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, May 4, 2022, 5:00 PM. This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation 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: May 4, 2022 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Public Hearing and Workshop 5/4/2022

Please click the link below to join the webinar: https://portlandmaine-gov.zoom.us/j/85849398726
Or One tap mobile : US: +13017158592,,85849398726# or +13126266799,,85849398726#
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: 858 4939 8726
International numbers available: https://portlandmaine-gov.zoom.us/u/kzZMWegsE

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 20, 2022

i. Public Hearing
1127 Wesbrook Street: Bassett, Naifeh, Pollard, Turk, Whitten present; O'Brien absent; Tate recused
477 Congress Street: Bassett, Naifeh, Pollard, Tate, Turk, Whitten present; O'Brien absent

Workshop
One Bean Pot Circle (B & M Cannery Building): Bassett, Naifeh, Pollard, Tate, Turk, Whitten present; O'Brien absent

3. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 20, 2022

i. Certificate of Appropriateness for Building Additions and Site Alterations; 1227 Westbrook Street; John Richardson and Claire Horn, Applicant. The Board voted 3-2 (Bassett, Turk and Whitten in favor; Naifeh and Pollard opposed; Tate recused and O'Brien absent) to approve the application, subject to conditions.

ii. 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. The Board voted 6-0 (O'Brien absent) to approve the application, subject to conditions.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

i. Certificate of Appropriateness for Storefront Window Replacement, 504 CONGRESS STREET, Arcadia Gaming and Pizza Parlor, LLC., Applicant.

6. WORKSHOP

i. Preliminary Review of Proposed Exterior Alterations; WILLISTON WEST CHURCH; 32 THOMAS STREET; New Height Group, Applicant. **This item has been postponed to the May 18th agenda with the consent of the applicant.**

ii. Preliminary Review of Proposed New Construction, 185 COMMERCIAL STREET; 185 Commercial LLC, Applicant.

7. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
504 CONGRESS STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: April 29, 2022
RE: May 4, 2022 **PUBLIC HEARING –Final Review of Proposed Storefront Alterations - HPBR-002008-2022**

Address: 504 Congress Street
Applicants: Arcadia Gaming & Pizza – Represented by Dennis Gaines
Project Architect: Chelsea Lipham

A sign announcing the Historic Preservation Board's meeting on May 4, 2022 was posted at the property on 4/21/22. A legal ad was published in the Portland Press Herald on 4/27/22, and 63 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

Dennis Gaines, who is one of the owners of Arcadia Gaming and Pizza, has requested a final review for a Certificate of Appropriateness on plans to change part of the storefront at 504 Congress Street to accordion-style folding windows. Approximately a year ago, architect Chelsea Lipham reached out to HP staff with the owners' request to change the middle section of the storefront to either an overhead door, sliding glass panels or some other system that would open the interior of the gaming arcade and bar to the air and sidewalk. Staff elected to add the request to the consent agenda at the June 16, 2021 Board meeting, and the Board concluded by not consenting to a staff approval of the proposed storefront modifications. It became apparent during the Board's discussion that the proposed alterations to the storefront system warranted a full Board review.

Arcadia moved to the former clothing store space last year, after the closing of the previous tenant, Portland House of Music. The Moderne Style façade had been updated for the music venue, and last year most of the façade changes were concerned with cosmetic painting and signs. In the months after the consent consideration, staff had several additional discussions and email exchanges with the owners, their architect, and suppliers about alternative solutions. Based on Board comments during the consent agenda discussion last June 16, staff encouraged a treatment that used the same visual vocabulary as the existing storefront, and use of an operable system that could be

integrated without disrupting the consistency.

In support of this application to replace the middle section of the storefront with operable folding windows, Mr. Gaines has provided a cover letter describing the project, product information on the Nanowall folding windows, including detail drawings and brochure photos of the system, and Ms. Lipham provides elevation drawings of the existing and proposed storefronts. Staff has added a photo of existing conditions, some historic photos, and the drawings shown to the Board at the June 16, 2021 meeting, for comparison.

Subject Property

The subject property is the second commercial space in from the southwest corner of Brown Street, and together with its immediate neighbors, it displays some of the eclectic façade renovations that took place in the 20th Century. These updates to commercial buildings contribute to the varied character of the Congress Street Historic District.

A four-story, 19th Century commercial building stood on the corner until the middle of the 20th Century. After World War Two, it became two distinct, shorter buildings with modern facades that are each a contributing property. At 504 Congress, the Moderne style design provided a large blank wall above the storefront for large signs of projecting letters. Following the removal of the three-dimensional lettering, Port City Music Hall enlivened the façade with a colored graphic representation of a digital sound meter, to go with changeable screens to advertise shows.

The regularity of the dark-framed ground-floor was interrupted for the music venue with the installation of two ticket windows in the left-hand bay that broke the glazing pattern into smaller divisions. Two double-doored entry recesses in the ground-floor storefront appear to have been angled in earlier decades, but now are not.

June 16 Consent Review

As Arcadia prepared to move to the new Congress Street location in the spring of 2021, the owners' fit-up plans included a desire for more open and airy street-facing interior spaces, but not a passage through which patrons could enter or exit. Thinking that the Board should have a chance to consider such a storefront modification on Congress Street, but in consideration of the owners' opening schedule, staff added the proposal to the consent agenda.

See Attachment 6 for the two 2021 versions of operable treatments: an overhead door, and sliding windows. The Board's comments focused on maintaining the consistency that usually is present with a unified storefront system. They urged a comprehensive approach to the storefront to ensure an integrated, feature that employs the same visual language as the rest of the ground floor avoiding a disparate, uncoordinated treatment. Since the

owners were not prepared at the time to approach the design comprehensively, and did not have the resources to address a full renovation of the ground floor face, the outstanding issues precluded a consent decision.

Proposed Alterations – Public Hearing, May 4, 2022

Please see the project description in the cover letter provided by Mr. Gaines, the drawings provided by Ms. Lipham, and the product details provided. The owners and architect are aware of the Board's concerns as expressed last June, and given the limited budget and inability to replace the entire storefront, staff has counseled the applicants to work with products that could integrated as smoothly as possible into the existing system. Staff advised that details such as the layout of divisions, height and width of glazing panels, and dimensions and visual weight of frame components and corners would be important characteristics to scrutinize.

Staff notes about the current proposal:

- The proposed Nanowall system would have 5 slightly narrower panels of glass instead of the current 4.
- The proposed panels would be full height like the existing glazing, preventing the need for a row of transom panels above.
- Because hinged panels meet at edges, there would be double the amount of frame between glass panels.
- Corners would appear wider, as the new accordion system would fit between the small existing corner pieces, for a total of 8" on one side and 8-3/8" on the other.
- When open, all five panels would stack on the right side of the opening.
- The existing base below the glazing would remain in place; the opening is not intended to be a door through which patrons will step, but staff does not know if any railing, shelf, or furnishings are planned across the opening.

Staff Comments

Staff believes the proposed system of folding windows is a more successful solution than either of the suggested treatments from 2021. The fact that the panels are full height is important, and though they are narrower than the existing panels, the rhythm will relate more to the left-hand (eastern) end of the storefront now, than to the western end where the original panels are to remain. Only two of the wider panels would remain at the west end of the façade, and the wider glazing of the four doors would also remain. It is also important that the curb at the base will remain in place.

With an operable system, it is difficult to escape the greater apparent thickness of the frames. The Board will no doubt discuss whether the sacrifice of incorporating smaller panels and wider solid members between glass panels and at corners is an intervention that can be accommodated. It does appear that the installation of this proposed system would be reversible, leaving open the possibility of renewing the storefront with the

current (or another) layout at some point in the future.

It is true that this property is contributing, but staff notes that the most notable features of the design are above the ground-floor level, and it appears that the configuration of the storefront has been changed in the past. The Board is asked to consider whether the proposal would cause a significant disruption to the level of coordination currently existing in the ground-floor. Is it enough to undermine the integrity of the whole of the façade currently facing Congress 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.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.

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

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

Motion for Consideration
On the basis of plans and specifications submitted by the applicants for the May 4, 2022 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 504 Congress 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 applicant
2. Drawings
3. Detail drawings of window system

4. Brochure photos of window system
5. Recent staff photos
6. Architect's 2021 drawings - Alternative systems proposed as consent item
7. Additional historic photos and descriptions (from the Greater Portland Landmarks book, Congress Street, A Guide for Building Rehabilitation and New Construction)
8. 1924 photo

City of Portland

Historical Preservation

389 Congress Street

Portland, ME 04101

April 21, 2022

Subject: Changes to store front

504 Congress St.

HPBR-002008-2022

To Whom It May Concern,

Arcadia Pizza and Gaming would like to propose an updated store front that is modern and will allow airflow into the space during warm weather months.

Scope of Project:

Remove the center 4 windows on store front and replace them with a 5 panel, double glazed, accordion style system.

Work Details:

1: Remove current windows and frames. Bottom window sill will stay as is and new window system will sit directly on it.

2: Install Nanawall accordion style windows.

A: These new window openings will not be an entrance or exit. All patrons will need to enter and exit through the current doors.

Please don't hesitate to contact us with any questions or concerns you might have.

Arcadia Pizza and Gaming Parlor

Dave Aceto, Owner

Nikki Costas, Owner

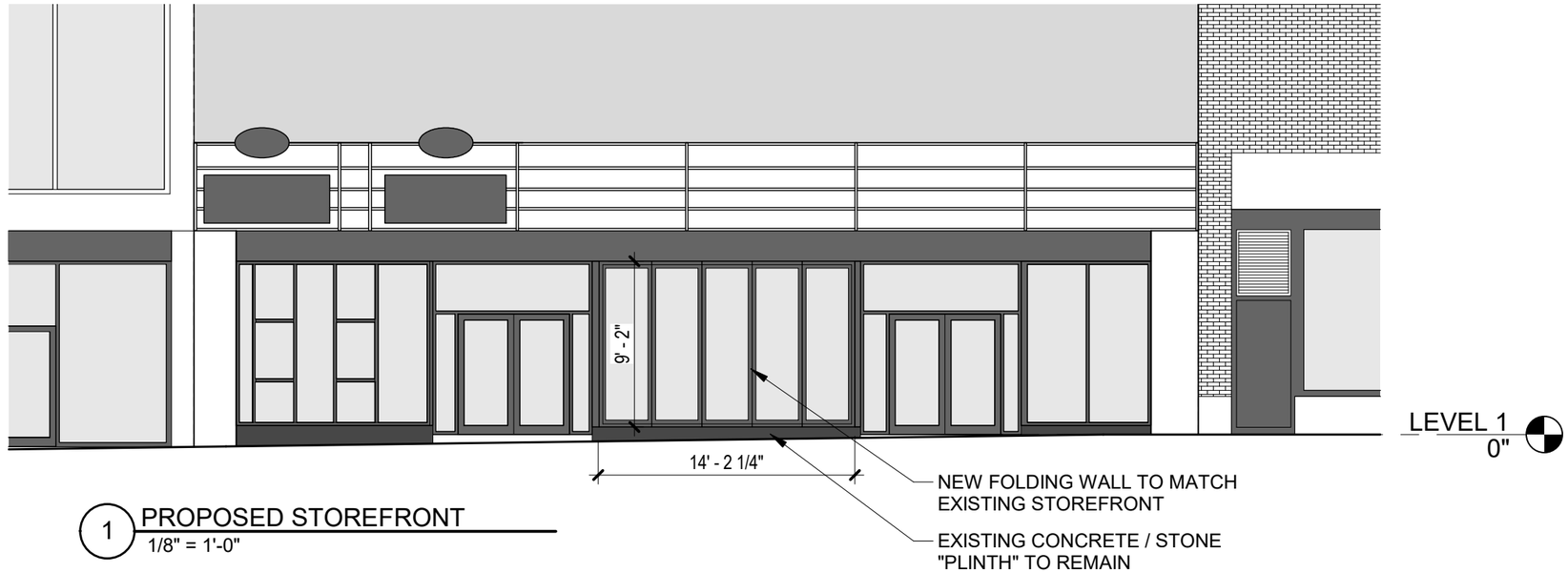
Dennis Gaines, Owner

504 Congress St.

Portland, ME 04101

arcadianationbar@gmail.com

2 EXISTING EXTERIOR ELEVATION'
1/8" = 1'-0"

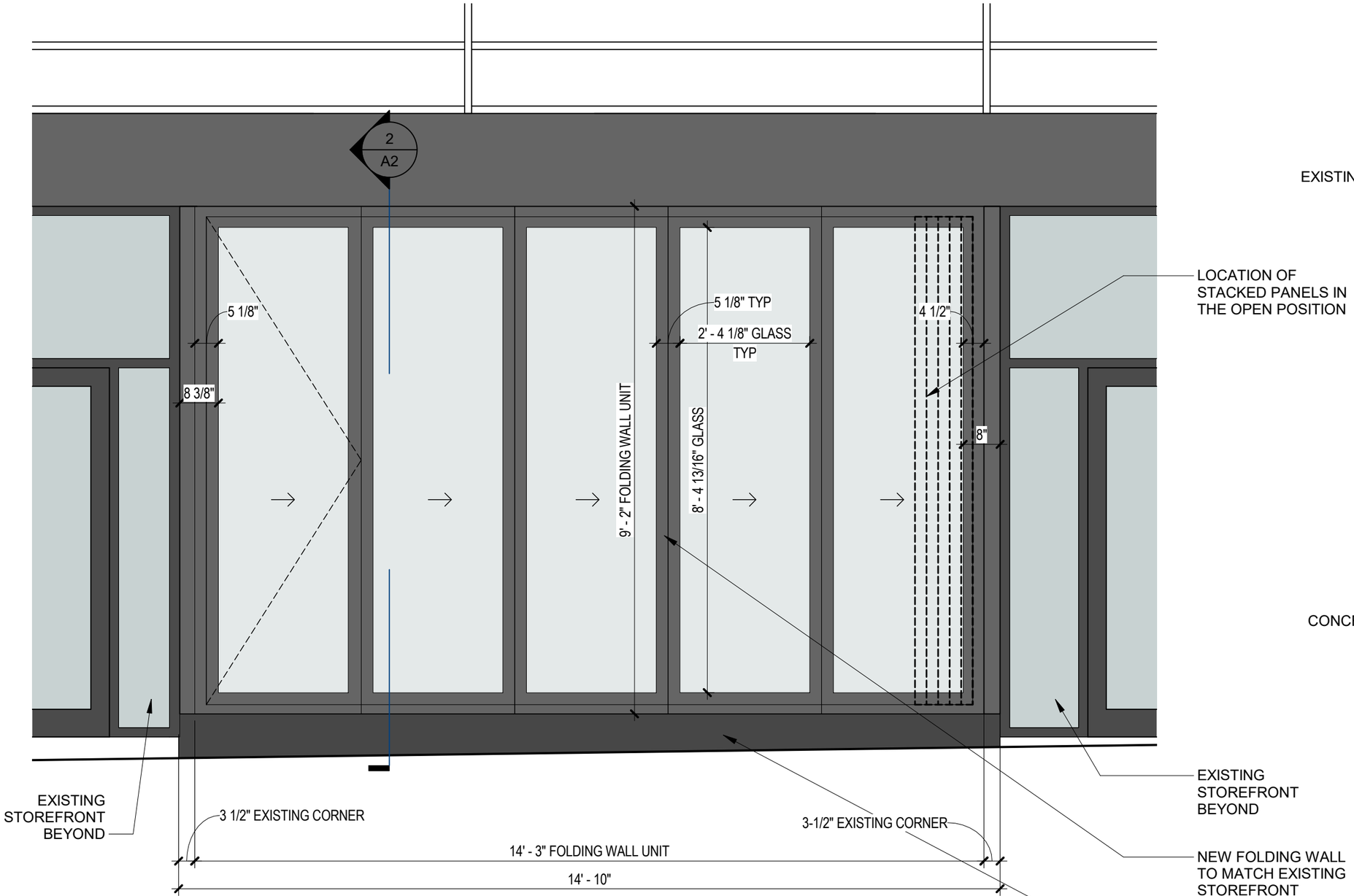


1 PROPOSED STOREFRONT
1/8" = 1'-0"

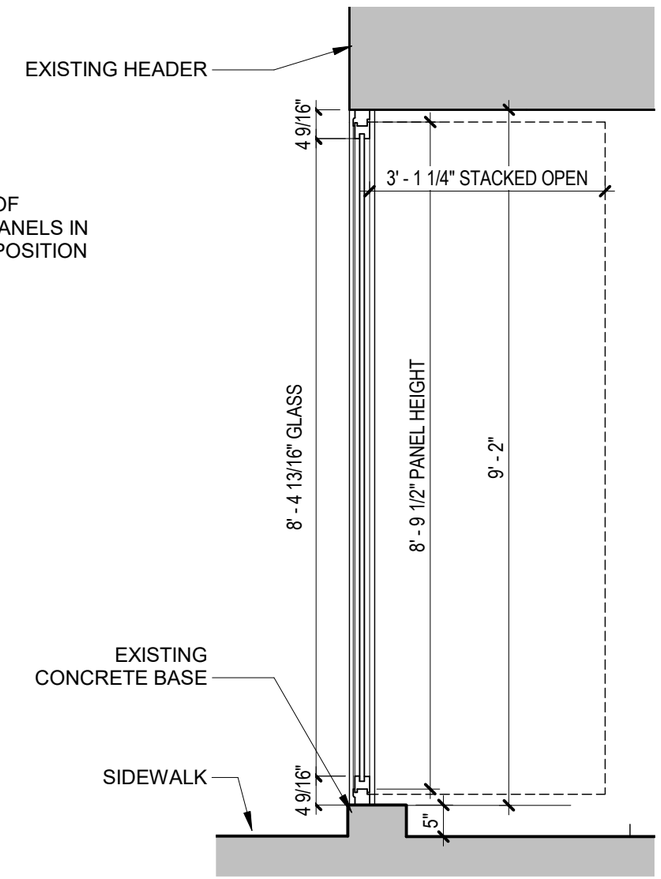
ARCADIA NATIONAL BAR TENANT FIT UP - EXTERIOR AND STOREFRONT

4/2/2021

chelsea lipham architecture | design



1 PROPOSED STOREFRONT - ENLARGED ELEVATION
1/2" = 1'-0"



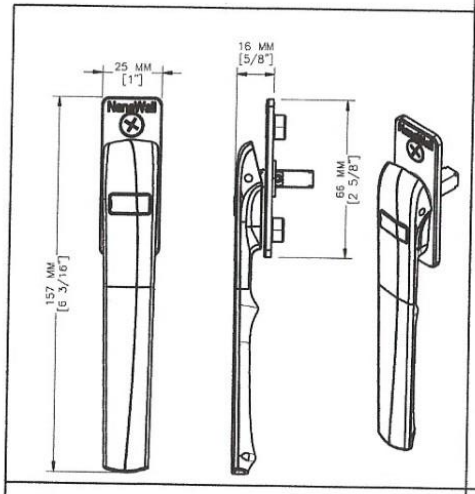
2 SECTION AT FOLDING WALL
1/2" = 1'-0"

ARCADIA NATIONAL BAR TENANT FIT UP - EXTERIOR AND STOREFRONT

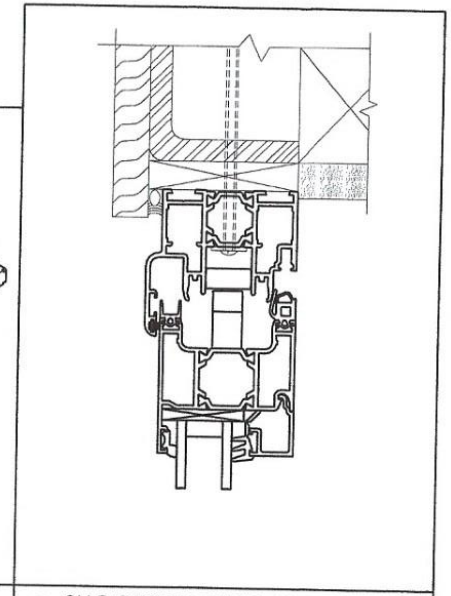
4/2/2021

chelsea lipham architecture | design

DETAILS ON PAGE 2 ARE NOT TO SCALE (SEE OWNER'S MANUAL FOR MORE DETAILS)



1 FLAT HANDLE IN STAINLESS STEEL



SG SUGGESTED TYPICAL INSTALLATION FOR HEAD TRACK

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Engineering the Exceptional
Nana Wall Systems Inc. Phone 800-873-5673
CORTE MADERA, CA 94925 Fax 415-383-0312
www.nanawall.com
info@nanawall.com

POSITION	
NANAWALL POSITION NUMBER:	1
CUSTOMER POSITION NUMBER:	1

DATE	DRAWINGS ISSUED FOR
08/12/21	FIRST SUBMITTAL

☐ APPROVED APPROVAL

BY:

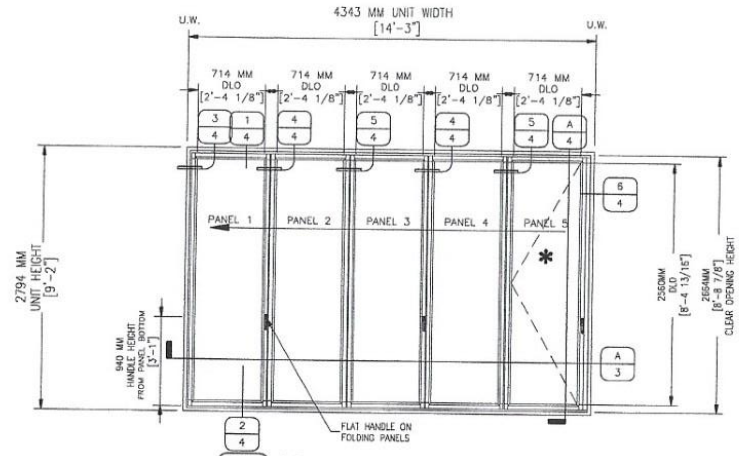
PRINTED NAME:

DATE:

PROJECT INFORMATION

Arcadia – Portland, ME

DWG. #	
DRAWN BY	NDG
SCALE	N.T.S.
QUOTE	502185
ORDER	0
SHEET	2 OF 4



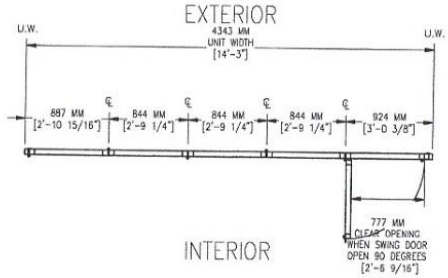
ELEVATION – POSITION 1

QUANTITY [1]
(TYPICAL: ELEVATIONS SHOWN FROM INTERIOR)

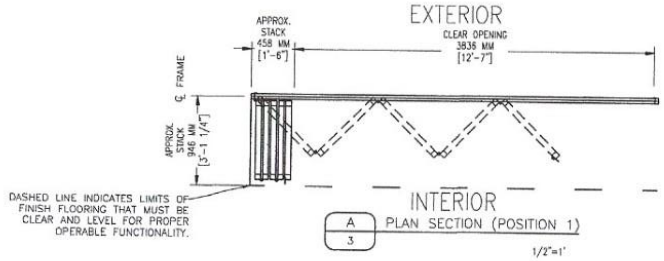
NANA WALL SL60 FOLDING SYSTEM (ALU)
CONFIGURATION: INWARD 5 LEFT
SILL TYPE: HIGHER WEATHER PERFORMANCE SILL, THERMALLY BROKEN
MOUNT OPTION: FLOOR

* FIRST PANEL OPEN

NOTE:
FOR SUGGESTED ROUGH OPENING DIMENSION PLEASE SEE FRAME SECTION DETAILS ON FOLLOWING DETAIL SHEET



PANELS CLOSED



PANELS OPEN

PLAN SECTION (POSITION 1)

1/2"=1'

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www.nanawall.com
info@nanawall.com

POSITION	
NANAWALL POSITION NUMBER:	1
CUSTOMER POSITION NUMBER:	1

DATE	DRAWINGS ISSUED FOR
08/12/21	FIRST SUBMITTAL

☐ APPROVED APPROVAL

BY:

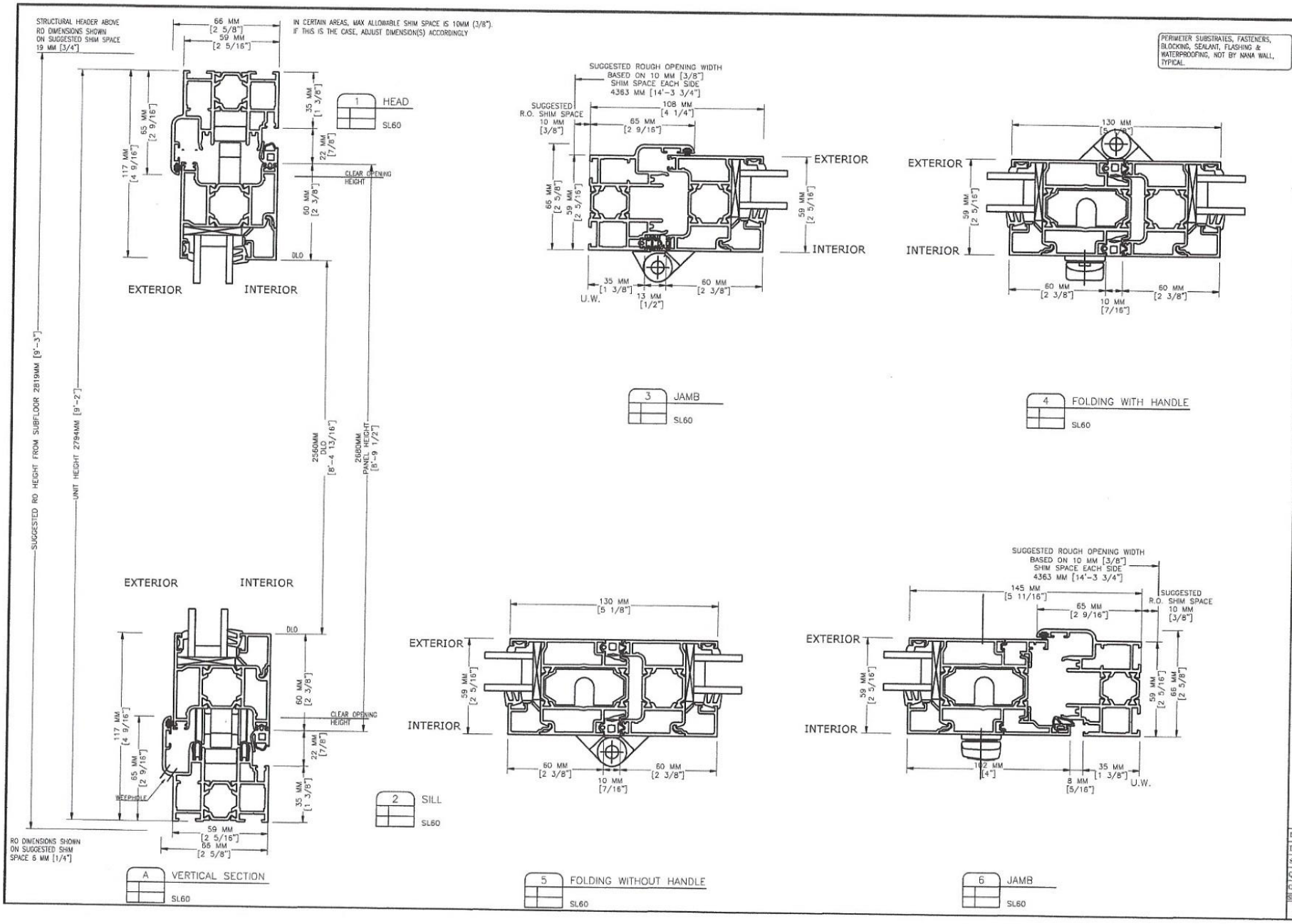
PRINTED NAME:

DATE:

PROJECT INFORMATION

Arcadia – Portland, ME

DWG. #	
DRAWN BY	NDO
SCALE	N.T.S.
QUOTE	502185
ORDER	0
SHEET	3 OF 4


STRUCTURAL HEADER ABOVE RO DIMENSIONS SHOWN ON SUGGESTED SHIM SPACE 19 MM [3/4"]
66 MM [2 5/8"]
59 MM [2 5/16"]
IN CERTAIN AREAS, MAX ALLOWABLE SHIM SPACE IS 10MM (3/8"). IF THIS IS THE CASE, ADJUST DIMENSION(S) ACCORDINGLY
PERIMETER SUBSTRATES, FASTENERS, BLOCKING, SEALANT, FLASHING & WATERPROOFING, NOT BY NANA WALL, TYPICAL.
1 HEAD SL60
EXTERIOR
INTERIOR
CLEAR OPENING HEIGHT
DLO
SUGGESTED ROUGH OPENING WIDTH BASED ON 10 MM [3/8"] SHIM SPACE EACH SIDE 4363 MM [14'-3 3/4"]
SUGGESTED R.O. SHIM SPACE 10 MM [3/8"]
108 MM [4 1/4"]
65 MM [2 9/16"]
U.W.
3 JAMB SL60
130 MM [5 1/8"]
4 FOLDING WITH HANDLE SL60
SUGGESTED RO HEIGHT FROM SUBFLOOR 2819MM [9'-3"]
UNIT HEIGHT 2794MM [9'-2"]
2560MM DLO [8'-4 13/16"]
2680MM PANEL HEIGHT [8'-9 1/2"]
WEEPHOLE
RO DIMENSIONS SHOWN ON SUGGESTED SHIM SPACE 6 MM [1/4"]
A VERTICAL SECTION SL60
2 SILL SL60
5 FOLDING WITHOUT HANDLE SL60
145 MM [5 11/16"]
102 MM [4"]
8 MM [5/16"]
6 JAMB SL60
NanaWall
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Nana Wall Systems, Inc.
1000 Ritchie Highway
DORTE, MASSEA, CA 94925
Phone:800-873-5673
Fax:415-388-0812
www.nanawall.com
info@nanawall.com
POSITION
NANAWALL POSITION NUMBER: 1
CUSTOMER POSITION NUMBER: 1
DRAWINGS ISSUED FOR
DATE
08/12/21 FIRST SUBMITTAL
APPROVED
APPROVAL
BY:
PRINTED NAME:
DATE:
PROJECT INFORMATION
Arcadia – Portland, ME
DWG. #
DRAWN BY NDG
SCALE N.T.S.
QUOTE 502185
ORDER 0
SHEET 4 OF 4

Congress 504, 6-2019
Write a description for your map.
500
500
BROWN
SHOP
Google Earth
©2022 Google
10 ft
N

ARCADIA
ARCADIA
LIVE
NERDS
EXIT
EXIT

504 Congress - Google 2019

Write a description for your map.

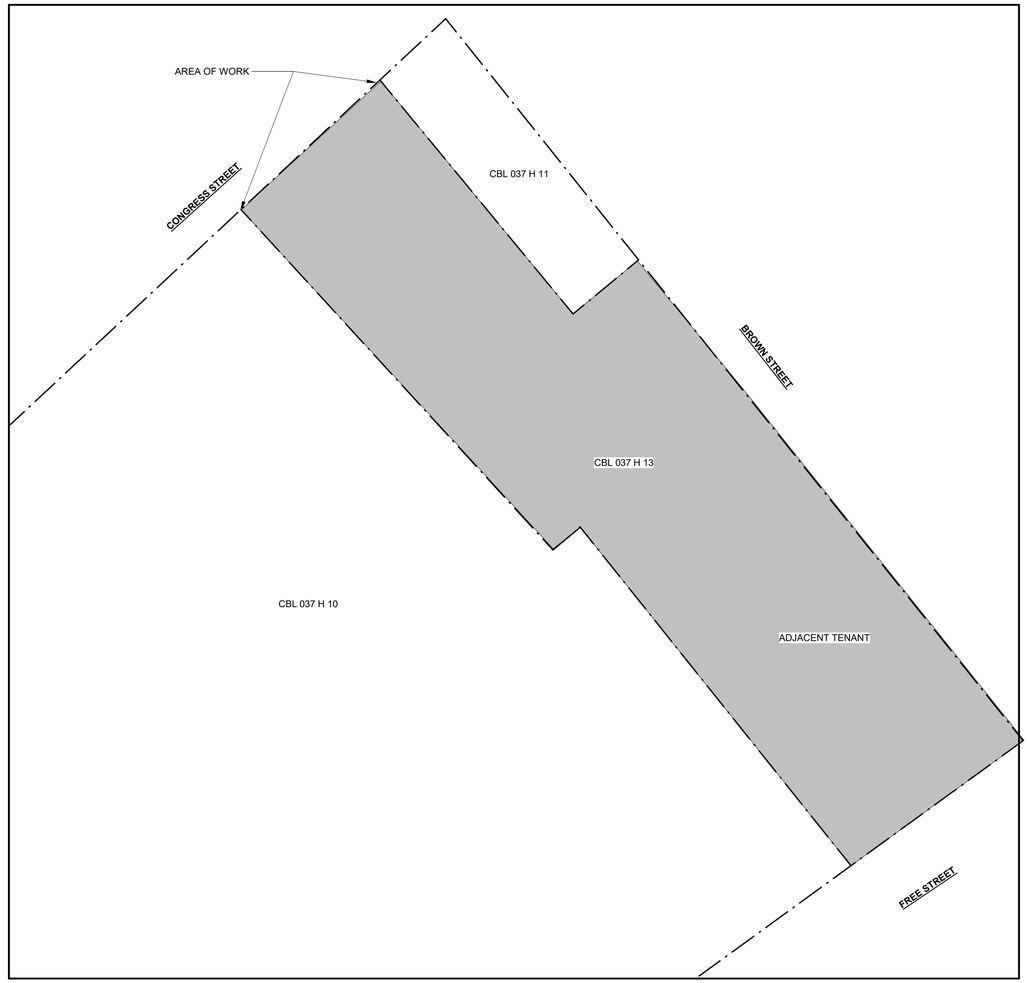
504 CONGRESS STREET
TENANT FIT UP-STOREFRONT
ARCADIA NATIONAL BAR

Sheet Number	Sheet Name
Architectural	
A0	PLOT PLAN, EXISTING/DEMO PLANS AND ELEVATIONS
A1-E	EXTERIOR STOREFRONT WORK
A2-E	ALTERNATIVE STOREFRONT OPTION

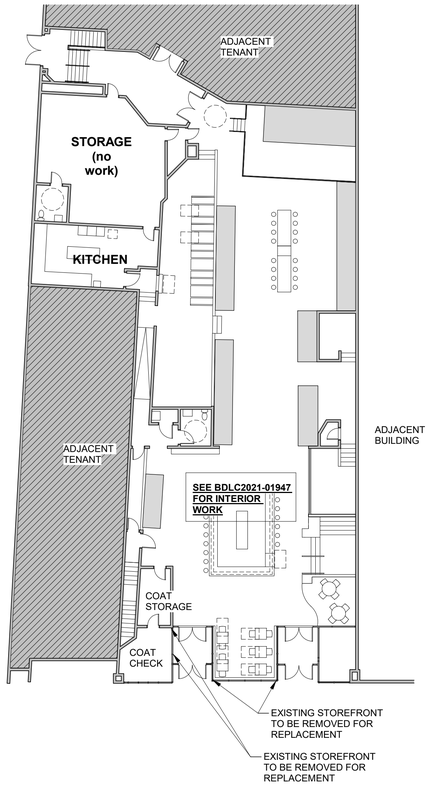
CBL: 037-H-13
ZONE: B3

SCOPE OF WORK: EXTERIOR FACADE AND REPLACEMENT OF PORTION OF EXISTING STOREFRONT, EXTERIOR PAINTING WORK.

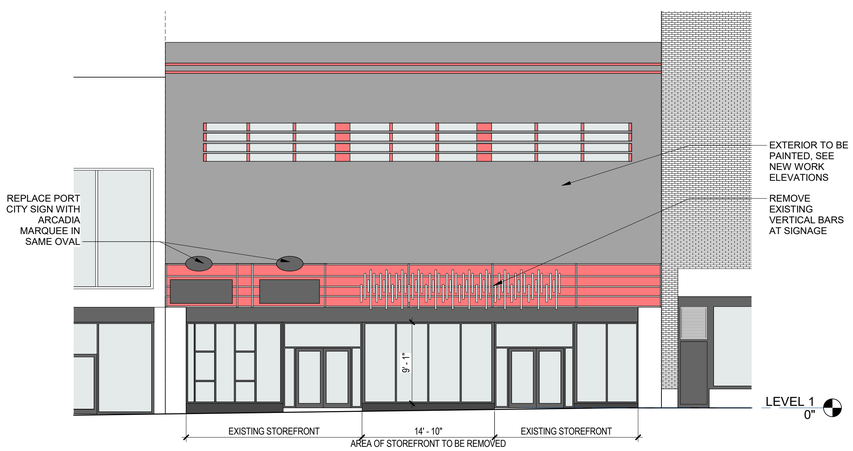
Two options have been provided. The preferred storefront infill option is found on A1-E, and the alternative is on A2-E.



1 PLOT PLAN
1" = 20'-0"



3 MAIN LEVEL PLAN - DEMO
1/16" = 1'-0"



2 EXISTING EXTERIOR ELEVATION
1/8" = 1'-0"

chelsea lipham architecture | design
741 Stevens Ave
Portland ME 04103
207-615-6366
www.chelsealipham.com

ARCADIA NATIONAL BAR TENANT FIT UP - EXTERIOR AND STOREFRONT

LICENSED ARCHITECT
CHELSEA LYNN LIPHAM
ARC4070
STATE OF MAINE

DWG NO.

JOB NO.
2118

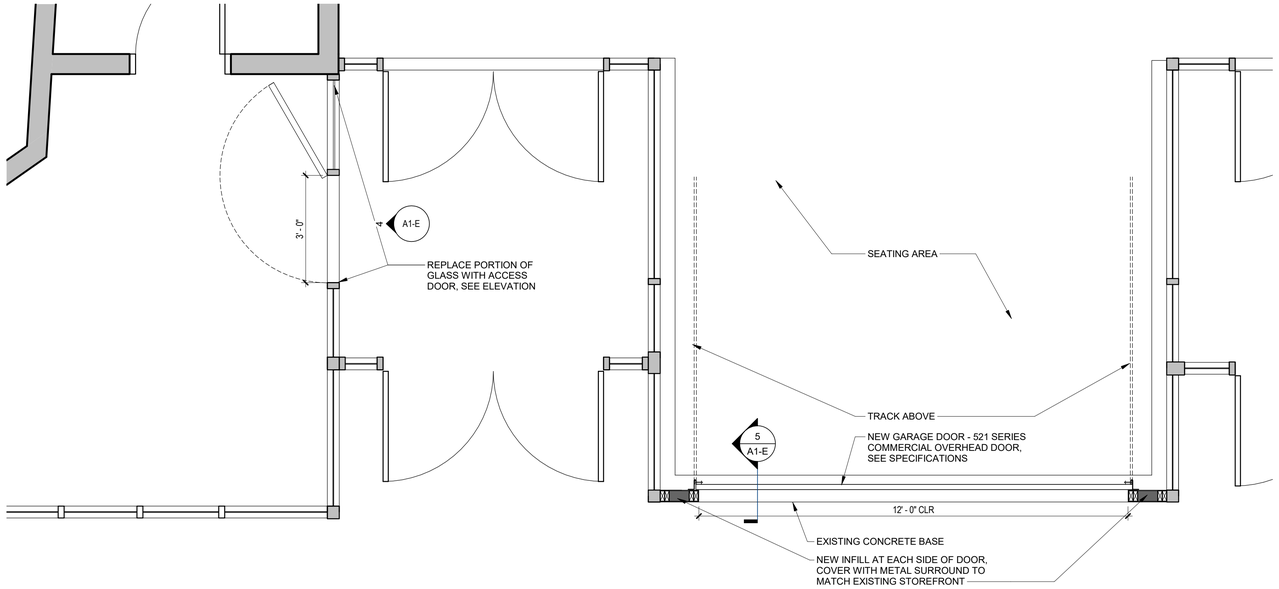
DRWN. CHK
CL

SCALE:
As indicated

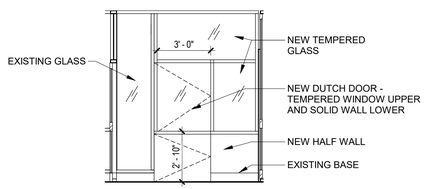
ISSUE
4/2/2021

TITLE
PLOT PLAN, EXISTING/DEMO PLANS AND ELEVATIONS

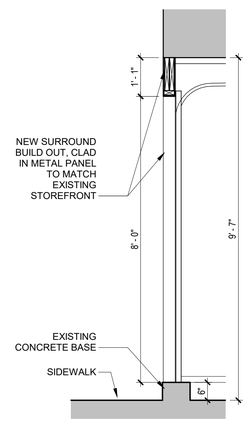
SHEET
A0



6 STOREFRONT PLAN - GARAGE DOOR
1/2" = 1'-0"

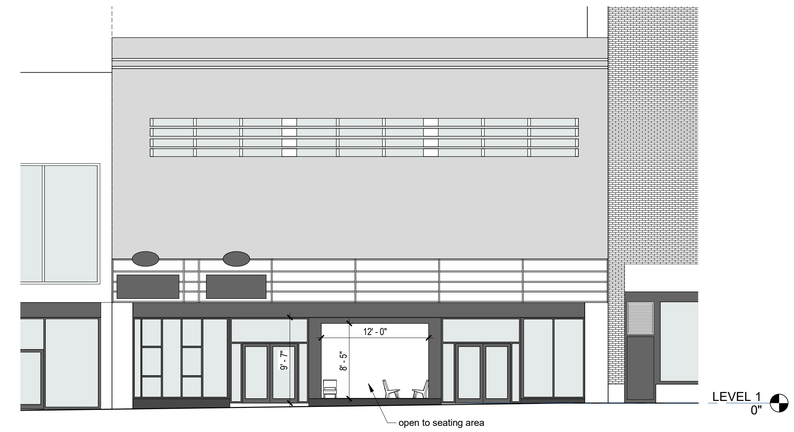


4 INTERIOR ELEVATION AT ENTRY
1/4" = 1'-0"

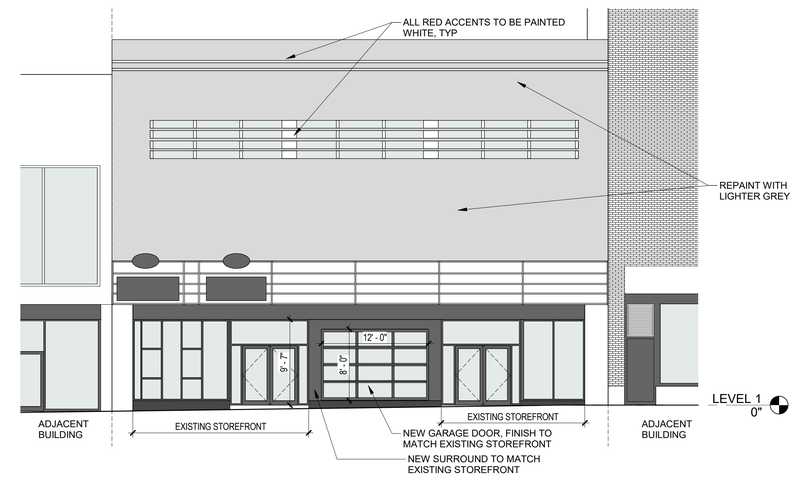


5 SECTION AT GARAGE DOOR
1/2" = 1'-0"

PREFERRED STOREFRONT OPTION



3 PROPOSED ELEV - GARAGE DOOR OPEN
1/8" = 1'-0"



2 PROPOSED ELEV - GARAGE DOOR
1/8" = 1'-0"

chelsea lipham architecture | design
741 Stevens Ave
Portland ME 04103
207-615-6366
www.chelsealipham.com

ARCADIA NATIONAL BAR TENANT FIT UP - EXTERIOR AND STOREFRONT

LICENSED ARCHITECT
CHELSEA LYNN LIPHAM
ARC4070
STATE OF MAINE

DWG NO.

JOB NO.
2118

DRWN. CHK
CL

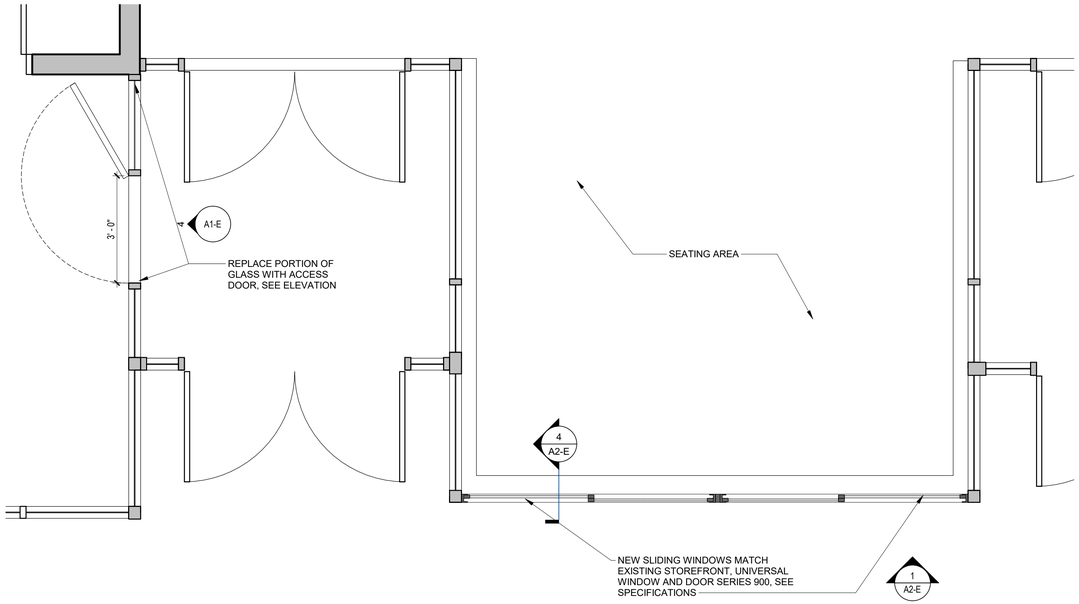
SCALE:
As indicated

ISSUE
4/2/2021

TITLE
EXTERIOR STOREFRONT WORK

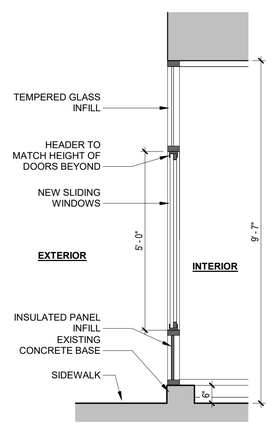
SHEET
A1-E

ALTERNATIVE STOREFRONT OPTION

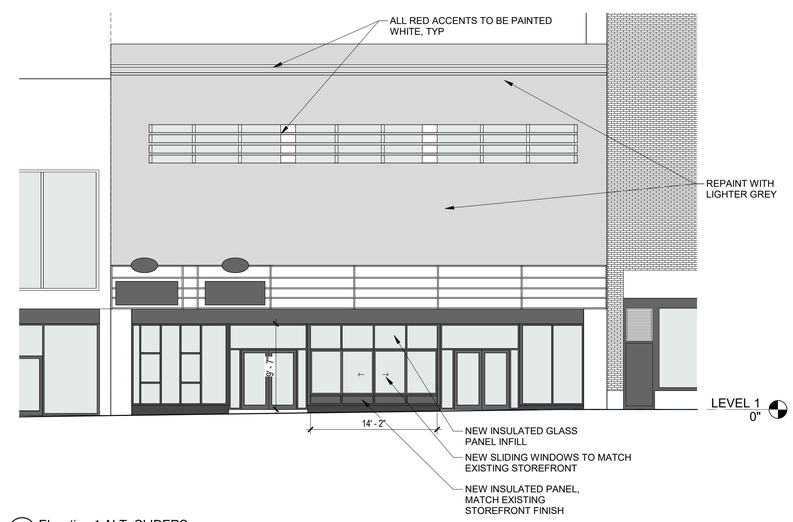


3 STOREFRONT PLAN ALT- SLIDERS
1/2" = 1'-0"

2 Elevation 1 ALT - SLIDERS OPEN
1/8" = 1'-0"



4 SECTION AT SLIDING WINDOW
1/2" = 1'-0"



1 Elevation 1 ALT- SLIDERS
1/8" = 1'-0"

chelsea lipham architecture | design
741 Stevens Ave
Portland ME 04103
207-615-6366
www.chelseaalipham.com

ARCADIA NATIONAL BAR TENANT FIT UP - EXTERIOR AND STOREFRONT

LICENSED ARCHITECT
CHELSEA LYNN LIPHAM
ARC4070
STATE OF MAINE

DWG NO.

JOB NO.
2118

DRWN. CHK
CL

SCALE:
As indicated

ISSUE
4/2/2021

TITLE
ALTERNATIVE STOREFRONT OPTION

SHEET
A2-E

500 CONGRESS

In the early 1940s the southwest corner of Congress and Brown was occupied by a 19th-century brick commercial block, four stories high. After World War II, it was separated into two distinct buildings, each remodelled and reduced in height. The Markson Bros. clothing store occupied the corner site (500 Congress) prior to and after the renovation. What was once Markson Bros.' large vertical sign, now identifies a current second floor tenant.

500 Congress represents a typical facade modernization of the 1950s or 1960s; it used readily available and relatively inexpensive materials. Its only distinctive features are the slanted display window and the large sign. When originally renovated, the sign and facade were somewhat integrated through consistent materials and crisp lines. Recent changes have diluted the original character.

502 CONGRESS

502 Congress Street's facade, when renovated in the Moderne style, was a fine example of the genre. The Moderne style, sometimes called Streamlined Modern (and a direct descendant of the Art Deco) was popular in the 1930s and 1940s. Moderne took its characteristics from the streamlined trains, ships, airplanes, and automobiles of those years; it used stainless steel, glass, and aluminum as primary materials. Curves and horizontal lines were emphasized; detail was in the form of bands, grilles, grids, vents, or portholes in the walls, as at the second floor of the 502 Congress Street facade.

510 CONGRESS

The current building at 510 Congress Street was erected for the W. T. Grant variety chain in 1942. The present structure replaced a four-story 19th-century building (506) and a three-and-one-half-story one occupied by Foster, Avery & Company (516). The present "Colonial-type" two-story building was designed by architects Leland and Larson of Boston. A significant feature of the original design is a six-foot model of the locally famous privateer, Dash, in the pediment. The model vessel was constructed under the direction of historian William H. Rowe.

518 CONG

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SMOKE SALE
SMOKE SALE
BIG FIRE SALE
502
Cong

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP (2nd)
185 COMMERCIAL STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: April 27, 2022
RE: May 6, 2022 **2nd WORKSHOP – Preliminary Review of Proposed New Construction**

Address: 185 Commercial Street

Applicant: 185 Commercial Street LLC.
Jonathan Cohen, principal

Project Architect: Katherine Lermond, Archetype

Introduction

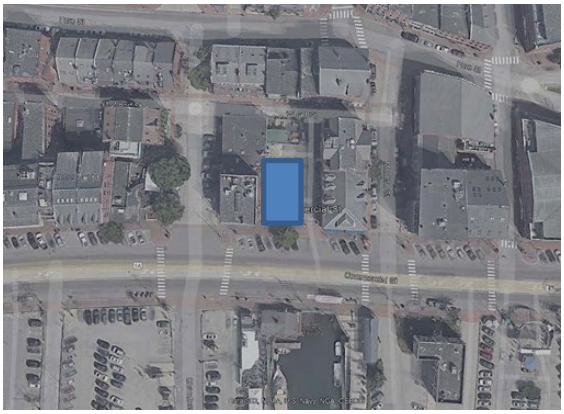
A second workshop has been scheduled to review a revised design proposal for new construction at 185 Commercial Street. Wednesday's workshop follows a preliminary review session on March 16, when project architect Katherine Lermond, representing applicant 185 Commercial Street LLC., introduced her proposal for a 6-story mixed use structure on the site. Ms. Lermond is returning with a modified proposal in an effort to respond to Board comments and concerns at the first workshop.

For purposes of this preliminary workshop, the architect's submittal is limited to general elevations and renderings. These images should be sufficient for providing initial feedback on the new design direction. As with the first workshop, the review should begin with a "high-level" discussion. Board members are encouraged to consider the proposal's overall architectural expression in relation to the project's surrounding context and address the following question: Is the design solution generally responsive to Commercial Street's prevailing development patterns to achieve compatibility with the project's context? Also, is the proposed design solution sufficiently cohesive in and of itself? Following consideration of these threshold questions, the review can move on to address specific elements of the proposal and the extent to which these elements contribute to or undermine the success of the design solution. At this stage in the review process, the Board should provide the

project architect with clear feedback as to whether the proposed design—with some modifications--is likely to meet the ordinance standards or whether a more fundamental change in direction is recommended.

Background Information – Subject lot, proposed program

The subject lot, which is currently a surface parking lot, is located on the inland side of Commercial Street, mid-block between Moulton and Dana Streets. As shown below, the proposed structure will immediately abut a five-story commercial block located at the corner of Commercial and Dana. A small passageway will separate the new building from the three-story commercial block to the east.



The proposed development calls for a retail use on the first and second floors. The upper floors will accommodate a total of five units of housing--two units on the third floor and a single unit on each of the top three floors. Inset balconies and/or decks are proposed for all upper floor levels on the Commercial Street façade with smaller inset balconies on the building's east elevation.

Analysis of Project Context

The Historic Preservation Board has reviewed a number of new Commercial Street developments in the recent past and has therefore spent a considerable amount of time reviewing and discussing the prevailing development patterns that define much of this iconic streetscape. Following is a description of Commercial Street's prevailing development pattern and visual character.

General Context

The north side of Commercial Street is one of the most architecturally cohesive in the city, exhibiting an almost continuous row of similarly-scaled and architecturally related commercial structures that stretch along the inland side of Commercial Street from the Galt Block east of Franklin Street to the recently completed hotels and residential developments west of Foundry Lane and extending to High Street. Although there are some exceptions, the inland side of Commercial Street is noteworthy for its consistency.

Commercial Street was created in the early 1850's on filled land. It was the coming of the railroad in the 1840's that mandated its creation. Starting in 1850, the land downhill from Fore Street was filled to create a mile-long, 100'-wide street to accommodate

tracks, traffic and the business blocks and warehouses of an expanding economy. The fact that Commercial Street was almost fully developed within a very brief time period and that many of its structures were built for the same general function accounts for its striking uniformity of scale, materials and architectural expression. Given this architectural unity and the compelling streetscape that results from it, it is important that Commercial Street's salient building characteristics be studied and reinforced in any new development.

While most of the existing structures on the north side of Commercial were built shortly after the street was created in 1850, a number were built later. These include the Porteous warehouse of 1902 between Center St. and Foundry Lane and the Workingmen's Club of 1904 at the east end of Commercial. These later structures built upon and reinforced the building patterns and characteristics that were established by the earlier warehouses that lined the street, resulting in a strongly consistent development pattern that unifies the street. The same is true for recent developments, like the W.L. Blake addition at the corner of Commercial Custom House Street, the Courtyard Marriot built immediately west of Foundry Lane and the Canopy Hotel built at the corner of Commercial and Center Street. (See photos below.) Through the Historic Preservation Board's design review process, care has been taken to ensure that new structures reinforce the strongly consistent building patterns and characteristics that unify Commercial Street while being true to their own construction era.

The photographs below, of historic warehouses and newer construction, illustrate the prevailing development character of the street.

A section from of Commercial Street east of Dana as it appeared in 1924 and circa 2010.

Typical block

1902 Porteous warehouse in foreground and new construction beyond.

Examples of new infill construction approved under historic preservation ordinance standards:

Following are **key unifying characteristics** of the Commercial Street streetscape as it exists today:

Scale and Form

- Building heights generally range from 3-5 stories. A few buildings rise to 6 stories.
- Overall simplicity of massing, clarity of form, single volume
- Roof forms are typically flat or gambrel, with few exceptions

Composition of Principal Facades

- Traditional composition of base/middle/top
- Cohesive facade, where architectural details contribute to one overall, consistent design expression
- Defined building base, typically executed in granite, which is clearly distinguished from upper floors. A strong, continuous horizontal datum is established by the intermediate frieze and cornice located above the storefronts of abutting buildings.
- Very regular fenestration, typically consisting of individual punched window openings.
- Windows are generally of vertical proportions
- Presence of a defined roof cornice
- Consistent and limited material palette.

Variety of Architectural Detail

- Notwithstanding Commercial Street's generally uniform scale and massing and overall cohesiveness/simplicity of architectural expression, individual buildings exhibit considerable richness and variety in terms of architectural detail. Architectural detail is provided through corbelling of brick, the presence of projecting and recessed elements (although restrained rather than pronounced), decorative cornices, alternating bay treatments, granite detailing, etc. Observing the various ways in which granite alone is employed

on building facades, one sees a wide range of surface treatments and detailing. This lends textural and architectural interest to the street.

Relationship to the street:

- With few exceptions, the entire width of each block is developed with wall-to-wall buildings. On a few blocks, individual buildings with large footprints fill the entire width of the block. More often, individual, smaller-footprint buildings directly abut each other, sharing party walls. This creates a strong continuous streetwall, interrupted only by intersecting side streets. The few gaps in this continuous streetwall pattern are the result of demolition and reuse of the subject site for surface parking.
- Buildings are oriented with their principal facades facing Commercial Street, with no setback from the sidewalk.
- The flatness and unusual breadth of Commercial Street, together with its broad sweeping curve as one travels from one end to the other, make possible expansive views of the continuous streetwall on the inland side of the street. This condition affords broad visibility of each structure that lines the street and allows one to appreciate the relationship between individual buildings.

Immediate Project Context

Recognizing Commercial Street's generally cohesive architectural character, it should be noted that the proposed development's immediate context is a bit more eclectic. To the east of the proposed development, and separated by a narrow passageway, is the 1885 Guptill Block, a three-story brick commercial structure with a hip roof. Its comparatively diminutive scale and atypical roof form make it relatively unique among the commercial blocks that now line the street. On the west side and immediately abutting the proposed building is the 1853 John C. Brooks Block, a five-story, flat-roof Italianate commercial structure. The fifth-story multi-paned glass rooftop addition was built in the 1980's before the preservation ordinance was adopted and includes a recessed break in the center for a deck. The addition significantly impacts the historic character of the building. Even more distracting is the solid brick party wall that directly abuts the east elevation of this rooftop addition and extends above its roofline. (It appears that the requirement for a firewall was not anticipated when the rooftop addition was designed.) Also in the immediate vicinity is a six-story brick structure at 10 Moulton Street built in 1987. (The rear elevation of 10 Moulton will face the east elevation of the proposed development, separated by the narrow passageway.) This brick building is simple in form, appropriately scaled and picks up on a number of the key characteristics of surrounding historic structures, while being a clear product of its own time.

Proposed Development

Plans call for a 21,000 square foot, 65' tall mixed-use structure. As noted above, a retail use is proposed for the first and second floors with a total of 5 housing units on floors 3-6.

The proposed building immediately abuts its neighbor to the west, but a 25'-wide passageway will be maintained between the new structure and its neighbor to the east. Given this gap in the

streetwall and the fact that the neighboring building is only three stories tall, the east elevation of the new structure will have broad visibility. Note also that the building extends relatively deep into its lot, but does not extend to Wharf Street. A small-scale rear addition to a Dana Street building separates the rear of the proposed structure from Wharf Street. Given the presence of this low addition, the rear elevation of the proposed six-story building will be readily visible from Wharf, at least for the foreseeable future.

Below is a rendering of the initial design proposal presented at the Board's March 16 workshop. As the design was described in detail in the 3/16 staff report, there is no need to repeat the information here. Those not in attendance on March 16th may wish to review the meeting tape to see Ms. Lermond's presentation and analysis of the project context and hear the Board discussion. The tape can be accessed through the following link:
https://portlandme.civicclerk.com/web/ADA/MeetingMedia.aspx?id=2740&categoryId=34

Summary of Board Comments at 3/16 Workshop
Following Ms. Lermond's presentation, Board questions for clarification and public comment, Board members offered the following comments and concerns:

Favorable aspects of the proposal:

- The proposed structure was found to compatible with its context in terms of scale and form. Although a story taller than the building it adjoins and considerably taller than the building to its east, its height was seen as generally consistent with the range of building heights present along Commercial Street.
- Board members noted that the step-backs above the fourth-floor level allowed the principal facade to align with that of its immediate neighbor. The presence of a terminating cornice at this level, although not particularly pronounced, also reinforced this relationship
- Board members noted that, consistent with the prevailing development pattern on

the street, the proposed building features a defined base, middle and top. The Commercial Street façade was also symmetrical.

- Board members responded favorably to the fact that the storefront windows were shown wrapping the southeast corner to continue along the side elevation. This treatment would not only engage the corner at the building's ground level, but also enliven the passageway between buildings.
- The side and rear elevation treatments were received favorably.
- In response to two cladding options for the top floor, members were in agreement that brick cladding should not extend to the top floor.

Areas of concern:

- Board members expressed the view that the overall design approach seemed "confused" or unresolved. Was the goal to present a contemporary façade or a more traditional façade? The proposed hybrid design solution was questioned.
- The Commercial Street façade was found to lack clarity or cohesiveness, which is one of the salient characteristics of the buildings that line Commercial Street. Board members noted that the success of several recent infill developments was due in great part to the fact that the new buildings exhibit the same simplicity and clarity of form *and* architectural expression as the 19th century warehouse structures that still dominate the street.
- Board members questioned the presence of the deeply recessed center section of the upper façade. While this deep setback allowed for decks for the residential units proposed for the third and fourth floors, Board members expressed the view that the recess was not successful from an architectural perspective as it was at odds with the prevailing development pattern. Board members noted that that the facades of existing buildings, almost without exception, feature a continuous wall plane that is unbroken by pronounced recesses or projecting elements.
- The appropriateness of featuring residential decks on the building's principal façade, particularly in this overwhelmingly commercial context, was also questioned.
- Board members also questioned the wisdom of featuring floor-to-ceiling windows facing onto Commercial Street at the second-, third- and fourth-floor levels. Given the proposed residential use for the third and fourth floors, it would seem this type of continuous glazing would allow little privacy and would likely result in various uncoordinated window treatments. This concern did not extend to the fifth and sixth floors, which will be set back a considerable distance from the front wall plane and high above the street.
- In addition to these major areas of concern, Board members identified several specific design details that warranted further consideration. For example, Board members noted:

  * the proposed design features three different cornices. Also, the cornice terminating the principal façade is the least pronounced.

  * the irregular footprint of the top two floors creates a complex roof form at odds with the simple roof forms that characterize the buildings on the street; Board members recommended that the footprints of the top floors be simplified to eliminate projecting and recessed elements.

* very little space is provided between the fourth-floor window lintels and the building cornice, creating an unduly crowded and awkward condition
* the frieze above the ground floor storefronts appears too deep, creating a top-heavy appearance, and the cornice above this frieze extends to the edges of the building, eliminating a sense of separation from the adjoining structure.

Revised Design Proposal

Ms. Lermond has provided a written description of the revised design proposal and explains the rationale behind the new design direction for the Commercial Street facade--See ATTACHMENT 2. Note that two options are being shown for the treatment of the fifth-floor level of this facade. These options are shown in the following two renderings. Note that the side and rear elevations remain unchanged from the initial proposal presented on March 16.

Option A: Brick at west end of Commercial Street façade extends to fourth floor level.

Option B: Brick bay at west end of Commercial Street façade extends to fifth floor, obscuring some of adjacent party wall.

Staff Comments

As noted in the introduction to this report, staff recommends that the Board begin its review with a high-level discussion that evaluates the relative compatibility of the overall design solution before addressing contributing details.

In staff's view, the revised design solution departs even more significantly from Commercial Street's prevailing development pattern than the proposal presented on March 16. The design continues to be a hybrid one that lacks the visual cohesiveness, simplicity of form, consistency of architectural expression, continuity of wall plane, sense of solidity, defined building edges, repetitive fenestration, etc. that characterize virtually every building that lines the north side of Commercial Street. These are also the characteristics that were specifically noted by members of the Board at the first review session. While some design details questioned on March 16th have been addressed in the revised proposal—e.g. the proportions of the fascia and cornice over storefront have been adjusted–many of the Board's threshold concerns have not.

As noted in the New Construction chapter of the *Historic Resources Design Manual*, "a new building in a historic district need not follow the pattern set by its neighbors in each and every category of compatibility. It should, however, relate to a number of them…There will usually be one or more definite and easily discernable traits, such as a uniform scale. rhythm of window openings, consistent roof shapes, or a uniform cornice line, that should serve as a basis for a design solution…Within a homogeneous context, where expression of these building characteristics is fairly consistent, the building should reinforce the consistent character."

In staff's view, the program proposed for the building's upper floors (especially floors 2-4) introduces inherent design challenges. The project calls for residential units and an upper-level retail space intended to offer such amenities as outdoor decks, balconies and floor-to-ceiling windows for expansive views from Commercial Street. These amenities appear to be driving the design solution and are proposed for the building's principal façade. Staff is not suggesting that similar amenities cannot and have not been accommodated in both existing and new buildings on Commercial Street. Where they are most successfully introduced, however, is on top floors or rooftop additions that are set back from the principal façade and where their visual impact is more limited. It is for this reason that the inclusion of decks, balconies and floor-to-ceiling windows on the fifth and sixth floors of the proposed building is less problematic.

New Construction Review Standards and Guidelines

Building characteristics used to gauge visual compatibility of infill construction with an existing context include the following:

Scale and Form
- *Height*
- *Width*
- *Proportions of principal facades*
- *Roof Shapes*
- *Scale of the structure*

Composition of Principal Facades
- *Proportion of Openings*
- *Rhythm of solids to voids in facades*
- *Rhythm of entrance porch and other projections*

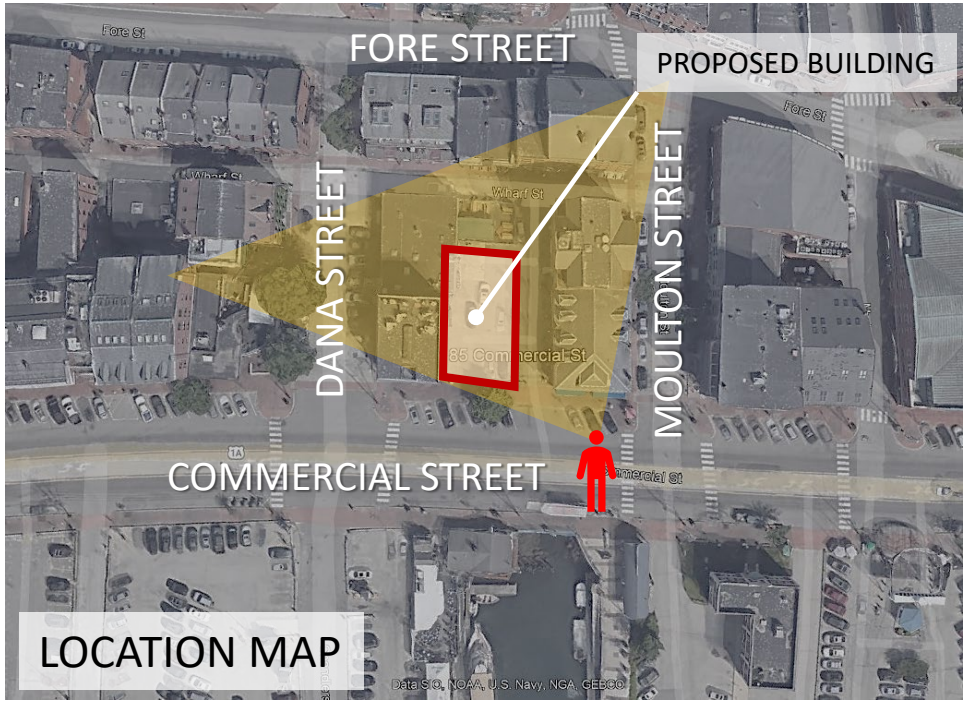
Relationship of materials, texture and color
Presence of signs, canopies and awnings

Relationship to the Street
Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

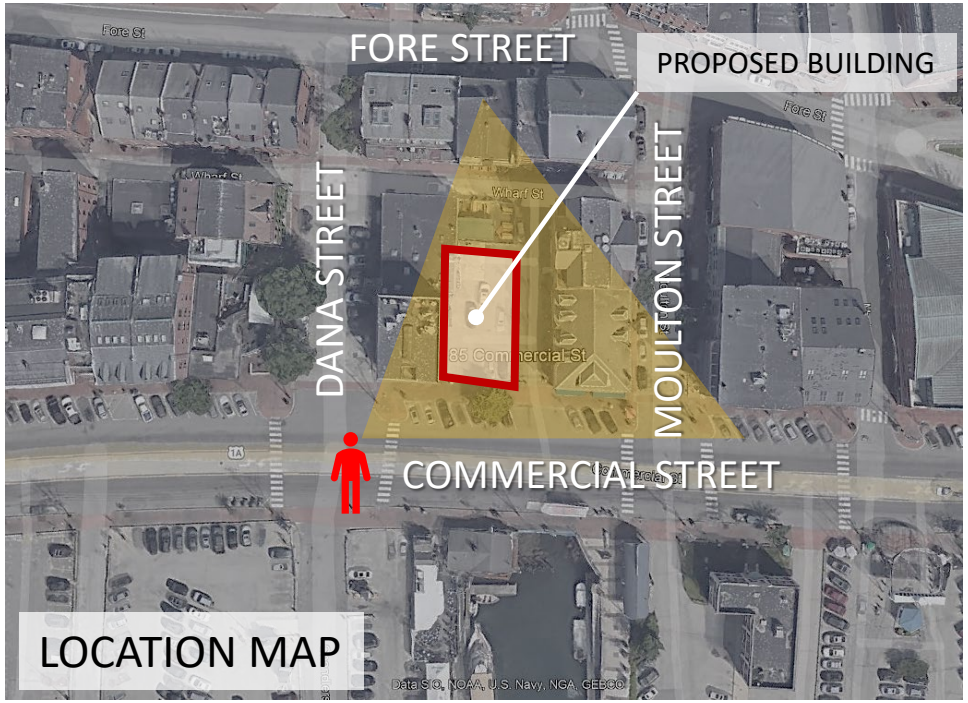
Attachments:

1. Excerpts from March 16 proposal
2. Cover letter for revised proposal
3. Site plan
4. Elevations and renderings

SIGNAGE
PROPOSED BUILDING


FORE STREET
PROPOSED BUILDING
DANA STREET
MOULTON STREET
COMMERCIAL STREET
LOCATION MAP

Supplies for Cats & Dogs
SIGNAGE
PROPOSED BUILDING


FORE STREET
PROPOSED BUILDING
DANA STREET
MOULTON STREET
COMMERCIAL STREET
LOCATION MAP

April 8, 2022

Dear Deb,

We are excited to re-submit our revised designs for the proposed project at 185 Commercial Street. Please note the following:

1. It is a mixed-use project of approximately 21,000 SF of new construction comprising a 1st and 2nd floor retail space and 5 residential units on floors 3-6.

2. The alley between 185 and 177 Commercial is jointly owned by the two properties.

3. The proposed façade on Commercial Street and on the alley have been revised based on the Historic Preservation Board meeting we attended on the 16th of March. Our re-submission includes two iterations that vary in the massing and we would like to discuss this options with the board at our next meeting.

   The re-design carries through the aspects of the building that the board seemed to find successful – and this includes the overall massing and the materials. The stepped decks at the top floors do have some adjustments in the massing in order to simplify the building some. In the original version there was jogging as well as stepping that created unnecessary busyness so that area of the massing has been cleaned up.

   The materials have remained the same, although the quantity of each and the detailing has changed. One of the major points of discussion during the previous meeting was regarding what the building was – a brick building or a glass building. And it was determined that moving toward a more contemporary design would be appropriate, if done in a manner sensitive to the historic buildings. Our design response is a building that is still both brick and glass, but now it really owns being a partially glass building. The locations of the brick and glass are very intentional so as to transition the building appropriately from the building next to it. We did do explorations into other materials for the solid portions of the building but found keeping the brick to be, by far, the most successful in context.

   The granite detailing at the first level has been further thought through. It is intentionally aligned with granite detailing on the neighboring building, it is used at the residential entry to give it more prominence, and the banding now carries through the corner and along the alley to emphasize the base of the building beyond the Commercial Street elevation.
   The Board had a unanimous opinion that changing the material for the penthouse at the 6th floor was the best approach so we have held that but altered the color from what was shown previously to make it closer to the shade of granite and keep the design tied together.

   As for the two options we are submitting – they show two approaches to the massing at the residential entry, the first maintaining the height that was part of the first submission, and the second extending that element another floor. The taller version was done as a study to look at how the massing balances out now that the glass corner is wider than that side and also as an approach to helping conceal the existing unsightly firewall. Although we would like to have this be part of the discussion, we realize it may detract from the buildings ability to tie in with the

48 Union Wharf, Portland, Maine 04101 (207) 772-6022• Fax (207) 772-4056

neighboring building by interrupting the continued eave line, so in the lower version we have added a green wall to help minimize the look of the firewall while also creating a nice element for the outdoor space for that unit.

4. The windows in the masonry wall are shown as one-over-one and are proposed as a PVC product due to their proximity to salt water.

5. The entries to both the retail and the residential are recessed off the sidewalk. The first floor is 6" higher than the sidewalk due to the flood ordinance and the change in height will be addressed with interior ramping.

Respectfully Submitted,

Katherine Lermond
Archetype Architects

48 Union Wharf, Portland, Maine 04101 (207) 772-6022• Fax (207) 772-4056

1 SITE PLAN
1/8" = 1'-0"

Prepared For:

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
185 Commercial Street
Portland, Maine

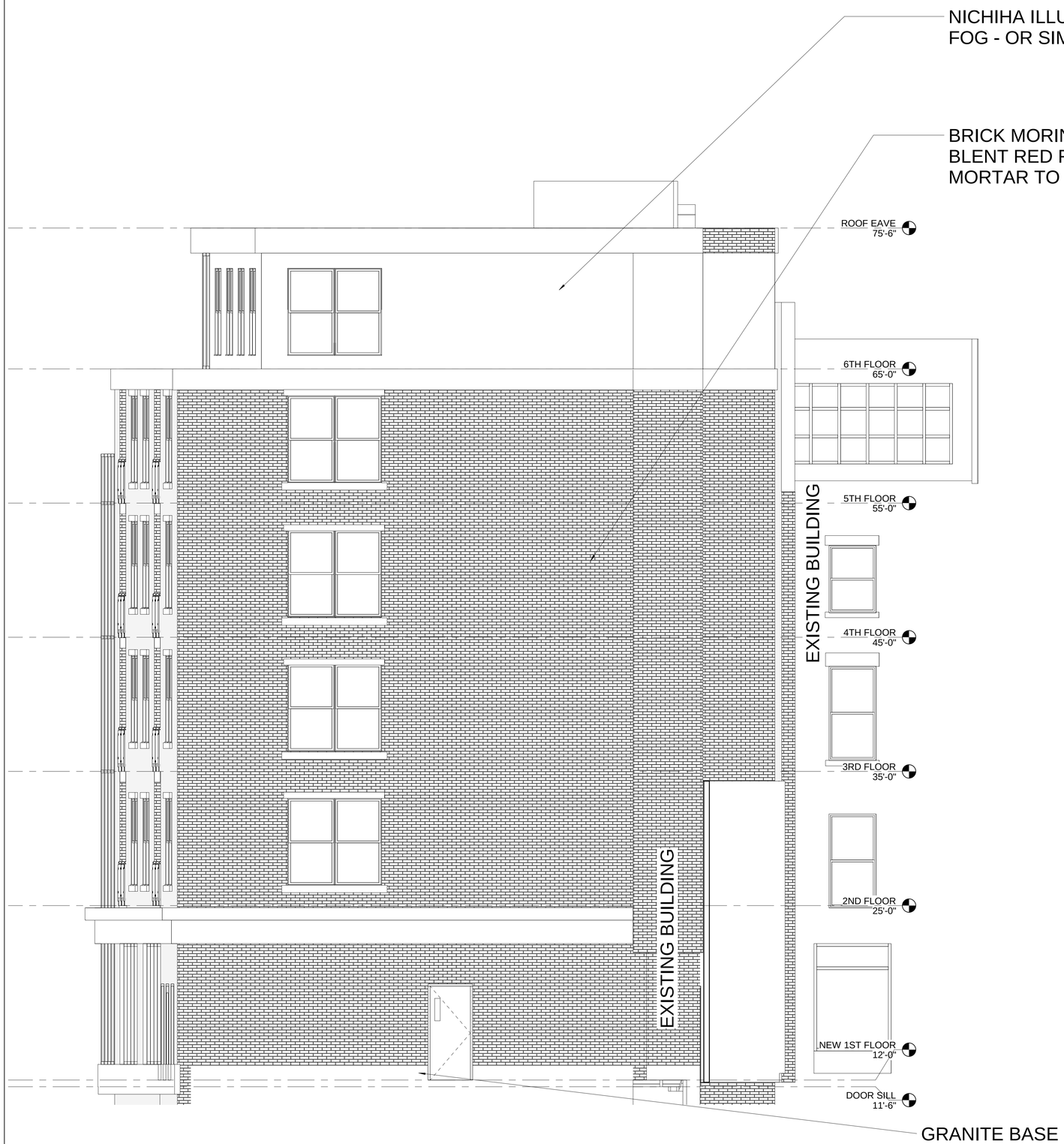
Revisions:

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

Date: 1-28-2022

SITE PLAN

1



1 Back Elevation
1/4" = 1'-0"

Prepared For:

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
185 Commercial Street
Portland, Maine

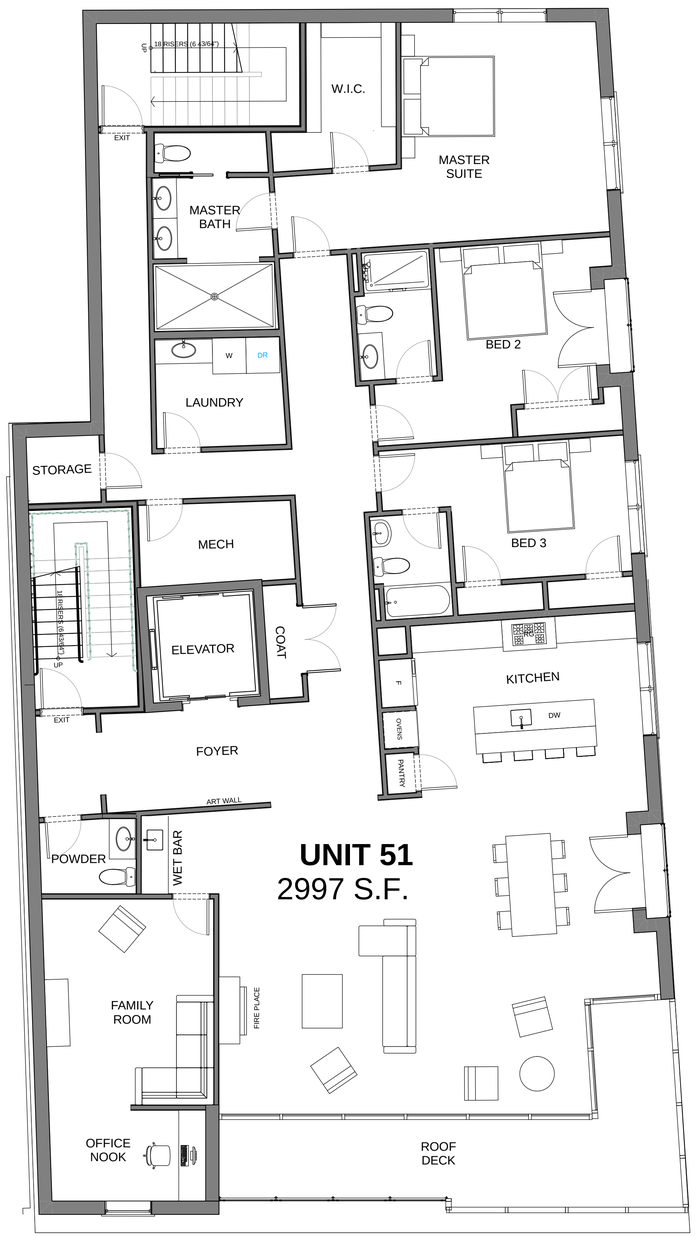
Revisions:

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

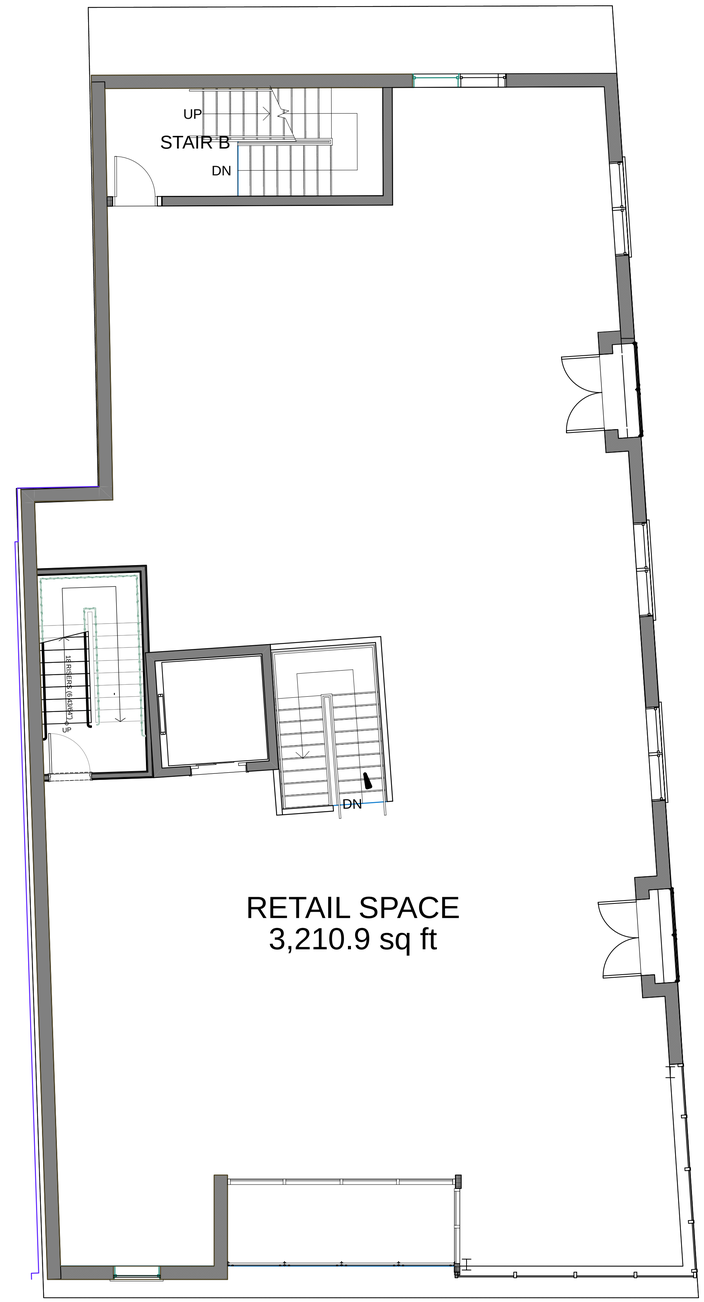
Date:
4-7-2022

BACK ELEVATION

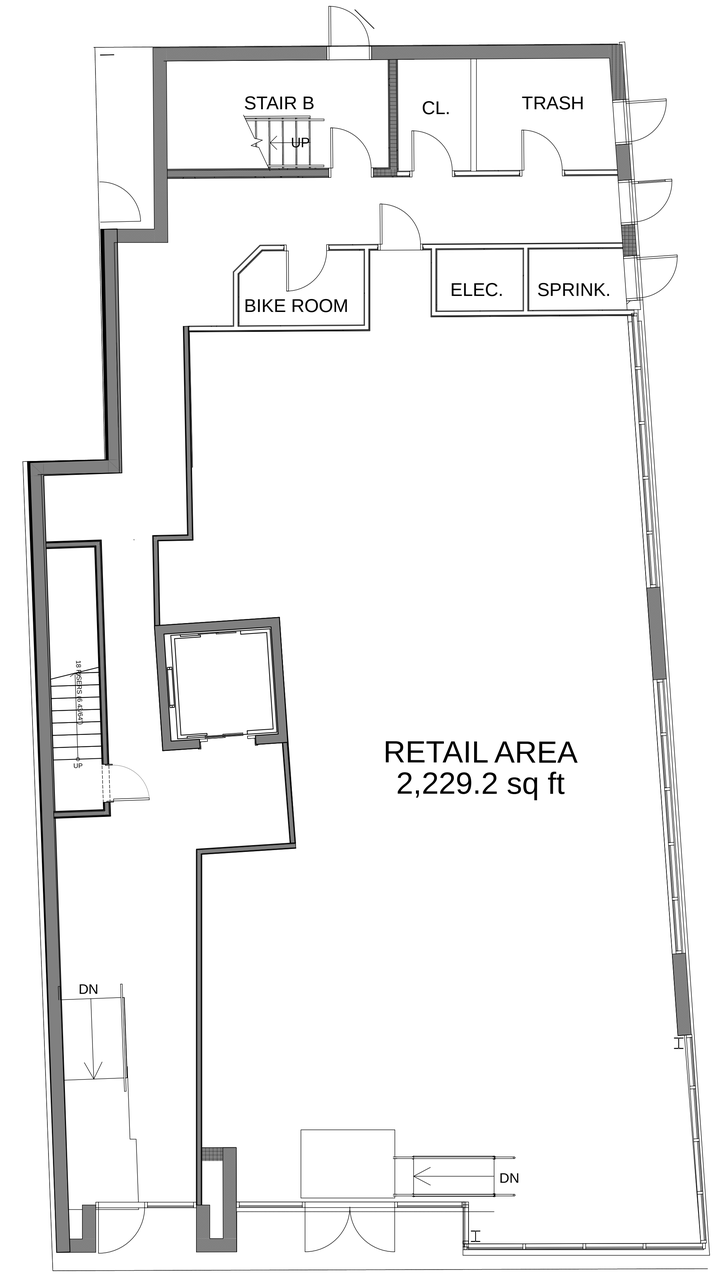
11



3 SAMPLE UNIT PLAN - UNIT 51
SCALE: 3/16" = 1'-0"



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



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

Prepared For:

Address
City, State

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
185 Commercial Street
Portland, Maine

Revisions:

Scale: 3/16" = 1'-0"

Date: 3-23-2022

5TH FLOOR UNIT PLAN

A1.1

Supplies for Cats & Dogs

SHIPWRECK & CARGO
COMPASS
SPEED LIMIT 30

SHIPWRECK & CARGO
COMPASS
SPEED LIMIT 30

FOR PEDESTRIANS IN CROSSWALK IT'S THE LAW
THE MAIL LOBSTER
Moulton
ONE WAY
DO NOT ENTER
CARD WORKS

FOR PEDESTRIANS IN CROSSWALK IT'S THE LAW
ONE WAY
DO NOT ENTER
THE BLUE LOBSTER
Moulton St
ONE WAY
DO NOT ENTER
CARD WORKS

the holy donut

1 Side Elevation
1/4" = 1'-0"

Prepared For:

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
185 Commercial Street
Portland, Maine

Revisions:

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

Date:
4-7-2022

SIDE ELEVATION

10A