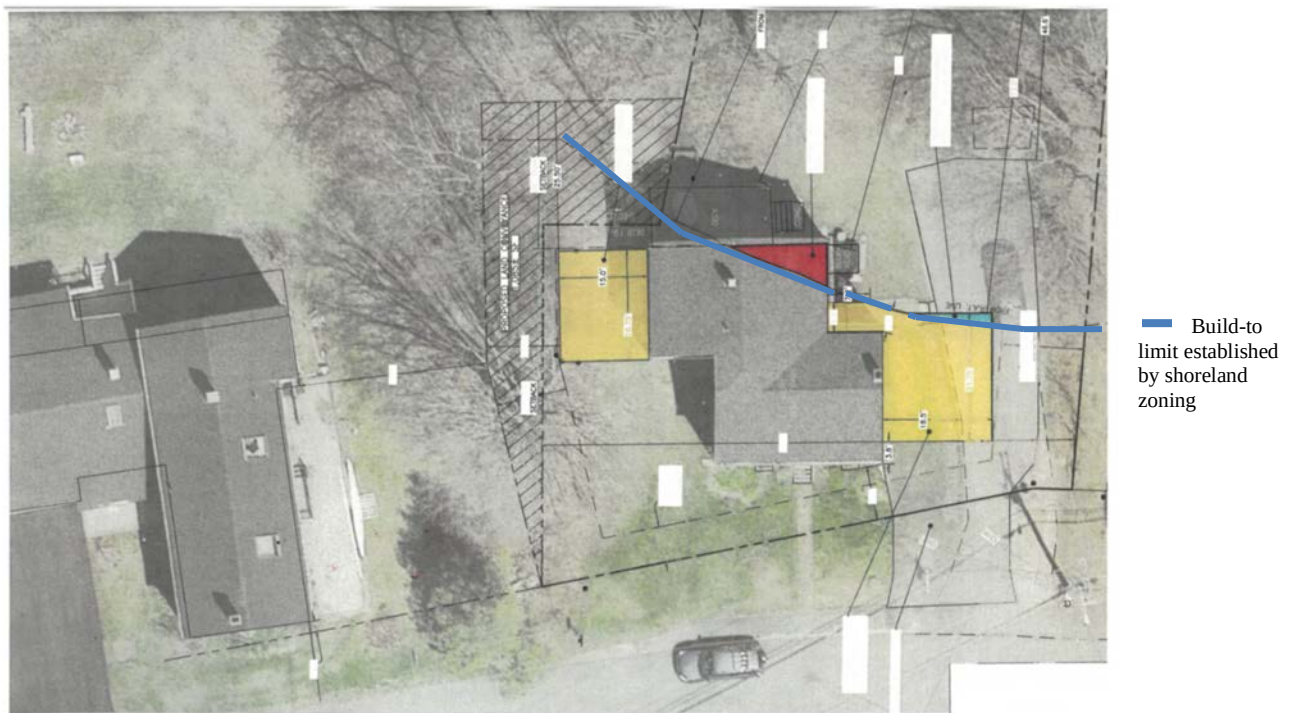
A rear two-story wing was added later during the 19th century. (There is some question as to whether this wing was a separate building that was moved and attached to the rear of the house, given the awkward intersection of rooflines.) This wing, with its gable roof

oriented to the street, projects beyond the northwest corner of the main house. On page 5 of ATTACHMENT 5, Mr. Simons illustrates the evolution of the structure over time.

Enclosed as ATTACHMENT 1 is a photo of the house as it appeared in 1924. Today, as in 1924, the building remains remarkably unchanged from its mid-19th century appearance and is representative of Stroudwater's period of significance. (Please see ATTACHMENT 3 for a description of the Stroudwater Historic District, its visual character and its areas of significance.) Key character-defining features of the subject structure include its simple form and massing, its spare architectural details typical of the architectural periods that characterize the village of Stroudwater and its overall relationship to its site (although the introduction of a wide curb cut and driveway in recent years have eroded the original relationship).

Zoning Constraints

Although not discussed in Mr. Simons' cover letter, the proposal before the Board has been shaped in great part by the need to accommodate zoning restrictions applicable to this site, including shoreland zoning. Below, for quick reference, is a plan review that shows the two additions (in yellow) and applicable setback and shoreland zoning requirements. (For a more detailed view of this site plan, see ATTACHMENT 9 of the applicant's submission.)



As the property abuts the Fore River, no portion of any new structure or addition may be built within the required 75' setback from the shore—shown in the blue line above. As this illustrates, shoreland zoning severely constrains the available building envelope where

additions can be introduced, particularly on the southeast (driveway) side of the building. The shoreland zoning map shows that there is an existing encroachment (see area highlighted in red), but this encroachment, as well as the deck beyond it, are considered grandfathered. Any additional encroachments would be another matter. (Note that a small area at the rear corner of the addition will require an exception.)

During preliminary meetings with the applicant and Mr. Simons, the possibility of setting the garage addition further back or to the rear was discussed. This was not an option based on the shoreland zoning restrictions.

The proposed building additions will also need to meet the setback requirements of Portland's zoning ordinance. In order to meet the sideyard setback on the northwest side of the property, the applicants have negotiated a land conveyance with their neighbor. (See cross-hatched area.)

Proposed Additions and Site Alterations

See Mr. Simons' cover letter for a description of the proposed additions and the rationale behind the design approach and material palette. As noted, the additions are intentionally simple in form and spare in detail and are intended to make clear the distinction between new and old. The living room addition to the northwest continues the sloped roofline of the earlier wing and features one single-lite window of vertical proportions facing the street. The addition also features a shed dormer with a band of mulled windows facing the side yard. The addition is clad in natural shingles to distinguish itself from the historic structure. Trim is kept to a minimum.

The garage/master suite addition features an 18.5' x 21.75' footprint and immediately abuts the southeast elevation of the principal structure, obscuring much of this elevation. It is not clear whether the historic structure's side wall will be retained; from the floor plan, that appears to be the case. The addition is set back 3'9" from the face of the house and extends about 5' beyond the rear corner of the principal structure. The ground floor level of the addition is set lower than that of the house—approximately 30". The addition's sloped roof form is similar to that of the living room addition and features a shed dormer facing the street. The dormer features 5 mulled windows. A single garage door with vertical boards is shown. Exterior materials and finishes are the same as those for the living room addition.

The proposal also calls for widening the driveway (the curbcut will not change) and constructing a low stone retaining wall at the edge of the driveway to accommodate 30" drop from the driveway to the front door.

Preliminary Staff Comments

The cover letter accompanying the proposal suggests that the proposed additions are consistent with a pattern of renovation to accommodate the changing needs of the

home's occupants over time and (as such, represent) (should be viewed as) a predictable and appropriate evolution of the property. While staff appreciates the fact that the existing structure is the product of several significant renovations, it is important to note that these renovations were completed by 1850, well within Stroudwater's identified period of significance. Since that time, the building has changed little as viewed from the street. The building was identified as a contributing structure within the Stroudwater Historic District based on its consistency with the architecture and development pattern that define this early district.

The Stroudwater neighborhood was listed in the National Register of Historic Places in 1973 and designated a local historic district in 1990 based on its high level of significance within the context of Portland's history and in order to preserve its unique sense of place. The following excerpts from the district's designation report (see ATTACHMENT 3) are instructive:

"The fact that Stroudwater is now part of the City of Portland, where comparable eighteenth- and nineteenth-century settlement has been considerably obliterated by fires and later development, makes this historic district even more important to the city." and

"The Stroudwater Historic District is Portland's only surviving and best preserved example of the early settlement and development that characterized the Maine coast" "the preservation of about thirty structures in a landscape that still evokes the appearance of Stroudwater in the first half of the nineteenth century in terms of the spacing of the houses, their setbacks from the street, and even the absence of curbstones provides a unique historic district in the city of Portland. Sensitive protection is required to maintain its integrity."

Additions and alterations are allowed, as they are in all historic districts, provided they don't adversely impact the key character-defining features of the historic structures or the overall character of the district.

Staff also recognizes that the zoning restrictions applicable to this property severely constrain any flexibility as to the size, form and placement of any addition. Mr. Simons has done an admirable job accommodating his client's program within these parameters. He has also proposed a design solution that is carefully considered. The new additions are distinguished from the old and architecturally recessive. Windows are proportional to those of the historic structure. The garage addition has been set down below the level of the house in an effort to reveal more of the historic structure's southeast elevation. The forms and exterior treatment of the two new additions relate to each other, effectively "bracketing" or framing the historic structure. Viewed from the perspective of an architectural design solution, this bracketing effect has merits.

Acknowledging all of the above, staff nevertheless questions whether the proposed additions—specifically the garage/master suite addition—meets the applicable ordinance

standards. In staff's view, the introduction of an attached garage that obscures much of the southeast elevation of the house, as well as the form of the historic structure as viewed from the southeast, adversely impacts the character of the house and will appear as anachronistic to the character of this early district. It is true that other historic houses in the vicinity have had later garage additions (see 17 Garrison and 1235 Westbrook), these additions were built prior to the district designation and illustrate the adverse impact such additions can have on the character of an early property. Were it possible to push the addition further back, exposing all but a small portion of the southeast elevation and reducing its prominence, the impact could possibly be mitigated. Constructing a separate and physically removed garage structure of compatible scale and form would be better yet. As proposed, however, staff questions whether Standards #1, 2 and 9 have been met.

Standard #1 addresses the issue of use and its compatibility with the subject property: The standard addresses not only the *type* of use (which of course is not changing in this case), but also *intensification* of use. In some cases, it is the *degree* of alteration required to accommodate desired amenities associated with the use that calls into question conformance with Standard #1.

Standard #2 refers to a property's "distinguishing original qualities or character" and requires that "the removal or alteration of any historic material or distinctive architectural features should be avoided when possible." In staff's view, the existing building's form and simplicity of massing are distinguishing original qualities that would be significantly altered by this addition.

Standard #9 not only requires that any new work be differentiated from the old, but that it also be "compatible with the size, scale, color, material and character of the property, neighborhood or environment." While the proposed design solution is a sensitive one and goes a long way in addressing Standard #9, the fundamental question remains as to whether an attached garage addition that alters the building's overall form, obscures much of a prominent side elevation and is set back only 3+ feet from the face of the house is compatible with the character of the property and neighborhood.

With regard to the proposed living room addition, staff finds it to be generally compatible with the subject structure. Given the fact that it is set back a significant distance from the street and follows the roofline of the existing rear addition, its visual impact is much more limited. The treatment of its Westbrook Street façade—a mostly solid wall with a single window of vertical proportions that is shifted far from the adjoining historic structure—is successfully recessive. The Board might wish to ask how many of the trees that separate this property from its neighbor are to be retained, as this will also affect its visibility.

Applicable Ordinance 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.
- (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.

The historic preservation ordinance's New Construction Standards are also applicable.

ATTACHMENTS

1. 1924 tax photo
2. Building description from Historic Resources Inventory
3. Stroudwater Historic District Designation Report, map
4. Cover letter
5. Photos, diagram showing evolution of building
6. Elevations
7. Renderings
8. Floor plans
9. Site plans showing required setbacks



137
We

1227

Portland Historic Resources Inventory

Property Address: 1227 Westbrook Street

Inventory #: ST-49

Assessor's C/B/L: 213-E-6

District: Stroudwater

Map #: 49

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Stroudwater

Date of Placement: Local 08/01/1990 National 02/16/1973

Description of Significant Features and Subsequent Alterations:

Although from all exterior appearances this house might be thought to be of 19th century vintage, the Isaac Fly house harbors within its structure the frame and some finish of the original house built on this site circa 1730. From stylistic and construction evidence, the building was enlarged to its present form at some point in the mid-nineteenth century.

It is likely that the 1730's house was a very simple cape style structure similar to the extant Joseph Small House at 1161 Westbrook Street. From exterior evidence, it appears that this original house was jacked up circa 1850 and a new floor inserted beneath it. As it now stands, the only discernable eighteenth century features of the exterior might be the attic level windows, the placement of the window openings on the second floor sides, and the general five bay opening arrangement of the second floor front facade.

In general, the house is an excellent example of an evolutionary enlargement of a small eighteenth century structure to accommodate increasing needs in the 19th century. The exterior retains its mid-nineteenth century siding and simplified Greek Revival trim in fine condition. Shutters added at that time and visible in the 1924 photograph shows the importance of this feature in unifying the assymetry of the facade; framed by these dark rectangles, the lower single windows visually balanced with the paired windows directly above them. Rehangng shutters on this house would restore a significant nineteenth century design feature of the facade and relieve the house of its now somewhat topheavy appearance.

The window sash survives intact from the nineteenth century enlargement, and the unevenness of the glass lends character to the window openings.

The circa 1730 house probably originally had a large center chimney that was in turn replaced by the paired end chimneys shown in the 1924 photograph. The chimney at the right end of the house has since been removed.

The rear wing is puzzling. Evidently early structure in its own right, the odd roof juncture betrays the fact that it was probably not an original component of the mid-nineteenth century enlargement. Rather, it would appear that this was a building built in another

location and moved to the site to be appended to the house.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------

Property Name: Isaac Fly House

Property Name(Other):

Street Address: 1227 Westbrook Street

Town: Portland County: Cumberland

Date Surveyed: 01/1991 Surveyor: Tom Johnson

Updated: by (date) (surveyor)
by
by

Owner Name: Charles L. Leary

Owner Address: 1227 Westbrook Street

Primary Use (Present):

Condition: GOOD

ARCHITECTURAL DATA

Primary Stylistic Category: GREEK REVIVAL

Other Stylistic Category: COLONIAL

Height: 2 1/2 STORY

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

Appendages: SIDE ELL

Porch:

Plan:

Primary Structural System: TIMBER FRAME

Chimney Placement: INTERIOR

Roof Configuration: GABLE SIDE

Roof Material: ASPHALT

Exterior Wall Materials: CLAPBOARD

Foundation Material: GRANITE

Outbuildings/Features:

HISTORICAL DATA

Documentated Date of Construction:

Estimate Date of Construction: c.1730

Date Major Additions/Alterations:

mid-19th century

Architect:

Contractor:

Original Owner: Isaac Fly

Subsequent Signific. Owner:

Dates:

Cultural/Ethnic Affiliation:

Historic Context(s):

Comments:

1924 Tax Assessor's Report; 1964 survey card, GPL; National Register form, Stroudwater Hist. Dist.; 'This Was Stroudwater', pp.44-45

Historical Drawings Exist N

Location:

ENVIRONMENTAL DATA

Site Integrity: Original Y Moved N Date Moved

Stroudwater Historic District



The Village of Stroudwater, seen from across the Fore River, retains a coherent sense of place and of scale in the two and one half story gabled buildings sited sympathetically in the landscape.

The Stroudwater Historic District is significant as an early village which still conveys a coherent sense of a place, as well as its distinctive history. The fact that Stroudwater is now part of the City of Portland, where comparable eighteenth- and early nineteenth-century settlement has been considerably obliterated by fires and later development, makes this historic district even more important to the city. Moreover, Stroudwater is a good example of the planning of a New England village, not according to rigid grid plans and stereotypical central commons, but in terms of the natural topography that both respected the landscape and exploited it for economic advantage. For instance, the streets on which the historic structures now stand follow the high ground and were originally the roads used to haul masts to the Fore River. For these reasons the historic district is of inestimable educational value, requiring special protection to preserve it from the intrusion of twentieth-century urbanism.

The village of Stroudwater, now incorporated into the City of Portland, occupies the western bank of the tidal Fore River where it is joined by the Stroudwater River.

The historic district contains about thirty residences, dating from the Colonial, Federal, and Greek Revival periods and standing on the gentle hills that slope down to the Fore River. In addition the district includes the village burying ground, sites associated with the collecting and exporting of masts, mills, tanneries, and shipyards which supported the inhabitants, and the section of the Cumberland and Oxford Canal which runs along the eastern bank of the Fore River opposite the village.

Three periods of prosperity formed the village of Stroudwater and gave it its distinctive character. The first period was the permanent settlement begun in 1727 by Colonel Thomas Westbrook, mast agent for King George II, who moved to the confluence of the Fore and Stroudwater rivers from Portsmouth, New Hampshire. Colonel Westbrook built roads on which to haul the mast timbers, a landing from which to launch them down the Fore River to Portland where they were shipped to England, a large bridge across the Fore River, a garrisoned house for protection from the Indians, and dams, saw mills, and a paper mill.



This view conveys a clearer sense of the subtle shifts in elevation of this village. Roads meander, following the contour of the topography.



The terminus of the Cumberland and Oxford Canal is located in Stroudwater. It runs parallel to the Fore River in the outwash plain below the village.

The next major period of growth occurred after the Revolution with a shipping trade based on stores, saw mills, and a tannery. The Embargo Act of 1807 caused commercial recession, with the economy recovering about 1830 with the completion of the Cumberland and Oxford Canal. The canal opened up new sources of lumber and raw materials, and stimulated exporting and importing with the interior and shipyard activities on the Fore River until the railroads made canal transportation obsolete in the second half of the nineteenth century. The fact that Stroudwater was not swallowed up by Portland's industrial expansion after the Civil War helped to preserve the topography of the eighteenth- and early nineteenth-century village and a majority of its residences.

Several of the residences included within the Stroudwater Historic District are outstanding examples of the architecture of their period. The George Tate House (1755) is a National Historic Landmark which was carefully restored by the National Society of Colonial Dames in Maine and is open to the public in the summer. The house of a mast agent for the royal navy, it is a wood-frame and clapboarded structure with a central chimney and an unusual gambrel roof pierced with windows which afford views overlooking the Fore River. The Captain James Means House (1797)), the

Francis Waldo House (c. 1765), the Samuel Ficket House (1795), the Martin Hawes House (1853), and the Dr. Jeremiah Barker House (1799) are significant examples of their respective periods. The remaining houses, even though more modest, contribute to the overall integrity of the historic district.

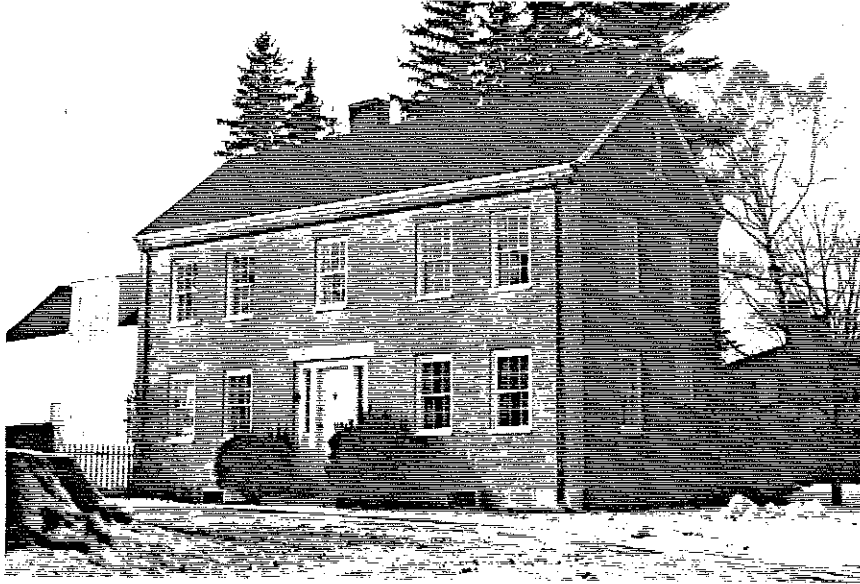
As important as the surviving structures are the locations of early village activities, even though most of the non-residential historic buildings do not survive. The burial ground to the north is still extant with the earliest gravestone dating to 1739. Along the Fore River are the sites of the shipyards and wharves used from 1717 to the 1850s, a bark mill and a tidal mill of the 1830s, and the Cumberland and Oxford Canal (1825-1830). On higher ground near the Tate and Means houses is the site of the mast yard (1727-1770s). And behind the houses on the west side of Westbrook Street are remains of the Stroudwater Dam of 1845, built to replace one farther upstream.



George Tate House, 1270 Westbrook Street, 1755. Built for the Royal Mast Agent George Tate, this dwelling was designated a National Historic Landmark in 1972, is one of the four earliest remaining structures and summarizes the importance of this village. The pedimented entrance door flanked with pilasters and crowns on the lower windows are typical mid-eighteenth century architectural details. The dormer cut into the gambrel roof is unusual, while the central chimney indicates the placement of the interior fireplaces.

The Stroudwater Historic District is Portland's only surviving and best preserved example of the early settlement and development that characterized the Maine coast. While the late-nineteenth-century industrialism largely passed it by, the village has been threatened in the twentieth century with the growth of the Portland International Jetport and the commercial development to the west which has led to new buildings

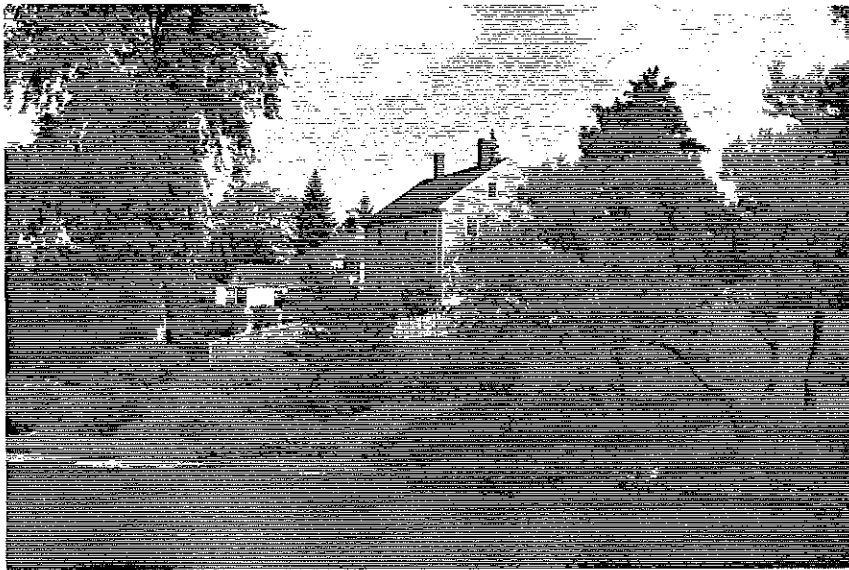
and the widening of roads in the area. Yet the preservation of about thirty structures in a landscape that still evokes the appearance of Stroudwater in the first half of the nineteenth century in terms of the spacing of the houses, their setbacks from the street, and even the absence of curbstones provides a unique historic district in the City of Portland. Sensitive protection is required to maintain its integrity.



Martin Hawes House, 1266 Westbrook Street, 1835. This dwelling is sited with its gable end facing the street, is made of brick and is, in style, transitional from Federal to Greek Revival. The straight stone lintels are of the newer style while the height of the house and doorway configuration are more old fashioned. Its building coincided with the opening of the Cumberland and Oxford Canal.



Stroudwater Dam, built in 1845 and found on the river which flows behind the Tate and Hawes houses.

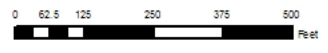


View from Stroudwater River bank of rear of Tate and Hawes houses, showing the river south of these dwellings passing behind the Samuel Fickett House at 1190 Westbrook Street, built in 1795.



The importance of this original village setting cannot be overestimated. Stroudwater combines buildings, scenic views, natural features and unique historic sites including the canal, the dam and the cemetery. The addition of new development needs to be carefully considered to preserve these essential qualities.

- Legend**
- Historic District
 - Historic Cemetery
 - Historic Landscape
 - Individually Designated Landmark



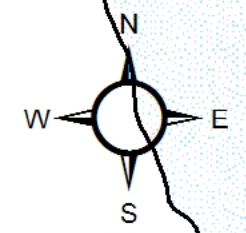
Produced by the City of Portland Departments of Public Works and Planning & Development

Cemetery

Stroudwater

Stroudwater Historic District

City of Portland, Maine
May 2006



COVER LETTER

We are pleased to submit our Conceptual Design level documentation for a Small Project Certificate of Appropriateness Workshop with the Historic Preservation Board. This proposal is for an alteration and addition to an existing residential dwelling at 1227 Westbrook Street, to be occupied as a single-family dwelling. The proposed work includes the renovation of an existing two-story wood frame house in conjunction with a 253 sf living room addition on the NW end of the house, a 360 sf garage and master bedroom addition on the SE end of the house (the MBR/bath are 250 sf), and related minor site improvements. The following site photographs and drawings have been included for your review, as well as a brief Project Description below:

- Photos of the existing house and site conditions
- Existing conditions survey and plot plan
- Diagrams illustrating changes to the house over time
- Proposed site plan
- Existing floor plans
- Proposed floor plans
- 3-D views/renderings of proposed additions
- Photos of similar houses in the neighborhood

PROJECT DESCRIPTION

BACKGROUND

According to records provided by Portland Historic Resources Inventory (PHRI), a portion of this house was built in 1730. The original house was a one-story cape. It was jacked up and a new story inserted beneath it around 1850. The PHRI notes that “the house is an excellent example of an evolutionary enlargement of a small eighteenth century structure to accommodate increasing needs in the 19th century”. Later in the 19th century, a 2-1/2 story addition was built on the back of the house that is visible in the 1924 PHRI photo. It is clearly a later addition that was awkwardly connected to the rear of the 1850 house, as is evidenced by the misalignment of the roofs.

PROPOSED ADDITION

As was the case in the 19th century, the current Owner’s proposed additions are required to accommodate the growing needs of their family. The rooms inside the original house are small and disconnected; the living room addition to the NW will provide much needed family space adjacent to the renovated kitchen. The addition to the SE includes a two-car garage on the ground floor and a small master bedroom/bathroom suite above, also both badly needed.

The proposed additions have simple, sloped roof forms with shed-like dormers. They will be clad with natural white cedar shingles and painted wood trim, to contrast with the painted clapboards and trim on the original house. The new roofline on the living room addition is designed to be a simple extension of the existing gable roof on the rear addition. The new roofline on the master bedroom/bath addition is designed with a similar sloped roof, but held as low as possible so as not interfere with the side wall of the original house. The needed ceiling height is obtained by adding a small shed-like dormer on the front, held away from the edges of the roof to reduce its visual impact. The roofs on both additions will have asphalt shingles to match the existing roofs.

The new windows are intended to be proportionally related to the existing 6/6 double hung windows, but with 1/1 sashes for the double hung windows, single sashes for the awning windows in the master bath above the garage, and large fixed glass windows facing the water. The windows will be from the Marvin's Signature line, or equivalent, with an exterior clad finish colored to match the color of the painted wood trim.

RENOVATION AND REPAIRS

The interior of the existing house has been significantly altered over the years and in need of substantial repair. On the first floor the kitchen will be renovated to modern standards and new enlarged windows added, looking out towards the Fore River. The front stair hall will be restored to its original configuration, removing the closets that block it off from the back of the house. Minor renovations on the second floor will provide a mother-in-law suite with bathroom and new plumbing fixtures in the shared bathroom in the hall.

SITE WORK

The existing curb cut will remain, but the driveway will be widened to provide access to the two-car garage. There is a 30" drop from the front door to the driveway. A low stone retaining wall will be built along the northern edge of the driveway as a retaining wall for the front lawn. The wall will have a stone stair let into it to provide access to a walkway leading to the front door.

APPLICABLE STANDARDS

We believe the proposed alterations meet the Standards applicable for Alterations to Contributing properties, as outlined below. We also believe the proposed addition conforms to the Standards for review of new construction related to (a) scale and form, (b) composition of principal facades and (d) other standards, as applicable. We look forward to reviewing these with you and receiving feedback from both the Historic Preservation Staff and the Board.

STANDARD #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 original intended purpose.

The residential uses proposed for the additions are compatible with the existing residential uses of the property. The proposed design makes every effort to preserve the primary character defining feature of the original house, which is the front facade as it is viewed and perceived from the road and neighborhood.

STANDARD #2: The distinguishing original qualities or character of the structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

The distinguishing original qualities and character of the house will be preserved. The connection of the garage/MBR addition has been moved as far to the rear of the house as possible, given the tight restrictions of the site. No historic material or distinctive architectural features are being removed with the proposed additions.

STANDARD #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.

No alterations are proposed that have no historical basis or create a false sense of historical development.

STANDARD #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.

No changes to features that have acquired significance in their own right are included in the proposed renovation/addition project.

STANDARD #5: Distinctive features, finishes or construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.

The existing house is very simple and while quite beautiful in its own right has few distinctive features, finishes or construction techniques or examples of skilled craftsmanship. That said, the original circa 1730 house will be treated with sensitivity.

STANDARD #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 duplication 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.

Deteriorated historic features, such as the damaged rake trim on the north façade of the original circa 1730 house, will be repaired wherever feasible. Rotted board will be replaced with matching boards when they cannot be saved or restored. We are not aware of any missing historic features that need to be replaced.

STANDARD #7: The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

Agreed.

STANDARD #8: Every reasonable effort shall be made to protect and preserve significant resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

None contemplated.

STANDARD #9: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historic, 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.

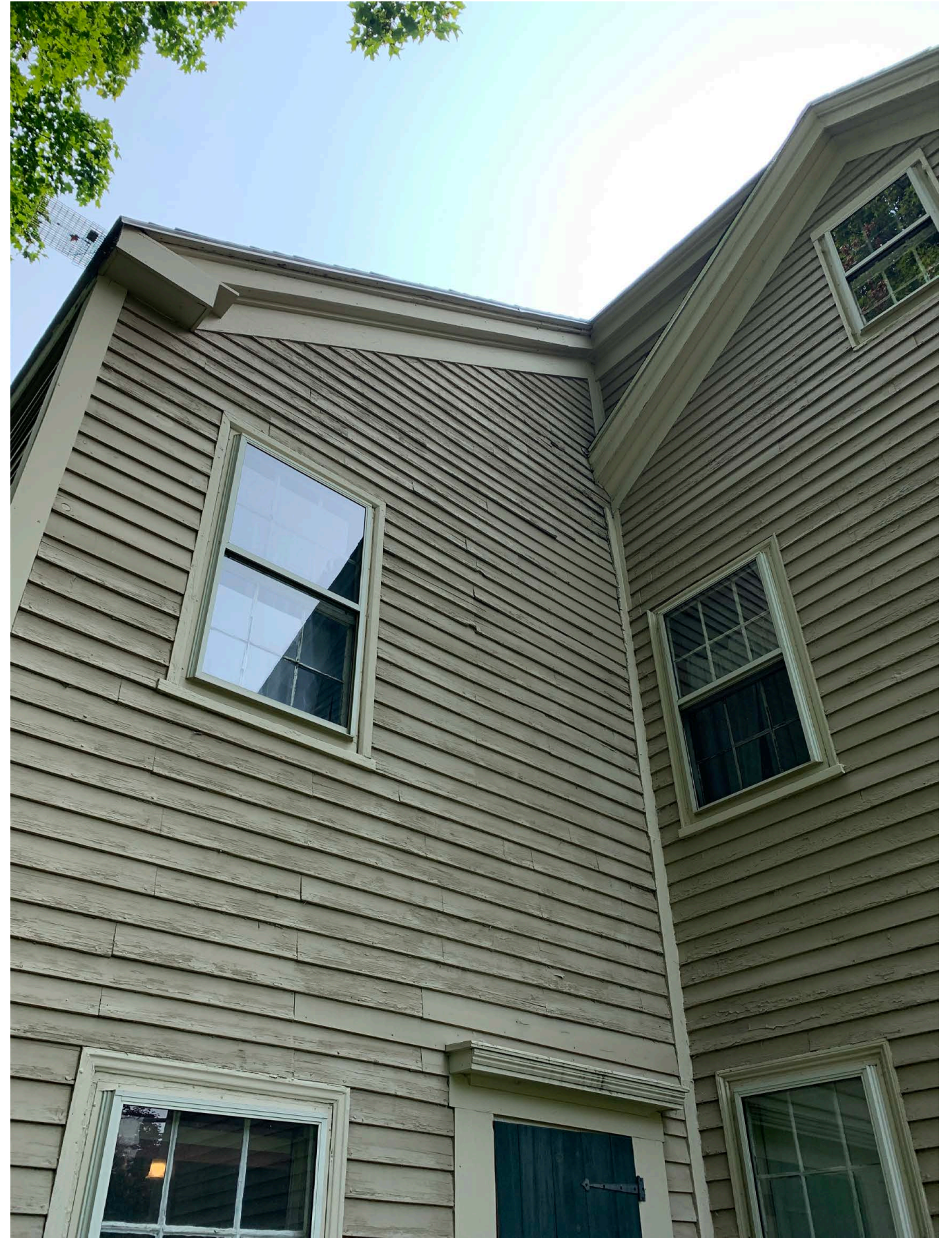
We will make every effort to differentiate the new work from the old and make it compatible with the size, scale, color, material and character of the property, neighborhood or environment. See also our comments on Standard #2 re: relationship of new garage addition to distinguishing features of the original house.

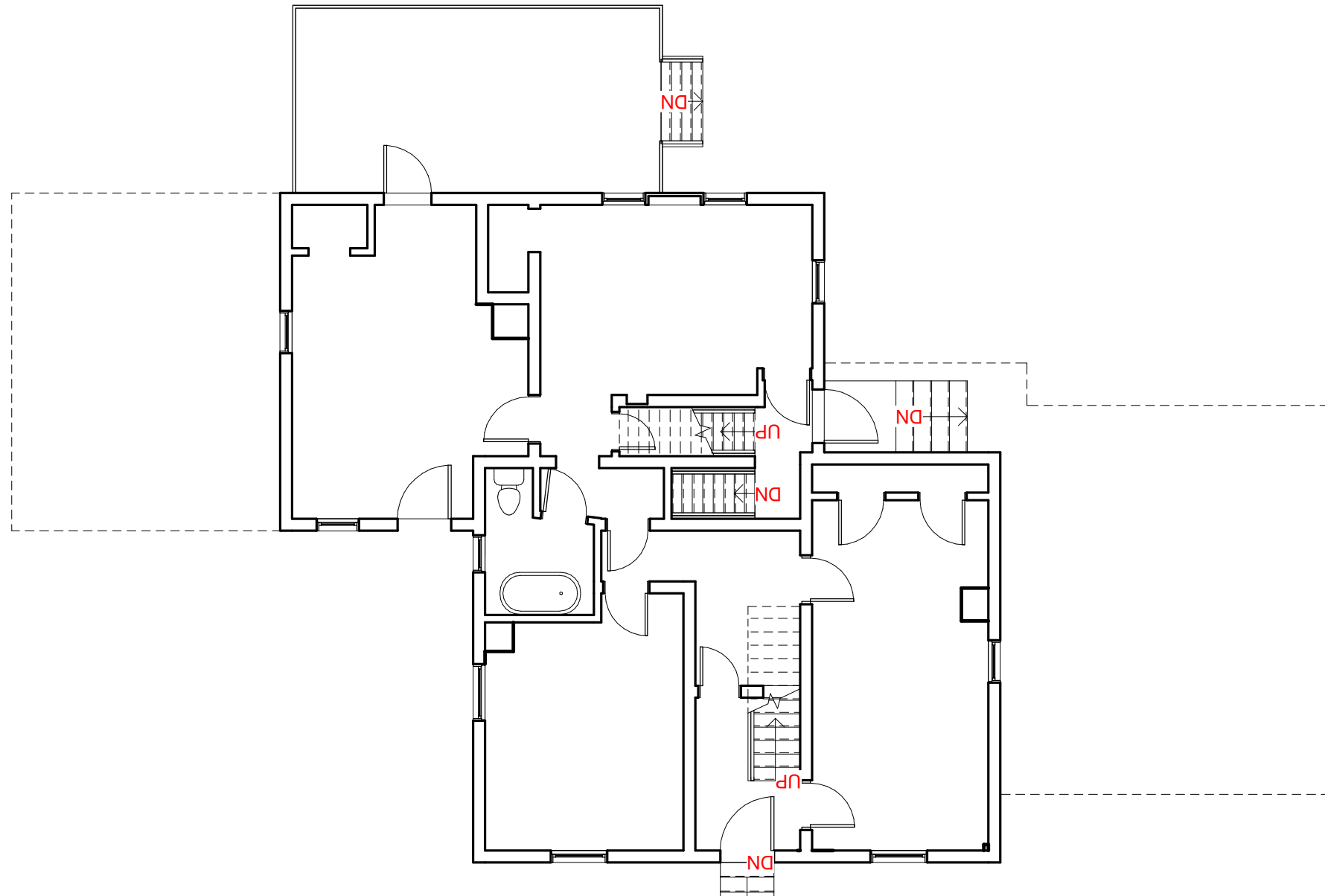
STANDARD #10: Whenever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

The proposed additions will have distinct edges and construction joints that will allow them to be removed without seriously damaging the historic fabric of the original house (a small number of existing shingles will have to be removed to allow for step flashing).









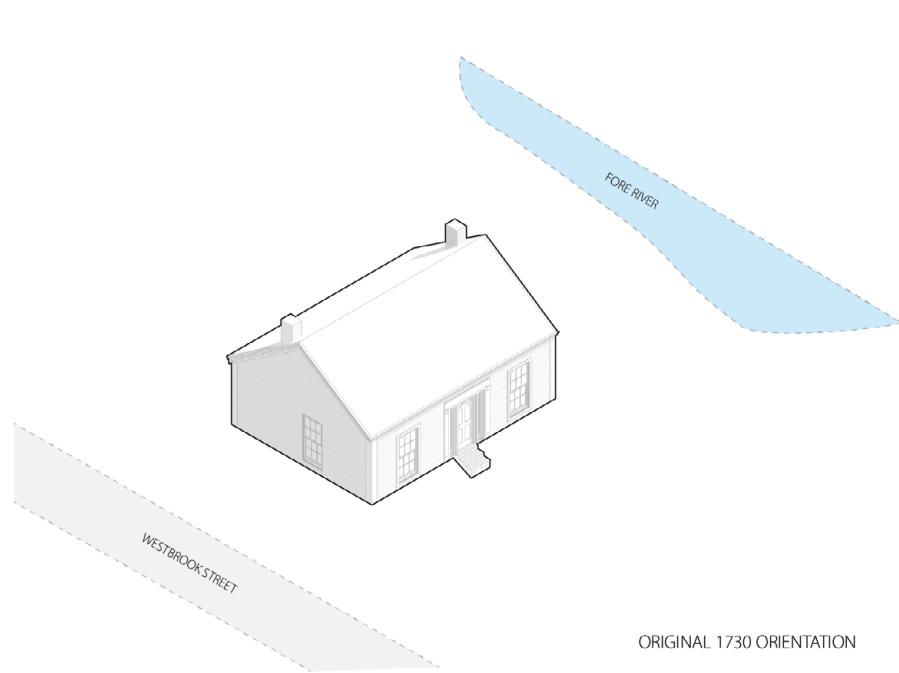
1 FIRST FLOOR PLAN
1/8" = 1'-0"

scott simons architects

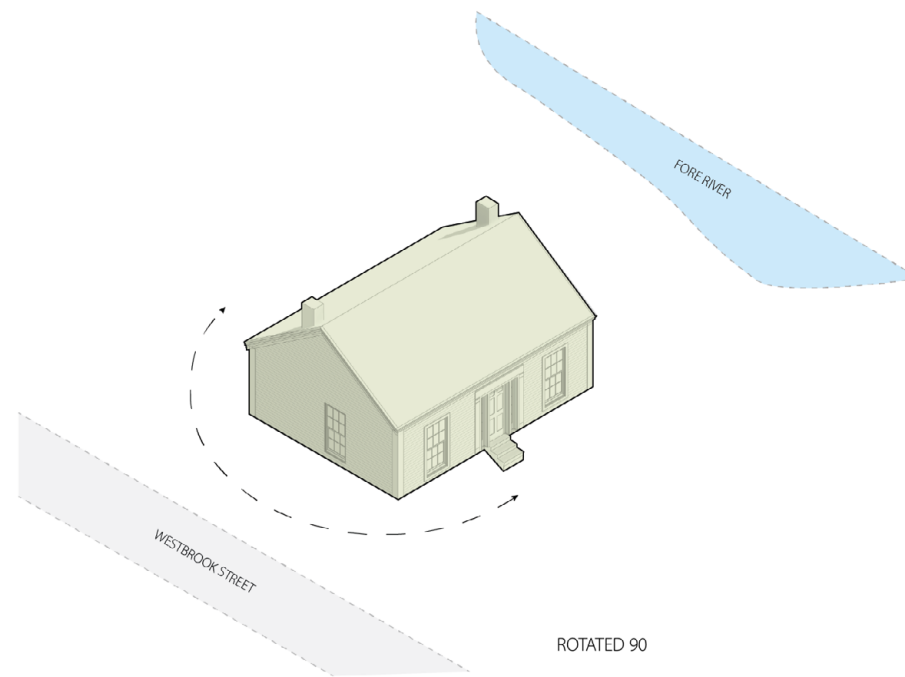
designed for human potential

75 York Street, Portland, Maine 04101
207.772.4656 simonsarchitects.com

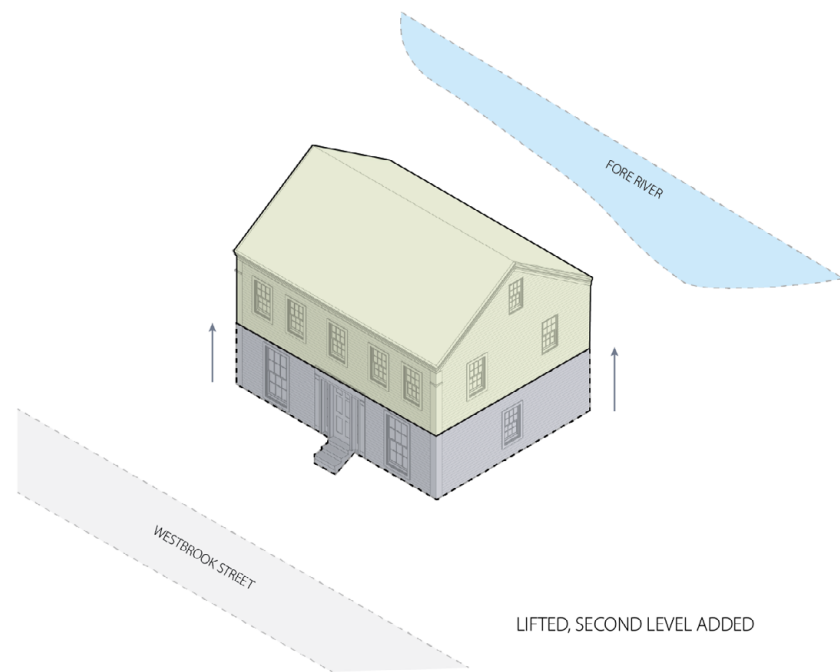
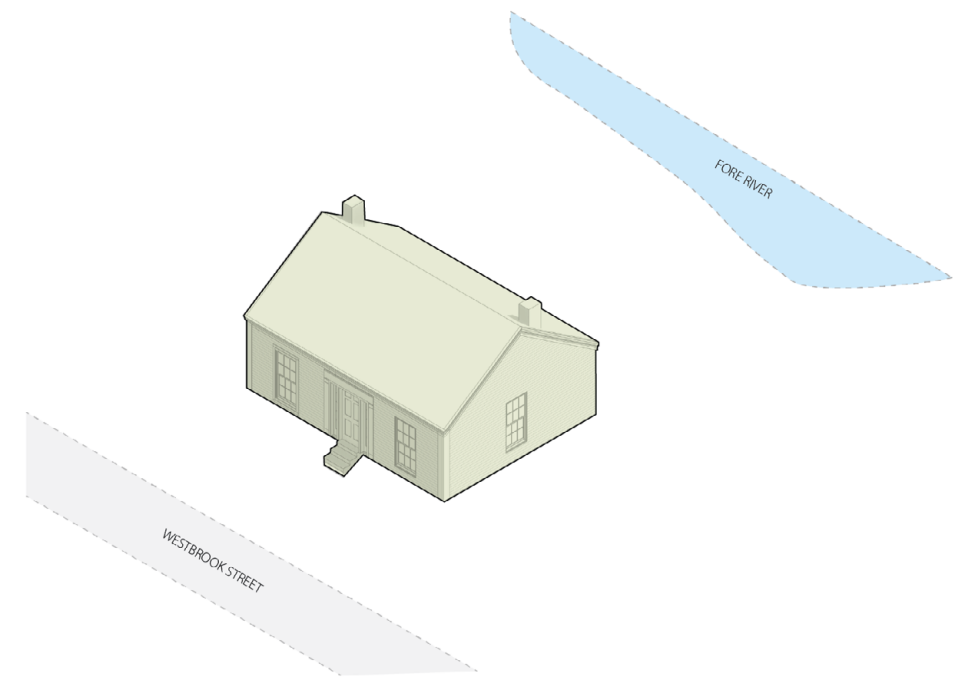
Richardson First Floor



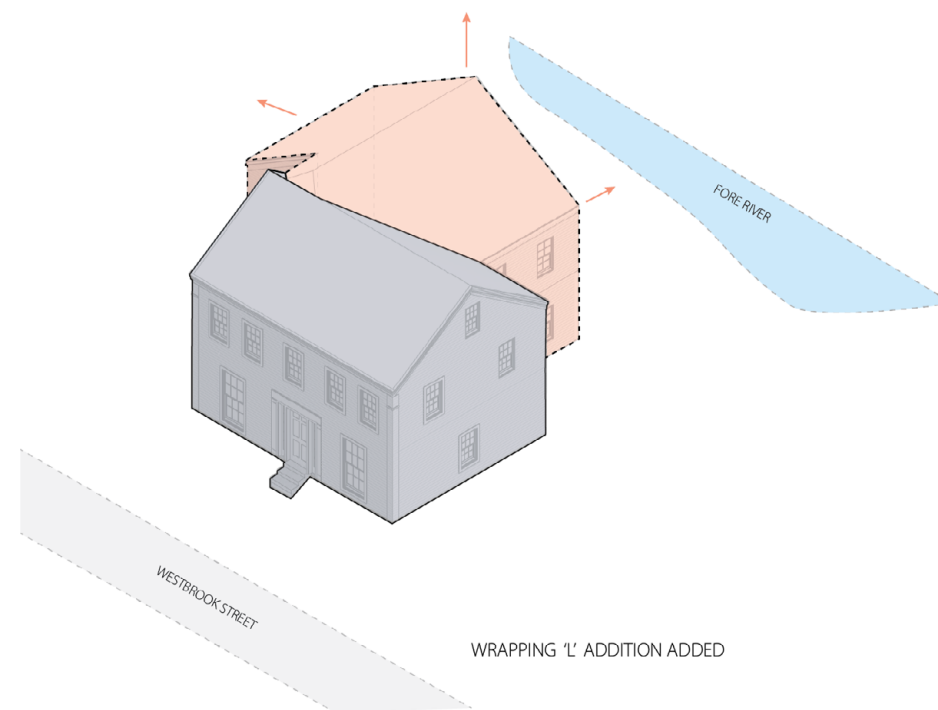
ORIGINAL 1730 ORIENTATION



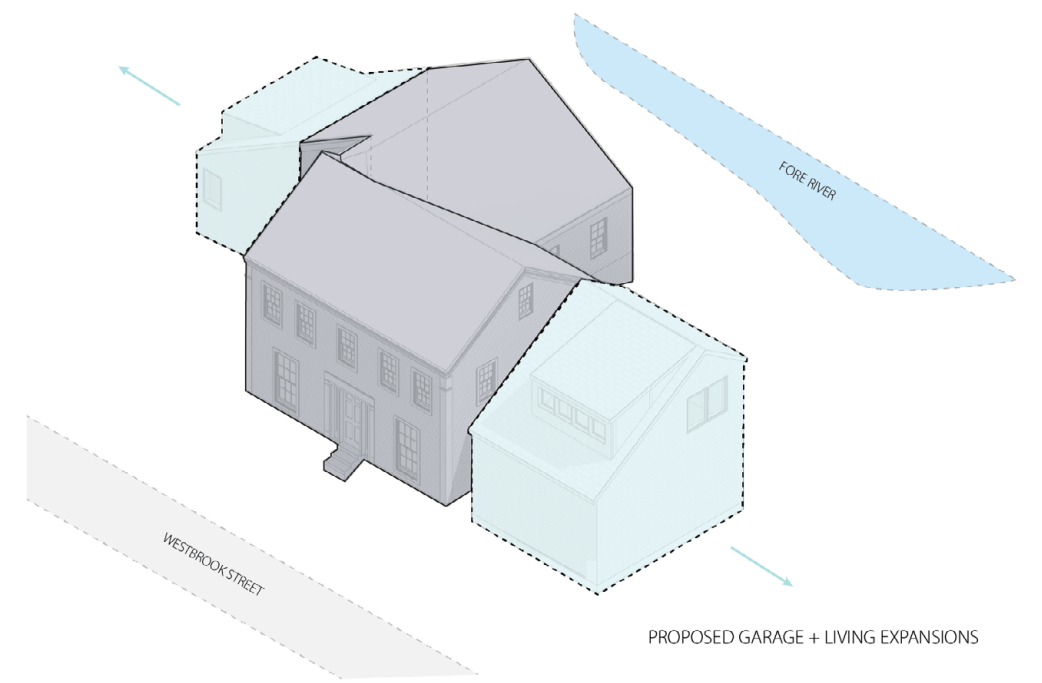
ROTATED 90



LIFTED, SECOND LEVEL ADDED



WRAPPING "L" ADDITION ADDED



PROPOSED GARAGE + LIVING EXPANSIONS



1 Elevation 1 1/8"=1"



2 Elevation 2 1/8"=1"



1 Elevation 3 1/8"=1"



2 Elevation 4 1/8"=1"

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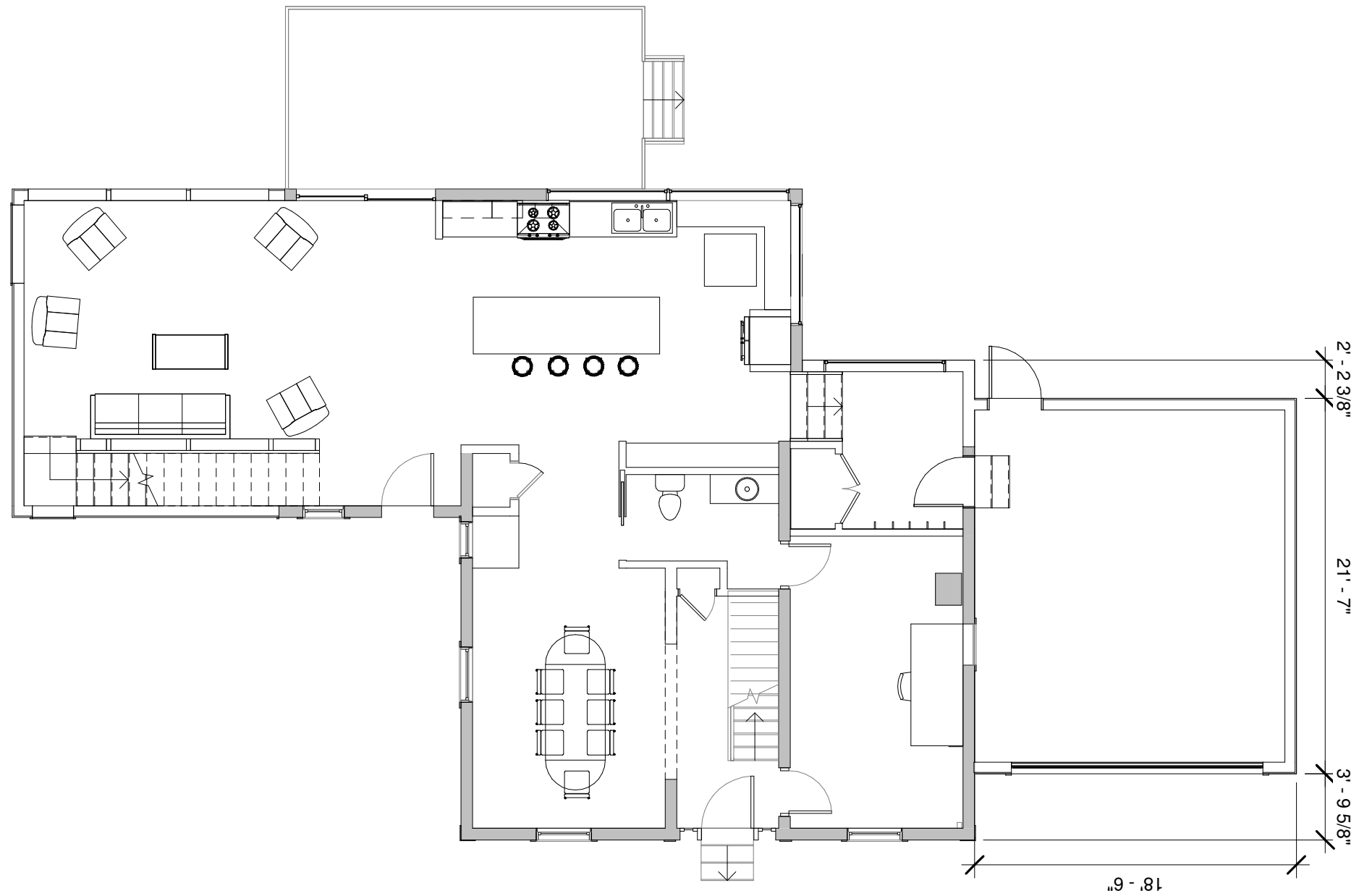
EXTERIOR ELEVATIONS

RICHARDSON HORN HOUSE









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



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



LEGEND

●	IRON PIPE OR ROD FOUND	—○—	STONEWALL
■	MONUMENT FOUND	—	CURB
○	CAPPED IRON ROD SET	—	OVERHEAD WIRES
⊗	UTILITY POLE	—	1' CONTOUR
○	MANHOLE	—	IRON PIPE OR ROD FOUND
⊗	ELECTRIC/GAS METER	—	NOW OR FORMERLY
⊗	SIGN	—	DEED BOOK / PAGE
○	DECIDUOUS TREE		

PLAN REFERENCES

- CITY OF BLUE SHEET FOR WESTBROOK STREET
- 1933 WORKING PLAN IN THE FILES OF E.C. JORDAN WHICH APPEAR TO BE THE BASIS OF CITY BLUE SHEETS WITH ADDITIONAL BUILDING TIES.
- "BOUNDARY SURVEY MAP FOR SCOTT K. LOVEJOY & MYRTLE E. LOVEJOY OF THE 'MARTIN HAWES HOUSE' LOCATED AT 1266 WESTBROOK STREET IN THE VILLAGE OF STROUDWATER, CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BY MAINE BOUNDARY CONSULTANTS JULY 24, 2009" RECORDED IN PLAN BOOK 211, PAGE 155.

GENERAL NOTES

- OWNER OF RECORD: JOHN A. RICHARDSON
TAX MAP 213 BLOCK E LOT 6
C.C.R.D. BOOK 36835 PAGE 245
- BEARINGS ARE BASED ON CITY COORDINATES PROVIDED FOR MONUMENTS T127-13-2348 AND T127-01-2287.
- BENCHMARK: MAINE DOT DISK 1693-12-1990 ELEV. 10.41 (NAVD88) CONVERTED TO ELEV. 11.12 NGVD29 USING CORPSCON.
- THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND SHORELAND ZONE AND R2 ZONE.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE ELEVATION 10.
- BOUNDARY AGREEMENT NEEDED DUE TO VAGUE DIRECTION CALLS IN BOTH DEEDS. LINE SHOWN WAS ESTABLISHED USING THE DISTANCE ALONG THE RIVER AS NOTED IN THE RICHARDSON DEED.
- WESTBROOK STREET WAS ESTABLISHED USING MONUMENTATION AND TIES SHOWN ON PLAN REFERENCES 1 AND 2.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

ELLEN C. BREWER, PLS #2367

DATE

Boundary & Topographic Survey
At
1227 Congress Street, Portland, Maine
Made for
John Richardson
1227 Congress Street, Portland, Maine



OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0422

DRAWN BY: RS / JLW DATE: OCT. 15, 2020 JOB NO. 2020-229 P

CHECKED BY: ECB SCALE: 1" = 10' DRWG. NO. 1



LEGEND

●	IRON PIPE OR ROD FOUND	—○—	STONEWALL
■	MONUMENT FOUND	—	CURB
○	CAPPED IRON ROD SET	—	OVERHEAD WIRES
⊗	UTILITY POLE	—	1' CONTOUR
○	MANHOLE	—	IRON PIPE OR ROD FOUND
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