

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, April 6, 2022, 5:00 PM. This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods.

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available following the meeting. 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 unmuted by the host when it is time for public comment.

For more information on how to access the meeting remotely and how to give public comment, please go to <http://www.portlandmaine.gov/remotepud>. Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to hp@portlandmaine.gov.

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time.

You are invited to a Zoom webinar.
When: Apr 6, 2022 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Public Hearing and Workshop 4/6/2022

Please click the link below to join the webinar:
<https://portlandmaine-gov.zoom.us/j/87280036908>

Or One tap mobile: US: +13017158592,,87280036908# or +13126266799,,87280036908#
Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833
Webinar ID: 872 8003 6908
International numbers available: <https://portlandmaine-gov.zoom.us/j/87280036908>

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. REPORT OF ATTENDANCE AT THE MEETING HELD ON MARCH 16, 2022**

Public Hearing

482 Congress Street: Bassett, Pollard, Tate, Whitten present; Naifeh, O'Brien, Turk absent

Workshops

Western Cemetery: Bassett, Pollard, Tate, Whitten present; Naifeh, O'Brien, Turk absent

185 Commercial Street: Bassett, Pollard, Tate, Whitten present; Naifeh, O'Brien, Turk absent

3. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 16, 2022

- i. Certificate of Appropriateness for Exterior Alterations; 482 CONGRESS STREET; Center Congress LLC. The Board voted unanimously to approve the application with conditions.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Comprehensive Exterior Rehabilitation; 54 YORK STREET; 54 York, LLC, Applicant.
- ii. Certificate of Appropriateness for Building Additions and Site Alterations; 1227 WESTBROOK STREET; John Richardson and Claire Horn, Applicant
- iii. Certificate of Appropriateness for Comprehensive Exterior Rehabilitation, including Alterations and Additions; 477 and 481 CONGRESS STREET, 10-20 and 22 PREBLE STREET; T.T. Maine Venture LLC., Applicant.
Note: At the request of the applicant, the public hearing for this project has been posted to the April 20, 2022 meeting of the Historic Preservation Board.
- iv. Certificate of Appropriateness for Exterior Renovation; 179 VAUGHAN STREET; Amy & Zachary McBee, Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
54 YORK STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: April 1, 2022
RE: April 6, 2022 **PUBLIC HEARING –Final Review of Proposed
Exterior Alterations - HPBR-001914-2022**

Address: 54 York Street

Applicants: Jay Hibbard, 54 York, LLC

Project Architect: Patrick Boothe & Josh Jacques, Caleb Johnson Studio

Historic Consultant: Scott Hanson, McRostie Historic Advisors, LLC

A sign announcing the Historic Preservation Board's meeting on April 6, 2022 was posted at the property on 3/25/2022. A legal ad was published in the Portland Press Herald on 3/25/22, and 231 notices were sent to neighboring property owners within 500 feet of the subject property.

Introduction

On behalf of owner Jay Hibbard of 54 York LLC, architects Patrick Boothe and Josh Jacques of Caleb Johnson Studio have requested a final review for a Certificate of Appropriateness on plans for the adaptive reuse of 54 York Street. Board members will recall holding a preliminary workshop on February 16, 2022 for this distinctive, two-story (three-story in the rear) brick manufacturing building that was constructed in several phases beginning in 1874 at the corner of York and Maple Streets. It is a contributing building in the Waterfront Historic District, and is to be redeveloped into two commercial spaces and fourteen residential units with the assistance of historic tax credits. The change of use and major site plan review has been to a workshop with the Planning Board in March, and there will be a hearing later in April.

The architects have submitted a revised summary description of the project as well as a set of drawings with photos and renderings of the building. The drawing set also includes the 1924 tax photo and exterior lighting plans that were developed for the site plan review. Mr. Hibbard has also provided a letter from the project mason concerning the condition of the

masonry walls. Staff includes with the packet additional photos of existing conditions, the 1992 architectural description (Portland Historic Resources Inventory,) and the site plan submitted for the Planning Board's review.

Subject Property

Constructed in 1874, possibly as a warehouse, this commercial structure was at the end of the rail yard that lay on the south side of western York Street. Later bought by C.J. McDonald and Rufus Deering, it housed a wood sash and molding factory from 1888 to 1927. In the 20th Century it was also used as a laundry and as a community center in the 1970's and 80's.

Most prominently known as the McDonald Manufacturing Building, it was owned by the Rufus Deering Lumber Company for many years. Its most recent use was as the home for several years of the Baxter Academy, a Portland charter school. Unity College's plan to continue the use as an educational building did not materialize, and 54 York LLC acquired the building in 2021.

The two-story brick building with a full, daylight lower level facing toward Commercial Street, shares a number of general characteristics with other commercial structures in the northwest corner of the Portland Waterfront Historic District, but this property has simple yet distinctive brick details. The area is generally characterized by warehouses and industrial buildings intermixed with residential structures that housed the employees of the various industries. Although the brick industrial buildings are fairly spartan, they were nonetheless designed with considerable attention to detail and proportion, and they contribute to the overall character of the district.

The form and architectural organization of the building are largely intact; they show evidence of long-ago additions on the southeast and northwest ends, and variations in the fenestration patterns possibly indicate loading openings. The rounded corner at York and Maple Streets is a distinctive feature. All of the windows and building entrances have been replaced over time.

The building was also painted, which distinguishes this property from others in its vicinity. Though there is not certainty about the original finish, a 2021 evaluation by Masonry Preservation Associates suggested that a whitewash-type of weatherproofing may have been applied at construction or soon thereafter. Now that much of the paint has been stripped, Mr. Hibbard reports that Pete Chavonelle of MPA thinks perhaps the brick was originally unpainted, but may have been coated fairly early in its history. (See Attachment 3.)

With a permit approved by HP staff, work has continued around the sides of the building for the past several months, to clean many layers of old paint from the brick, in order to repair and evaluate the condition of the masonry for long-term stabilizing and weatherproofing.

The lone, massive, square chimney at the middle front of the building, is a distinctive feature that is currently unused. It was originally taller, and was apparently shortened in the late 1980's. Rufus Deering Company applied to the Historic Preservation Board in 2013 to remove the chimney, but it was found to be a character-defining-feature and the application was denied. A subsequent 2013 application was approved by the Board, to apply a stabilizing coat of stucco-like paint to the already painted chimney, in order to prevent further degradation. Staff also notes that two windows on the York Street face are directly in front of the chimney. The existing windows have clear glass, and a black-painted panel behind the window.

In 2013 the Board also reviewed several changes to window and door openings, mostly on the rear (southeast, opposite York Street,) and southwest (opposite Maple Street) sides of the lower level. After a brief period when the lower level served as the lumber yard's kitchen and millwork showroom, further altered openings served the Baxter Academy during its tenancy.

February 16, 2022 Workshop

Responses of Board members to the rehabilitation plans were supportive, with several items prompting some questions and requests for further study but no major concerns. Scott Hanson, the historic preservation consultant engaged by the owner to work with the tax credit application process, explained the rationale behind window choices that are dependent on the era of the opening, and the Board seemed comfortable with the program. Along with other alterations, window replacements also have to be reviewed at the state and national level.

Having made progress on the stripping of many layers of paint from the masonry, the applicant and now think it would be possible and preferable to leave the walls unpainted. Early assessments by Pete Chavonelle of Masonry Preservation Associates indicate that the masonry is sufficiently sound and not too porous to leave uncoated, and Mr. Hibbard expressed a preference for the appearance. While at least one Board member expressed a preference for painted walls, all who commented on the issue said they could support unpainted brick, but only with definite assurance from Mr. Chavonelle or another qualified masonry expert that the brick and mortar are suited to this approach and would be durable and sufficiently weatherproof.

Despite renderings showing views from surrounding streets and assurances by the architect and applicant, Board members asked for greater certainty about the possible visibility of rooftop mechanical equipment and an elevator overrun from areas nearby, including slightly further away and uphill from the property. (During the meeting it was also noted that historic photos show numerous rooftop appurtenances during the various commercial and manufacturing uses of the building.) It was agreed that the applicant's team would explore further documentation of the views.

Further clarity and study were requested on a number of other details, including:

- Details on the rear elevation, where a large steel I-beam was covered with a panel but might be left exposed.
 - Also on the rear, need clarification on a center pilaster, the ground-floor arched openings, and upper window details
- Final details on utility locations
- Final details for the wall treatment at the recessed front entry (York Street) and a secondary entry on the southeast (rear elevation)
- Final lighting details

Proposed Alterations – Public Hearing, April 6, 2022

Please see the project description in the cover letter provided by the architects, and the revised drawing set, Attachments 1 and 2. Staff notes on the new submission and scope of work:

- A March 8 letter from Pete Chavonelle with his evaluation of the brick exterior walls supports the owner's proposal to leave the brick unpainted.
- The exception to the unpainted brick is the proposal to recreate the painted signs on the pilasters facing Maple Street, naming a number of the wood products produced by McDonald manufacturing.
- The owner told HP staff that the chimney will also be stripped, and will be repaired as needed. No other changes are planned to the chimney.
- Some rearranging of the rooftop mechanical equipment is noted in the architect's summary; some additional renderings reveal some minimal visibility from surrounding streets, mainly at a greater distance from the property, not directly adjacent.
- Revised elevations show greater details and some revisions to the openings on the southeast (facing Commercial Street,) and southwest (facing the hotel.)

Staff Comments

The revitalization of this distinctive property is an important and exciting opportunity for the western part of the Waterfront Historic District. Board members have expressed support for the proposed project. Because a tax credit application is being filed, the consultations with Mr. Hanson and the scrutiny of the plans by Maine Historic Preservation Commission and the National Park Service mean that considerable attention is being paid to the Standards for Alterations to Historic Buildings. Nonetheless, Board members should feel free to comment on the proposed plans and their consistency with the Standards.

Staff raises several comments and questions for consideration:

- Having received assurances from the masonry consultant about the condition of the exterior brick walls, are Board members comfortable approving unpainted brick? If it is found that a clear, breathable weatherproofing sealer is advisable, would that be acceptable provided it causes no visible changes?

- Once the chimney is stripped, it is likely to need repair and strengthening to be safe and durable. It has been noted that the chimney has been shortened in the past, and some corbeling appears to have been added at the top. The current appearance appears consistent with a photo from 1992, when the building was surveyed for the historic resources inventory form.
- Is the Board comfortable with the recreation of the historic signage on the Maple Street pilasters, even if no photo documentation has yet been found that clearly shows all of the text? The applicant proposes to compose those signs that aren't legible based on conjecture - founded in the products known to be produced by McDonald Manufacturing.
- Given the possibility that there may be some minimal visibility of the rooftop equipment and elevator overrun from some distance away, is the Board comfortable with the plans? Does the fact that historic photos show a variety of rooftop appurtenances have any bearing on this judgement? (Staff also notes that some of the existing HVAC equipment currently on the roof was visible in the 2019 Google street view, but is now less visible because the new hotel next door obscures the views from York and Commercial Streets.)
- It is not clear from the latest drawings where gas and electric meters are to be located.
- Staff encourages the Board to comment on the lighting plan, which is scrutinized also by the Planning Board for adherence to technical standards. For the HP Board's review particular attention might be appropriate for the design of fixtures and the proposal to partially light the wall facing Maple Street.
- It is unclear from the site plan whether any temporary parking or pull-off space is planned behind the building (southeast side,) off of Maple Street.

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

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment.*

Changes that have acquired significance in their own right, shall not be destroyed.

- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicants for the April 6, 2022 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 54 York Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

- 1. Cover letter from the architect
- 2. Drawings, photos, renderings
- 3. Site Plan
- 4. Revised assessment of masonry from Masonry Preservation Associates
- 5. Additional photos - existing conditions
- 6. Additional historic photos
- 7. Property description (1992 Historic Resources Inventory)
- 8. Pages from 2-16-22 workshop

03/30/2022

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

RE: 54 York Street
Application for Historic Preservation Board Major Projects Review

Ms. Andrews:

The owner of 54 York Street, a three story building within the Old Port Historic District, is proposing interior renovations to convert the unoccupied building into 2 commercial units and 14 residential units. The building is formerly the McDonald Manufacturing Company, which we understand to be primarily in the business of wood milling.

The project intends to utilize historic tax credits and a historic consultant is on board to assist in the project development and design efforts.

We have provided design drawings including plans and elevations as well as 3D views and sight line studies from York and Maple Streets for the Board's consideration. New additions beyond the building volume are limited to a proposed elevator pop-up and mechanical equipment, all of which are virtually invisible from the public way within the historic district.

All current windows are not original. These windows will be replaced with period appropriate windows and detailing. Openings that were not originally windows (i.e. former hoistway openings or doors at upper floors primarily along York Street) are proposed to use non-divided lites and flat lintels in contrast to the brick arched headers at existing openings as a way to distinguish between the two. All other limited proposed new openings (primarily along the narrow space between building's on the south side) also follow this design logic. The newly proposed or modified openings are as followed:

- West Facade (York Street): Revert (2) existing 2nd Floor openings to the size of original hoistways. Introduce (1) new 2nd Floor opening.
- North Facade (Maple Street): Relocate egress door and reintroduce historic window in its previous location.
- East Facade: No opening modifications.
- North Facade: Introduce (1) new opening at each the 1st and 2nd Floor. Introduce a new storefront along the Lower Level.

Below are changes resulting from/since a Historic Preservation Board Workshop held on 02/16/2022

1. The Owner is interested in reintroducing historic signage from the McDonald Manufacturing Company along the Maple Street facade pilasters in accordance with the 1924 Historic Tax

CALEB JOHNSON

STUDIO

Photo. Not all signage text is legible from the photograph, as such all illegible signage will be studied and coordinated with the McDonald Manuf. Co product offerings listed in the 1910 issue of the Portland Board of Trade Journal and City Directories within the period of company operation.

2. The mechanical layout at the rooftop has been studied and modified to make the equipment as least visible from the public way within the Old Port Historic District as possible. Views have been added to the Sitrine study to further support the new arrangement.
3. The existing entry alcoves along York Street and one building entry along the East Facade will be flanked with wood cladding. The intention is for this cladding to be a similar product originally offered by the Mcdonald Manufacturing Company.
4. Exterior lighting has been strategically designed around the exterior of the building. The entry lights along York Street are in-ground within each of the entry alcoves accentuating the wood cladded walls. Exterior full cut-off wall washers have been added to the top of each pilaster along Maple Street to highlight the historic signage proposed. Existing exterior lighting above each building entry along the east and south facades are proposed to be replaced with new full cut-off fixtures.
5. A small portion of EFIS has been removed along the Lower Level tenant entry at the East Facade to expose an original structural steel beam. The design intends to refinish this steel beam and leave it exposed for future signage.

We look forward to further questions and considerations with Staff and Board reviews.

Sincerely,

Patrick Boothe, AIA of Caleb Johnson Studio

ME Licensed Architect ARC #4204

54 YORK STREET
HISTORIC PRESERVATION REVIEW
APRIL 6, 2022



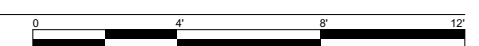


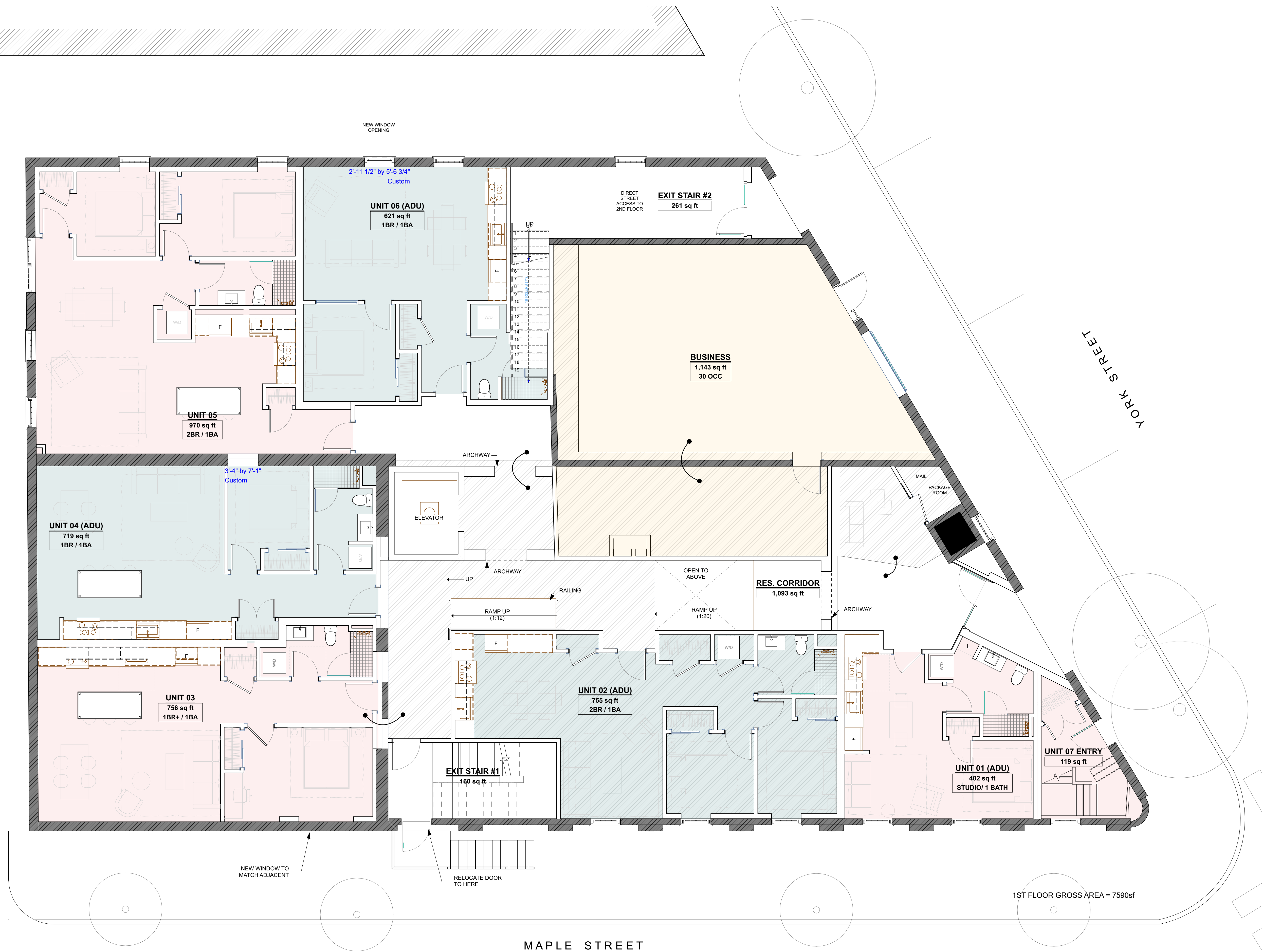
McDonald Manufacturing Co.

“WHILE we are not builders,” said W. T. Camp, president and treasurer of the McDonald Manufacturing Company, 54-56 York street, Portland, Me., “we furnish them our products and when business is good in the building line we are sure to know it through the increased demand. So we can safely say that the building industry has been very fair during the past year, in fact better than has been the case for several years. The outlook for the future is also very promising.” The McDonald Manufacturing Company is the outgrowth of the plant built by Littlefield & Wilson about fifty years ago. It was started as a wood working industry, and though the ownership has changed several times, and the interior of the building been three times burned out, the same business is now carried on within the brick walls of the original mill. Since the incorporation of the McDonald Manufacturing Company some ten years ago, the volume of business has steadily increased, so that today 50 hands are employed, while from 30 to 35 could handle all the work in 1899. And this in spite of the fact that improvements in machinery have to a considerable degree helped out manual labor. Besides doing a general lumber business the company manufacture many kinds of house finish, such as mouldings, mantles, stair work, cabinet work, and store and office fixtures. Hardwood floorings is another of their specialties. These floorings are placed in hot rooms which keeps them well seasoned, so that when laid they may not shrink. They also have a department for dressing and resawing lumber in any quantity up to carload lots. The plant is thoroughly equipped with modern machinery to do all kinds of woodwork with skill and speed highly satisfactory to the customer.

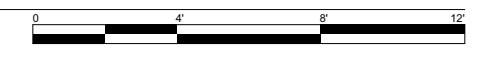


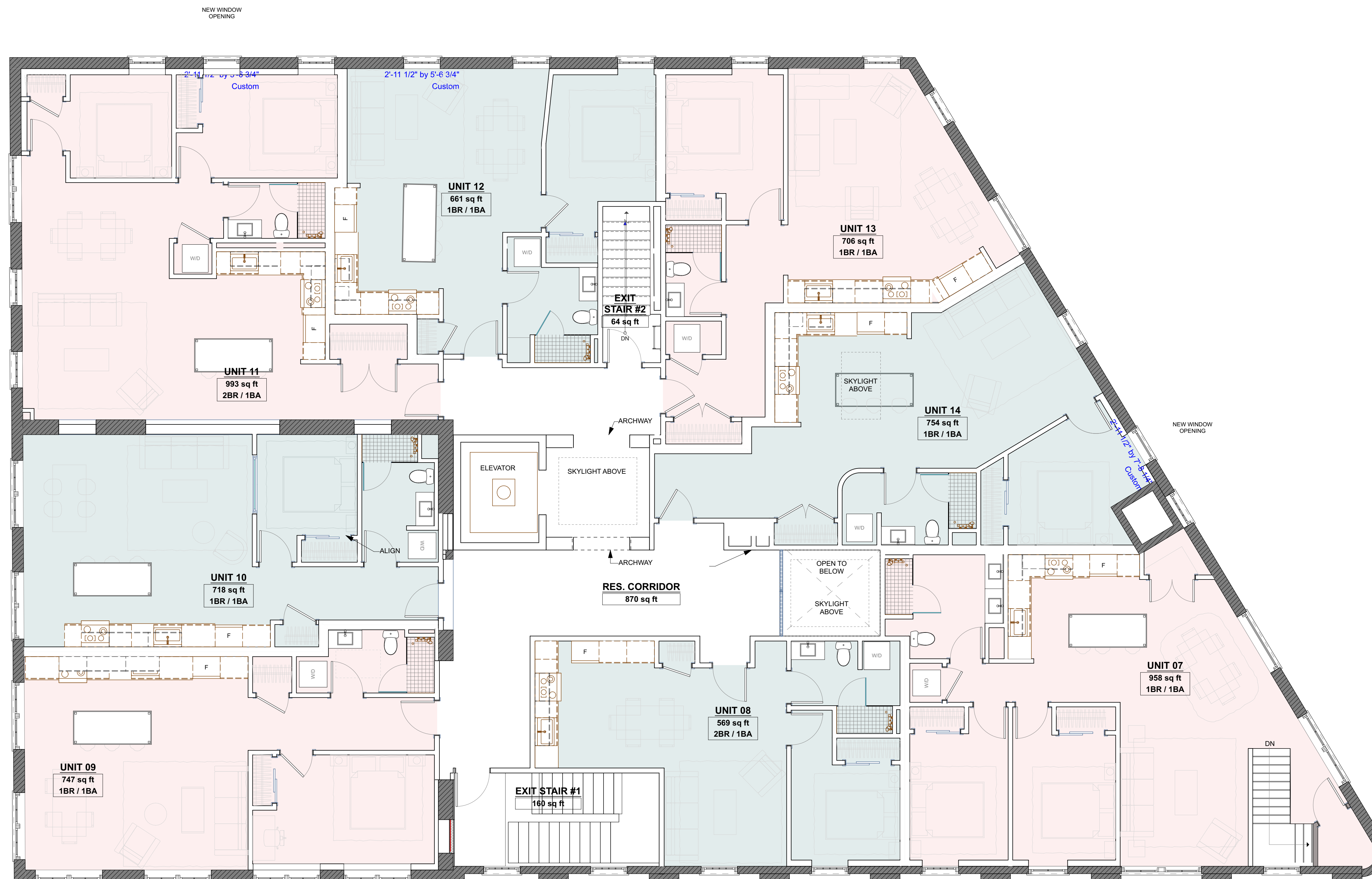
1 LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"





1 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

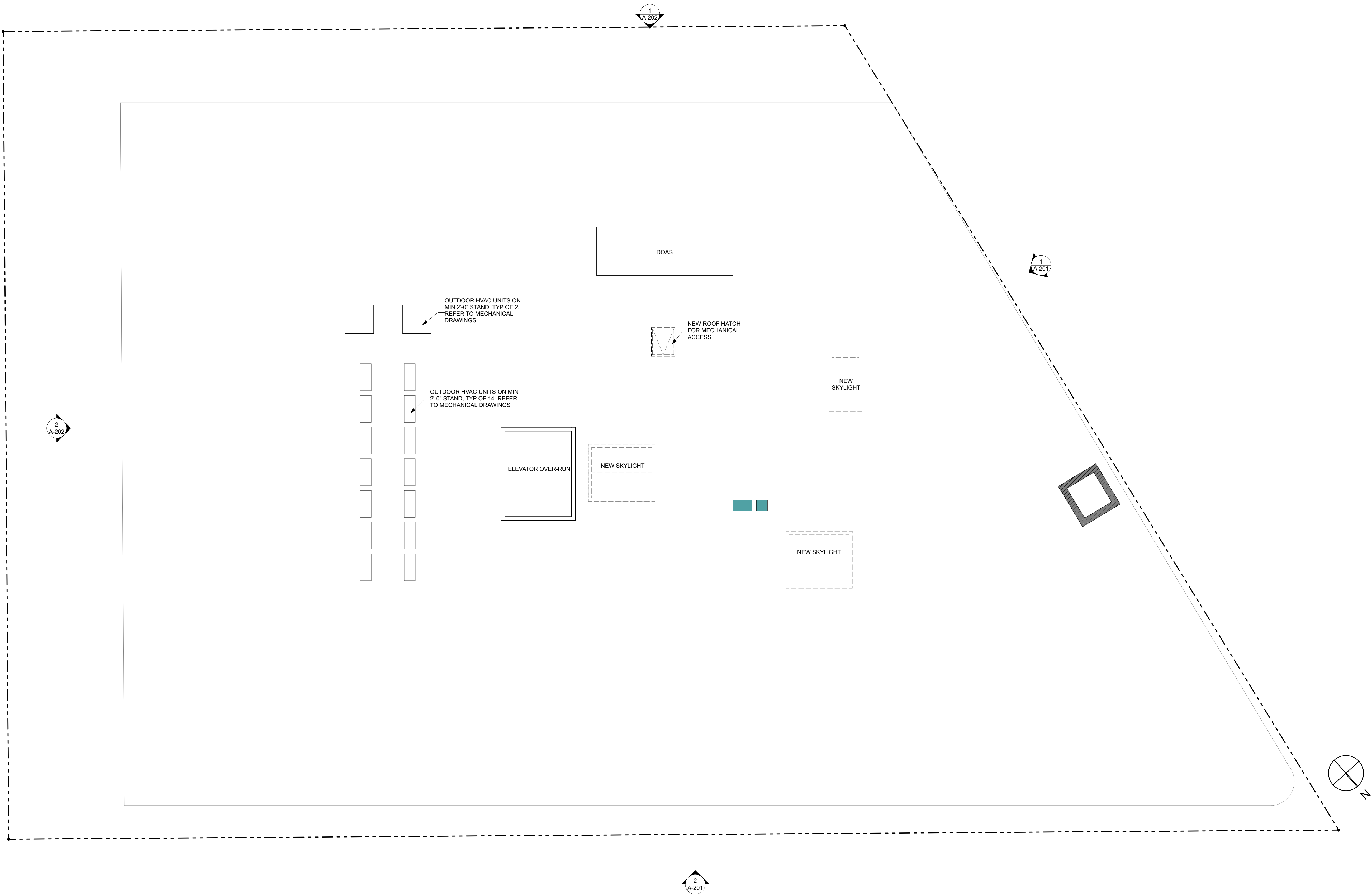




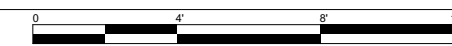
3RD FLOOR GROSS AREA = 7590sf

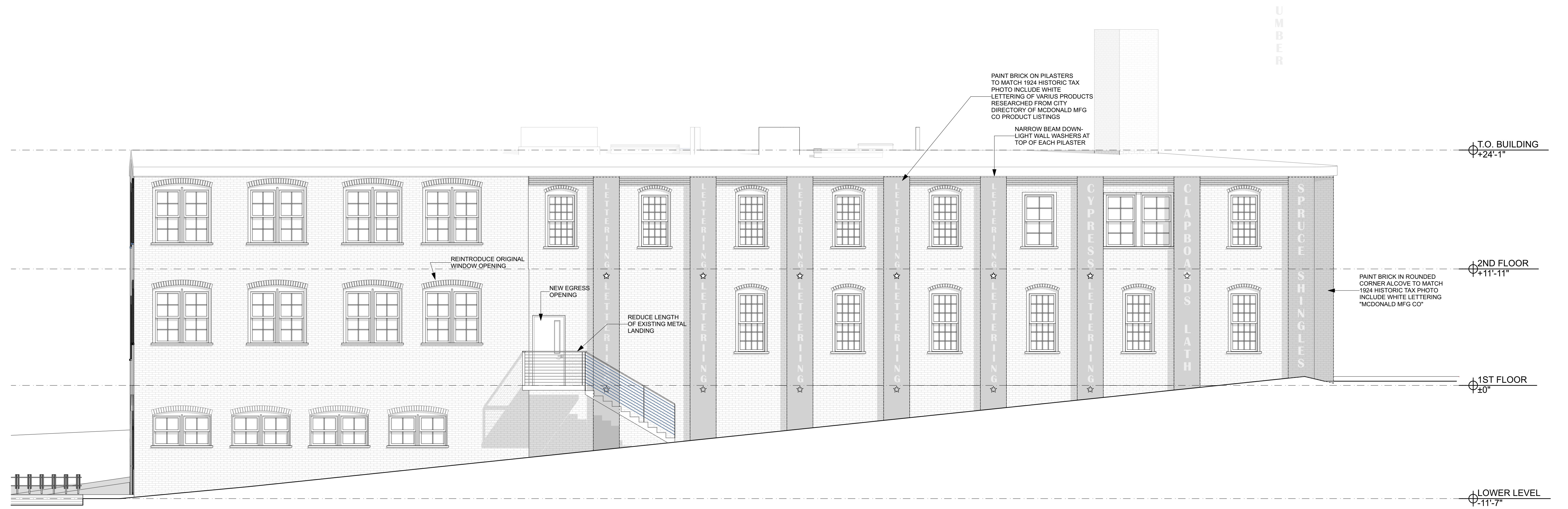
1 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



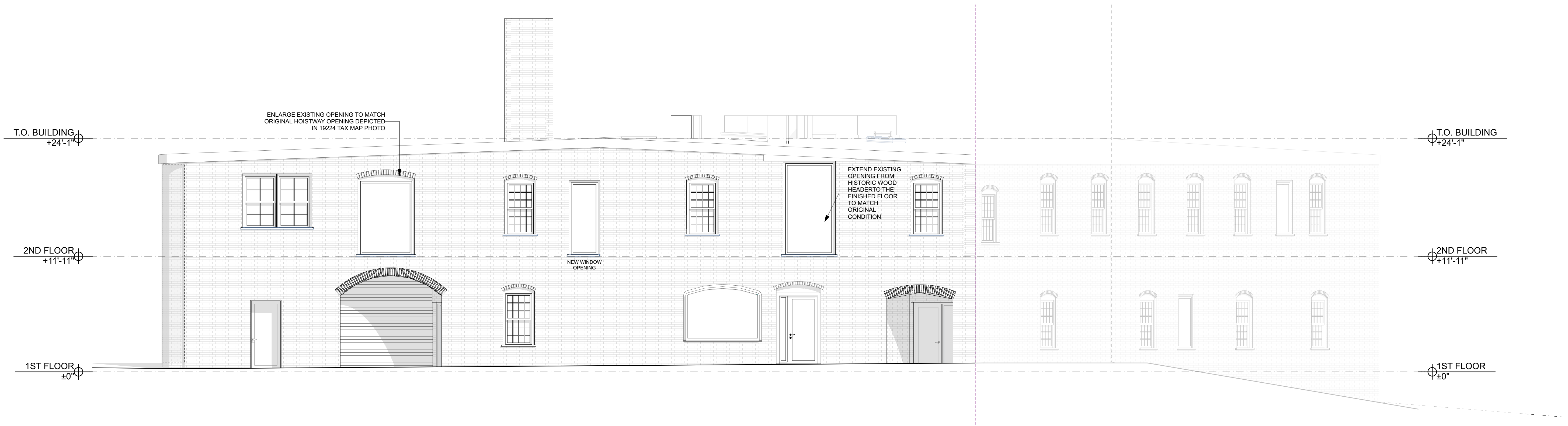


1 ROOF PLAN
SCALE: 3/16" = 1'-0"

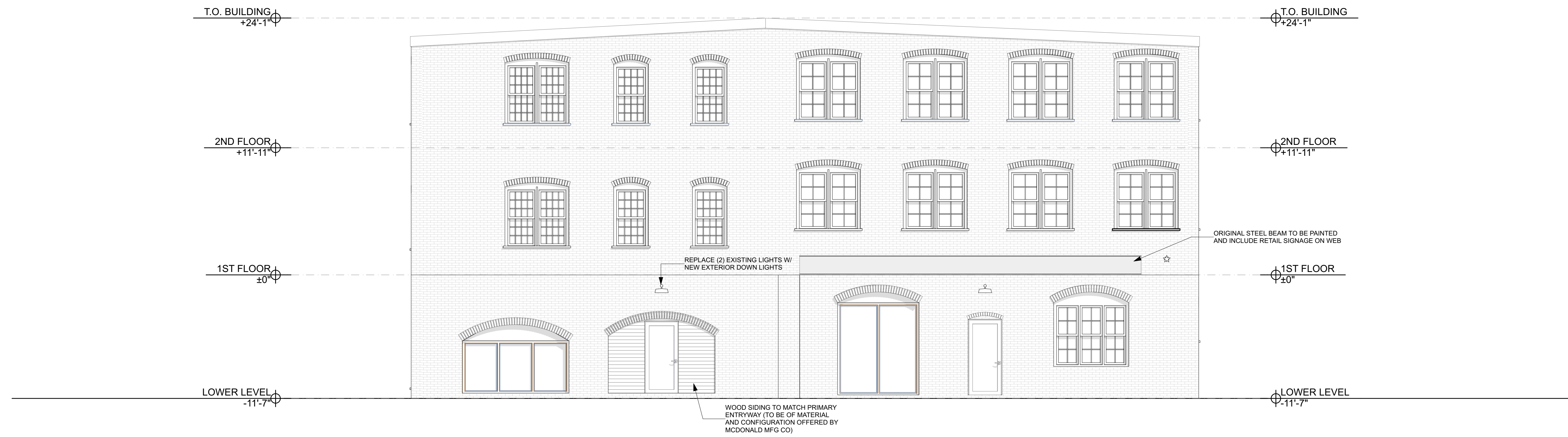




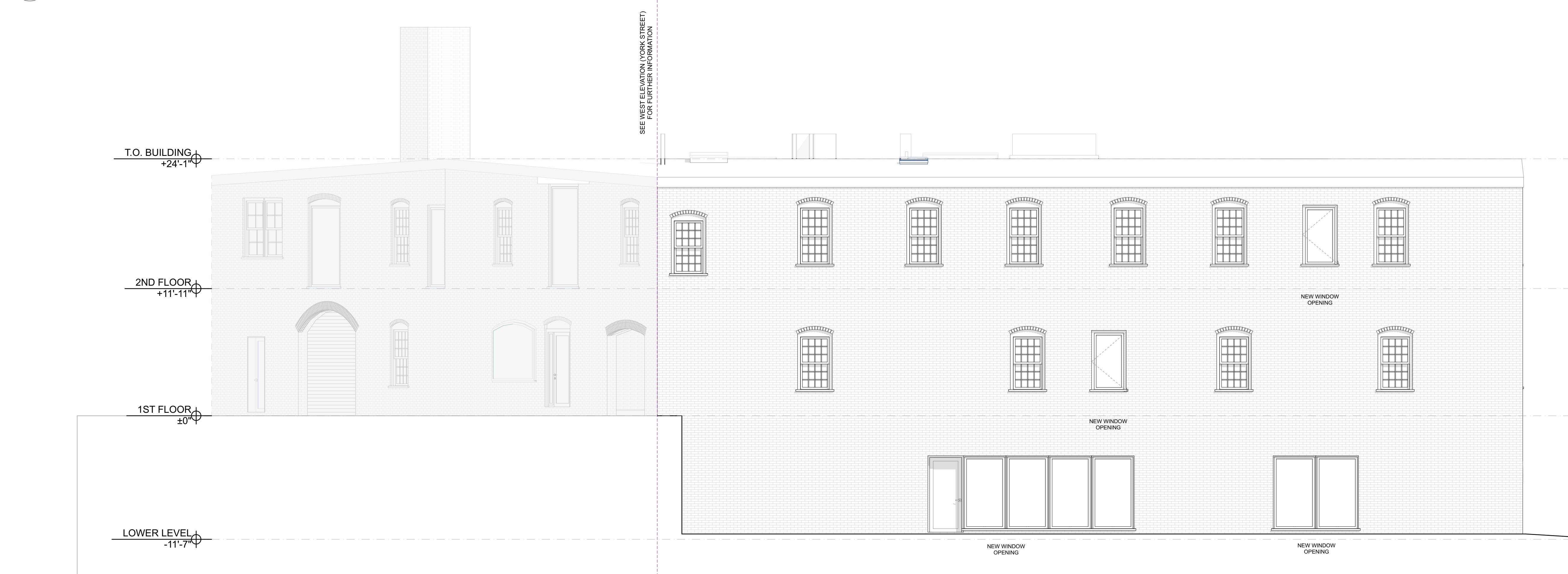
2 NORTH ELEVATION (MAPLE STREET)



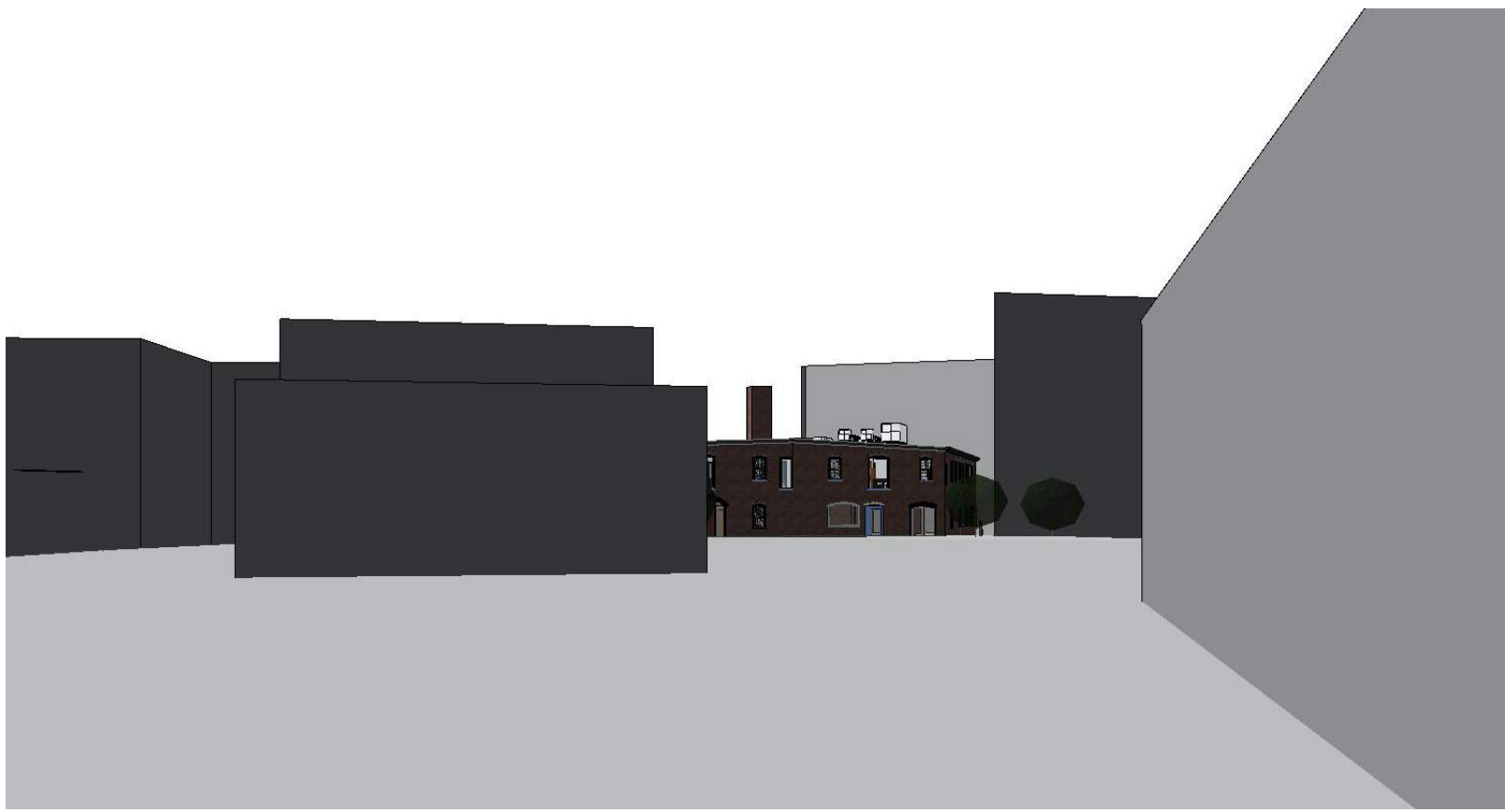
1 WEST ELEVATION (YORK STREET)



2 EAST ELEVATION



1 SOUTH ELEVATION



VIEW E FROM DANFORTH STREET (OUTSIDE OF HISTORIC DIST.)



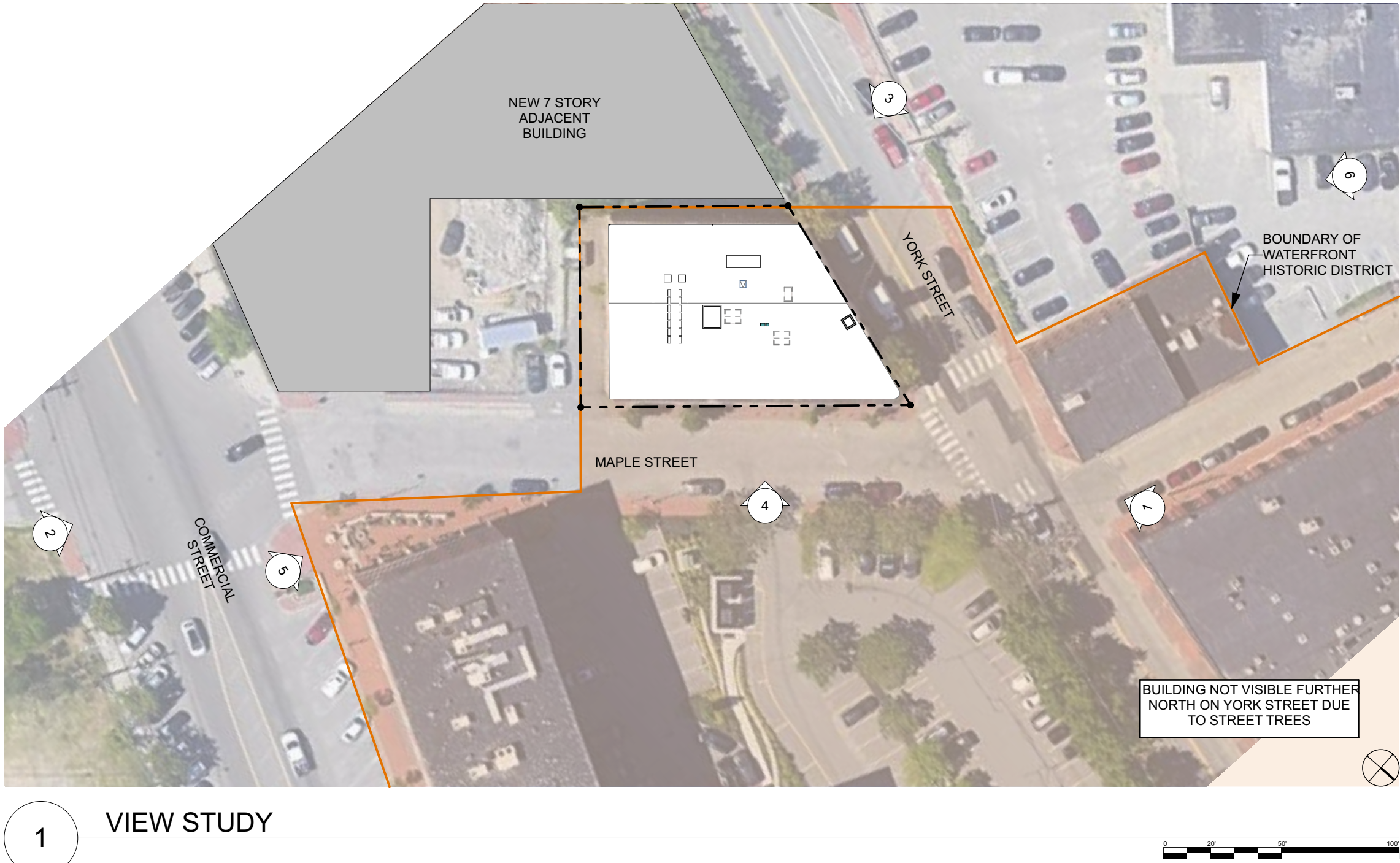
5 VIEW SW FROM COMMERCIAL STREET (OUTSIDE OF HISTORIC DIST.)



4 VIEW S FROM MAPLE STREET



3 VIEW NE FROM YORK STREET (OUTSIDE OF HISTORIC DIST.)



1 VIEW STUDY



2 VIEW W FROM COMMERCIAL STREET (OUTSIDE HISTORIC DIST.)



1 VIEW SE FROM YORK STREET

1 LIGHTING PLAN

Scale: 1/8"=1'-0"

Luminaire Schedule						
Qty	Label	Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
18	LOG RO-100-277-12-27K-8x8-NO	Ingrade Uplight Graze	Type EX-E	450	8.5	153
11	L50-E-12-4-27-90-MULT-9X9	Triac Graze Downlight	Type EX-A	367	4	44
3	LP corten 30K V01_B0065_louis	Flindt Bollard	Type EX-D	536	15	45
2	SOHO 57 38W_1	Marset Soho Sconce	Type EX-C	1051	16.23	32.46

PROPERTY LINE

MOUNTED AT 16' ABOVE GRADE

MOUNTED AT 9'-6" A.F.F. TYPICAL.

ILLUMINATION LEVEL ON STAIRS LANDING AT SIDE ENTRANCE (ABOVE SIDEWALK)

LIGHT FIXTURES INSTALLED IN GROUND UNDER ALCOVES THAT PRECEDE ENTRANCES. THESE LIGHTS WILL BE AIMED UPWARDS BUT ARE FULLY SHIELDED BY THE ARCHITECTURAL INTERIOR/EXTERIOR CORRIDOR

MOUNTED BELOW THE ROOF EAVE. 19" ABOVE SIDE WALK GRADE, TYPICAL.

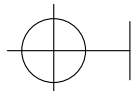
MAPLE STREET

YORK STREET

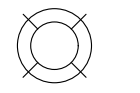
1ST FLOOR GROSS AREA = 7590sf

EXTERIOR LUMINAIRE SCHEDULE										
TYPE	DESCRIPTION	MOUNTING	LAMP / LIGHT SOURCE		INPUT WATTS	DIMMING	VOLT	MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
			QTY	TYPE	CCT					
EX-A	MET RATED LINEAR DOWNLIGHT GRAZER ARM MOUNTED 12" OFF OF FACADE OF BUILDING, NARROWEST GRAZE OPTICS, ASYMMETRIC LOUVER	WALL	1	LED	2700K	4W	ELV	120-277V	ECOSENSE	L50-E-12-4-27-90-MULT-9X9 WMA-L-CA-12
EX-C	WALL MOUNTED GOOSENECK SCONCE, FINISH TBD	WALL	1	LED	2700K	36W	TRIAC/0-10V	120-277V	MARSET	SOHO A-[FINISH TBD]
EX-D	32.5" EXTERIOR BOLLARD WITH 180 DEGREE OPTICS, CORTEN FINISH, TO BE CONFIRMED PRIOR TO ORDERING, 0-10V DIMMING, MOUNTING TBD	BOLLARD	1	LED	3000K	15W	0-10V	120-277V	LOUIS POULSEN	FLINDT BOLLARD 10000139069 [REQUEST 2700K]
EX-E	INGRADE LINEAR GRAZER FOR USE AT YORK STREET ENTRANCES	INGRADE	1	LED	2700K	8.5W/FT	0-10V	120-277V	LUMENPULSE	LOG RO-100_277-12-27K-8x8-DIM
GENERAL NOTES:										
A. DIMMING SYSTEM NOT YET SELECTED AND DIMMING PROTOCOL COULD CHANGE BASED ON CONTROL EQUIPMENT SELECTIONS.										
SPECIFIC NOTES:										
(1) CONFIRM LENGTHS IN FIELD PRIOR TO ORDERING										
(2) ELECTRICIAN TO SIZE DRIVER PER CONTROL PLANS AND LENGTHS ORDERED. REMOTE DRIVER TO DIM TO 1%										
(3) FIXTURE TO BE AIMED ONCE FURNISHINGS ARE IN PLACE										
(4) ORDER WITH 25% SPARE NARROW OPTICS										
(5) ELECTRICIAN TO CONFIRM DIMMER COMPATIBILITY										

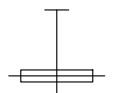
LIGHT FIXTURE SYMBOLS



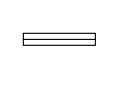
DECORATIVE WALL SCONCE



BOLLARD



LINEAR WALL MOUNTED DOWNLIGHT



INGRADE LINEAR UPLIGHT GRAZER

PRELIMINARY
NOT FOR CONSTRUCTION

TYPE EX-A

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR • EXTERIOR | L50 GRAZE

DATE	PROJECT	FIRM	TYPE
THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%. FEATURES: • DIM TO 0%, ELV REVERSE PHASE • 24 BEAM ANGLES • MULTI-VOLT • FLIP TO FLAT™ • 6 CCT OPTIONS • 80° AND 90° CRI OPTIONS • IP54 INTERIOR AND IP66 EXTERIOR OPTIONS			

MODEL / SIZE	INTERIOR / EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
L50	I E	12" 48"	02 04 06 08 10 12	WHITE CCT 22 27 30 35 40 50	MONO COLOR GR*** BL AM RD***	80° Blank For Color	MULT (120-277V)

EXAMPLE: L50-I-48-10-27-90-MULT-15x65 *90 CRI not available in 2200K or 5000K **120 is only available with Exterior option. See L35 spec sheet for interior cove options. ***Red is not available in 12W or 10W. ****Green is not available in 12W.

PERFORMANCE	WATTS	OPTIC	LUMEN OUTPUT	EFFICACY
	2W	9" x 29"	158 lm/LF (519 lm/m)	79 lm/W
	4W	9" x 29"	389 lm/LF (1277 lm/m)	97 lm/W
	6W	9" x 29"	620 lm/LF (2035 lm/m)	103 lm/W
	8W	9" x 29"	864 lm/LF (2833 lm/m)	108 lm/W
	10W	9" x 29"	1048 lm/LF (3432 lm/m)	105 lm/W
	12W	9" x 29"	1217 lm/LF (3990 lm/m)	101 lm/W

ALL LUMEN DATA IS FROM 4000K ROCHER EYE/STARS. PI PAGE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX	80+, 90+
COLOR CONSISTENCY	5-STEP MACADAM ELLIPSE
LUMEN DEPRECIATION / RATED LIFE	WATTS L70 @ 25C L70 @ 50C L90 @ 25C L90 @ 50C *CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

ELECTRICAL	POWER CONSUMPTION
	2W/LF (0.6W/M), 4W/LF (1.2W/M), 6W/LF (1.8W/M), 8W/LF (2.4W/M), 10W/LF (3.0W/M), 12W/LF (3.6W/M)

MAX FIXTURE RUN LENGTH	2W/LF	4W/LF	6W/LF	8W/LF	10W/LF	12W/LF
Volts	Max Run 48' 48' 48' 48' 48' 48'	Max Run 48' 48' 48' 48' 48' 48'	Max Run 48' 48' 48' 48' 48' 48'	Max Run 48' 48' 48' 48' 48' 48'	Max Run 48' 48' 48' 48' 48' 48'	Max Run 48' 48' 48' 48' 48' 48'

POWER FACTOR	4W, 6W, 8W, 10W, 12W >0.9, 2W<0.9
OPERATING VOLTAGE	MULTIVOLT: 110-277VAC, 50/60 Hz
DRIVER	INTEGRAL TO FIXTURE; DC-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS
STARTUP TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)
OPERATING TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)
STORAGE TEMPERATURE	-40°F TO 176°F (-40°C TO 80°C)

ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012	P • 310.496.6255 F • 310.496.6256 T • 855.632.6756 855.6.ECOSEN	SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. VISIT ECOSENSELIGHTING.COM FOR THE MOST CURRENT SPECIFICATIONS. © 2016 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. ECOSENSE, THE ECOSENSE LOGO, THE TROV, L50, L35, L40, L45, L50, L60, L70, L80, L90, L100, L110, L120, L130, L140, L150, L160, L170, L180, L190, L200, L210, L220, L230, L240, L250, L260, L270, L280, L290, L300, L310, L320, L330, L340, L350, L360, L370, L380, L390, L400, L410, L420, L430, L440, L450, L460, L470, L480, L490, L500, L510, L520, L530, L540, L550, L560, L570, L580, L590, L600, L610, L620, L630, L640, L650, L660, L670, L680, L690, L700, L710, L720, L730, L740, L750, L760, L770, L780, L790, L800, L810, L820, L830, L840, L850, L860, L870, L880, L890, L900, L910, L920, L930, L940, L950, L960, L970, L980, L990, L1000, L1010, L1020, L1030, L1040, L1050, L1060, L1070, L1080, L1090, L1100, L1110, L1120, L1130, L1140, L1150, L1160, L1170, L1180, L1190, L1200, L1210, L1220, L1230, L1240, L1250, L1260, L1270, L1280, L1290, L1300, L1310, L1320, L1330, L1340, L1350, L1360, L1370, L1380, L1390, L1400, L1410, L1420, L1430, L1440, L1450, L1460, L1470, L1480, L1490, L1500, L1510, L1520, 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PRELIMINARY
NOT FOR CONSTRUCTION

TYPE EX-E

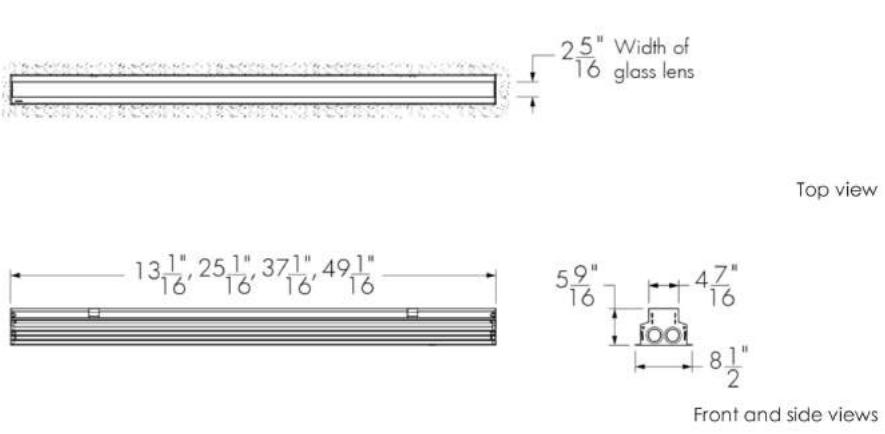
lumenfacade
Inground
LOI

WHITE AND STATIC COLORS

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____





Top view

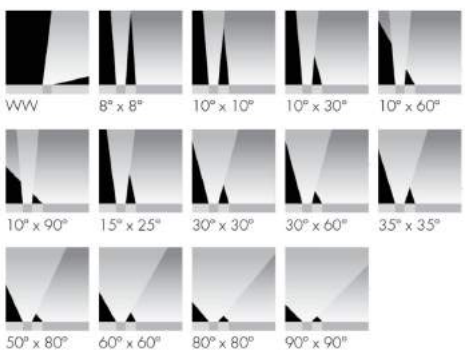
Front and side views

Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	3634	10,793
8"x8"	4512	59,238
10"x10"	4410	33,872
10"x30"	4586	25,296
10"x60"	3876	12,062
10"x90"	4077	6927
15"x25"	4346	19,773
30"x30"	4730	16,886
30"x60"	4035	5317
35"x35"	4612	11,616
50"x80"	4656	3904
60"x60"	3868	3368
80"x80"	4548	2992
90"x90"	4070	2132

Based on 40K full output, 4ft [1219mm], DMX/RDM configuration, 2.5° factory-set tilt setting for VVV optic, 0° tilt setting for all other optics.
Photometric performance is measured in compliance with IESNA (M-79-08).

Optics



Description

The Lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications. Including asymmetric wall washing, grazing, and linear wayfinding. An innovative, plug-and-play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. Featuring second-generation LED technology, the Lumenfacade Inground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wallwash distribution is also available, providing exceptional uniformity and brightness for walls and signage.

Features

Construction

Walk over compliant up to 500 kg in any type of ground. Walk over compliant up to 1000 kg in concrete.

Color and Color Temperature

2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue

Length (nominal)

12 in, 24 in, 36 in, 48 in

Optics

Asymmetric wallwash, 8" x 8", 10" x 10", 10" x 30", 10" x 60", 10" x 90", 15" x 25", 30" x 30", 30" x 60", 35" x 35", 50" x 80", 60" x 60", 80" x 80", 90" x 90"

Tilt Setting (factory set)

0 degrees, 2.5 degrees, 5 degrees, 20 degrees

Optical Option

Internal louver

Options

Anti-slip lens, CE (certification covers European Economic Area)

Power Consumption

5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version), typically 20% higher for 12 in fixture lengths

Warranty

5-year limited warranty

Performance

Maximum Delivered Output

4,730 lm (48 in fixture, 4000K, 30° x 30°, 0° tilt setting, DMX/RDM)

lumenpulse™

1220 Marie-Victorin Blvd., Longueuil, QC J4G 2H9 CA
info@lumenpulse.com
www.lumenpulse.com

T United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003
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SA - R22

TYPE EX-E

lumenfacade
Inground
LOI

WHITE AND STATIC COLORS

Colors and Color Temperatures



2200K 2700K 3000K 3500K 4000K
Red Green Blue

Controls

ON/OFF 0-10V DALI



Ratings

IP68 IK10

Certifications



Maximum Delivered Intensity

59,238 cd at nadir (48 in fixture, 4000K, 8" x 8", 0° tilt setting, DMX/RDM)

Illuminance at Distance

Minimum 1 fc at 243 ft (48 in fixture, 4000K, 8" x 8", 0° tilt setting, DMX/RDM)

Color Consistency

2 SDCM, 3 SDCM (2200K)

Color Rendering

Minimum CRI 80

Lumen Maintenance

L70 280,000 hrs, L95 35,000 hrs

Physical

Optical Chamber Material

Aluminum

Blockout Material

Polymer recycled PVC reinforced with a stainless steel frame

Trim Material

Anodized aluminum

Lens Material

Tempered glass

End Cap Material

Die cast aluminum

Hardware Material

Stainless steel

Weight

12 in: 7.5 lbs, 24 in: 15.3 lbs, 36 in: 21.4 lbs, 48 in: 27 lbs

Electrical and control

Voltage

120 to 277 volts

Fixture Cable

Power and data in one cable

Leader Cable Conductor

5C #16-5

Connectors

IP68 push-lock

Control

On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled

Resolution (DMX/RDM)

Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature

-40 °F to 185 °F (device must reach start-up temperature value before operating)

Start-up Temperature

-13 °F to 122 °F

Operating Temperature

-40 °F to 122 °F

Ingress Protection Rating

IP68 rated for up to 1 ft, not suitable for permanent immersion applications

Impact Resistance Rating

IK10

Accessories (order separately)

Cables

Lumenfacade Inground Leader Cable, Lumenfacade Inground Jumper Cable

Electrical Accessories

Lumenfacade Inground Junction Box

Control Boxes

DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration)

Control Systems

Lumentine™ 2, Pharos® kit

Diagnostic and Addressing Tools

LumenID, LumentalkID

lumenpulse™

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SA - R22

TYPE EX-E

lumenfacade
Inground
LOI

WHITE AND STATIC COLORS

How to order

Housing (1) (1) (1)	Voltage	Length	Color and Color Temperature (1)	Optics	Tilt Setting (1) (1) (1)	Optical Option	Control	Options
LOI ASHRAE Lumenfacade™ Inground, 5 W/ft ASHRAE compliant (1)	120/277 120-277 volts	12 13 1/16 in (7.3 lbs) (1)	22K 2200K	WW Asymmetric Wallwash (1)	D50 0 degrees	INTL Internal Louver (1)	NO On/Off control	A31 Anti-slip lens
LOI RO Lumenfacade™ Inground, Regular Output, 8.5 W/ft		24 25 1/16 in (15.3 lbs)	27K 2700K	8x8 8" x 8" (1) (1)	T2.5 2.5 degrees		L1 Lumentalk (1)	CE Certification covers European Economic Area (1) (1)
LOI HO Lumenfacade™ Inground, High Output, 15.25 W/ft		36 37 1/16 in (21.4 lbs)	30K 3000K	10x10 10" x 10" (1) (1)	T5 5 degrees		DM 0-10V dimming	DAL DALI dimming
		48 49 7/16 in (27 lbs)	33K 3300K	10x20 10" x 20" (1)	T20 20 degrees		E5 Lutron® EcoSystem® Enabled dimming	DMX/RDM DMX/RDM enabled (1)
			40K 4000K	10x30 10" x 30" (1)				
			40K 4000K	10x60 10" x 60" (1)				
			40K 4000K	10x90 10" x 90" (1)				
			40K 4000K	15x25 15" x 25" (1)				
			40K 4000K	30x30 30" x 30" (1)				
			40K 4000K	30x60 30" x 60" (1)				
			40K 4000K	35x35 35" x 35" (1)				
			40K 4000K	50x80 50" x 80" (1)				
			40K 4000K	60x60 60" x 60" (1)				
			40K 4000K	80x80 80" x 80" (1)				
			40K 4000K	90x90 90" x 90" (1)				

Notes:

1. Lumenfacade Inground fixture includes one optical chamber (5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 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8360, 8370, 8380, 8390, 8400, 8410, 8420, 8430, 8440, 8450, 8460, 8470, 8480, 8490, 8500, 8510, 8520, 8530, 8540, 8550, 8560, 8570, 8580, 8590, 8600, 8610, 8620, 8630, 8640, 8650, 8660, 8670, 8680, 8690, 8700, 8710, 8720, 8730, 8740, 8750, 8760, 8770, 8780, 8790, 8800, 8810, 8820, 8830, 8840, 8850, 8860, 8870, 8880, 8890, 8900, 8910, 8920, 8930, 8940, 8950, 8960, 8970, 8980, 8990, 9000, 9010, 9020, 9030, 9040, 9050, 9060, 9070, 9080, 9090, 9100, 9110, 9120, 9130, 9140, 9150, 9160, 9170, 9180, 9190, 9200, 9210, 9220, 9230, 9240, 9250, 9260, 9270, 9280, 9290, 9300, 9310, 9320, 9330, 9340, 9350, 9360, 9370, 9380, 9390, 9400, 9410, 9420, 9430, 9440, 9450, 9460, 9470, 9480, 9490, 9500, 9510, 9520, 9530, 9540, 9550, 9560, 9570, 9580, 9590, 9600, 9610, 9620, 9630, 9640, 9650, 9660, 9670, 9680, 9690, 9700, 9710, 9720, 9730, 9740, 9750, 9760, 9770, 9780, 9790, 9800, 9810, 9820, 9830, 9840, 9850, 9860, 9870, 9880, 9890, 9900, 9910, 9920, 9930, 9940, 9950, 9960, 9970, 9980, 9990, 10000, 10010, 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11450, 11460, 11470, 11480, 11490, 11500, 11510, 11520, 11530, 11540, 11550, 11560, 11570, 11580, 11590, 11600, 11610, 11620, 11630, 11640, 11650, 11660, 11670, 11680, 11690

1. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REPLACED TO CITY OF PORTLAND STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARD.
3. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SLOPE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. RAMP TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
5. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
6. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

1. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFF-SITE.
2. ALL MATERIALS OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS, CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
3. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE BEEN OBTAINED, PERMIT, NECESSARY, AND THE CITY HAS REVIEWED AND APPROVED THE CONTRACTOR.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 48 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. HOWEVER IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE EXISTING PLANS PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND SHALL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE CITY.
6. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET OF THE PROPERTY LINE TO PROVIDE A CLEAR PASSAGE FOR CLARITY OF PROPERTY AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
7. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD DRAINAGE STRUCTURES. CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING UTILITIES. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE STRUCTURE INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN CURBS, ETC. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING OFF-SITE STORAGE TO EMPLOYEES; NO ON-SITE WORKING OR STORAGE TO BE PROVIDED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.

1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE. NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND TO COORDINATE WITH THE UTILITY COMPANIES INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY CHANGES.
3. FOR ALL UTILITIES, ACONRN ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTRACT ENGINEER IF INVERT FIELD CONDITIONS VARY FROM DESIGN.
6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGN. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCER TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE DONE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND.
7. GAS UTILITIES: PROJECT GAS LOAD, GAS UTILITY DESIGN, AND FINAL GAS SERVICE LOCATION AND METERS TO BE DEFINED BY M.E.P. AND IN ACCORDANCE WITH UNTIL.
- 7.1. EXISTING GAS MAIN INFORMATION OBTAINED FROM UNTIL 54 YORK STREET MAIN RECORDS ON 11/5/2011. EXISTING GAS SERVICE INFORMATION OBTAINED FROM UNTIL ON 11/5/2011. COORDINATE WITH UNTIL FOR ADDITIONAL INFORMATION.
8. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRICAL INSTALLATIONS SHALL CONFORM WITH THE CITY OF PORTLAND STANDARDS REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY CHAIRMAN, COMMUNICATIONS AND FAIRPORT COMMUNITY DEVELOPMENT. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH THE UTILITIES COMPANIES INVOLVED.

MINIMUM HORIZONTAL UTILITY SEPARATION					
UTILITY	UGE/T/C	WATER	SEWER	GAS	STORMWATER
UGE/T/C	—	6'	5'	4'	6'
WATER	6'	—	5*	6'	3'
SEWER	5'	5*	—	5'	10'
GAS	4'	6'	5'	—	3'
STORMWATER	6'	3'	10'	3'	—

*PERMISSIBLE ONLY IF SEWER IS LAID MIN. 18" BELOW WATER SERVICE; OTHERWISE, 10' OF HORIZONTAL SEPARATION MUST BE MAINTAINED.

[illegible][illegible]

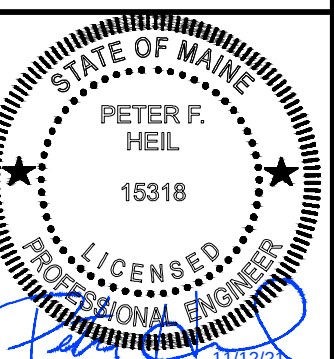
SITE & UTILITY PLAN

PROJECT NAME: 54 YORK STREET REDEVELOPMENT
54 YORK STREET, PORTLAND, MAINE 04101

CLIENT: 54 YORK LLC
400 COMMERCIAL STREET, PORTLAND, MAINE 04101


A C O R N
ENGINEERING, INC.
 1600 ENGINEERING AVE
 PO BOX 3372, PORTLAND, MAINE 04104
 (207) 775-2655

FILE:	2.87_CIVIL
IN:	2.87
SCALE:	1"=10'
DESIGNED BY:	PFH
DRAWN BY:	ZMS
CHECKED BY:	WHS



DRAWING NO.
C-10



3/8/2022

To whom it may concern:

I am writing with regard to the brick masonry structure at 54 York Street and the ongoing masonry renovation efforts. Prior to commencing operations to remove multiple and poorly adhered paint coatings, we had concerns as to the overall condition of the original brick substrate under the coatings. Our concerns were primarily related to the effect of water intrusion that had been trapped between coatings over the years and the overall sense that the brick utilized in the construction were of varied composition, porosity, and hardness. In the course of our sampling process and testing for suitable removal method, we were made aware that the building may not have been originally coated upon construction.

Now that we have spent time removing coatings and assessing the structure, we have a more quantitative assessment of conditions for your review. The brick utilized in the construction are of varied size, color and density. We can also see evidence that the building was constructed in phases (2?) in a monolithic and industrial style that was purpose built without detail and effort commonly seen in a more finished landmark style building. We are more than pleased with the visual result of the coating removals and our overall sense of the brick field of wall is that no further coating will be necessary to protect the structure. I have some small concern as to weather integrity as it relates to the building envelope and we are taking the following steps to mitigate this concern. We have performed a rhyllum test to various elevations to determine the rate of water absorbed through the brick. The results are that some are very porous and absorbing, some quite not. This is common for the wood fired brick utilized in construction and is generally not a concern as the brick equally evaporate water as meant to. We are intending to have the windows installed approximately 2" back from field of wall as more likely done at the time, instead of out near the face of the wall, which makes the windows more prone to leaking. It is possible that upon completion of all repairs, we will elect to apply a clear waterproofing sealant that does not effect the appearance of the brick, as insurance for a weather tight envelope.

To summarize, we are very happy and excited with the process and work to date. We feel the brick will be happier in its normal state after all these decades of smothering paint. This project will ensure the structure is here to enjoy for many decades to come.

Best regards,

Pete Chavonelle-President

Masonry Preservation Associates



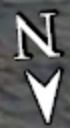


York 54, 6-2019

Write a description for your map.

54 YORK STREET

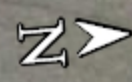
5687



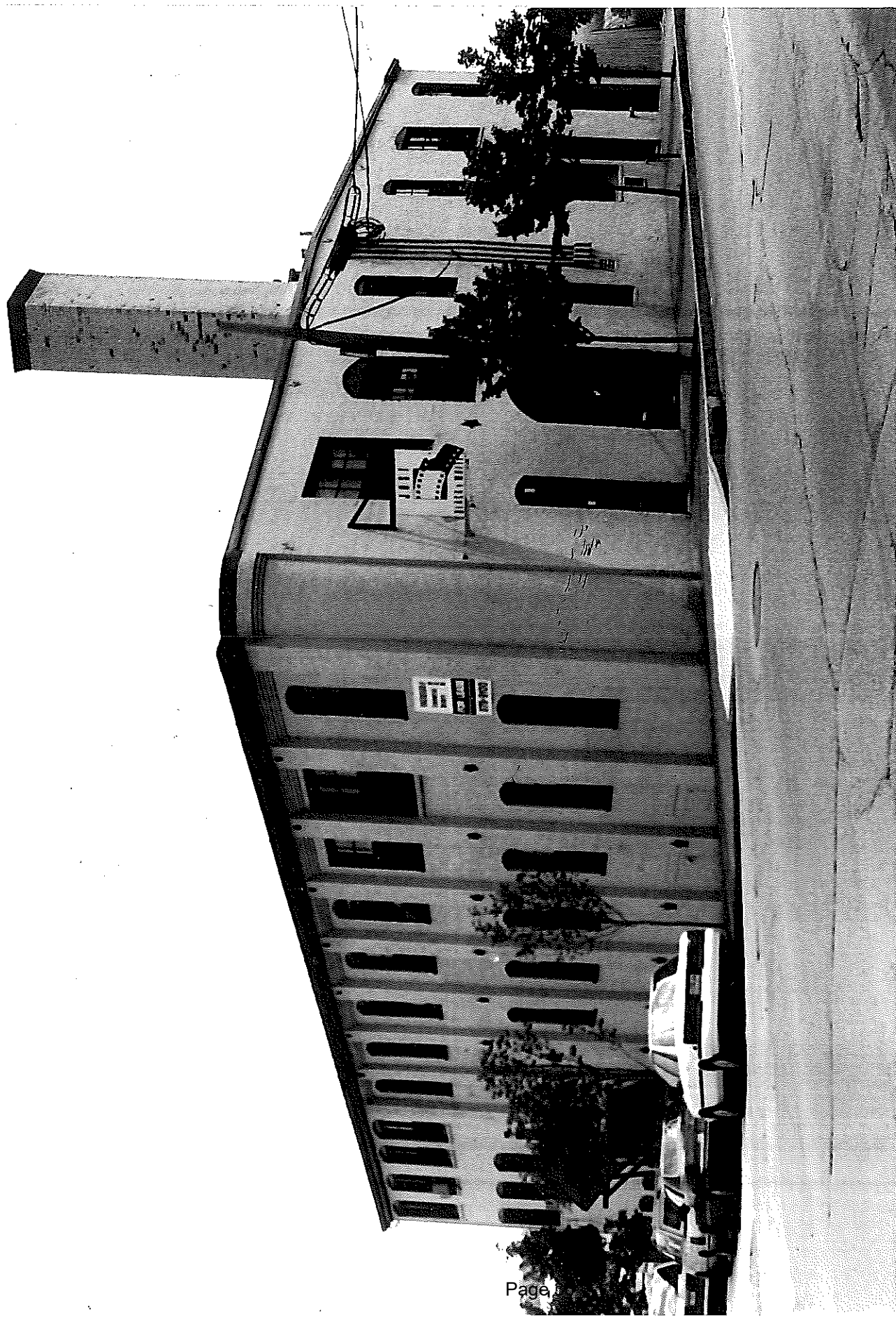


York 54, 7-2018

Write a description for your map.







Portland Historic Resources Inventory

Property Address: 54-60 York Street

Inventory #: HH-34

Assessor's C/B/L:

District: How House

Map #: 34

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing District

Date of Placement: Local National

Description of Significant Features and Subsequent Alterations:

Constructed in various stages, c. 1874, this brick two story (with full basement), six bay (northwest facade) manufacturing structure serves as an important singular building, with individualistic styling to enhance its corner lot positioning. Built by George Littlefield and M. Wilson, this building was later bought by McDonald, in partnership with Rufus Deering, and served as a wood sash and molding factory from 1888-1927.

The building is in good condition, having recently gone through a major interior and exterior renovation. The basement story opens up along the Maple Street side only, with evidence of bulkhead windows which have been bricked in.

The first and second full stories consist of segmental arches over the windows and entries, with two curious exceptions. Both the first bay on the northwest facade, and the second bay on the northwest facade, on the second floor, have flat arches over paired double double hung sash. These openings also have projecting sills, which indicate that they may have been used as loading doors for the second floor.

The northwest facade (York Street) consists of two floors. The first floor consists of one narrow bay, with an entry door, a double width arched entry, another narrow bay with a fixed sash, a paired bay, another narrow fixed sash bay, and an arched entry at the southwest end.

The second floor on this facade consists of the previously mentioned paired sash, a segmented arch double door (several inches below the fenestration line), two narrow fixed sash bays, an arched paired sash bay, and a narrow arched fixed sash bay. Given the unequal spacing between the third and fourth bays, it is likely that the latter section of the building was erected later than the first half. In addition, there are star shaped wall anchors between the first and second floors only.

The northeast facade (Maple Street) consists of a full basement floor (as a result of the elevation change, and two upper floors. The first floor consists of twelve segmented arches, utilizing double hung sash in each bay. On this facade, each of the bays are set between undecorated brick columns, thus having the appearance of being recessed panels. At the centerline of the basement story, and just above the first story, are star shaped metal wall anchors set into each of the columns.

The second floor on the northeast facade is like the first, aside from the previously mentioned double bay arrangement. At the cornice on this facade is an interesting five course corbel above each of the bays, adding to the recessed appearance of each bay.

As on the northwest facade, the last four bays (towards Commercial Street) have no brick columnation, no cornice corbel, and the second floor windows touch the cornice; clearly, another addition to the main block. An important detail is that this building is not square; rather, the northern corner is rounded, with a two story recessed panel at the apex. There is an approximately twenty foot tall brick chimney on the interior side of the northwest facade.

City Review of Certificates:

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

Property Name: C.J. McDonald Building

Property Name(Other):

Street Address: 54-60 York Street

Town: Portland County: Cumberland

Date Surveyed: 06/1992 Surveyor: Erik Carson

Updated:	by
(date)	(surveyor)
	by
	by

Owner Name:

Owner Address:

Primary Use (Present): COMMERC/TRADE

Condition:

ARCHITECTURAL DATA

Primary Stylistic Category: ITALIANATE

Other Stylistic Category:

Height: 2 1/2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 5 Bay

Appendages:

Porch:

Plan:

Primary Structural System: TIMBER FRAME BRICK

Chimney Placement: INTR FRONT/REAR

Roof Configuration: FLAT

Roof Material:

Exterior Wall Materials: BRICK

Foundation Material: BRICK

Outbuildings/Features: LANDSCAPE/PLANT

HISTORICAL DATA

Documentated Date of Construction: C. 1874

Estimate Date of Construction:

Date Major Additions/Alterations:

Architect:

Contractor:

Original Owner: Geo Littlefield & Albert Wilson

Subsequent Signific. Owner: C.J. McDonald & Rufus Deering

Dates:

Cultural/Ethnic Affiliation:

Historic Context(s): INDUSTRY

Comments:

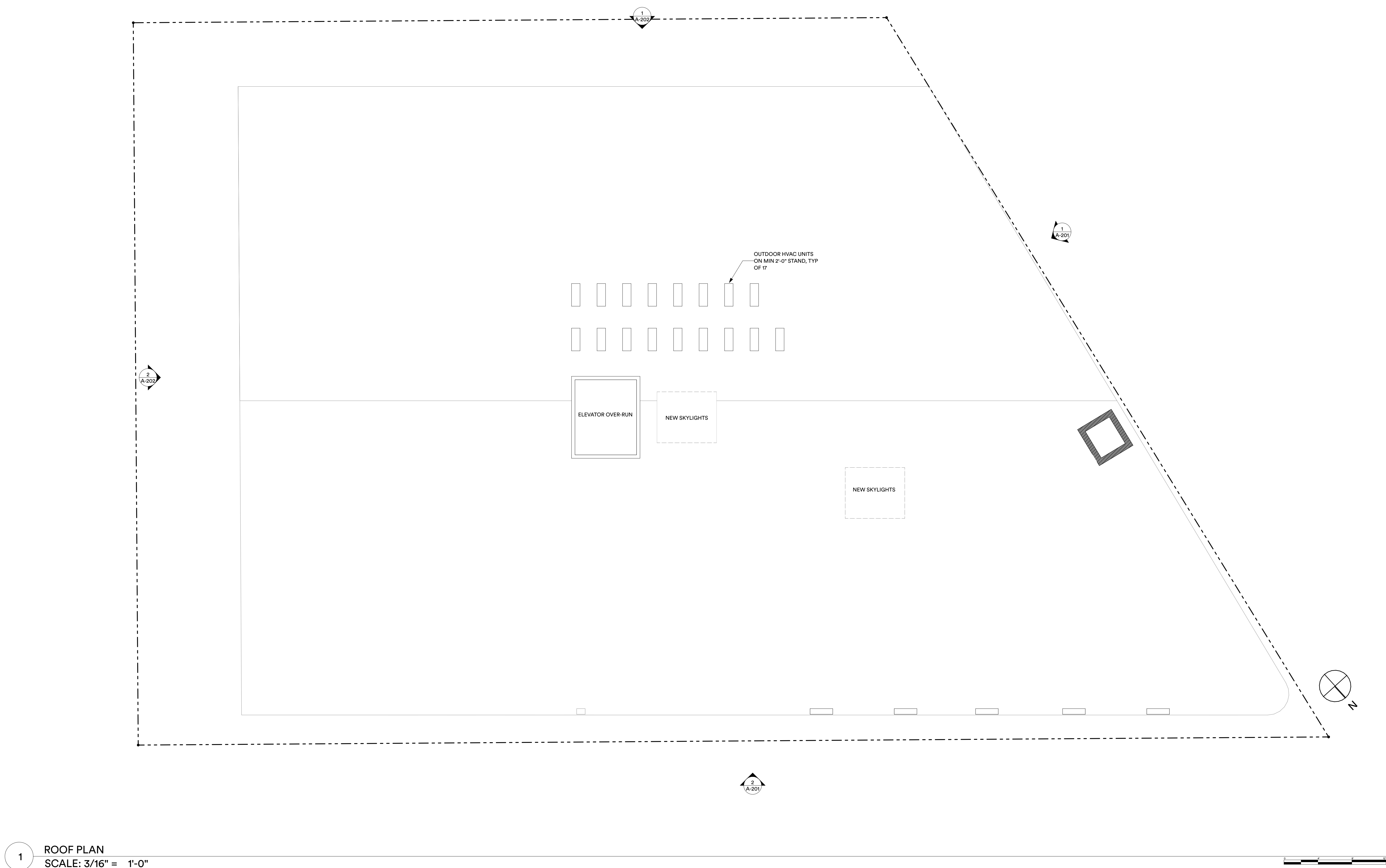
Portland City Directories 1874 - 1888.

Historical Drawings Exist N

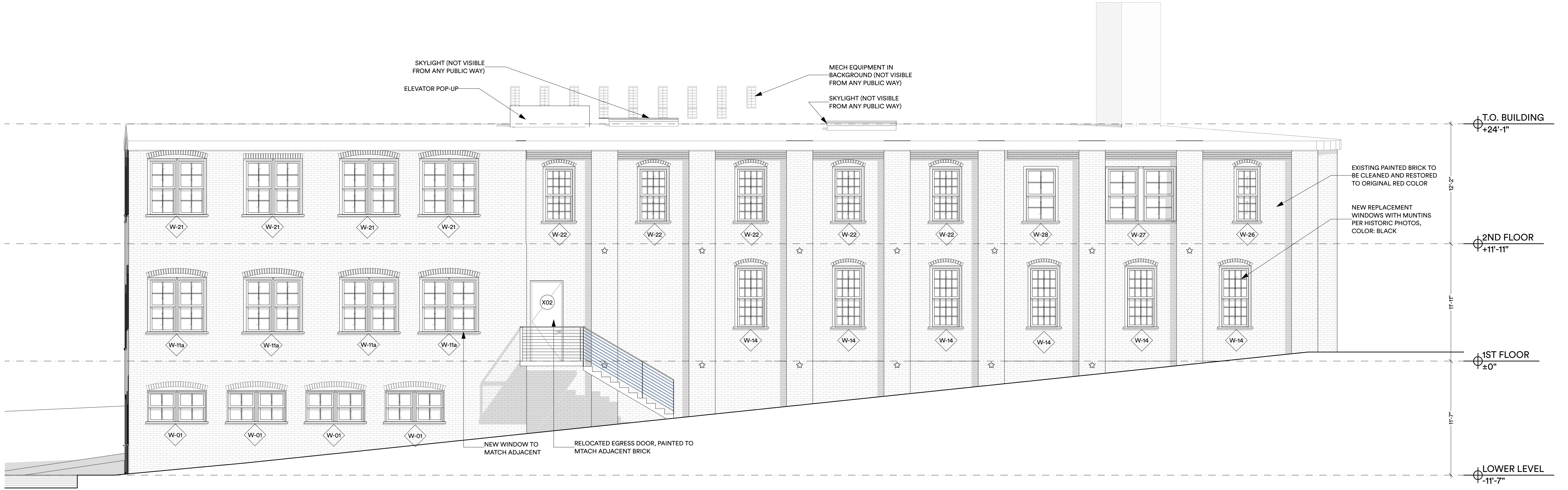
Location:

ENVIRONMENTAL DATA

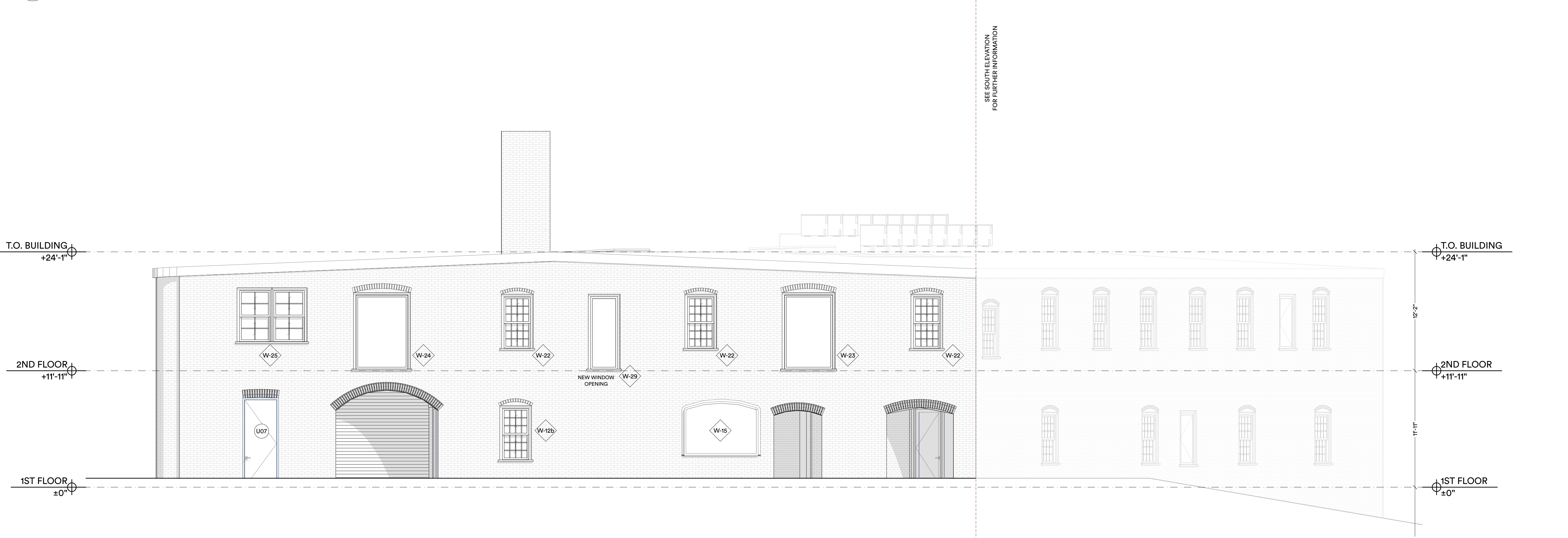
Site Integrity: Original Y Moved N Date Moved



BIMcloud: bimserver25 - BIMcloud Basic for ARCHICAD 25/Commercial Studio/54 York Street_Curret 20211020



2 NORTH ELEVATION (MAPLE STREET)



1 WEST ELEVATION (YORK STREET)

CALEB JOHNSON
STUDIO

110 EXCHANGE ST. 2ND FLOOR, PORTLAND, ME 04101
207 283 8777
calebjohnsonstudio.com

PRELIMINARY
NOT FOR
CONSTRUCTION

CHANGES THIS ISSUE:	
ID	DESCRIPTION

SUBMISSIONS:	
ISSUE	DATE

CONSULTANT:	
DATE	DESCRIPTION

CJS PROJECT LEAD:
J/J / RB

DATE OF ISSUE:
2/2/22

PROJECT STATUS:
DESIGN DEVELOPMENT

54 YORK STREET RESIDENCES

54 YORK STREET PORTLAND ME 04101

JAY HIBBARD

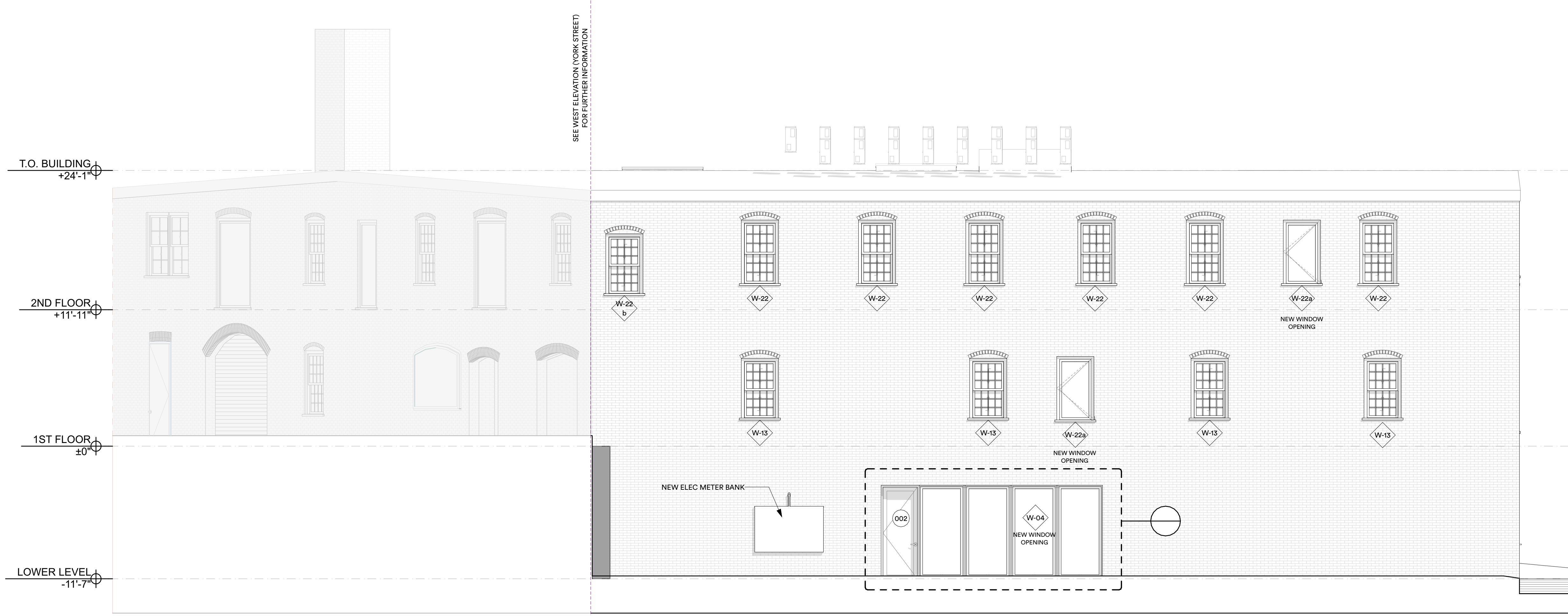
BUILDING ELEVATIONS

A-201

Page 36

BIMcloud: bimserver25 - BIMcloud Basic for ARCHICAD 25/Commercial Studio/54 York Street_Curret 20211020

1 SOUTH ELEVATION



2 EAST ELEVATION



HPB Public Comment: 54 York Street renovations

External Inbox



George Rheault

1:16 PM (7 minutes ago)

to HHistoric, Deb, Robert, jmy, me, Christine

Once again, the actual historical record of the subject structure under review receives short shrift from the staff and HPB.

(1.) 2013 Review

The materials from the 2013 review should be made available (presumably they all exist in digital form, but if not, they should be) including the as-built final product. The HPB would do itself and the public a great deal of service in helping demonstrate how buildings evolve and change, including via the byzantine "historic preservation" regulations. This becomes essential when the applicant may be only disturbing things that have only recently changed (as recent as the 2013 renovations) versus historic fabric from the original period of significance.

(2.) Circa 1914(?) Image

Courtesy of our Portland Public Library, linked below is perhaps one of the best images of the building (looking east showing the southwestern sides of the building) including the extensive roof-top appurtenances then extant. The automobiles suggest 1914 but the image is not dated. The photo's zoom feature allows us to better understand the building's context and other aspects that have been speculated about (the masonry appears largely unpainted here as well as the fact that the chimney was once taller than it is today.)

["York Street between Park Street and High Street, from west, McDonald M" by City Of Portland, Maine, Annual Report of the Commissioner of Public Works \(portlandlibrary.com\)](#)

(3.) 1987 Chimney Alterations after "Our Place, Inc." ownership ended

The HPB should make clear that the chimney height was altered, and the roof-top sheds removed. City Tax Assessor records confirm this: [file \(3294x2565\) \(portlandmaine.gov\)](#)

It is clear that the chimney came AFTER the original construction (otherwise the windows make no sense) but the sheds may have been original (necessary for whatever was happening inside). Therefore, removal of the chimney really should be on the table since it would make the interior of the building more functional. The chimney should not be fetishized (the other roof-top mechanicals were not). Much MUCH better chimneys have been lost in the vicinity (the one connected Foundry Ave to [40-48 York Street, Portland, 1924 - Maine Memory Network](#)) that became part of the nearby cold storage/ice cream factory complex ([11-15 Maple Street, Portland, 1924 - Maine Memory Network](#) + [321-331 Commercial Street, Portland, 1924 - Maine Memory Network](#))

(4.) Laundry era (1938-1953?)

The structure appeared to have been the site of a commercial laundry business for a period of time and this era of its use should be clarified including teasing out any modifications made necessary for such an occupation (FYI: insurance map clearly depicts outlines of roof-top sheds).

[Image 32 of Sanborn Fire Insurance Map from Portland, Cumberland County, Maine. | Library of Congress \(loc.gov\)](#)

(5.) Essential Connections to Railyard

a. - Portland Terminal Company actually leased the land to McDonald Manufacturing which owned the building only: [341-383 Commercial Street, Portland, 1924 - Maine Memory Network](#)

b. - Goodwin Atlas: ["Goodwin Atlas, 1882 : Plate 42" \(portlandlibrary.com\)](#)

(6.) Miscellaneous Images

a. - 1911 Aerial Showing Context: [View toward Portland waterfront, 1911 - Maine Memory Network](#)

b. - Richards Atlas Showing Context: ["Richards Atlas : Plate 1" \(portlandlibrary.com\)](#)

HPB Public Comment: 54 York Street - Photos from 1985 + 1975

External

Inbox



George Rheault

10:23 AM
(5 minutes ago)

to Robert, Deb, HHistoric, jmy, me, Christine

Via the Portland Room (Portland Public Library) and courtesy of Abraham Schechter and his heroic salvaging of discarded Portland Press Herald negatives, there are some important images depicting the historical evolution of 54 York Street that should be reviewed carefully by the Historic Preservation Board as it finalizes its review of the pending application for this property.

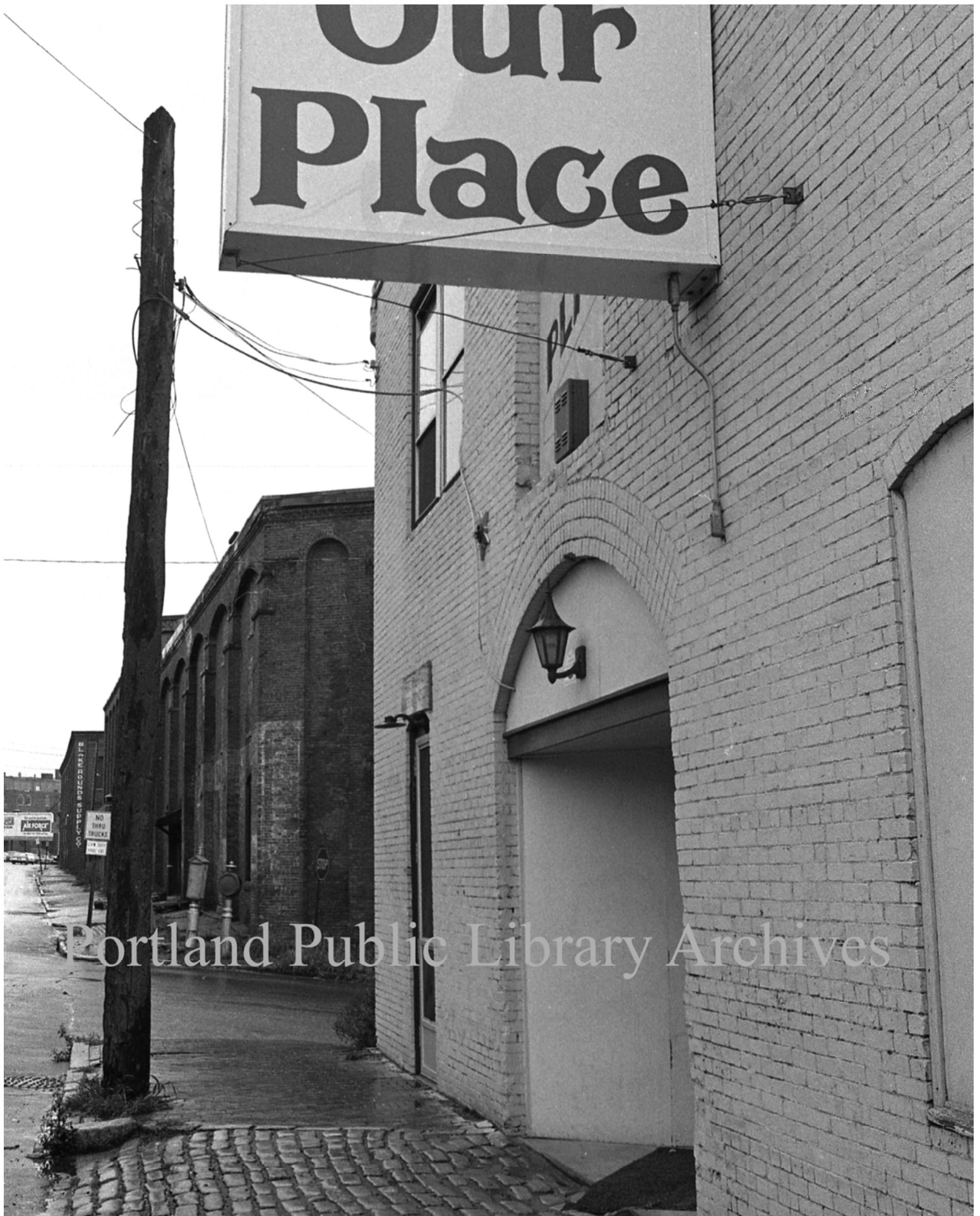
See link below and attachments (links may allow for zooming into images with better clarity than the attachments).

The images prompt a very big question for both the HPB and the National Park Service (along with the applicant): Has the "original" structure has been so compromised by historical change (both to the extant structure and its context) that it has lost its historical integrity and the story it purports to tell us today?

- loss of upper chimney and introduction of unhistoric chimney cap detail (the original chimney was uninterrupted along its entire length including at its culmination without any extraneous brickwork)
- loss of upper floor cargo bay and loading hoist beam (York Street side)
- loss of railyard context (crucial because this is how raw material (lumber) was delivered to the mill and how finished products were shipped out and the very reason for why the McDonald Manufacturing Company operated where it did but which no passersby would appreciate now)
- loss of most of the area's original industrial context (its neighbors to the south, west/northwest and directly east are all very contemporary additions: two modern hotels, two modern condo developments and a parking lot created sometime since 1975 where the original E.T. Burrowes & Co. Screen Factory once stood)
- loss of roof-top mechanical appurtenances (including at least two big sheds one of which was likely a stairway override) that were essential to what was taking place inside and down below
- loss of large sheds along railroad siding that were important parts of the operation for storage of materials before and after manufacturing (very evident from all the 1924 Tax Assessor Cards for the complete property - not just the brick building at 54 York Street)

https://digitalcommons.portlandlibrary.com/pphnegs_images_business/718/







**Our
Place**

Portland Public Library Archive





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

**PUBLIC HEARING
1227 WESTBROOK STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: April 1, 2022
RE: April 6, 2022 **PUBLIC HEARING**

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

Address: 1227 Westbrook Street
Stroudwater Historic District

Applicant/Building Owner: John Richardson and Claire Horn

Architect: Scott Simons Architects

A sign announcing the Historic Preservation Board's public hearing on April 6, 2022 was posted at the property as of March 28, 2022. A legal ad was published in the Portland Press Herald on 3/25/22 and 3/26/22 and 32 notices were sent to neighboring property owners within 100' of the property.

Introduction

Following two preliminary review sessions, applicants John Richardson and Claire Horn have requested a public hearing and final review of their proposal for two building additions to the historic residential structure at 1227 Westbrook Street. A living room addition is proposed off an existing wing on the northwest side of the house and a two-story garage/master suite addition is proposed off the southeast elevation of the house. A recessed entryway connects this garage/master suite addition to the principal structure.

Although the focus of the preliminary workshops has been on the proposed building additions, the final application also calls for exterior and site alterations. The historic structure's existing windows are proposed to be replaced and modifications are proposed for the driveway and parking area. Board members are encouraged to review carefully these additional elements of the overall proposal as well.

Enclosed for the Board's review is a narrative prepared by Scott Simons Architects that describes the full scope of work and highlights the most recent design revisions made in

response to the last workshop held on March 2—see ATTACHMENT 1. ATTACHMENT 2 includes final plans, annotated elevations and renderings. ATTACHMENT 3 is a compilation of public comment received to date.

For reference purposes, staff has attached renderings of the initial design proposal presented on January 12 and the revised design proposal presented on March 2—see ATTACHMENT 4. Staff has also attached a copy of the March 2 staff report (ATTACHMENT 5). Board members are encouraged to reread this report as it includes a description of the character-defining features of the property and the district and a description of the physical constraints and zoning parameters affecting this project. The March 2 report also summarizes the Board’s response to the initial proposal presented in January and describes the design revisions made in response to these preliminary comments and concerns. Finally, staff is forwarding a copy of the Stroudwater Historic District designation report—see ATTACHMENT 6. As Board members are aware, compatibility with the overall character of the neighborhood is an important consideration in the review under Standards #1 and #9.

Summary of March 2 Workshop

At the conclusion of the first workshop on January 12th, Board members noted that the scope and nature of the proposal presented significant challenges in terms of meeting applicable ordinance standards—in short, the applicant’s ambitious program was difficult to accommodate without unduly compromising the character of the historic structure. Citing threshold ordinance Standards #1 and #2, Board members expressed the view that the cumulative effect of the proposed additions was to overwhelm/dominate/compete with the existing historic structure. (A more detailed summary of Board comments is included in the March 2 staff report.)

The design proposal presented at the second workshop reflected a number of notable adjustments intended to respond to the Board’s concerns. Design modifications were as follows:

Living Room Addition

- Rather than extend the roof slope of the existing ell, the roofline of the addition stepped down to create differentiation
- The dormer was removed.
- A glass “hyphen” was added at the juncture between the existing ell and the addition.

Garage/Master Suite Addition

- The addition was physically separated from the existing structure, but for a “breezeway” connector that was set back from the front elevation of the addition.
- The size and volume of the addition were reduced. As modified, the garage was 360 sq. feet and now a 1 ½-car, rather than 2-car, garage. Its original width of 18 feet had been reduced to 14 feet.

- The garage door was narrower than in the previous proposal and applied trim was added to further reduce the apparent scale of the door.
- The second floor was also reduced in footprint and volume.
- The breezeway connector was shown with a full glass door and a large single-lite window above. A corresponding window on the rear elevation of the breezeway allows for views through the connector. A hood was shown over the entryway.

In the applicant's submittal for the March 2 workshop, two options were shown for the treatment of the garage/master suite addition. The two options varied as follows:

Option 1: The ridgeline of the connector stepped down from the roof ridge of the main addition. In this option, the garage door included glazing.

Option 2: The main addition and the connector shared the same roofline and there was no glazing in the garage door.

At the workshop, the project architects showed a design for the entryway connector that differed from what had been provided in advance of the meeting. The revised proposal showed the connector pushed forward of the position shown in the packet drawings and the hood over the entry door extending almost to the front plane of the garage.

Board Comments at 3/2 Workshop

Board members responded very favorably to the changes made to the original design proposal, finding that the additions now read as subordinate to and more respectful of the historic structure. With regard to the living room addition, Board members found that the stepping down of the roofline, the elimination of the dormer and the introduction of the glass hyphen at the juncture between the existing ell and new addition all served to better distinguish the new from the old. They also found the new design to be sufficiently recessive so as not to compete with the historic structure.

Board members also found the revised design proposal for the garage/master suite addition to be a significant improvement over the original design, especially in terms of its reduction in scale and its separation from the principal structure by way of a recessed connector. This physical separation avoids the removal/obstruction of historic material and allows the form of the original building to read through. Board members also noted that the smaller garage did not compete for prominence with the main house and that it had taken on a more shed-like appearance, rather than the appearance of a suburban two-car garage with a single, wide garage door.

Having found the major design revisions to be successful, much of the discussion at the March 2 workshop focused on the position and treatment of the breezeway connector and on the garage door design, as the project architects had offered alternative treatments for the Board's consideration. Board members were mixed in their response to the two roofline options for the connector. There were also mixed views as to whether the garage doors should include glazing or not, but there appeared to be a consensus of opinion in favor of no glazing.

With respect to the position of the breezeway connector, there was clear agreement among Board members that the face of the breezeway should be further recessed as shown in the drawings included in the original Board packet. Board members also agreed that the hood over the entry should not project to the extent shown.

Board members also recommended that the amount of paving on site be reduced and that gravel or another alternative paving material be used for the area next to the side southeast elevation of the garage.

It should be noted that some members of the Board, while acknowledging that the proposal had been significantly improved, continued to express general concerns about the overall visual impact of the proposed addition(s) on the existing historic house and their compatibility with the distinguishing characteristics of the Stroudwater Historic District.

Final Proposal

Please refer to Mr. Simons' cover letter for the final proposed scope of work. Note that in addition to the proposed building additions, the project also includes the exterior rehabilitation of the existing building's exterior. The rehabilitation calls for the replacement of the existing windows with clad wood windows (Marvin Ultimate, Anderson "A" series or Loewen are under consideration.)

With respect to site changes, Mr. Simons' letter indicates there will be no changes, but the enclosed renderings show a stone wall and walkway with stairs leading from the driveway to the front door of the house. The site plan shows some reduction in width of the existing driveway, but no change in paving material as suggested by Board members.

Final Comments

Proposed Additions: As the Board concludes its review of the proposed additions, Board members are encouraged to reread the ordinance review standards as they apply to this project—in particular Standards #1, 2 and 9. Recognizing that the project has evolved and improved considerably over the course of the preliminary review sessions, ultimately the Board must find that the proposal meets the ordinance review standards.

Proposed Window Replacement: As noted above, the final application calls for replacing the windows on the existing house. Given the age and significance of the house, window replacement should be given careful consideration. In staff's view, if the windows are determined to be historic, every reasonable effort should be made to restore the windows unless the condition of the windows makes this infeasible. If they do require replacement, staff recommends that wood windows, such as Green Mountain Windows, be installed in conformance with Standard #6. As staff has not had an opportunity to examine the existing windows to determine their age and condition, staff recommends

as a condition of approval that replacement of the existing house's windows (those that are visible from a public way) be subject to final review and approval by staff.

Site Alterations: Staff suggests that Board members ask for clarification about the scope and nature of site alterations, as the enclosed site plan and renderings are not consistent. For example, is a stone wall and second walkway from the driveway to the front door proposed? Will there be a transition in paving materials for the area on the southeast side of the garage, as suggested?

Final Connector Design: staff recommends that the roof over the entryway and walkway be pulled back further than shown, as recommended by Board members at the last meeting.

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. Architect's cover letter
2. Final submittal, including plans, elevations & renderings of original and revised proposal
3. Public Comment
4. Renderings from Jan. 12 and March 2 proposals
5. March 2 Staff Report
6. Stroudwater Historic District Designation Report

COVER LETTER FOR HP PUBLIC HEARING: APRIL 6, 2022

We are pleased to submit our Revised Design documentation for a Small Project Certificate of Appropriateness Public Hearing with the Historic Preservation Board. This proposal is for alterations and additions 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, an approx. 360 sf garage and master bedroom addition on the SE end of the house (the MBR/bath are approx. 260 sf), and related minor site improvements.

The project has been reviewed in two Historic Preservation Board Workshops, the first on January 12, 2022 and the second on March 2, 2022.

REVISED PROJECT DESCRIPTION

Based on the feedback we received in the two HP workshops, the plans and 3-D models have been revised as follows:

The roof over the connecting entryway between the new garage and the existing house has been held back from the front edge of the garage/MBR addition by 12", and the front door has been set back 42" from the roof edge to more clearly articulate the space between the old and the new. The revised configuration reduces the visual impact of the garage/MBR addition on the original house. Allowing the garage/MBR addition to read as more separate from the historic house, more legible as an addition and not part of the original structure. The breezeway has a full glass door and sidelight on the front, creating a clear separation between the historic house and the garage/MBR addition. The garage door has been moved to the inside of the entryway, to simplify the exterior form of the garage at this important intersection.

To further distinguish the renovations to the existing building from the additions, it was decided to use new double hung and fixed windows on the renovated portions of the rear building, and to use casement and fixed windows on the new additions. All windows will have white clad exteriors and painted wood interiors. All new windows will be trimmed with 5/4" x 2" painted wood trim.

The original house will be repainted white, as it was in the 1924 photo. The additions will have white cedar shingle siding with a "bleaching oil" stain to give them a uniform weathered appearance, to further differentiate the additions from the original house.

OUTLINE SPECIFICATIONS FOR EXTERIOR MATERIALS

Historic House (original)

Existing clapboard siding, rake, eave, corner, and window trim to remain and be repainted white.

Existing windows are in poor condition and need to be replaced. The replacement windows will exterior clad wood double hung windows with historically accurate sashes and mullions, and painted wood trim to match the existing in size and configuration. The mullion patterns will match the existing mullion patterns as closely as possible (6 over 6).

The front door, frame, surround, and sidelights will remain. They will be restored and repainted. Existing roof shingles to be replaced with new asphalt shingles, similar to the existing in configuration and color (gray).

Historic House (addition)

Existing clapboard siding, rake, eave, corner, and window trim to remain and be repainted white. Existing windows to be replaced with new clad wood windows with painted wood trim. The windows will be double hung and fixed windows as shown on the elevation drawings. Existing roof shingles to be replaced with new 30-35 year asphalt shingles, similar to existing.

Proposed Additions

New white cedar shingle siding with “bleaching oil” stain for a uniform weathered appearance. All rake, eave, corner, and window trim will be 5/4” x 2” and painted white. New windows will be clad wood windows with painted wood trim. The windows will be casement and fixed windows as shown on the elevation drawings. The new roof shingles will be 30-35 year asphalt shingles, to match those on the historic house.

Window Specification

Marvin Ultimate clad wood windows, or approved equal by Anderson “A Series” or Loewen. White clad exteriors, painted or clear interiors; low-e double pane glass.

Siding Specification

White cedar shingles with “bleaching oil” stain by Cabot or approved equal, to produce a uniformly weathered finish, in contrast to the white clapboards on the original house.

Roofing Specification

CertainTeed XT-25 asphalt roofing shingles, or approved equal.
Color: Dove Gray, or equivalent.

RENOVATION AND REPAIRS

No changes in scope.

SITE WORK

No changes in scope.

REVISED: 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.

REVISED: The residential uses proposed for the additions are compatible with the existing residential uses of the property. The proposed revisions have reduced the impact on 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, while still accommodating the owner's needs and requirements.

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.

REVISED: The distinguishing original qualities and character of the house will be preserved. The garage/MBR and living room addition has been reduced in size and mass to reduce their impact on the original building. No historic material or distinctive architectural features are being removed with the proposed additions (see existing elevation drawings showing where the proposed additions will touch the existing buildings).

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.

REVISED: With the changes to the size and massing of the additions, the revised proposal further differentiates the new work from the old and makes them more compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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.

REVISED: 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). The revised proposal further reduces the impact on the original building. As reviewed at the second HP Workshop, the garage/MBR addition touches the historic house approx. 1/2 as much as it did in the original proposal. The living room addition allows the original roofline to read clearly above the roofline of the addition, and it preserves the rake and soffit trim of the original 1850's addition.





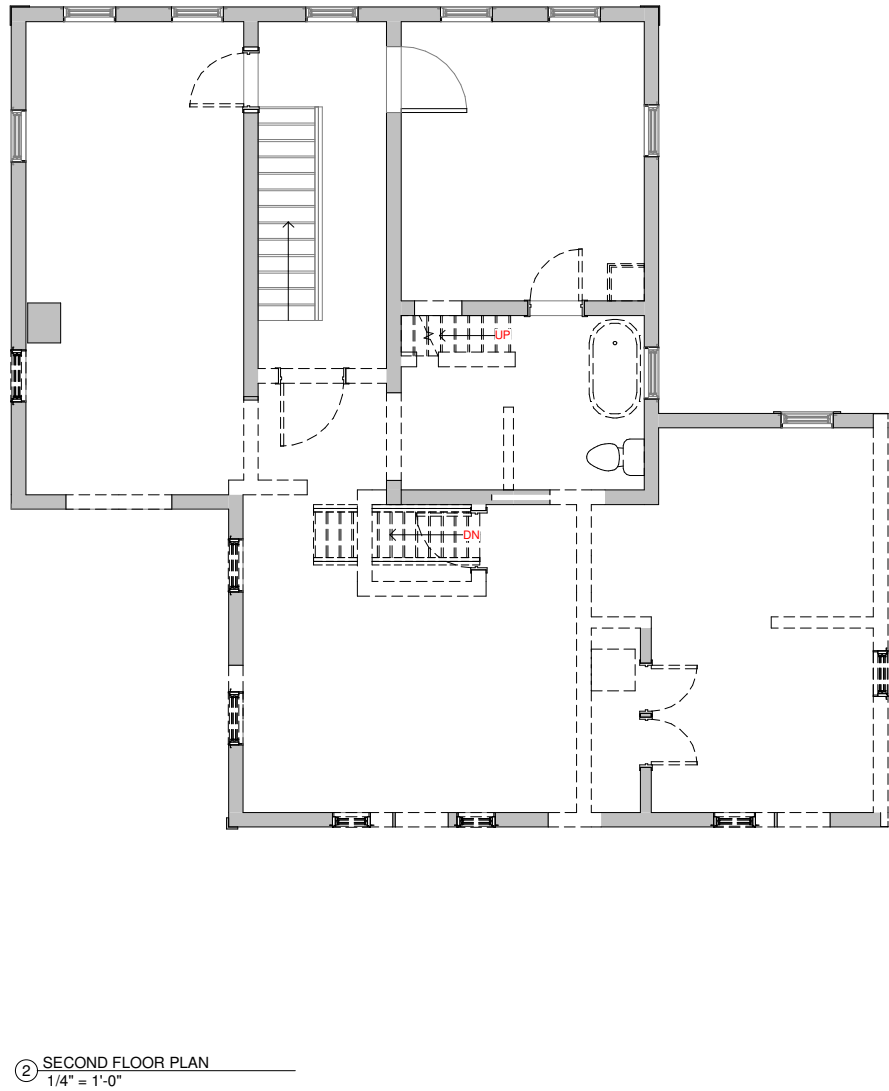
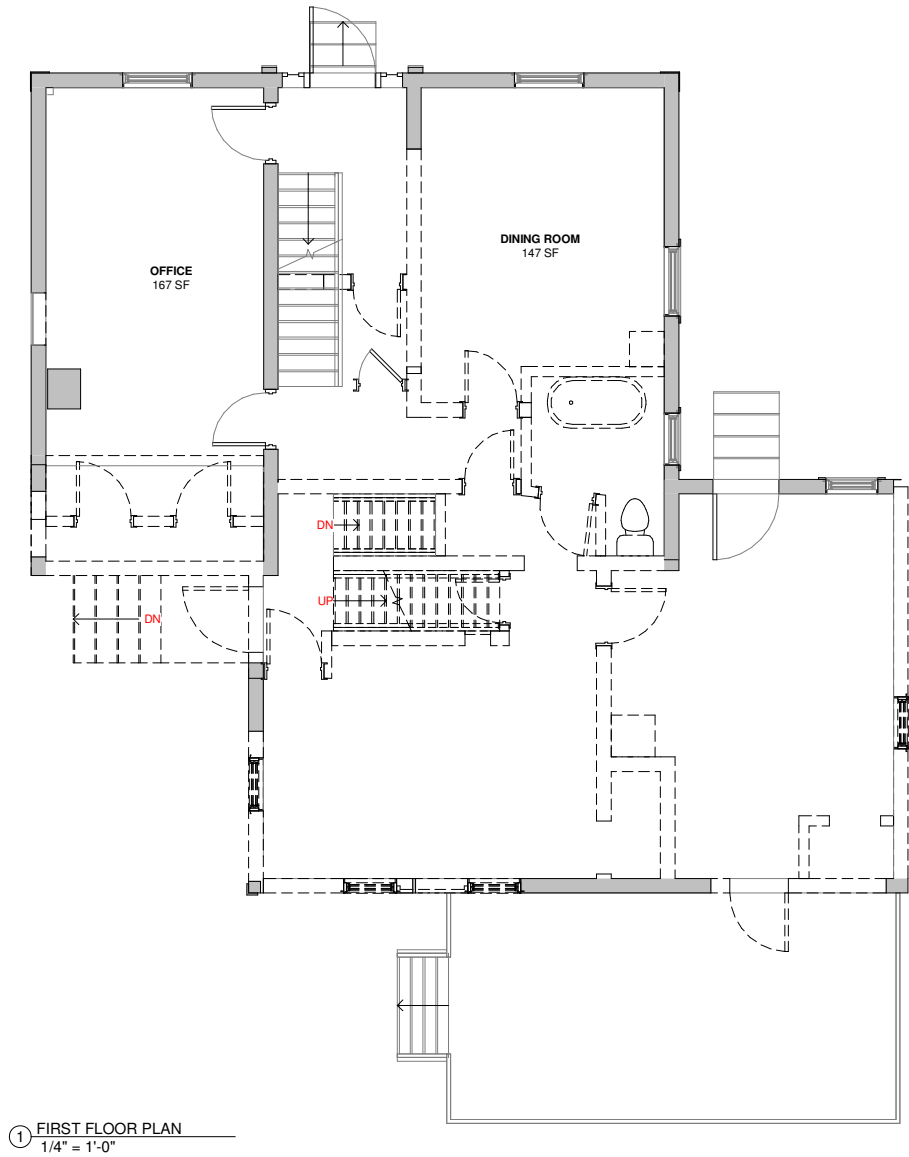


www.maine-memory.net/item/90705
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75 York Street
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PROJECT NAME:
**RICHARDSON
HORN HOUSE**

1227 Westbrook St
SEAL:

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△ REVISIONS

DATE OF ISSUE:	DATE OF ISSUE
PROJECT NUMBER:	2017-0110
STATUS:	0% PROGRESS

**DEMO AND
REMOVAL +
EXISTING PLANS**

G012



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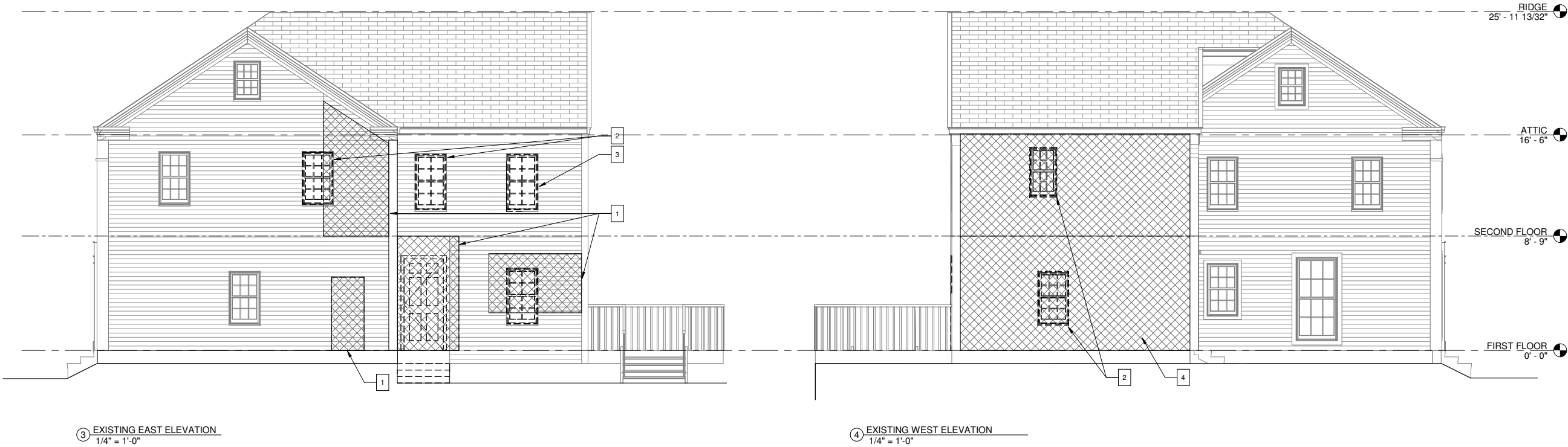
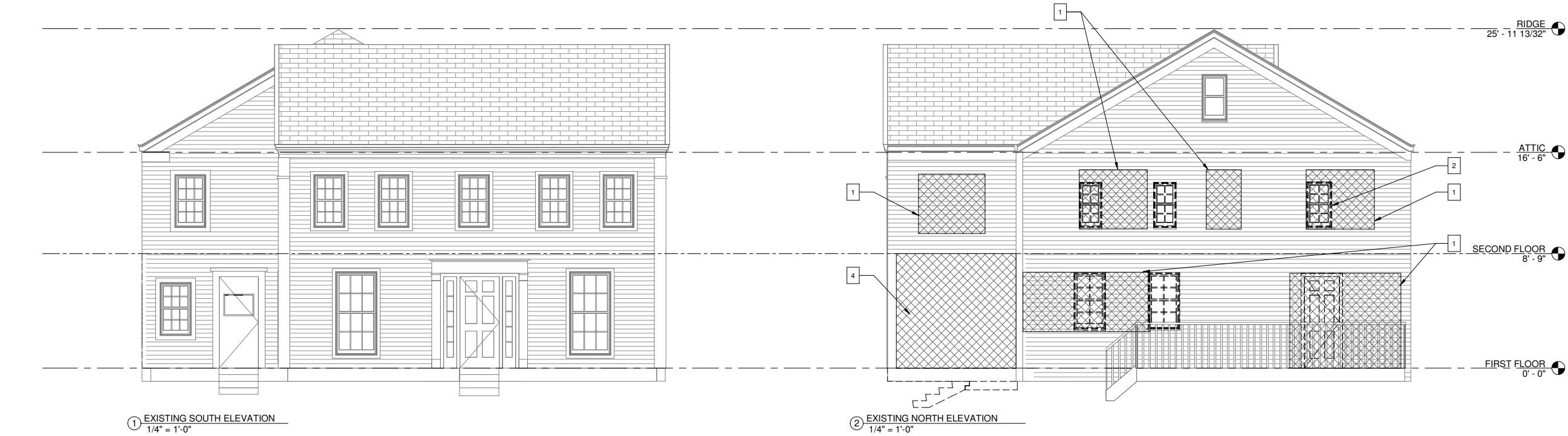
DATE OF ISSUE: DATE OF ISSUE

PROJECT NUMBER: 2017-0110

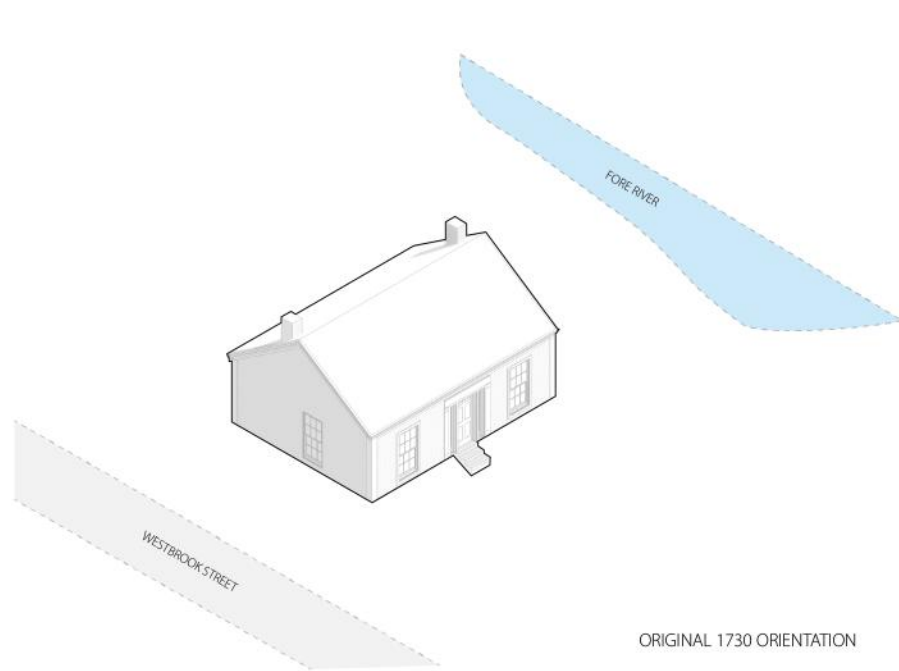
STATUS: 0% PROGRESS

EXISTING
ELEVATIONS

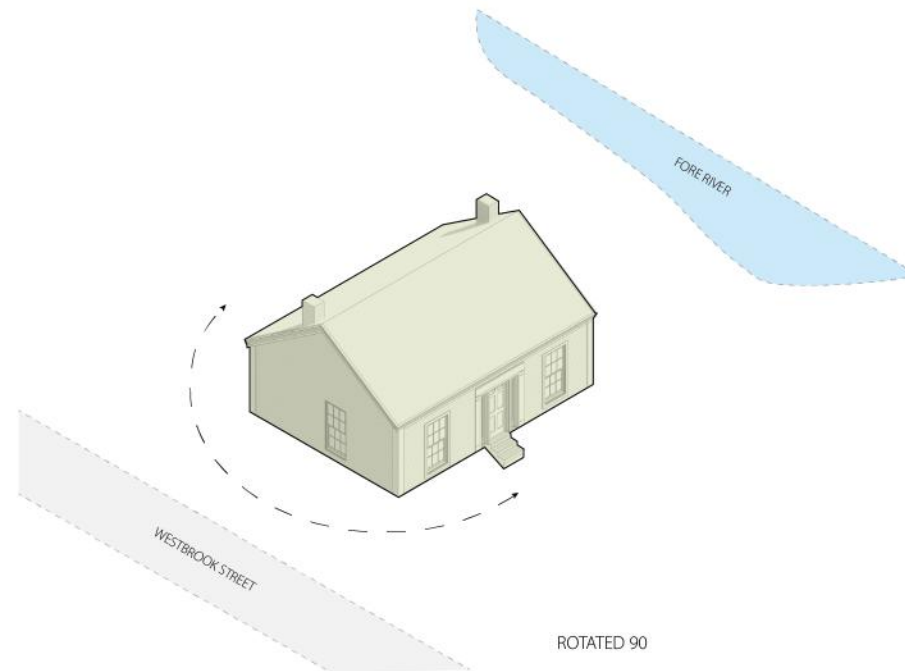
G011



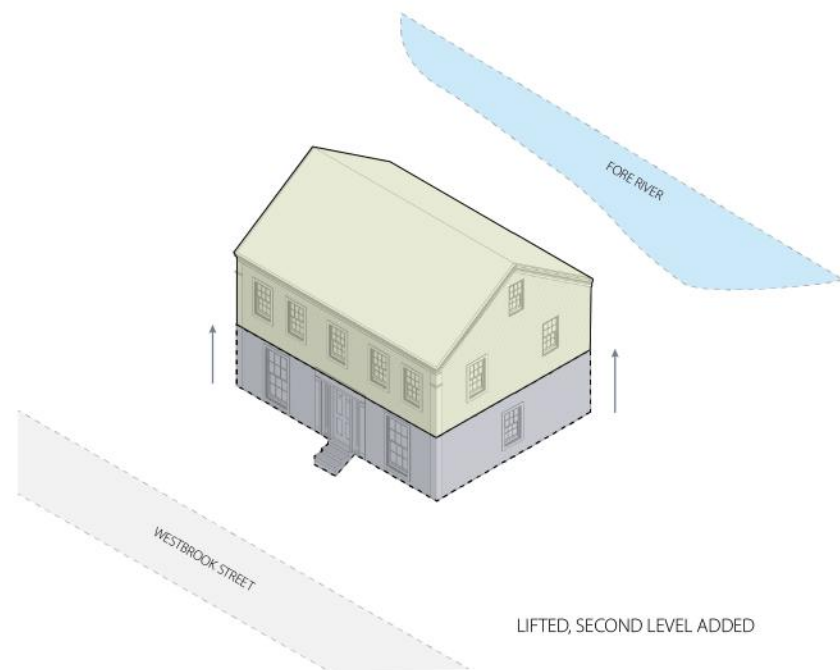
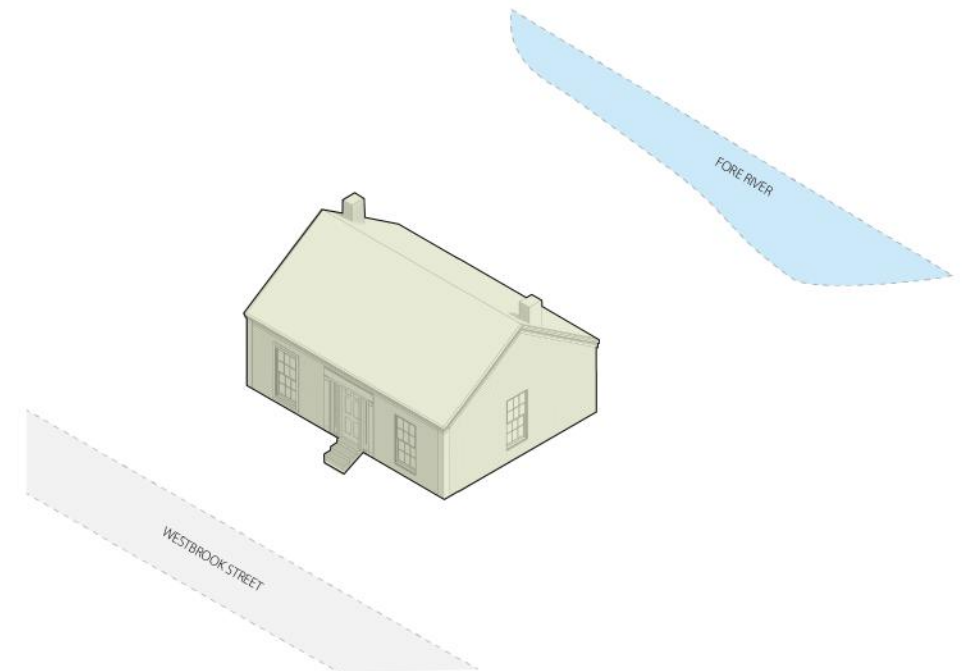
- 1 CREATE OPENING IN EXISTING WALL FOR INSTALLATION OF NEW GLAZING, DOOR AND/OR STRUCTURAL FRAMING + REINFORCEMENT
- 2 REMOVE EXISTING WINDOW
- 3 REMOVE EXISTING WINDOW, REPLACE
- 4 REMOVE EXTERIOR WALL IN ITS ENTIRETY



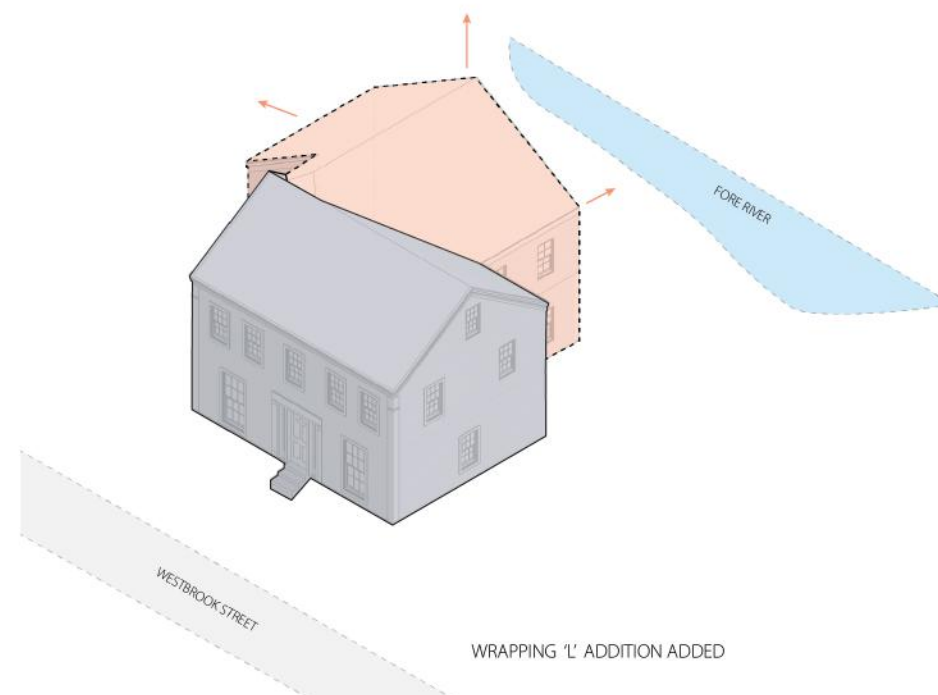
ORIGINAL 1730 ORIENTATION



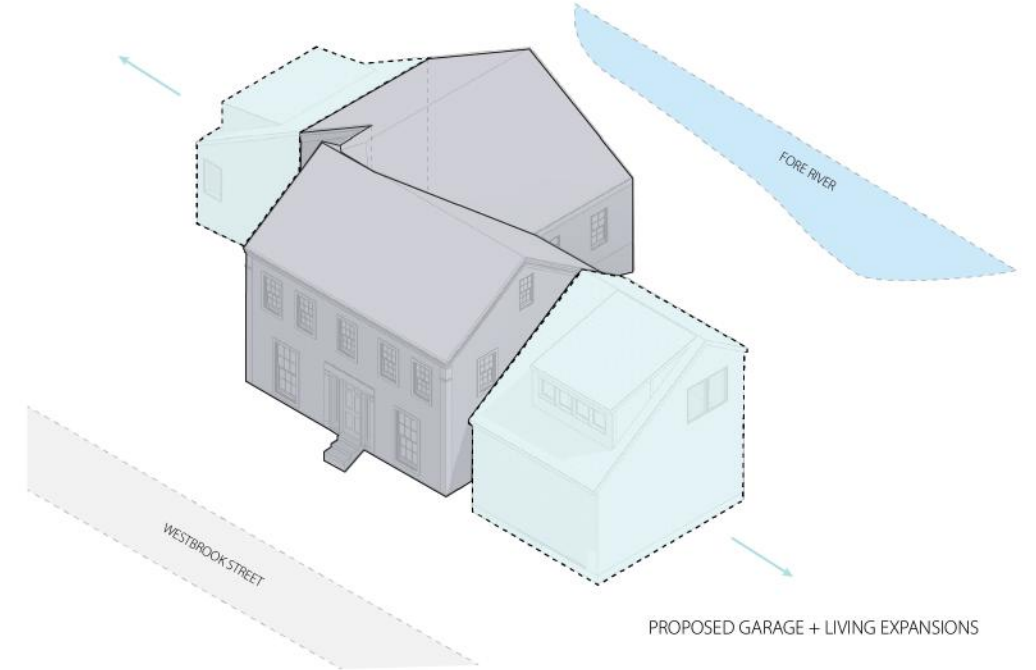
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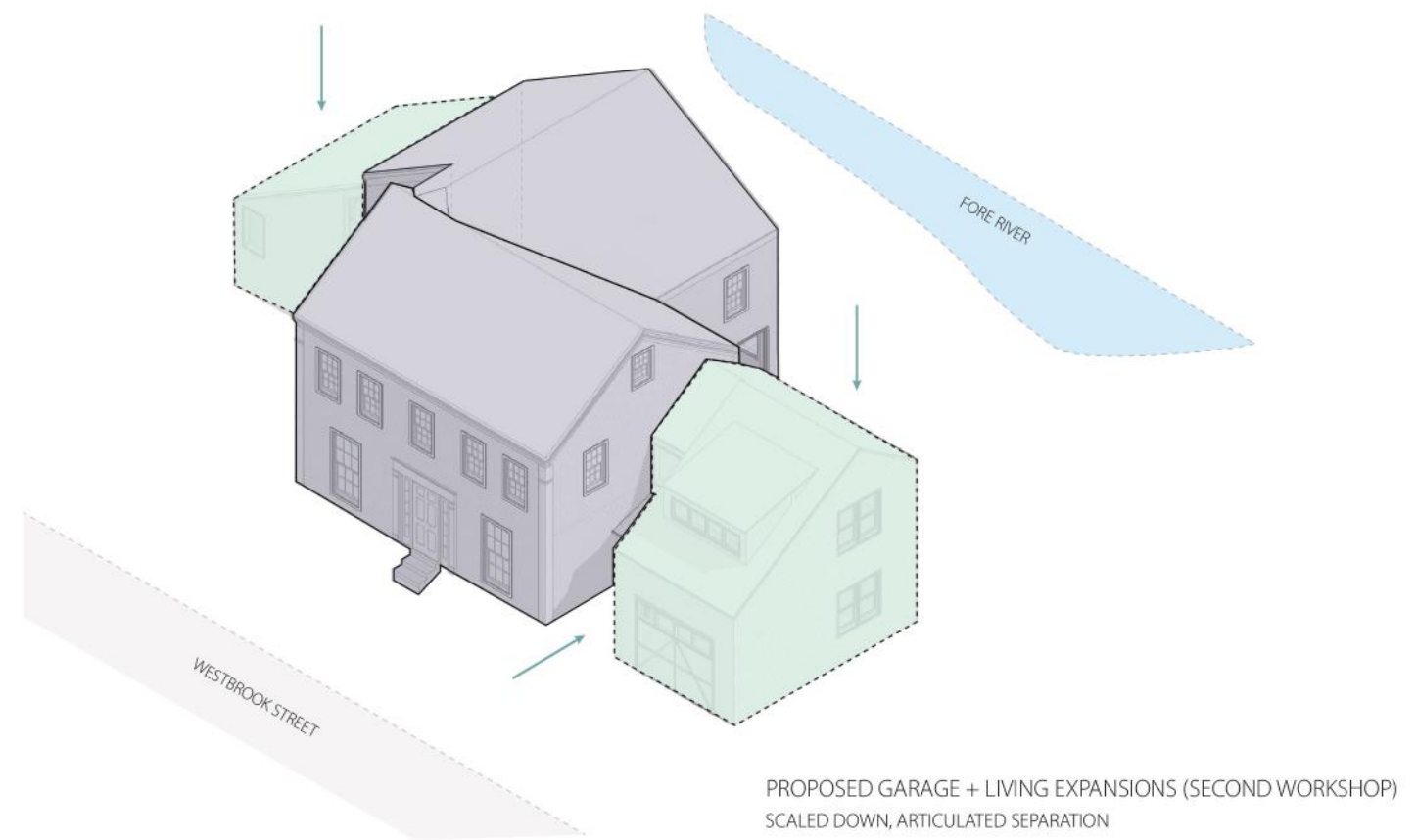
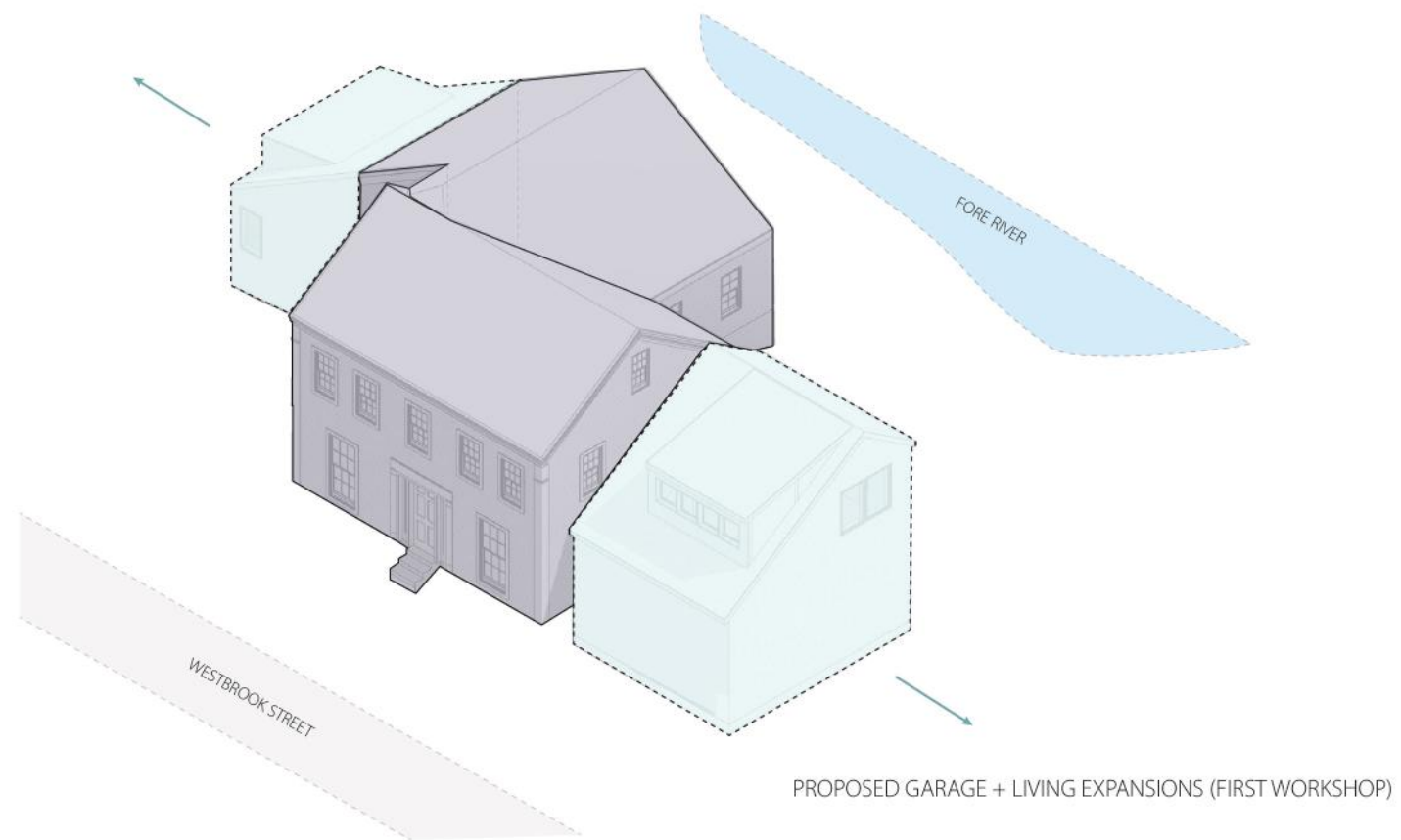
LIFTED, SECOND LEVEL ADDED



WRAPPING 'L' ADDITION ADDED



PROPOSED GARAGE + LIVING EXPANSIONS

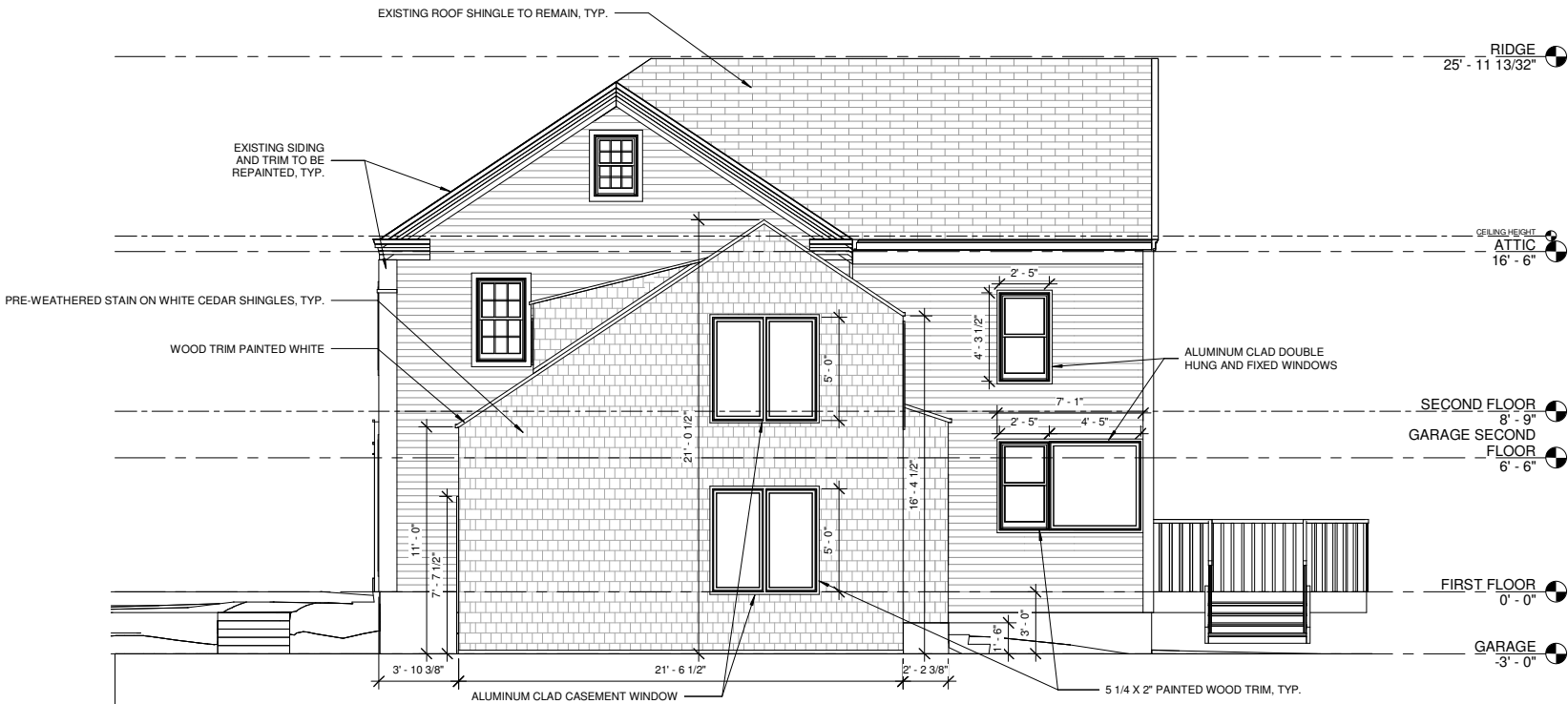




ALUMINUM CLAD CASEMENT,
DOUBLE HUNG, AND FIXED WINDOWS



① SOUTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"



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STATUS:

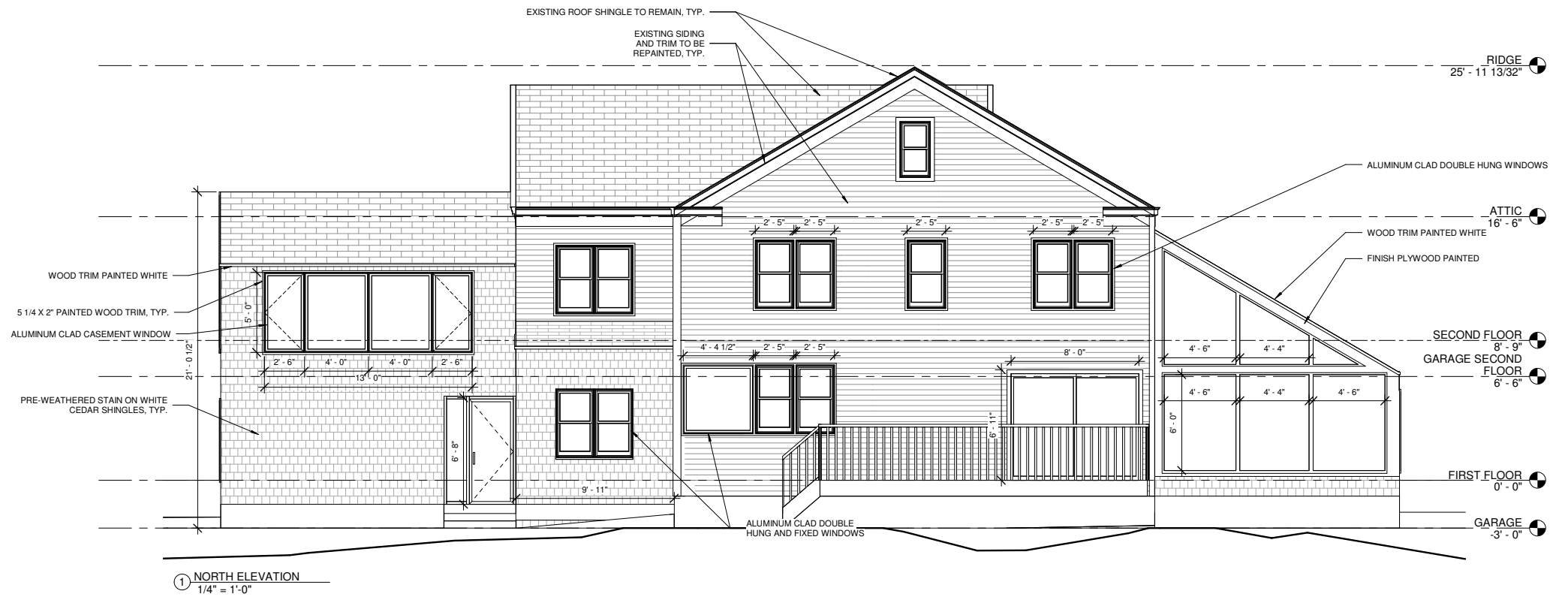
**PROPOSED
ELEVATIONS**

G006

MATERIAL PRECEDENT



MATERIAL PALETTE



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STATUS:

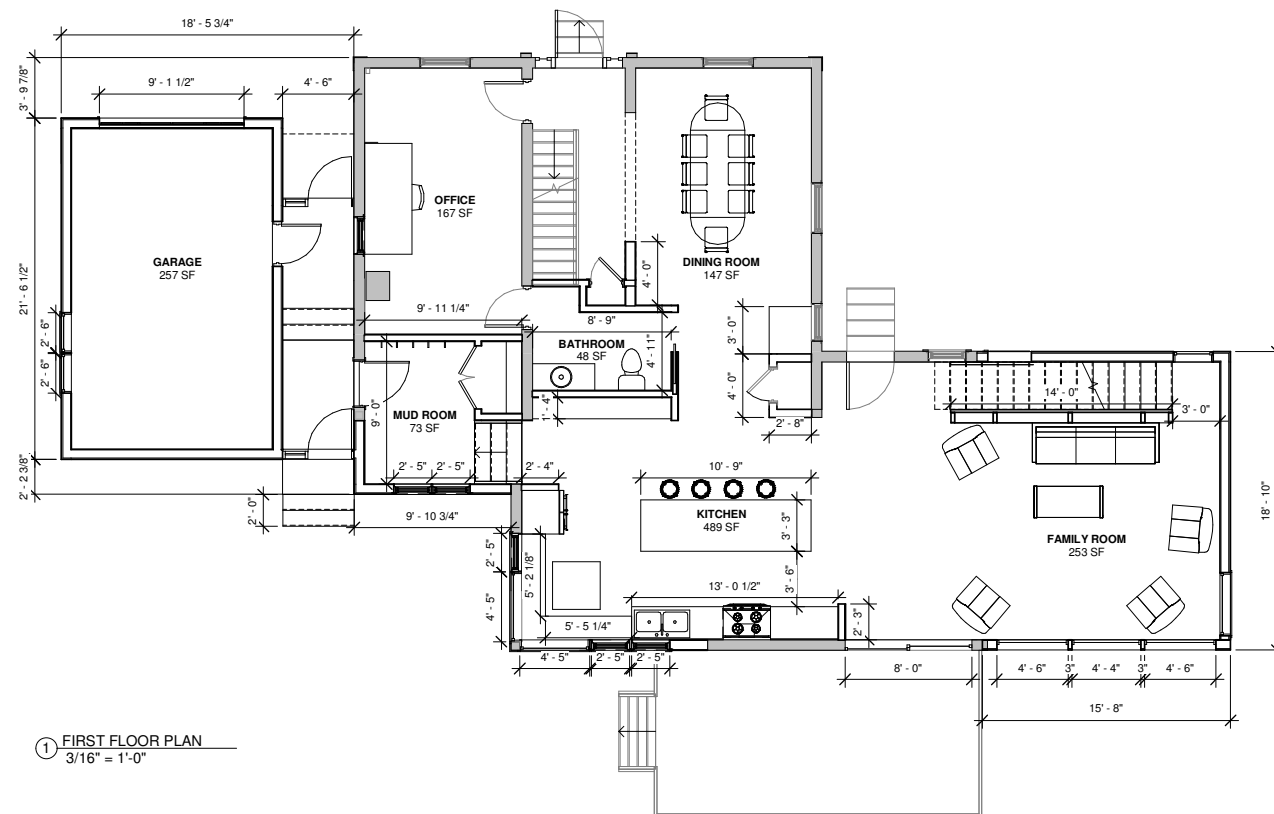
**PROPOSED
ELEVATIONS**

G007

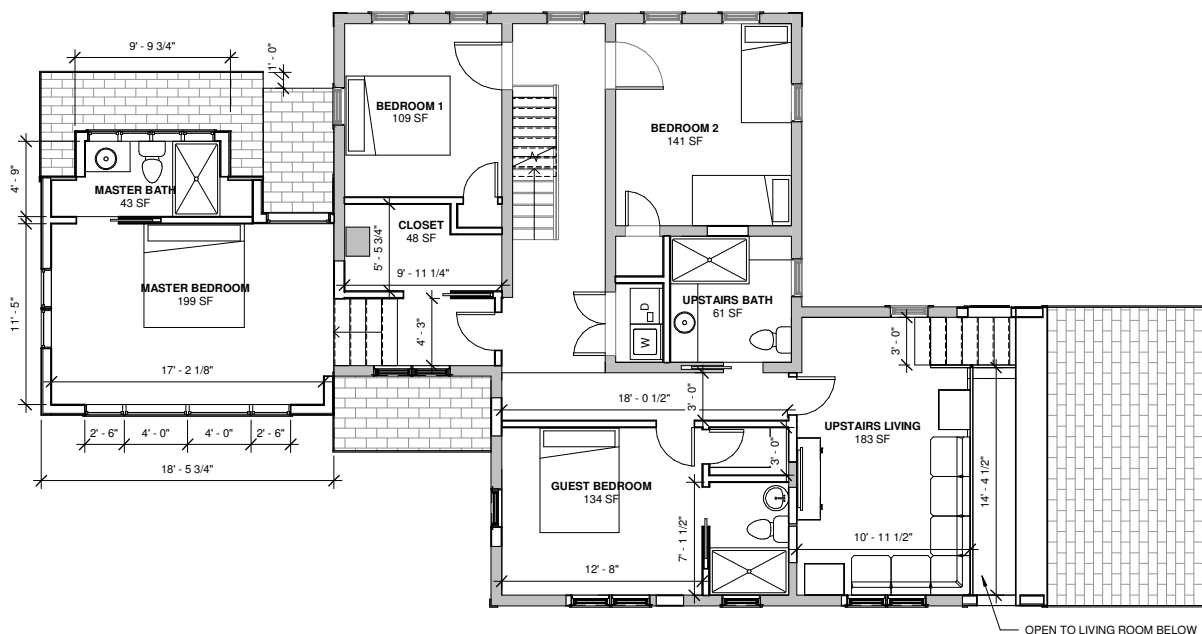








① FIRST FLOOR PLAN
3/16" = 1'-0"



② SECOND FLOOR PLAN
3/16" = 1'-0"



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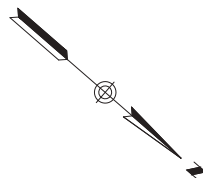
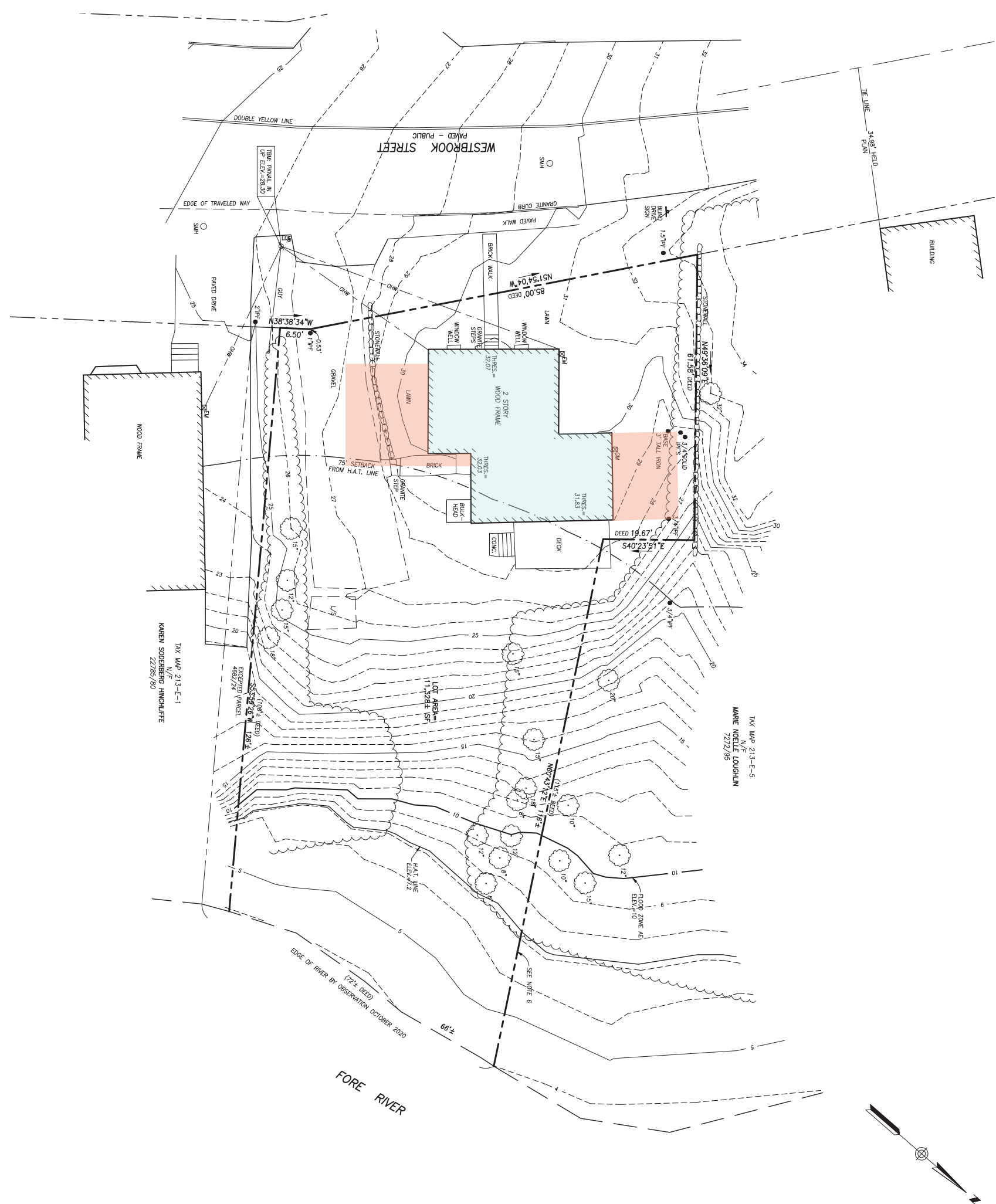
DATE OF ISSUE: DATE OF ISSUE

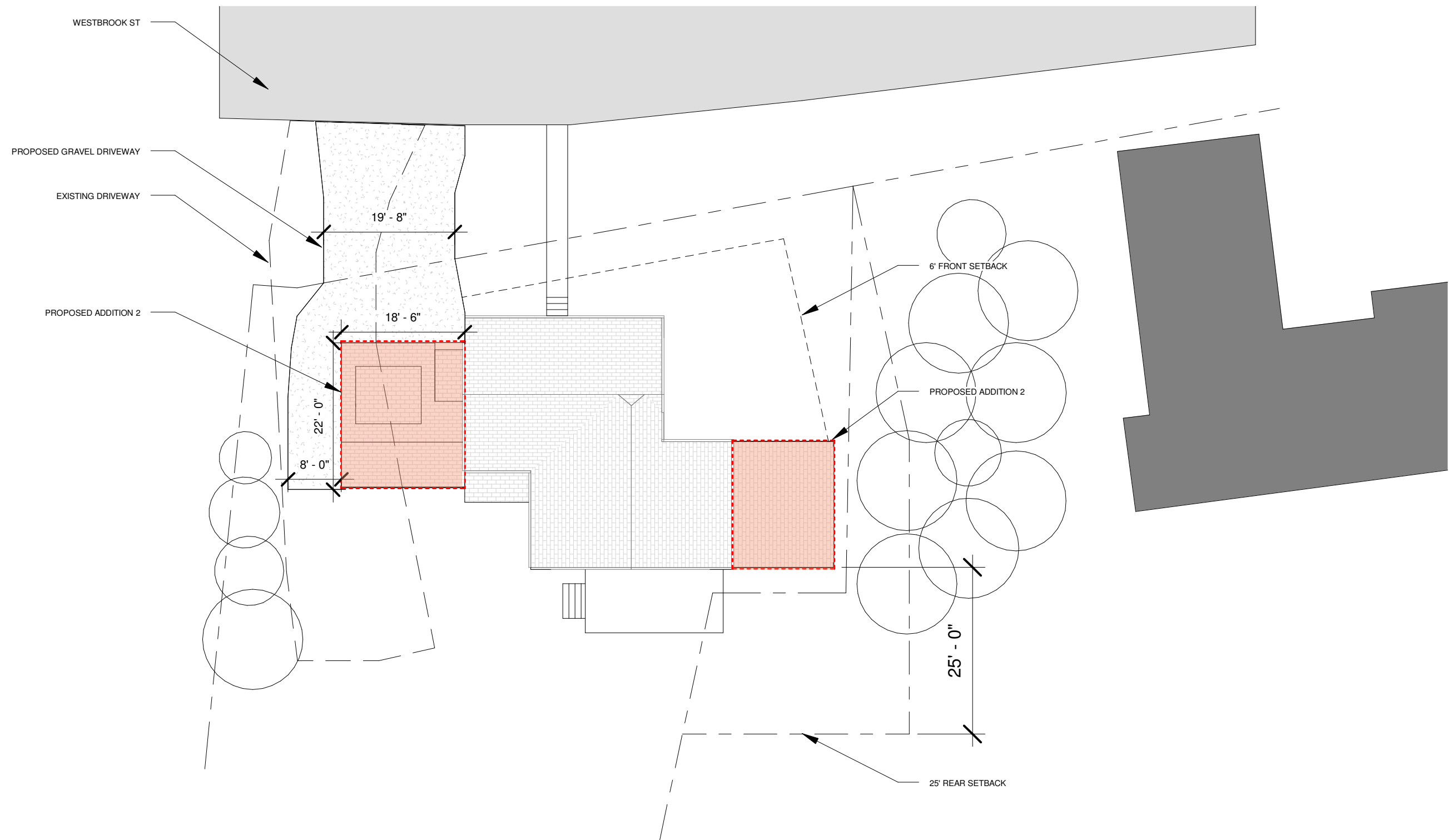
PROJECT NUMBER: 2021-0080

STATUS:

**PROPOSED
PLANS**







public comment re: 1227 Westbrook Street proposal External Inbox

**Deb Andrews**

3:24 PM (9 minutes ago)

to PC, rjobrien@mail.com, Jennifer, me, Hilary, joy, Julia, rob@whittenarchitects.com, Robert, John

----- Forwarded message -----

From: **Eugenia O'Brien** <genieme80@gmail.com>

Date: Wed, Jan 12, 2022 at 3:11 PM

Subject: Stroudwater Historic District?

To: Deb Andrews <dga@portlandmaine.gov>Cc: Robert Wiener <rwiener@portlandmaine.gov>

Hello Deb Andrews and Rob Wiener,

I wish to express my concern about a homeowner seeking to alter his recently purchased home at **1227 Westbrook Street**. With a plaque on the home and an address in a nationally recognized Historic District, this designation is not just for a single home but a distinct community of homes. (Please reference #2 on the attached listing of individual homes). Stroudwater residents are dismayed to hear about the addition of an out of context 2 car garage and an additional living room being proposed. Concerns about potential shoreline proximity issues have been raised as well.

Please be mindful of the mission and purpose of houses receiving the honor of an address on a National Register, as well as the intent of Portland's own Historic Preservation Committee to maintain the character and charm of an historic Stroudwater Village. The unique architecture and quality of structures located here have passed rigorous standards and deserve your special consideration.

I implore you to take careful time to consider what precedents you are setting for historically designated homes - especially those extending to a National Register - when 'home improvements' come to you for review. Due to a conflict, I am unable to attend tonight's Historic Preservation Meeting at 5pm to learn more about this situation.

Thank you.

Eugenia O'Brien
1376 Westbrook Street Portland, ME 04102
(207) 773-5610

January 21, 2022

Re: 1227 Westbrook Street

Hello Historic Preservation Board Members:

I wish to follow-up on activity in Stroudwater regarding the proposed renovations to the historic property at 1227 Westbrook Street, Portland, Maine, owned by John & Claire Richardson.

As a result of concerns brought forward at your last meeting, John Richardson reached out to me as a representative to those anxious about proposed changes to a house in the historic district setting. I was invited to walk the property with John to more fully understand intentions regarding the house.

The original depictions shared did not reveal many of the details learned:

the garage

is shingled

has a clerestory effect in keeping with the historic Tate House

has a roof line in symmetry with that of the main house

is set back from the front of the house to be less dominant

is not as wide as the foot print of the current driveway

the living room

is situated next to - but not impairing - a tree line

works with the land it is to occupy

adds light to the first floor living space

This house is in need of loving restoration and it will not be an easy transformation. The Richardsons plan to invite their new neighbors to come share their vision with an open house soon so that any and all concerns can be heard and a response provided. John is on the Stroudwater Neighborhood Association Board and is deeply committed to being an active participant in Stroudwater's future as well as its historic past.

This information has been shared with those hesitant about the impact of the setting and scope of this project.

It is apparent the Richardsons are earnest in their desire to preserve this house and we feel fortunate they have chosen Stroudwater as their home.

Sincerely,

Eugenia O'Brien

1376 Westbrook Street, Portland, ME 04102 (207) 232-0717

David Silk
to h...@portlandmaine.gov

10:35 AM (1 hour ago)

Hi: I am writing to offer comments on a pending application to add a 2 bay garage and addition to the historic home at 1227 Westbrook St. located in the Stroudwater Historic District. I have looked at the plans and renderings.

As shown the proposal to me lacks any thoughtful integration with the existing home and neighborhood. The massing, design, angles and windows have no relationship to the existing structure and surrounding homes. When I look at the standards below, what is proposed to me fails the test.

Scale and form are not visually compatible. The slanted roofline and out of place narrow windows on the addition, and the wall of the 2 bay garage, are not compatible either with the historic house or neighborhood. This is pretty self-evident to me and many others in the District. The garage should be pushed back or downsized and the addition should respect the existing home in terms of scale, form and lines.

I hope the applicant is encouraged to come back with a better plan that not only meets the applicants' needs but fits with the scale, massing and form of the home and the District.

Thank you.

David Silk 1187 Westbrook St Portland

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.**

(a) Scale and form:

1. Height. In addition to the applicable requirements of articles III, IV and V of this chapter, **the proposed height shall be visibly compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.**
2. Width. The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.
3. Proportion of principal facades. The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways and open spaces to which it is visually related.
4. Roof shapes. The roof shape of a structure shall be visually compatible with the structures to which it is visually related.
5. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the structures, public ways and places to which they are visually related.
6. Applicability to congress street historic district. In the Congress Street historic district, for new construction within the B3 zone, the historic preservation board shall not impose conditions more restrictive than the dimensional requirements (Sec 14-220) of the B3 zone.

(b) Composition of principal facades:

1. Proportions of openings. The relationship of the width to height of windows and doors shall be visually compatible with structures public ways and places to which the building is visually related.
2. Rhythm of solids to voids in facades. The relationship of solids to voids in the facade of a structure shall be visually compatible with structures, public ways and places to which it is visually related.
3. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks

shall be visually compatible with the structures, public ways and places to which they are visually related.

4. Relationship of materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

(c) Relationship to street:

1. Walls of continuity. Facades and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.

2. Rhythm of spacing and structures on streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.

3. Directional expression of principal elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

4. Streetscape, pedestrian improvements. Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to, or on a landmark, within an historic district or within an historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the design manual.

(d) Other standards:

1. Compatible uses. Every reasonable effort shall be made to provide a compatible use for a 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. Distinguishing original character. The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.

3. Archeological resources. Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

4. Contemporary design. Contemporary design for 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, material and character of the property, neighborhood and environment.

5. Additions. Wherever possible, new additions to structures and objects shall be undertaken in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Fwd: ie: 1227 Westbrook Street Inbox**Deb Andrews**

to me

3:31 PM (6 minutes ago)

----- Forwarded message -----

From: **Michael Archibald** <marchie1962@gmail.com>

Date: Thu, Feb 10, 2022 at 1:07 PM

Subject: ie: 1227 Westbrook Street

To: Deb Andrews <dga@portlandmaine.gov>

Dear Ms. Andrews,

Attached is our letter of support for the Richardson Family's proposed renovation of the historic property at 1227 Westbrook Street in Stroudwater. Please consider our letter when coming to a decision about the property.

Thank you,

Michael Archibald

Michael Archibald
126 Stroudwater Rd
Portland ME 04102
c) 617-699-3017

Michael Archibald & Jason Dionne

126 Stroudwater Road
Portland, ME 04102
617-699-3017
marchie1962@gmail.com

February 10, 2022

Debra Andrews, ie: **1227 Westbrook Street**
Historic Preservation Board
Portland ME

Dear Ms. Andrews,

My husband, Jason Dionne, and I are neighbors of John and Claire Richardson who are submitting a renovation application for approval by your board for the property at **1227 Westbrook Street** in the historic Stroudwater District.

We have spent time with the Richardson's along with their plans for expanding the footprint and massing of their historic home. After much discussion, both Jason and I are **fully supportive** of their plans. We both feel that the house has been neglected over the years and there is a real possibility that it may have to be demolished if not made livable for a 21st century family. Since the house has been changed dramatically since 1730, in order to accommodate families of different time periods, it seems absolutely appropriate that the Richardson's have a chance to make the property livable for a modern family. We are sure that in 100 years, (if hopefully still standing), the house will accommodate whoever lives there at that time, while keeping its historic character.

All the applicable standards of the Historic Preservation Board seem to have been painstakingly taken into account with regards to their architect's plans.

As neighbors of the Richardsons, we look forward to seeing them raise their family at 1227 Westbrook St. in the home that they imagine, as well as contributing to Stroudwater's close knit community.

Sincerely yours,

Michael Archibald & Jason Dionne

From: **anne marie wilberg** <mientje4663@gmail.com>

PC5

Date: Mon, Feb 14, 2022 at 5:05 PM

Subject: Letter support for Richardson application 1227 Westbrook street

To: <dga@portlandmaine.gov>

Dear Ms. Andrews, please share this letter with the Historic Preservation Board as our public comment.

My husband and I are writing in support of John and Claire Richardson's application for renovation and additions at [1227 Westbrook Street, Portland, Maine](#).

We have reviewed in detail the plans of the proposed additions and architect's renderings. We feel that not only are they aesthetically attractive, but the plans also fall squarely within what is allowed by the standards under which these applications are to be judged.

As homeowners in the Stroudwater neighborhood (44 Tide Mill) for the past 6 years, we have enjoyed the historic nature of the community and are saddened by the deterioration of many of the homes due to neglect. We have been heartened by the influx of new families with young children who create a vibrancy that is such a positive for any neighborhood.

Having been inside the house on several occasions, it is clear this house is in great need of renovation and TLC to bring it back from its current condition. Without intervention this house will suffer a similar fate to several abandoned and deeply neglected houses in this neighborhood.

The first house that we bought was a beautiful old cape from 1729 in Cumberland. It had beautiful King pine floorboards, a foundation made out of large tree trunks, a dining room which was not wired for electricity, with a ceiling that was insulated with corn husks. We revelled in these features. Sadly, the barn was unsafe and needed to be replaced, and other parts of the house needed to be renovated so as to be a house our family could live and grow in. We recognized the need to "honour " the house and its history because it was the "right thing to do", while balancing the need to add living space that was sorely needed. We mention this only to reinforce the fact that we strongly believe in maintaining the integrity and remaining true to history of the house and believe that John and Claire share this sensibility.

With this in mind we, wholeheartedly encourage the board to approve their application.

Sincerely, Jim and Anne Marie Willberg

From: <willavennema@gmail.com>
Date: Sun, Feb 27, 2022 at 4:16 PM
Subject: Richardson Renovation
To: <dga@portlandmaine.gov>

Dear Ms. Andrews,

Please forward our letter to the Historic Preservation board.

Dear Esteemed Members of the Historic Preservation Board,

We are writing in support of the Richardson's proposed renovation and additions to their house at 1227 Westbrook Street in the Historic Stroudwater neighborhood.

We recently renovated our house at 40 Garrison, and know what a huge undertaking they are hoping to be able to pursue. We have seen their architectural drawings and think the additions look tasteful and in keeping with the aesthetics of the neighborhood without trying to mimic the time period.

The expense and emotional energy required to renovate an antique home are tremendous. It is a special thing when a young couple wishes to do so, and plans to stay in Portland and raise their children here.

We hope the board will approve John and Claire Richardson's plans, and we will gain another young family and a beautifully restored home in our neighborhood.

Best regards,

Willa Vennema and Carter Waldren
40 Garrison Street
Portland Maine
04102
willavennema@gmail.com
207-553-0572

February 28, 2022

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

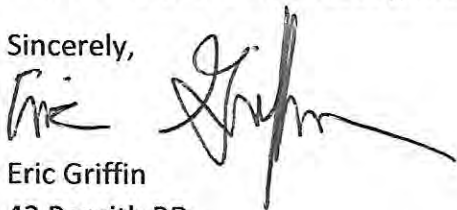
Dear Ms. Andrews:

I am resident of the Stroudwater neighborhood, and I am writing to provide my 100 percent endorsement and support of the renovations being proposed on the residential home located in the Stroudwater Historical District at 1227 Westbrook Street that is owned by John and Claire Richardson.

My support of this project was made after carefully reviewing the City of Portland Historical Preservations Ordinance Review Standards and feel strongly that the proposed renovations for this historical home meet and in many cases exceed the published standards. Furthermore, there is no doubt in my mind that the renovations being proposed will preserve this historic home for many years to come and will be a welcome asset in our Stroudwater community and the City of Portland.

Please share this letter of support with the members of Portland's Historical Preservation Board in advance of the Wednesday, March 2 workshop and meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Griffin", with a long horizontal flourish extending to the right.

Eric Griffin
42 Penrith RD
Portland, ME 04012
ecgriffin3@gmail.com
(774) 573-5014

From: **Greg Anderson** <anderson.greg@outlook.com>
Date: Tue, Mar 1, 2022 at 7:01 PM
Subject: [1227 Westbrook St](#) Renovations
To: <dga@portlandmaine.gov>

Hi Deb,

I'm reaching out on behalf of myself and Noelle, who own the James Forder house (1235 Westbrook) immediately to the west of John and Claire Richardson ([1227 Westbrook St](#)). We wanted to write to offer support for their updated plans. For some background, we originally came to Stroudwater with the understanding that our house and the house next door (1227) were the two oldest houses in Portland and carry quite a bit of historic significance. As such, we were a little apprehensive after hearing word of renovations. It was the intertwined history of the homes as well as the greater neighborhood that were major factors in wanting to be in Stroudwater. We're both huge history buffs so this is the ideal place to call home. However, after seeing the updated plans, we have no objections. We feel the plans strike a nice balance between historic preservation and modern updates. It's nice to be able to separate old vs new without blurring the lines, and it's that clear delineation between the two that makes it worth supporting. We know it's impractical to live how people lived hundreds of years ago, and we're very pleased to see that the historical aspects can still be enjoyed by us and the rest of the neighborhood while increasing its habitability for the homeowners. It feels like a win-win.

Could I ask a favor, and that's to share this email with the Historic Preservation Board as an official comment in favor of the plans? We'd be much appreciative!

Kind regards,
Greg and Noelle

From: **Lucas Hathaway** Date: Tue, Mar 1, 2022 at 11:05 PM
Subject: 1227 Westbrook Street
To: Andrews, Deb <dga@portlandmaine.gov>

Hi Deb -

I believe the proposed renovation of the 1227 Westbrook Street property is on the agenda for Wednesday's HPB meeting. Do you know what time that will be, and can you share a link to attend the virtual meeting?

I'd also like to voice my support for this project as a Portland resident and a neighbor. From what I've seen of the architectural renderings, the new design effectively keeps the historic structure front and center (literally), and the clear focal point of the curb view of the home

I also appreciate that the owners are investing their resources and energy into what I understand is a fairly challenging set of circumstances with this historic property. It sounds like they are willing to make a significant financial investment for the very sake of preservation - money would likely go farther in finding or building a different, "easier" home for their family.

I would welcome this investment in the Stroudwater neighborhood and therefore I would like to add my endorsement to the proposed project, and hope that the owners and HPB can find a mutually agreeable design that allows this property to come back to life..

Please forward this message to the Board and let me know details of the workshop, when you get a chance.

Thank you -
Lucas Hathaway
60 Garrison Street

HP Public Comment - 1227 Westbrook application - History & Significance Issues

External Inbox

**George Rheault**

10:45 AM (8 minutes ago)

to HHistoric, Deb, Robert, jmy, me, Christine

I am fully in support of the additions and renovations proposed by the applicant (whom I do not know and have never communicated with in any fashion, even by proxy, though I wish them well and welcome their investment in our community).

I am disappointed however that the HPB and planning staff seem to be unduly restricting this applicant from pursuing a more extensive plan.

For example, the scaling back of the dormer on the north elevation by the applicant appears to be a concession offered to gain approval. Yet the HPB has little basis for subjectively claiming that such a dormer, a minor aspect of the overall project, would "upstage" the existing structure.

This overall scaling back of the original submission is very regretful even if in some ways the new submissions appear more successful (the strips of glass-filled transition spaces between the old and the new are excellent - I suspect these innovations were held back initially as part of the typical kabuki theater the HPB regularly engages in).

My basis for questioning the HPB's opinions in this matter are directly related to the questionable history surrounding this house and what kind of significance the public should attach to certain of its features, particularly the rear ell, beyond its front facade.

To begin with, as is typical, the preservation documentation in the record is shoddy and poorly supported. Indeed we have conflicting information about what to even "name" the structure. For instance, the Maine Historic Preservation Commission, "Portland Historic Resources Inventory, 1976" has a different identification for the property:

1227 Solomon Morton, Jr., House, early 18th century
Colonial and Greek Revival, 2½ stories, frame with clapboarded exterior

Source: https://digitalcommons.usm.maine.edu/me_collection/58

Even if we swap the "Solomon Morton, Jr. House" for the "Isaac Fry House" there remains the outstanding question of why attach any importance to Isaac Fry.

Apparently what little we know of him and his family comes from some conjecture from Leonard Chapman that was then repeated by Myrtle Kittridge Lovejoy in her *"This is Stroudwater"* compendium circa 1985.

We have no firm evidence Mr. Fry built the original structure or even had anything to do with its further evolution after its creation. Fry merely is the first person for which we have written documentation of having a legal attachment to the property (the dates of his actual occupation of it likely are lost to history). Indeed, it is almost a certainty Fry had nothing to do with the NW ell in the rear which preservation staff dates to 1850 but provides no evidence for that conjecture (perhaps relying on nothing more than the "75+ years" guess from the 1924 tax assessor card).

Ms. Lovejoy, who was a tenacious researcher and a big booster of Stroudwater's history at every opportunity, struggles to be able to say more than a handful of paragraphs about the house and ignores all of its other occupants beyond Fry (who is on record having sold the building in 1830 with apparently no further connection to it). Planning staff offer up no census records or other information to help us understand the dwelling's caretakers up to our present era.

The 1924 tax assessor records make clear that in 1924, this property was a TWO-FAMILY dwelling (the HPB of course has no interest in preserving THAT history). The records also make clear there was a substantial "shed" (with a very large footprint) behind the house that was in active use (both for storage and apparently including a henhouse). This

large out-building shows up on the 1913-1914 Richards Atlas for the area: https://digitalcommons.portlandlibrary.com/richardsatlas_plates/11/
https://digitalcommons.portlandlibrary.com/richardsatlas_plates/11/



325-331 Westbrook Street, Portland, 1924 - Maine Memory Network (HOUSE)

<https://www.mainememory.net/artifact/85594>

325-331 Westbrook Street, Portland, 1924 - Maine Memory Network (REAR OUT-BUILDING CONTAINING HENHOUSE)

<https://www.mainememory.net/artifact/85595>

[NB: the 1950 tax assessor card accessible via the City's website makes no mention of this out-building so it clearly did not survive beyond 1950]

The point of all this is to highlight that this property has undergone a great deal of change which we do not need the remaining physical structures to understand. The current applicant is committed to making sure the original Greek Revival front facade is respected and not overwhelmed by the additions. This is good and achieves the goals of the historic district, but I cannot see why the rear ell should receive any special standing.

The ell is barely visible from the road (even in the winter) or any other public vantage point. And there is precious little history showing that the ell has any real significance of any kind - either to Stroudwater's history or the rest of Portland. It is simply a pedestrian vernacular survivor and while that is an achievement, that alone should not be a straitjacket for future plans.

I admire its quirkiness and I am sure we would all love to learn more about its origins (something may get revealed during the renovations), but the ell should not be the "tail" that wags the "dog" (in this case, the dog is the major renovation plan under review here).

In summation, please give the applicant a free hand to develop the NW addition and the rear portions of the house without attaching any significance to the ell.

It is NOT a character-defining feature of the property, and the story it "tells" is the exact same story the current owner is about to carry forward: which is that each generation makes its own accretions and accommodations to a property in order to suit its contemporary needs within the resources available at the time.

The ell is well-documented and future historians, if any care, will be well informed of its existence up to this point but beyond that there is little to no need to protect it from major alteration if the new owner has other ideas. The Stroudwater Historic District will not be diminished by the ell being swallowed up or significantly altered. The HPB is

not a de facto homeowners association but a body that tries to balance the past with the future and should show ample restraint when it does not have a good leg to stand on for making purely subjective judgements.

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

**WORKSHOP
MUNJOY HILL**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: August 29, 2019
RE: September 4, 2019 2nd **WORKSHOP – Preliminary Review of Nominated Munjoy Hill Historic District**

On July 10th staff presented the Planning Department's proposal to designate a defined area within the Munjoy Hill neighborhood as a local historic district under the provisions of Portland's historic preservation ordinance. The designation proposal was developed by Historic Preservation staff based on the findings of a detailed historic resources survey and building documentation effort as well as the analysis and recommendation of preservation consultant Scott Hanson of Sutherland Conservation & Consulting. Information provided by provided by Greater Portland Landmarks, including historical research and the findings of a preliminary building survey, also informed the department's proposal. Evaluation of a potential historic district on Munjoy Hill was at the explicit direction of the Portland City Council.

Immediately following the workshop, a letter signed by six members of the Historic Preservation Board was submitted to the Planning Department formally nominating the subject area as a local historic district. Formal nomination by at least two members of the Board is required to initiate the district designation review process.



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X-1.2	EXISTING/PROPOSED ELEVATIONS
D-1.1	DEMOLITION PLANS
A-1.1	FOUNDATION & MAIN LEVEL FLOOR PLAN
A-1.2	UPPER LEVEL & ROOF PLAN
A-2.1	ELEVATIONS
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A-4.1	WALL SECTIONS
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X-1.2	EXISTING/PROPOSED ELEVATIONS

Renovation & Addition

Project Information

CLIENTS	Sam Cohen & Mary Iaculli
ARCHITECT	Kaplan Thompson Architects
CONTRACTOR	O'Brien Wood & Iron, LLC
PROJECT ADDRESS	30 O'Brien Street Portland, ME

Zoning Information

ZONING	R-6
MIN. FRONT YARD SETBACK	5'-0"
MIN. REAR YARD SETBACK	10'-0"
MIN. SIDE YARD SETBACK	5'-0", for side streets depth of immediate abutting street-facing yard, whichever is less
MAX. LOT COVERAGE	60%
ACTUAL LOT COVERAGE	37%
MAX. BUILDING HEIGHT	35'-0"
BUILDING CODE	IRC 2015
OCCUPANCY	Single Family Residential

Proposed Structure

PROPOSED OCCUPANCY:	Single Family
PROPOSED BUILDING HEIGHT:	2-Story
EXISTING FOOTPRINT:	+/- 823 SF
PROPOSED FOOTPRINT:	+/- 1,122 SF
EXISTING TOTAL FLOOR AREA:	+/- 1,438 SF
PROPOSED TOTAL FLOOR AREA:	+/- 2,093 SF



TAX PARCEL MAP

Kaplan
Thompson
Architects

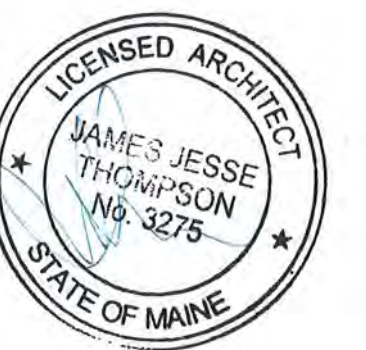
2 Exchange Street
Portland, ME 04101
(207) 842-2888
planthompson.com

PROJECT

Renovation & Addition

100 O'Brien Street
Portland, ME 04101

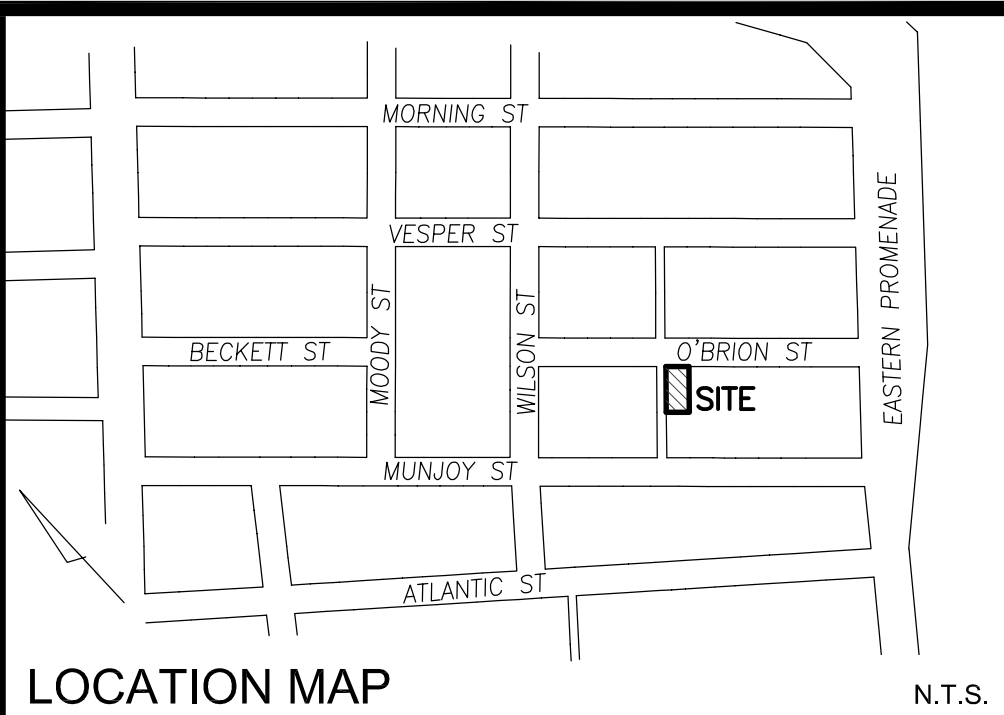
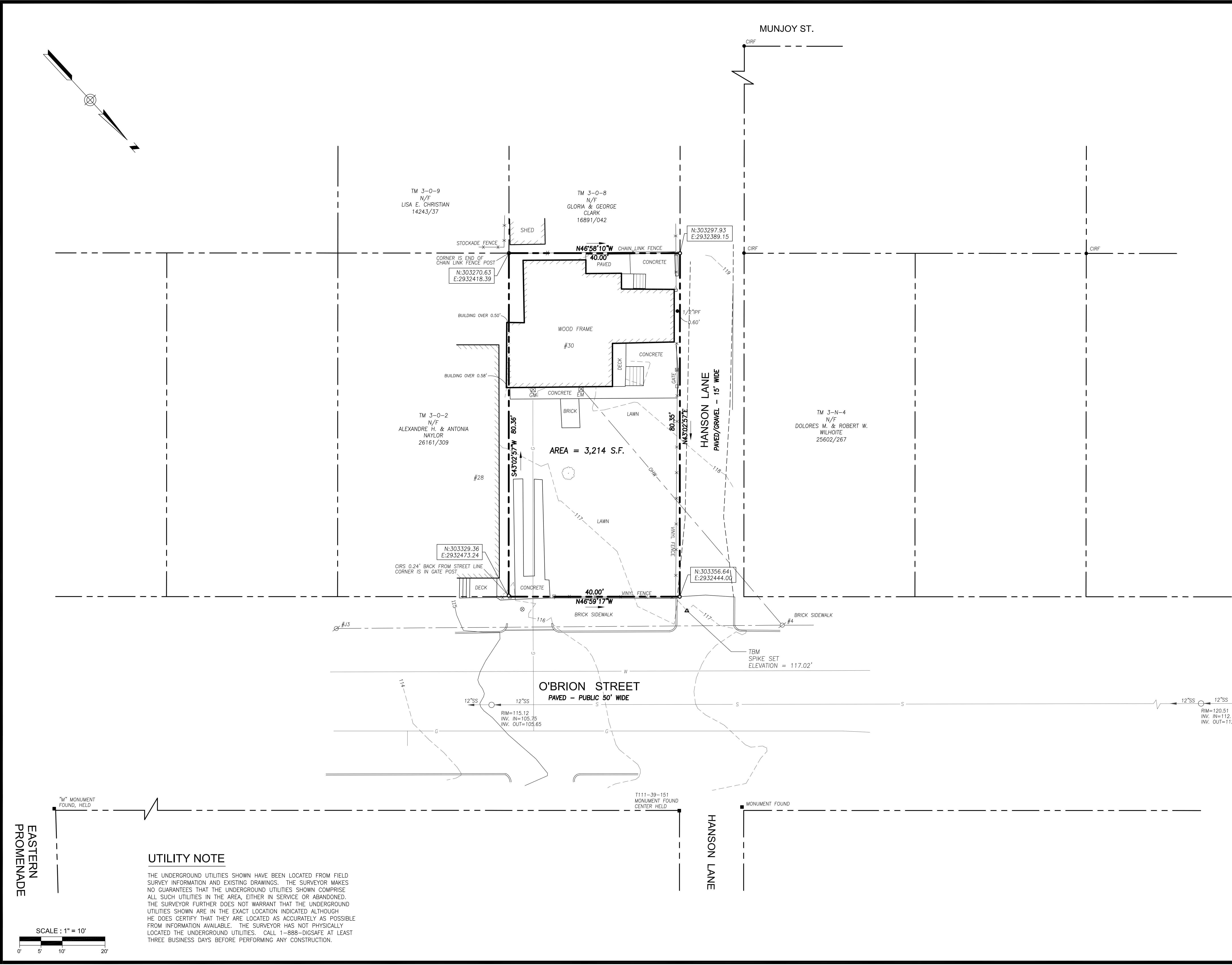
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PHASE	For Permit

COVER SHEET



LOCATION MAP

LEGEND	
■ MONUMENT FOUND	—X—X— FENCE
● IRON PIPE OR ROD FOUND	— CURB
⊗ UTILITY POLE	— OHW — OVERHEAD WIRES
○ MANHOLE	— W — WATER LINE
⊗ EM/GM ELECTRIC/GAS METER	— G — GAS LINE
⊗ SIGN	— S — SANITARY SEWER
⊗ WATER VALVE OR SHUTOFF	N/F NOW OR FORMERLY
⊗ DECIDUOUS TREE	000/000 DEED BOOK AND PAGE
	FFE FINISHED FLOOR ELEVATION
	— 120 — 1' CONTOUR

PLAN REFERENCES

1. PLAN OF DIVISION OF LOT NO. 8, PROPRIETORS PLAN OF MUNJOY HILL, MADE BY COMMISSIONERS FROM THE S. J. COURT, OCTOBER TERM, 1853 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 250 PAGE 568.
2. BOUNDARY SURVEY AT 27 O'BRIEN STREET, PORTLAND, MAINE MADE FOR ZEILE DOUGHER, SEPT. 29, 2014 BY OWEN HASKELL, INC.
3. CONDOMINIUM PLAT OF WILSON HEIGHTS CONDOMINIUMS O'BRIEN & WILSON STREET PORTLAND, MAINE FOR RECORD OWNER: WILSON HEIGHTS, LLC DATED 12-19-06 BY SEBAGO TECHNIQS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 206 PAGE 834.
4. BOUNDARY AND TOPOGRAPHIC SURVEY OF 40 O'BRIEN RESIDENTIAL INFILL 40 O'BRIEN STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD DOCKSIDE GALLERY & CO., LLC BY OWEN HASKELL, INC. DATED MARCH 3, 2016, REVISED THROUGH JUNE 21, 2018.

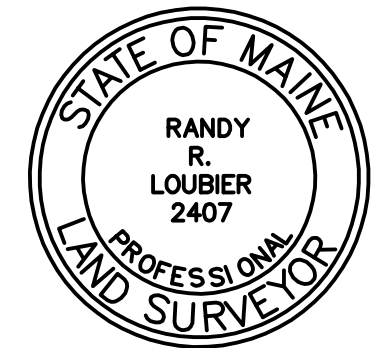
GENERAL NOTES

1. OWNER OF RECORD: CHARLES COHEN & MARY IACULLI PORTLAND, MAINE, C.C.R.D. BOOK 33661 PAGE 33
2. PARCEL IS SHOWN AS LOT 1 BLOCK 0 ON CITY OF PORTLAND'S ASSESSORS MAP 3.
3. BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE NAD1983. CITY POINTS USED: T114-2-207 N 303124.549 E 2932692.922 AND T102-68-5 N 303420.590 E 2932135.737.
4. ELEVATIONS BASED ON CITY DATUM, CITY POINT T102-68-5 USED ELEVATION=126.76.
5. HANSON STREET WAS HELD AT RIGHT ANGLE TO MUNJOY STREET. THE BACK LINE OF THE PREMISES IS HELD MID WAY BETWEEN O'BRIEN AND MUNJOY STREETS.

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.

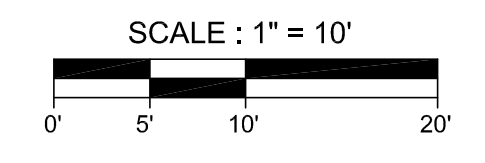
Randy R. Loubier
RANDY R. LOUBIER, PLS #2407
7/17/18
DATE

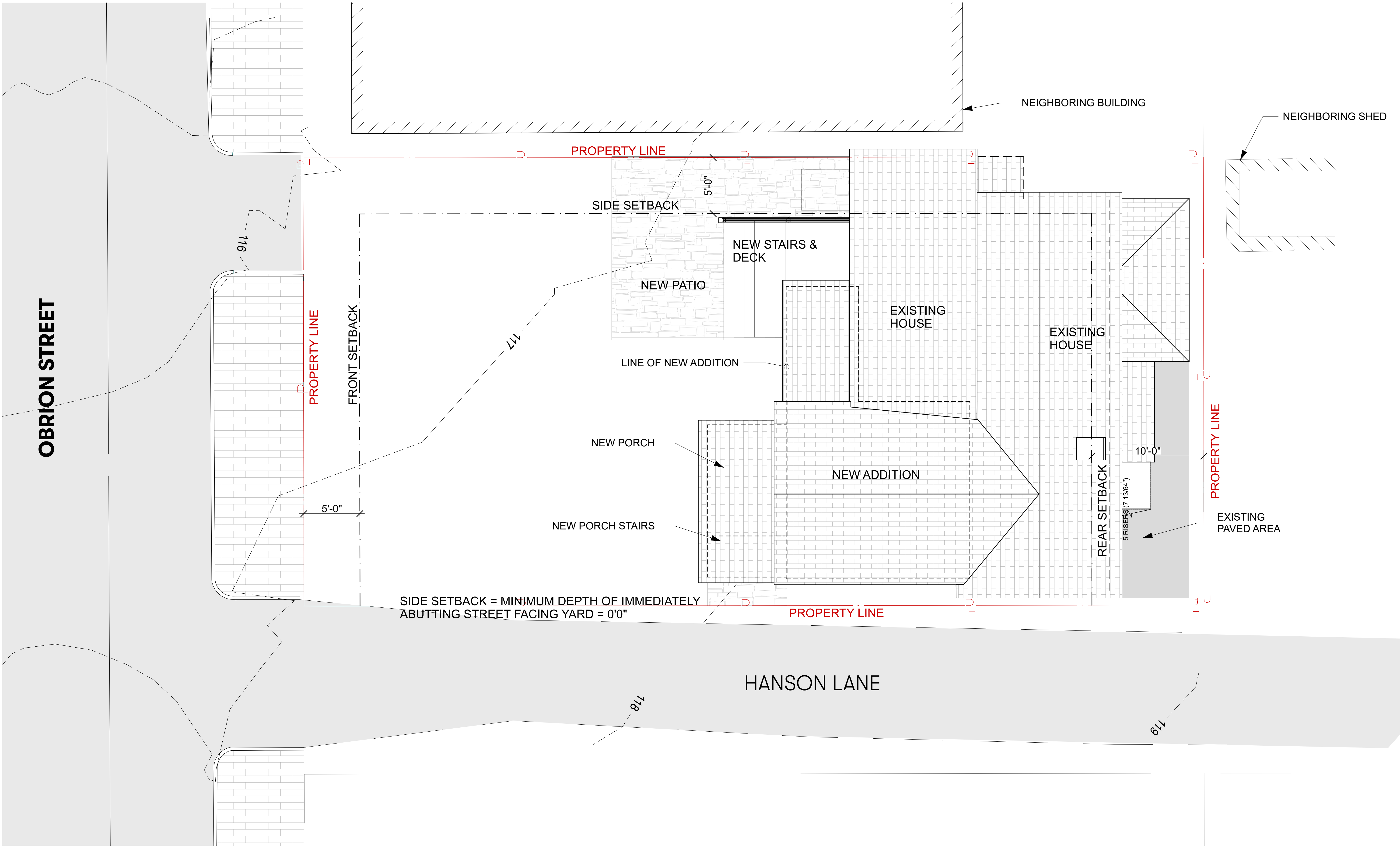


Boundary & Topographic Survey
At
30 O'Brion Street, Portland, Maine
Made for
Sam Cohen
30 O'Brion Street, Portland, Maine

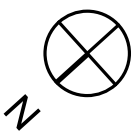
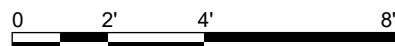
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105
DRAWN BY: RRL / JLW DATE: JULY 17, 2018 JOB NO. 2018-119P
CHECKED BY: RRL SCALE: 1" = 10' DRWG. NO. 1

UTILITY NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.





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



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PROJECT

Renovation & Addition

30 Obrion Street
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PROJECT	CHN
DATE	09/05/19
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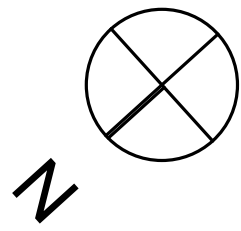
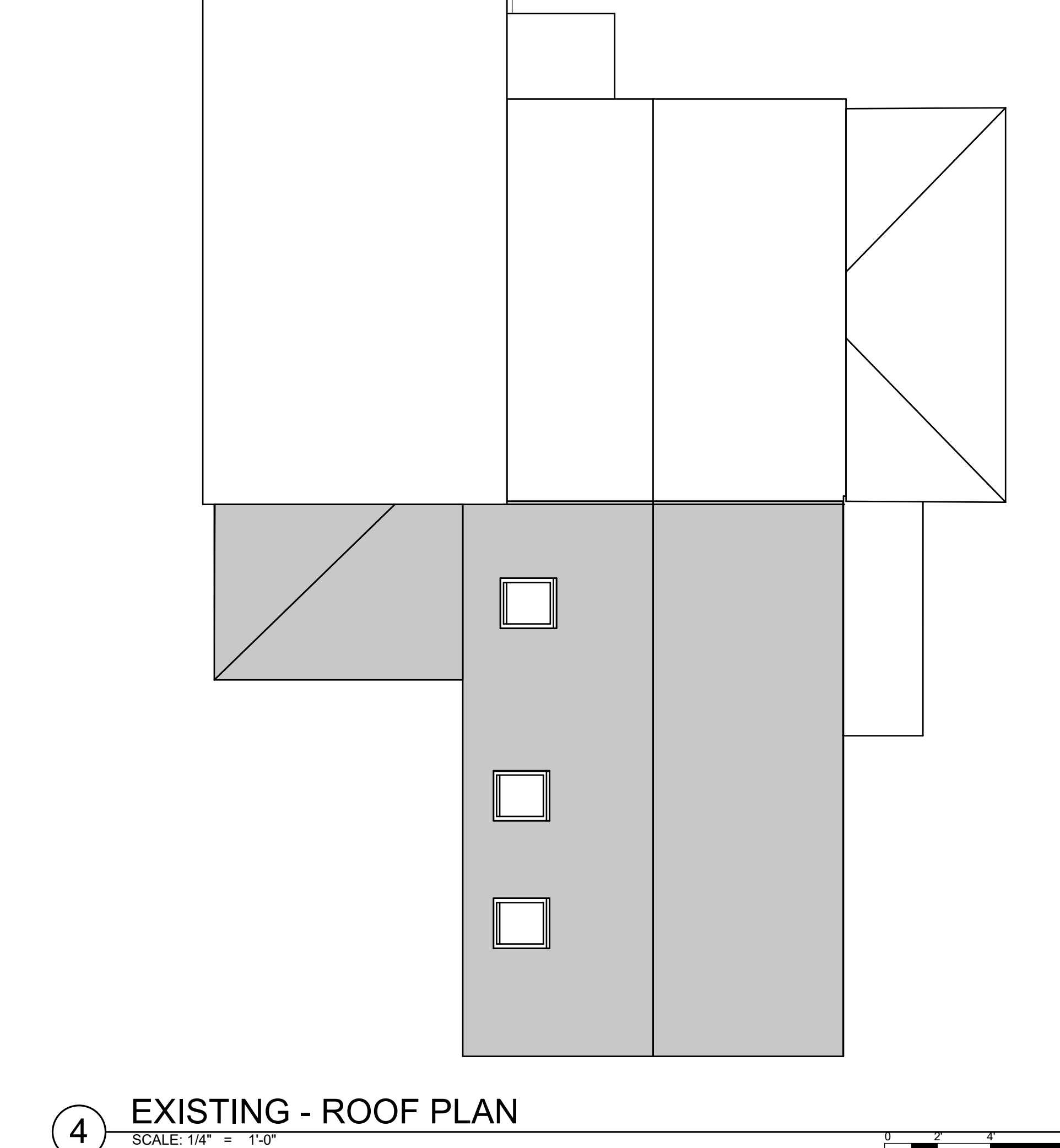
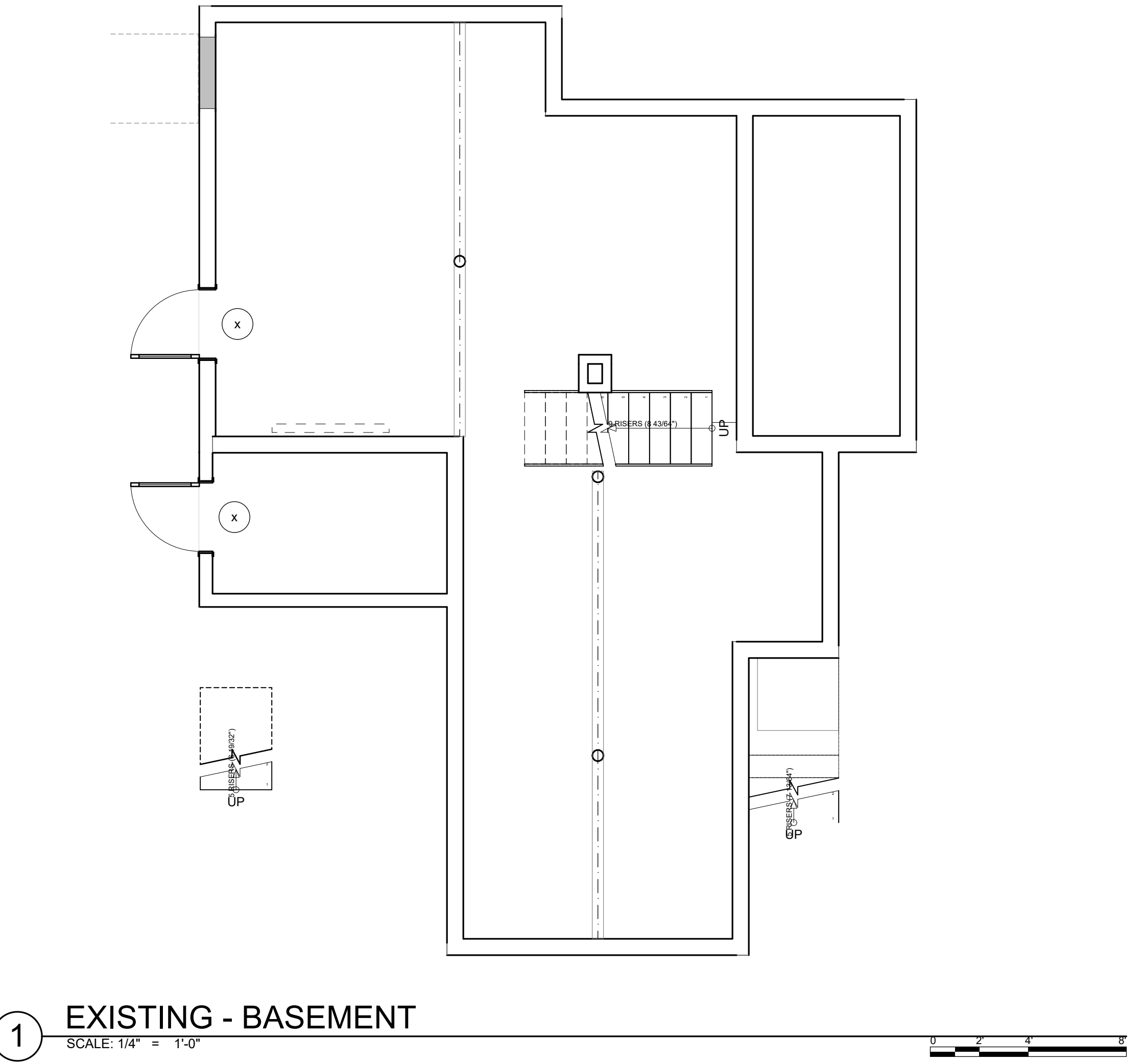
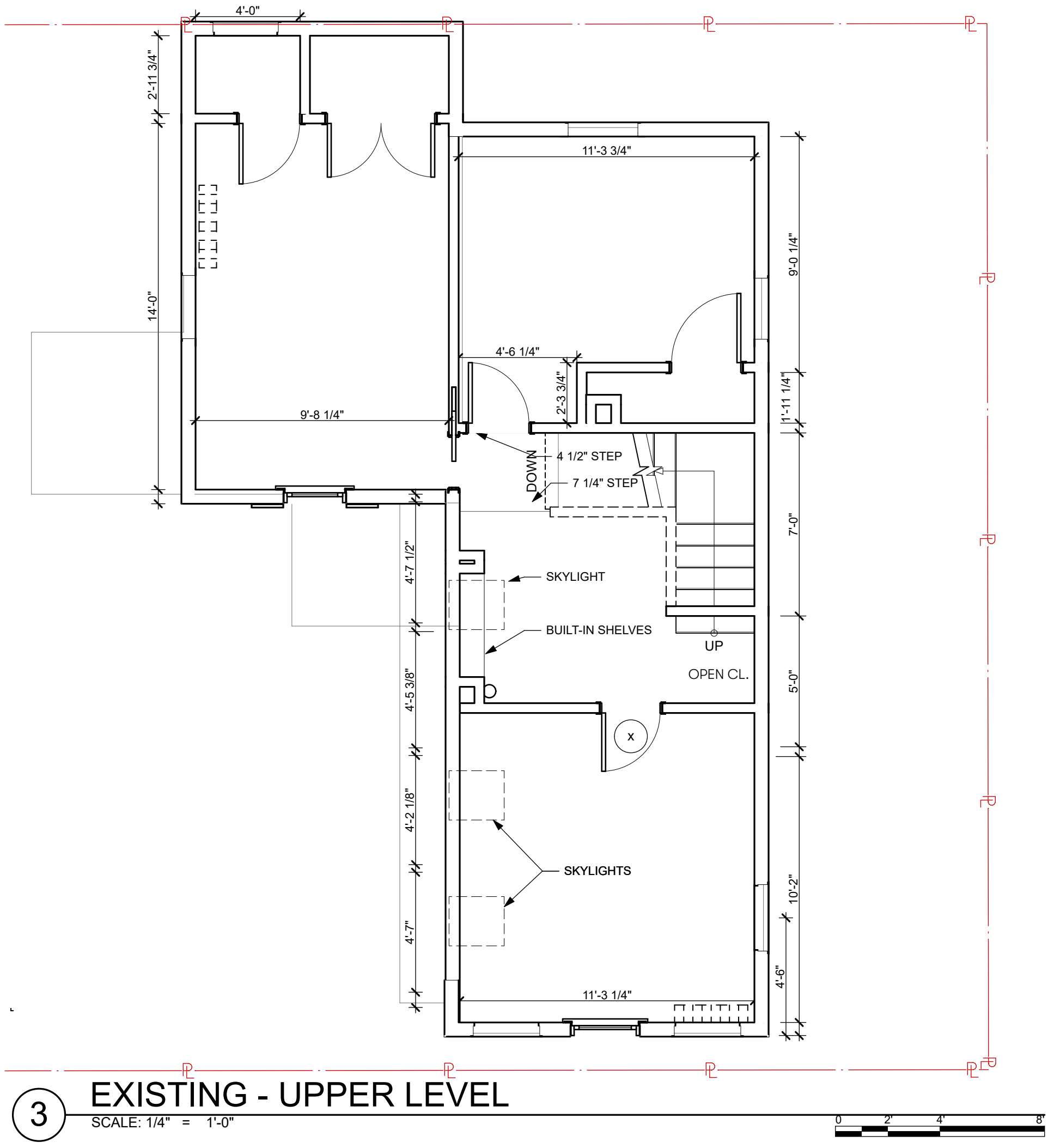
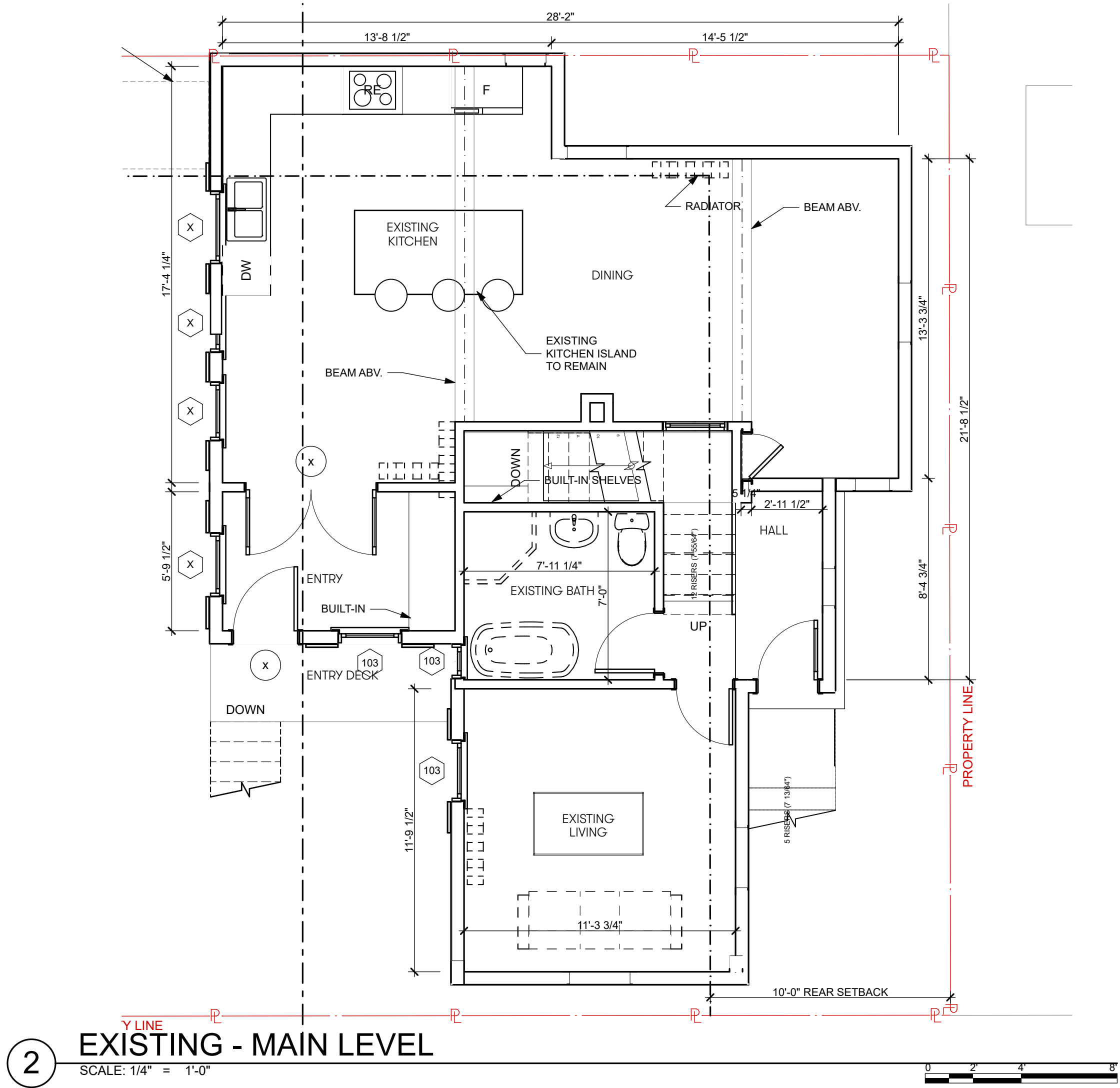
SITE PLAN

A-0.0

EXISTING CONDITIONS

TO BE DEMOLISHED

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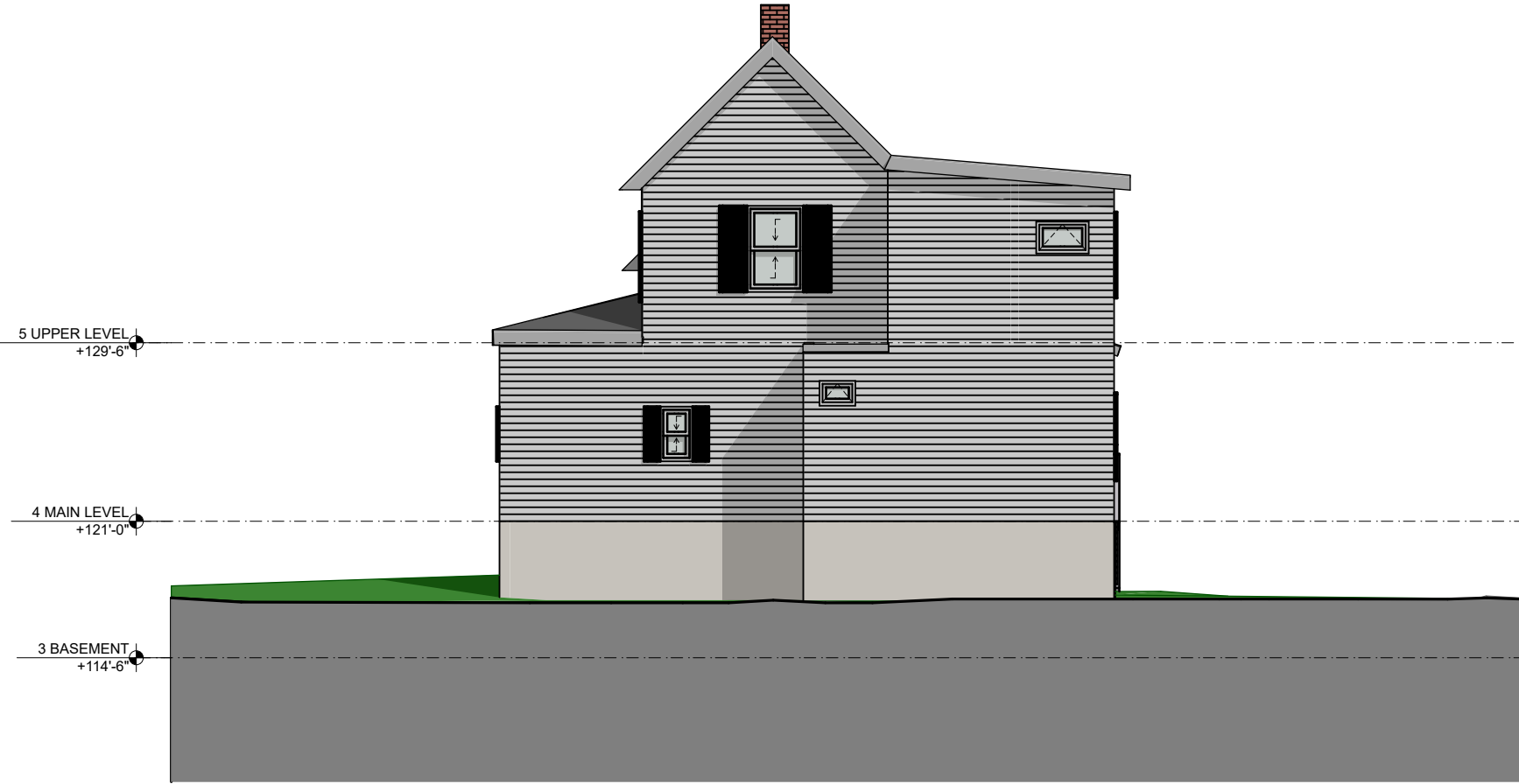
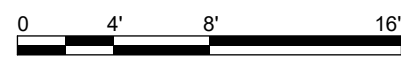
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EXISTING
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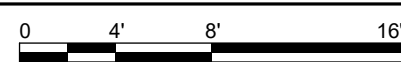
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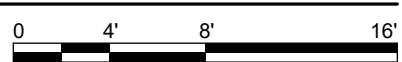
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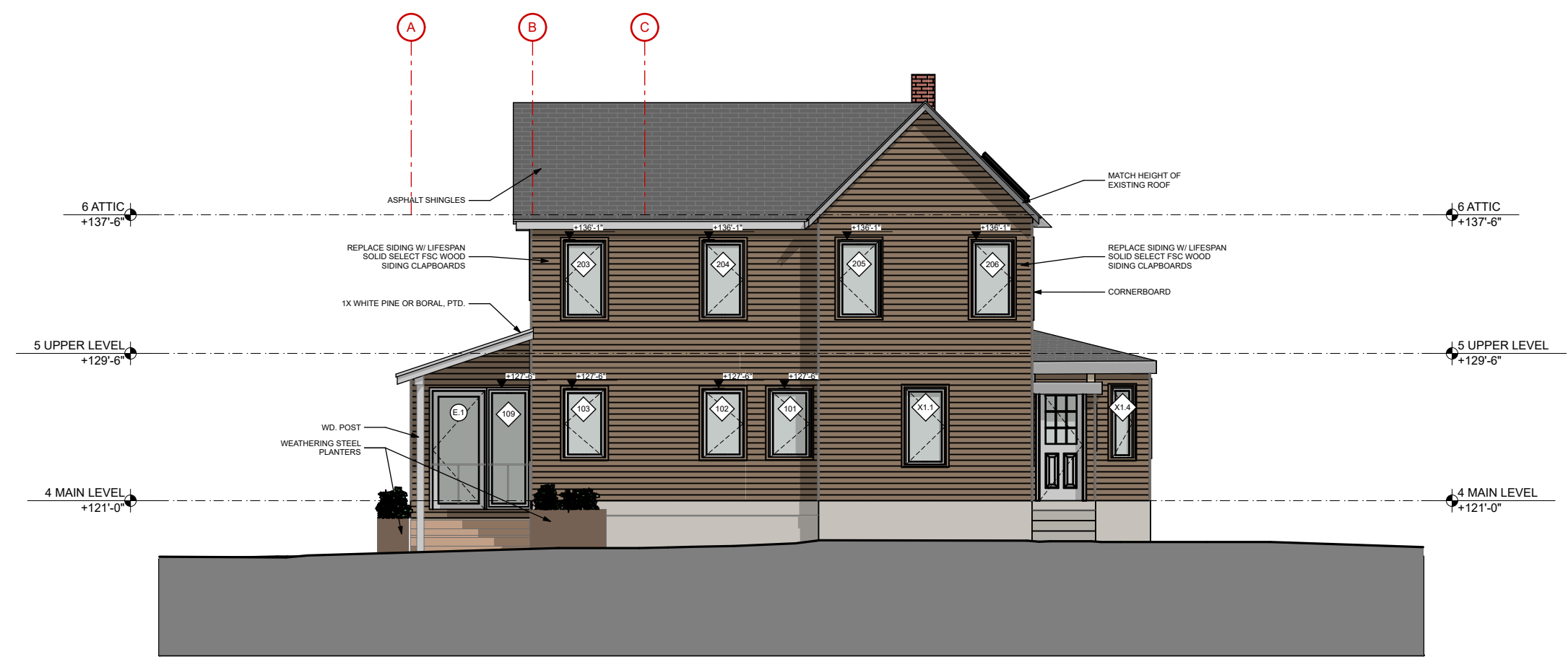
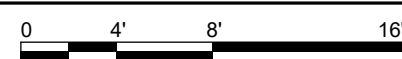
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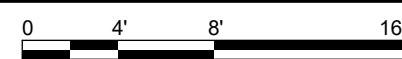
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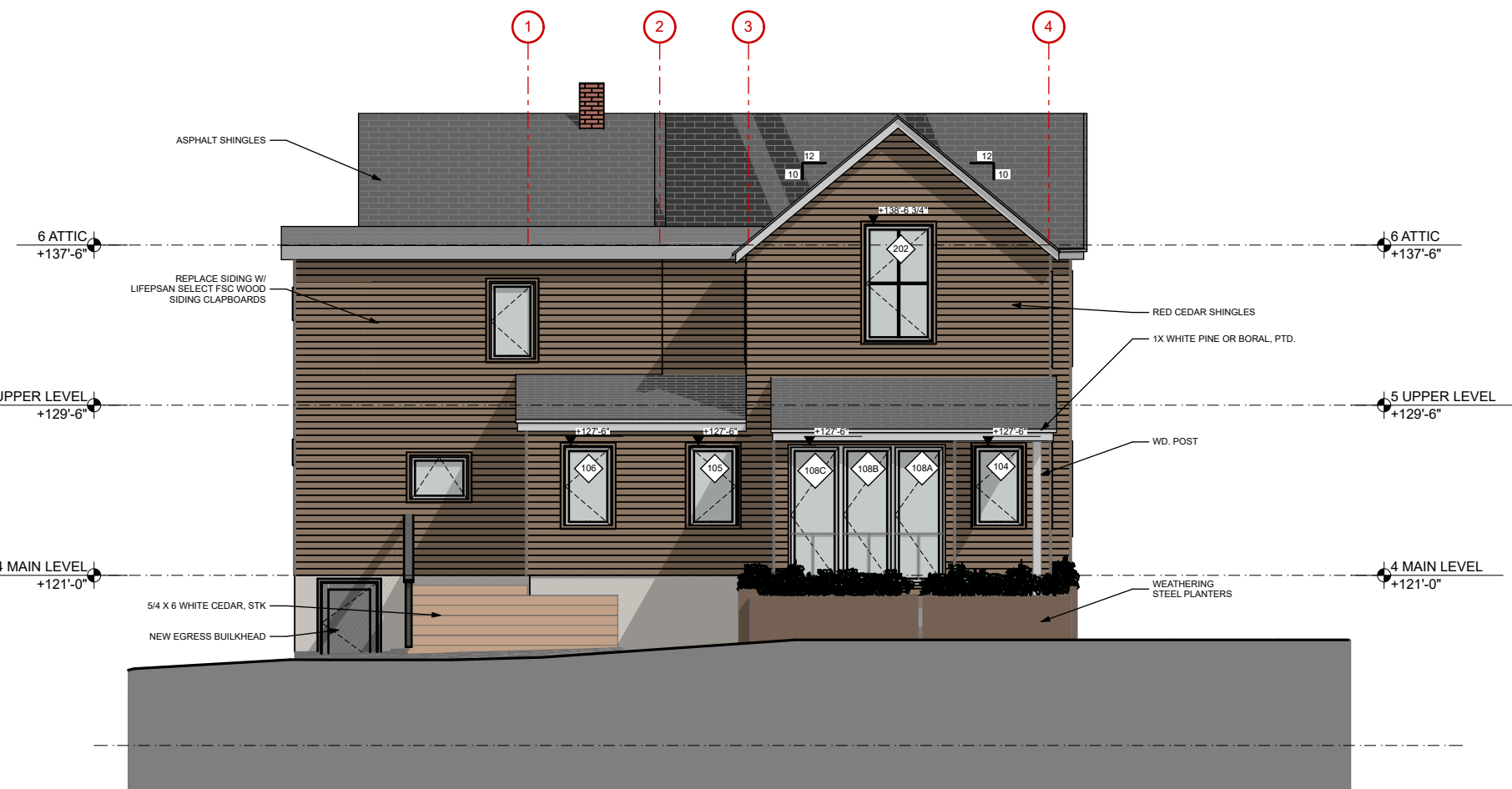
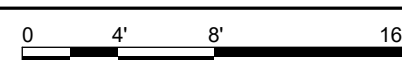
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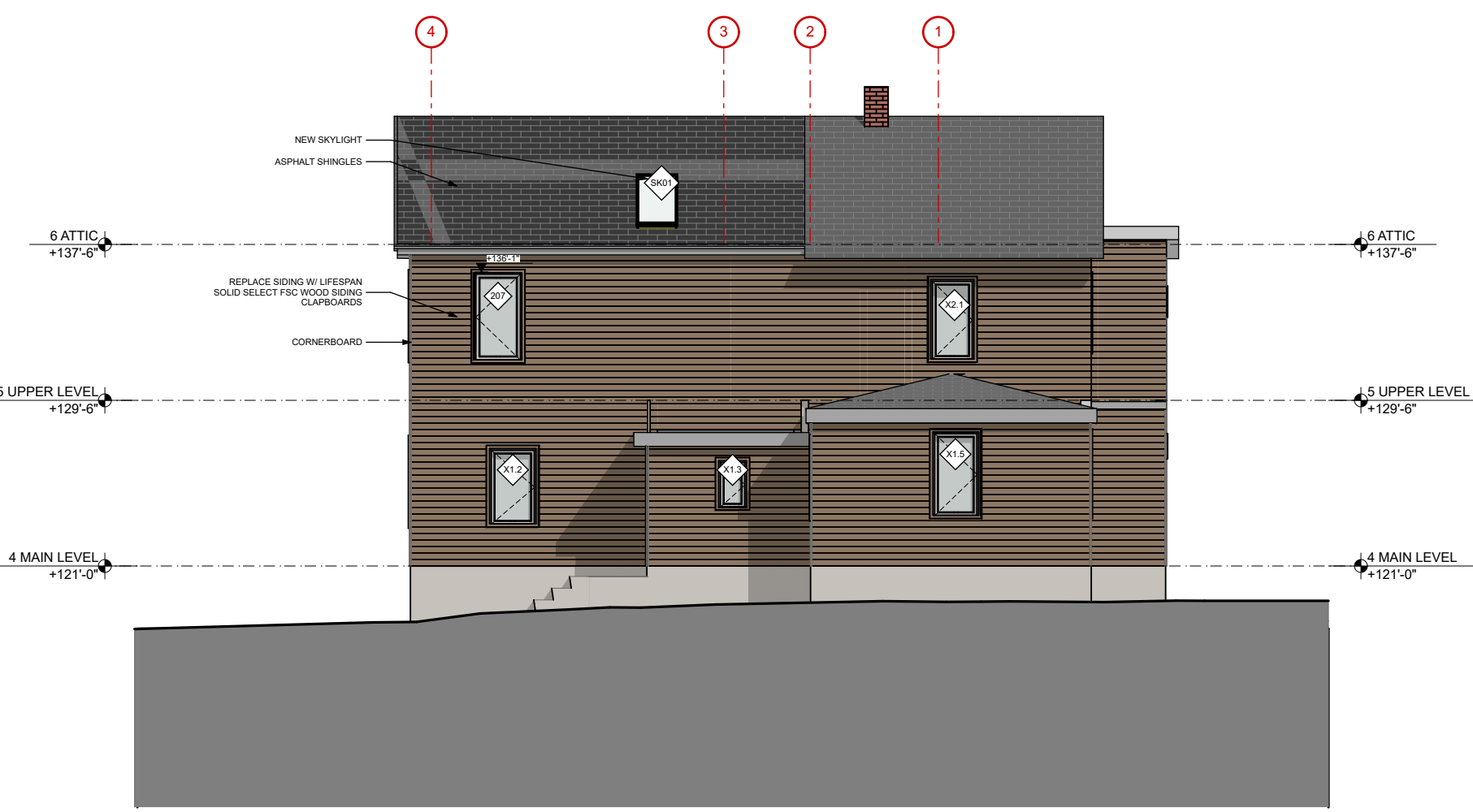
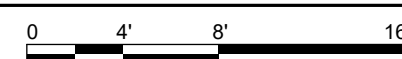
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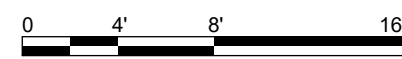
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3 PROPOSED NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



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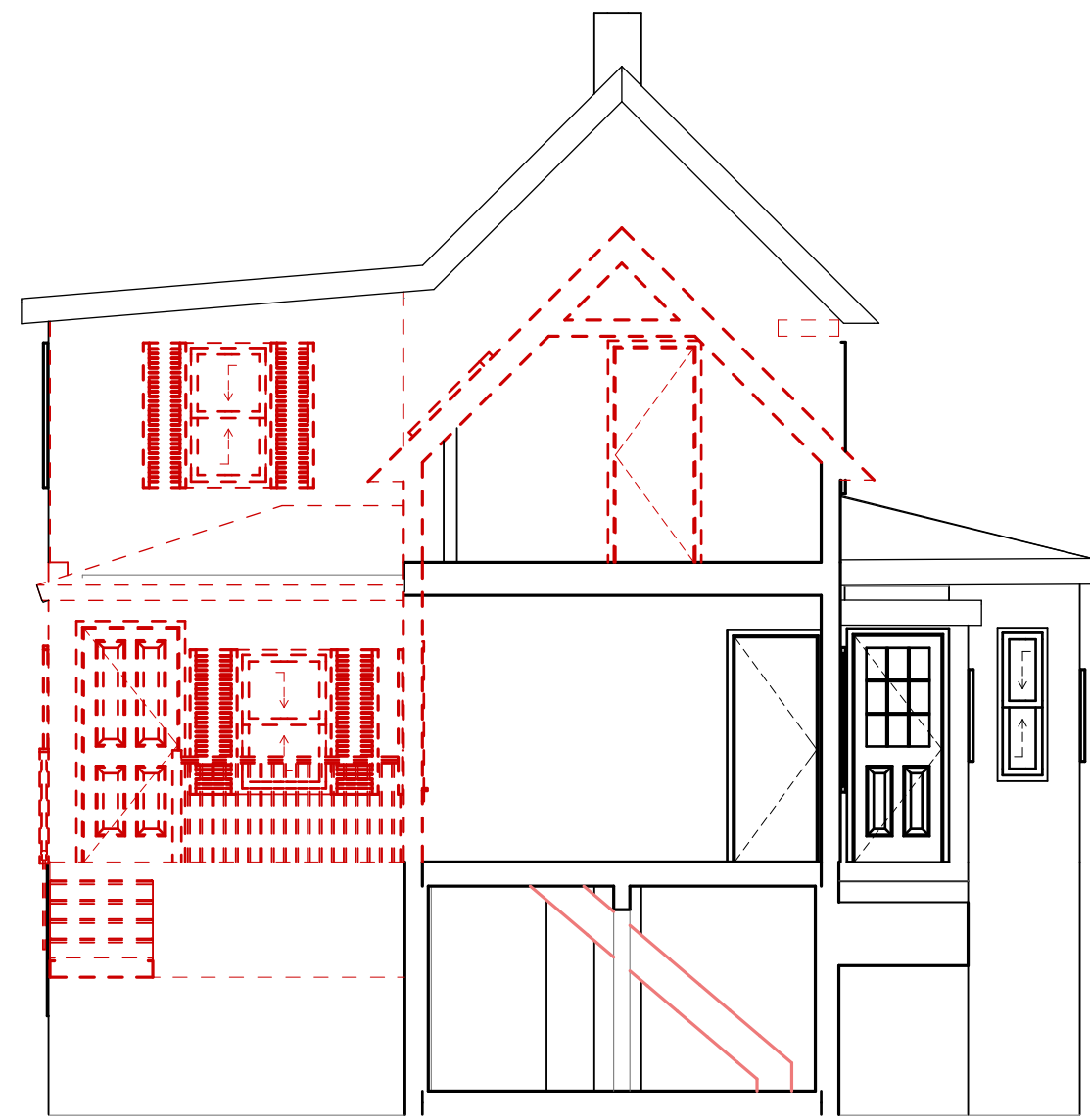
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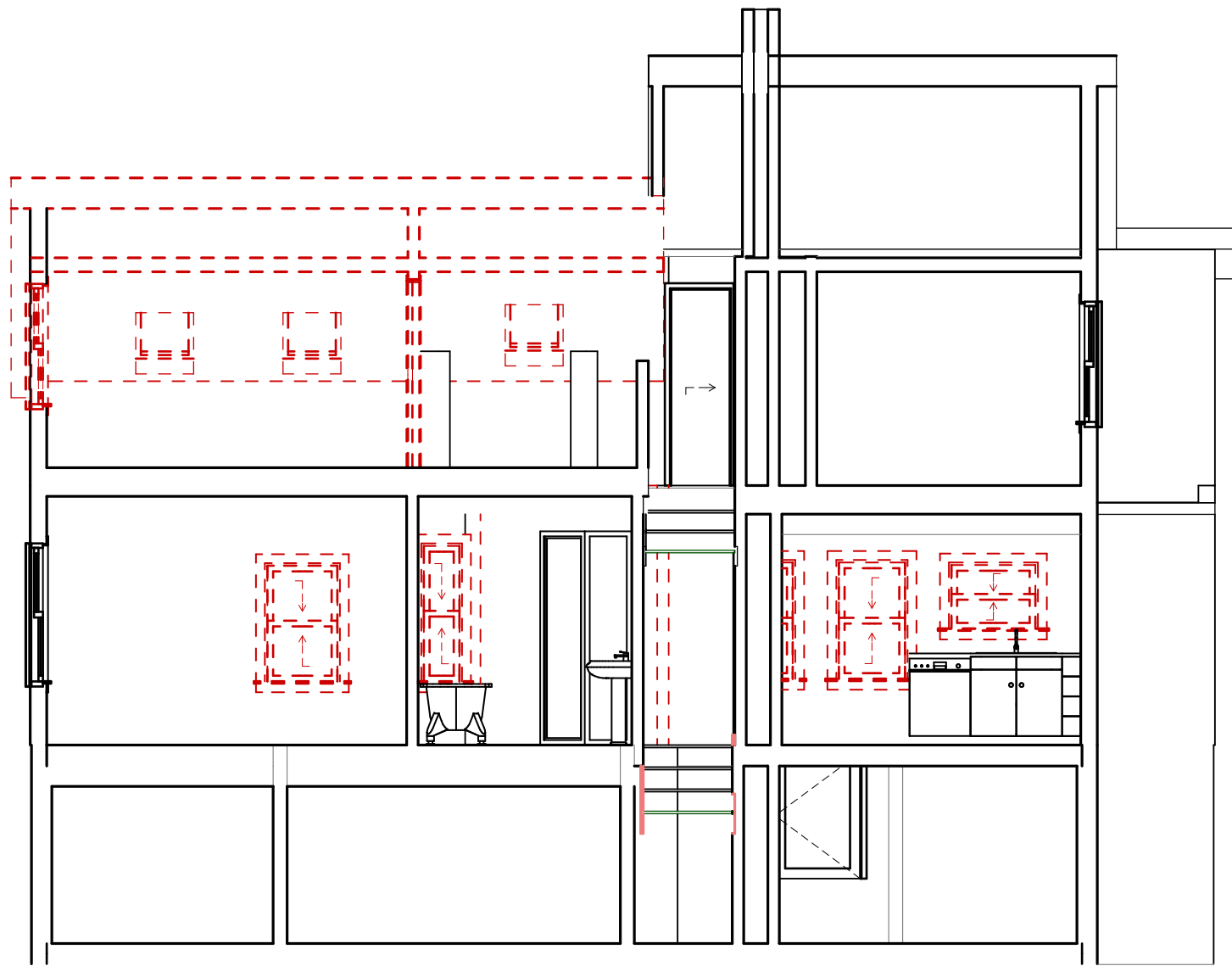
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ELEVATIONS

X-1.2

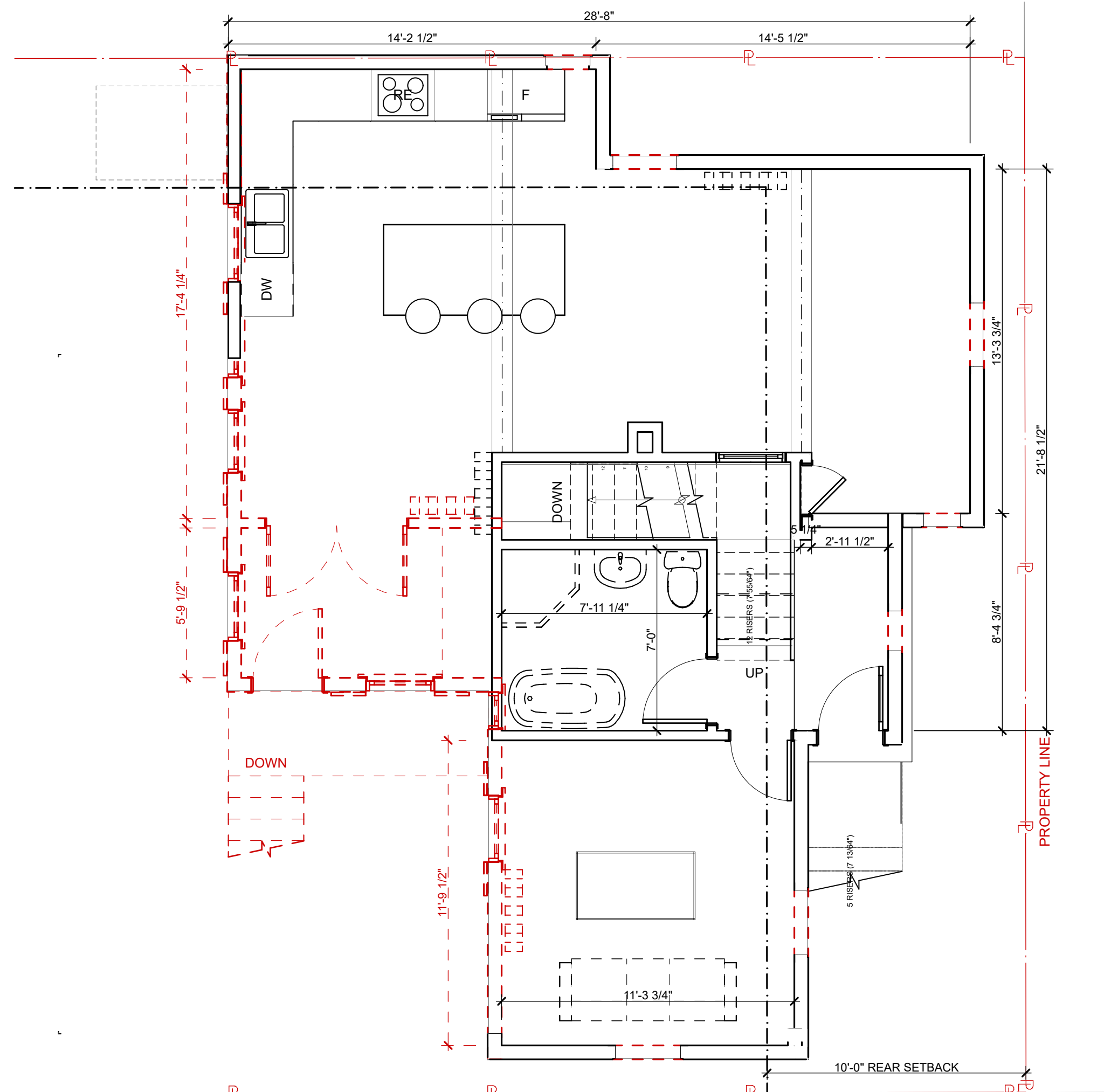
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NEW CONSTRUCTION



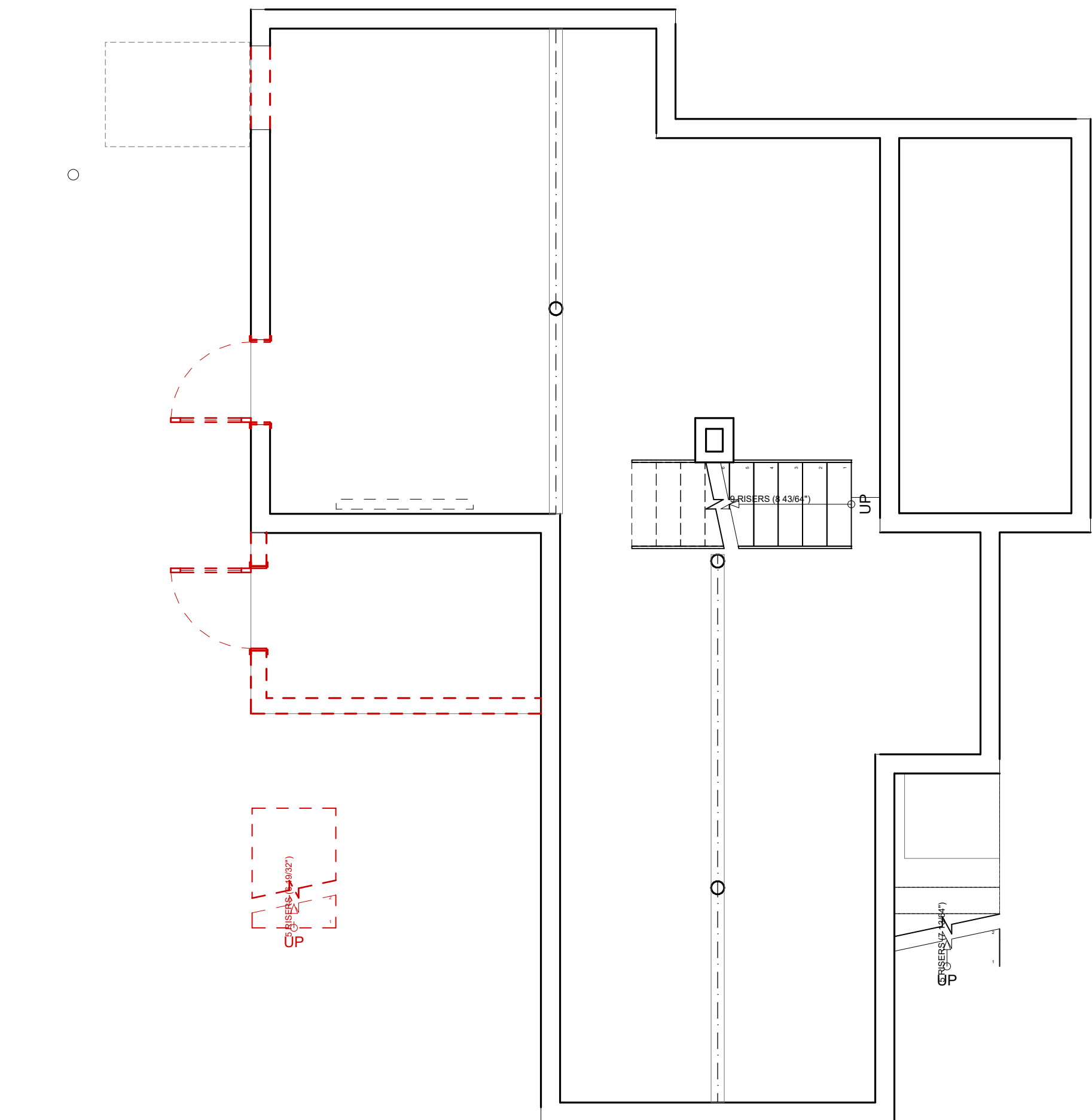
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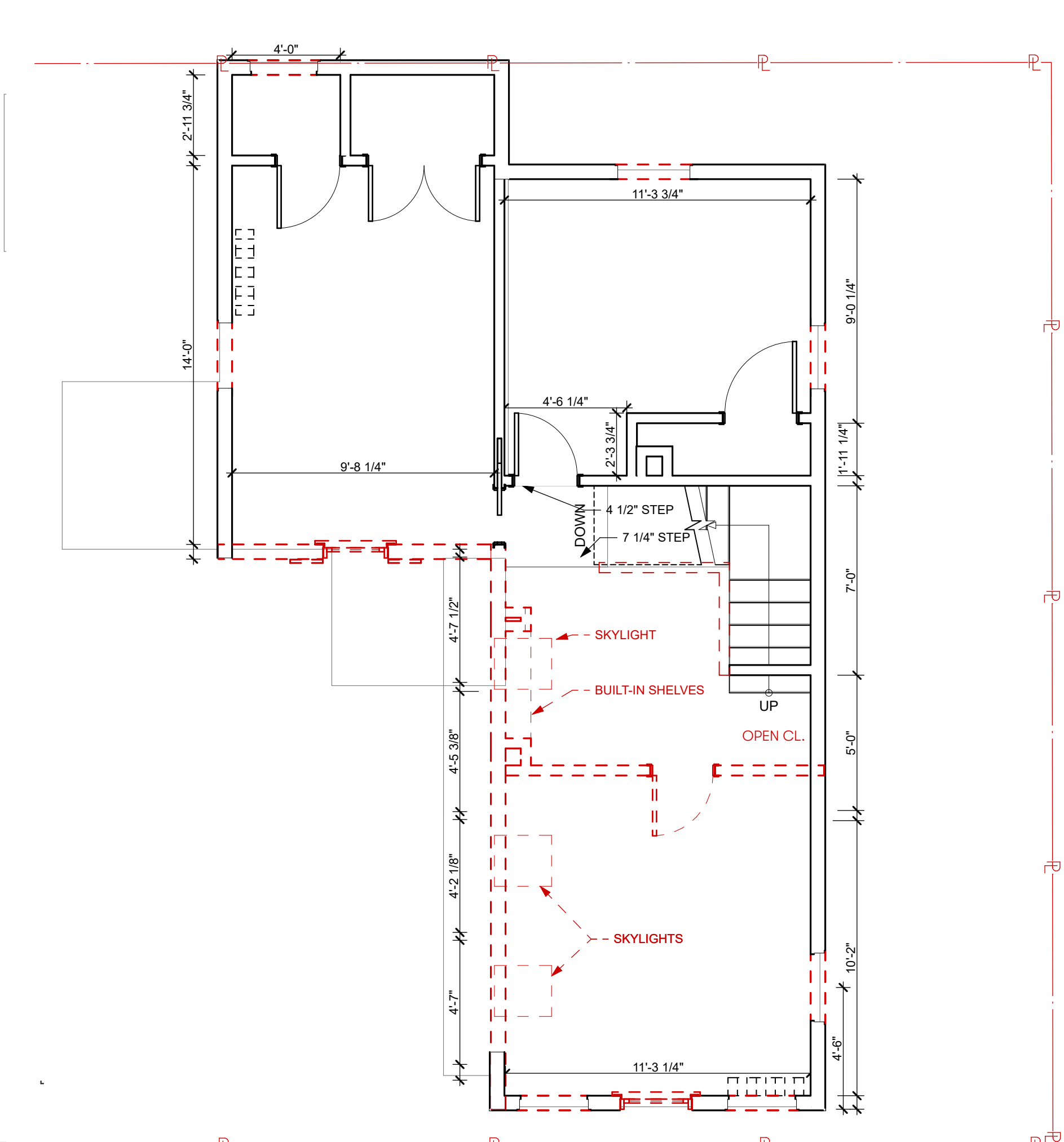
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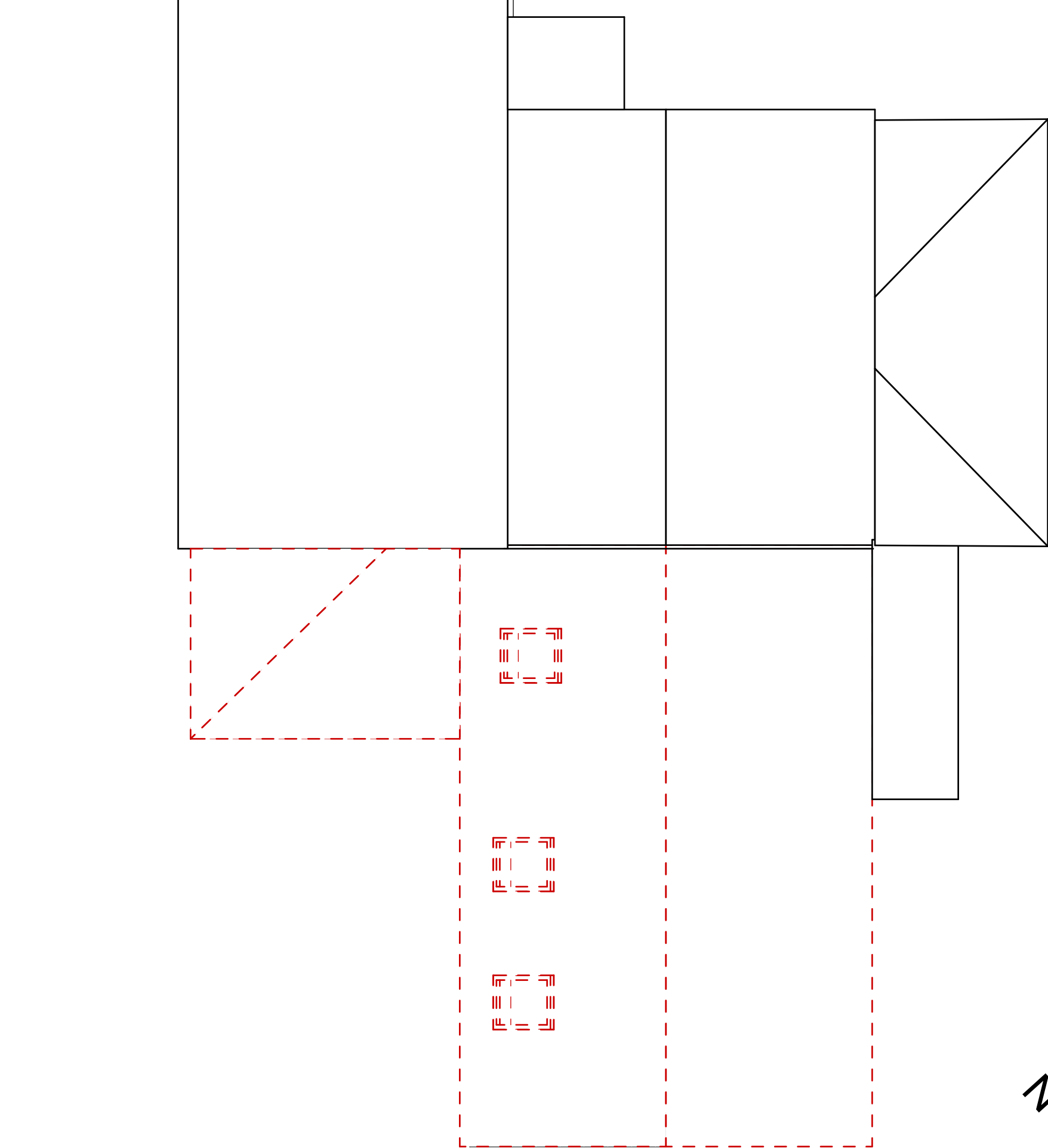
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3 UPPER LEVEL - DEMOLITION
SCALE: 1/4" = 1'-0"



4 ROOF PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"

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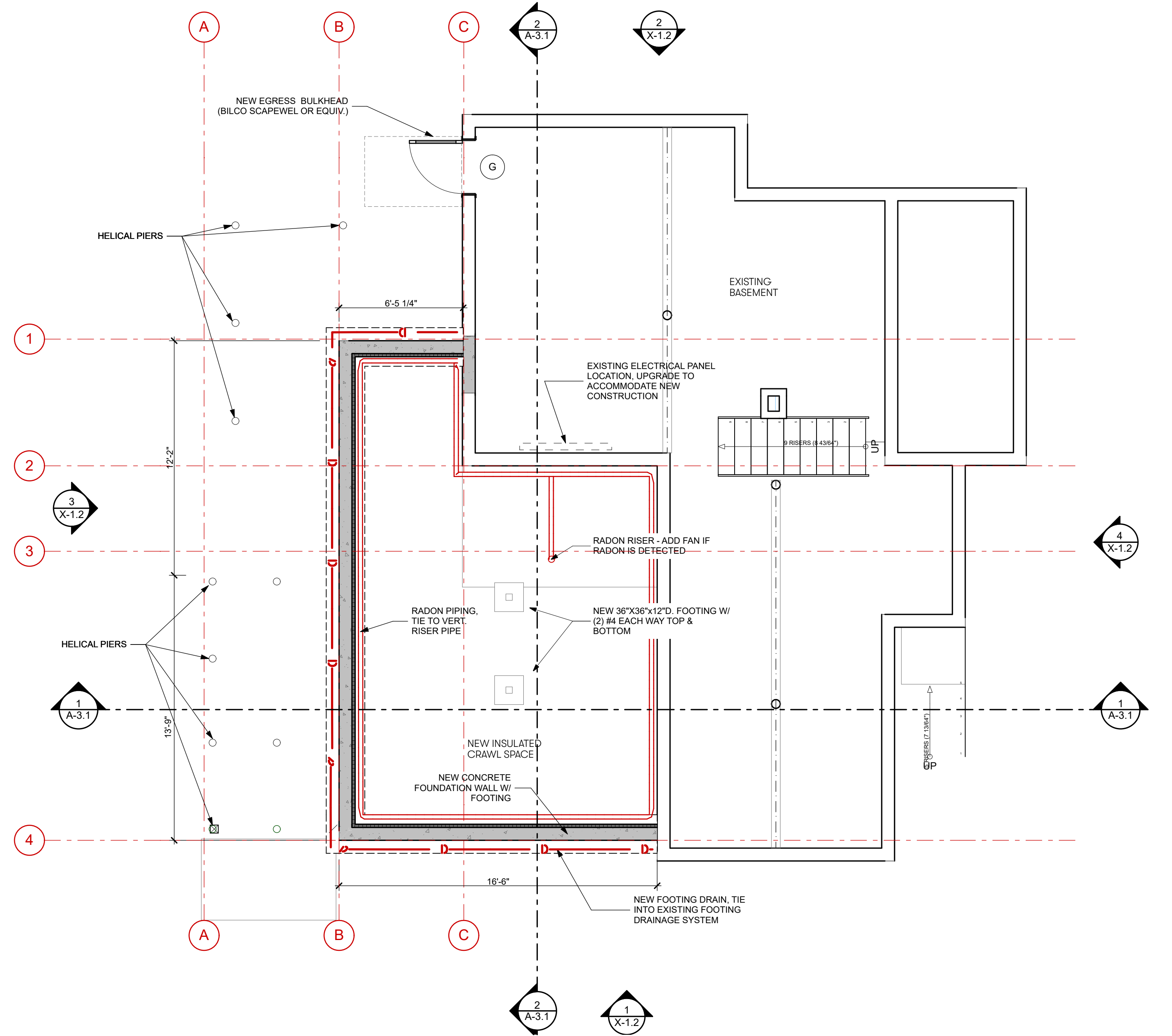
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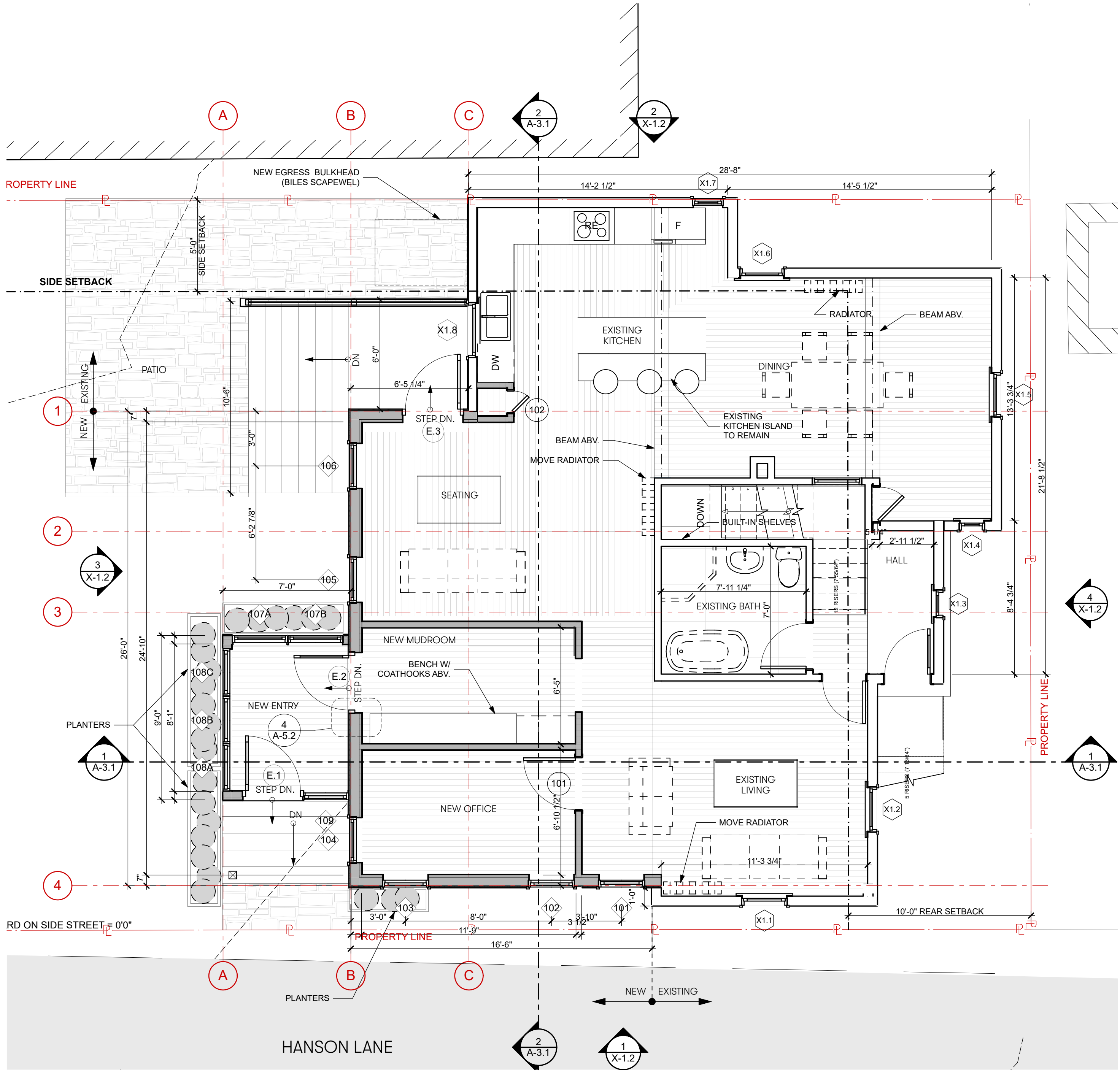
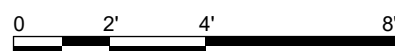
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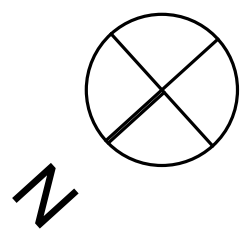
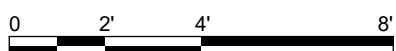
DEMOLITION PLANS
D-1.1



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



2 MAIN LEVEL
SCALE: 1/4" = 1'-0"



- EXISTING CONDITIONS
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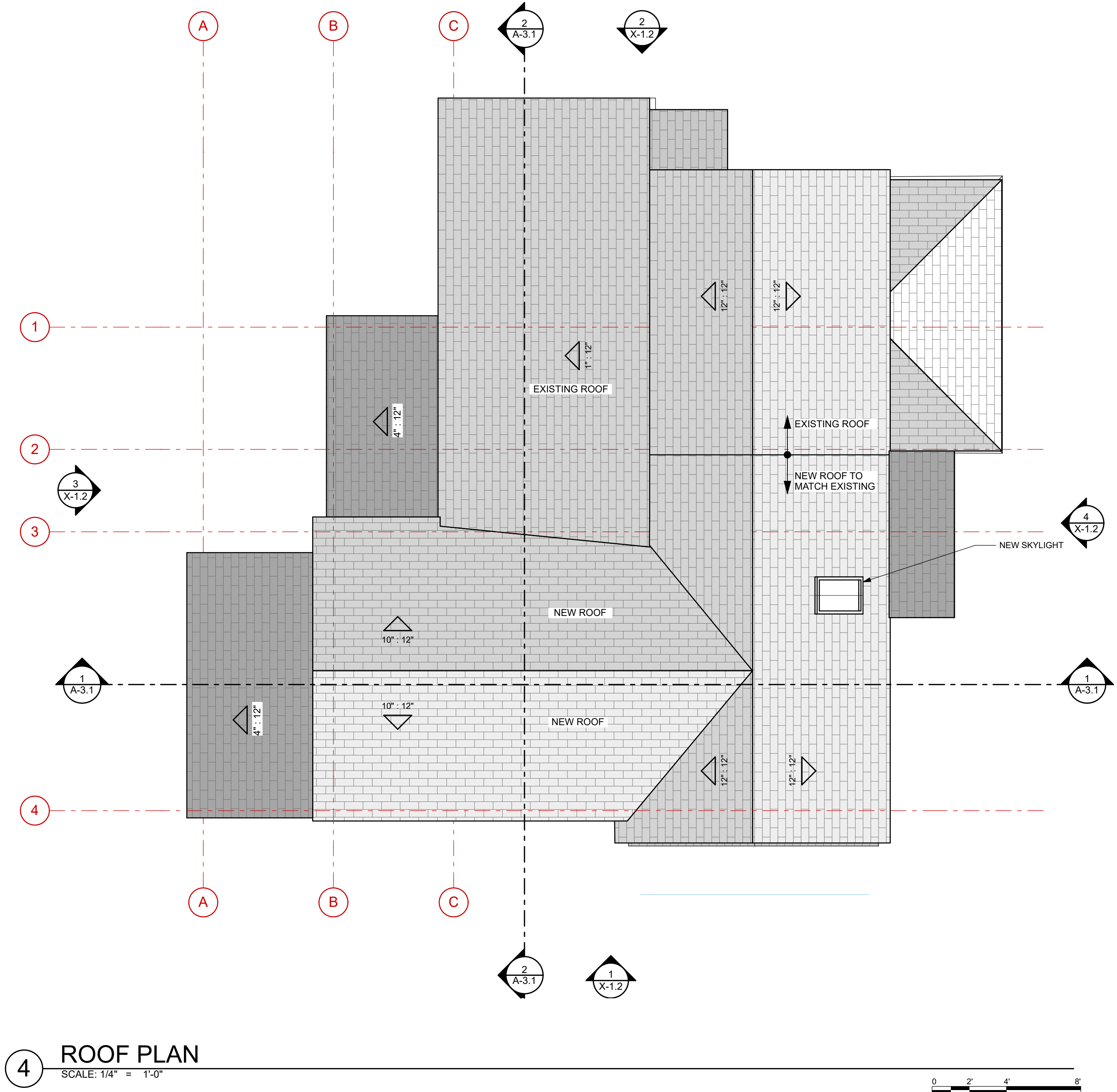
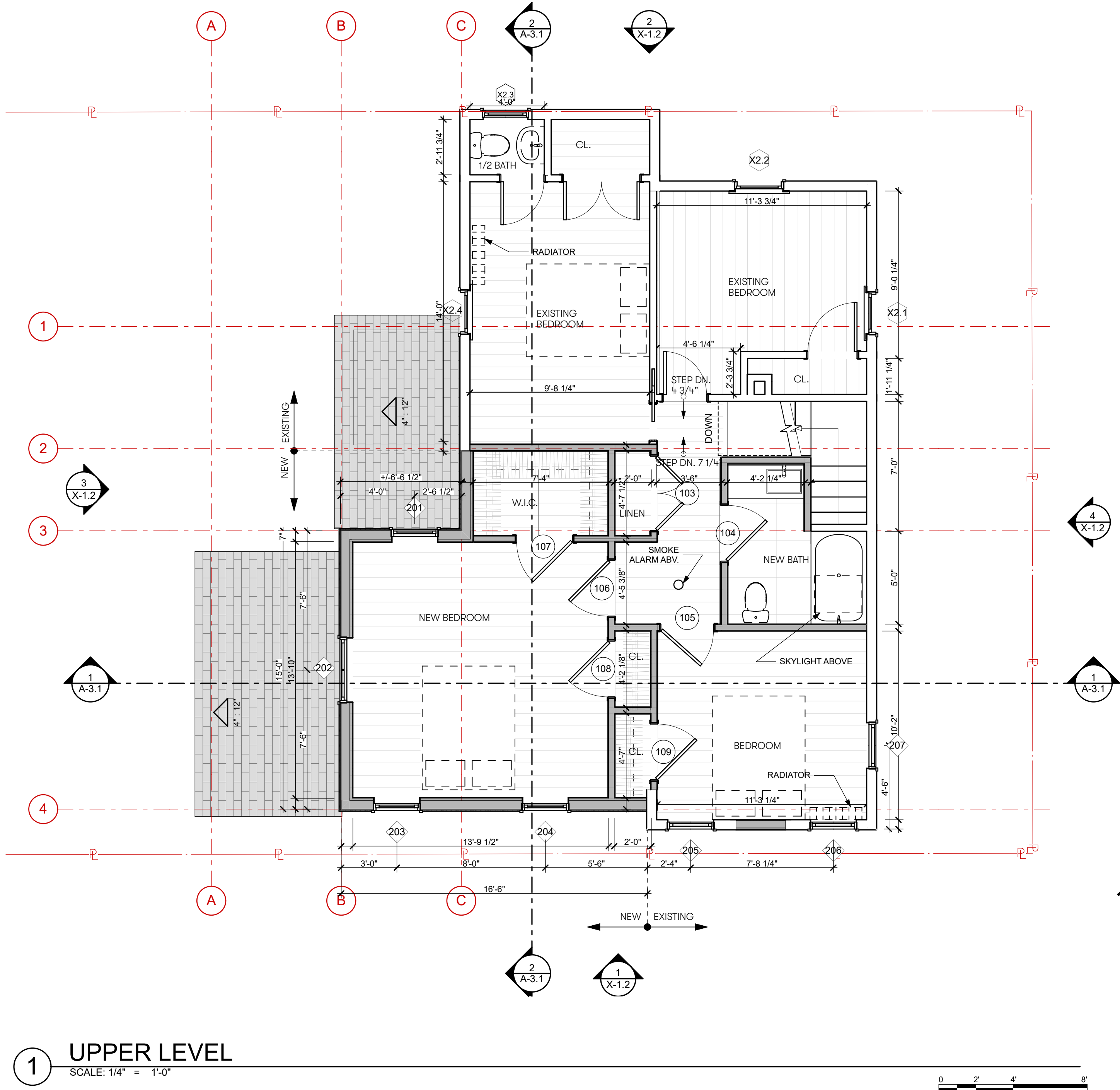


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FOUNDATION &
MAIN LEVEL FLOOR
PLAN

A-1.1



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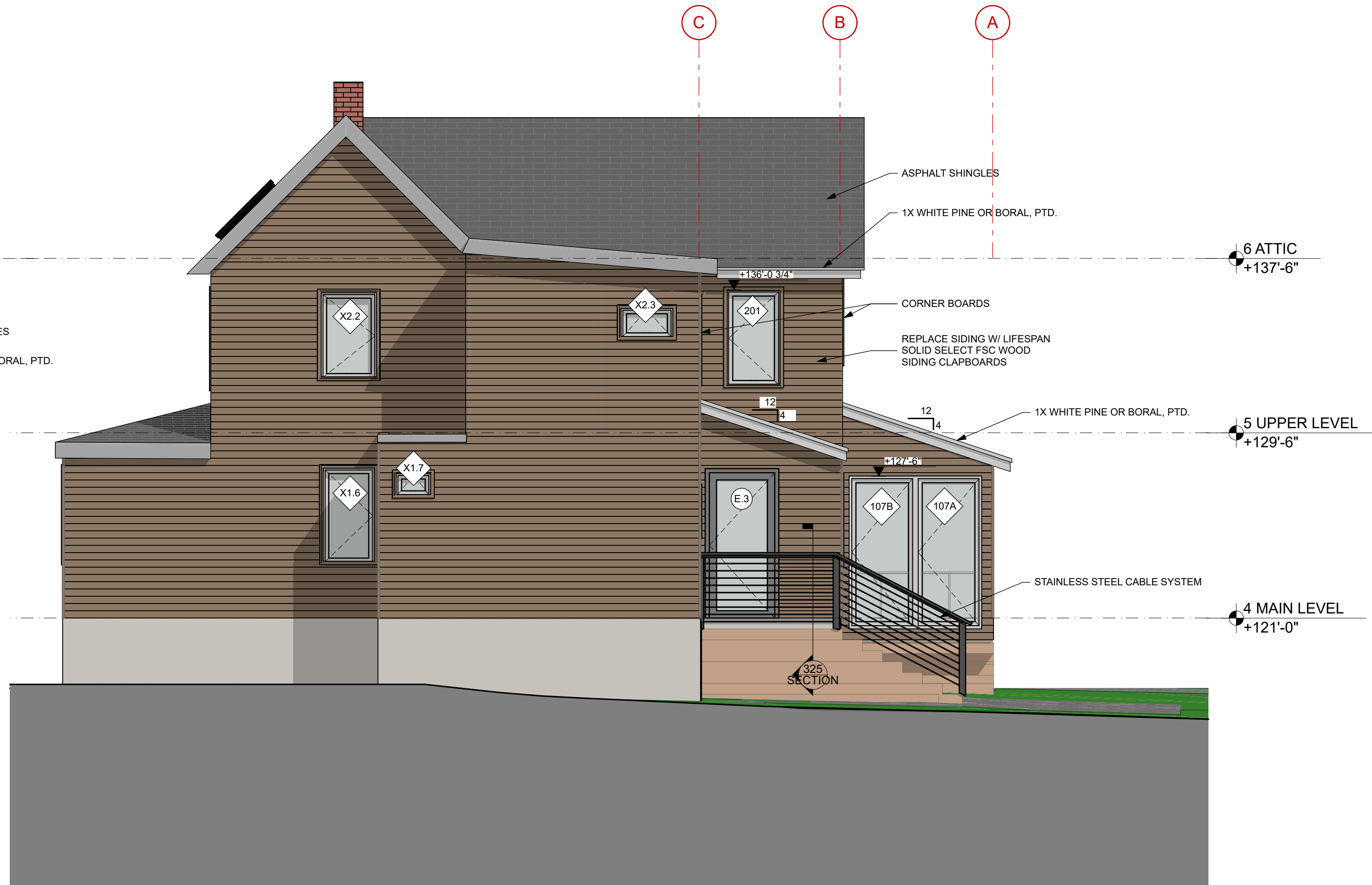
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DATE	09/05/19
REVISED 1	
REVISED 2	
DRAWN BY	DF
PHASE	For Permit

UPPER LEVEL & ROOF
PLAN

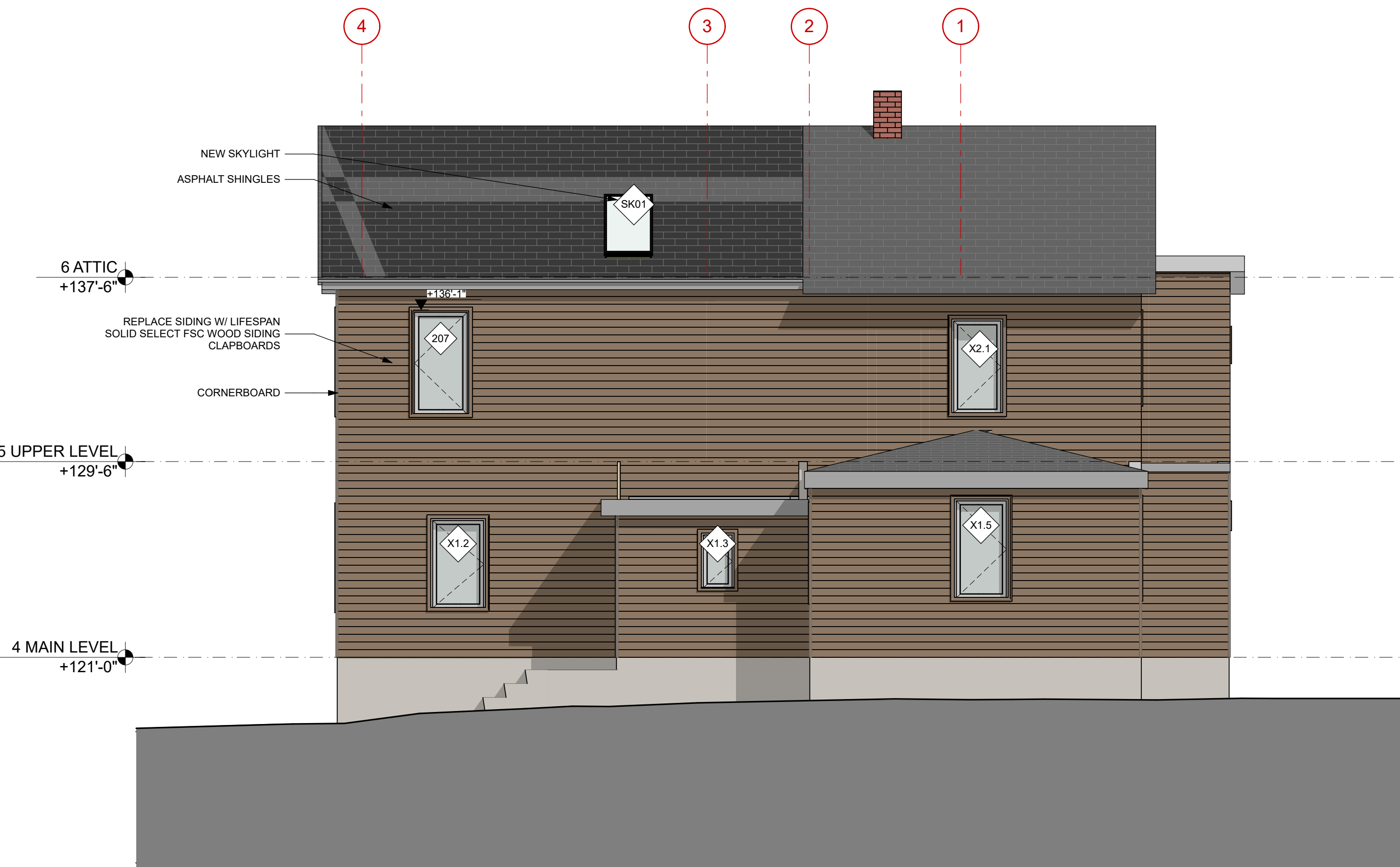
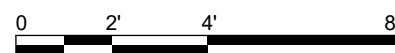
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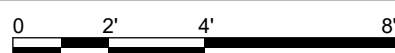
2 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



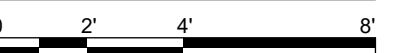
1 SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



Kaplan
Thompson
Architects

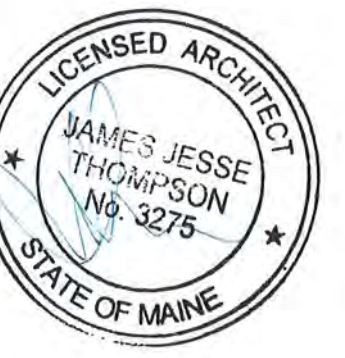
102 Exchange Street
Portland, ME 04101
(207) 842-2888
kaplanthompson.com

PROJECT

Renovation & Addition

30 Obron Street
Portland, ME 04101

FOR PERMIT - NOT FOR CONSTRUCTION



FOR PERMIT - NOT FOR CONSTRUCTION

PROJECT	CHN
DATE	09/05/19
REVISED 1	
REVISED 2	
DRAWN BY	DF
PHASE	For Permit

ELEVATIONS

A-2.1

From: **David Silk** Date: Wed, Mar 2, 2022 at 10:54 AM
Subject: Public Comment on 1227 Westbrook St
To: <hp@portlandmaine.gov>

Hi: I am writing to offer comments on a pending application to add an attached garage and side addition to the historic home at 1227 Westbrook St. located in the Stroudwater Historic District. I have lived in the District at 1187 Westbrook Street since 1996. I understand there is a 2nd workshop later today. I write again to voice my concerns regarding the proposal.

As a general comment troubling to me is the applicants' insistence on an attached garage. One of the dominant characteristics of the District as viewed from a public way is the lack of any garages, attached or otherwise. It is a 21 Century suburban phenomenon. And simply not compatible in this District.

When the parcel in the District across the street from me (1190 Westbrook) was developed 15 or so years ago, as approved by this Board, the new home had massing and scale and features that integrated the new home with its surroundings. Most notably the garage was located well behind the new home and hidden from the street.

If someone wants a home with the amenities of an attached garage there are plenty of such modern homes located just outside the District with that feature, such as all the homes on Tide Mill Rd developed in the 1990s and those at Rivers Edge Drive developed in early 2000s.

Leaving aside how it is styled, attaching a garage to this historic structure and visible from a public way denigrates the historic nature of the structure and surroundings. The Tate house is just a stone's throw away. It is not a character of the District because the District traces its routes to the pre-car period.

Standard 9 says in part: "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.**" The proposed garage addition fails this test in my view.

The Staff's comments on page 5 of the Board memo applicable to the initial proposal remain equally applicable to the revised proposal. The proposed modifications "has the effect of engulfing, overpowering the original house." The historic structure will be "compromised by the proposed addition(s)."

It is hard to say no to an applicant. But the addition of a suburban attached side garage to this historic structure just does not work no matter how presented. It is simply not compatible with the structure and is not consistent with the character of the District (which is the absence of garages, attached, attached with breezeway or otherwise, visible from a public way). The garage should be dropped from the proposal.

The revised proposed addition on the other side is an improvement over what was presented before and standing alone (with no added garage on the other side) is far less overwhelming due to the additions' recessed setback and scale. The mostly blank wall remains of concern.

I will add that others in the District share my concern. They welcome the Richardsons but feel that adding a garage as a side addition to this house just does not work no matter how dressed up.

Thank you for considering my views.

David Silk
1187 Westbrook St
Portland

Public Comment on 1227 Westbrook St. External Inbox

**Lynn Jennings**

to me

11:59 AM (2 minutes ago)

Hello,

I am writing to share comments on the pending application to add an attached garage and other additions to the historic house at 1227 Westbrook Street in the Stroudwater Historic District. I've lived in the district at 1187 Westbrook Street since 2019.

The proposal for the attached garage shouts suburban in the very midst of what is a collection of historic homes on Westbrook Street. When that garage is coupled with the other additions the original house's simplicity is overwhelmed and suburbanized. The variety of rooflines distract the eye from the clean and simple lines of the original structure. The jumble of additions are visually discordant and not in character with surrounding homes.

I walked up and down Westbrook Street yesterday and noted how from the Tate House onward there is an immediate sense of entering an intimate old-timey village of homes with simple lines and forms. The simplicity is striking, the stately structures are appealing. Of course there is modernity everywhere with cars in driveways and so on but the atmosphere of preservation and upkeep is clear.

A portion of Standard 9 says, "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.** The proposed multiple additions (one with a big blank street-facing wall with only one window) plus an attached garage stuck onto the simple original structure at 1227 Westbrook St do not meet the compatibility test.

I appreciate that the Richardson's want to update their house and I am glad they are in the neighborhood. I hope they can find a way to execute their updating while remaining sensitive to the surrounding houses whose owners care very much about being good stewards and guardians of the neighborhood's special historic nature.

Thank you for reading and for considering my views.

Lynn Jennings

1187 Westbrook St.

Isaac Fly House at 1227 Westbrook Street

0 views

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an...@annetaintor.com
to h...@portlandmaine.gov, an...@annetaintor.com

Mar 29

Dear Historic Committee,

I love living in Stroudwater, and I love walking through this neighborhood: the beautiful old houses, the equally beautiful rivers... and all the space! My son-in-law once described Stroudwater as living in the country in the middle of a city.

This week I looked at images of the proposed additions to the Isaac Fly House at 1227 Westbrook Street. (I'm so late to take action because I had no access to internet for 4 months.) After looking at the images I walked by the house to get an idea of how the additions would affect things. I'm concerned.

- The additions will block two lovely views of the Fore River. It seems to me that the views and the spaces are important elements of the historic character of this neighborhood.
- The additions totally change the character of the Isaac Fly House. From the stately building it now is it will turn into a Scarborough-esque McMansion, totally inappropriate to this historic neighborhood.
- It also appears to me that the artist's renderings of the project are misleading. The renderings show mature trees to the east of the garage addition – trees that simply do not exist in the locations shown. And it appears that those trees, if they *were* there, would actually be on the lawn of 1221 Westbrook. I don't believe that the space and foliage shown in the artist's renderings actually exist.

You may remember that years ago I spoke in support of my next-door neighbor's proposed additions. Every time I look out my back windows and see her barn instead of the river view I once had I regret my support.

Does the decision of whether to approve the project rest solely on whether the additions meet the Standards for Review of Alterations to Contributing and Landmark Properties? Or, as I hope, will the Committee take into account the effect that the proposed additions will have on the other elements of the historic character of the neighborhood?

Thank you for letting me voice my concerns.

Regards,

Anne Taintor

Archelaus Lewis House

1258 Westbrook Street

1227 Westbrook Street from John Swan

0 views

Subscribe ☐

an...@annetaintor.com
to h...@portlandmaine.gov, lost...@aol.com

Mar 29

To the Historic Committee:

I am here typing a handwritten letter from John Swan. John is having computer issues, and so he asked me to submit this for him:

Stroudwater is a very special place, defined by waterfalls, rivers, and tidal estuaries. The heart of the Historic District, with a few exceptions, is a short section of Westbrook Street that extends from Congress Street to the end of Westbrook Street, and fortunately for Stroudwater, the neighborhood has aged gracefully through the ravages of three centuries, and it remains as a rare example of an 18th and 19th century village.

The Isaac Fly House, which is likely the oldest surviving house in Portland, sits at the heart of this small community, and any additions to it should reflect a respect and sensitivity to its unique surroundings, history, and neighbors.

Applicable Standard #1 states that any addition to an historic building “requires minimal alteration to the character and defining features of the structure, object or site and its environment or to use a property for its original intended purpose (sic).”

The proposed additions of the bedroom and bath, two-car garage, and west wing addition do not adhere to this standard.

Although the original façade remains in the proposal, there would be, in effect, two more facades attached to it facing Westbrook Street, which would have a negative impact on the historic nature of the immediate neighborhood, especially the Hinchliffe property to the east, which would be overwhelmed and dwarfed by the bed and bath and garage.

It is space that defines structures as much so as the structure, and it is space that lends grace and beauty to neighborhoods.

The space on either side of the Isaac Fly House, with open views of the Fore River, will be blocked by the proposed additions, and have the effect of being “shoe-horned” between its two neighbors.

Applicable Standard #9 states “The new work shall be compatible with size, scale, color, material, (and again) character of the property.”

The proposed construction overwhelms the original house, giving the original façade the impression of a postage stamp stuck on a box, an incongruous token at best.

The large, angular, contemporary windows on the west addition, and where the garage attaches to the second story of the house, certainly do not adhere to Standard #9. They are hideous at best and destroy the historical character and grace of the original house and neighborhood. A new home in the historic district would not be allowed to have them.

Additions should represent and compliment rather than contradict an historic house.

Architects who seek to promote their own distinctive designs are out of place in an historic neighborhood. The concept that historic additions should be distinct in some way from the original building is misguided, and it is designed to give architects an excuse to impose their own creative stamp on a structure.

Applicable Standard #8 states "Every reasonable effort shall be made to protect and preserve significant resources affected by or adjacent to any project." Do not the open spaces with beautiful views of the Fore River that separate the Fly House from its neighbors qualify as significant resources? Space defines a neighborhood, please take notice of the open space as it exists now.

To me, the proposed additions are overwhelming in scale, and seem to be an excuse and a support system for all the glass on the north side of the house.

It's a transformation rather than a restoration, and if other historic houses in Stroudwater were approved for similar construction, the neighborhood would be fundamentally changed forever.

John Swan

1246 Westbrook Street

Portland 04102



EXTERIOR RENDER UPDATED (SECOND WORKSHOP)
GARAGE ADDITION ROOF AND GARAGE DOOR OPTION 1



EXTERIOR RENDER UPDATED (SECOND WORKSHOP)
GARAGE ADDITION ROOF AND GARAGE DOOR OPTION 2



EXTERIOR RENDER (FIRST WORKSHOP)

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

**WORKSHOP (2nd)
1227 WESTBROOK STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: February 25, 2022
RE: March 2, 2022 **WORKSHOP** – Preliminary Review of Proposed Building Additions

Address: 1227 Westbrook Street
Stroudwater Historic District

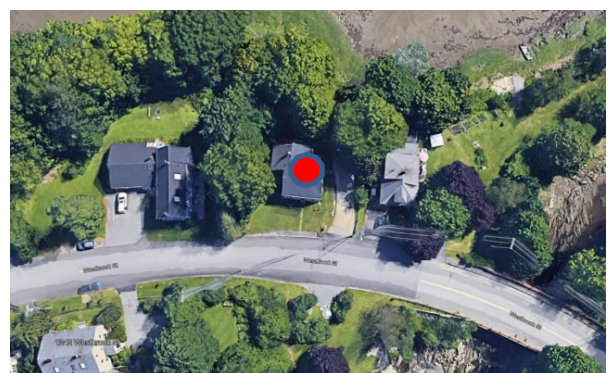
Applicant/Building Owner: John Richardson and Claire Horn

Architect: Scott Simons Architects

A sign announcing the Historic Preservation Board's meeting on March 2, 2022 was posted at the property on February 23, 2022. A legal ad was published in the Portland Press Herald on 2/21/22 and 2/22/22 and 32 notices were sent to neighboring property owners within 100' of the property.

Introduction

On behalf of applicants Claire Horn and John Richardson, architect Scott Simons has requested a second workshop to present a revised proposal for building additions to the historic single-family home at 1227 Westbrook Street, located within the Stroudwater Historic District. The rear of the property abuts the Fore River. The design revisions were made in response to Board feedback at the initial workshop, held on January 12, 2022.



As Board members will recall, the proposal calls for a living room addition off an existing wing on the northwest side of the house and a two-story garage/master suite addition off the southeast elevation of the house. Plans also call for site alterations associated with the garage addition.

Enclosed with this submittal is a cover letter summarizing the changes made in response to Board comments on January 12th, as well as plans, elevations and renderings. Mr. Simons has included drawings of the original proposal for reference purposes, together with the revised plans. Note that two design options for the revised garage/master suite addition are provided for consideration at this follow-up workshop.

Background Information (*excerpted from 1/12/22 staff report for reference purposes*)

Subject Structure, Character-Defining Features of House and District

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.

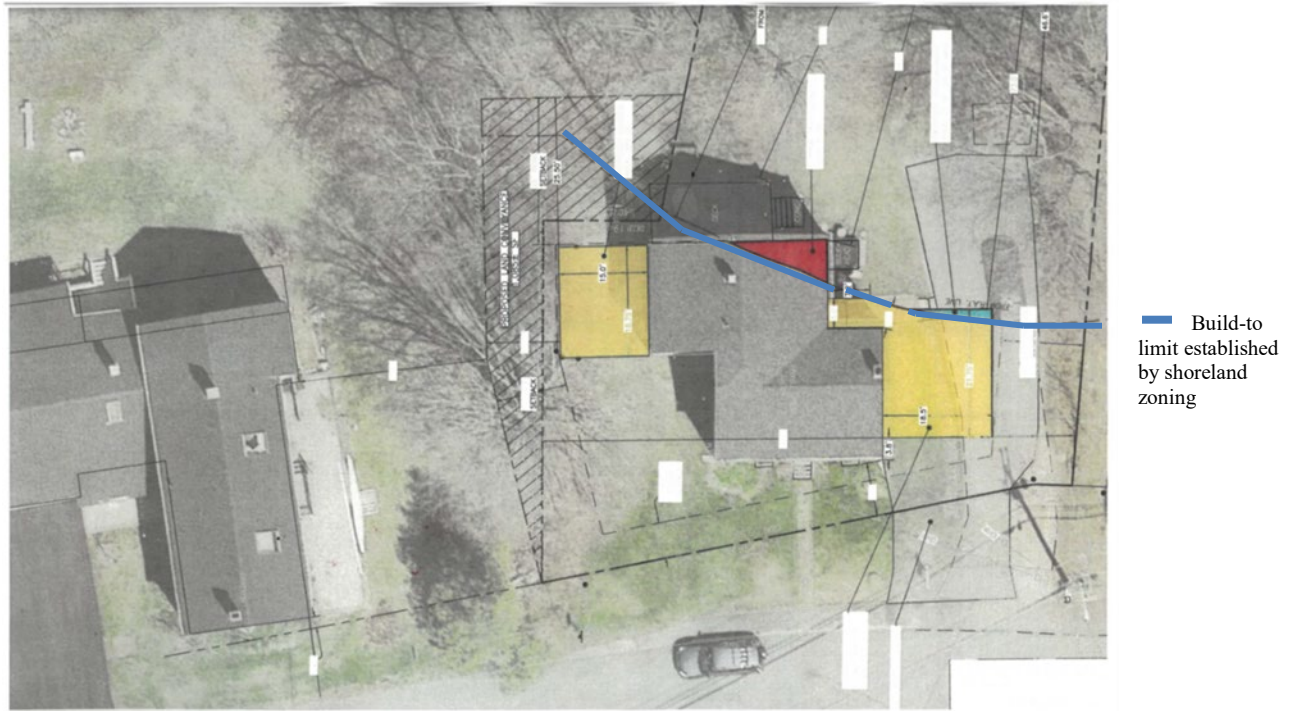
A rear two-story wing was added later during the 19th century. (There is some question as to whether this wing was a separate building that was moved and attached to the rear of the house, given the awkward intersection of rooflines.) This wing, with its gable roof oriented to the street, projects beyond the northwest corner of the main house. , Mr. Simons has provided axonometric views illustrating the evolution of the structure over time.

Enclosed with the applicant's submittal 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 refer to ATTACHMENT 3 of the 1/12/22 packet 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).

Physical and Zoning Constraints

As Board members will recall, the subject structure is located on the east side of Westbrook, with the back of the property abutting the Fore River. There is a fairly sharp change in grade behind the house as well as a change in grade immediately beyond the southeast elevation of the building. These conditions need to be accommodated in any design solution.

More significant considerations for this project are the applicable zoning requirements and restrictions for this property, including those associated with shoreland zoning. The proposal before the Board, especially in terms of the position and footprint of the additions, has been shaped in great part the need to accommodate zoning restrictions applicable to this site. Below, for quick reference, is a plan review that shows the two additions (in yellow) and applicable setback and shoreland zoning requirements. (A more detailed view of this site plan is included with the applicant's submittal.)



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.)

Original (1/12/22) Design Proposal *See elevations and renderings of the original proposal included for comparison with the new submittal.*

As proposed, the living room addition to the northwest continued the sloped roofline of the earlier wing and featured one single-lite window of vertical proportions facing the street. The addition also featured a shed dormer with a band of mulled windows facing the side yard. The addition was clad in natural shingles to distinguish itself from the historic structure. Trim was kept to a minimum.

The garage/master suite addition featured an 18.5' x 21.75' footprint and immediately abutted the southeast elevation of the principal structure, obscuring much of this elevation. As Mr. Simon confirmed in his presentation, the historic structure's side wall was to be retained. The addition was set back 3'9" from the face of the house and extended about 5' beyond the rear corner of the principal structure. The ground floor level of the addition was set lower than that of the house—approximately 30". The addition's sloped roof form was similar to that of the living room addition and featured a shed dormer facing the street. The dormer featured 5 mulled windows. A single garage door with vertical boards was shown. Exterior materials and finishes were the same as those for the living room addition.

As Mr. Simons explained in his cover letter for the 1/12 workshop, the additions were designed to be simple in form and spare in detail and were intended to make clear the distinction between new and old.

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

Board Comments at 1/12/22 Workshop

In offering preliminary feedback, Board members acknowledged the fact that the physical constraints of the property as well as zoning restrictions applicable to this site severely constrain any flexibility as to the size, form and placement of any addition, making this a particularly challenging project. Board members also expressed appreciation for the fact that the applicant is looking to accommodate the needs of a growing family. That said, Board members noted that the scope and nature of the proposal presented significant challenges in terms of meeting applicable ordinance standards—in short, the applicant's ambitious program was difficult to accommodate without unduly compromising the character of the historic structure. Citing threshold ordinance Standards #1 and #2, Board members expressed the view that the cumulative effect of the additions was to overwhelm/dominate/compete with the existing historic structure.

While several specific questions were raised about the living room addition (see below), the Board's major area of concern was the proposed garage/master suite addition. Board members found that it obscured the massing and form of the original house--being physically attached to the house's southeast elevation and set back only a short distance from its façade. They also found that an attached two-car garage located in such a visually prominent position appeared incongruous to the historic character of the house and within the context of surrounding Stroudwater neighborhood.

Following are specific questions and comments offered during Board discussion:

Questions:

- Did you look at separating the garage addition from the house?
- Did you explore with zoning staff whether a variance might be allowed given the unique circumstances of the lot and the historic designation of the house?
- Is the garage as small as it can be?
- Have you considered swapping the two functions, with the garage on the northwest side of the house?

Comments:

- Although the design of the additions is restrained and the material palette limited, they do not appear sufficiently recessive
- The combination of additions has the effect of engulfing, overpowering the original house
- Existing building is very discrete. Its massing clearly communicates its period of significance. This is compromised by the proposed addition(s?)
- Regarding the living room addition, there is insufficient differentiation between the addition and the ell to which it is attached in that the addition's roof slope continues the ell's roof slope and the addition's front elevation is coplanar with that of the ell.
- Would like to see the garage separated and set back further to allow the original form and clarity of the house to read through.
- A two-car garage reads as a suburban addition—incongruous. Given the garage door's width and treatment, it is more prominent than the main door of the house. This upends the traditional hierarchy.
- Would encourage consideration of a one-car garage with narrower single door. This would improve the proportions of the garage addition and make it more secondary to the principal structure. Consideration might also be given to reducing the width of the dormers.

Revised Proposal

In response to Board feedback, the design proposal has been modified in a number of ways. The changes are described in Mr. Simons' cover letter with the latest submittal and are summarized below. Also notice that the latest submittal includes two options for the garage/master suite addition. The two options do not vary in terms of overall

footprint and scale, but offer an alternative in terms of design details.

Living Room Addition

- Rather than extend the roof slope of the existing ell, the roofline of the addition now steps down to create differentiation
- The dormer has been removed.
- A glass “hyphen” has been added at the juncture between the existing ell and the addition.

Garage/Master Suite Addition

- The addition is now separated from the existing structure, but for a “breezeway” connector that is set back from the front elevation of the addition. Although not indicated on the drawings, staff understands that the distance between the side wall of the house and the garage is 4’6”.
- The size and volume of the addition have been reduced. The garage is 360 square feet and is now a 1 ½ car garage. Its original width of 18 feet has been to 14 feet.
- The garage door is narrower (comparison in door widths not provided) and now features applied trim that reduces the apparent scale of the door.
- The second floor has been reduced in footprint and volume. The second floor is 260 square feet. (No comparison in square footage provided.)
- The breezeway connector features a full glass door and a large single-lite window above. There is a corresponding window on the rear elevation of the breezeway, allowing for views through the connector. There is also a hood shown over the entryway.

As noted above, two options are shown for the treatment of the garage/master suite addition. The two options vary as follows:

Option 1: The ridgeline of the connector steps down from the roof ridge of the main addition. In this option, the garage door includes glazing.

Option 2: The main addition and the connector share the same roofline and there is no glazing in the garage door.

Exterior Finishes

The current submittal indicates that the original house and existing ell are to be painted white, consistent with the building’s appearance in the 1924 photo (and typical of the building’s period of significance). As before, the additions are proposed to be weathered cedar shingles with white or light grey trim. This scheme is proposed to further differentiate the new and the old.

Staff Comments

A number of design revisions have been made to address concerns expressed by members of the Board at the initial workshop while accommodating the applicant’s program needs. The Board’s role is to determine not only whether the changes represent improvements to the original proposal but also whether the scheme as currently proposed meets the ordinance’s review standards. If the Board finds that the proposal is

within reach of meeting the ordinance review standards but warrants addition modifications/refinements, these should be identified at the workshop. If, on the other hand, there are fundamental concerns with this proposal (or a modest adjustment thereto) that are not likely to be satisfied, Board members should make that clear in order to provide direction to the applicant.

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. Architect's cover letter
2. Revised submittal, including plans, elevations & renderings of original and revised proposal
3. Public Comment

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.

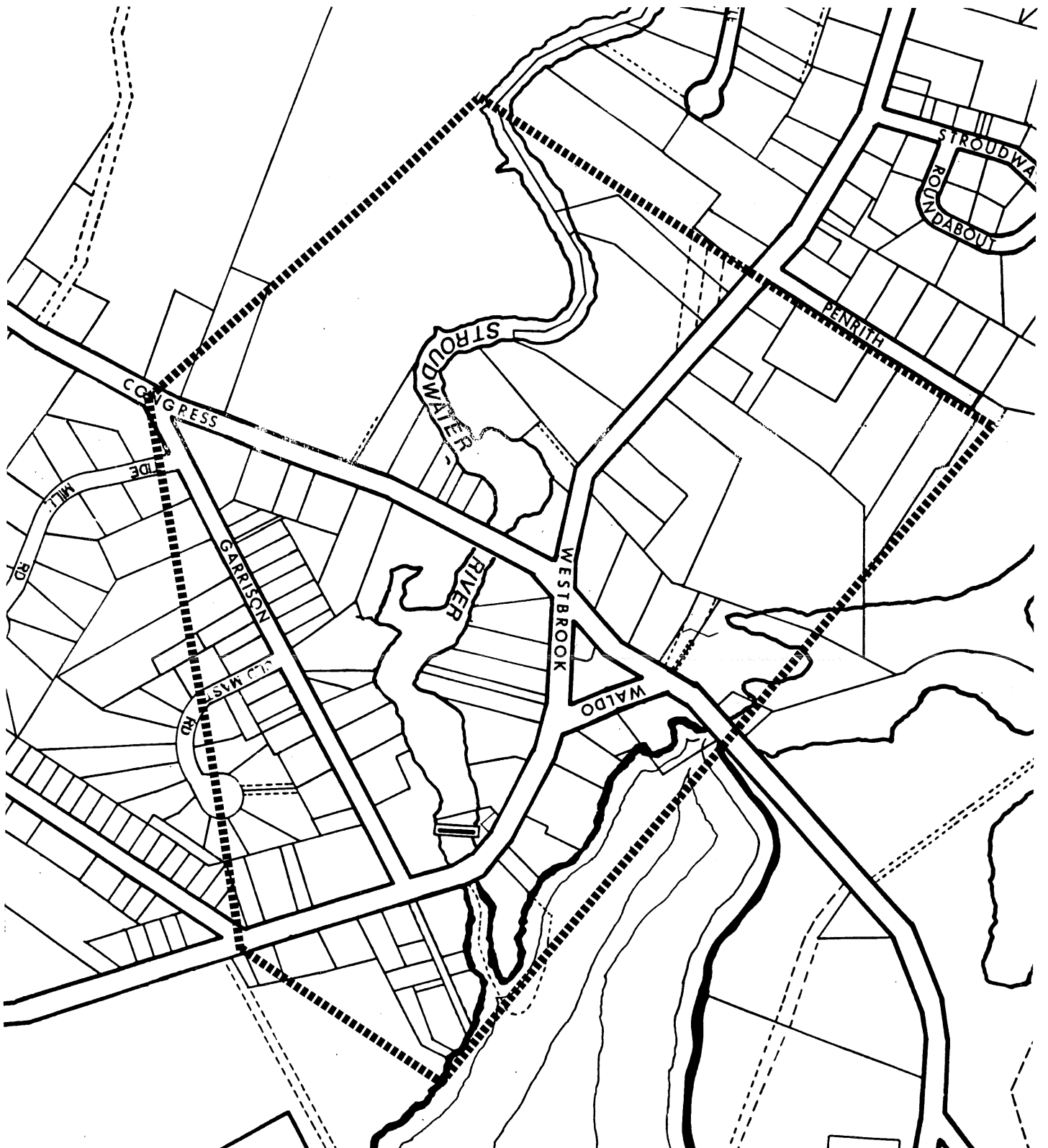


View from Stroudwater River bank of rear of Tate and Hawes houses, showing the river south of these dwellings passing behind the Samuel Fickett House at 1190 Westbrook Street, built in 1795.



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.

Boundaries of the Stroudwater Historic District



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
179 VAUGHAN STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: April 1, 2022
RE: April 6, 2022 **PUBLIC HEARING –Proposed Exterior Alterations
HPBR-001958-2022**

Address: 179 Vaughan Street

Applicants: Amy & Zachary McBee

Project Architect: Kevin Browne, assisted by Jack Riley

A sign announcing the Historic Preservation Board's meeting on April 6, 2022 was posted at the property on March 26, 2022. A legal ad was published in the Portland Press Herald on 3/25/22, and 31 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

On behalf of owners Amy and Zachary McBee, Kevin Browne and Jack Riley of Kevin Browne Architecture have requested a public hearing for renovations at 179 – 181 Vaughan Street. The property is a noncontributing, two-family home in the Western Promenade Historic District, built in 1970, well outside the period of significance for the district. The new owners (2021) plan to use it as a single-family residence.

A two-and-a-half-story, wood-framed Queen Anne residence with a large porch once occupied the lot, but after its demolition the existing two-family residence was built with each unit having a two-car garage facing Vaughan Street. Shortly after purchasing the property in 2017, the previous owner embarked on renovations that began as interior only but soon included substantial exterior alterations, including replacement of siding, windows, doors. Historic Preservation staff became involved in the 2018 review of the project after work had begun; the building permit had been reviewed and approved without the awareness or inclusion of the historic preservation office.

In 2018 staff involvement in the building permit review ensured some level of design review

and improved compatibility with the neighborhood, but as Mr. Browne's current project summary notes, the 2018 renovation "neglected a few key issues" on the noncontributing building. See Attachment 1 for the complete architect's summary. Mr. Browne's drawing set provides a clear view of the proposed alterations, including details and window and door specifications, and he includes a materials list. Staff has added views of the house from 2019 and before the recent renovation in 2018.

April 6 will be the first time the Board has reviewed this project, but because the proposal involves a modest number of well-conceived improvements to the façade, staff elected to include it on the agenda as a public hearing without a preliminary workshop review.

Subject Property

With its front elevation dominated by four garage doors and wide concrete driveways, combined with wide exposure lapped siding, moderate roof pitches, an inconspicuous side-facing entry, and triple casement windows with diamond-shaped grilles, the subject property has long stood out as a suburban-looking anomaly in the West End. A curious imbalance in the overhangs of the front gable (probably conceived to shelter the entry door) makes another awkward detail readily visible from the street.

As noted above, the 2018 renovations were underway when HP staff became involved, but staff found the owner was willing to work with them, changing some elements to make the design more coherent and compatible while still distinctly different from neighboring structures. Windows had already been ordered and installed, denying staff the chance to advocate for window upgrades such as simulated divided lights instead of grilles between the glass panes. (Staff notes that it appears the original windows did not have SDL windows either.)

In 2018 one garage door was eliminated, and the window patterns gained coherence and more similarity to prevailing fenestration patterns in the neighborhood. Shallow canopies over the doors added some articulation to the façade, and a quiet color palette and somewhat narrower siding exposure helped make the still noncontributing, modern era structure settle somewhat more easily in the context.

Proposed Alterations – April 6, 2022 Public Hearing

Please see Mr. Browne's project summary, in Attachment 1. Staff has also confirmed with the architect a number of additional details:

- New windows are proposed to match the windows that were installed in 2018: vinyl windows made by Harvey, with grilles between the glass panes.
- At the southwest corner of the front, the two sides each have two fixed, four-light windows mulled one over the other. Mr. Brown proposed that these units be joined at the corner by window trim (material not specified) that will interrupt the corner board.

- Bedroom and study windows above the garage doors are proposed as larger double-hungs than before, to allow for openings that meet egress requirements.
- The proposed front door will be painted fiberglass.
- Some concrete is to be removed on both sides of the front porch, and replaced with landscaping plantings or grass.
- Sconces are shown on either side of the front door; no specification is available yet for the fixtures.

Staff Comments and Questions

Staff begins by including the general standards for reviews of noncontributing structures:

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

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

One might find it challenging to describe the architectural character of the original two-family dwelling, except that it shows a practical approach to design that was an expression of its era but woefully out of place in the West End. (It must be acknowledged that there are other buildings built in the second half of the 20th Century that showed a similar disregard for their context or made clumsy attempts to include faux historic character.) Staff would argue that while Board members might question some details of the current proposal, these proposed changes, like most of the 2018 modifications, show a hopeful progression toward “a more compatible relationship with the surrounding context.”

Importantly, if the proposed plans are completed, the number of garage doors and the amount of concrete in front of the house will have been halved in the by the 2018 and 2022 renovations. In addition, a more prominent, street-facing entrance is proposed to be added to front of the house, and the garage will be relegated to the wing set further back. Mr. Browne’s design further updates the modern character of the property, with stacked corner windows and a simple contemporary front door with four horizontal glass panels that echo the 2018 garage doors. There will still remain parts of this house that are far from well-integrated into the new appearance, but it will be less of a forlorn relic of 1970’s suburbia.

A number of features may warrant Board discussion, and possibly further detail development:

- Board members may wish to comment on the decision to wrap the window trim at the southwest corner, overriding the corner board.
- Street-facing bedroom windows above the garage doors are shown as larger double-hungs allowing for egress. Would it be worth considering casement windows to make smaller windows possible, thereby making them closer to the size of other windows and reducing the number of window sizes? (It is true that the casements would swing out when open and lack the two different planes of upper and lower sashes, signaling their different nature.)
- Unfortunately, the windows that were permitted under the 2018 building permit without HP review lack permanent, three-dimensional muntins, having only “grilles between the glass.” The architect has proposed matching windows of the same type, rather than new windows with simulated divided lights that would be different from the 2018 mulled pairs on the second floor of the primary façade, that are to remain.
- An enclosure made of natural douglas fir is proposed between the south side of the primary block and the driveway, to hide the gas meter and recycling barrels. On this public face of the building, the Board might urge or require a solid painted or stained finish. When reviewing highly visible wood fences in the neighborhood, staff strongly urges solid, opaque finishes instead of natural wood.
- Sconces next to the new front door have not yet been specified. Staff has not asked the Mr. Browne whether recessed lights hidden under the canopy were considered.

Applicable Review Standards

Please see the **Standards for Review of Alterations to Noncontributing Structures**, above, and note that the **Standards for Review of Alterations to Historic Buildings** also apply:

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (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 applicants for the April 6, 2022 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 179-181 Vaughan Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Attachment 1 – Summary cover letter by architect
2. Attachment 2 – Plans and elevations
3. Attachment 3 – Materials
4. Attachment 4 – Architect's photos
5. Attachment 5 - Staff photos

Project Name: Single family remodel for Amy and Zac McBee

Project Location: 179 Vaughan Street, Portland, Maine 04101

Portland Parcel: 063 G008

Zone: R4 Residential

Historic Zone Overlay: Yes

Parcel Size: 6,000 square feet

Site Plan: See attached

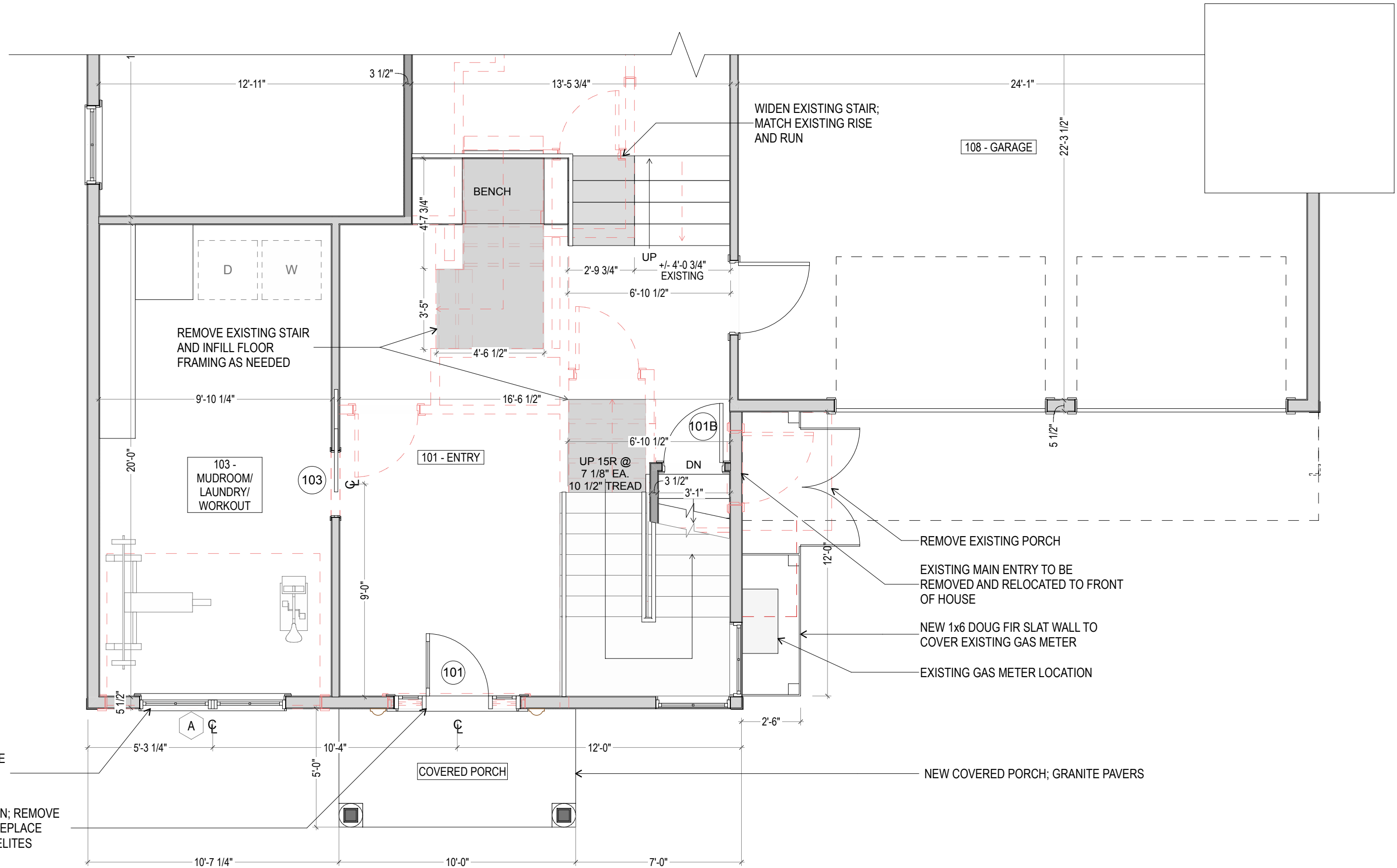
Historic Preservations: Small Project

Proposed Use: Single Family Residence

Number of Residential Units: Single family

Number of Parking Spaces: Off Street Parking for 2 Cars

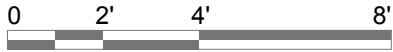
Project Description: 179 Vaughan Street went through a major renovation in 2018 and even though it is a noncontributing structure the renovation neglected a few key issues. A few issues that were not addressed during the renovation include not having a well-defined entry from the street and having too many garage doors. The majority of homes on Vaughan Street have their entry facing the street with a covered porch and garages that are set back from the street. Our proposed design is trying to address these issues. The scope of work includes interior renovations, relocating the front entry, removing a garage door, adding new windows, and adding an exterior doug fir slat wall enclosure. The main entry is currently on the side of the house (south side) and we are proposing to move the front entry to the west side of the house facing Vaughan Street. We are proposing to add a 5'-0" x 10'-0" porch and roof to create a covered entry. This will give the entry a much more defined street presence. We are also proposing removing the single garage door on the northwestern corner of the house and replacing it with a pair of windows matching the existing windows. On the southwest corner of the house, we are proposing adding (4) windows in the existing stairwell. There is a large gas meter next to the existing entry that we are proposing concealing with a 1x6 doug fir slat wall enclosure, which could also house trash receptacles so they will not be visible from the street. All new windows and doors will match existing color and style, impacting the street appeal minimally.



MCBEE RESIDENCE

FIRST FLOOR PLAN

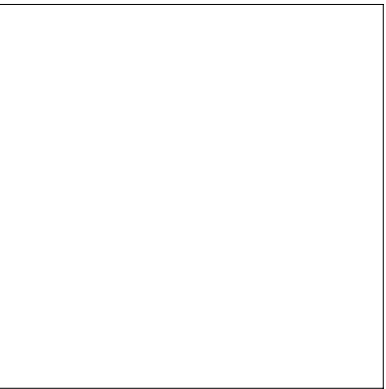
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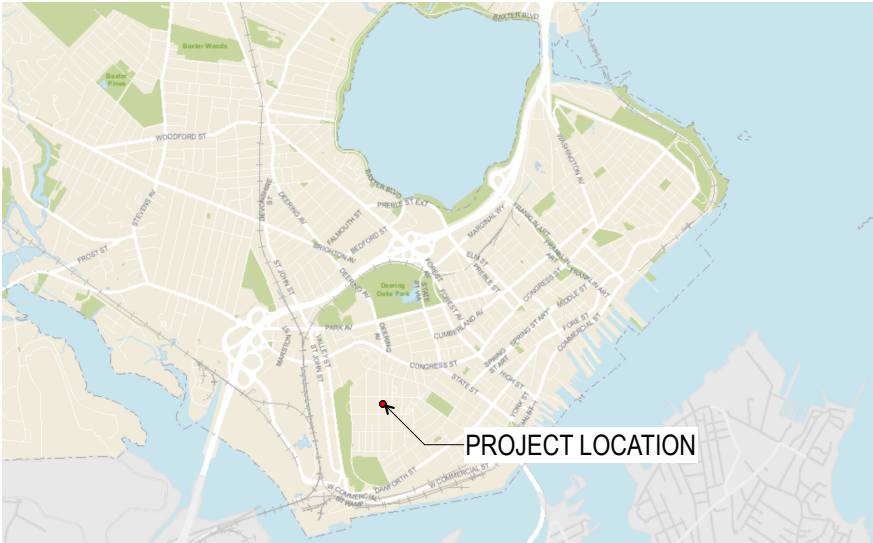


Date: 3/17/22

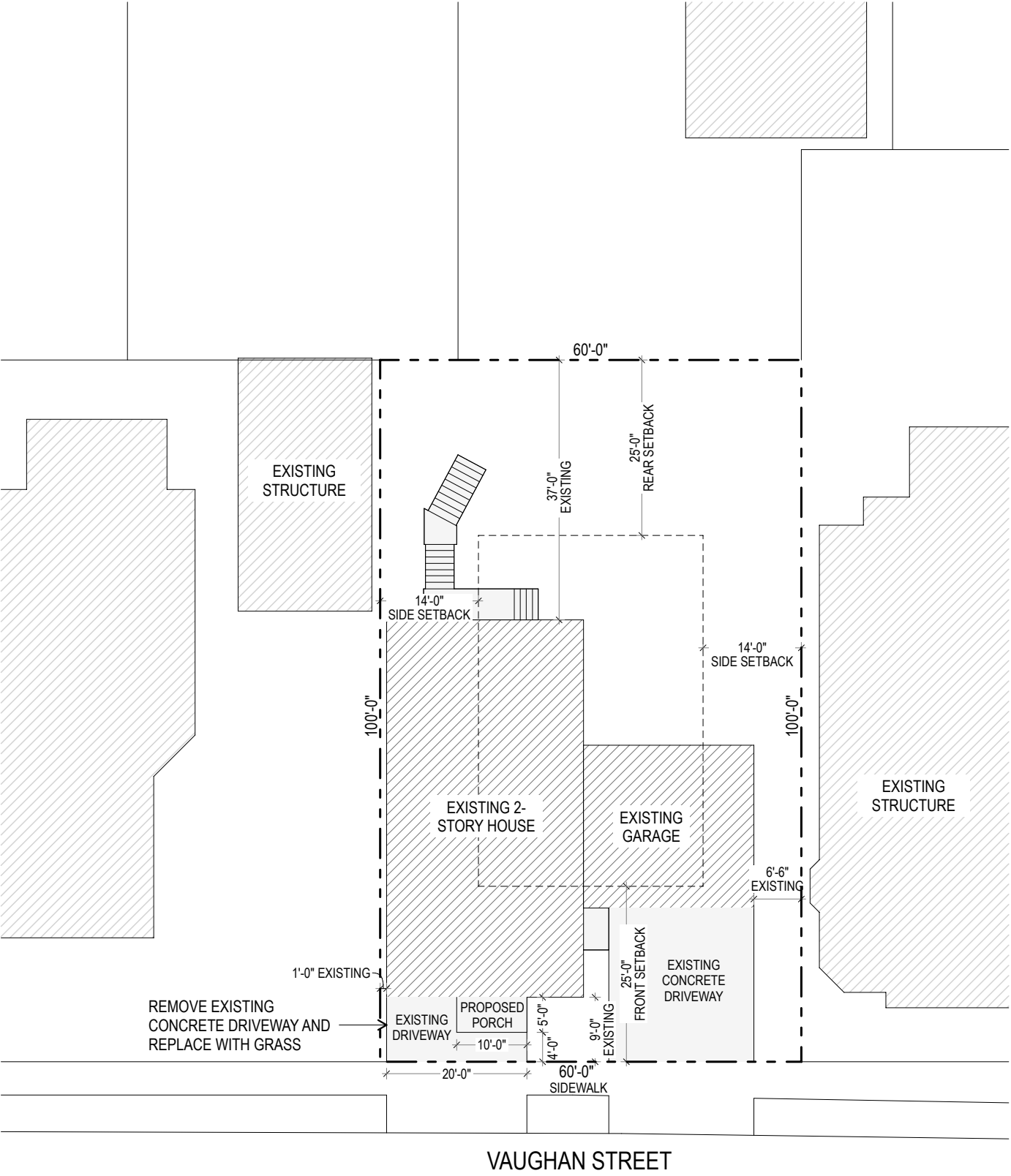


**KEVIN BROWNE
ARCHITECTURE**
TIMELESS | COLLABORATIVE | SUSTAINABLE



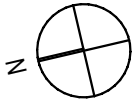


VICINITY MAP



LOT IMPERVIOUS COVERAGE AREA (SF)			
LOCATION	EXISTING	PROPOSED	DIFFERENCE
HOUSE & GARAGE	2,072	2,072	0
DECKS & STAIRS	207	179	+28
DRIVEWAYS	453	637	-184
SUBTOTAL	2,732	2,888	-156
TOTAL PARCEL AREA	6,000	6,000	0
40% LOT COVERAGE	2,400	2,400	N/A
IMPERVIOUS %	45.5%	48%	-2.5%

SITE LOCATION: 179 VAUGHN STREET,
PORTLAND, MAINE 04101
MAP ID: 063 G008
ZONING: R4
FRONT SETBACK: 25'-0"
SIDE SETBACKS: 14'-0"
REAR SETBACKS: 25'-0"



MCBEE RESIDENCE

SITE PLAN

SCALE: 1" = 20'

Date: 3/17/22



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MCBEE RESIDENCE

WEST ELEVATION

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



Date: 3/17/22



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MCBEE RESIDENCE

SOUTH ELEVATION

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



Date: 3/17/22



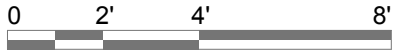
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MCBEE RESIDENCE

NORTH ELEVATION

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



Date: 3/17/22



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MCBEE RESIDENCE

WEST ELEVATION IMAGE

NOT TO SCALE

Date: 3/17/22



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REMOVE EXISTING WINDOW AND
REPLACE WITH EGRESS
WINDOWS; WINDOW COLOR AND
STYLE TO MATCH EXISTING

REMOVE EXISTING WINDOW
AND REPLACE WITH MATCHING
WINDOWS AT CORNER

REMOVE EXISTING
PORTION OF ROOF
OVER GARAGE DOOR

REMOVE GARAGE DOOR AND
REPLACE WITH WINDOWS

REMOVE EXISTING WINDOWS AND
REPLACE WITH FRONT DOOR

GAS METER TO BE CONCEALED
WITH NEW 1x6 DOUG FIR SLAT WALL

REMOVE EXISTING
PORTION OF ROOF
OVER ENTRY DOOR

REMOVE EXISTING
ENTRY DOOR

MCBEE RESIDENCE

SOUTHWEST ELEVATION IMAGE

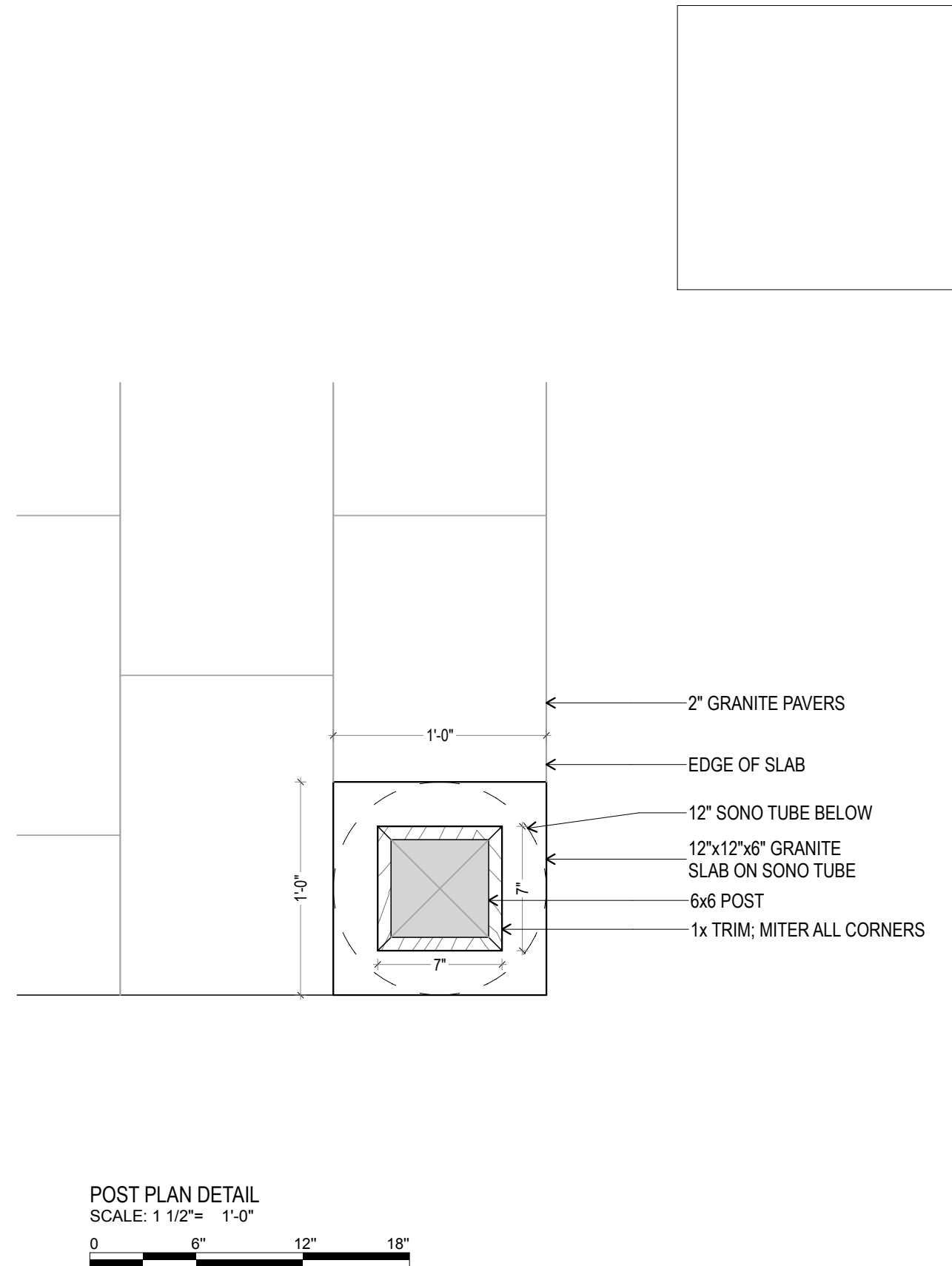
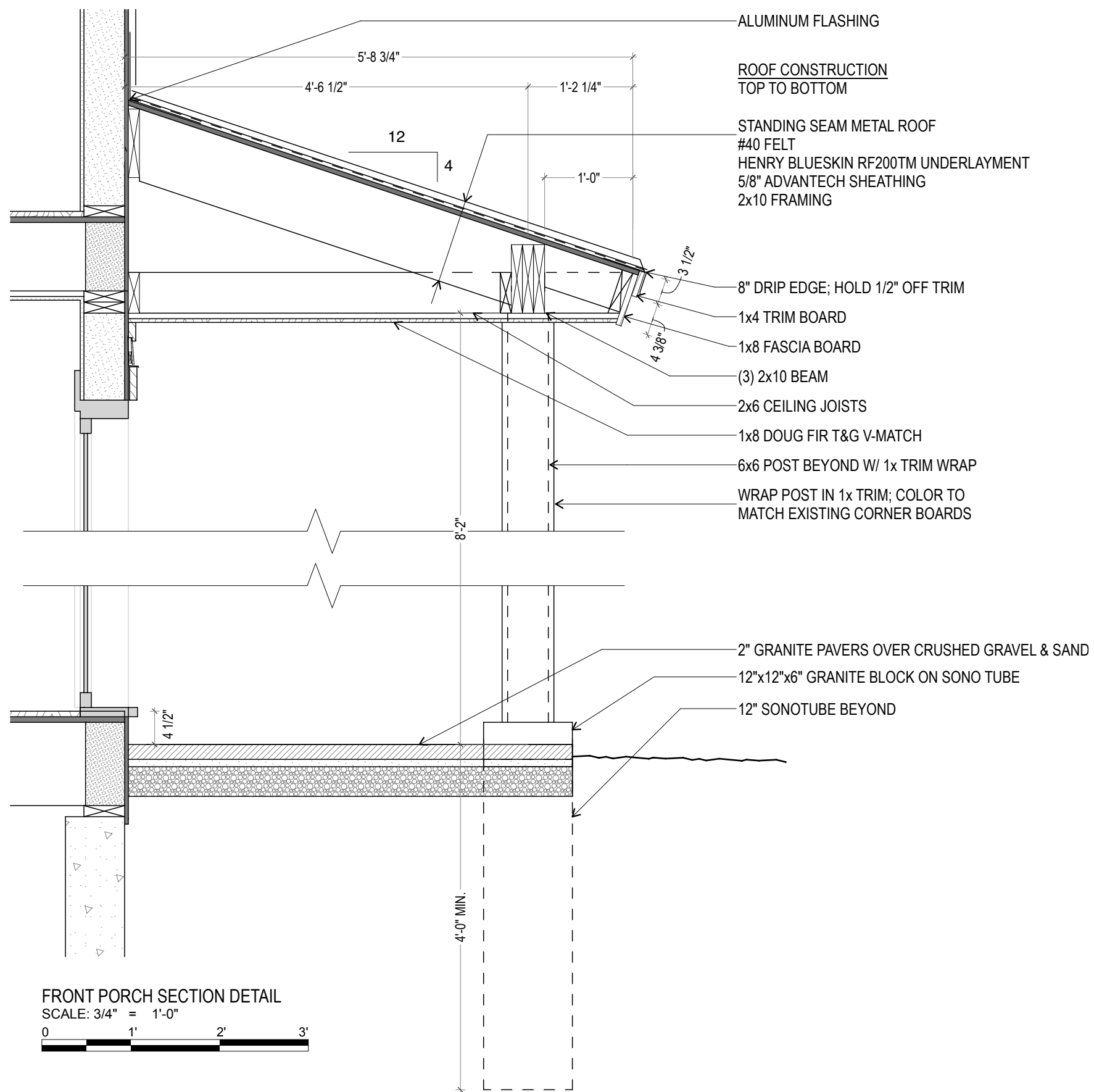
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Date: 3/17/22



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ARCHITECTURE

TIMELESS | COLLABORATIVE | SUSTAINABLE



MCBEE RESIDENCE

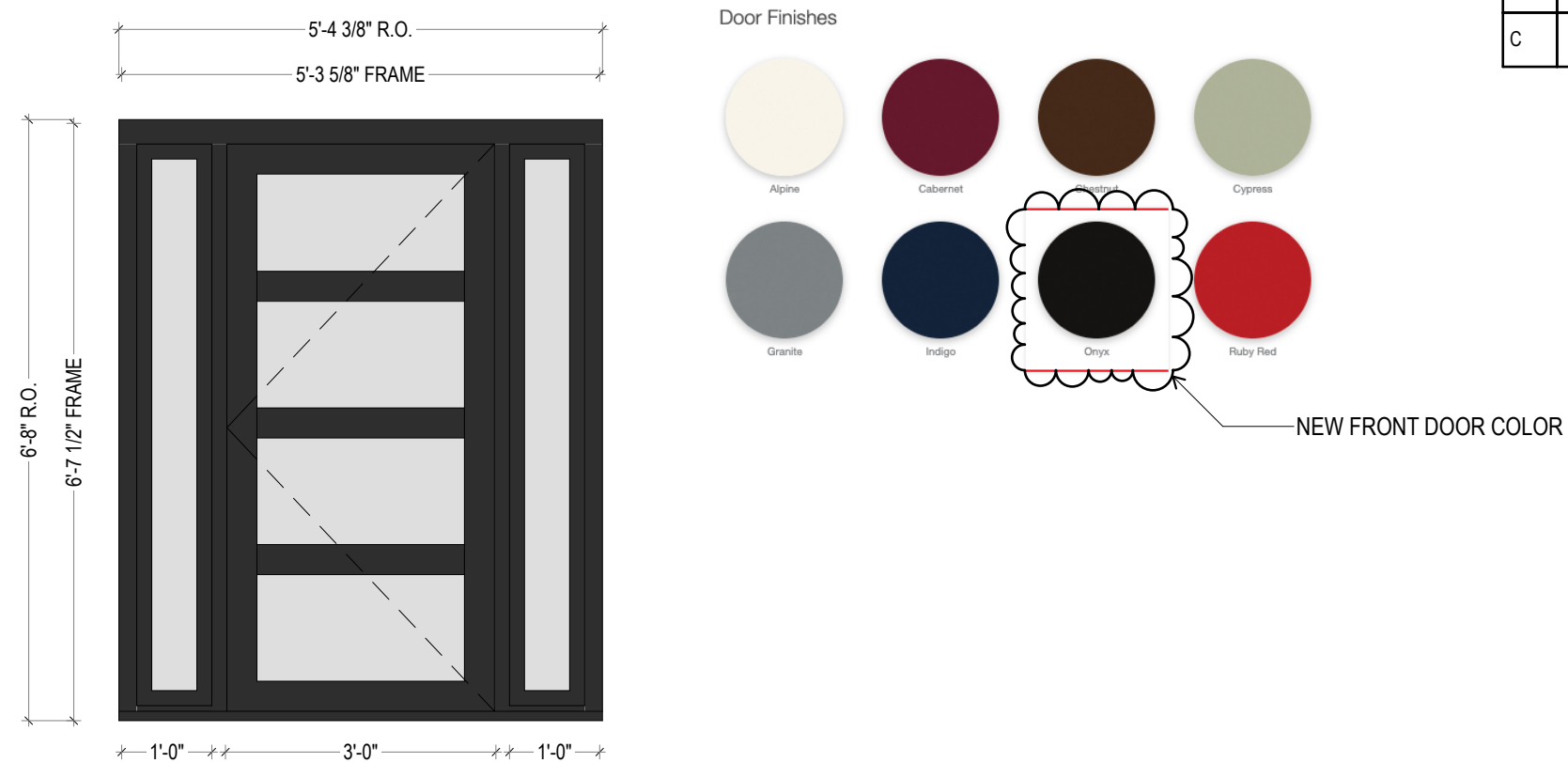
FRONT PORCH DETAILS

Date: 3/17/22



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EXTERIOR DOOR SCHEDULE						
ID	TYPE	UNIT	QTY	UNIT R.O.		NOTES
				WIDTH	HEIGHT	
101	INSWING W/ 2 SIDELITES	THERMATRU S5710-SDLF2	1	5'-4 3/8"	6'-8"	DOOR LEAF 3'-0"X6'-8"; 1'-8" SIDELITE ON EACH SIDE

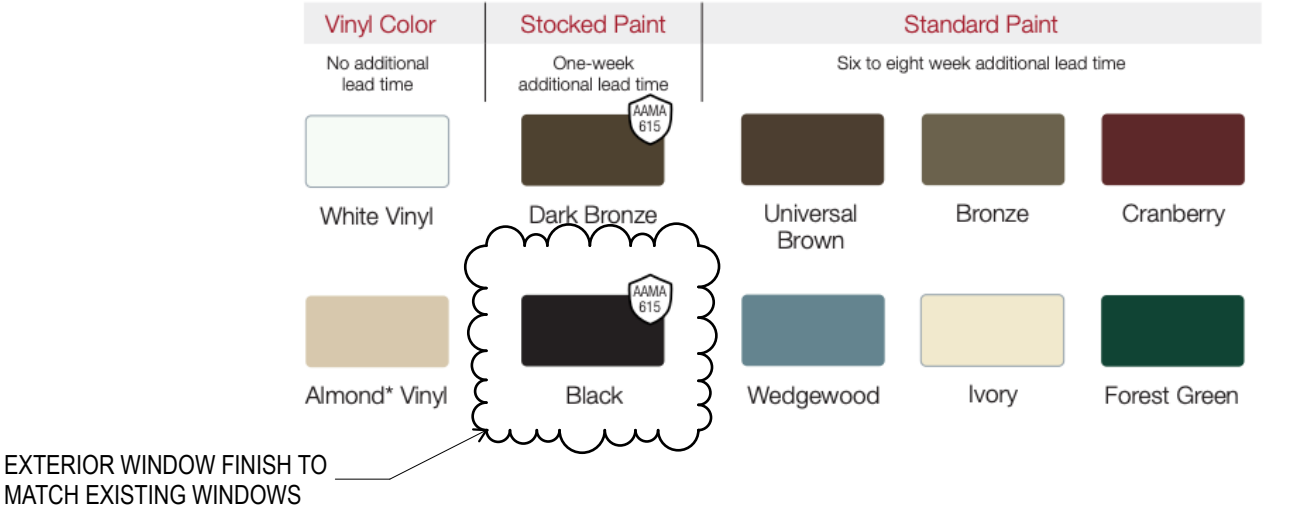


WINDOW SCHEDULE						
ID	TYPE	UNIT	QTY	UNIT R.O.		NOTES
				WIDTH	HEIGHT	
A	DH - DH	W30310-2	1	6'-2 1/4"	4'-2"	(2) 2 LITE OVER 2 LITE DOUBLE HUNGs DIRECT MULLED
B	PIC / PIC	CUSTOM	2	3'-2"	9'-6 1/2"	(2) 4 LITE FIXED CASEMENTS DIRECT MULLED; TEMPERED
C	DH - DH	W30410-2	2	6'-2 1/4"	5'-2"	(2) 2 LITE OVER 2 LITE DOUBLE HUNGs DIRECT MULLED; EGRESS

Exterior Vinyl Finishes

In addition to White or Almond extruded vinyl windows and patio doors, Harvey offers a standard and custom exterior paint spectrum backed by a 10-year limited warranty against cracking, peeling or discoloration.

The water-based coatings contain special pigments to withstand temperature fluctuations while retaining vibrant color. With no toxic hardeners, the finish is durable while exceeding environmental and performance standards.



List of Visible Exterior Materials

Project:	Renovation for Zac and Amy McBee
Location:	179 Vaughan Street, Portland, ME 04102
Exterior Siding:	Match existing 6" exposure clapboards, painted to match existing gray siding
Exterior Trim:	Match existing square stock wood soffit fascia and shadow board. Paint to match existing fascia. Trim on the proposed covered porch posts shall be painted to match the color of existing corner boards.
Roofing:	Metal roof at proposed covered porch to match existing roof over garage doors.
Windows:	New windows to match existing black windows. Double hung windows to be 2 over 2 lite and casements to be 4 lite.
Front Door:	New black Thermatru door with sidelites.
Porch Ceiling:	Match existing v-match ceiling above garage doors. Stained to match existing finish of wood ceiling above garage doors.















Vaughan 179-181, aerial

Write a description for your map.

179 Vaughan St

Vaughan St

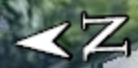
Vaughan St

Vaughan St

Google Earth

Image Landsat / Copernicus

60 ft







063 G008001 05/24/2019