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, June 15, 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: Jun 15, 2022 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Workshop 6/15/2022

Please click the link below to join the webinar:
https://portlandmaine-gov.zoom.us/j/81821696684
Or One tap mobile : US: +13126266799,,81821696684# or +19292056099,,81821696684#
Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782
Webinar ID: 818 2169 6684
International numbers available: https://portlandmaine-gov.zoom.us/u/kbkd5f5HXO

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 1, 2022

i. Public Hearing
143 Spring Street: Bassett, Naifeh, O'Brien, Tate, Whitten present; Pollard, Turk, absent
Congress Square Park: Bassett, Naifeh, O'Brien, Tate, Whitten present; Pollard, Turk, absent
B&M Cannery Building: Bassett, Naifeh, O'Brien, Tate, Whitten present; Pollard, Turk, absent

Workshop
99 Capisic Street: Bassett, Naifeh, O'Brien, Tate, Whitten present; Pollard, Turk, absent

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 1, 2022

i. Certificate of Appropriateness for Gate Installation; 143 SPRING STREET; David Harvey and SidneyBeardsworth, Applicants. The Board voted 5-0 (Pollard and Turk absent) to approve the application, subject to conditions.

ii. Review of Conditions of Approval for a Certificate of Appropriateness approved by this Board on November 7, 2018, CONGRESS SQUARE & CONGRESS SQUARE PARK; City of Portland, Applicant. The Board voted 5-0 (Pollard and Turk absent) to approve the amended lighting plans, satisfying the condition of approval dating to the November 7, 2018 approval of a Certificate of Appropriateness for the redesign.

iii. Proposed Landmark Designation; BURNHAM & MORRILL CANNERY BUILDING; ONE BEAN POT CIRCLE; Nominated by Initiative for Digital Engineering & Life Sciences (IDEALS), Nominator. The Board voted 5-0 (Pollard and Turk absent) to recommend to the City Council that the B&M Cannery be designated a local landmark.

4. COMMUNICATION AND REPORTS

5. WORKSHOP

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

ii. Preliminary Review of Proposed Dormer Addition and Window Alterations; 281 SPRING STREET; Robert Fitzgerald, Applicant.

iii. Preliminary Review of Proposed Alterations and Additions, 51 CONGRESS STREET; Casco View, LLC, Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP (3rd)
185 COMMERCIAL STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: June 10, 2022
RE: June 15, 2022 **3rd WORKSHOP – Preliminary Review of Proposed New Construction – HPBR-001916-2022**

Address: 185 Commercial Street

Applicant: 185 Commercial Street LLC.
Jonathan Cohen, principal

Project Architect: Katherine Lermond, Archetype Architects

A sign announcing the Historic Preservation Board's meeting on June 15, 2022 was posted at the property on 6/3/22. A legal ad was published in the Portland Press Herald on 6/4/22 and 6/7/22, and 35 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

On behalf of 185 Commercial Street LLC, architect Katherine Lermond has requested a third workshop to review a revised design proposal for new construction at 185 Commercial Street. Wednesday's workshop follows two previous preliminary review sessions, on March 16 and May 4, 2022. On June 15 Ms. Lermond is returning with a modified proposal for a 6-story mixed use structure on the site, in response to Board comments and concerns at the first two workshops.

For this third workshop, the architect's submittal is again focused on elevations and renderings that are similar to those presented on May 4, but incorporating changes to respond to the Board's most important concerns. In various workshop comments, Board members found scale and massing to be generally appropriate, but encouraged the architect to address some basic characteristics:

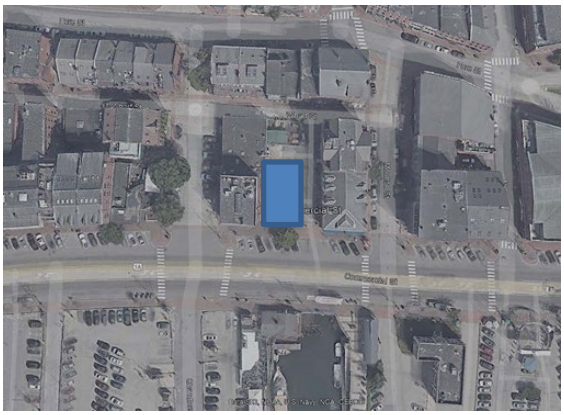
- Cohesion and unity of design expression – particularly on the primary façade
- Compatibility with context, especially street wall
- Rhythm, composition, and simplicity.

To explain the revisions in detail, Ms. Lermond has written a new project summary and updated the elevations and renderings. These images should be sufficient for the Board to provide feedback on whether the design changes are sufficient to resolve outstanding issues. As with the previous workshops, 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?

The owners and the design team are no doubt anxious to move to more detailed design development in preparation for a public hearing, and it is to be hoped that following consideration of the 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.

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 likely total of five units of housing, with the third floors containing two units and the top three floors each a single unit. 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

Staff includes the analysis from the May 4, 2022 staff report:

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 street wall, interrupted only by intersecting side streets. The few gaps in this continuous street wall 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 street wall 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 – General Description

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 recall that a co-owned, 25'-wide passage will be maintained between the new structure and its neighbor to the east. Given this gap in the street wall 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.

Design Evolution, and Board Comments from May 4, 2022

Staff includes a rendering from each of the previous two workshops. **March 16:**

May 4:

Summary of Board Comments at 5/4 Workshop
Board members offered the following comments and concerns:

Favorable aspects of the proposal:

- The proposed structure was found to be compatible with its context in terms of scale, massing, 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, consistent with the prevailing development pattern on the street, the proposed building features a defined base, middle and top.
- Board members found the ground floor storefront largely successful, and they were positive about the storefront windows 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. (There was some question of whether the solidity of the base was undermined at the southeast corner by wrapping the glass instead of a sold granite corner.)
- The side and rear elevation treatments were similar to the earlier versions, and were received favorably except for the suggestion of a stronger base.
- In response to two cladding options for the top floor, members agreed with the choice of Nichiha cladding on the top floor.
- The Board was receptive to an abundance of glass on the primary façade, and also open to a uniformly contemporary approach to the design. It was noted that window openings need not be "punched" openings in solid walls, as is the case in so many of the neighboring historic buildings.

Areas of concern:

- Board members expressed that there were still unresolved design issues affecting both the unity and coherence of the design, and its compatibility with the context.
- It was again noted that Commercial Street is notable for buildings that have a singular identity or architectural expression, with regular and rhythmic façade systems and a limited number of materials. Further study was advised.
- Although some moves had been made to simplify the Commercial Street façade by eliminating some jogs in the volumes, the front was still found to lack clarity or cohesiveness, and greater simplicity was urged for the top two floors, despite some changes to the upper floor footprints.
- Several comments spoke to some continued confusion in the several cornices capping the top three floors
- It was noted that the May 4 iteration contained a significant increase in the amount of glass facing Commercial Street, but the façade had significantly less symmetry than at the preliminary review in March. Some Board members felt there was still unresolved tension and lack of a defining character, in the juxtaposition of brick elements and glass.
- Board members again questioned the presence of the deeply recessed center section of the upper façade and residential decks facing the street. 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 recesses would create a break in the street wall – an exception to buildings displaying a largely continuous wall plane on the inland side of Commercial Street that is unbroken by pronounced recesses or projecting elements.
- Several Board members also still 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 frequently closed window treatments. (It was pointed out that the building management could agree on a single, consistent type or style of interior window treatment, to ensure some uniformity.)

In addition to these major areas of concern, Board members identified several specific design details or questions that may warrant further study and more detailing. For example, Board members asked:

- If any plans were being considered for lighting in the alley between 185 and 177 Commercial Street
- Dark spandrel panels between floors on the southeast face would potentially tie the front together by relating better to the balconies.
- The strength of the southeast corner is visually weakened by the notch at the fifth floor and the storefront corner at the bottom, without a visually strong base at the corner.

Revised Design Proposal – June 15, 2022

Ms. Lermond has provided a written description of the revised design proposal and explains the rationale behind the revisions. Note that only one option is being shown for the

treatment of the fifth-floor level of this façade: Option “A” which ended the brick entry tower at the top of the fourth floor.

May 4 - Option A: Brick at west end of Commercial Street façade extends to fourth floor level.

May 4 - Option B: Brick bay at west end of Commercial Street façade extends to fifth floor, obscuring some of adjacent party wall.

For the June 15 workshop, Ms. Lermond has further simplified the front façade by squaring the southeast corner at the top of the fifth floor, now the primary cornice, and carrying the dark datum from the decks through the spandrel between floors at the corner. In addition, seasonal glass is now shown to close in the recessed decks above the glass railing, resulting in a more solid and consistent glass face except during open deck season.

June 15: Decks closed in during off-season

June 15: Front decks during open season

Staff Comments

Staff notes that while the basic form of the proposed building is essentially the same in the most recent revisions as it was on May 4, several positive moves respond to specific comments by Board member at the second workshop:

- Upper floors (5 and 6) have been further simplified, with a square corner at the fifth floor and clarified and strengthened cornices on the top two floors.
- The base is stronger, wrapping around three sides of the building.
- There is more unity and regularity to the glass portions of the front façade, with a more consistent, dark datums at the floor plates that relates to the center recessed balconies.
- Closing the balconies in with glass during the off-season presents a more solid glass face to Commercial Street than in warm months.

Nonetheless, the Board must still decide whether these design changes are enough to address its concerns about the threshold questions of compatibility and coherence. There are ways in which this design is still challenging to the primary characteristics of the Commercial Street context:

- In its mix of materials, the design is again an asymmetrical hybrid, rather than a consistent architectural identity. For example, the brick on the east side is carried to the top of the fifth floor, while the brick entrance tower on the west stops at the fourth floor, relating to the next-door building, but contrasting with the glass southeast corner.
- More articulation, variety, and interruption in the wall planes departs from the simple, solid street walls that are most common on the street.
- The cornices at the fifth and sixth floors, are simple, hierarchical, and clearly defined, but at the top of the fourth floor it is still unresolved.
- There seems to be a deliberate tension created between very solid building elements and less clearly defined edges, recesses and structure – such as the southeast corner, which contrasts dramatically with the southwest corner of the building.
- Fenestration on floors 2, 3, and 4, has become more regular, especially in the colder months, but staff suggests considering horizontal divisions in the floor-to-ceiling panels at the southeast corner, to relate more closely to the recessed decks in the center.

As noted by staff in the May 4 report, the New Construction chapter of the *Historic Resources Design Manual* states that "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."

Staff has noted that the program proposed for the building's upper floors introduces inherent design challenges. Such amenities as outdoor decks, balconies, and floor-to-ceiling windows are not typical on Commercial Street, and when they are regarded as essential to the building, they must be sensitively and creatively integrated in order to avoid a disruptive influence on the solidity and consistency of the façade.

At the first two workshops, and The Board has expressed some reservations about ability of the two earlier designs for 185 Commercial Street to successfully meet the Standards for New Construction. In response the architect has made changes that improved the clarity, simplicity, and coherence of the design. At this stage of the review the Board is called to again give the applicants direction as to whether the changes will be enough, once the design is further developed, to meet the relevant standards for review and satisfy the important requirement of compatibility with one of Portland's most notable architectural environments.

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. Cover letter for revised proposal
2. Revised submission for June 15, 2022
3. Excerpts from March 18 workshop
4. Excerpts from May 4 workshop
5. Site plan

May 20, 2022

Dear Rob,

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.

   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 further adjustments in the massing in order to simplify the building more. In the original version there were multiple steps occurring as well as bump outs and push backs within the Commercial elevation of those levels. They have now been squared off so as to keep very consistent and clean lines because the stepping and material use is statement enough within the given context.

   The materials and quantities of such have remained the same, although the glass detailing has been further defined as well as simplified. The needed spandrel panels have been added to the curtainwall corner and the color carried allows the glass to blend more with a gray panel that ties to the rest of the building's detailing. The datum of the spandrel panel at the corner is also not carried through how the glass attaches at the decks that inset into the building allowing for more rhythm and consistency – standards that are integral to the design of Commercial Street. The railing systems of both the inset and upper floor decks mimic the glass of the curtainwall – again to simplify the building and limit the amount of material languages being used.

   The granite detailing at the first level has been expanded around the base of the building directly in response to the Board's comments about the first floor cornice floating as it runs down the alley and turns the back of the building. The extension of the granite base now carries the lintel as well as the building as a whole. The glass corner remains without an exterior break to the glazing system as we feel this is an elegant moment in the design when the more historic system (granite lintel) and the contemporary system (curtainwall) play off each other. The ability to float the cornice at that moment is intentional and visually interesting.

   There was revision to the upper cornices in the last round, but there was clarity made in what would best suit the building based on the Board's comments. The view that allows one to see both the alley façade and the Commercial Street façade designates the 5th floor cornice line as the primary one based on how it caps the building on all sides. The penthouse cornice, on the other hand, needs to recede, along with the other design elements of that level. Because of this the hierarchy of those two has been reversed. The cornice on the entry tower matches the primary cornice in material, but not detail.

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

Next we will discuss the Commercial Street decks on the 2nd – 4th levels. They have been an item of concern in the previous meetings. They are extremely important to the function of the space based on the residential use and the relationship to the water but we have added a key design feature to respond to the Board's concerns. The owner is proposing a glazing system, of which a cut sheet is included in the submission, that would allow for the upper portion of glass (above 42") to be removable when the deck is in use, and then closed when not. Based on the region we live in, this wall would be closed more than it would be open, which would create a sunroom and an unbroken glazed façade. The times when the decks would open would coincide with when the city transforms and all of the neighboring retail and restaurant spaces open up and spill out onto the streets. Moreso now that ever with the responses to Covid. The removable glass along with the revised railing system at those levels really minimize the visual impact of the recesses in the façade.

Finally, the owner does agree that building standard shades will be required allowing for visual uniformity.

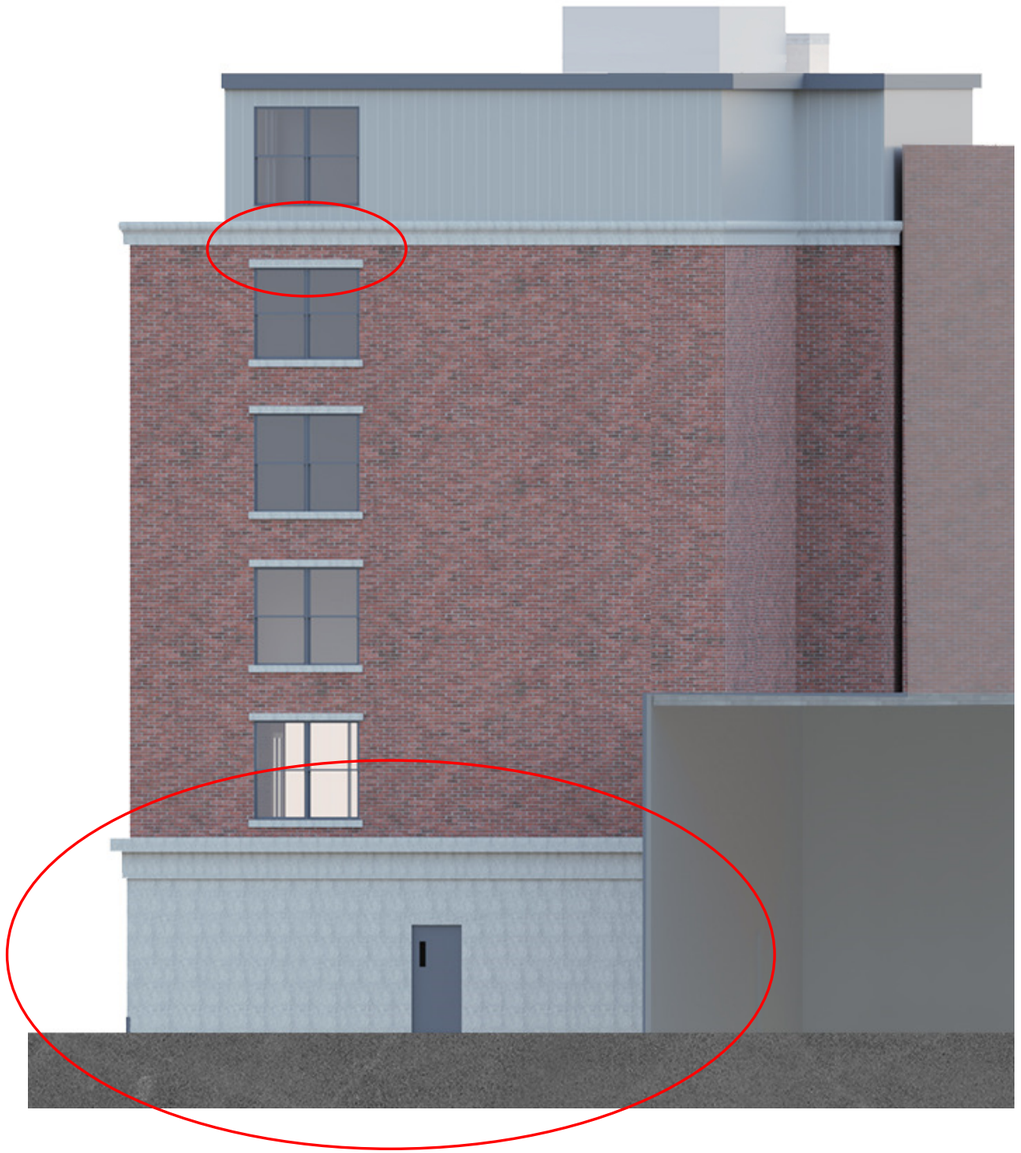
4. The windows in the masonry wall are shown as one-over-one and are proposed as a PVC product due to their proximity to salt water.

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.

NEW PROPOSAL SIMPLIFIES MASSING, CONTINUES THE BASE, REFINES DETAILING BASED ON THE BOARD'S COMMENTS

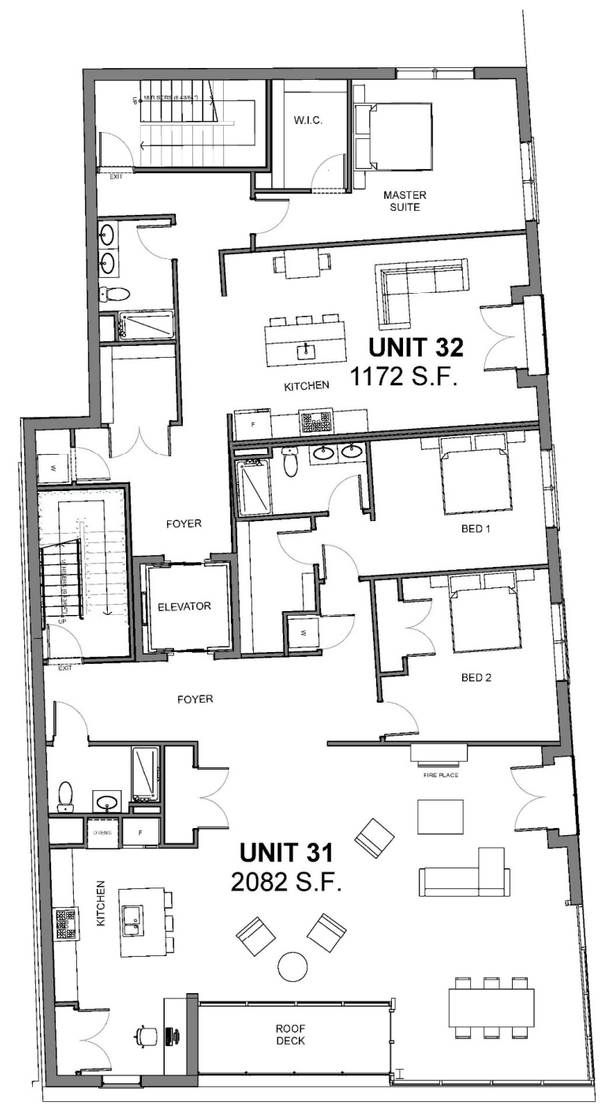
LOWERED 5TH FLOOR
LINTELS

BASE MATERIAL
WRAPS TO MORE
APPROPRIATELY SUPPORT
THE BUILDING



BASE MATERIAL
WRAPS TO MORE
APPROPRIATELY SUPPORT
THE BUILDING

LEVELS 1 & 2 – COMMERCIAL SPACE
LEVELS 3-6 – RESIDENTIAL
4-6 UNITS



1 SAMPLE UNIT PLAN - UNIT 31/32
SCALE: 3/16" = 1'-0"

Prepared For:
Address
City, State

Consultant:

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

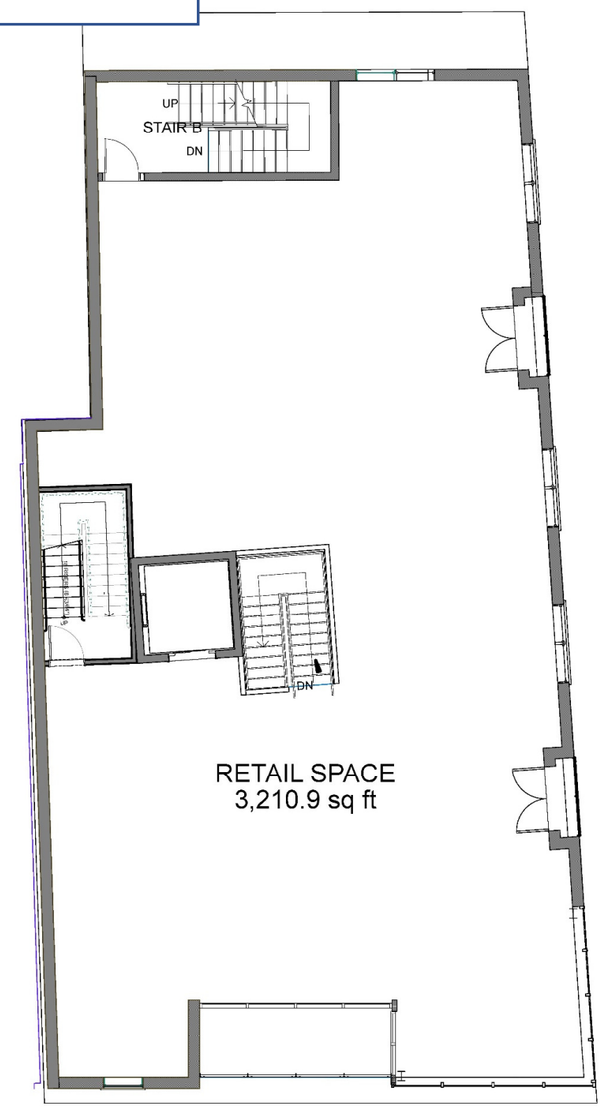
Project:
185 Commercial Street
Portland, Maine

Revisions:

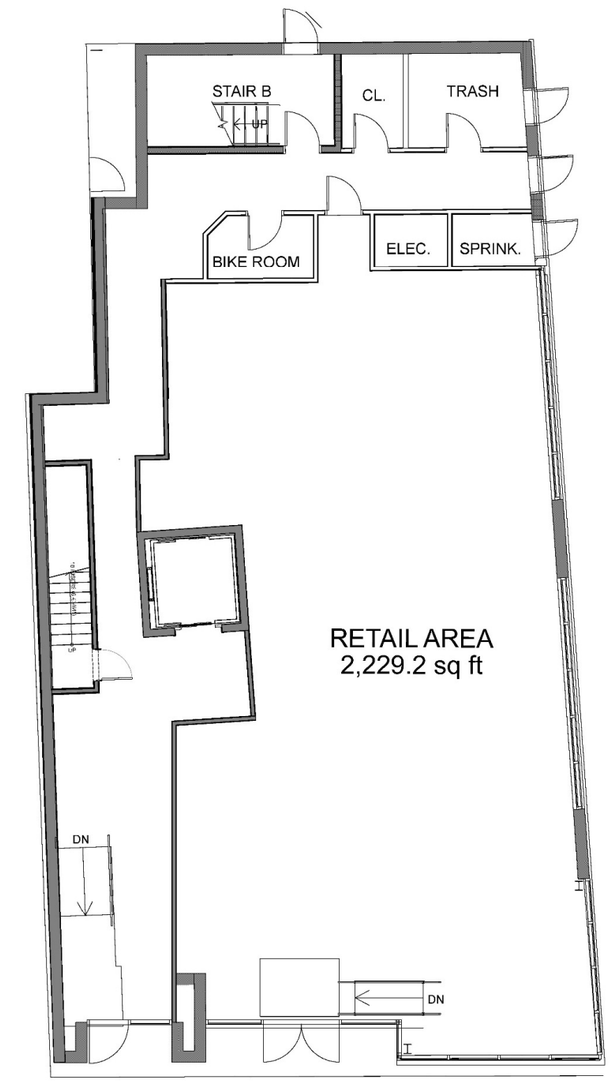
Date: 05-04-2022
Scale: 3/16" = 1'-0"
THIRD & FIFTH FLOOR PLANS

A1.1

LEVELS 1 & 2 – COMMERCIAL SPACE
LEVELS 3-6 – RESIDENTIAL
4-6 UNITS



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:

Date: 05-04-2022
Scale: 3/16" = 1'-0"
FIRST & SECOND FLOOR PLAN

A1.1

SCALE, FORM AND ARCHITECTURAL COMPOSITION

-DEFINED BASE WITH MATERIAL DIFFERENTIATION

-6 STORIES WITH STEPPED UPPER LEVELS TO RESPECT NEIGHBORING BUILDINGS

-STEPPED MASSING HAS BEEN FURTHER SIMPLIFIED

-WINDOWS IN MASONRY ARE PUNCHED REGULAR OPENINGS WITH VERTICAL PROPORTIONS

-THE HIERARCHY OF THE ROOF CORNICES HAS BEEN REVERSED

-THE MATERIAL PALETTE IS IN KEEPING WITH COMMERCIAL STREET WITH A CONTEMPORARY QUANTITY AND USE OF GLASS

-THE GLASS ELEMENTS ALL HAVE THE SAME LANGUAGE

VARIETY OF ARCHITECTURAL DETAIL

-APPROPRIATE MATERIAL PALETTE

-USE OF GRANITE, ALIGNMENT WITH ONE DANA – GRANITE NOW SUPPORTS THE ENTIRE BUILDING

-HIERARCHY OF CORNICES REVERSED – THE PENTHOUSE NOW RECEDES

-UNIFORM AND RHYTHMIC OPENINGS IN THE MASONRY – APPROPRIATE LINTELS & SILLS – 5TH FLOOR LINTELS LOWERED

-THE INSET DECKS - REFLECTION CURRENT TIMES AND CHANGING USES AND RELATIONSHIP TO WATERFRONT – MODIFIED TO BE ENCLOSED MOST OF THE YEAR, DECK GLAZING CONTINUES PAST FLOOR PLATE

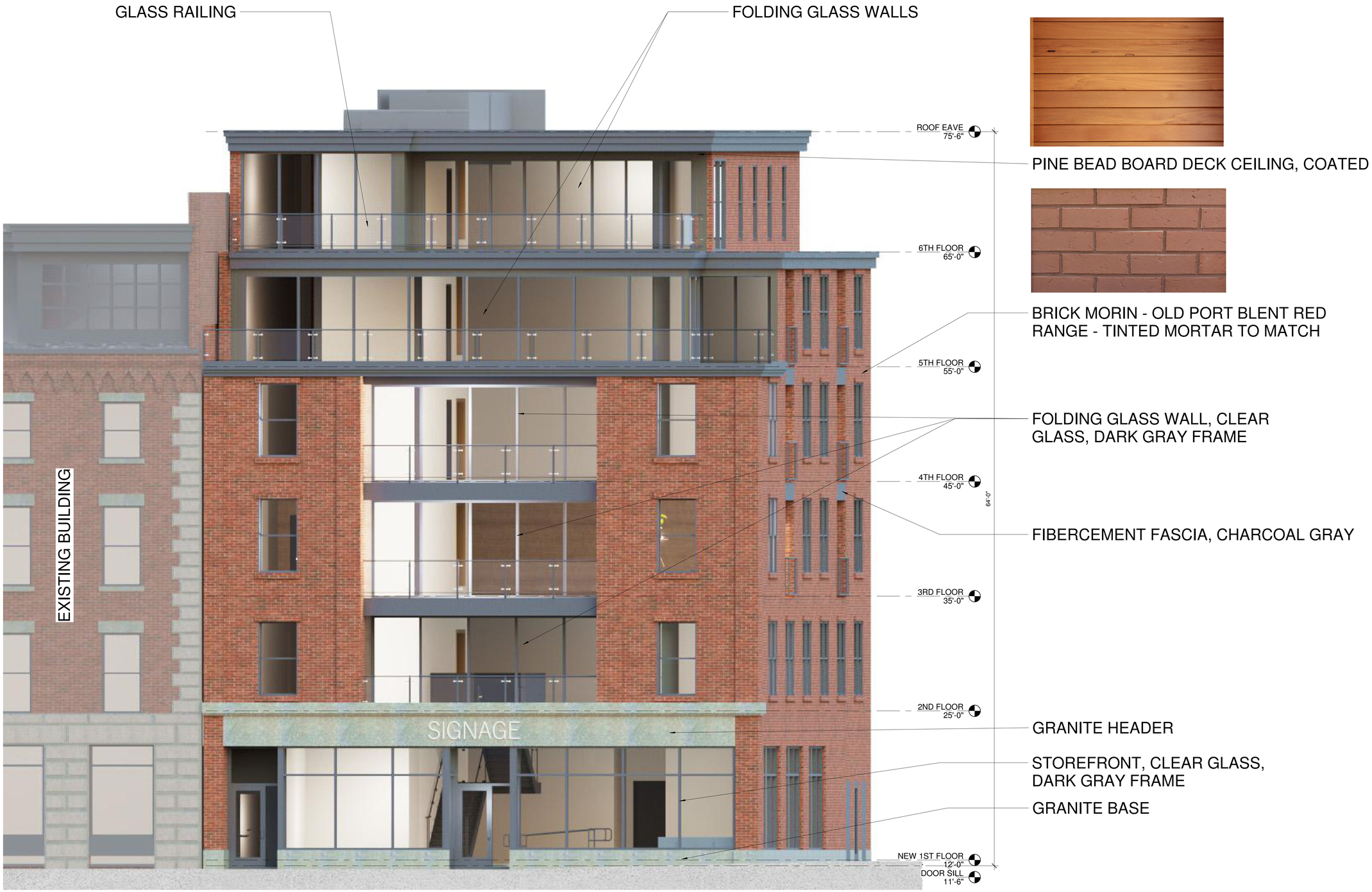
SHIPWRECK & CARGO
COMPASS
SPEED LIMIT 30

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

People's United Bank
STARBUCKS COFFEE
FOR LEASE
Office Space
LeBeaux Kitchen
KITCHENWARE • WINE

the holy cannoli

ONE WAY
CLOSED TO VEHICULAR TRAFFIC
STOP



1 Front 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: 1-28-2022

FRONT ELEVATION

9

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: 1-28-2022

SIDE ELEVATION - OPTION 2

10B

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

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
281 SPRING STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: June 10, 2022
RE: June 15, 2022 **WORKSHOP – Preliminary Review of Proposed Dormer and Exterior Alterations – HPBR-001871-2022**

Address: 281 Spring Street

Applicant: Robert Fitzgerald

Project Architect: Tracie Reed, Dextrous Creative

A sign announcing the Historic Preservation Board's meeting on June 15, 2022 was posted at the property on 6/3/2022. A legal ad was published in the Portland Press Herald on 6/4/22, and 51 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

On behalf of owner Robert Fitzgerald, architect Tracie Reed has requested a preliminary review of plans for the enlargement of a dormer and exterior alterations at 281 Spring Street. According to the architect's cover letter, the proposed alterations are part of a project to return the 1870's Italianate house with a street-facing front gable from the current three units back to a single-family home. In addition to expanding an existing shed dormer to make room for stairs that meet building code headroom requirements, changes are proposed to some of the windows on the east side of the house, including elimination of some that are possibly original, and removal of one chimney from the rear ell.

Ms. Reed has provided a project description and a drawing set that includes elevations, floor plans, renderings and some photos. Staff has added to the packet some photos of existing conditions, the Historic Resources Inventory property description, and a larger-sized 1924 tax photo.

Subject Property

Please see the property description prepared for the Historic Resources Inventory in 1992; the building was added to the expanded West End Historic District in 1997. Still sided with

wood clapboards, it is quite well preserved, and appears very similar to the 1924 image, except for the loss of shutters. Most or all of the visible windows appear to be old and made of wood, either 2/2 or 6/6, except in the front bay which dates to the turn of the 20th Century and has 1/1 windows; most or all have old aluminum storm windows. (Note that the included elevation drawings do not show window divisions.) One chimney that needs some repairs survives above the east dormer that is to be replaced, and another rises from the rear ell.

With wide driveways on both sides, there is good visibility from Spring Street of the sides of the house. From Spruce Street, the rear of the house is minimally visible at a substantial distance.

Proposed Alterations

Please see the project description in the cover letter provided by the architect.
Staff notes on the Scope of Work:

- A number of old windows, including old casing and hoods are proposed to be removed on the east side of the building; the window count on the lower two floors of this side would go from nine to three (two of which are mulled) under the current proposal.
- As this is a preliminary review, detailed window specifications are not yet available.
- Both the existing east dormer and the larger proposed replacement join the main roof below the ridge and existing chimney, and the front face aligns over the lower wall, with the eave carried through below it. They are also well back from the front edge of the roof.

Staff Comments

Staff is comfortable with the enlargement of the east dormer, and also has no objection to the removal of the rear chimney. Some other comments and questions on the proposed alterations follow:

- Drawings show paneled corner boards on the new dormer; the Board may wish to see the trim more recessive and modern, with flat corners rather than mimicry of the historic paneled corner boards.
- Window details are not specified for the dormer; elevations show a triple window with two casements and a fixed center panel conveying the modern origin.
- Staff has not seen a good historic photo of the existing front chimney, but it seems likely that it was once slightly taller, and likely had some simple decorative details and possibly a cap at the top. When the time comes, staff suggests working with the applicant and contractor to rebuild a suitable chimney that would be based on similar examples, rather than unfounded conjecture.
- The Board may wish to discuss the elimination of several windows on the first and second floors of the east side. Any of the existing windows that are not original could date from the renovations carried out in the late 1890's or early 1900's, and they have historic trim details. (Two slightly smaller east windows have multiple small panes around the perimeters of the sashes.)

- Bearing in mind that window placement is driven largely by the interior program, and that stairs, bathrooms, and kitchen cabinets can cause a need for unbroken wall spaces, staff wonders any more windows might be retained on the east side to add life to the east side elevation and retain more original material.
- For windows that must be eliminated to accommodate the program, would it be preferable to retain the memory of the original appearance by infilling the window opening and keeping the trim and sill?

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

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

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

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

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

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

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the

property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

Attachments:

1. Cover letter from the architect
2. Drawings, photos, renderings
3. Additional photos - existing conditions
4. Property description (1992 Historic Resources Inventory)
5. 1924 tax photo

December 3, 2021

Rob Wiener
Preservation Compliance Coordinator
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: HP Small Project Review of 281 Spring Street Dormer/Exterior Alterations (056 G014001)

The enclosed submission represents our application for Historic Preservation Board review of a proposed dormer and exterior alterations to 281 Spring Street, located in Portland's West End Historic District (HD #11). According to the 1890 obituary of George Henry Watkins, in the Maine Press Association, 281 Spring Street was to be Mr. Watkins and his fiancé, Mary Bain's new home. Unfortunately, according to the obituary, he died unexpectedly while Mary and their guests' awaited downstairs on the eve of their wedding as they waited for him to join the ceremony.

George and Mary had spent several weeks prior 'fitting and furnishing' their future home, never to occupy as a couple. My clients hope to restore the building to its former splendor and fill it with the love and laughter of family George and Mary never experienced there together.

The project will restore the home, thoughtlessly sliced into three apartments, back to a single-family dwelling as originally intended. Renovations will include rebuilding the home's original windows, insulating and replastering walls, refinishing floors, adding modern building systems including sprinklers, and eventually restoring the grounds.

Our application primarily focuses on an enlarged dormer over the front stair. Currently, the staircase to the third floor rises under the gable roof. On the outer edge of the stair tread less than 40" of clear headroom exists. Our application seeks to extend the existing dormer to allow for code compliant headroom at the stair across the width of the entire stair tread. This dormer is visible from the sidewalk at 277 Spring Street at a distance of approximately 32'-0". It is also worth noting that as a result of alterations to the stairs and building program we are also removing several windows on that façade of the building, as shown in our submission materials.

Presently the home has two chimneys which extend through the roof. The project also proposes removal of the back chimney, approximately 57'-0" from the Spring Street sidewalk. The remaining chimney will be restored and fitted with gas inserts for use on the first and second floors. At the rear of the building, which faces Spruce Street, we are also proposing changes to exterior windows. The existing windows are not original on this façade. This façade is visible from the curb cut at 66 Spruce Street from a distance of approximately 106'-0". Once the grounds are restored, this side will be minimally visible.

We appreciate your feedback and look forward to discussing the project to staff and the Historic Preservation Board soon.

Regards,

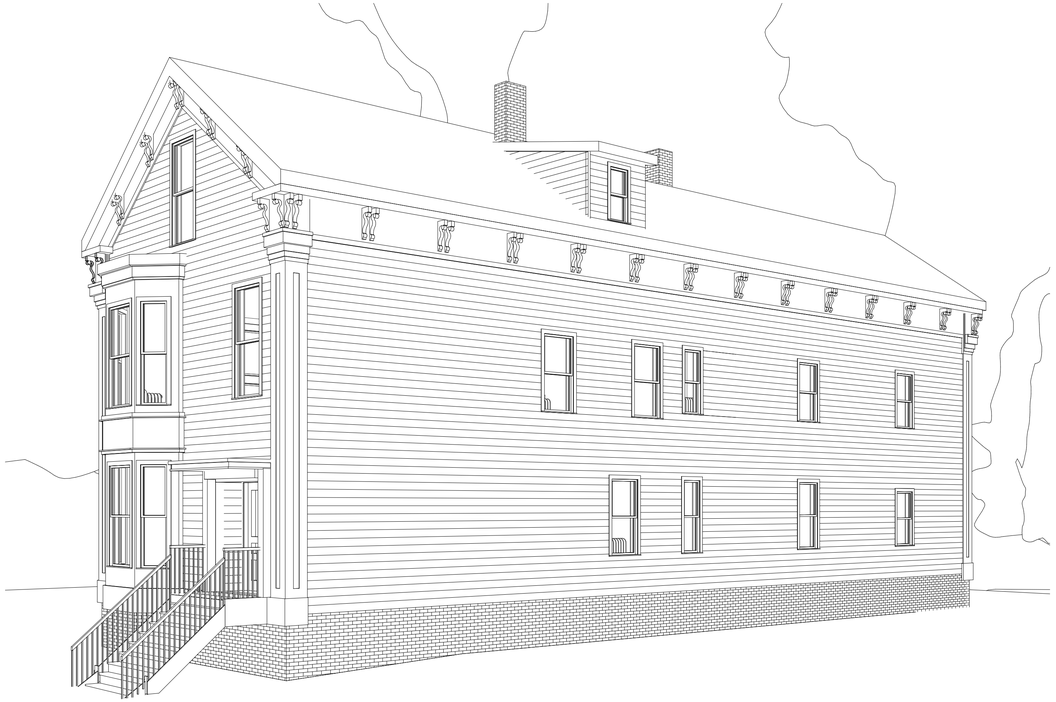
Tracie J. Reed

Tracie J. Reed, Maine Licensed Architect, NCARB, AIA
Dextrous Creative

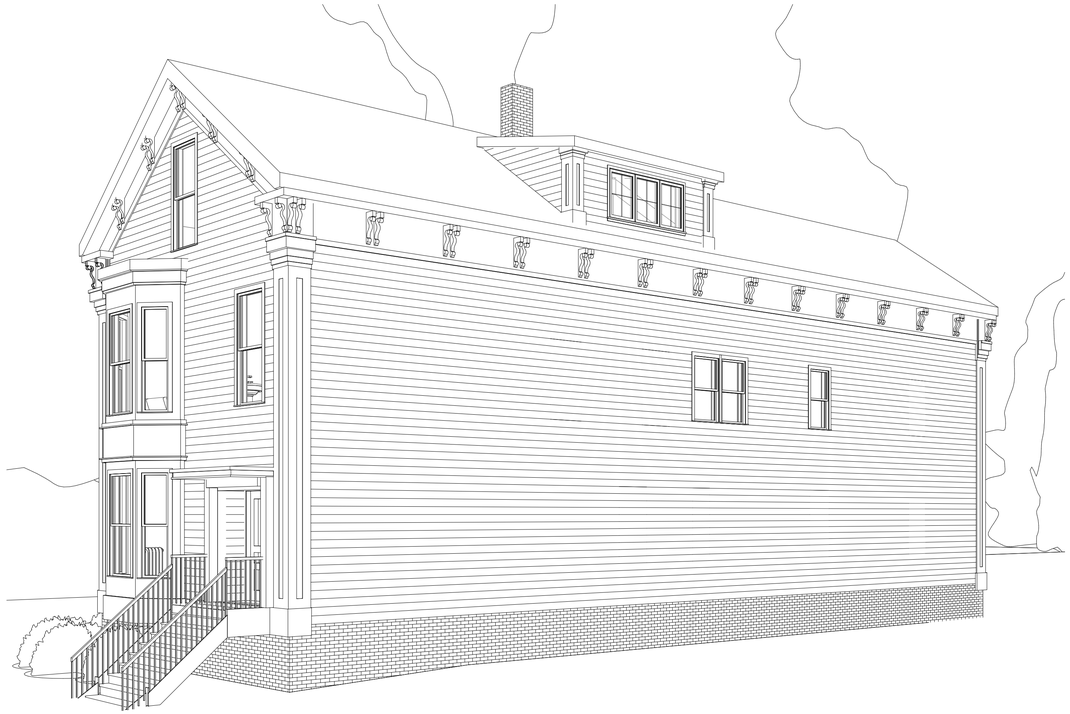
Enc.

Cc: Lizzie-Pascale Fulham and Rob Fitzgerald, homeowners

Dextrous Creative
217 Commercial Street, Suite 402
Portland, ME 04101



1 SPRING STREET DORMER EXISTING



DORMER WILL BE WOOD CLAPBOARD W/TRIM
DETAILS TO MATCH EXISTING BUILDING

2 SPRING STREET DORMER PROPOSED

281 SPRING STREET

SPRING STREET

Lizzie-Pascale Fulham & Rob Fitzgerald

DEXTROUS CREATIVE

217 COMMERCIAL STREET, SUITE 402
PORTLAND, ME 04101
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
tracierreed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

No.	Description	Date

HISTORIC PRESERVATION EXTERIOR PHOTOS & RENDERINGS

Project number	21-08_281 Spring
Date	12/2/21
Drawn by	TJR
Project Status	DESIGN DEV.

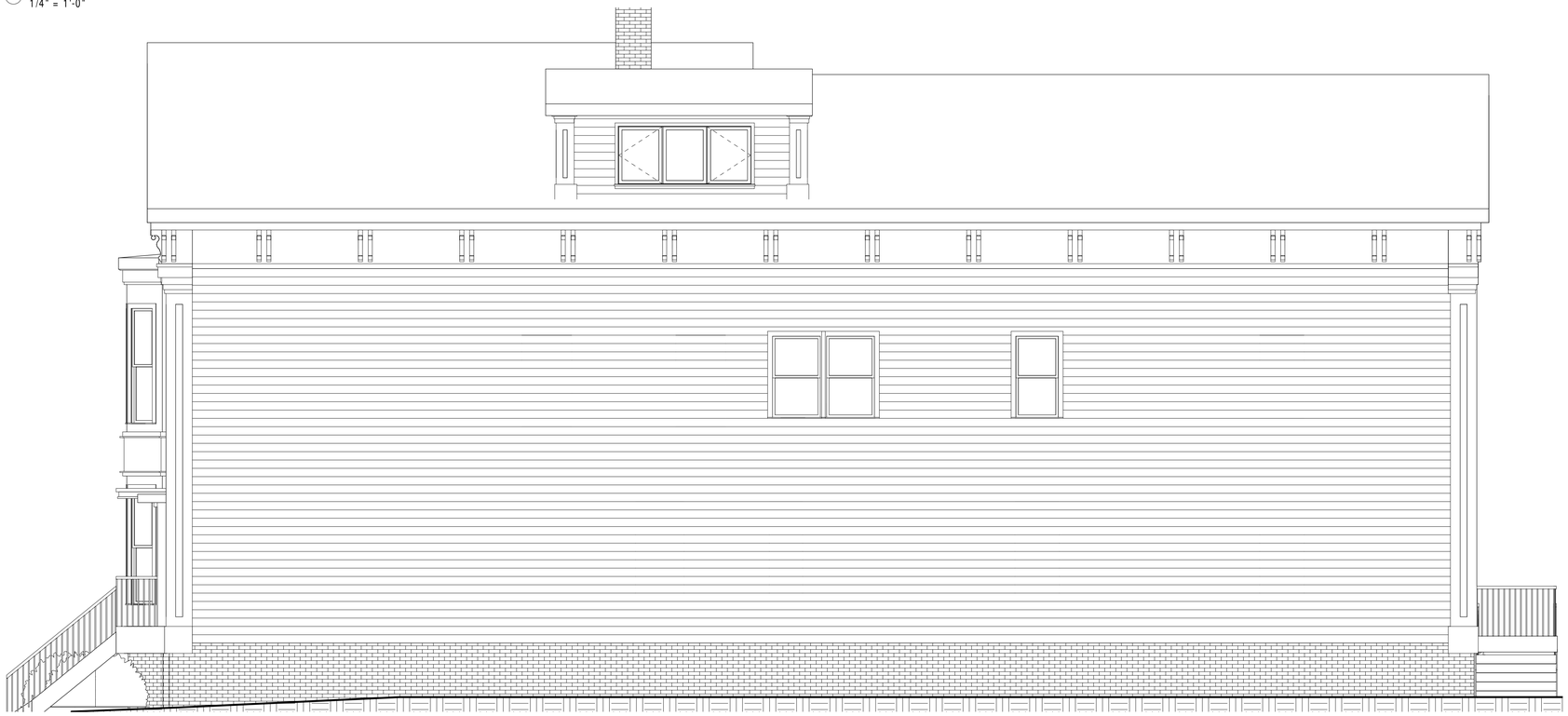
HP-1.1

Scale

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

CURRENTY HEADROOM AT THE STAIR IS UNDER 40" AT THE EXTERIOR WALL. CURRENTLY, NONE OF THE STAIIR IS WITHIN THE DORMER. THE DORMER IS AT THE LOCATION OF THE THIRD FLOOR APT TUB. THE ENTIRE STAIR (1 TO 2 AND 2 TO 3RD FLOORS) ARE BEING MOVED TOWARDS THE REAR OF THE BUILDING TO FACILITATE CREATION OF A TILED MUDROOM/ENTRY TO PROTECT THE FLOORS.

THIS STAIR SHIFT WILL ALLOW USE OF THE EXISTING DORMER AND REDUCE THE LENGTH REQUIRED EXTENDING TOWARDS SPRING STREET. THE NEW DORMER WILL BE APPROX. 32-0" FROM THE SIDEWALK AND VISIBLE ON SPRING STREET VISIBLE AT THE DRIVEWAY/SIDEWALK OF 277 SPRING.



2 EAST ELEVATION PROPOSED
1/4" = 1'-0"

281 SPRING STREET

SPRING STREET

Lizzie-Pascale Fulham & Rob Fitzgerald

DEXTROUS CREATIVE

217 COMMERCIAL STREET, SUITE 402
PORTLAND, ME 04101
TRACIE REED, ARCHITECT
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207.409.0459 (cell)

PROJECT TEAM

No.	Description	Date

HISTORIC PRESERVATION ELEVATIONS

Project number	21-08_281 Spring
Date	12/2/21
Drawn by	TJR
Project Status	DESIGN DEV.

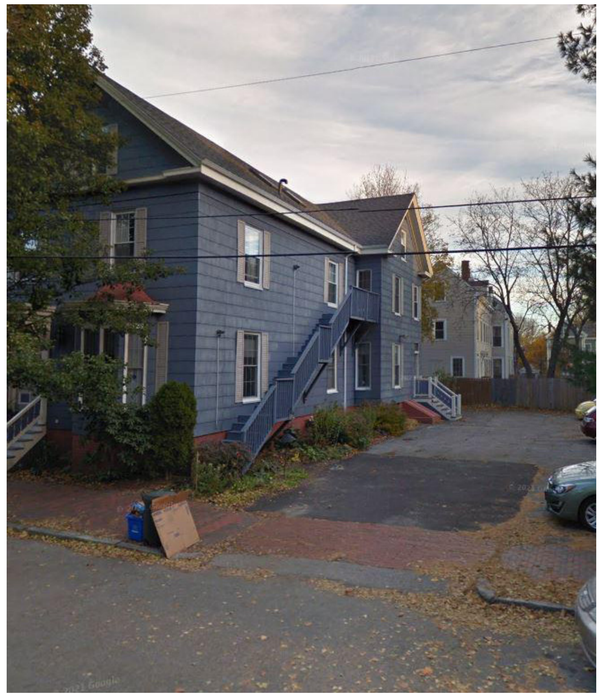
HP-1.2

Scale 1/4" = 1'-0"

3 NORTH ELEVATION EXISTING
1/4" = 1'-0"

2 NORTH ELEVATION PROPOSED
1/4" = 1'-0"

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



VIEW OF 281 SPRING STREET FROM DRIVEWAY OF 66 SPRUCE STREET - APPROX. 106'-0" FROM SIDEWALK TO FACE OF BUILDING

281 SPRING STREET

SPRING STREET

Lizzie-Pascale Fulham & Rob Fitzgerald

DEXTROUS CREATIVE

217 COMMERCIAL STREET, SUITE 402
PORTLAND, ME 04101
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
tracierreed@ dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

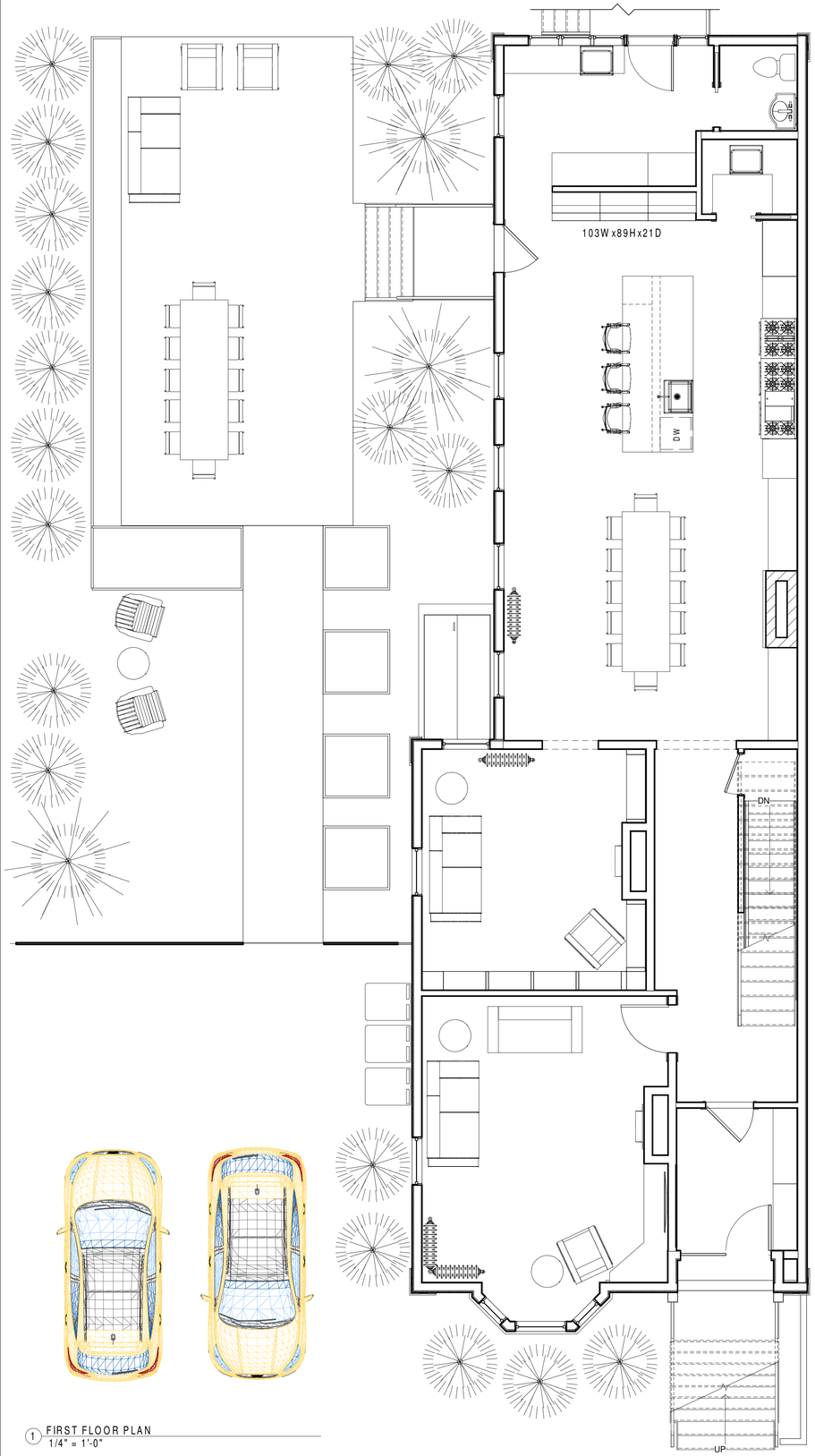
No.	Description	Date

HISTORIC PRESERVATION ELEVATIONS

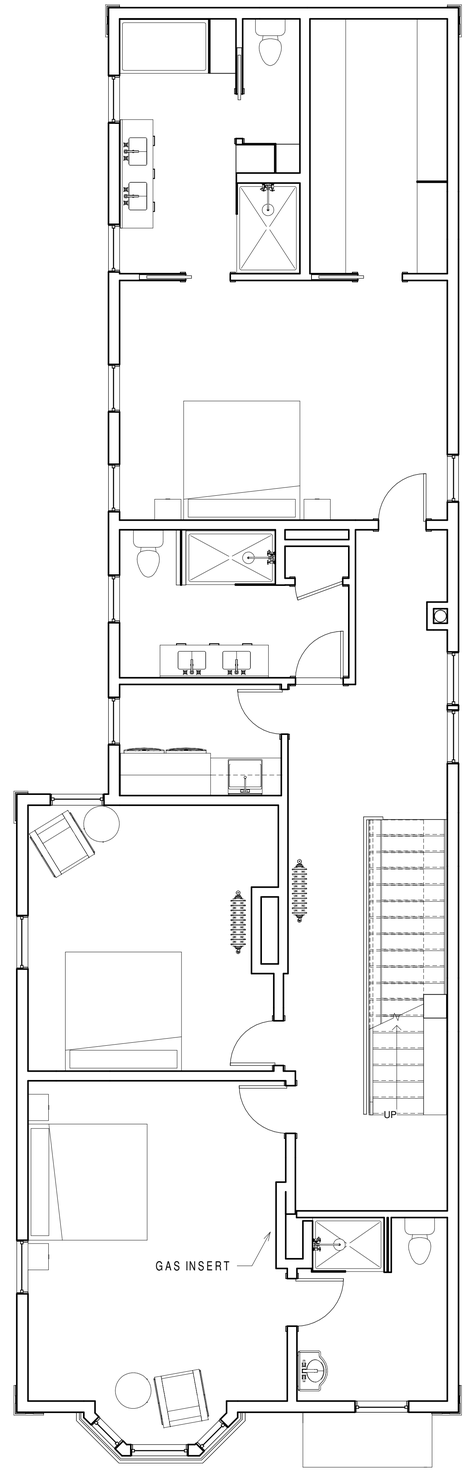
Project number	21-08_281 Spring
Date	12/2/21
Drawn by	Author
Project Status	DESIGN DEV.

HP-1.3

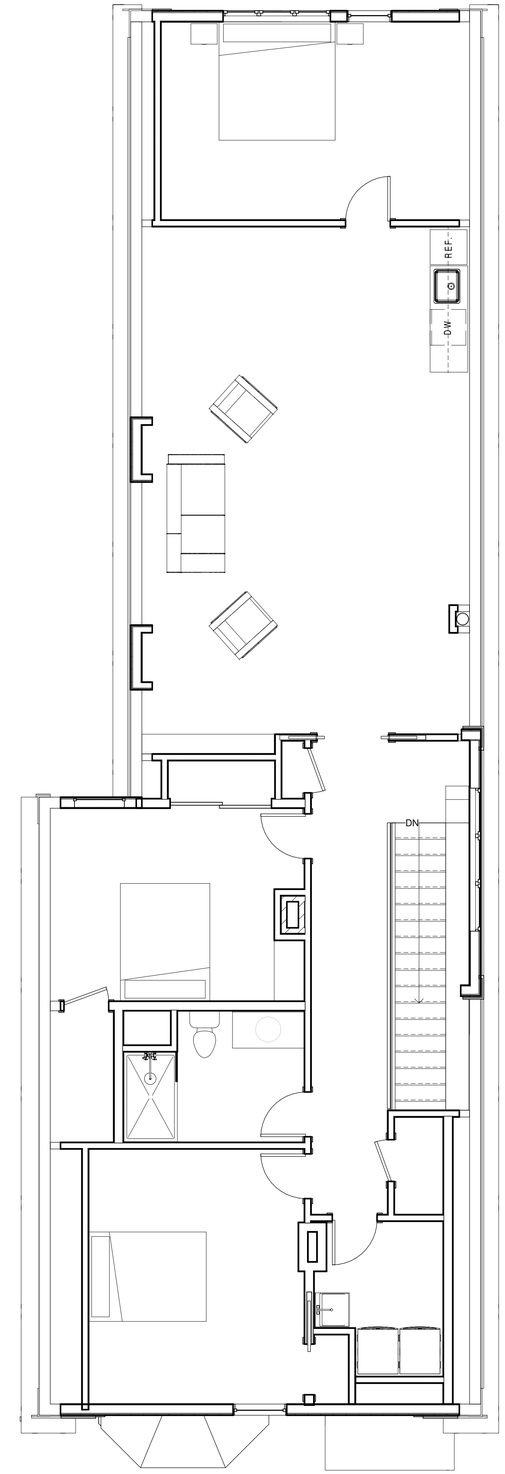
Scale 1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



3 THIRD FLOOR PLAN
1/4" = 1'-0"

281 SPRING STREET

SPRING STREET

Lizzie-Pascale Fulham & Rob Fitzgerald

DEXTROUS CREATIVE

217 COMMERCIAL STREET, SUITE 402
PORTLAND, ME 04101
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD+C
tracierreed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

No.	Description	Date

HISTORIC PRESERVATION FLOORPLANS

Project number	21-08_281 Spring
Date	12/2/21
Drawn by	Author
Project Status	DESIGN DEV.
	HP-1.4
Scale	1/4" = 1'-0"

281

NO PARKING ANY TIME
NO PARKING ANY TIME
281

H.M. BAIN RESIDENCE - 281 SPRING STREET

Another good example of the Italianate style of architecture, this building was erected c. 1871 by the Fields family and late sold to H.M. Bain. The building is two bays wide, two bays deep on the main block (with a five bay rear ell) and two and a half stories tall. It is an almost perfect copy of its next-door neighbor at 277 Spring Street.

The first floor consists of a stacked three-part, two-story bay window (added c. 1896-1909) with a single entry entrance bay above the straight staircase leading up from the street. The bay window consists of narrow 1/1 double hung sash with a large 1/1 center sash. The base is comprised of narrow horizontal frame and panel decoration, while the first floor cornice consists of paired brackets at the upper sash corners, and a center single bracket above the main sash. The cornice molding and the entire treatment are repeated for the second floor. The frame and panel pilaster, bracketed entry consists of two center opening double wooden doors, entered from a straight staircase rising from the street.

The second floor consists of the same fenestration pattern as below, with a shuttered (i.e. closed in) sash bay above the entry. Wide paneled cornerboards enframe the first and second floor, rising to a bracketed capital and cornice returns, above which are paired brackets in the raking eave. The hooded attic sash consists of a 2/2 double hung unit.

There is no chimney in the main block but there is one in the rear ell. There are also two gable dormers, which contain paired sash. The eaves along the sides of the building are also bracketed. The building remains clad in clapboards and there appear to be a few changes since the 1924 Assessment photograph was taken. In fact, the only missing elements appear to be the exterior shutters.

281
Spring

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
51 CONGRESS STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: June 10, 2022
RE: June 15, 2022 **WORKSHOP – Preliminary Review of Proposed Dormer and Exterior Alterations – HPBR-001918-2022**

Address: 51 Congress Street

Applicants: Casco View LLC - Grant L. and Margaret Stevens Jacks

Project Architect: Ben Jacks

Contractor: Wayne Valzania, Red Hook Design

A sign announcing the Historic Preservation Board's meeting on June 15, 2022 was posted at the property on 6/5/2022. A legal ad was published in the Portland Press Herald on 6/4/22, and 32 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

Owners' representative and architect Ben Jacks and contractor Wayne Valzania have requested a preliminary review of plans to demolish and completely rebuild the existing barn on the Emerson Street side of 51 Congress Street, on behalf of owners Tad and Margaret Jacks. This late 19th Century Italianate house, classified as a contributing property in the Munjoy Hill Historic District, currently contains three dwelling units; the attached barn – subject of this review - is used for storage.

As Mr. Jacks and Mr. Valzania describe in their cover letter, the barn has been visibly altered and suffers from structural inadequacies. Under the proposal, conversion to a fourth dwelling unit for the owners would involve rebuilding on the same footprint, but making it into a three-story structure connected to the house. Staff believes the project would require two decisions: one to reclassify the existing barn as a noncontributing part of the contributing property, allowing the demolition; and then to review the proposed design for a Certificate of Appropriateness. (Board members will recall a similar review in 2021, for the replacement of the garage at 190 Pine Street, in which they first decided that

the sum of alterations over the life of the garage had so impaired the architectural and structural integrity that it warranted reclassification as a noncontributing part of the otherwise contributing house.) Though it would be new construction on an existing footprint, the new unit could also be considered as an addition to 51 Congress.

For the upcoming preliminary workshop on June 15, staff suggests the Board hold an initial discussion on the existing condition of the barn, and also conduct a separate, preliminary discussion of the proposed replacement. The owners' representatives have indicated that the project is predicated on the complete replacement of the existing barn with a larger structure, in order to meet the needs of the owners.

In addition to a cover letter, Mr. Jacks has submitted floor plans, sketches and elevations, a lot survey, a list of materials, a cross-section of a typical lower wall, and a gallery of photos.

Subject Property

Please see the property description prepared several years ago for the Munjoy Hill Historic Resources Inventory, as well as Mr. Jacks' narrative describing some of the evolution of the barn and house. Some of the alterations carried out since the early 20th Century have interfered with the original character, especially as viewed on Emerson Street, but the house retains enough integrity and detailing to be considered contributing.

The applicants have not yet obtained an evaluation by a structural engineer, but can describe their observations as building professionals. Staff recommends visiting the site to observe the existing relationship between the house and barn, and the context. The northwest side of the barn is quite visible because a wide drive separates it from the Emerson School building, which was converted to housing in the 1980's.

Proposed Alterations

Please see the project description in the cover letter provided by the architect.
Staff notes on the Scope of Work:

- Though initial plans and sketches propose to reestablish some of the features of the original barn, the most significant difference between the existing and proposed structures is the height, and the resulting relationship to the house.
- Mr. Jacks describes in the project narrative how new features such as windows are to be distinguished from original or recreated ones.

Staff Comments

Submitted materials for this project show that considerable research and analysis have been invested in the proposal thus far, and it is ready for preliminary review to give the applicants direction. Two primary questions seem to be: whether complete replacement of the barn (beginning with demolition, albeit with some salvage,) can be justified under the ordinance; and whether a replacement addition with marked differences from the existing in terms of massing, scale, proportion, composition, and relationship to the existing house can be found to meet applicable Standards for Review.

Staff believes that the essential form of the barn and its relationship to the house are still extant. Several missing features – siding, doors, windows, hay door, for example, would be fairly easy to recreate or adapt, while the loss of the cupola is a substantial one. In terms of condition, though extensive work and considerable expense would be required, the structure could be salvaged. At some future point the Board will be asked to come to a decision as to whether the barn has lost enough integrity of condition and architectural significance to justify complete replacement.

The design of the replacement structure will be the second significant part of this review. It is clear that the barn has more utility to the owners as a dwelling unit than as storage, its current function; and its original function – to store hay and carriages and house horses, will not return. That said, the Board will be called upon to evaluate whether the new proposed addition would be complementary to the historic resource and consistent with Standards of Review, even if it takes on a new size and appearance that are significant departures from the past and present, despite some inclusions of features from the past.

Applicable Ordinance Provisions

Sec. 17.7.9.C
Any applicant seeking demolition of a portion of a contributing or landmark structure may request that the Historic Preservation Board make a determination as to whether such portion of the structure is noncontributing based on the definition of that classification contained in this article. If the board determines the portion to be noncontributing, the applicant may apply directly for a demolition permit.

Sec. 17.2 Definitions
Noncontributing. *A classification applied to a site, structure, object, or portion thereof, within a historic district signifying that: 1) it does not contribute generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district; 2) was built within 50 years of the date of district designation unless otherwise designated in the historic resources inventory; or 3) where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the site, structure, or object has been irretrievably lost.* ***<u>A portion of an otherwise contributing or landmark structure may be determined by the Historic Preservation Board to be non-contributing if it meets one or more of the above conditions.</u>***

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

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its

environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

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

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

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

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

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

Attachments:

1. Cover letter from the architect and contractor
2. Sketches and elevations
3. Plans
4. Survey
5. Lower wall cross-section
6. Materials

7. Architect's photos
8. Historic Resources Property Description

February 8, 2022

To:
City of Portland Historic Preservation:
Deb Andrews
Rob Weiner
Historic Preservation Board:
Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

Re: Barn Reconstruction and conversion, 51 Congress St., Grant L. (Tad) and Margaret Stevens Jacks, Owners (Casco View LLC).

Submitted by: Ben Jacks, Owners representative, and Wayne Valzania, Red Hook Design LLC.

Dear Chair Pollard, Members of the Board, and Staff,

We are pleased to submit this application to the City of Portland and the Historic Preservation Board. Our proposal concerns the three-unit apartment house at 51 Congress and the barn fronting on 5-7 Emerson Street. The barn and house are connected at the first and second floors. We are requesting approval for the reconstruction and conversion of the existing barn at 51 Congress Street (Parcel ID 014 K009001) into a fourth apartment unit and garage.

Tad and Margaret Jacks have owned the property since 1987. Grant and Shirley Jacks (parents to brothers Tad and Ben) lived in the first-floor apartment until their deaths around 2002. Tad and Margaret have enjoyed renting to tenants for many years and using the third-floor apartment as their home away from home in Baltimore. The barn has been used for storage. Now, our intention is to reconstruct the barn and convert it into a fourth residential unit on the property as Tad and Margaret's main residence in retirement. The other three units will continue to be rented.

The property is in the R-6 zone. The historic structures are legally non-conforming with respect to setbacks. The City of Portland Land Use Code permits the reconstruction of such legally non-conforming structures, and further permits the addition of a single additional story, as long as certain conditions are met (Section 4.4).

With respect to historic preservation, the house and barn were originally beautiful examples of nineteenth-century elegant architecture built entirely of wood. Wood, subject to decay, led to the loss of a number of architectural details on the main house, as well as parts of the barn.

Sometime during the twentieth century, the gable on the Emerson Street side of the main house was converted into a shed dormer and another shed dormer was added, disrupting the roof line; the side porch posts and rails disappeared and eventually every bit of the house and barn were covered in vinyl and aluminum.

Judging from the historic photograph showing the construction of the Emerson School the barn was built prior to 1898. (Photos page 1) It consists of 2x6 framing on approximately 20" centers for walls, roof, and second floor. The building has suffered from foundation rot and the subsequent cutting away of timbers, followed by re-building of foundation walls. These walls are concrete toward the front of the building, and concrete block in the rear. The slab elevations (+/- 5 ½") and floor and wall cracking suggest continued settlement over time in the rear of the building in the location of the horse stalls. (Sketches and elevations, page 2)

The installation of these foundation walls, without re-levelling of the building, has resulted in an extremely unlevel situation being more or less permanently fixed in place. The top plate is as much as 1'-2" out of level. The second floor is generally 1' out of level front to back, and its center is 1'-10" lower than its highest point. (Sketches and Elevations, page 3) In addition, at some point, a double-width garage door was installed in place of a window and stable door in the front wall, resulting in the removal of important structural framing. The structural load on this framing was transferred to creative and dubious truss-like elements connecting the center beam to the roof; a center column was added to shore up an overall unstable structural situation.

The historic photographs and physical traces within the building also show a large ventilating cupola was removed. Three large windows in the long walls, and two small horse-stall windows in the rear, were also closed, based on photographs and physical evidence. (Photos pages 1,2,3, 12, 14, 15) The building was covered in vinyl siding with sheet metal elements fabricated to cover wood trim.

The reconstruction and conversion of the barn poses some interesting design challenges with respect to historic preservation principles and practices. Owing to its poor condition and lack of structural fitness, the barn is a hazard that must be re-built in its entirety from the foundation. The zoning provisions that permit such reconstruction also allow for an increase in building height by one story. The original two-story barn, with its oversized cupola (Sketches and elevations pages 3-4), transforms into a three-story house with a mass and volume similar to the "New Englanders" that are common on Munjoy Hill. And then there is the question of the main three-unit apartment building, which has been structurally altered at the roof line to gain more space on the third floor, and "re-muddled" with vinyl siding, covered trim, etc. While the context for the barn reconstruction is not currently entirely visible, our desire is to tackle a thorough restoration of the main house once the barn is complete.

One aspect of our approach to this design challenge is to accept the window openings as they existed in the original, and to express them as such, as historic, precisely matching trim, profile, number of lights, relationship to surface plane, etc., as based on the photographs and physical

evidence. All other windows in the building are expressed as new, set deeply within the thick walls, without traditional muntin divisions, with deep metal returns in place of historic wood trim, and with a distinctly different color. In this way we intend to make a new building that is compatible with the original with respect to general mass, volume, materials, and details, but which nonetheless acknowledges energy efficient construction and recent origin.

In reconstructing the elevations of the original barn from photographs and physical evidence we observe that a common technique of proportioning was used by the builder, such as is described in Jonathan Hales', *The Old Way of Seeing*. (Sketches and Elevations, page 5) This technique informs our positioning and proportioning of the new windows, further creating a bond between old and new, without disguising the contemporary origin of the building.

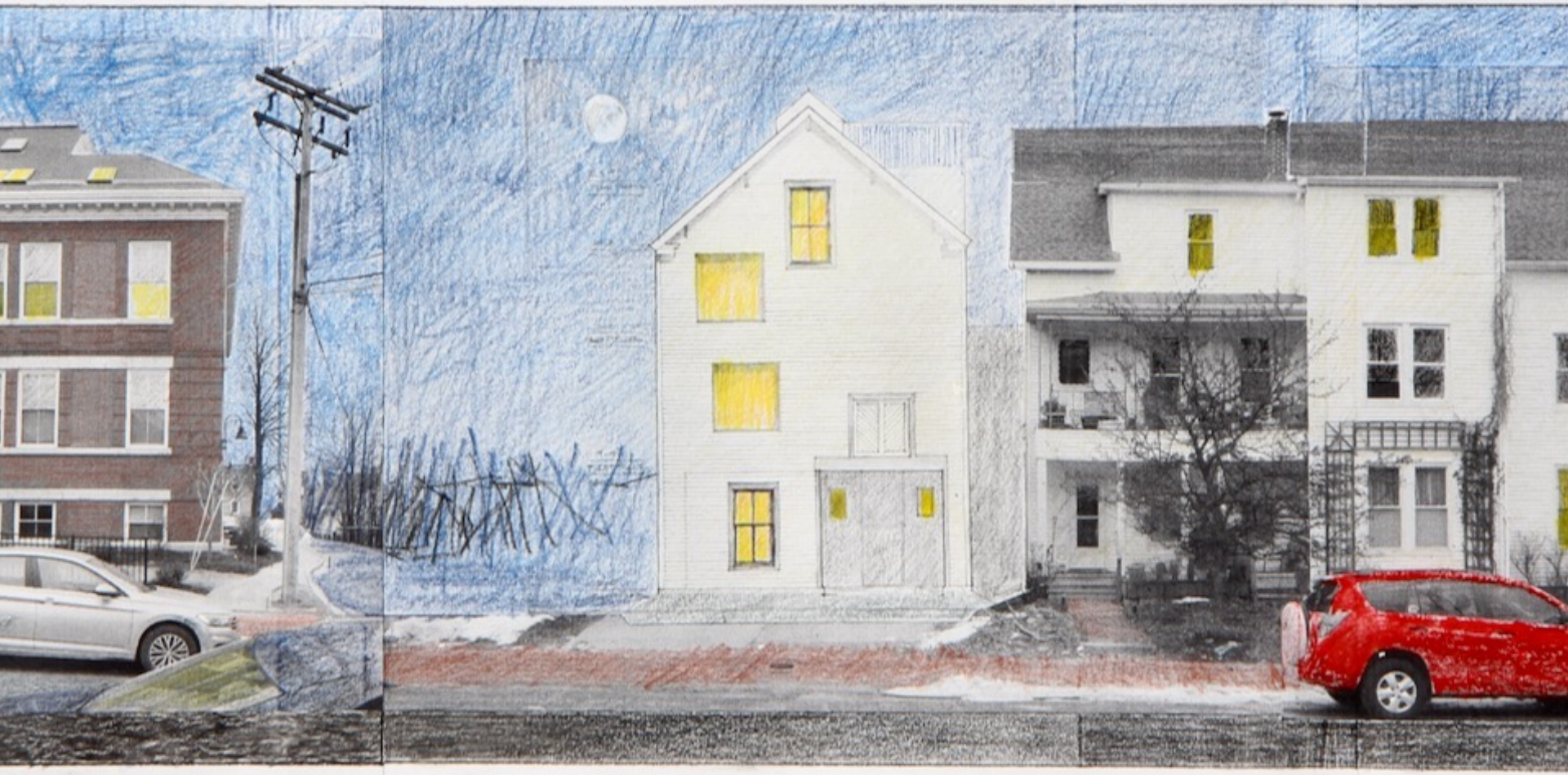
While the original barn building is not salvageable, careful dismantling will yield antique wood re-usable for finishes and specific elements. The original hay door is extant under the vinyl siding. (Photos, page 13) We intend to restore and remount it in such a way that it can be operated as a sun shield and privacy shutter in front of the window that takes its place in the new building, so that it is presented to the passerby in the street as it once existed. We will re-use components still found to be in good condition, cut moldings to match the original, match the original decorative brackets, use 4" painted wood bevel siding, and otherwise match the texture and character of the original barn through all exterior details, to the extent these can be established through physical evidence. The roof will either be standing seam metal or asphalt shingles. Given the *new* three-story mass, and the *old* diminutive monumentality of the long-lost cupola, it seems appropriate to echo the old ventilator in a new operable skylight in the same position in the roof.

Please note that we are in the process of developing structural plans and details with a registered engineer. This submission is primarily for the purpose of working through the historic preservation issues, to be followed by documentation to address remaining building permitting questions. We have included a recently completed survey, with monuments placed on site, reflecting the zoning requirement that the reconstruction be built exactly upon the existing footprint.

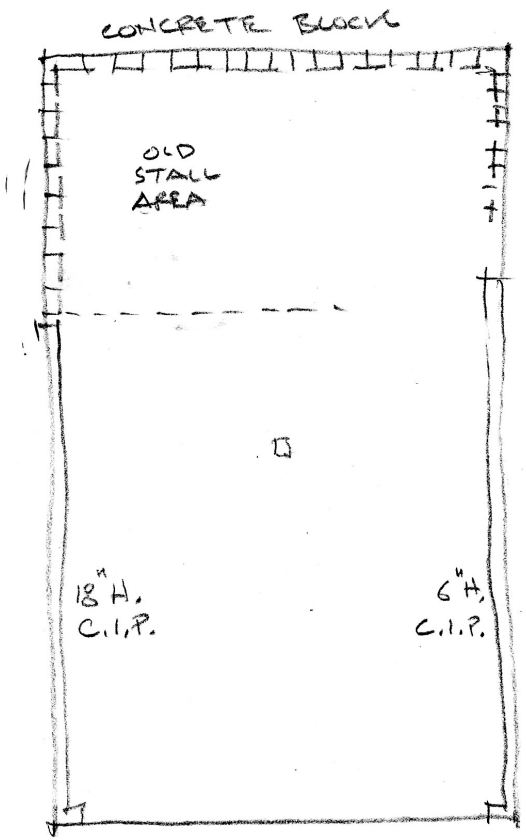
We look forward to having a discussion about how best to address the multiple historic preservation design challenges through the barn reconstruction at 51 Congress. We hope to be a part of preserving and continuing the legacy of Munjoy Hill architecture.

Sincerely,

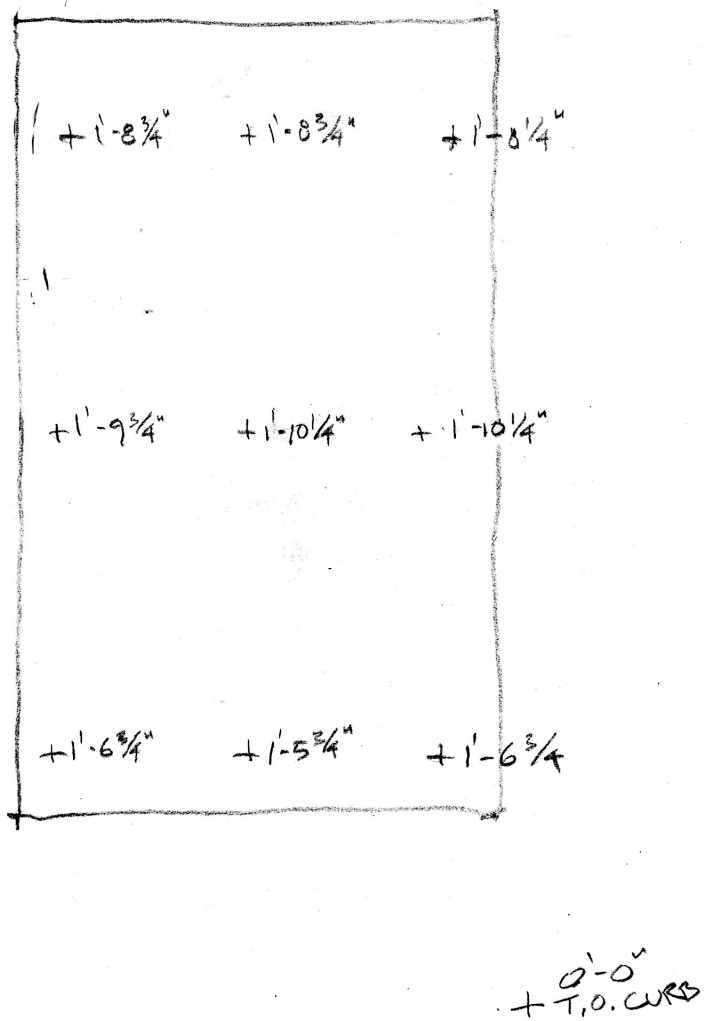
Ben Jacks & Wayne Valzania
(for Grant L. (Tad) and Margaret Stevens Jacks, Owners)



Barn Reconstruction • 51 Congress Street • Jacks Residence

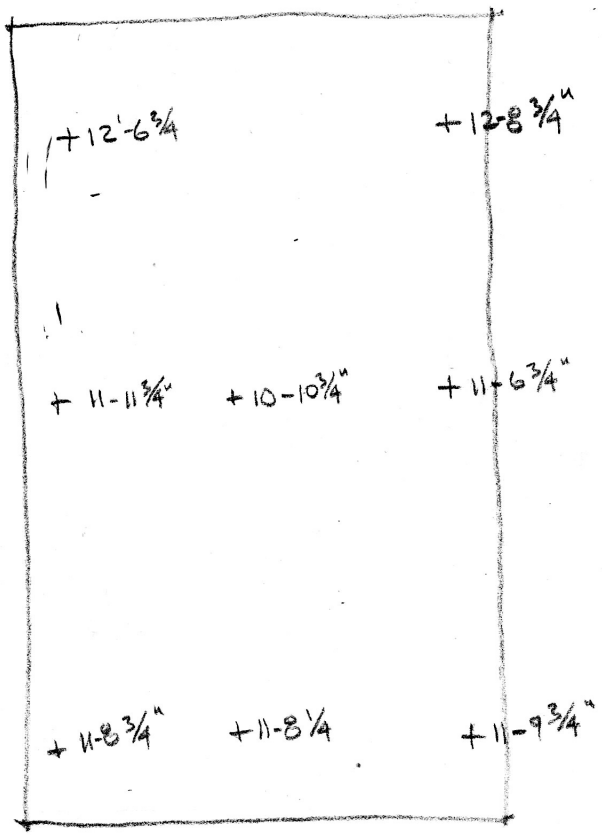


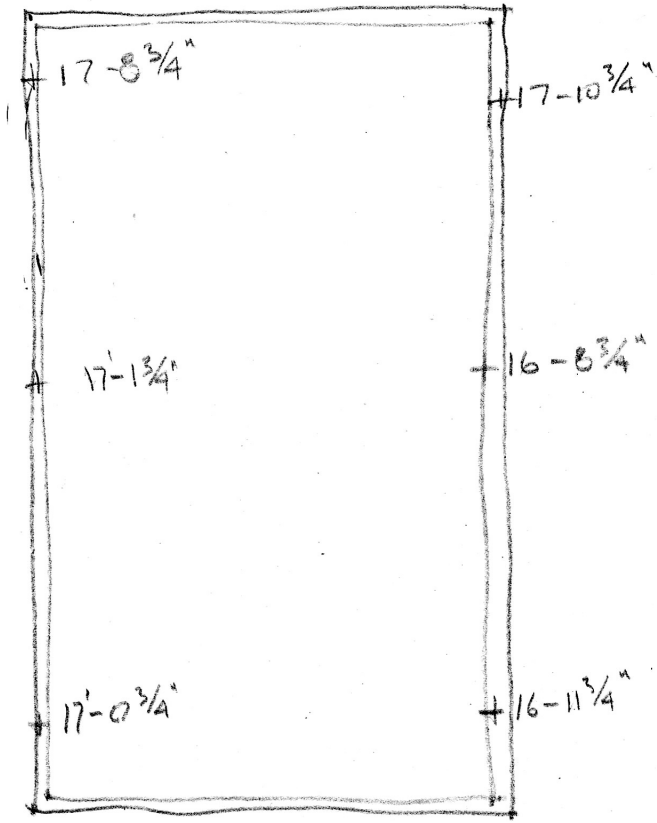
SLAB + FOUNDATION CONDITIONS



SLAB ELEVATIONS

Barn-existing conditions-field notes: slab



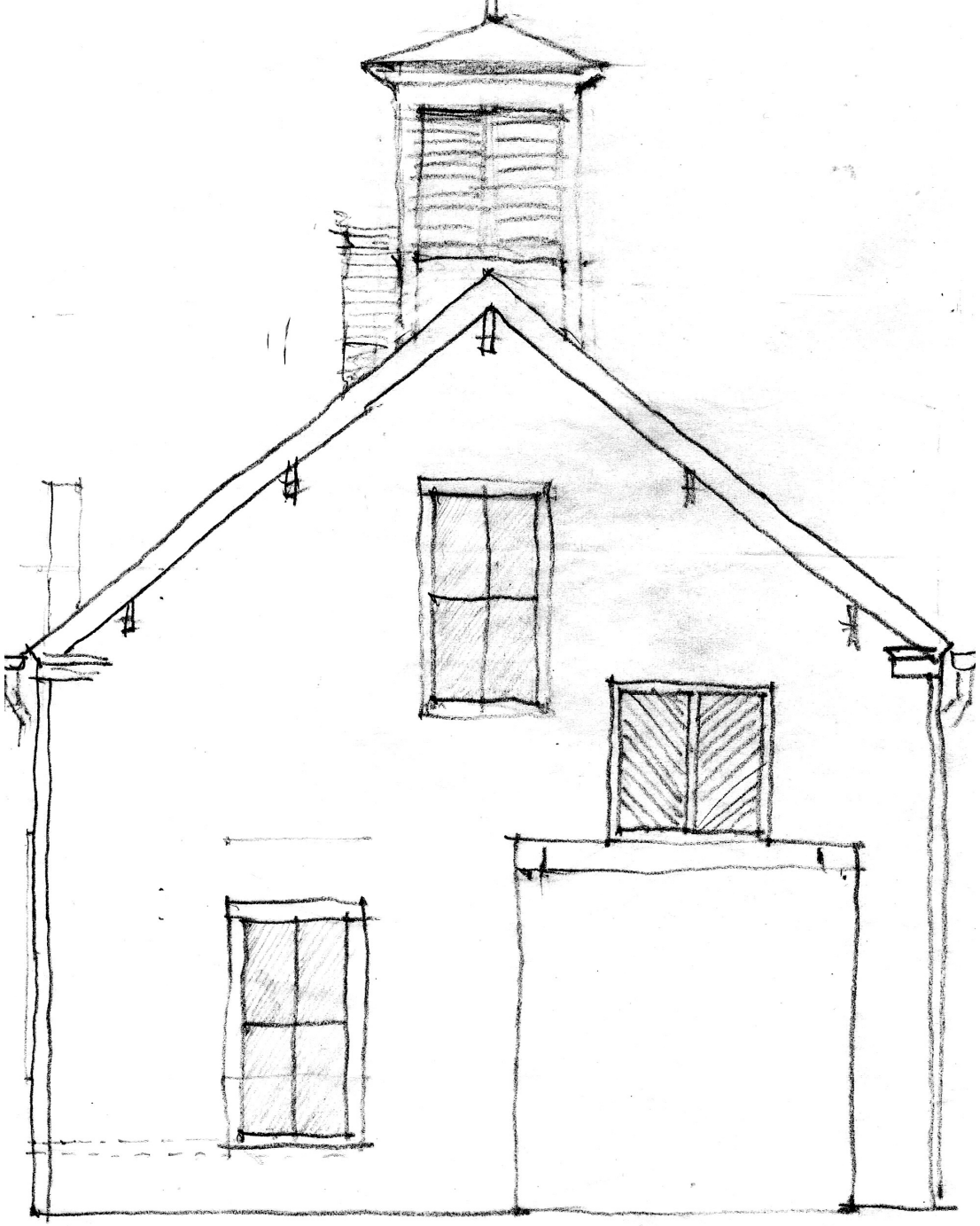


+ 0'-0" T.O. CURB

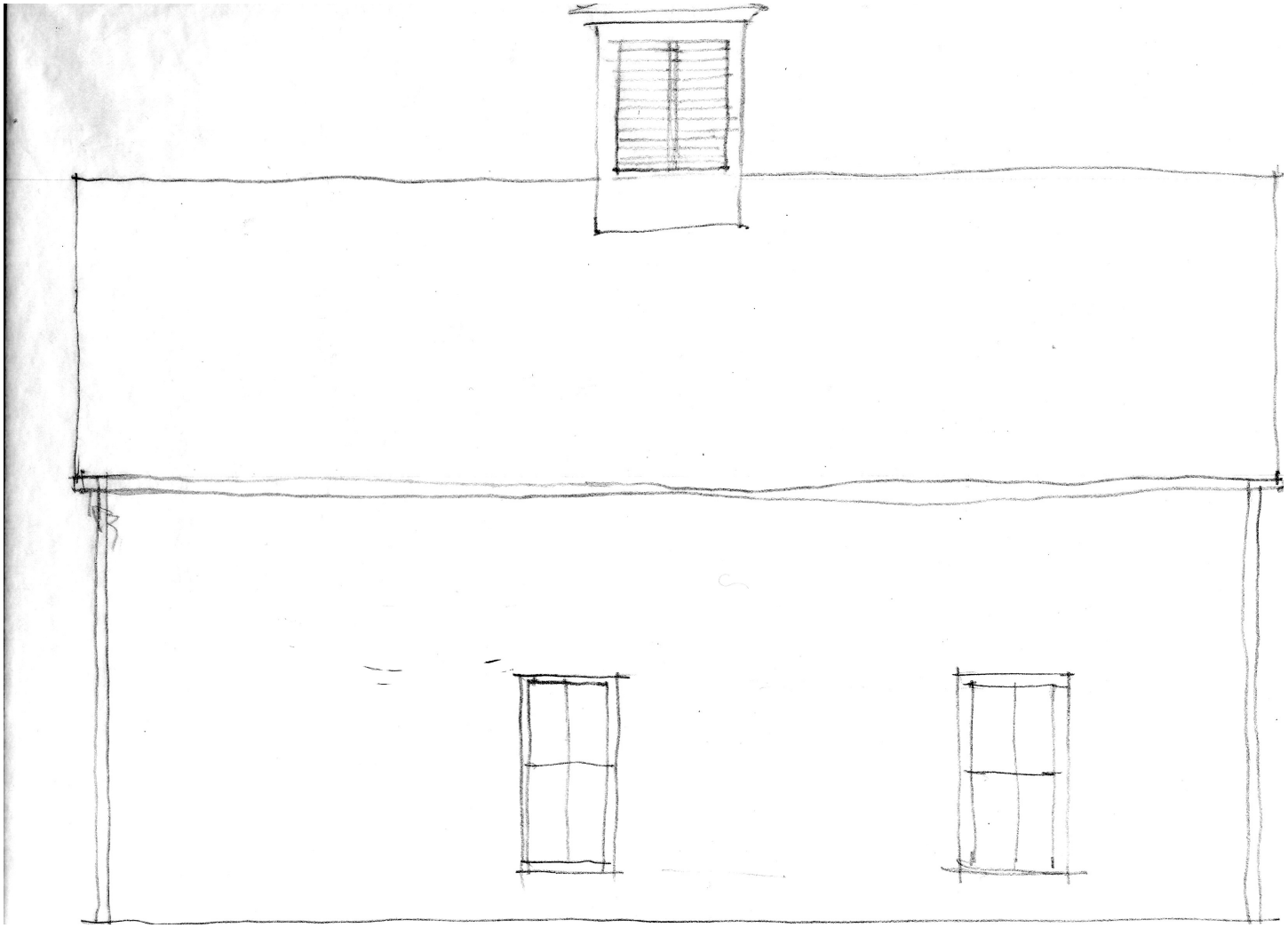
2d. FLOOR ELEVATIONS

TOP PLATE ELEVATIONS

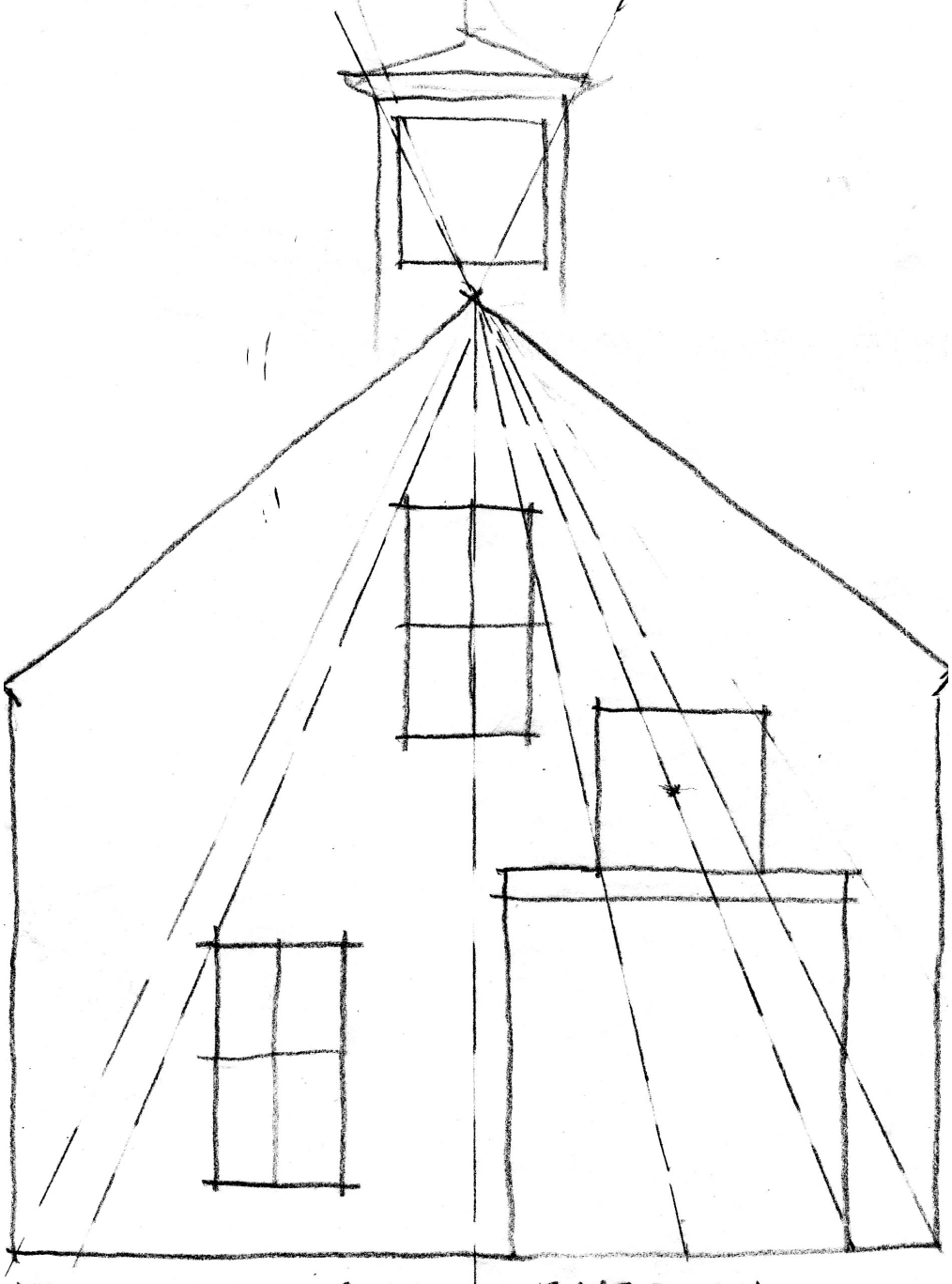
Barn-existing conditions-field notes: second floor and plate



SOUTH-WEST ELEVATION C.1900



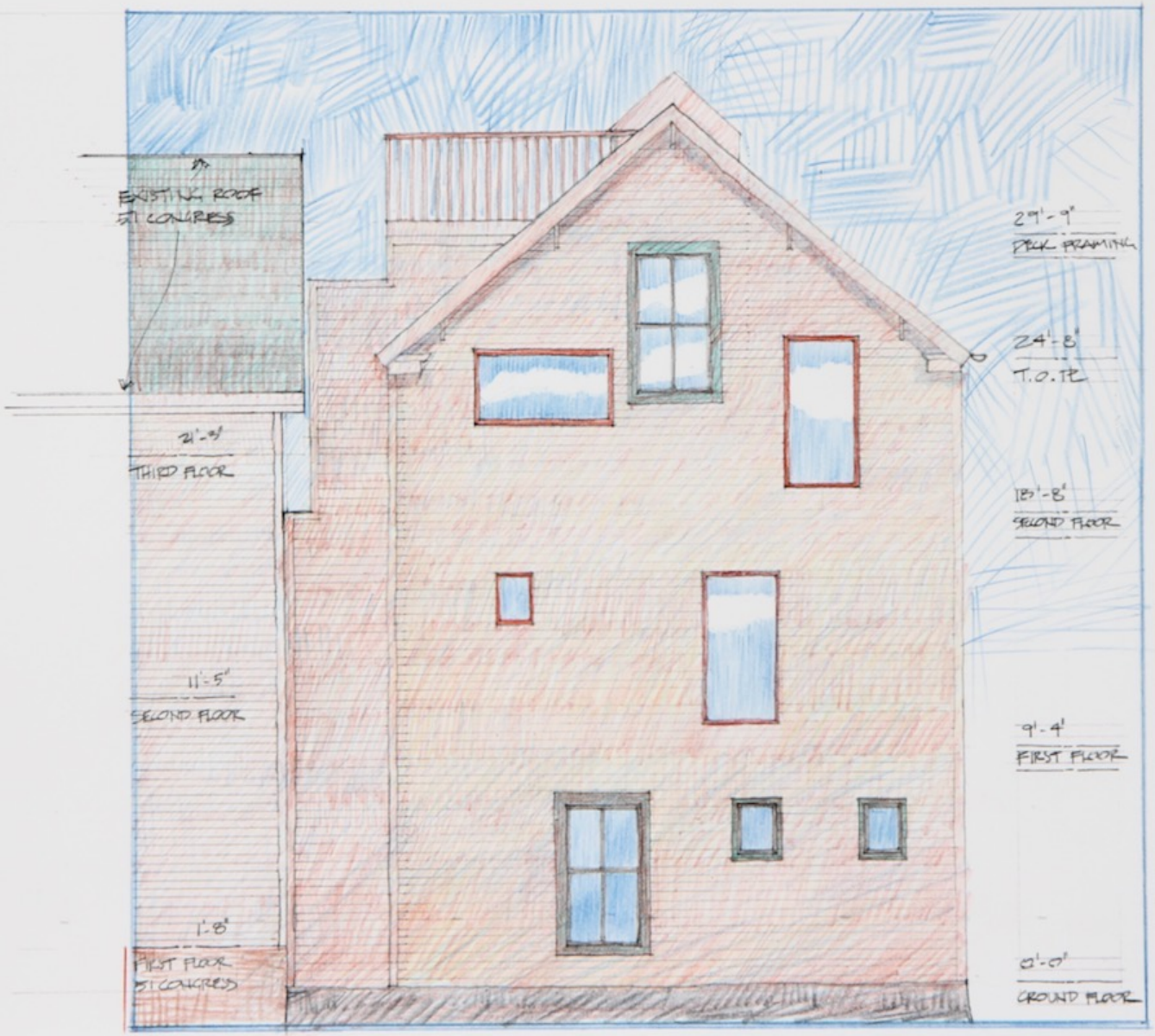
Northwest elevation, c. 1900



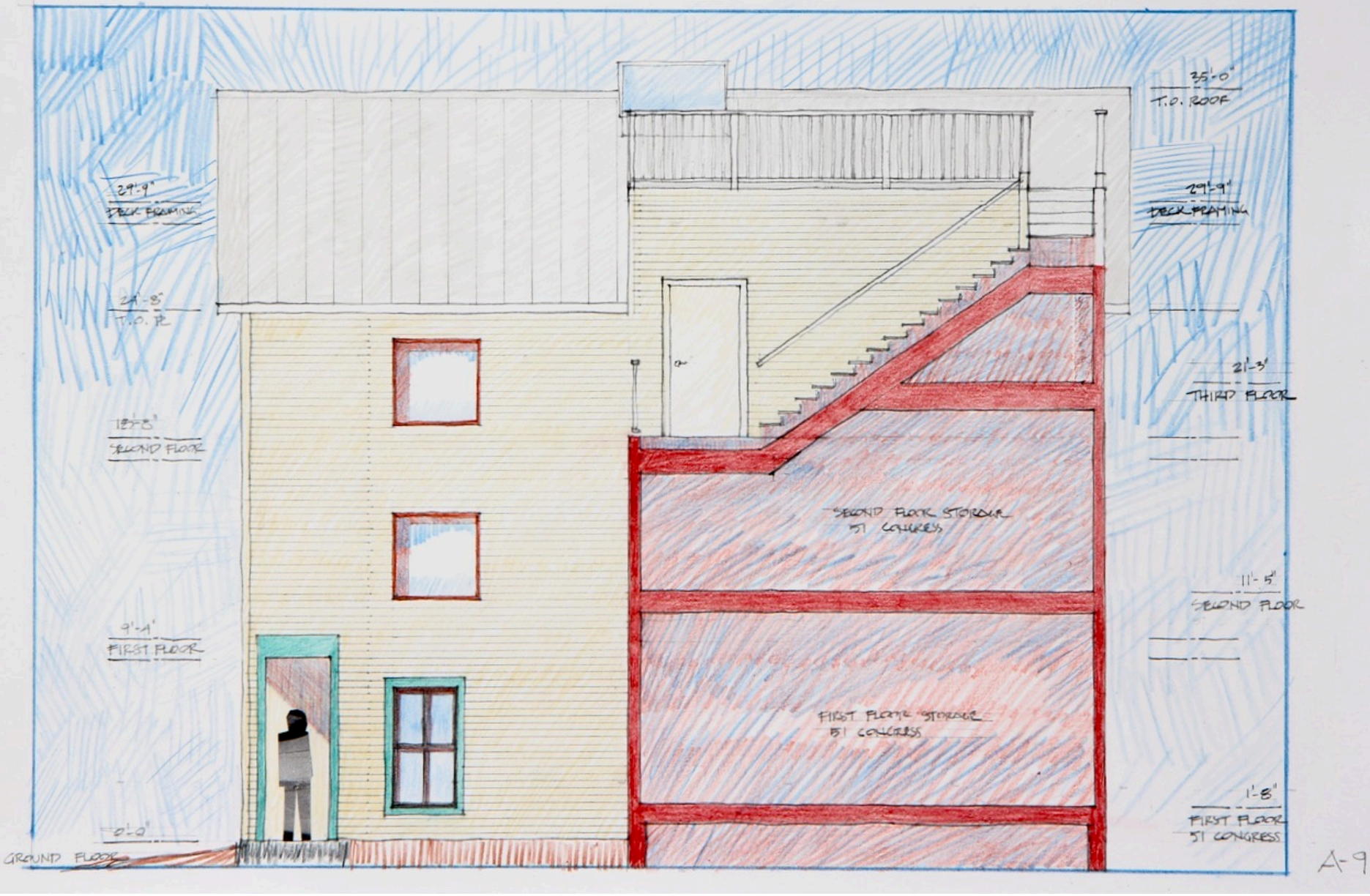
PROPORTIONAL SCHEME BASED ON RADIATING LINES

Southwest elevation

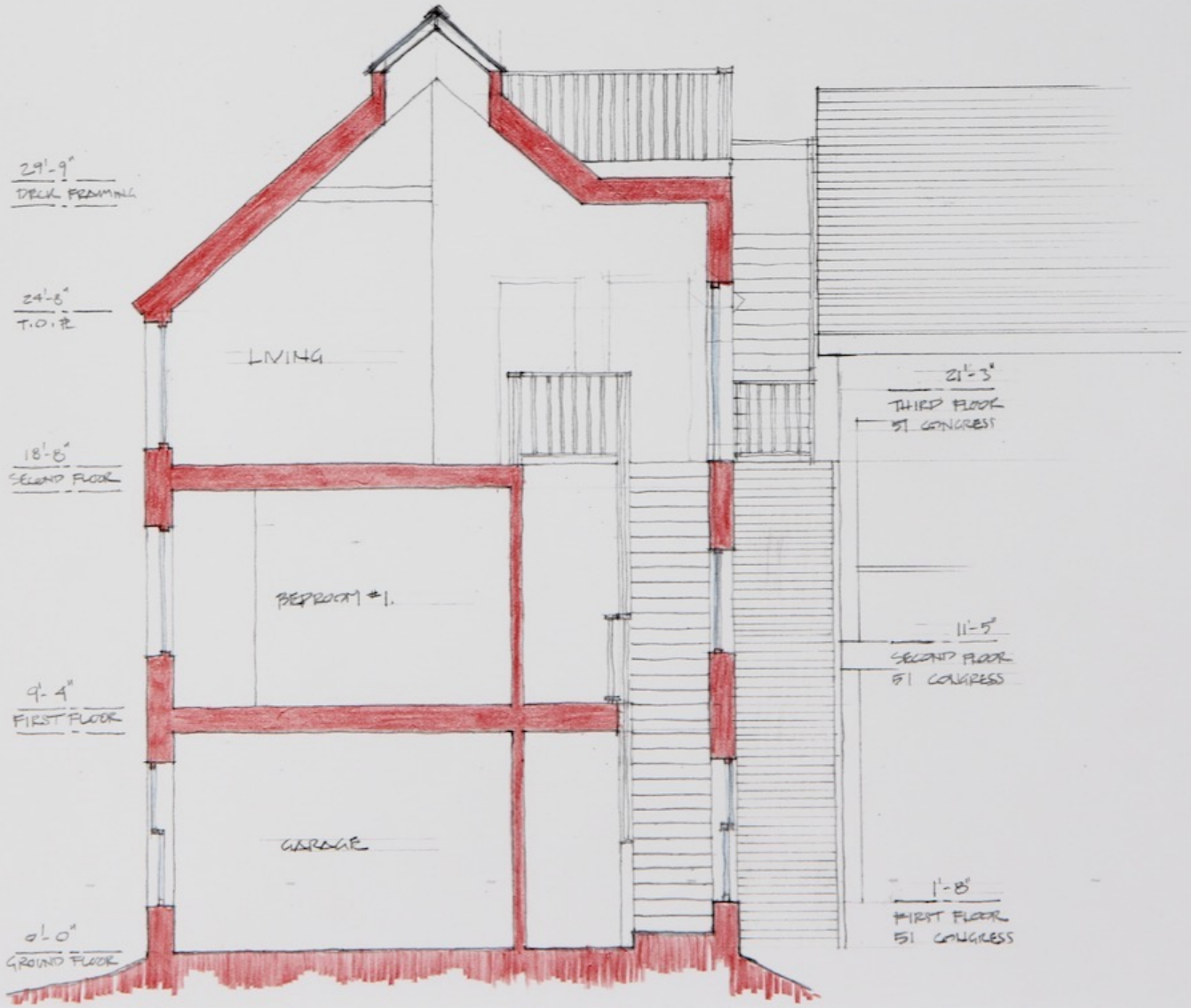
Northwest elevation



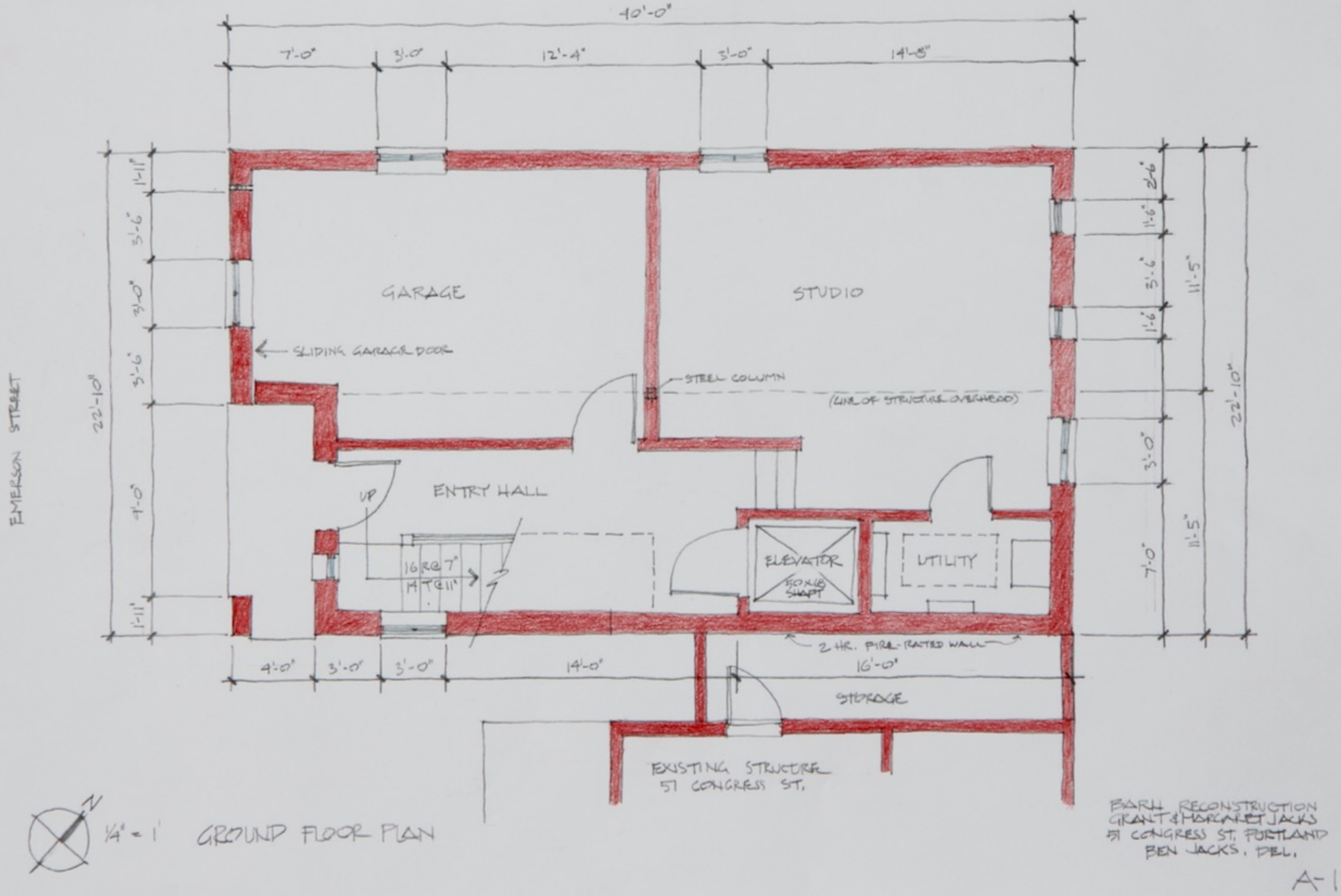
Northeast elevation



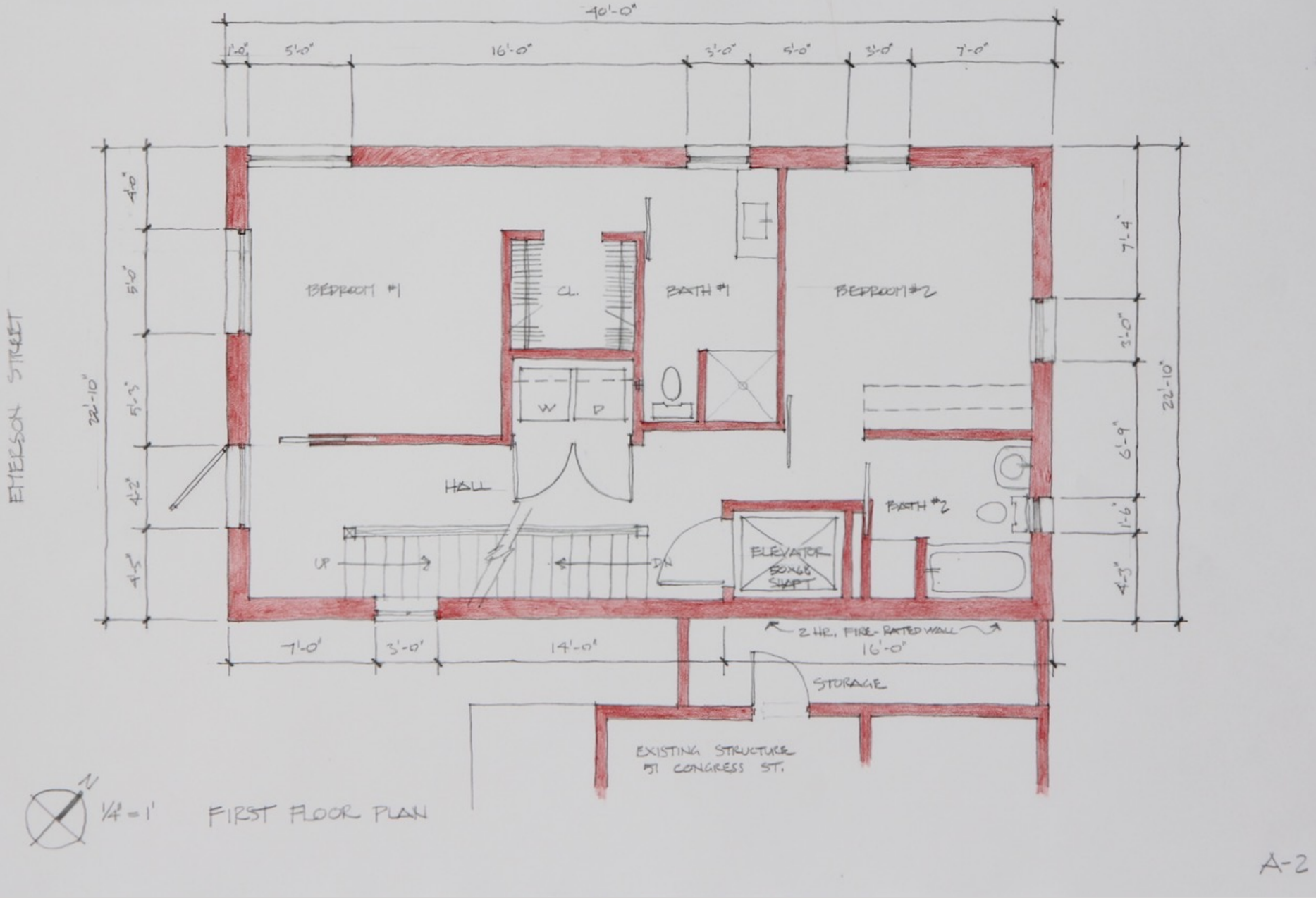
Southeast elevation (section through connection to main house)



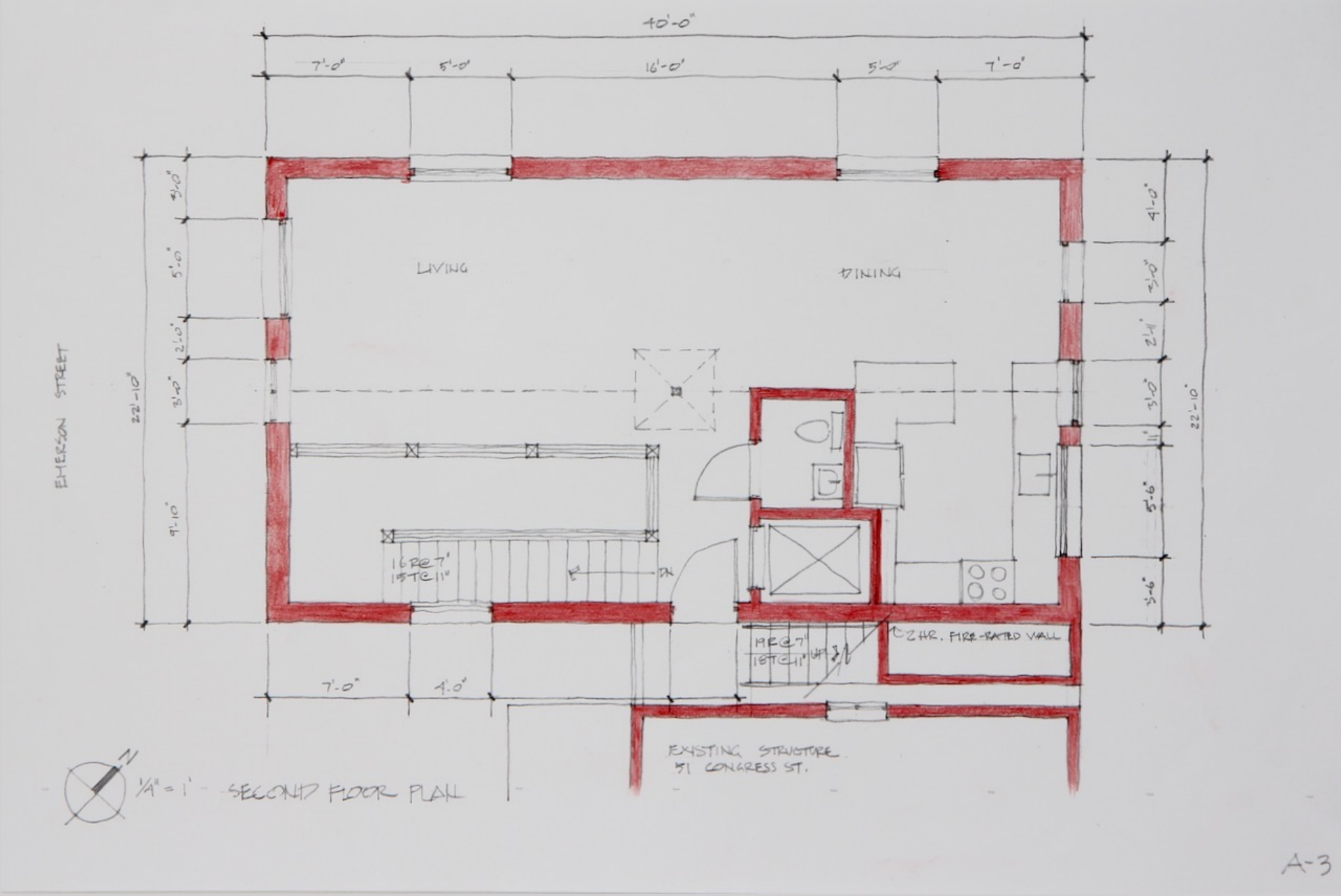
Building section



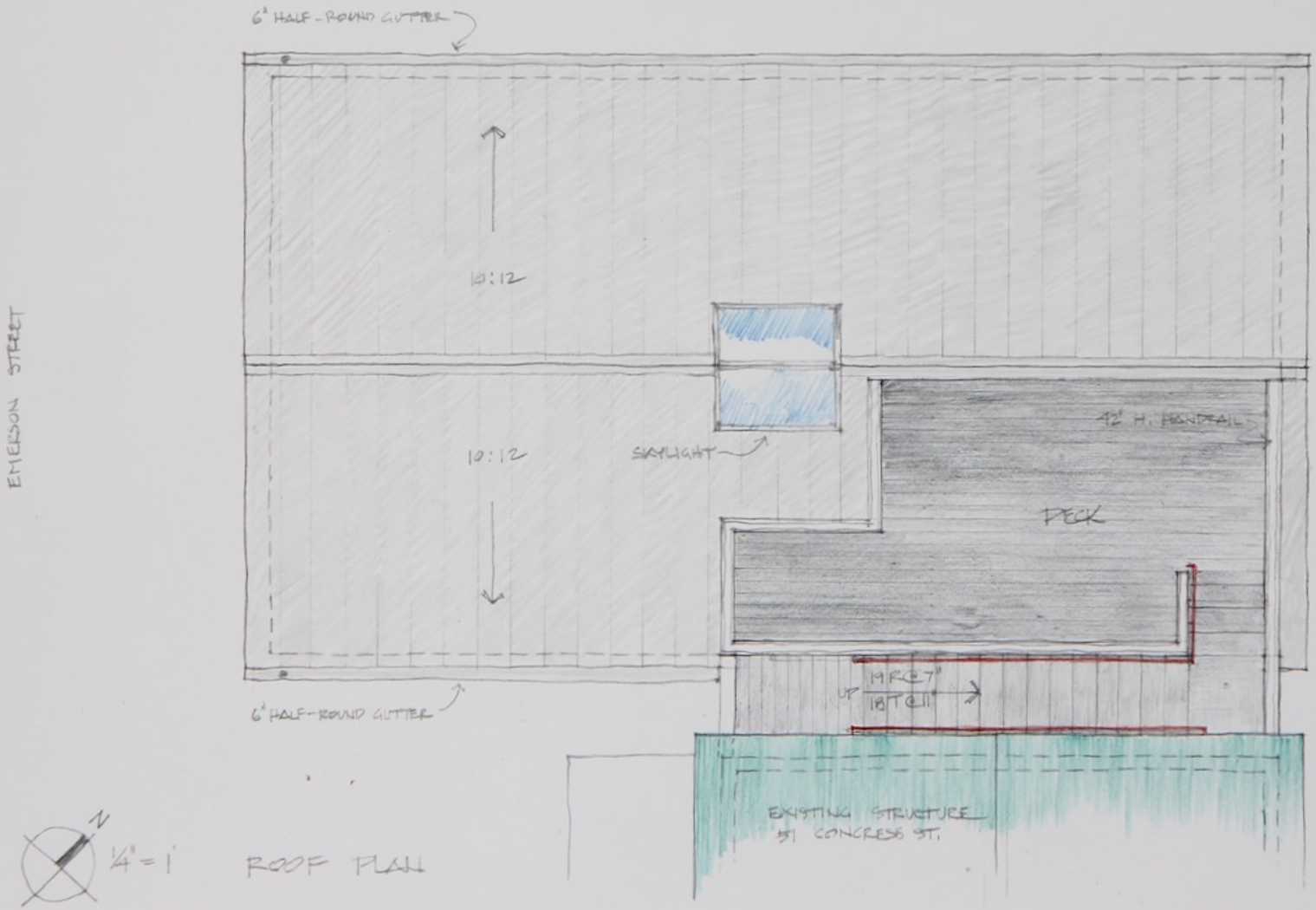
Ground Floor Plan



First Floor Plan



Second Floor Plan


6" HALF-ROUND GUTTER
10:12
10:12
SKYLIGHT
42" H. RAILING
DECK
19 RC@7"
UP
18 T@11"
6" HALF-ROUND GUTTER
EXISTING STRUCTURE
51 CONGRESS ST.
EMERSON STREET
N
1/4" = 1'
ROOF PLAN

A-4

Roof Plan

Plan References:

1. "Map Of Cumberland County Maine From Actual Surveys, By Sidney Baker, C.E. And Others", dated 1857 by J. Chace, Jr., Portland & Philadelphia.
2. "Plan Of Turner & Dyer St.", dated November 6, 1850 by A.P. Robinson on file at City of Portland Plan 374/7.
3. "Plan Showing A Portion Of East Commercial Street", Copied from Plan Made by Chas. H. Howe, C.E. by order of Court January 1858 by Chas. R. Goodell, C.E. February 1865, on file at City of Portland Plan 361/54.
4. "Plan Accompanying The Division Of Land On Munjoy Hill In Portland Between Moses Gould, Eliphalet Clark And Joseph W. Dyer And Als. And Also Between Moses Gould And Jane P. Thurston And Als. Made March 8, 1858", recorded September 22, 1858 in CCRD Plan Book 2, Page 13, City Plan 105/8; Copied by Office of Jordan & Bradstreet Civil Engineers, recorded November 11, 1879 in CCRD Plan Book 4, Page 23, City Plan 105/9.
5. "New Streets On Munjoy Hill", dated December 1868, City Plan 368/36.
6. Untitled plan of Gould & Clark lots, Copy by T.F. Chappell, C.C.E., recorded December 5, 1870 in CCRD Plan Book 3, Page 15.
7. "Atlas Of Cumberland Co., Maine From Actual Surveys By And Under The Direction Of F.W. Beers, Assisted By Geo. P. Sanford And Others", dated 1871 by F.W. Beers & Co., New York.
8. "Plan Showing Actual Lines Of Streets On Munjoy Hill With Proposed Change Of Record", dated June 1877 on file at City of Portland Plan 62/4 & 71/3.
9. Untitled plan of lots in Blocks A through M, Copy by M.C.P., recorded January 31, 1879 in Plan Book 4, Page 18.
10. "City Of Portland Revaluation Plans", Sheet No. 14, dated 1882, by Wm. A. Goodwin, City Eng., recorded October 24, 1884 in CCRD Plan Book 5, Page 14.
11. "Portland, Maine", Plate 32, dated October 1886, Published by the Sanborn Map and Publishing Co., New York.
    "Insurance Maps Of Portland, Maine", Plate 9, dated 1896, Published by the Sanborn-Perris Map Co. Limited, New York.
    "Insurance Maps Of Portland, Maine, Volume One", Plate 4, dated 1909, Published by the Sanborn Map Company, New York.
    "Insurance Maps Of Portland, Maine, Volume One", Plate 4, Republished 1954, Edition of 1909 by the Sanborn Map Company, New York.
12. "Plan Of Emerson St", surveyed June 1892 by E.C. Jordan, City Engineer, on file at City of Portland Plan 363/8.
13. Untitled plan of Morning Street between Congress and Turner Streets, on file at City of Portland Plan 368/22.
14. "Congress, Eastern Promenade, Howard And Emerson Sts.", by Geo. N. Fernald, City Engineer, on file at City of Portland Plan 437/39.
15. "Richards Standard Atlas Of The City Of Portland, Including The City Of South Portland, Maine", Plate 3, dated 1914, by Richards Map Company.
16. "City Of Portland, City Property Revaluation Sheet No. 14, on file at City of Portland Property Plan 65.
17. "City Of Portland, Maine Department Of Public Works, Emerson Street", Approved October 14, 1931 by Edward M. Hunt, City Engineer, on file at City of Portland Plan 239/15.
18. "Portland Water District, Portland Sewer System Infiltration-Inflow Analysis System Base Mapping, Study Area IV", dated 1981, revised February 14, 2000, on file at City of Portland Plan 905/1.
19. "Topographic & Property Survey, Emerson School, Emerson Street, City Of Portland, Cumb. ss, Maine", dated November 19, 1982 by Larry Slaughter, RLS 1133, Brunswick, Maine.
20. "Munjoy Commons: Emerson, Emerson Street, Portland, Maine, Existing Conditions & Demo Plan", dated August 28, 2009 by Mitchell & Associates, Landscape Architects, Portland, Maine.
21. "ALTA/ACSM Land Title Survey, 13 Emerson Street, Portland, Maine", dated December 9, 2009, last revised March 5, 2012, by Northeast Civil Solutions, Incorporated, Scarborough, Maine.
22. "Condominium Plat 'Emerson East Condominium', 23 Emerson Street, Portland, Maine", dated April 1, 2016, by Owen Haskell, Inc., Falmouth, Maine, recorded May 10, 2016 in CCRD Plan Book 216, Page 146.

Locus Deed References:

Grant L. Jacks III & Margaret Stevens Jacks

To

Casco View LLC

dated November 2, 2020 and recorded November 13, 2020 at the Cumberland County Registry of Deeds in Book 37425, Page 130.

Grant L. Jacks III & Margaret Stevens Jacks

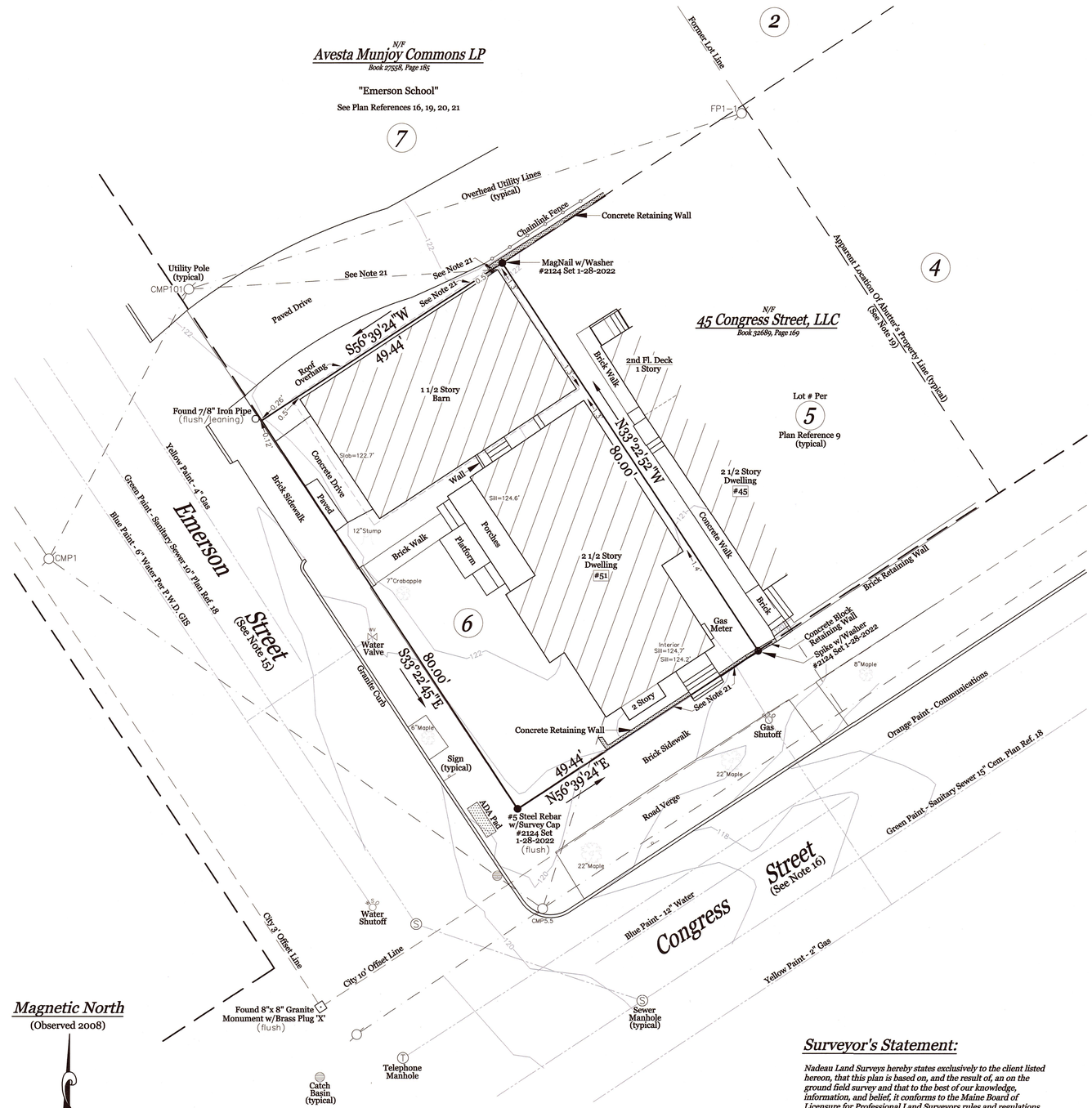
To

Casco View LLC

dated December 6, 2021 and recorded December 15, 2021 at the Cumberland County Registry of Deeds in Book 38999, Page 166.
(Corrective Deed)

Graphic Scale:

0' 5' 10' 15' 20' 30' 40' 50'



Magnetic North

(Observed 2008)

General Notes:

1. This plan is intended to show the location and boundaries of the subject property, not to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in the referenced documents.
   b. building setback compliance or restrictive covenants.
   c. zoning or other land use regulations.
   d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to "Letter Of Agreement/Qualification" dated May 20, 2021 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for any errors which may exist in the plans listed in the Plan References hereon.
9. Locus Parcel is shown on the City of Portland Assessor's Map 14, Block K, as Lot 9, and is listed as 51 Congress Street.
10. Area of Locus Parcel is 3,955 square feet (0.09 acre).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0014B, dated July 17, 1986. The parcel scales in Zone C.
13. All building corner offsets, if any, to boundary lines are from cornerboards and not building foundation, unless noted.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. Per City of Portland Records Vol. 15, Page 245, dated October 12, 1868, Fessenden Street was laid out as fifty (50') feet wide. Per City of Portland Records Vol. 15, Page 246, dated October 13, 1868, Fessenden Street was renamed Emerson Street. Per City of Portland Record of Streets Vol. 38, Page 43, dated October 1, 1877, Emerson Street was re-run (see Plan Reference 8).
16. Per City of Portland Records Vol. 4, Page 58, dated October 4, 1836, Mountjoy Street (a/k/a Munjoy Street) was extended and laid out from North Street to high water as sixty-six (66') feet wide. Per City of Portland Records Vol. 4, Page 129, dated August 16, 1837, it was renamed Congress Street. Per City of Portland Record of Streets Vol. 38, Page 43, dated October 1, 1877, Congress Street was re-run (see Plan Reference 8). Per City of Portland Records Vol. 19, Page 479, dated March 3, 1879, Congress Street was widened to eighty (80') feet.
17. Vertical Datum is NGVD29. Project Benchmark is 7"x 7" granite monument with brass plug flush at northerly intersection of Congress and North Streets: City Monument T104-35-3, Elevation = 146.69'.
18. The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are approximate location and are located as accurately as possible from information available. This office has not physically located the underground utilities.
19. Apparent location of abutting property lines are shown for informational purposes only and do not represent a boundary line opinion by this office.
20. Portland was part of Falmouth prior to 1814. Prior to 1820, this area was part of Massachusetts.
21. Apparent encroachment - No record easement has been found.
22. Dimensions from Plan Reference 9 have been prorated to account for excess or deficiencies found in measurements of the city block.
23. Spot grades, rim and sill elevations are for engineering purposes only, and shall not be used as project benchmarks.

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure for Professional Land Surveyors rules and regulations.

This plan is not valid without the signature and stamp of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date: 1-31-2022

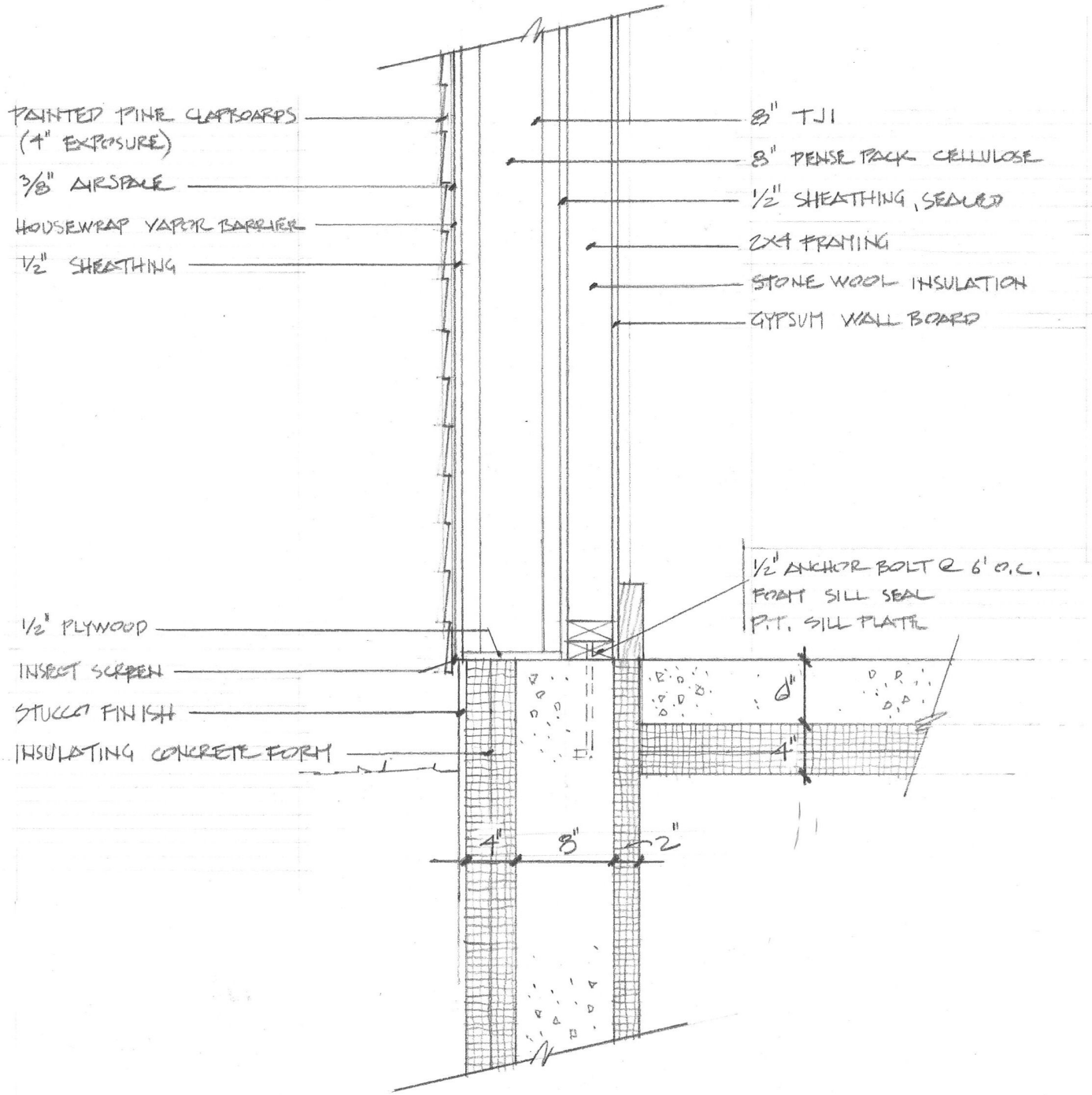
STATE OF MAINE JAMES D. NADEAU 2124 PROFESSIONAL LAND SURVEYOR

Plan Depicting The Results Of A Boundary Survey & Topography Survey
Made For
Casco View LLC
Northwesterly Sideline Of Congress Street
& Northeasterly Sideline Of Emerson Street
Portland, Maine

PREPARED BY:

Nadeau Land Surveys
918 BRIGHTON AVENUE
PORTLAND, ME 04102
Professional Land Surveyors
Certified Floodplain Managers
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: Casco View LLC c/o Grant L. Jacks III & Margaret S. Jacks 529 Overbrook Road Baltimore, MD 21212	DRAWN BY:	TPB	PLAN DATE:	1/31/2022
	CHECKED BY:	JDN/MLC	SURVEY DATE:	Sept. 2021
	INSTR.	Topcon GT-505	SCALE:	1" = 10'
FIELD BOOK: FB 411 & Topcon Tesla	JOB No:	2212148BT	SHEET No:	1 of 1



TYP. FDTN / WALL (@ GARAGE)

1" = 1'-0"

51 Congress Street Barn Reconstruction
List of visible exterior materials:

• Roof: standing seam metal (Galvalume), or asphalt shingles

• Stairway to roof deck: galvanized steel

• Siding: 4” exposure painted wood clapboards to match existing on main house and barn (currently covered in vinyl)

• Trim: painted wood to match existing as documented through physical evidence

• Architectural details: original and/or replica to match existing through physical evidence

• Windows: authentic divided light double-hung to match existing historic windows, casement and awning/tilt-turn for “new” window locations

• Doors: restored hay door at first floor, similar design for new front door at ground floor

• Foundation: stucco/concrete

Emerson School, Portland, 1898, Maine Historical Society photo

Emerson School, Portland, ca. 1900, Maine Historical Society photo

51-53 Congress Street, Portland, 1924, City of Portland Planning and Development photo

51 Congress, view across Emerson Street

51 Congress, view across Emerson Street

Barn from Emerson Street

View along lot line from Emerson School

View along lot line from Congress Street

View from intersection Emerson and Congress

View from Congress

Barn roof structure

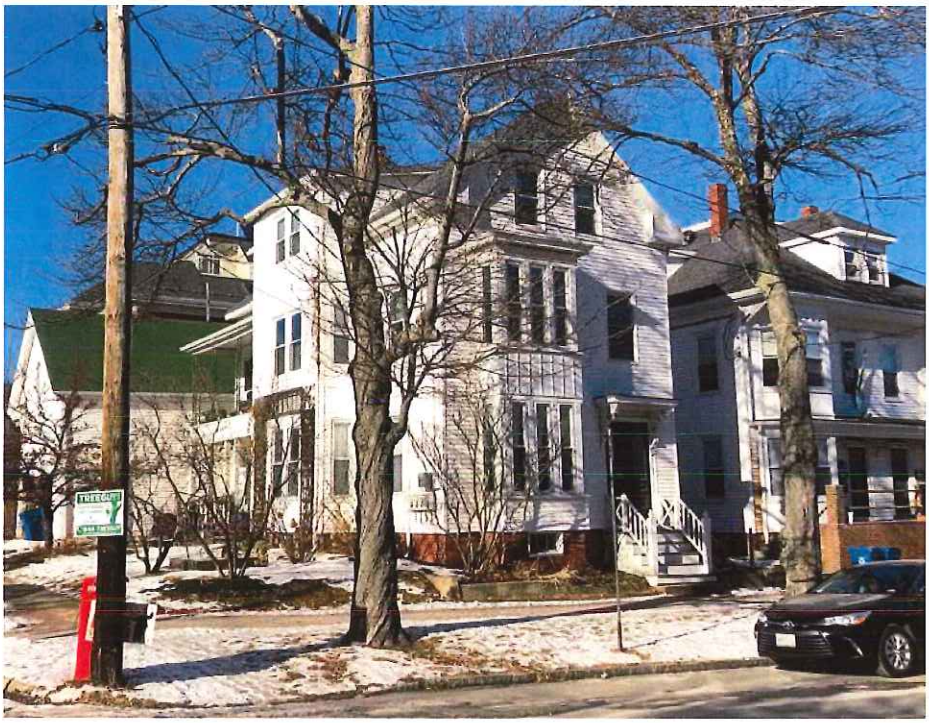
Hay trap (left) and center beam terminated over garage door (right)

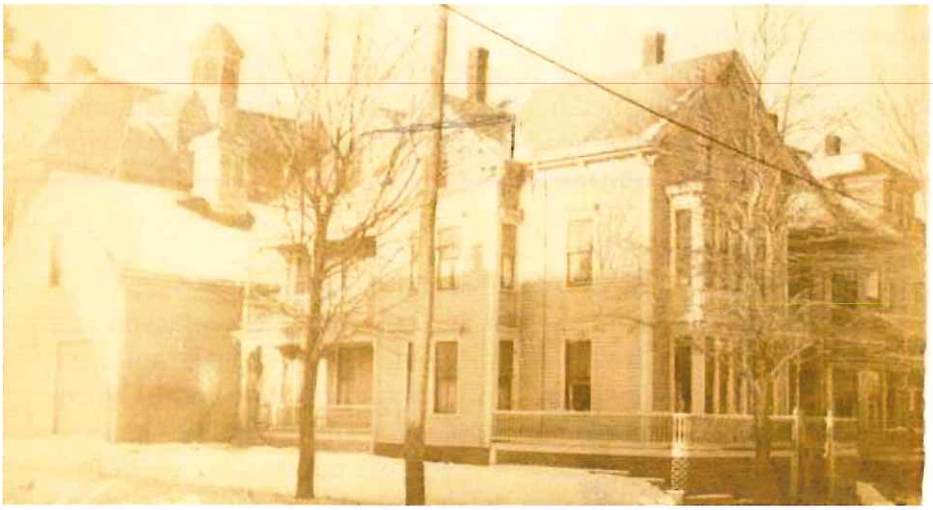
Surviving hay door, second floor

Closed windows, northwest wall

Closed stall windows, northeast wall

Address: 51-53 Congress Street
Approximate/Documented Date of Building: c1886
Surveyed: 8/17/2018
Historic Name: Frank W. Bradford House
Contributing or Noncontributing: Contributing





Introduction

The house at 51-53 Congress Street is a good example of an Italianate dwelling built on Munjoy Hill in the late 19th century. Although altered, it retains its gable front form and several character defining features such as its two-story square bay with tall narrow windows, hood and brackets at the entry, and paired wood entry doors.

The lot that Frank Bradford (1803-1900), the earliest known owner, purchased from the Deering heirs may already have contained the two-family dwelling, for it appears on the 1886 Sanford Insurance map. Frank Bradford lived in the house with the family of his son Fran (bn. 1849) who worked as a milk delivery man in the 1880 census. Laura Bradford (1853-1939) was forced to sell in 1900, when both her husband and her father-in-law died in the same year. The new owners were John F. (1854-1929) and Sarah A. Ahern (early 1870s-1938), both born in Ireland. John had emigrated in 1866, Sarah about twenty years later, and they were married in 1892. They lived at the house as owners through the 1900s and 1910s, with John working as a traveling salesman for Burgess and Forbes paint company on Commercial Street.

In 1919 the property passed to a Russian-Polish Jewish immigrant who had come to the United States around 1875. Aaron Z. Berman (1869-1922) married another recent immigrant from Russia in 1892, shortly after she arrived. Berman listed his occupation as a dealer in fruit. When the house was eventually sold in 1940, it stayed within the East European Jewish community that had formed along this section of Congress just after the World War I years. The purchaser was David W. Farber (1917-2005), but it was occupied by his parents, Charles (1887-1964) and Zella Farber. Both were of Russian-Polish immigrant backgrounds.

Current Architectural Description

The dwelling is two bays wide by five bays deep and rests on a high brick foundation. The roof forms are sheathed in asphalt shingles and a brick chimney projects from the ridge. Most windows are 1/1 replacement sashes. A set of wood steps, with a wood rail, leads to the front stoop.

Additions and Alterations since 1924

Common losses to 41-43 Congress Street include clapboard siding, 2/2 sash windows, and the loss of the paired entry doors and transom. The replacement siding resulted in a loss of detail, particularly the window trim, cornice, and eave returns. The two-gable side ell's were altered by shed roof additions at the third story. A wood deck, stairs, and wrap-around porch were removed. The wood materials and details were removed at the two-story rear porch. Despite these changes the dwelling retains many character defining details as well as its form and scale that contribute to the neighborhood's historic character.

The associated carriage barn on Emerson Street, though extant, has been altered with recessed storefront windows and by the loss of its cupola.