1. 133 Spring St. Memo

   Documents: HPMEMO133SPRINGST.PDF
2. 46 Market St. Memo

   Documents: HPMEMO46MARKETST.PDF

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
133 SPRING STREET

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: October 11, 2013

RE: October 16, 2013 – Public Hearing

Application for: Amendment to Previously-Approved Plans for Rear Building Addition

Address: 133 Spring Street

Applicant: John Stadler

Architect: Jessie Thompson and Jamie Broadbent, Kaplan Thompson Architects

Introduction

On February 6, 2013, the Board voted 5-1 to approve building owner John Stadler's proposal for a 1+ story addition to an existing rear ell at 133 Spring Street. Final approval followed two preliminary workshops and design modifications to address Board concerns regarding scale, massing and visual impact. The approved addition has not yet been constructed.

Mr. Stadler is now proposing to amend the approved plans by adding a rooftop duct and fan that will make possible a restaurant on the main building's ground floor level. (The space is currently occupied by West End Deli.)

Staff has enclosed for the Board's reference a copy of the amended plans, including elevations and street views produced by the architects to demonstrate the visibility of the proposed ventilation.

Proposed Alteration to Approved Plans

As noted above, in order to accommodate a planned restaurant use on the ground floor of the main building, a new ventilation system will be required. Although the current deli does have a kitchen and vent, the existing vent exits in a space that will be occupied by the proposed new addition.

See enclosed elevations and roof plan for position and configuration of the proposed duct and fan. The position of the mechanicals has been driven by code requirements (e.g. to meet required separation from existing openings, etc.)

Staff Comments

One can't help observing that the proposed mechanical unit will likely appear as a rather unplanned and non-integrated element at the rear of this building, notwithstanding the fact that the building addition on which it will sit has not yet been built. According to the project architects, code requirements give them little choice as to the placement of the mechanicals and limit any opportunity to better integrate it with the overall design for the addition. One especially curious aspect of the proposal is that the duct and blower unit will be positioned directly in front of the windows of the proposed raised loft.

Notwithstanding these observations, the question before the Board is the relative visibility of the proposed mechanical units and the relative impact of the proposed alteration to the character-defining features of this historic structure.

Applicable Review Standards

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

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

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

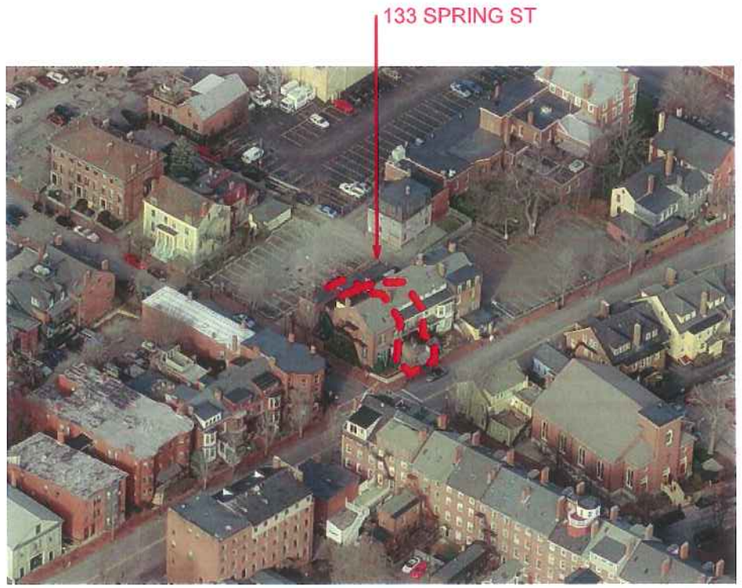
Motion for Consideration

On the basis of plans and specifications submitted for the 10/16/13 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed amendment to previously-approved plans for a rear addition at 133 Spring Street **meets (fails to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... **(The Board's decision is subject to the following conditions…)**

Attachments

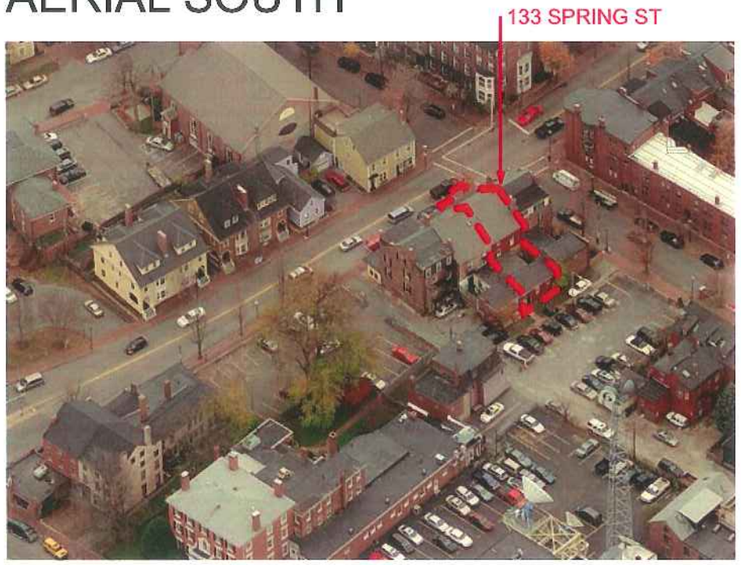
1. Plans, elevations and perspective views with proposed mechanicals added to approved scheme.

A1.1



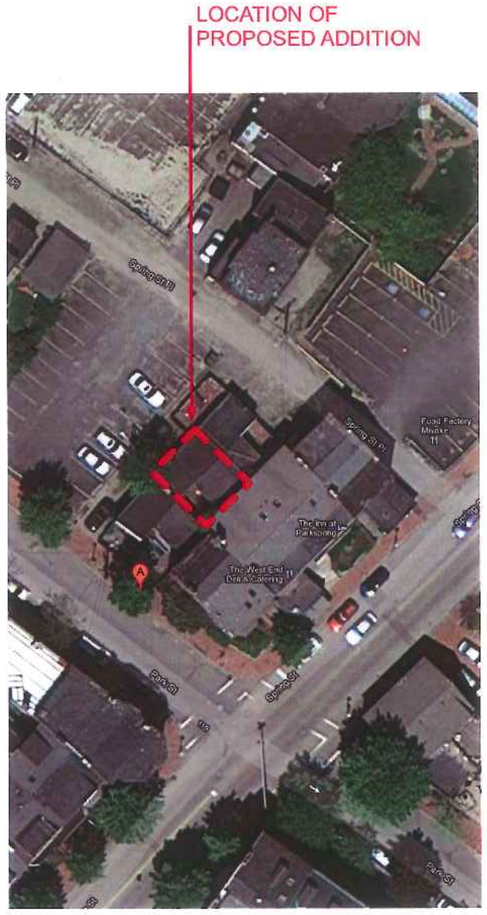
AERIAL SOUTH

AERIAL EAST



AERIAL NORTH

AERIAL WEST



AERIAL MAP

KAPLAN THOMPSON
ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: LOCATION MAP
SCALE:
DRAWN BY: JJT
DATE: JANUARY 23, 2013
REVISED:

X-1

VIEW FROM CUMBERLAND CLUB PARKING LOT

EXISTING SPRING ST FACADE

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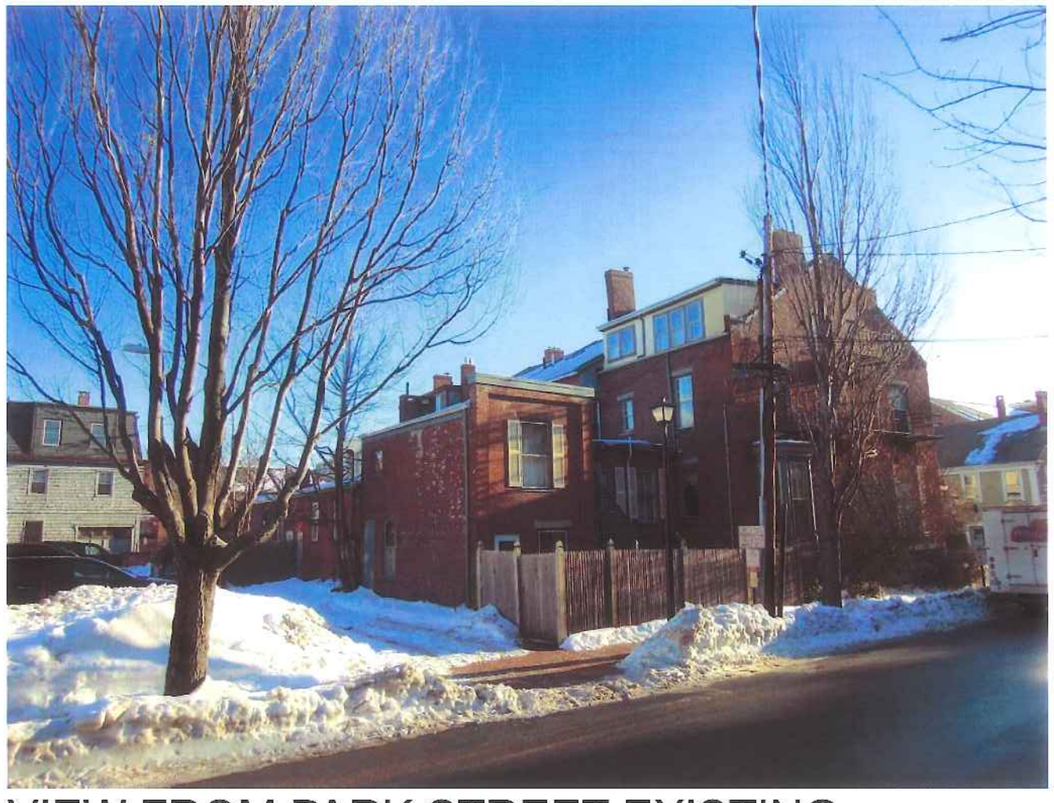
424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

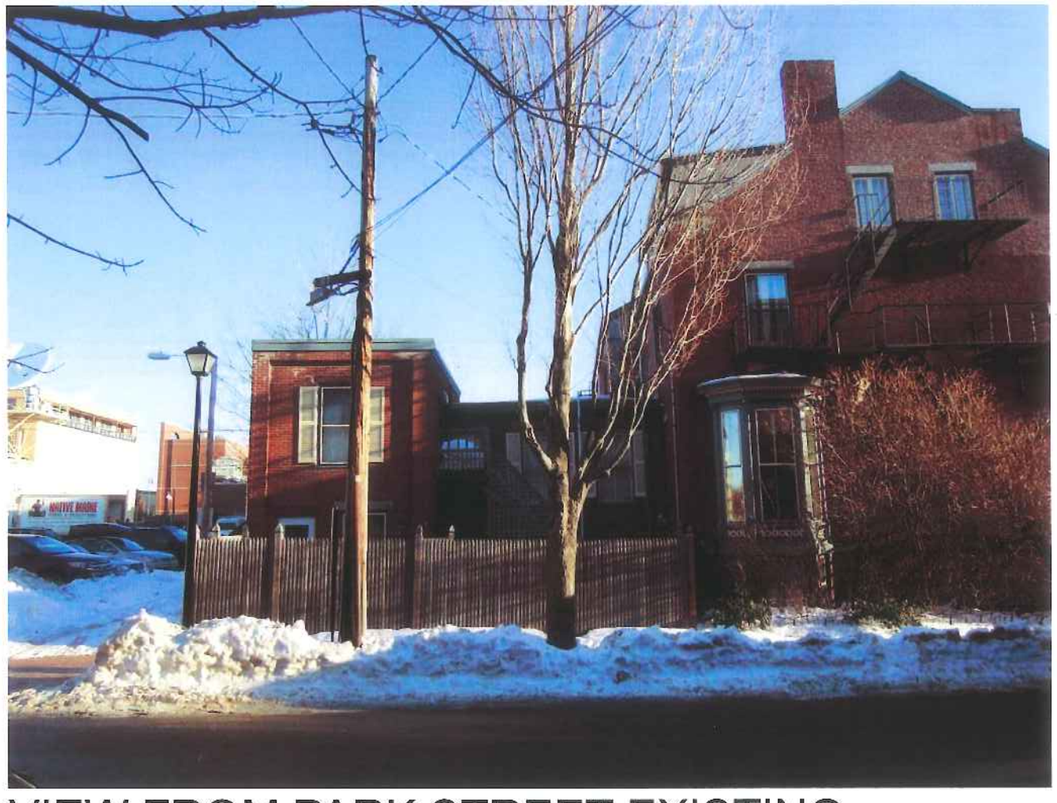
PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: EXISTING CONTEXT
SCALE:
DRAWN BY: JJT
DATE: JANUARY 23, 2013
REVISED:

X-2



VIEW FROM PARK STREET EXISTING



VIEW FROM PARK STREET EXISTING

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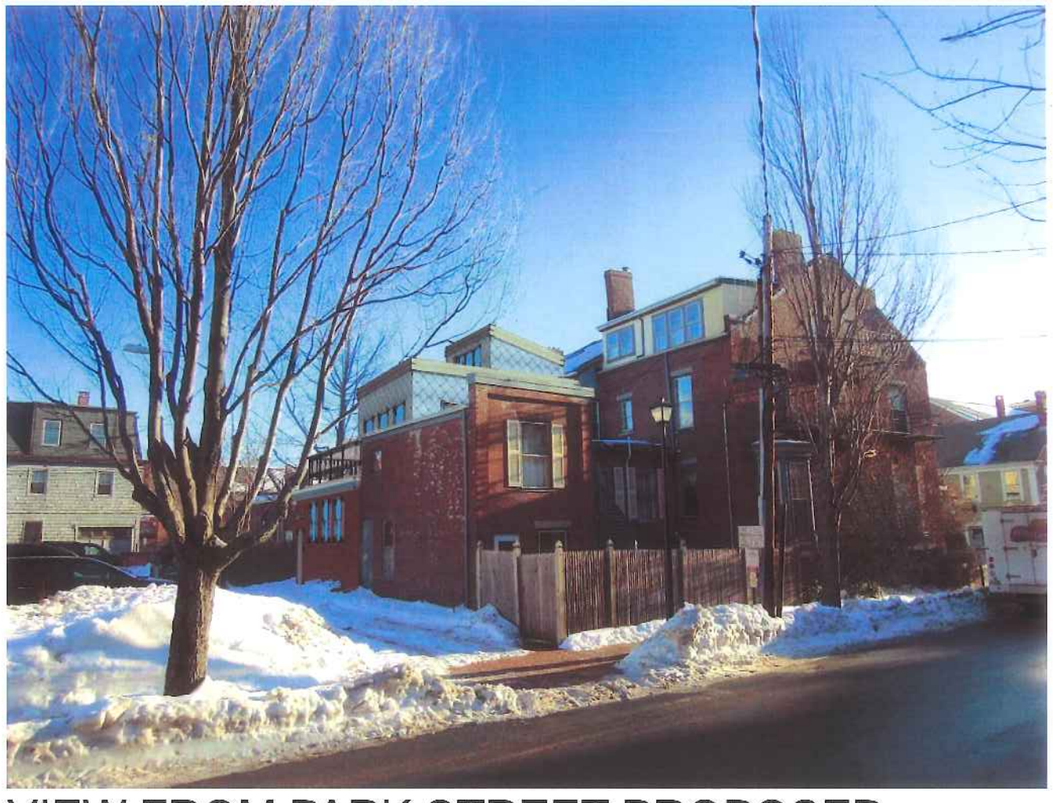
424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

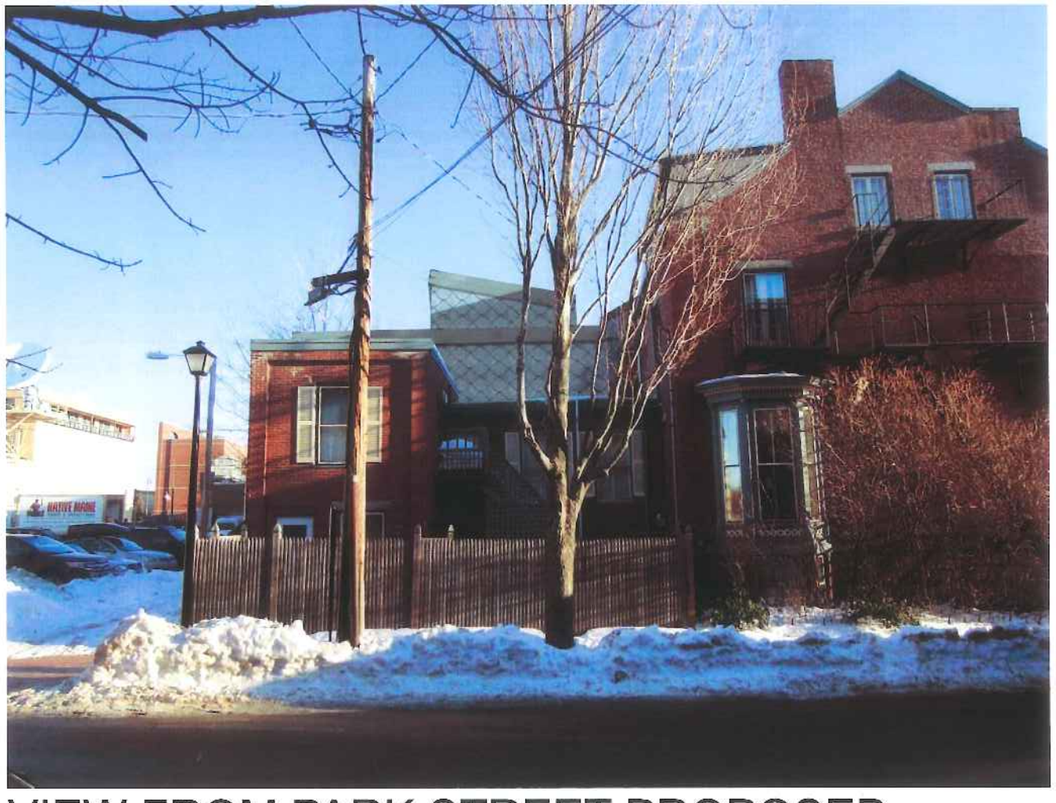
DRAWING: EXISTING PERSPECTIVE VIEWS
SCALE:
DRAWN BY: JJT
DATE: JANUARY 23, 2013
REVISED:

A-3



VIEW FROM PARK STREET PROPOSED

as originally



VIEW FROM PARK STREET PROPOSED

as originally

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PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: PROPOSED PERSPECTIVE VIEWS

SCALE: DRAWN BY: JJT

DATE: JANUARY 23, 2013 REVISED:

A-4

VIEW FROM PARK STREET PROPOSED 1

with mechanical added

VIEW FROM PARK STREET PROPOSED 1

with mechanicals added.

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PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: PROPOSED PERSPECTIVE VIEWS
SCALE:
DRAWN BY: JJT
DATE: OCTOBER 09, 2013
REVISED:

A-5

VIEW FROM ALLEY PROPOSED (w.t.a mechanicals)

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PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: PROPOSED PERSPECTIVE VIEWS

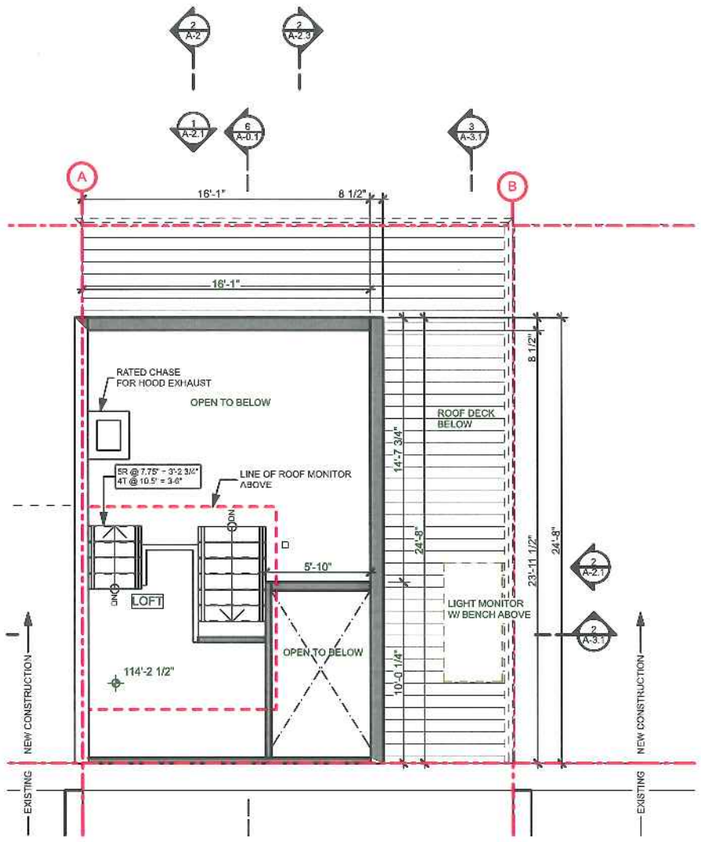
SCALE:

DRAWN BY: JJT

DATE: OCTOBER 09, 2013

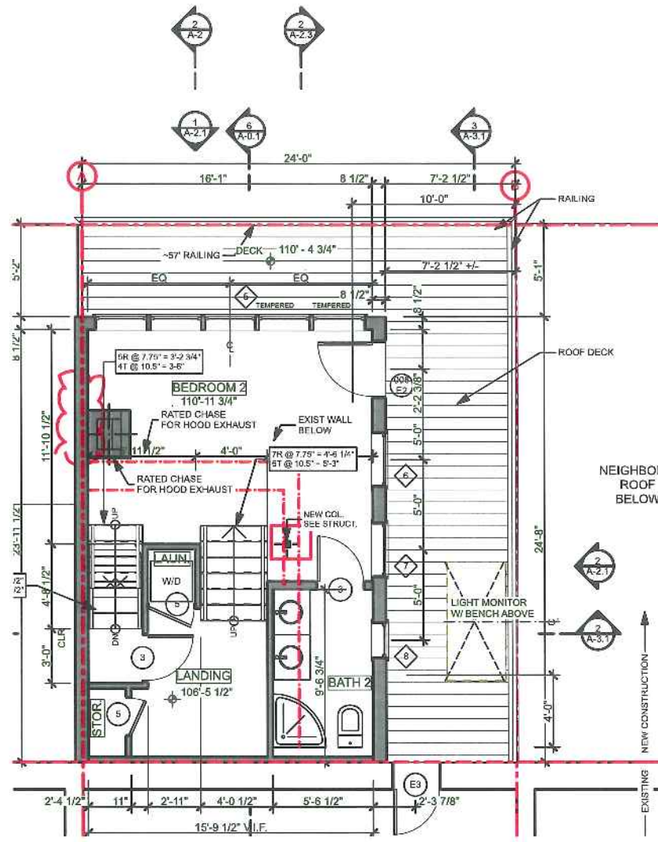
REVISED:

A-6



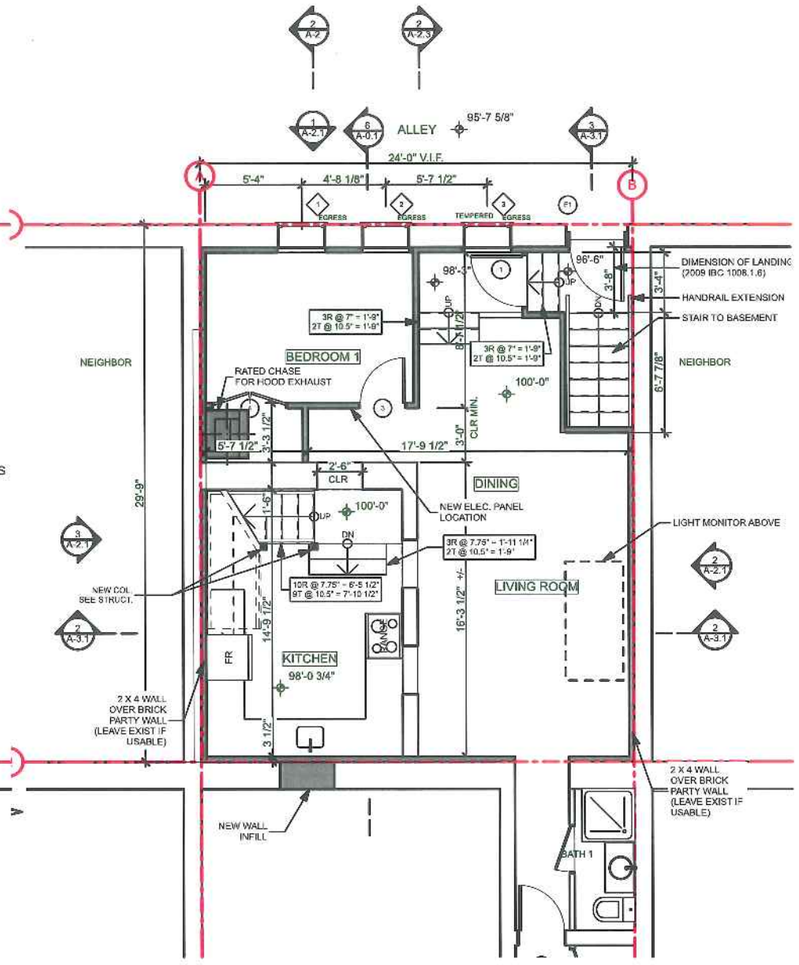
3 LOFT

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



2 2nd FLOOR

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



1 1st FLOOR

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

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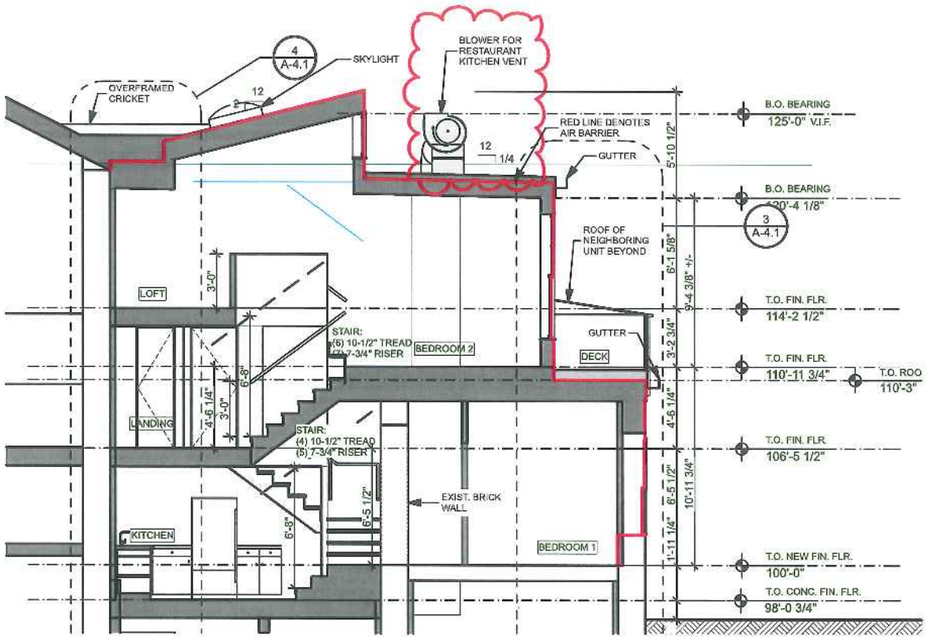
207-842-2888 FAX:842-2828

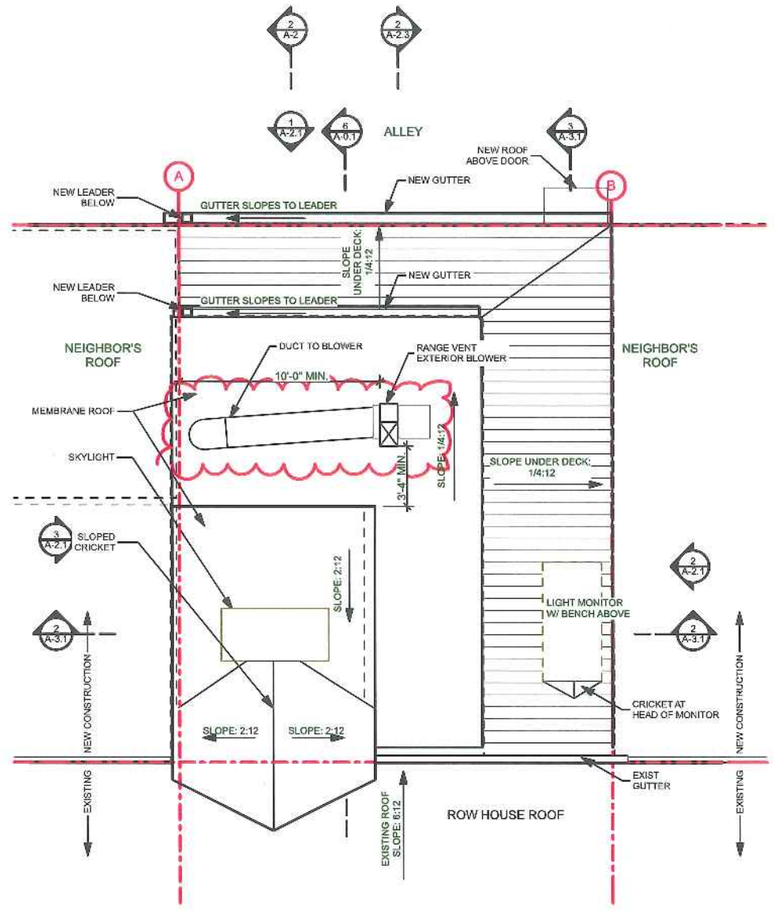
PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: PLANS
SCALE:
DRAWN BY: JJT
DATE: JANUARY 23, 2013
REVISED: OCTOBER 09, 2013

A-7



1 SECTION
SCALE: 1/8" = 1'-0"



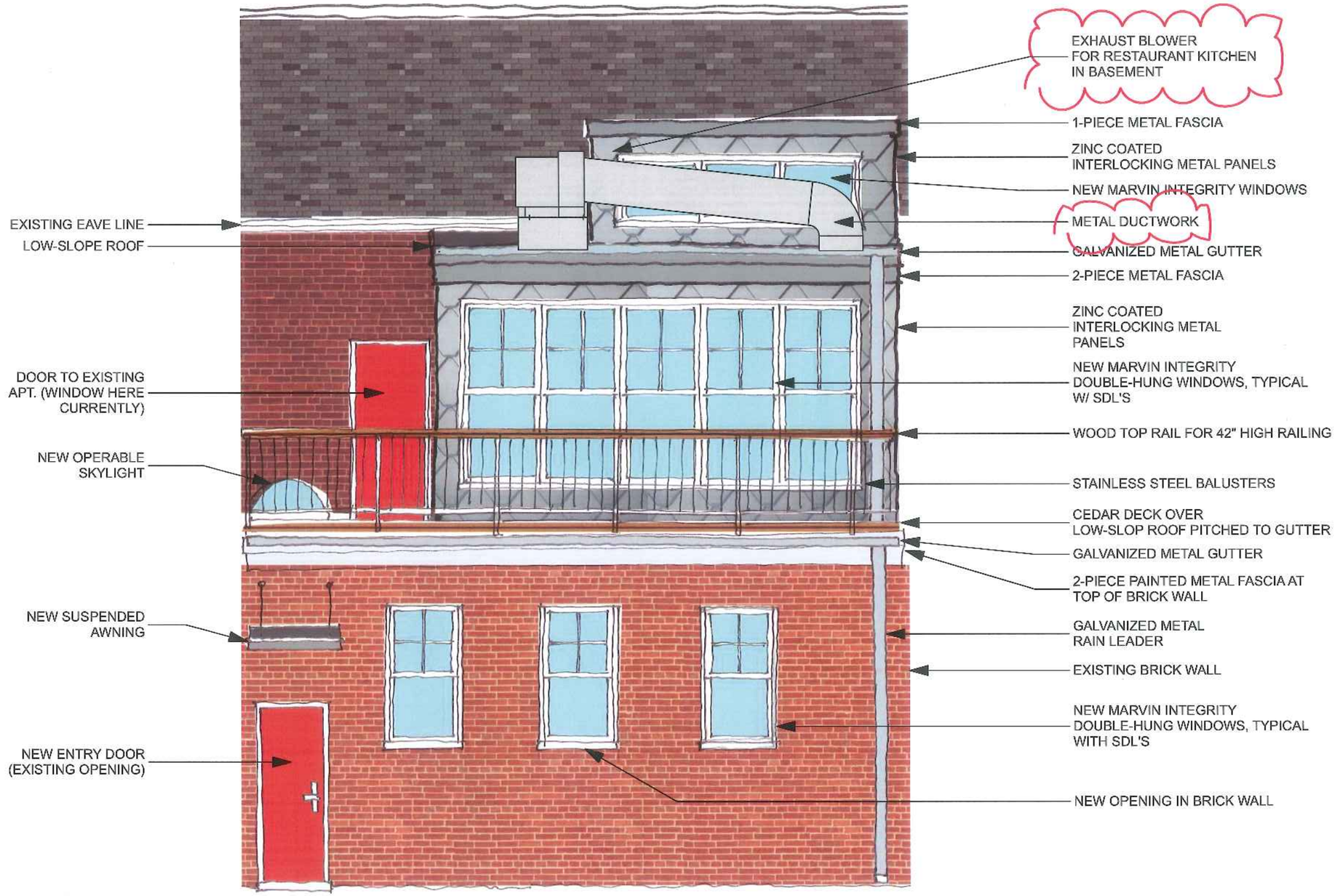
3 ROOF PLAN
SCALE: 1/8" = 1'-0"

KAPLAN THOMPSON
ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: PLAN/SECTION
SCALE:
DRAWN BY: JJT
DATE: JANUARY 23, 2013
REVISED: OCTOBER 09, 2013

A-8



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207-842-2888 FAX:842-2828

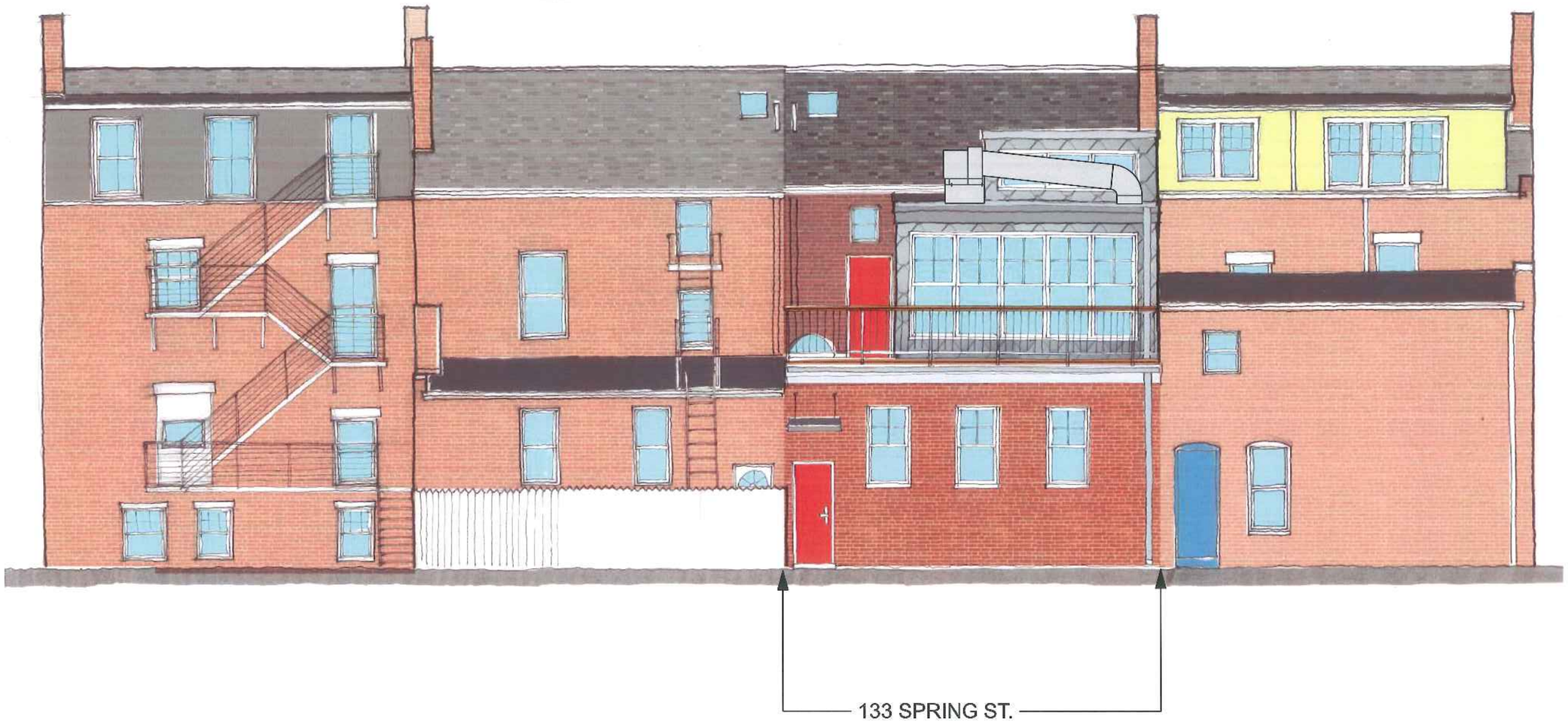
PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: NORTHWEST ELEVATION

SCALE: DRAWN BY: JJT

DATE: JANUARY 23, 2013 REVISED: OCTOBER 09, 2013

A-9



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207-842-2888 FAX:842-2828

PROJECT:
133 SPRING ST
JOHN STADLER
133 SPRING ST
PORTLAND, ME

DRAWING: FULL ELEVATION
SCALE:
DRAWN BY: JJT
DATE: JANUARY 23, 2013
REVISED: OCTOBER 09, 2013

A-10

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
46 MARKET STREET

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: October 11, 2013

RE: October 16, 2013 Workshop – Preliminary Review of Proposed Ground Floor Alterations

Address: 46 Market Street
Northwest corner of Milk and Market Streets

Applicant: Market Milk Partners LLC
Represented by Tom Watson

Architect: Mark Mueller Architects

Introduction

Mark Mueller Architects, representing Market Milk Partnership LLC., has requested a preliminary workshop to present plans for ground floor alterations to 46 Market Street. Known historically as the Elias Thomas Heirs Block, the 1902 commercial block is located at the northwest corner of Market and Milk Streets; its ground floor has been unoccupied for several years.

Although the proposed scope of work includes a comprehensive program of ground floor alterations, property owner Tom Watson is particularly interested in getting early feedback on two aspects of his proposal: 1) replacement of the solid bulkhead panels below the storefront windows with glass; and 2) replacement of the existing fixed storefront windows with operable windows. Mr. Watson is hoping to lease the ground floor and lower floor to a restaurant and would like to open the main floor of the restaurant to the street during the warmer months and provide additional light into the lower level.

The architects have provided a number of early views of the subject structure along with perspective views, elevations and an interior plan. As this is a preliminary workshop, details have not been provided at this time. Note: two options are being shown for the operable windows. See Sheet HP5 for the alternative proposal.

Subject Structure

Built in 1902, the Elias Thomas Block is distinct from the mid-nineteenth century commercial structures that dominate the Old Port in its brickwork (tight mortar joints create a more uniform masonry field) and its fairly restrained architectural detailing.

The ground floor of the building is elevated above the street over a high bulkhead. Given the change in grade as one moves toward Middle Street, the ground floor at the Milk/Market corner is notably high above the street.

Renovations over time have altered the entrances on the Milk and Market Street elevations. The double-hung window openings on the Milk Street elevation have been altered as well, where standard size windows have been installed within larger openings. Most of the larger storefront windows and transoms are consistent with their original appearance.

Proposed Alterations

The proposal calls for removing the solid panels below the elevated main floor and installing glass panels in their place. This will provide light and visibility for the lower level.

The proposal also calls for removing the large fixed glass storefront windows and replacing them with operable windows. Two options for operable windows have been provided. Option 1 (the architect's preferred option) calls for sliding windows (actually doors), which would stack behind a fixed window. (In the case of the largest window opening at the corner on Market Street, both of the two window panels would slide and stack behind a solid wall panel. Note that this wall panel was originally a window, but was infilled some time ago. As proposed, the wall panel would feature signage.

Option 2 (see Sheet HP 5) shows a series of in-swinging bi-fold doors.

Note that the drawings do not address whether the existing transoms are to remain or whether they will be replaced along with the larger windows below them. The Board should ask for clarification on this question.

Also, no dimensions have been provided for the framing width of the sliding doors or the bi-fold doors. Staff has asked that the project architect provide at Wednesday's workshop the dimensions of the current window frames and muntins, as well as those for the new units.

Other proposed alterations include:

- Replacement of the existing entrances on Market and Milk Streets. Neither of the entrances is original and historic photographs of the property do not show their original appearance. The architect's goal has been to provide a compatible contemporary solution and, in the case of the Milk Street entrance, to improve the general scale and proportions of the doors and transom.

- Replacement of the double-hung windows on the Milk Street ground floor elevation.

- Install canvas awnings over the storefront windows. The awnings are installed under the steel lintel and between cast iron columns to reveal these existing architectural features. According to a note on the plans, downlighting is proposed under the awnings.

- Install goose neck lights over the awnings.

- As noted in the architect's project narrative, a venting system for the restaurant kitchen will need to be accommodated. (Mechanicals are not shown on the enclosed plans.)

- The upper floor windows, many of which are replacements, are to be replaced as part of the larger building rehabilitation.

Staff Comments

While most of the proposed alterations are fairly straightforward and consistent with other storefront rehabilitation schemes, the proposed replacement of standard fixed storefront windows with operable units represents a greater challenge in meeting the ordinance standards. The Board will need to determine the relative significance of the windows as currently configured and whether a change such as that proposed can be accommodated without unduly altering the historic character of the building. From the elevations, it appears that Option #1 maintains (most of) the current divisions of glass. However, the pairs of windows will not be set at the same plane, as one window will need to slide behind the other. Option #2, which calls for bi-fold windows, eliminates this issue, but requires further subdivisions within the storefront bays.

Factors such as the width of the window frame of will no doubt affect the compatibility of the proposed replacement units. As noted above, staff has asked the architect to provide additional information regarding existing and proposed dimensions.

With respect to the proposed replacement of the solid bulkhead panels with glazing, this has been done on a number of other Old Port buildings where the first floors are elevated. See, for example, the building at the northeast corner of Middle and Market (where David's clothier was for many years.) A question for consideration is where the main floor level is located relative to the lower windows. If the floor will be visible, how should this be handled? Also, consideration might be given to introducing subdivisions within the glass (see proposed Milk Street elevation).

Note that the elevations show a series of gooseneck fixtures over the awnings. (These are in addition to downlighting within the awnings.) Goosenecks were typically installed to illuminate signage, not awnings. Although it's a relatively minor detail of the project, staff questions the appropriateness of their use in this context.

Applicable Review Standards

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

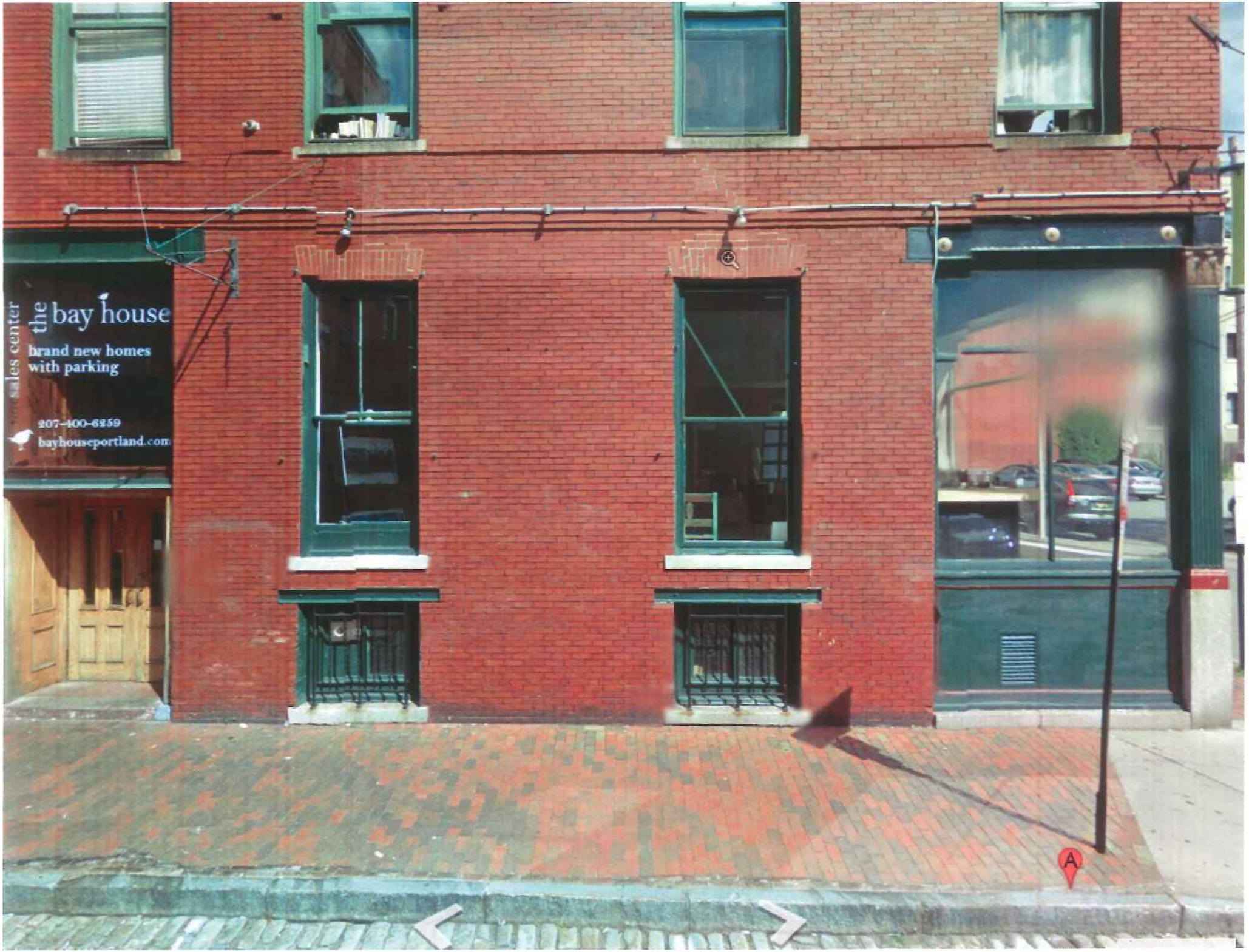
(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

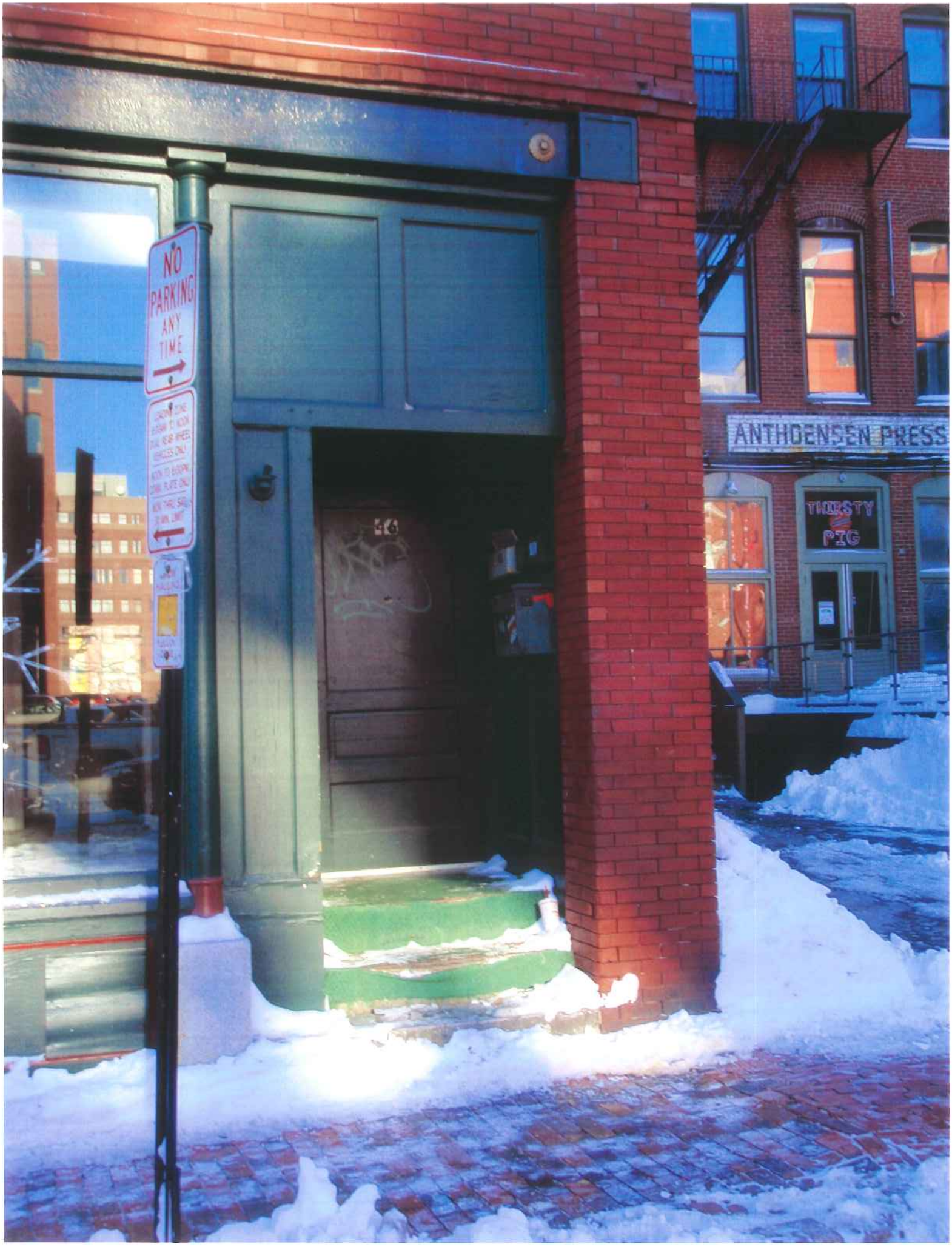
(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from 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. Photos of existing conditions
2. Application and project description
3. Historic views, plans, elevations


sales center
the bay house
brand new homes
with parking
207-400-6259
bayhouseportland.com
A


NO PARKING ANY TIME
ANTHDENSEN PRESS
THIRSTY PIG

AH.2

Date: October 16, 2013

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

PROJECT ADDRESS:

46 MARKET STREET

CHART/BLOCK/LOT: 032/E010/001 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

Per our research with Greater Portland Landmarks, the Elias Thomas Heirs Block is a modest three story masonry Colonial Revival building located on the corner of Market and Milk Streets. Large panes of mercantile glazing and transoms are located at street level; double hung windows located symmetrically occupy the upper levels. The building was constructed in 1902.

This proposal, on behalf of Tom Watson of Port Properties Management has several components to the design process. One being compliance with City of Portland building codes and the other is the opportunity for a historic building re-use. Our proposal includes design considerations for the lower street level segment of the building.

The upper levels, with respect to windows are being addressed separately.

We are submitting in a workshop format as an open discussion of the owners vision for the building. The current proposal is for the inclusion of a restaurant on the main and lower floors. The emphasis of the new restaurant is to open the interior out onto the streetscape. Similar as one might see in Europe or closer at hand, in the North End of Boston.

We propose to achieve the 'open onto street' concept by including large panel "lift and slide" doors reminiscent of early 1900's mercantile fenestration. The doors are a custom feature specific to the existing masonry/ steel structure openings with patterns reminiscent of historic photographs uncovered or in cases where these pictures are not available, striving to re-create what currently exists.

At this time, we are working with doors from the Marvin Windows and Doors.

Other features of the proposal shall include a discussion for methods of venting the commercial kitchen. Signage by the new restaurant would be applied under a separate application.

CONTACT INFORMATION:

APPLICANT

Name: MARK MUELLER ARCHITECTS
Address: 100 COMMERCIAL ST. SUITE 205
PORTLAND, ME
Zip Code: 04101
Work #: 207.774.9057
Cell #: N/A
Fax #: 207.773.3851
Home: N/A
E-mail: rfi@muellerarchitects.com

PROPERTY OWNER

Name: MARKET MILK PARTNERS LLC
Address: 104 GRANT STREET
PORTLAND
Zip Code: 04101
Work #: 207.771.2883
Cell #: N/A
Fax #: N/A
Home: N/A
E-mail: tom@portpropmgt.com

BILLING ADDRESS

Name: SAME AS APPLICANT
Address:
Zip:
Work #:
Cell #: -
Fax #: -
Home: -
E-mail:

ARCHITECT

Name: SAME AS APPLICANT
Address:
Zip:
Work #:
Cell #:
Fax #:
Home:
E-mail:

CONTRACTOR

Name: TO BE DETERMINED
Address:
Zip Code:
Work #:
Cell #: -
Fax #: -
Home: -
E-mail:

Applicant's Signature

Owner's Signature (if different)

Historic Preservation Application Fee Schedule:

• **Administrative Review** (for minor or standard alterations)	$50.00
• **HP Board Review**	$100.00
• **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures	$750.00
• **After-the-fact Review** (for work commenced without advance approval)	$1000.00
• **Sign Review** for signs in historic districts	$75.00

Noticing/Advertisements for Historic Preservation Review

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each

(notices are sent to neighbors prior to any workshop or public hearing meetings)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review. **Please check all those activities that apply to your proposed project.**

Alterations and Repair

- ☑ Window and door replacement, including storms/screens
- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of siding
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- ☐ Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project.*
Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

✔ Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.

✔ Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

_____ Details or sections, where applicable.

✔ Floor plans, where applicable.

_____ Site plan showing relative location of adjoining structures.

_____ Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

_____ Materials - list all visible exterior materials. Samples are helpful.

_____ Other(explain)_____

_____

_____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at dga@portlandmaine.gov

Please return this form, application fee (see attached fee schedule), and related materials to:

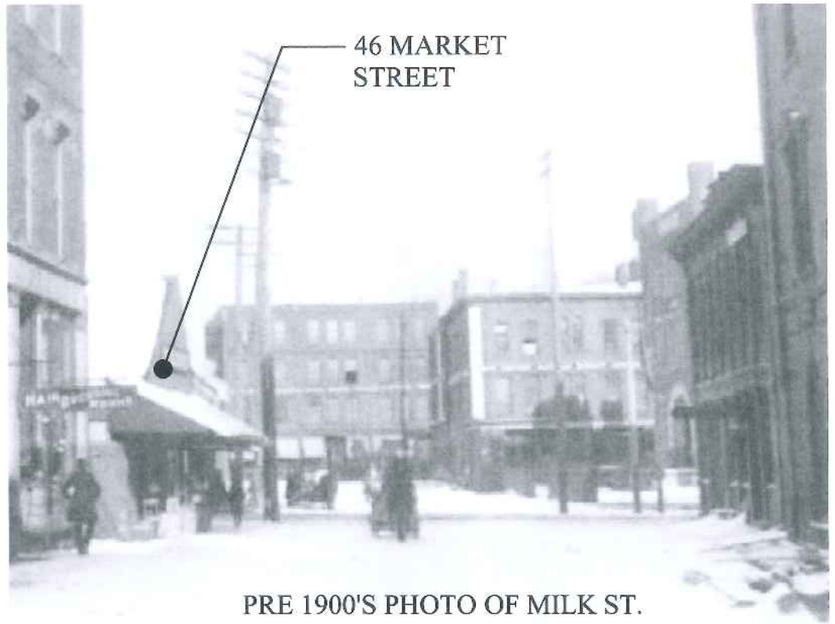
Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

Att. 3

ELIAS THOMAS HEIRS BLOCK

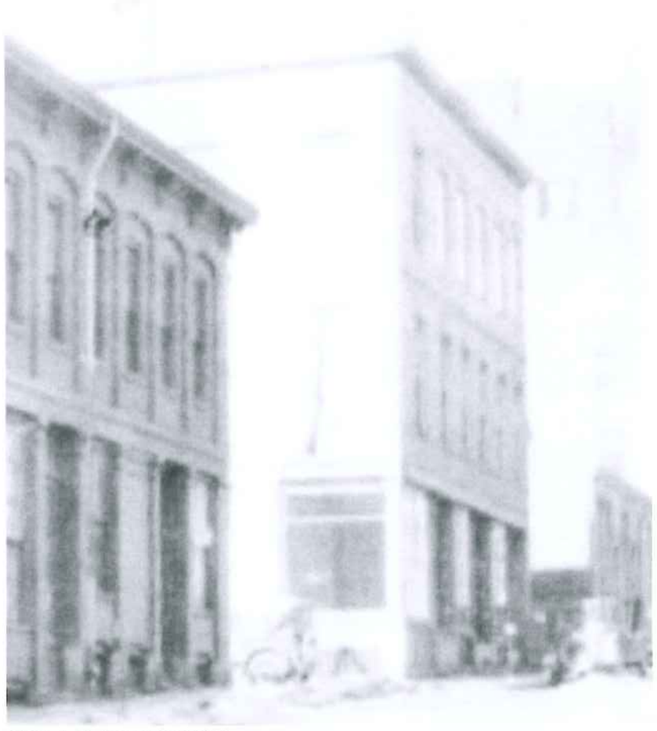
- 1902 -

1990 PHOTO:
MILK ST.



PRE 1900'S PHOTO OF MILK ST.

1990 PHOTO:
CORNER OF MILK ST. & MARKET ST.



1924 TAX PHOTO:
CORNER OF MILK ST. & MARKET ST.

1924 TAX PHOTO:
CORNER OF MILK ST. & MARKET ST.

HP 1

46 MARKET STREET

PORTLAND, MAINE

OCTOBER 16, 2013

MARK MUELLER ARCHITECTS

100 COMMERCIAL ST. - SUITE 205
PORTLAND, MAINE 04101
P: 207.774.9057 - F: 207.773.3851
E: rfi@muellerarchitects.com

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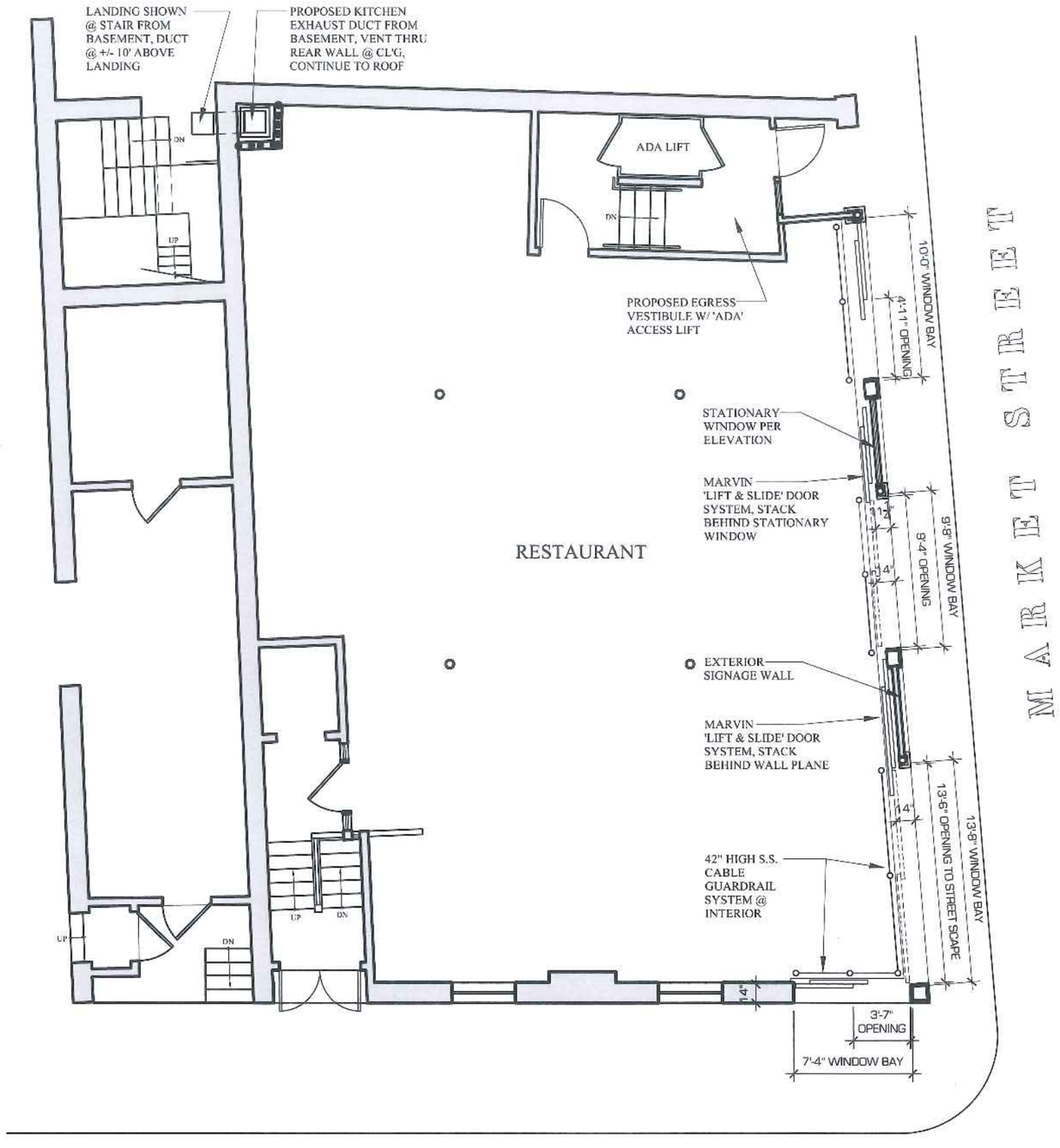
HP 2

46 MARKET STREET

PORTLAND, MAINE

OCTOBER 16, 2013



PROPOSED STREET LEVEL PLAN
SCALE: 1/8" = 1'-0"

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HP 3

46 MARKET STREET

PORTLAND, MAINE

OCTOBER 16, 2013

ELIAS THOMAS HEIRS BLOCK

- 1902 -

PROPOSED RENDERING:
MARKET ST.

PROPOSED RENDERING:
MILK ST.

PROPOSED RENDERING:
CORNER OF MILK ST. & MARKET ST.

MARK
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HP 4

46 MARKET STREET

PORTLAND, MAINE

OCTOBER 16, 2013

OPTIONAL SCHEME:
IN-SWING BI-FOLD PANELS

MARK
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HP 5

46 MARKET STREET

PORTLAND, MAINE

OCTOBER 16, 2013