

1. Legal Ad

Documents: [7-16-14 LEGAL AD.PDF](#)

2. Communication

Documents: [COMMUNICATION ITEM.PDF](#)

3. HP Memo - 251 Commercial St.

Documents: [HP MEMO - 251 AND 261 COMMERCIAL STREET.PDF](#)

4. HP Memo - 3 Spring Street

Documents: [HP MEMO - 3 SPRING STREET.PDF](#)

5. HP Memo - 673 Congress Street

Documents: [HP MEMO - 673 CONGRESS STREET.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments will be taken at all meetings**

On Wednesday, July 16, 2014 at 5:00 p.m., the Portland Historic Preservation Board will meet in Room 209 of City Hall to review the following items:

1. PUBLIC HEARING

- i.** Certificate of Appropriateness for Construction of Elevated Building Connector; 245and 261 COMMERCIAL STREET; Casco View Holdings II, LLC.
- ii.** Certificate of Appropriateness for Site Alterations; 3 SPRING STREET; Styxx, Applicant.
- iii.** Certificate of Appropriateness for Dormer Addition and Exterior Alterations; 673 CONGRESS STREET; Andrew Doukas, Applicant.

**Contact the Department of Planning and Urban Development, Planning Division, 874-8726 for further information. To access agenda materials on-line, please visit the following web address on or after the Friday preceding the meeting date:
<http://www.portlandmaine.gov/historic.htm>**

Deb Andrews - Designation of House Island as a Historic District

From: Jo Israelson <welcomingthestrangerart@gmail.com>
To: <dga@portlandmaine.gov>
Date: 7/9/2014 10:11 PM
Subject: Designation of House Island as a Historic District
Attachments: 02The Past is Prologue OR Why Don't We Know About That.docx

July 9, 2014

TO: Deb Andrews, Historic Preservation Manager

City Of Portland

Historic Preservation Office

FR: Jo Israelson 443.622.0863

RE: Request for House Island Designation as Historic District

This is a request to your office to consider designating House Island as a historic district.

I am a Portland-born and Munjoy-Hill raised artist. I am preparing for a 2015 exhibit at the Maine Jewish Museum. Because my work often focuses on a little known moment in history that reflects larger issues within a current context, the role of the House Island quarantine station in the lives of Portland immigrants peaked my interest.

"In November 1923, 218 immigrants traveling to NY and Boston on the George Washington and the President Polk ships were diverted to Casco Bay, Maine. They were then detained on House Island, known at that time as the "Ellis Island of the North." This quarantine station was in service from 1907 until 1937.

For the past year I have been researching the history of House Island and specifically the Immigration and Quarantine station. I have delved into the files of the Maine State Archives, Maine Historical Society, the Portland Room of the Portland Public Library, the New England Archives in Waltham, and Judaica Collection at the Glickman Library as well as the National Archives in Washington, D.C. There appears to be very little documentation relative to House Island and the Immigration Station.

I found a few details. It was in service from 1904 – 1937. As the implementation date of the 1924 quotas approached, passenger ships not allowed to land in Boston

or NY were re-routed to House Island. Immigrants allowed to remain in the U.S. could then be sent by rail to New York or Boston. Others were returned to their country of origin.

- What I haven't found yet were artifacts from the Doctor's Home, the quarantine station itself, the environs surrounding the buildings.
- What I haven't found yet are detailed photographs of the buildings on the island.
- What I haven't found yet are all the names of people who were held there from 1904 – 1937.
- What I haven't found yet were the names of Portland residents whose family members came into Portland through House Island.
- What I haven't found were the names of those returned to their country of origin.

As kids growing up on Munjoy Hill (The Hill), we were more interested in hanging out on the Prom, playing pick up baseball, and finding beach glass. Studying history was an anathema: too many dates and too much war. I was only interested in the people who made the history – many of whom we never learned about. Those people were this city's immigrants and our ancestors. House Island's story has not been told.

Portland is a city created by immigrants; Irish, Italian, Eastern European, English...I am hoping that your office will honor House Island's history and its role as, not only the Gateway to the City, but also the gateway to those who built it.

Attached is an article entitled: *The Past is Prologue or Why Don't we Know About That* published in the May, Munjoy Hill Observer that chronicles my research.

I hope you will consider my request. Thank you for your assistance.

cc.

Rick Romano

John Turk

Ted Oldham

Scott Benson

Bruce Wood

Penny Pollard

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

**PUBLIC HEARING
251 and 261 COMMERCIAL STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: July 7, 2014

RE: July 16, 2014 PUBLIC HEARING

Application For: Certificate of Appropriateness for Elevated Building Connector

Address: 251 and 261 Commercial Street
(connector will join the two structures at third and fourth floor levels)

Applicant: Casco View Holdings II, LLC

Applicant's Representative: Greg Shinberg, Sinberg Consulting, LLC

Architect: Scott Simons, Scott Simons Architects

Introduction

Following a preliminary workshop on June 4, representatives of Casco View Holdings II LLC are returning to the Board for formal review and approval of their proposal for an elevated "bridge" addition that will connect the third and fourth floor levels of 251 and 261 Commercial Street. As Board members will recall, Greg Shinberg is serving as the applicant's consultant and Scott Simons is project architect. The enclosed plans and elevations reflect modifications made in response to Board feedback at the June 4 workshop.

Note that staff has advertised this review as a public hearing item, based on the assumption that sufficient detail has been provided to make a final decision on the application. If the Board finds that additional information or further revisions are required, the review session can be treated as a second workshop, as originally discussed.

Background

Enclosed for reference purposes is a copy of the June 4 staff report as well as excerpts from the applicant's original design proposal--see Attachment 2. The staff report includes a description

of the two existing structures and explains the circumstances that have prompted the proposed building connector. The staff report also provides general direction as to how a project of this nature might be evaluated within the ordinance review standards.

Summary of June 4 Workshop

The Board's response to the preliminary proposal was generally very positive. Board members expressed the view that the proposed building addition is successful in the following respects: 1) its placement does not preclude any future redevelopment of the surface parking lot owned by MEMIC; 2) its impact on the two buildings it adjoins has been limited to the extent possible; and 3) its design successfully mediates between two buildings of distinctly different architectural character. Board members noted that the bridge design as proposed is a clear product of its own time, architecturally commendable in its own right and generally compatible with the character of existing development along Commercial Street.

While generally supportive, Board members did raise a number of questions or concerns that warranted further consideration or additional design development. Following is a summary of the outstanding issues:

- The points of connection where the bridge meets the two existing buildings require further study. This is particularly important on the MEMIC building, where the connector must intersect a curtainwall system. The architect was asked to provide a detail of each intersection.
- Board members asked a number of questions about the proposed perforated metal screens, especially with respect to their placement in relation to the curtainwall system. Practical considerations, such as how the glass might be cleaned, should be addressed in the design.
- Given the highly glazed treatment of the proposed connector and the need to provide lighting within it, Board members noted that the bridge will be visually prominent during evening hours. The architect was asked to develop a lighting plan for the Board's review.
- It was noted that the suncreens, which also function as a cornice treatment for the bridge, do not return onto the bridge's east elevation as viewed from Commercial Street. A suggestion was made to wrap the suncreens around this corner.

Revised Proposal

Please refer to project architect Scott Simons' written summary of the design revisions made in response to the Historic Preservation Board's comments at the workshop session. Wall sections, additional details and catalogue cuts are also provided with this submission.

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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 16, 2014 public hearing and information included in the accompanying staff report, the Board finds that the proposed building addition connecting 251 and 261 Commercial Street **meets (fails to meet)** the Standards for Review of Alterations to Noncontributing Structures within the historic preservation ordinance. **(Board approval is subject to the following conditions...)**

Attachments

- 1. Revised proposal dated 6/18/14
- 2. 6/4/18 staff report with excerpts of original proposal

Att. 1



To: Deborah Andrews, Historic Preservation Program Manager;
Historic Preservation Board Chair Romano;
Historic Preservation Board Members

From: Greg Shinberg, Owner's Representative
Re: 245-261 Commercial Street Bridge Connector for Casco View Holdings II LLC
Date: June 18, 2014

Dear Ms. Andrews, Chair Romano and Board Members:

Please see the attached materials from Scott Simons Architects. As discussed at the first workshop we have made changes to the addition based on the feedback from the staff and board members.

We look forward to presenting this material at your next workshop.

Do not hesitate to contact me if you have any questions.

Sincerely,

Greg Shinberg
Owner's Representative, Casco View Holdings II, LLC

Proposal for Bridge Connector between
261 Commercial Street and 245 Commercial Street

Responses to Historic Preservation Workshop, held on June 4, 2014

Bridge Connector: Intersection with MEMIC Building @ North End of Bridge

We have revised the design of the north end of the bridge to create an "articulated joint" connection that clarifies the intersection of the bridge and the MEMIC building by holding it off the face of the building and creating a space and recessed connection. We have also better defined the corners so the bridge volume is more legible.

Bridge Connector: Intersection with 245 Commercial Street @ South End of Bridge

We have revised the design of the south end of the bridge by pulling the perforated panels back from the edge where it connects with the brick building, so you can see through the glass and see the brick wall continuing through the bridge.

Perforated Panels:

We have re-thought the wall section and detailing as it relates to the perforated panels. On the east and north walls, there will be a solid wall behind the perforated panels, with a metallic finish similar to the perforated panels. On the west and south walls the glass will extend behind the perforated panels and will be visible through the perforations. Where there is floor or ramp, you will see the curtainwall system sitting in front of them. Where there is glass, especially at the section connecting the bridge to the brick building, you will see the glass and people inside. The perforated panels will be supported approx. 1"-2" in front of the curtainwall frames, as shown on the details included in our package.

Window Washing:

Where there are windows behind the perforated metal panels, these windows will tilt in for cleaning (this will only be necessary at the small section on the south end of the bridge that connects to the brick building).

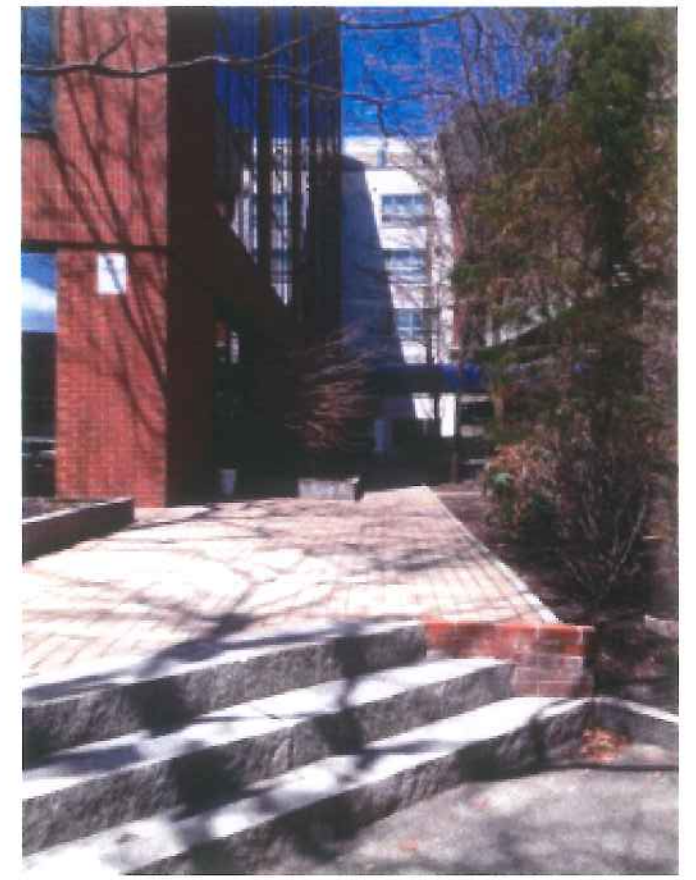
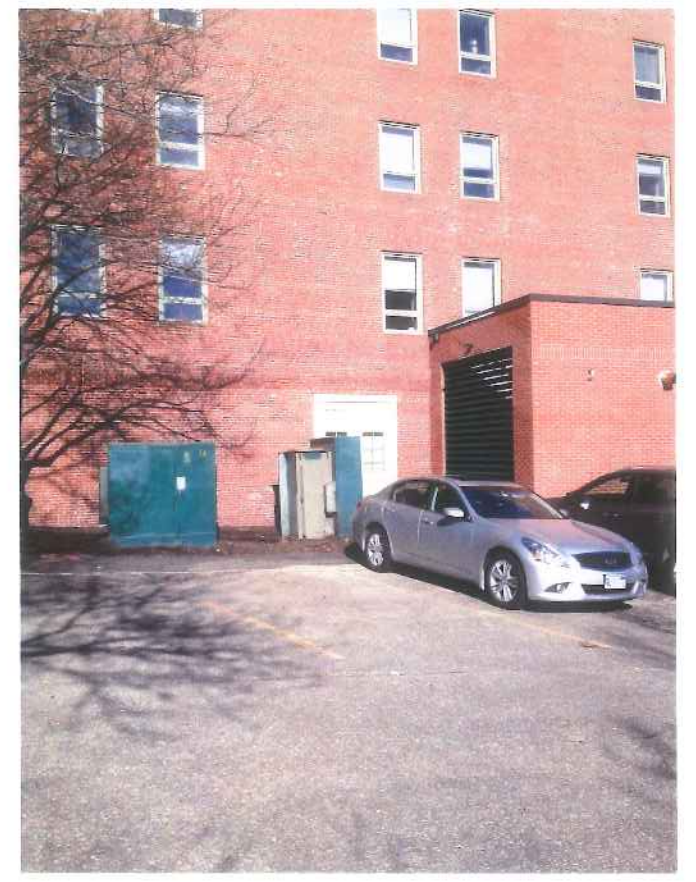
Lighting:

Inside the bridge we are recommending recessed linear fluorescent lights along the west edge of the ceiling, on both floors, and recessed downlights in front of the doors at either end of the bridge. The linear fluorescent fixtures will have a parabolic reflector to direct the light to the solid walls and floors of the bridge (see building section). We will also have exit signs, with green letters, and emergency lighting at either end of the bridge.

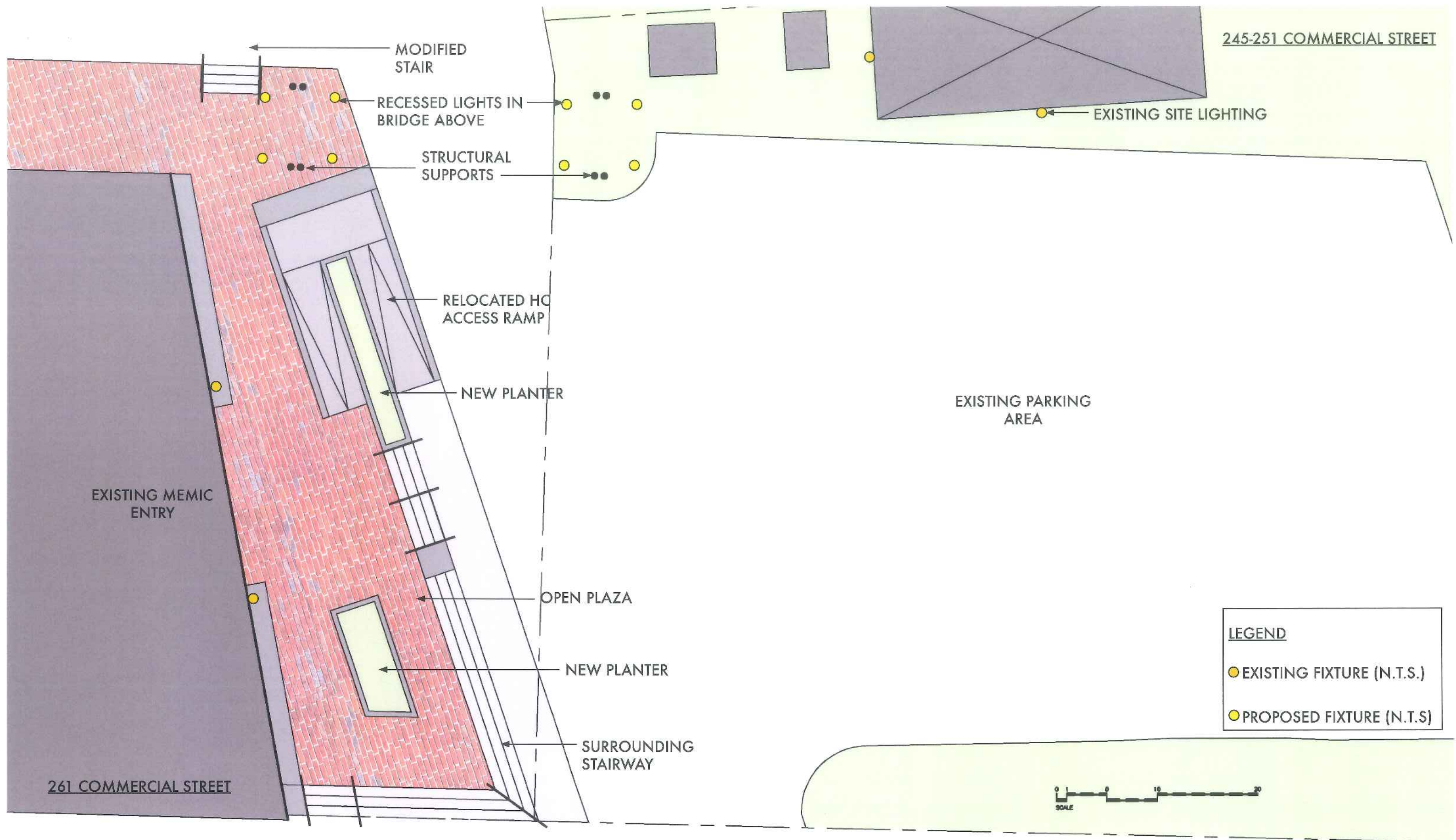
Outside the bridge we are recommending small cut-off downlights that will have narrow beams of light that will shine down at the bases of the bridge structure. These will provide security lighting for this area of the property and some minor lighting of the structure. Catalogue cuts are included in our package for your review.

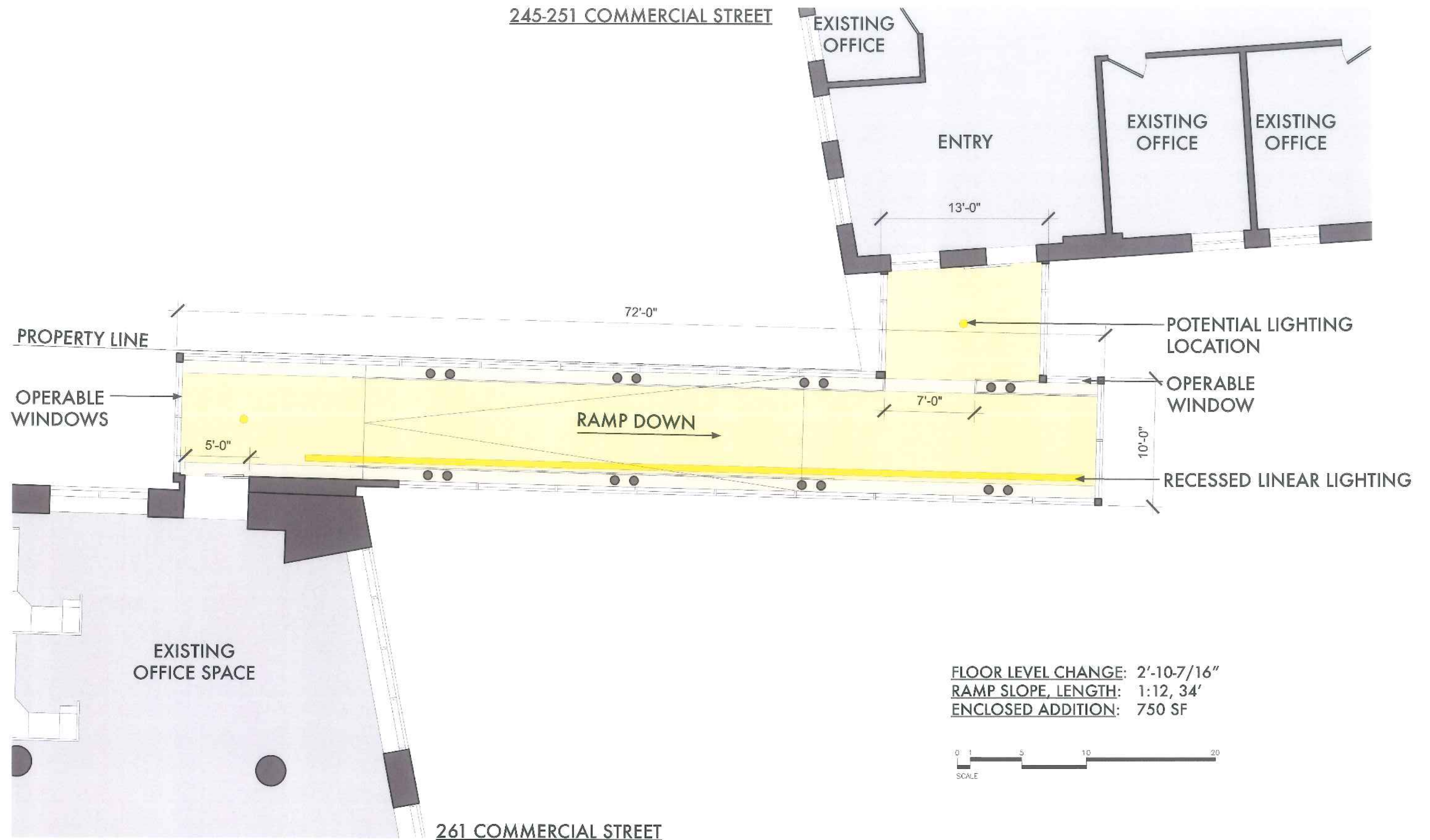


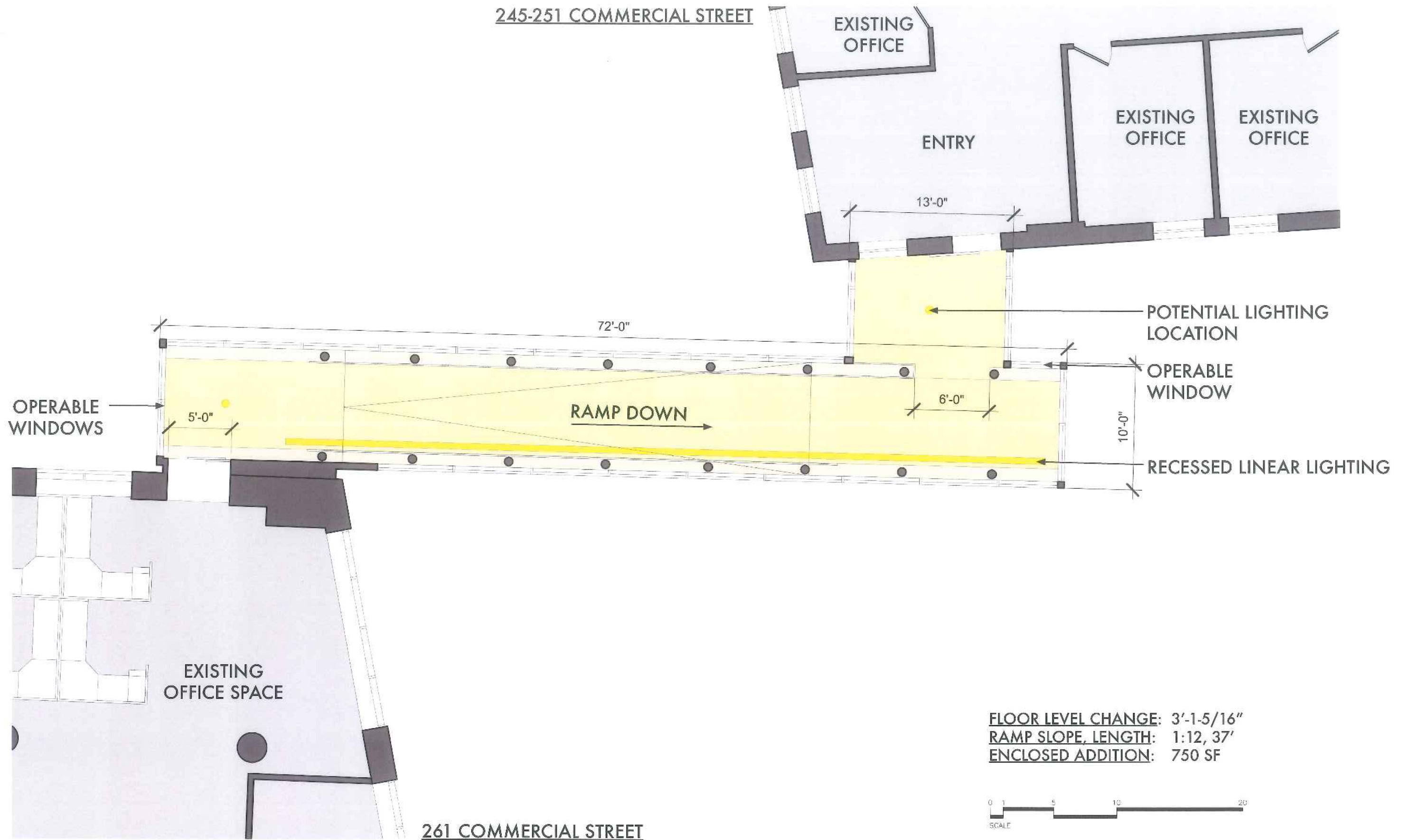


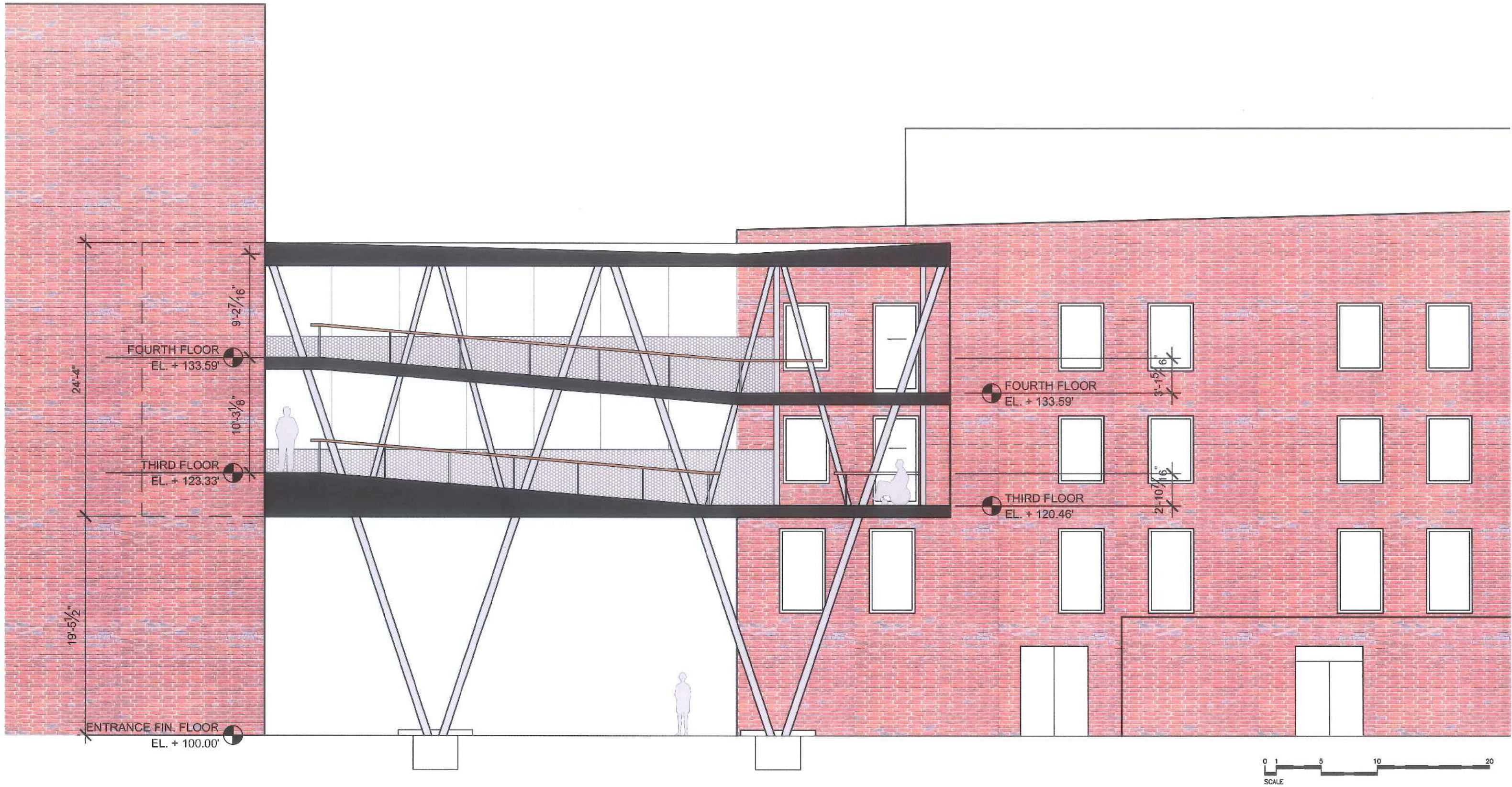


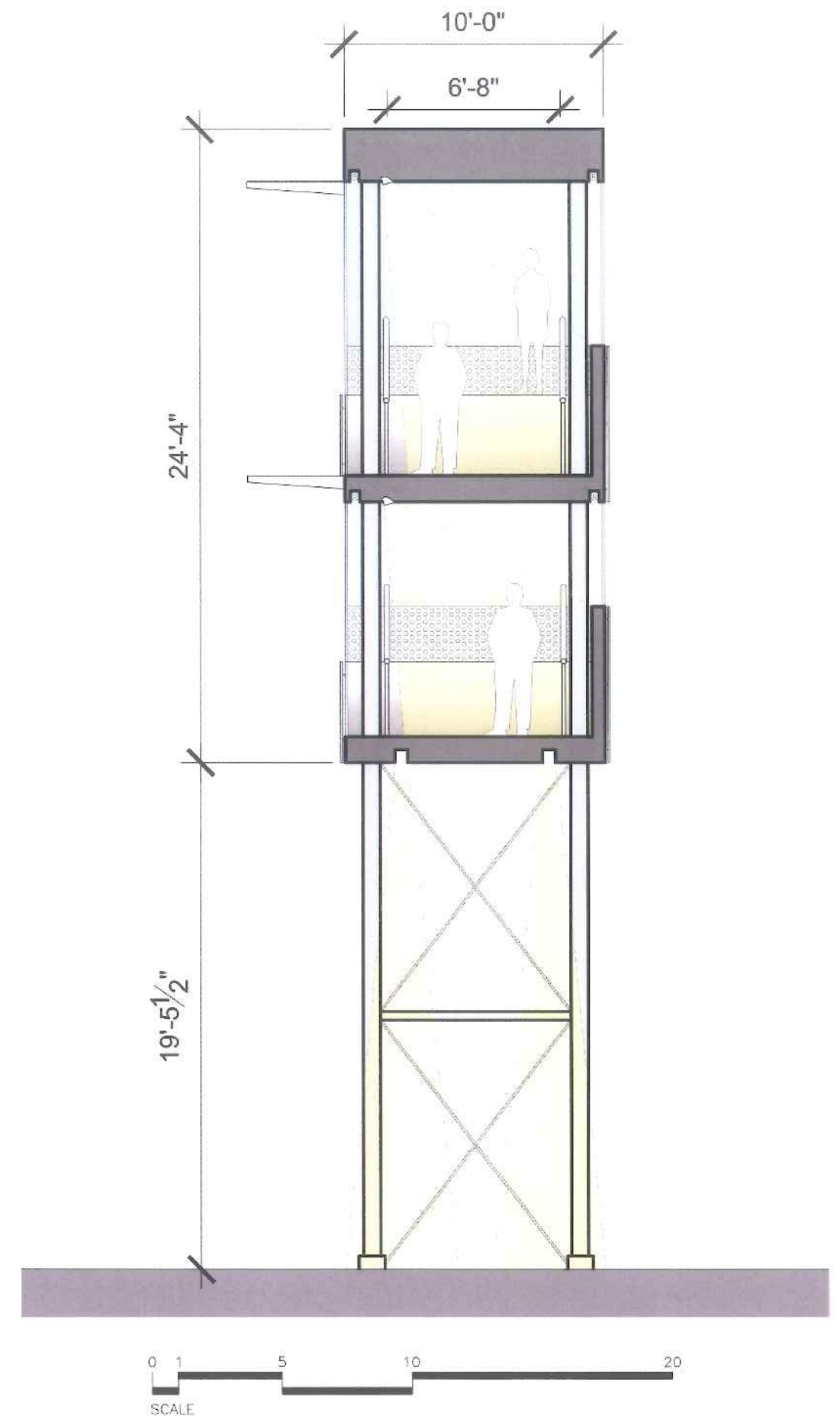
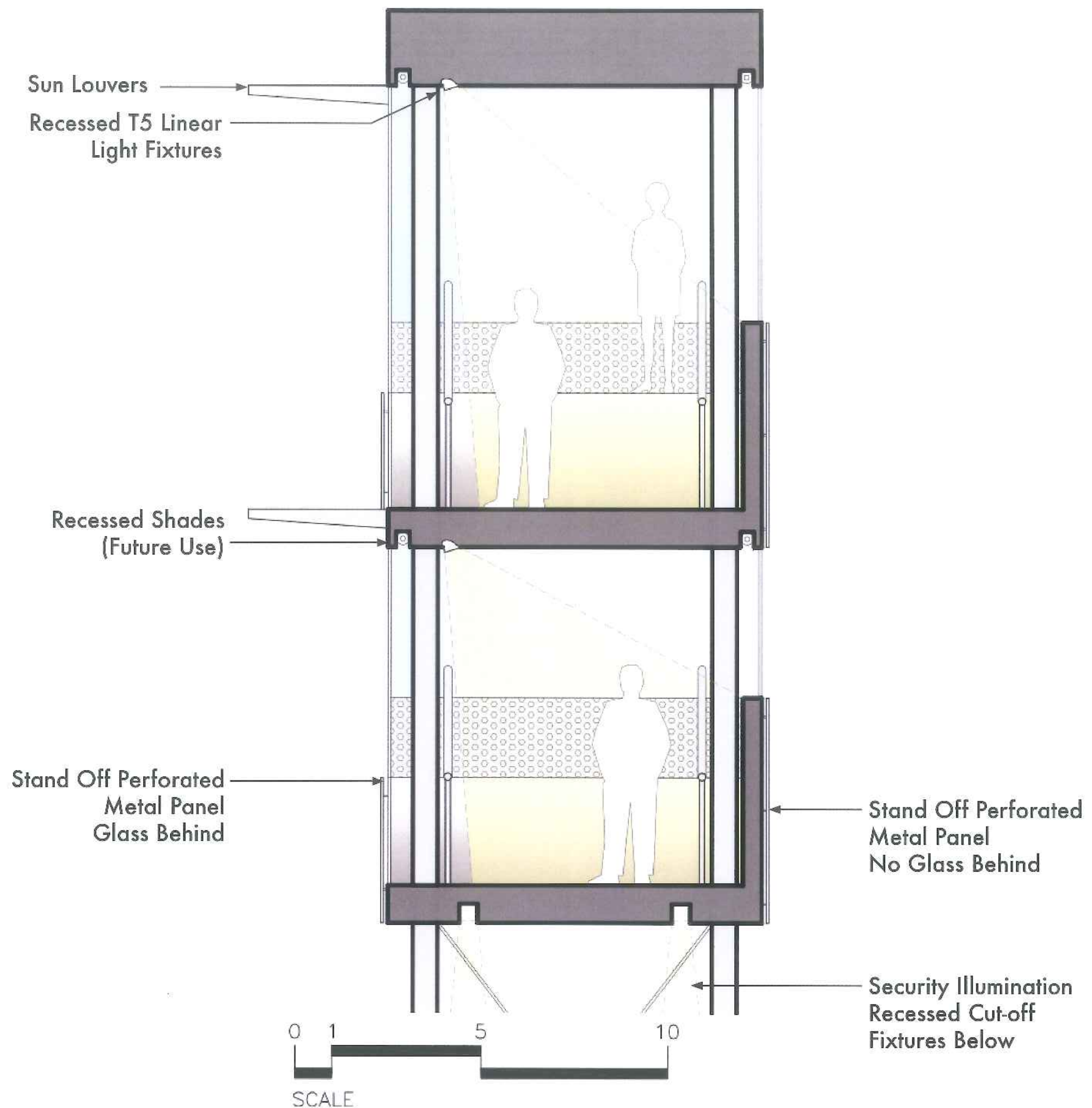












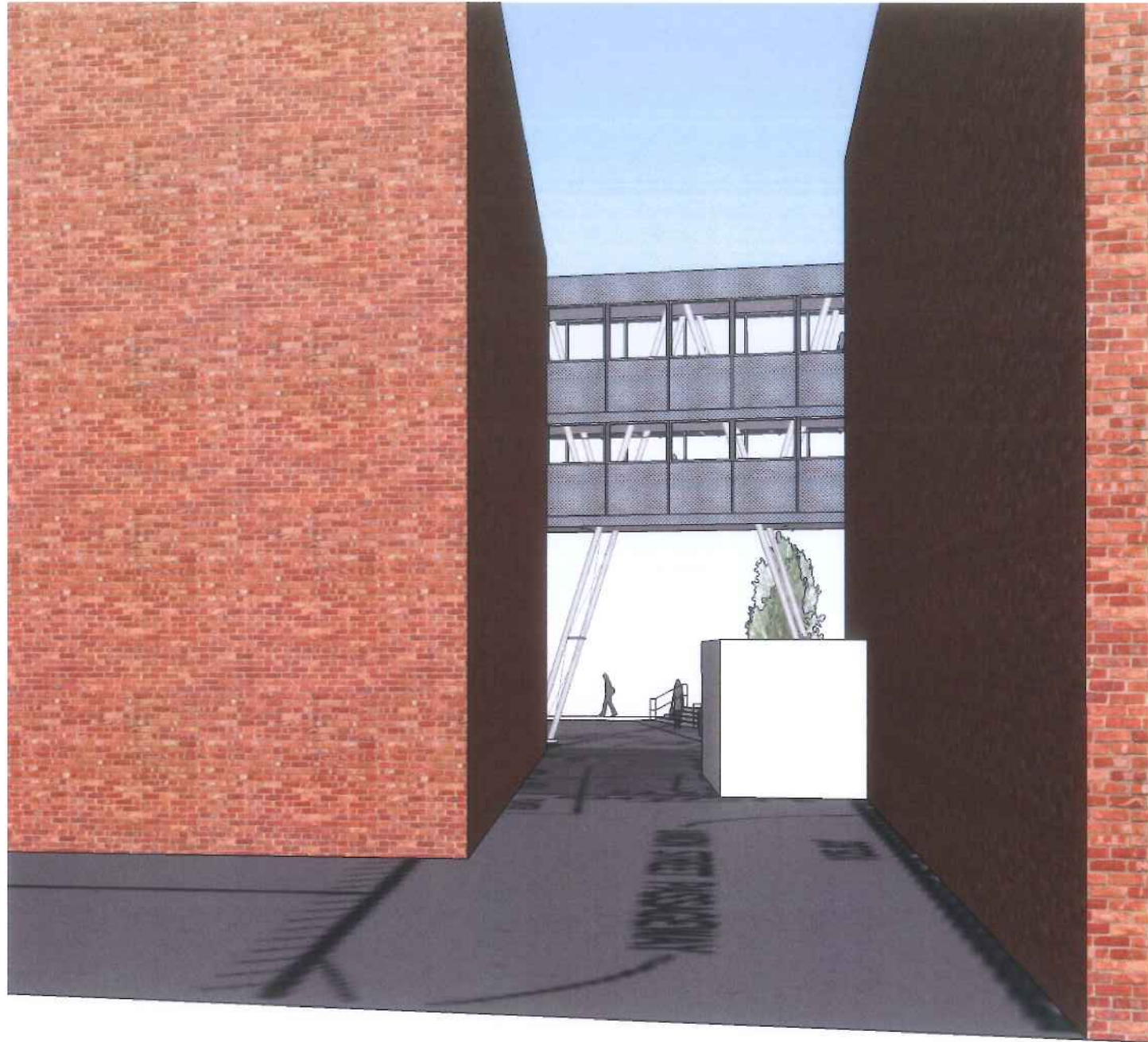
Wall Section



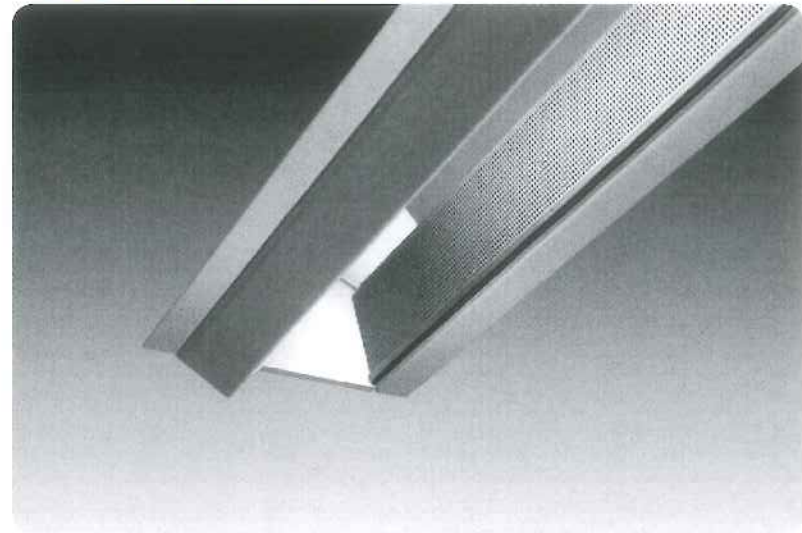








avenue® a



features

Narrow aperture high performance T5/T5H0 asymmetric wall wash.

Precision micro-optic delivers shadow free illumination from the ceiling to the floor.

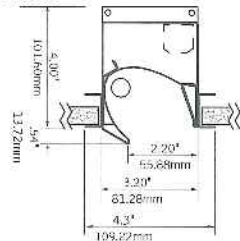
Features 2" narrow aperture for clean unobtrusive aesthetic.

Drywall installation is available, which allows for both individual or row mount capability.

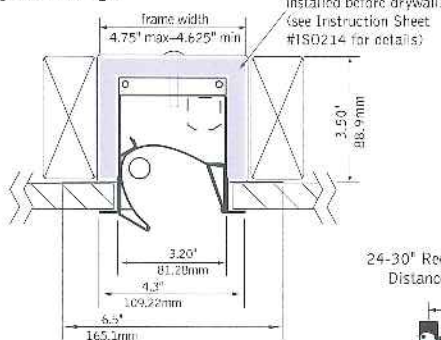
Great solution for conference rooms, highlighting artwork, corridors, white board or any application that requires high levels of vertical illumination.

dimensional data

Grid Mount



Drywall Flange



lens

24-30" Recommended Distance from Wall



performance

1-Lamp T5H0
57% Efficiency
1933 cd @ 25°



Visit focalpointlighting.com for complete photometric data.

detail



drywall row mount

shielding options



open optic



clear lens

companion luminaire



mr16



linear



recessed wall mount



4" Square LED Open Downlight LF4SQLEDG4

120V-277V
High Efficacy
0-10V Dimming

APPLICATIONS:

LiteFrame LF4SQLED is a 4" specification grade LED open downlight that utilizes remote phosphor technology to obtain color consistency, energy savings, and low maintenance costs. 50,000 hours minimum life up to 35°C (95°F) in open plenum applications.

HOUSING:

One-piece 22 gauge non-corrosive steel platform. Pre-wired j-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly without tools above or below the ceiling and can be upgraded to accommodate technology improvements. Approve for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

REFLECTOR:

Self-trim standard. Painted white self-trim (WT) available as option. Reflector is made from anodized Alonod Miro 4 aluminum.

LED LIGHT ENGINE:

The LF4SQLED uses the Philips Fortimo DLM Gen 4 LED Module with remote phosphor technology. This technology provides controlled color consistency (3 SCDM) from fixture to fixture. The system is designed for optional life and lumen maintenance (>50,000 hours at 70% lumen maintenance). Both reflector and light engine assembly are mechanically retained to housing. The light engine comes standard with 80 CRI in all Kelvin temperatures.

LED DRIVER:

The LF4SQLED utilizes the Philips Fortimo LED Driver specifically designed to optimize efficiency of the Fortimo DLM Module. Driver is designed to match the 50,000 hour minimum life expectancy of the system. Meets UL Class 2, inherent short circuit protection, self limited, overload protected. If critical temperatures are reached on driver or LED module, integrated thermal feedback loop will gradually reduce current to protect system life. Driver is universal 120V-277V. Optional Lutron Series A driver is also available.

DIMMING:

Comes standard with 0-10V dimming capability. Flicker-free dimming to 10%. 0-10V control may consume up to 1mA. Lutron 2 wire, 3 wire, and EcoSystem dimming available to 1%.

INSTALLATION:

Adjustable Bar hangers included. Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Housing provides up to 6° rotational adjustment of the square trim.

CERTIFICATIONS:

CSA certified to US and Canadian safety standards. Suitable for wet locations. Approved for through wiring. Non-IC rated. EMR is damp rated and for US use only. ENERGY STAR qualified with open clear Alzak reflector.

WARRANTY:

5 year warranty. See www.prescolite.com for details.

DATE: TYPE:

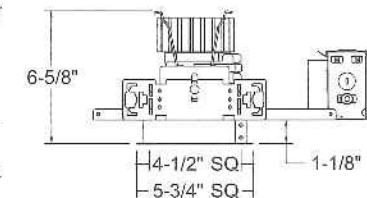
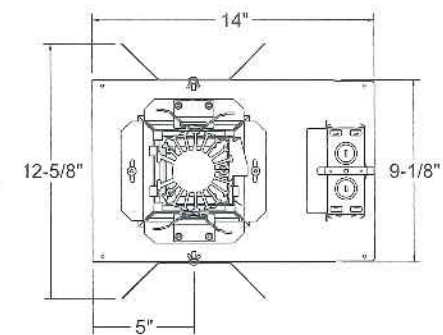
FIRM NAME:

PROJECT:

LiteFrame®



Ceiling Cutout: 5-1/4"x 5-1/4"
Maximum Ceiling Thickness 1 1/4"
For conversion to millimeters,
multiply inches by 25.4
Not to Scale



EMR line art on page 3

EXAMPLE: LF4SQLEDG4-4SQLED5G430K
EXAMPLE: LF4SQLED7G4120HDM-4SQLED7G435KWHWT

CATALOG NUMBER:

Order housing, reflector, and accessories separately

HOUSING/LED GENERATION	VOLTAGE	OPTIONS	TRIM	LED COLOR TEMP	REF. FINISH	LOWER REF. COLOR	REF. OPTIONS	ACCESSORIES
LF4SQLEDG4 4" High Efficacy LED Housing	Blank 120V-277V 347 ² 347	Blank Standard 0-10V dimming EMR ² Emergency Battery Pack with remote test switch and indicator light WiH WiHUBB® enabled	45QLED5G4 1100 lumen Module 45QLED6G4 1500 lumen Module 45QLED7G4 2000 lumen Module	30K 35K 40K	Blank Semi-Diffuse	Blank Clear CG Champagne Gold BL Black WE Wheat LW Light Wheat PW Pewter WH ¹ White Paint	WT White Trim	B24 Set of two 24" bar hangers for 1-bar ceilings B6 Set of two (2) bar hangers for ceiling joist up to 24" centers LiteGear See page 3 for availability (not compatible with EMR)
Use with HDM/2DM dimming option: Match Housing to Trim Output								
LF4SQLED5G4 LF4SQLED6G4 LF4SQLED7G4	120 277	HDM ³ Lutron 3-wire/Eco System to 1% 2DM ³ Lutron 2-wire A Leading Edge to 1% (120V only) EMR ² Emergency Battery Pack with remote test switch and indicator light WiH WiHUBB® enabled						



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Date



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EDGE-LIT UNIVERSAL EXITS

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EMERGENCY

LED LAMPS

EXIT LIGHTING

ENERGY DATA

Charge Mode:
120V = 3.6W Max.
277V = 4.5W Max.

Input Current:
120V = 0.03A Max.
277V = 0.02A Max.

GLASSvent™ Windows

Visually Frameless –
Fewer Exterior Sightlines and
More Design Potential



Los Gatos Library, Los Gatos, California, USA
Architect: Noll & Tam Architects, Berkeley, California, USA
Glazing Contractor: The Glass Man, Alameda, California, USA
Photography: © David Wakely Photography, San Francisco, California, USA

Do more with less. Fewer exterior sightlines – a design plus with Kawneer's GLASSvent™ Visually Frameless Windows. GLASSvent™ Windows can be used with the following storefront and curtain wall systems for single-source solutions.

GLASSvent™ Window for Storefront

- TriFab™ 400 Framing System
- TriFab™ VG 450, 451 and 451T (Thermal) Framing Systems
- EnCORE™ Framing System

GLASSvent™ Window for Curtain Wall

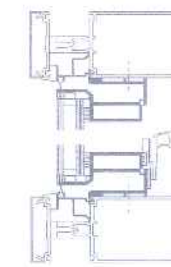
- 1600 Wall Systems
- 2250 L-R (Low Rise) Wall System
- 2250 IG (Inside Glazed) Ribbon Window/Curtain Wall System



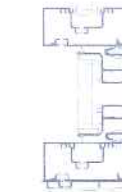
Storefront and curtain wall GLASSvent™ Windows are available as a project-out or outswing casement window, without the sightline buildup you get when typical operating windows are added to a framing system.

GLASSvent™ Windows have everything you'd expect in a Kawneer window:

- Stainless steel, four-bar hinges provide positive control for trouble-free operation
- Positive cast white bronze locking hardware delivers strength and security
- Pivot shoe roto operator on project-out window
- Multi-point locks on casement window
- GLASSvent™ Window for Curtain Wall tested to AAMA 501 and for blast resistance
- GLASSvent™ Window for Storefront tested to NAFS, ANSI/AAMA/NWDA 101/I.5.2-97



GLASSvent™
Window for
Curtain Wall



GLASSvent™
Window for
Storefront

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Massanutten WaterPark, Massanutten, Virginia, USA
Architect: Dembling + Dembling Architects, P.C., Albany, New York, USA
Glazing Contractor: Architectural Glass & Mirror, Clifton Park, New York, USA



Atlanta Botanical Gardens – Allen and Gail Hardin Visitors Center, Atlanta, Georgia, USA
Architect: Jova/Daniels/Busby, Atlanta, Georgia, USA
Glazing Contractor: Snellville Glass Company Inc., Snellville, Georgia, USA



GLASSvent™ Window for Storefront in closed (left) and open (right) positions.

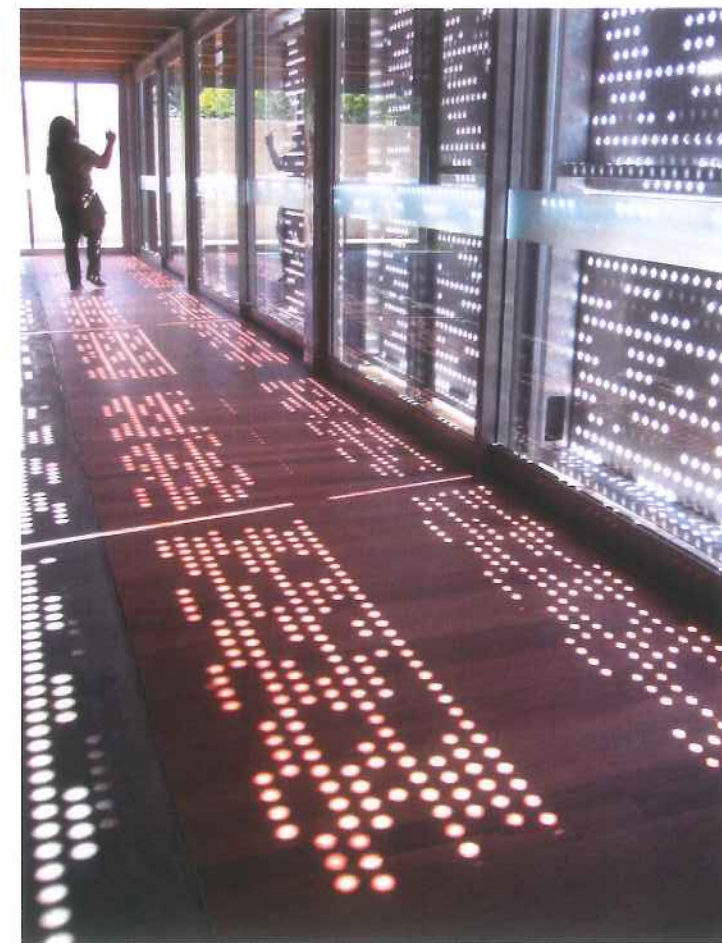
Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

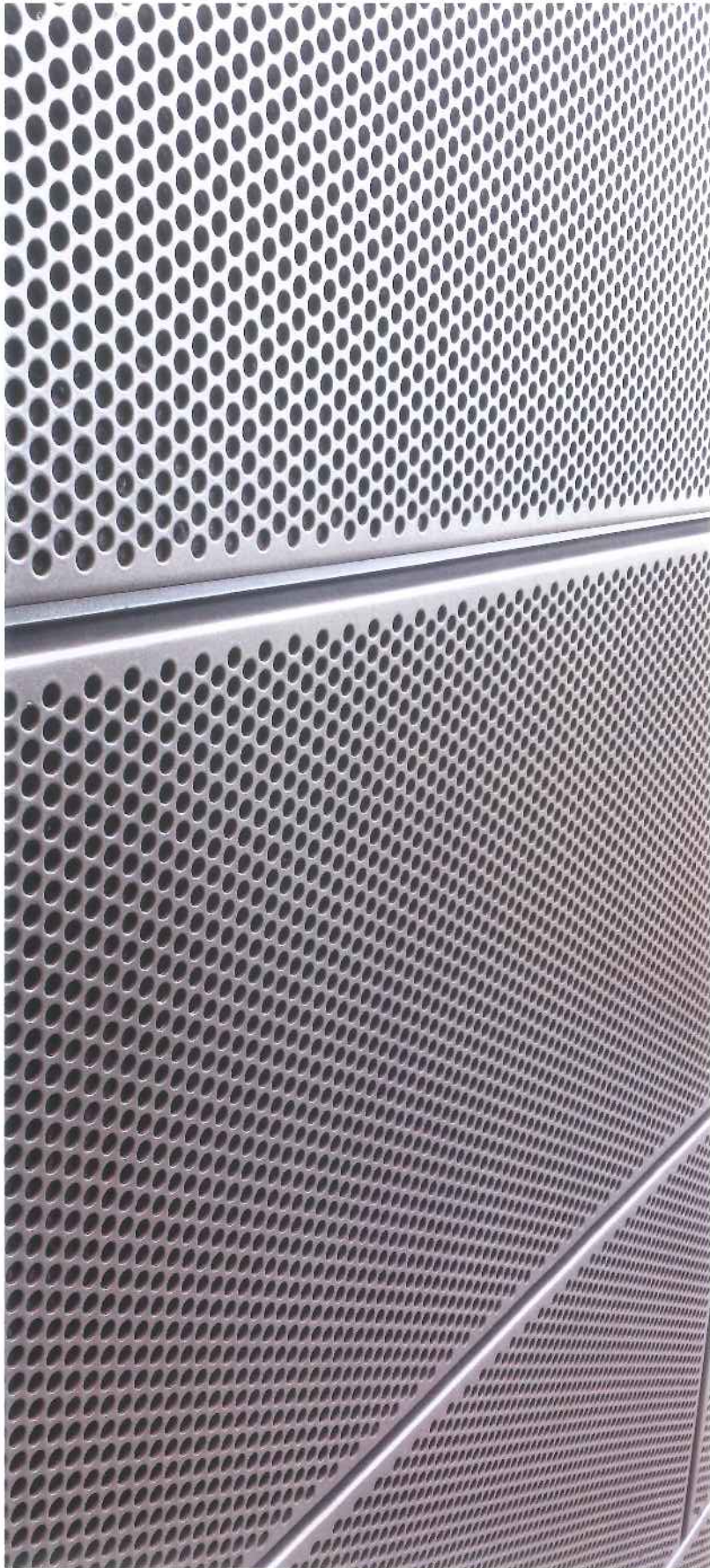
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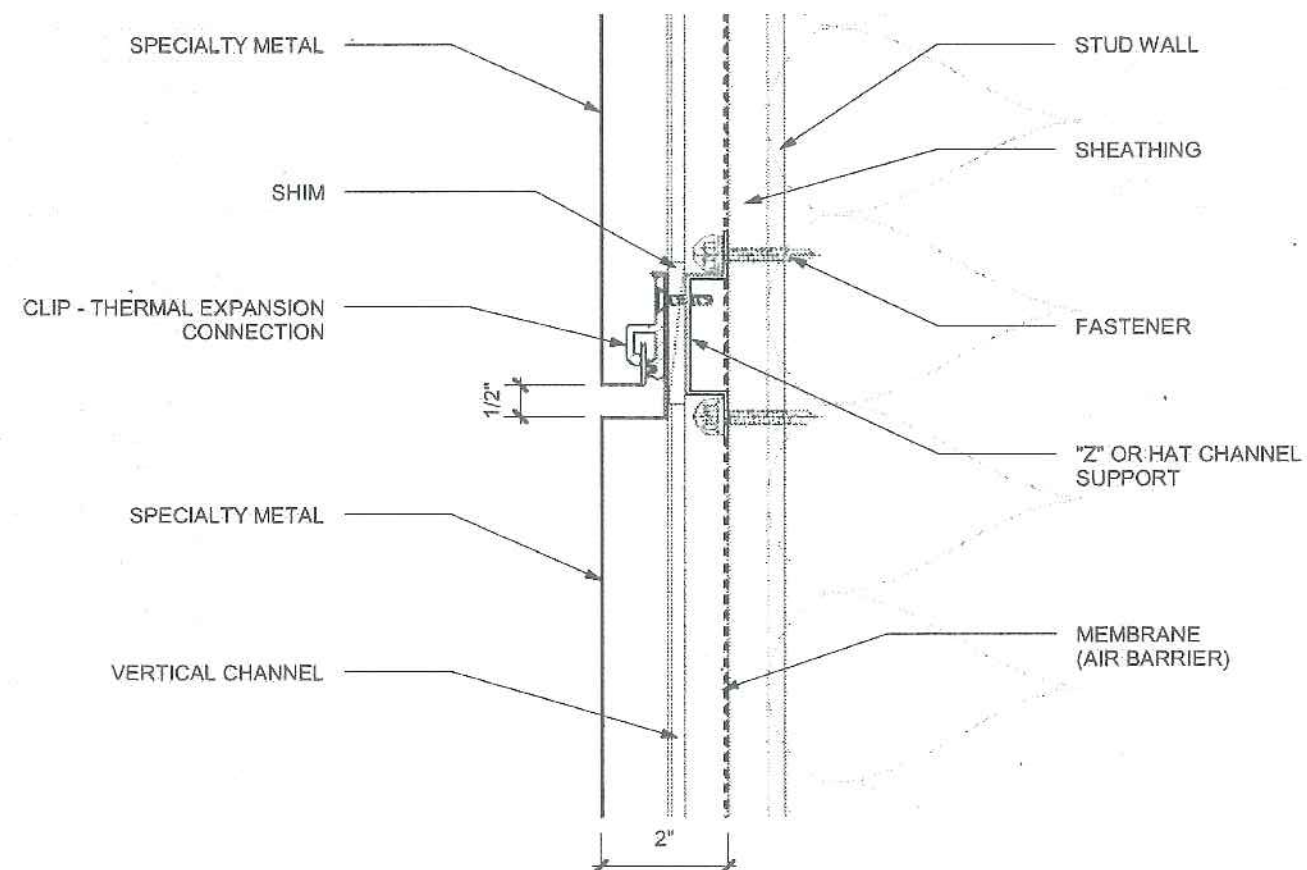






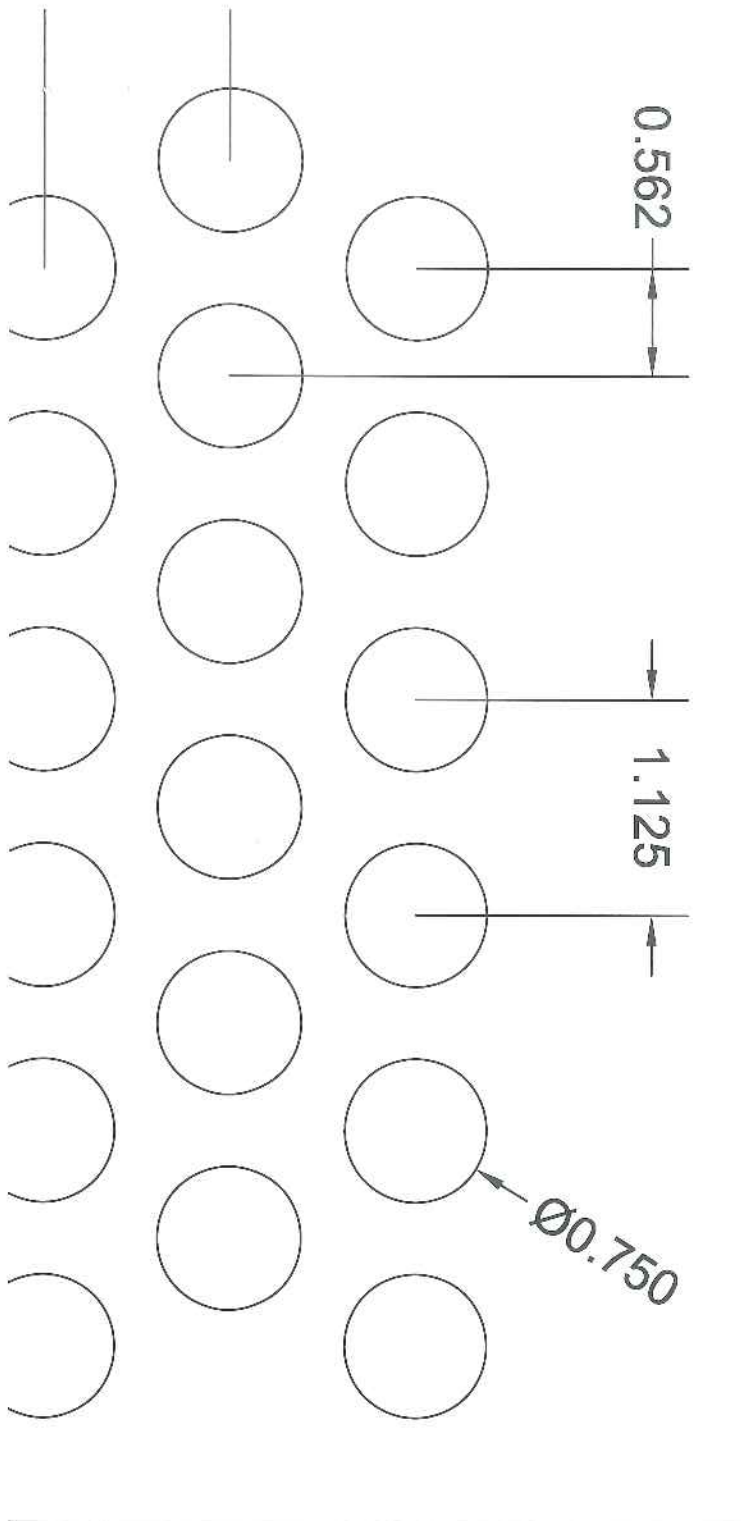


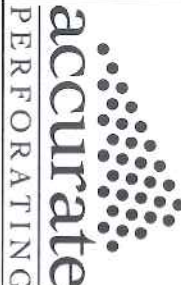
PERFORATED METAL: QC CLADDING HUNTER DOUGLAS
EMS BUILDING, BATON ROUGE, LA (DETAIL BY MANUFACTURER)

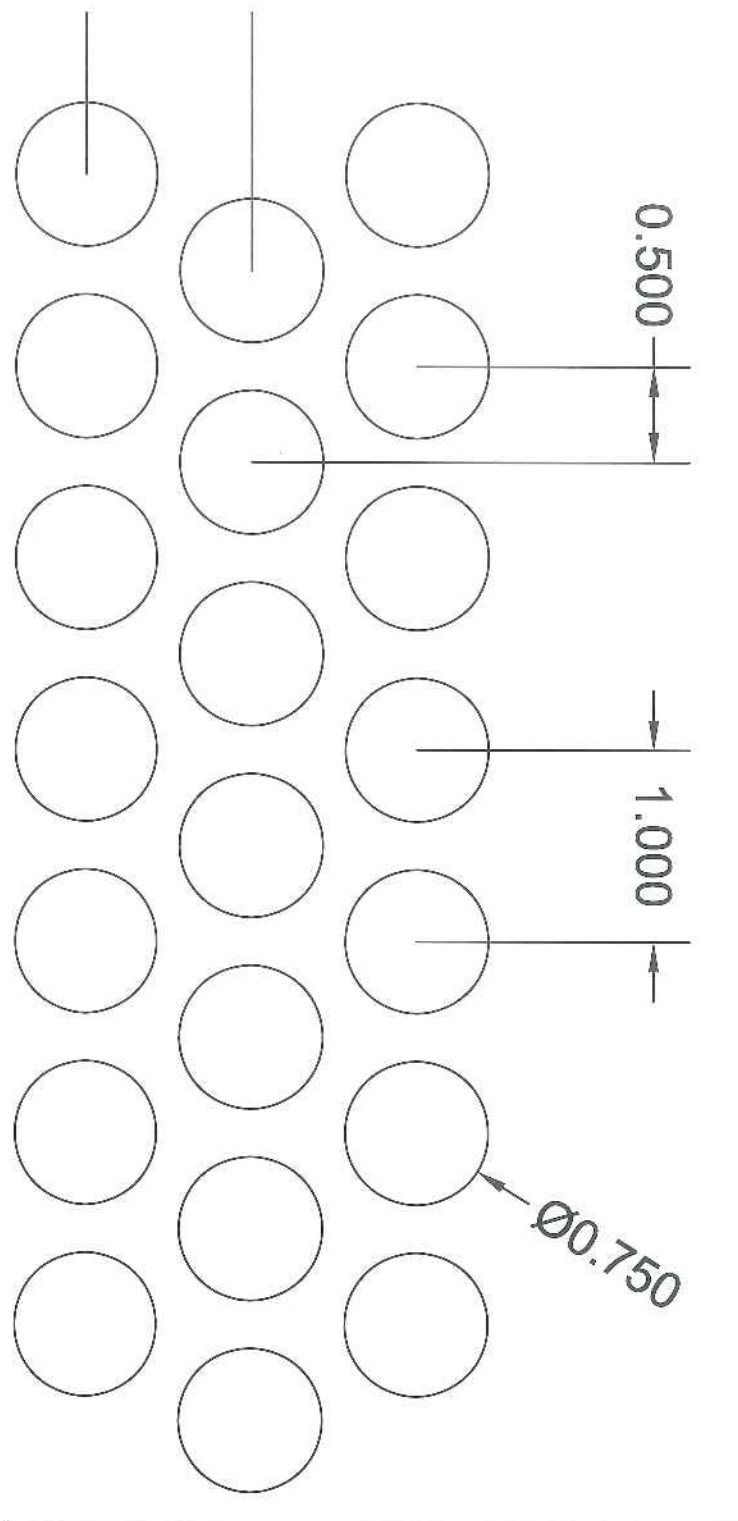




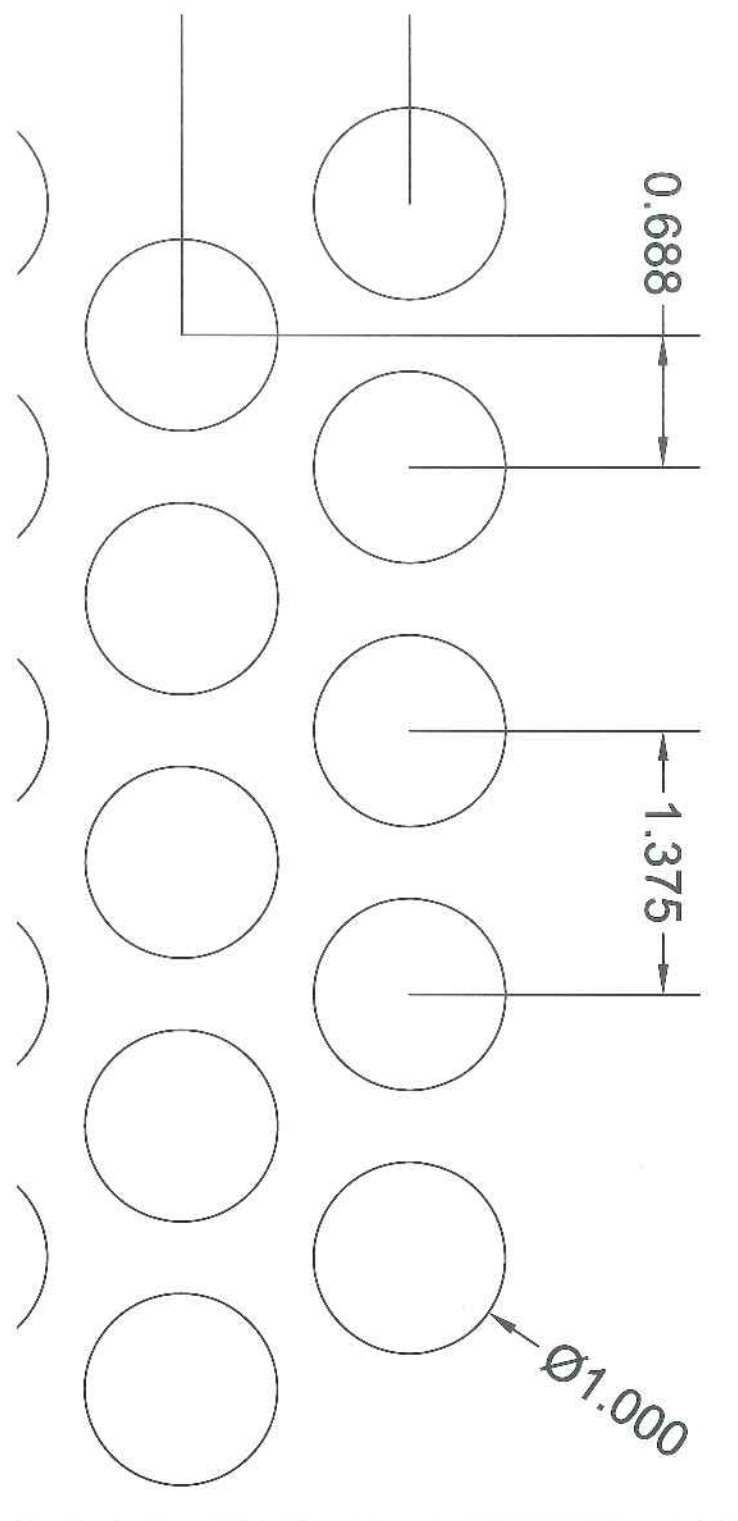
PERFORATED METAL: ACCURATE PERFORATING
LAW OFFICE, CHICAGO, IL

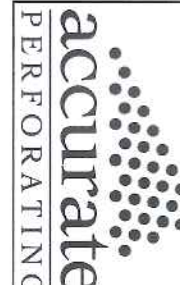


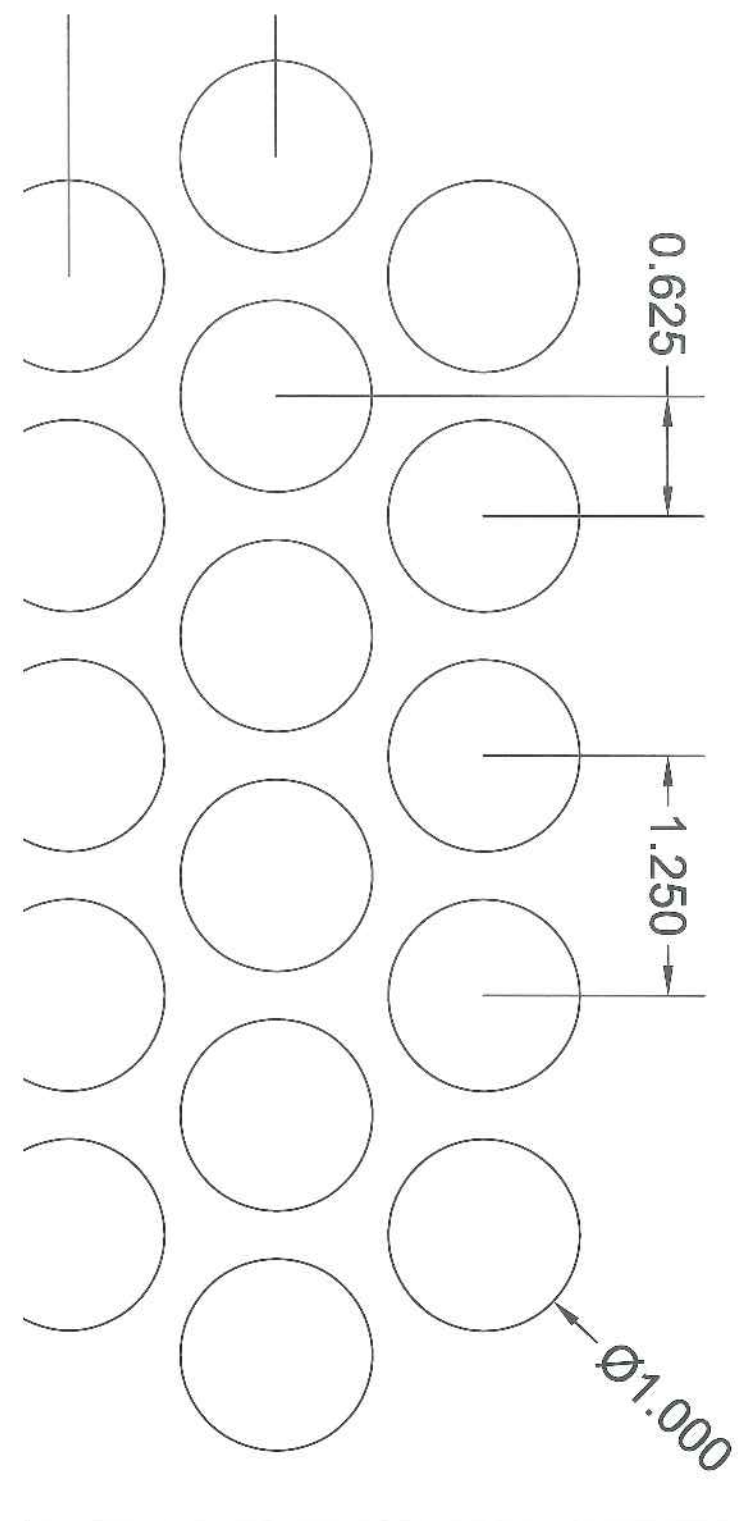
	3636 S. KEDZIE AVE. CHICAGO, IL 60632 ph) 800.621.0273 fax) 773.254.9453 www.accurateperforating.com	
	Round Staggered	
	0.750" x 1.125"	40 %

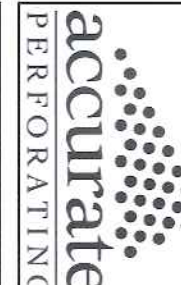


	3636 S. KEDZIE AVE. CHICAGO, IL 60632 ph) 800.621.0273 fax) 773.254.9453 www.accurateperforating.com	
	Round Staggered	
	0.750" x 1.000"	51 %



	3636 S. KEDZIE AVE. CHICAGO, IL 60632 ph) 800.621.0273 fax) 773.254.9453 www.accurateperforating.com	
	Round Staggered	
	1.000" x 1.375"	48 %



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	Round Staggered	
	1.000" x 1.250"	58 %

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
251 and 261 COMMERCIAL STREET

TO: Chair Romano and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: May 14, 2014
RE: June 4, 2014 Preliminary Workshop on Proposed Elevated Connector

Address: 251 and 261 Commercial Street
Applicant: Casco View Holdings II, LLC
Architect: Scott Simons, Scott Simons Architects

Introduction

Scott Simons, representing Casco View Holdings II LLC, is requesting a preliminary workshop to present plans for a building addition that will connect 251 and 261 Commercial Street. Both buildings are occupied by MEMIC. The building at 251 Commercial immediately abuts the sidewalk and is located within the Portland Waterfront Historic District. The building identified as 261 Commercial is just outside the historic district boundary and set back a considerable distance from Commercial Street behind a surface parking lot also owned by MEMIC. (It is likely that the building at 261 Commercial had a Cross Street address when it was constructed.) The project is being prompted by MEMIC's need for connectivity between the offices on the third and fourth floor levels of each building. Accordingly, the proposed addition is an elevated two-story "bridge" that links the two structures at these floor levels.

Mr. Simons has provided numerous photographs of the development site and the two affected buildings. He has also provided a boundary survey; sketches of several preliminary connector schemes; plans and elevations for the proposed connector design; and photographs of the proposed screening material shown on portions of the "bridge".

As a preliminary workshop, the Board is being asked to respond to the general proposal in terms of its conformance with the ordinance review standards. Any specific recommendations and/or concerns are also welcome at this stage of design development.

Existing Structures

The two existing MEMIC-owned buildings that are proposed to be linked are not only physically separated from each other, they are also architecturally unrelated. The commercial block at 251 Commercial Street is characteristic of the large mid-nineteenth century commercial and warehouse structures that line the north side of Commercial. 261 Commercial was built around 1900; its architectural vocabulary was also typical of its construction period and resembled the design of the B & M Bean factory.) The exterior was remodeled or "modernized" in the early 1980s. Today, the building features curtainwall glazing that extends from the foundation to the top of the building, creating a series of strong vertical glazed bays separated by brick piers.

Proposed Addition

Mr. Simons has provided a series of sketches that show some of the configurations that were considered for the connector. The configuration that would have had the least impact on the two existing structures—the one that Mr. Simons first proposed-- would have extended from the east elevation of 261 Commercial directly to the rear elevation of 251 Commercial. This scheme turned out to be impossible, however, because it would have extended beyond the applicant's property line and would have required an easement (which was not approved by the note holder.)

Following consideration of several schemes, the project architect is proposing to run the connector off the east elevation of 261, near the southeast corner of the building, and connect to 251 on its west elevation, near the rear corner. In this scheme, there is no impact on the principal elevations of 261 and the impact on 251 Commercial is confined to a rear corner of the building.

In this scheme, the connector is more or less orthogonal to the two buildings (although the buildings themselves are not exactly aligned). The addition is two stories tall and is elevated three stories from grade. It is supported by a series of diagonal steel trusses which are also exposed to view in the two-story connector itself. The bridge is highly transparent with perforated metal screening providing visual interest.

Staff Comments

In preliminary discussions with the applicant and project architect, staff identified three primary concerns that needed to be kept in mind in considering a building connector in this location. First, the addition should not preclude or unduly limit the potential redevelopment of the surface parking lot owned by MEMIC. Ideally, this lot would be developed in the future with a building that would fill the gap in an otherwise continuous street wall. Second, every effort should be made to limit the impact on the existing structures. Third, the design of the connector needs to successfully mediate between two distinctly disparate buildings and not overwhelm either structure.

All things being equal, it would have been preferable to connect the two buildings from the rear of each building, avoiding any point of connection on an exposed elevation. However, this option proved not to be possible. In staff's view, Mr. Simons has proposed a building

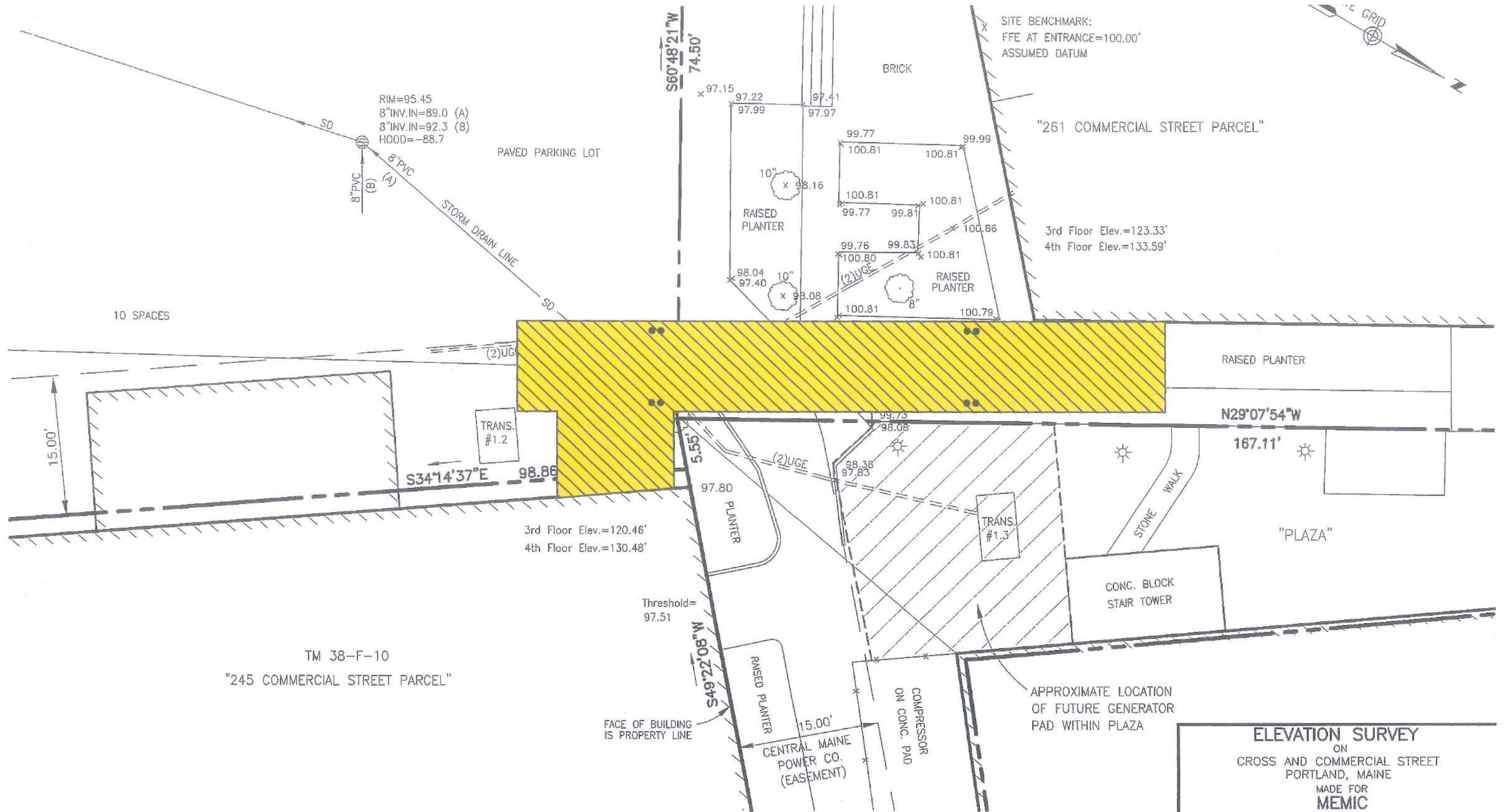
connector that is both distinctly contemporary and drawn from an industrial design vocabulary that is appropriate to this historic commercial/industrial context. While the addition is not altogether recessive, it does not overwhelm or compete with either of the adjoining structures and is architecturally interesting in and of itself. Also, it does not appear that the addition would preclude the future redevelopment of the open parking lot, which would be the ideal scenario for this parcel.

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

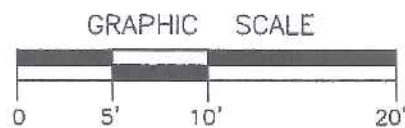
1. Application and project narrative
2. Bound submission, including aerial views, photographs of existing conditions, concept schemes, plans, elevations, etc.



TM 38-F-10
"245 COMMERCIAL STREET PARCEL"

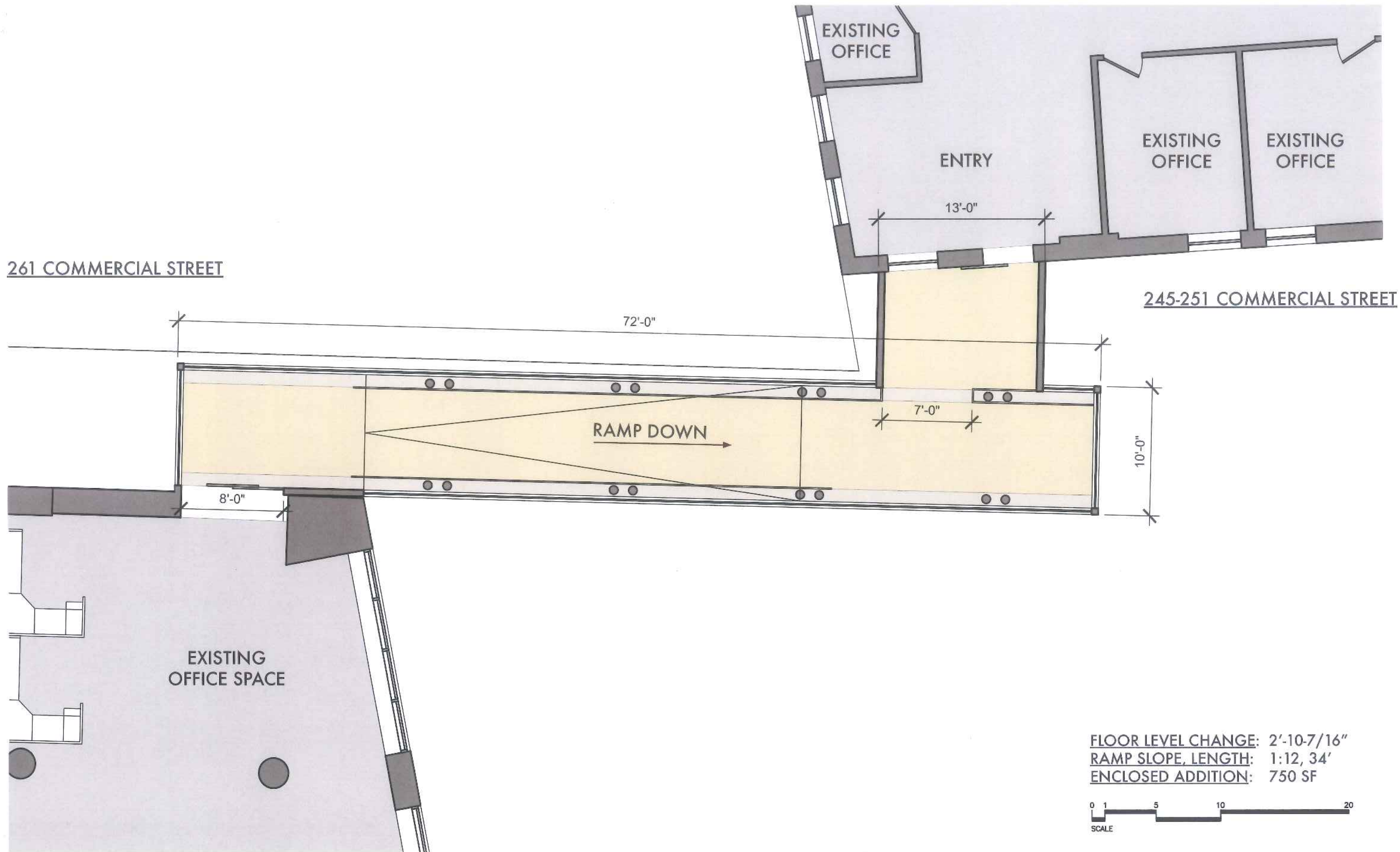
PLAN REFERENCE:

EASEMENT PLAN ON COMMERCIAL, CROSS, FORE AND UNION STREETS,
PORTLAND, MAINE MADE FOR RECORD OWNERS DICTAR ASSOCIATES II &
CASCO VIEW HOLDINGS II, LLC DATED DEC. 7, 2010 BY OWEN HASKELL, INC.



ELEVATION SURVEY			
ON			
CROSS AND COMMERCIAL STREET			
PORTLAND, MAINE			
MADE FOR			
MEMIC			
261 COMMERCIAL STREET, PORTLAND, MAINE			
OWEN HASKELL, INC.			
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424			
Drawn By	SDG	Date	03-26-14
Check By	EB	Scale	1" = 10'
		Job No.	14-036P
		Drwg. No.	1

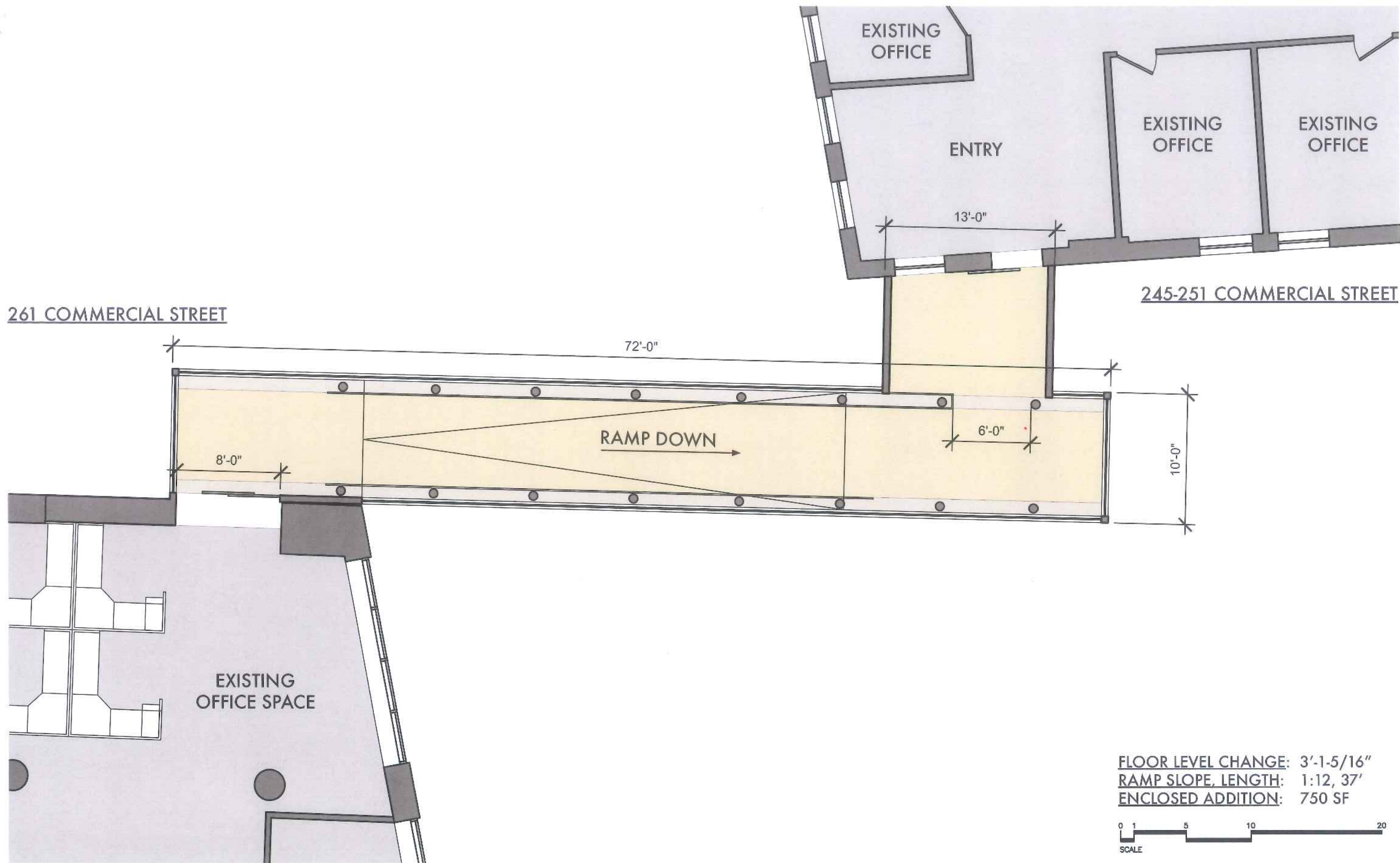
261 COMMERCIAL STREET

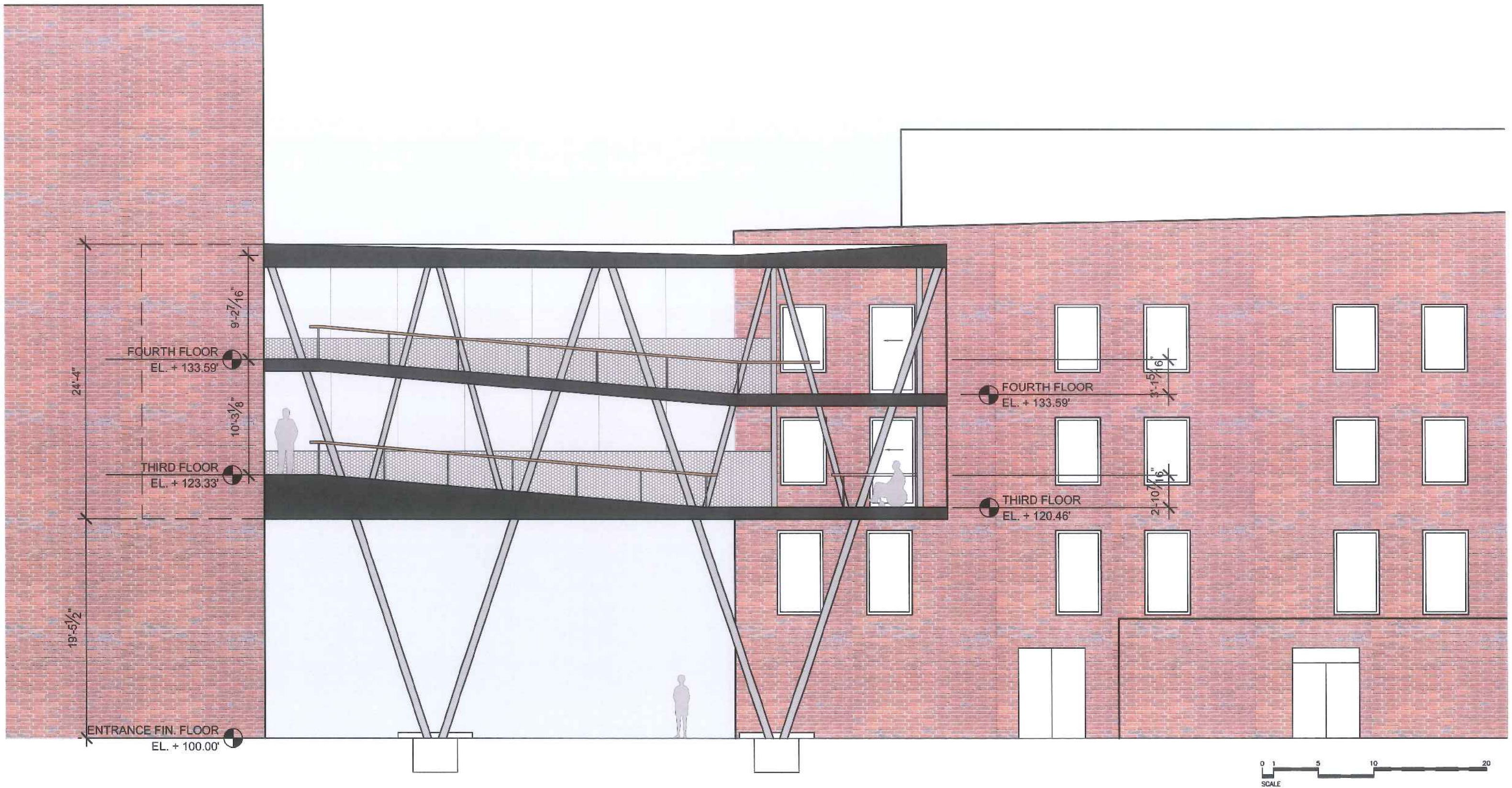


245-251 COMMERCIAL STREET

FLOOR LEVEL CHANGE: 2'-10-7/16"
RAMP SLOPE, LENGTH: 1:12, 34'
ENCLOSED ADDITION: 750 SF

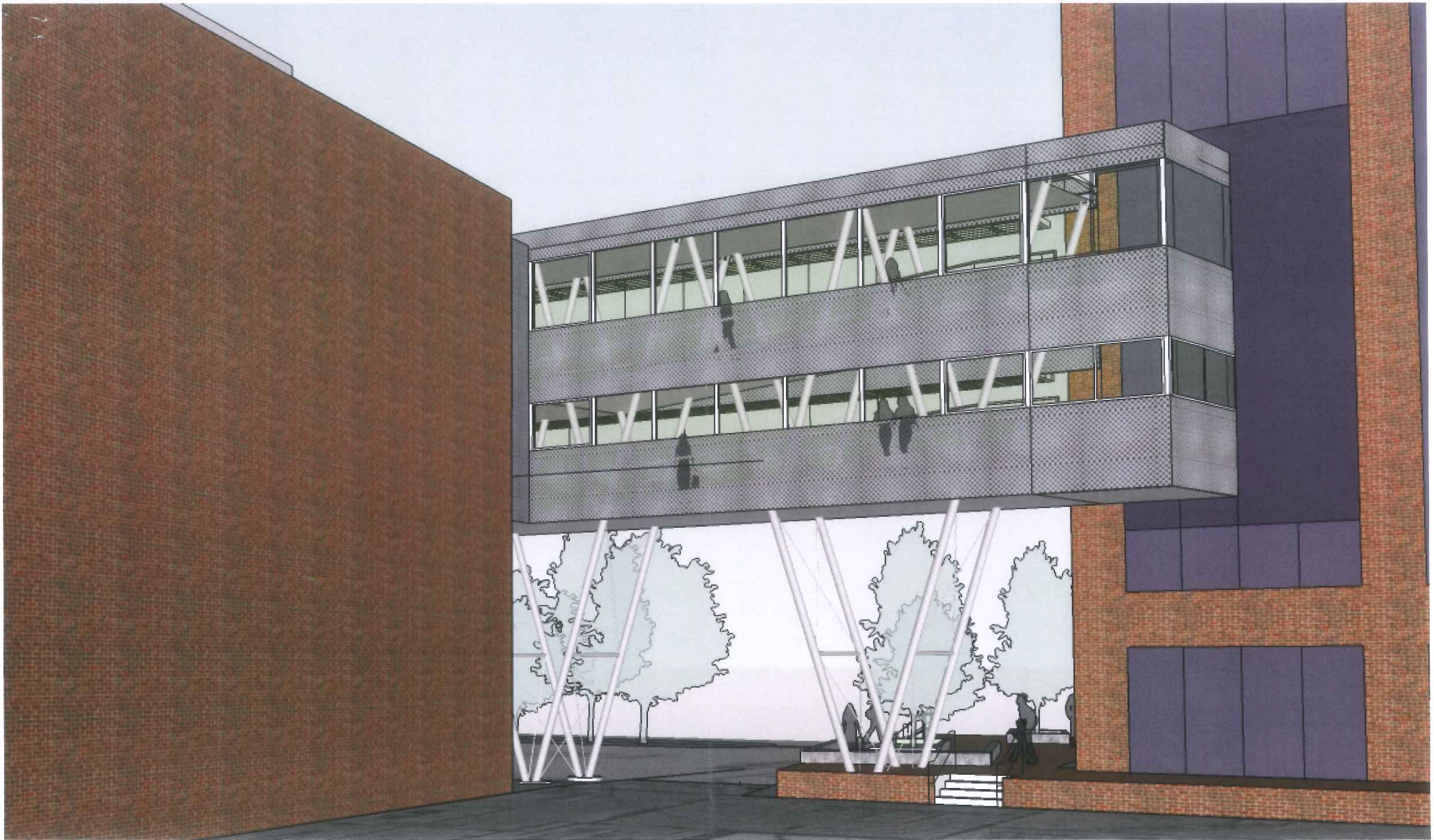
0 1 5 10 20
SCALE











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

**PUBLIC HEARING
3 SPRING STREET**

TO: Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: July 11, 2014

RE: July 16, 2014 PUBLIC HEARING

Application for: Certificate of Appropriateness for Site Alterations

Address: 3 Spring Street
(rear, 6-8 Monument Square)

Applicant: Josh Moody, owner of Styxx

Project Designer: Lee Hulst

Introduction

Architectural designer Lee Hulst, representing applicant Josh Moody, is returning to the Board for final review and approval of his proposal for site alterations at 3 Spring Street. The subject property is located on the north side of Spring Street Arterial, at the corner of Spring and Cross Streets. Wednesday's public hearing follows a preliminary workshop on June 18.

Board members will recall that the proposed site alterations are intended to provide outdoor space for the applicant's night club establishment. The proposed scope of work includes construction of a deck over existing steps; removal of a section of existing retaining wall separating the property from the abutting Spring Street sidewalk; introduction of new steps leading directly from Spring Street down to the applicant's below-grade entrance; and installation of a fence with intermediate brick posts around the perimeter of the site. As proposed, stock aluminum fencing will be modified to accommodate a narrow drink rail facing the interior of the property.

Based on feedback received at the June 18 workshop, Mr. Hulst has revised the retaining wall and fence detail and is seeking final review and approval. Note that final details for the new steps and handrail have not been provided and the applicant the final choice of fencing product has yet to be made. The Board will need to decide whether these items can be finalized at the staff level.

Enclosed for reference purposes is a copy of the June 18 staff memo and the applicant's original proposal.

Summary of June 18 Workshop

The Board responded favorably to the applicant's preliminary proposal, but identified the following details as warranting further consideration or modification:

- Deck: As shown, the deck was proposed to be elevated 6 inches above the sidewalk. As the concrete retaining wall along the Spring Street frontage was proposed to be removed, both the ends of the decking and the area underneath would be exposed to view. Board members suggested that a skirtboard be added underneath the decking to provide a finished appearance. The edges of the decking would also need to be finished.

Regarding the decking material itself, the proposal called for unfinished pressure-treated wood decking. Given the raw appearance of pressure treated wood decking, the urban context of this installation, the highly visible nature of the site and the difficulty of keeping untreated wood decking clean, the Board suggested that a composite material like Trex might be a better solution. This type of material would provide a uniform, finished appearance and could be cleaned.

- Perimeter Fencing: Board members remarked that the inclusion of brick posts in the proposed fencing solution was very positive, as the solid posts provided a more substantial and permanent appearance to the installation. Fencing alone would not achieve this. The brick posts would also relate to the masonry construction of the adjoining building. Board members cautioned that if the applicant proposed to use standard fencing material between posts, careful consideration would need to be given to how the proposed drink rail would be incorporated into the fencing. The drink rail should not appear as an after-the-fact add-on feature, but as an intentional, integral part of the fencing solution.

Final Proposal

Mr. Hulst has provided a detail and section of the proposed fencing solution. Note that the plan had originally called for removing the existing concrete retaining wall along Spring Street. The revised proposal retains the existing concrete wall, except for the section that will be removed for the new steps. By keeping the retaining wall, the underside and edges of the decking will not be visible from Spring Street, eliminating the need for a skirtboard or special edge detail. (Board members might confirm how the edge of the deck along the Cross Street frontage will be finished.)

Note that the decking material has been changed from unfinished pressure-treated wood to Trex.

Mr. Hulst has also provided a side section of the fencing to illustrate how the drink rail will be attached to the fencing. The 8" wide drink rail will be supported by angle brackets. Board members will want to confirm what material is proposed for the shelf itself. Note that the overall height of the fencing has increased to 56 ½ inches. The added height was to provide a comfortable height for the drink rail. The Board will need to evaluate whether a perimeter fence of this height is appropriate in this context.

As noted above, details and specifications for the new steps and railing have not been provided. At the workshop session, Mr. Hulst indicated that the steps would be fabricated metal to relate to the metal

fire escape adjacent to the deck. The Board will need to decide if this detail and any other outstanding design details can be resolved at the staff level.

Applicable Review Standards

The following standards apply in the review of this proposal:

- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 16, 2014 public hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations at 3 Spring Street **meet (fail to meet)** the Standards for Review of Alterations to Noncontributing Structures within the historic preservation ordinance. **(Board approval is subject to the following conditions...)**

Attachments

1. Memo from Lee Hulst describing design revisions
2. Final detail for fencing
3. Staff report for 6/18 workshop including photos, site plan and renderings

From: Lee Hulst <lhulst@me.com>
To: Deb Andrews <dga@portlandmaine.gov>
Date: 7/9/2014 3:18 AM
Subject: revised submittal for Styxx deck construction

REVISED SUBMITTAL FOR FINAL APPROVAL OF STYXX DECK AND RAILING CONSTRUCTION

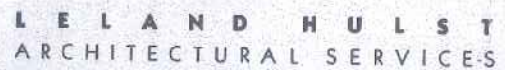
Since the last favorable meeting with Historic Review workshop requesting more detail on railing design, additional section and elevation details have been submitted to staff for the construction of a new deck over the current stairs to the nightclub.

As directed, the railing design has been selected based on previous City approval and use at Reiche School, and modifications have been supplied. The basic layout is the same, and the black metal system has been modified to include a drink rail on the back side of the railing behind the upper horizontal cross members, with an angled bracket supported by vertical balusters. The submitted plan and elevation sketch remain the same in basic layout, but the issue of concealing the end cuts of the requested Trex style decking has been met by retaining the existing upper section of concrete retaining wall on Spring Street for alignment of the decking surface. The new brick posts will align with the existing 12 inch surface of the retaining wall, which will now only to be removed for the new 5 ft. wide steps down to the entrance doors. The existing steps have serious slope across the Cross Street sidewalk, potentially reducing the deck profile to almost nothing at the upper end for construction.

Study of the height of the drink rail and comparison with the Reiche dimensions suggest that it should be slightly higher, around 4 ft. or elbow height above the deck, with continuation of the back railing in the same proportion, about another 8 inches high. Compared with other casual rope surround cafe seating in Portland, this solution is designed to spill less onto the sidewalk.

JERITH FEUCE ORGO.:
INDUSTRIAL PUBLIC QUALITY
(SIM. TO REICHE SCHOOL)

PRE-CAST
CONC.
CAP



278 Spring Street / Portland, Maine 04102 / (207) 773-2843

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

**WORKSHOP
3 SPRING STREET**

TO: Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: June 12, 2014

RE: June 18, 2014 Workshop – Preliminary Review of Proposed Deck and Fence Construction

Address: 3 Spring Street
(rear, 6-8 Monument Square)

Applicant: Josh Moody, owner of Styxx

Project Designer: Lee Hulst

Introduction

Architectural designer Lee Hulst, representing the owner of Styxx nightclub, has requested a preliminary workshop to review his proposal for the construction of an outdoor deck and fence at 3 Spring Street. The project site is located on the north side of Spring Street Arterial, at the corner of Spring and Cross Street.

Mr. Hulst has provided numerous photographs of the project site in addition to a sketch site plan, fence detail and perspective view of the proposed addition. Also enclosed are photos of other fences that have informed his fence proposal.

Subject Property, Context

The structure at 3 Spring Street is actually a rear building addition to the historic commercial block at 6-8 Monument Square. Stylistically, the addition is clearly contemporary and bears no identifiable relationship to the Monument Square building complex. Indeed, although the building is located at the southern edge of the Congress Street Historic District, this portion of the structure has little visual relationship to the historic district either; its visual context is that of Spring Street Arterial. Regardless of whether the property shares a visual relationship to the core of the district, its visual prominence along Spring Street warrants careful consideration of any exterior alteration or addition.

The specific area proposed for the deck addition currently reads more like a secondary loading dock area than a main entrance to a commercial establishment. The double door entrance to Styxx is well below the grade of the sidewalk and is accessed through a series of broad concrete steps that are

accessed from Cross Street. A concrete retaining wall and railing run along the Spring Street frontage of the area, preventing direct access to the Styxx entrance from Spring Street. Immediately abutting the entrance to the north is a metal fire escape serving a boarded-up small brick commercial block that faces Cross Street.

Proposed Construction

As Mr. Hulst describes in his application, the project calls for constructing a deck over a portion of the concrete steps that access the Styxx entrance. Closer to the entrance itself, the lowest concrete step will be removed to create a new landing. The concrete retaining wall that runs along the Spring Street sidewalk will be removed and a new metal stair and railing will provide direct access from Spring Street down to the landing and entrance. The metal stair is intended to be similar in character to the metal fire escape that immediately abuts the deck addition. The proposed deck is to be surrounded by a 42" wood/metal railing with 52" brick end posts. A sketch of the proposed fence is provided with the submission. Note that the general appearance of the fencing was inspired by the fence around Reiche School, although the details of the fencing itself will likely be different. (Mr. Hulst has described the fencing as consisting of wood top and bottom rails and metal balusters. This type of fencing is featured at the rooftop deck east of the project site—see photos.)

Staff Comments

As with all projects of this type, the Board will want to consider the overall design relationship of the proposed addition to its immediate context, as well as the appropriateness and quality of specific details and material selections. In this instance, it is important that the fence solution relate to the relatively contemporary nature of the building addition it adjoins. If the fencing is to include brick piers it will be important that the bricks themselves and the masonry construction match to the extent possible the character of the building's masonry.

With respect to the deck itself, the proposal calls for pressure-treated decking. The Board will need to determine whether this will provide a sufficiently "finished" appearance in this urban location or if another decking material would be preferable.

In reviewing the proposed project, the Board might wish to inquire whether any improvements are being considered for the entrance itself. Given the nightclub use, it is likely that the applicant prefers to retain solid entrance doors, but further consideration might be given to the treatment of the door surround. With modified trim details, the entrance could be given a bit more architectural presence.

Applicable Review Standards

The following standards apply in the review of this proposal:

- (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. Application and project description
2. Photos of project site
3. Perspective view of proposed deck and fence
4. Site plan and fence detail
5. Photos of Reiche fence and rooftop deck fence—used as models for proposed fencing



Att. 1

Date: 6/3/14

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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

PROPERTY ADDRESS: STYXX NIGHTCLUB, SPRING + CROSS STREETS,
(6-8 MONUMENT SQ.) PORTLAND

APPLICANT:

CBL (Chart-Block-Lot): _____

Name: JOSH MOODY

Telephone: 207-691-0070

Company, if applicable: AMT CORP.

Address: PO BOX 502, PORTLAND 04112

PROPERTY OWNER (if different):

Name: CHASE CUSTOM HOMES

Telephone: 207-892-2700

Address: 290 BRIDGTON RD. WESTBROOK ME. 04092

Architect (if any): LELAND HULST ARCHITECTURAL SERVICES

Contractor of Builder (if any): CHASE CUSTOM HOMES

Applicant's Signature

Owner's Signature (if different)

BILL TO: (Please list contact information for future advertising expenses)

Name: JOSH MOODY (ABOVE) Telephone: _____

Company, if applicable: _____

Address: _____

APPLICATION FEE:

See page 7 for fee schedule. Please submit fee with completed application.

DESCRIPTION OF PROJECT:

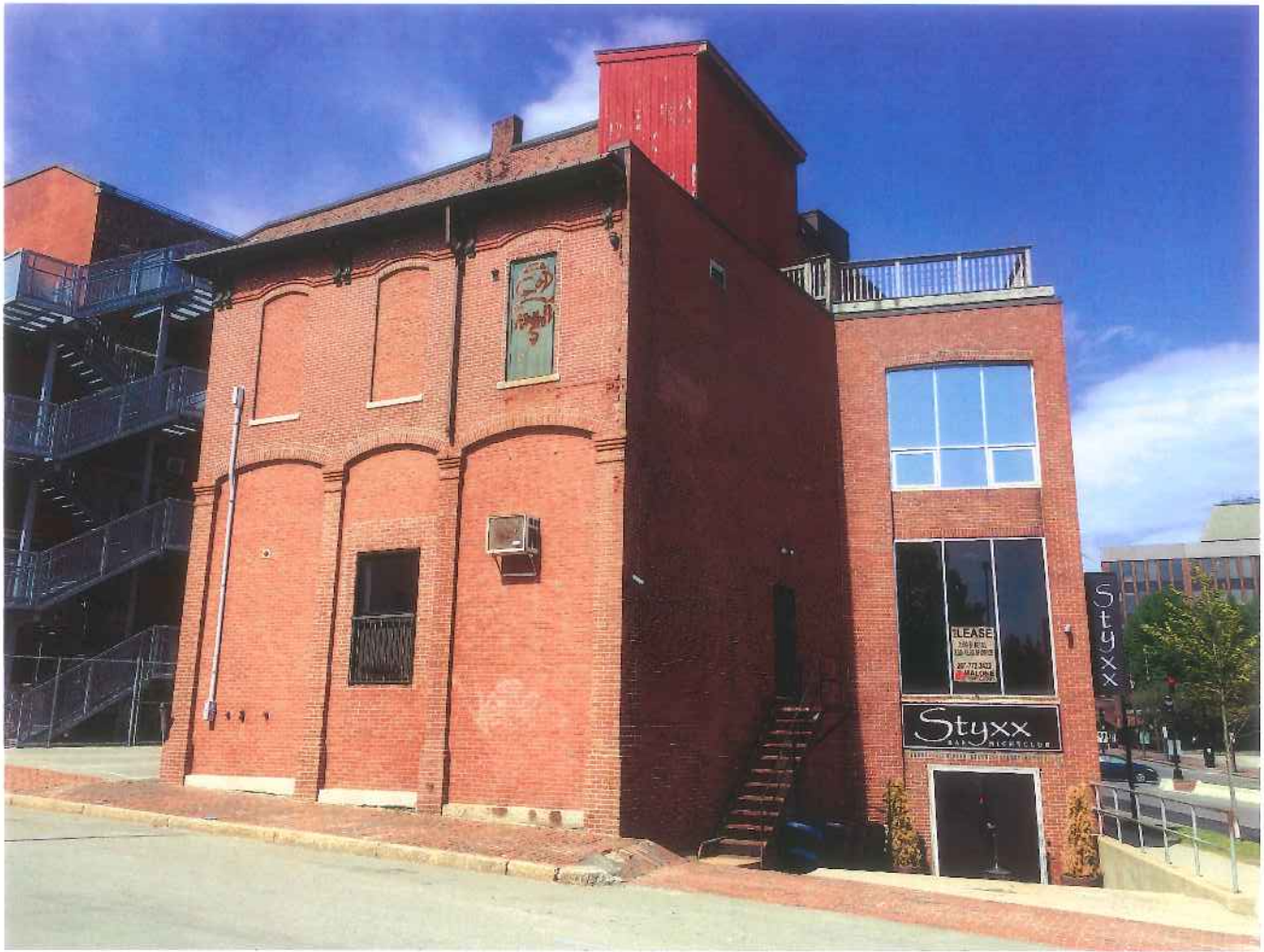
Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, and/or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

The owner of Styxx Nightclub, at the intersection of Cross and Spring Streets in Portland, would like to construct a new outdoor deck in the location of the current concrete entry stairway. The proposal includes removing the existing retaining wall and railing above the Spring Street sidewalk. A new five foot wide metal stair and railing will lead down to a new landing in front of the double entry doors, by also removing the lowest concrete stair. The existing floor drainage grate will remain.

New pressure-treated wooden decking would be installed over new base framing members above the remainder of the stairway, and a 42 inch wooden and metal railing would surround the new area, with three 52 inch tall capped brick posts bounding the perimeter at the edge of the existing sidewalk. The deck would be entered from the interior of the club, for proper separation and carding of customers for service of drinks and food, and an emergency exit gate from the deck would be installed next to the building fire escape from the floor above on Cross Street. Wooden finishes would be opaque grey stain, with black metal balusters. Brick posts would be constructed with brick and mortar joints to match the existing building, capped with precast concrete.

The goal is to provide a pleasant area with container plantings for umbrella tables and chairs, which feels secure next to the sidewalk and downtown street traffic. Construction is planned for this summer, and previous discussions with Jeanie Bourke in City Code Enforcement indicate her satisfaction with the egress modifications proposed.

Att. 2



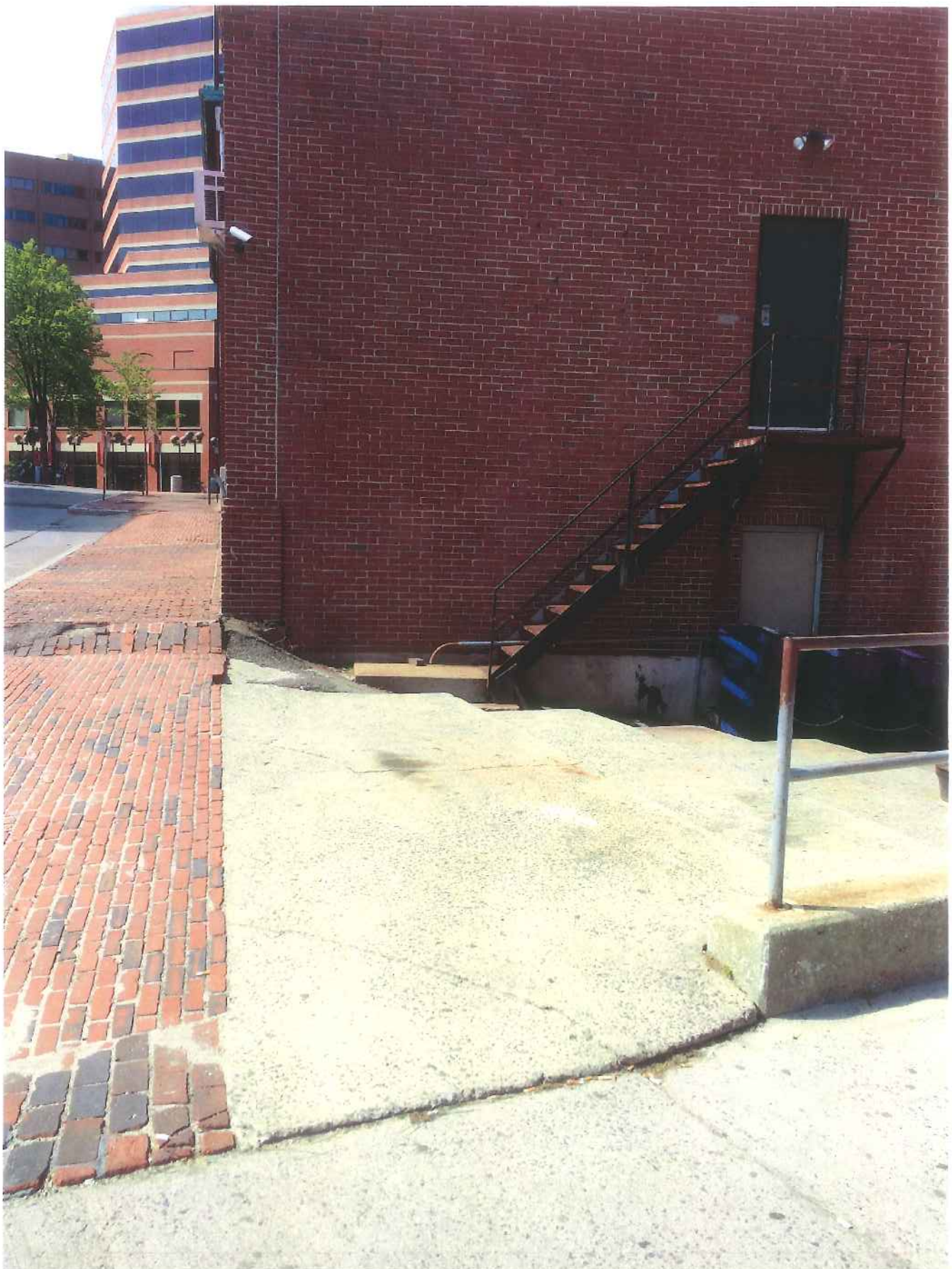
IMG_6273

Deb Andrews - Installment 2, full-size

From: Lee Hulst <lhulst@me.com>
To: Deb Andrews <dga@portlandmaine.gov>
Date: 6/2/2014 10:57 AM
Subject: Installment 2, full-size



IMG_6193



IMG_6275

Deb Andrews - Installment 4--full size

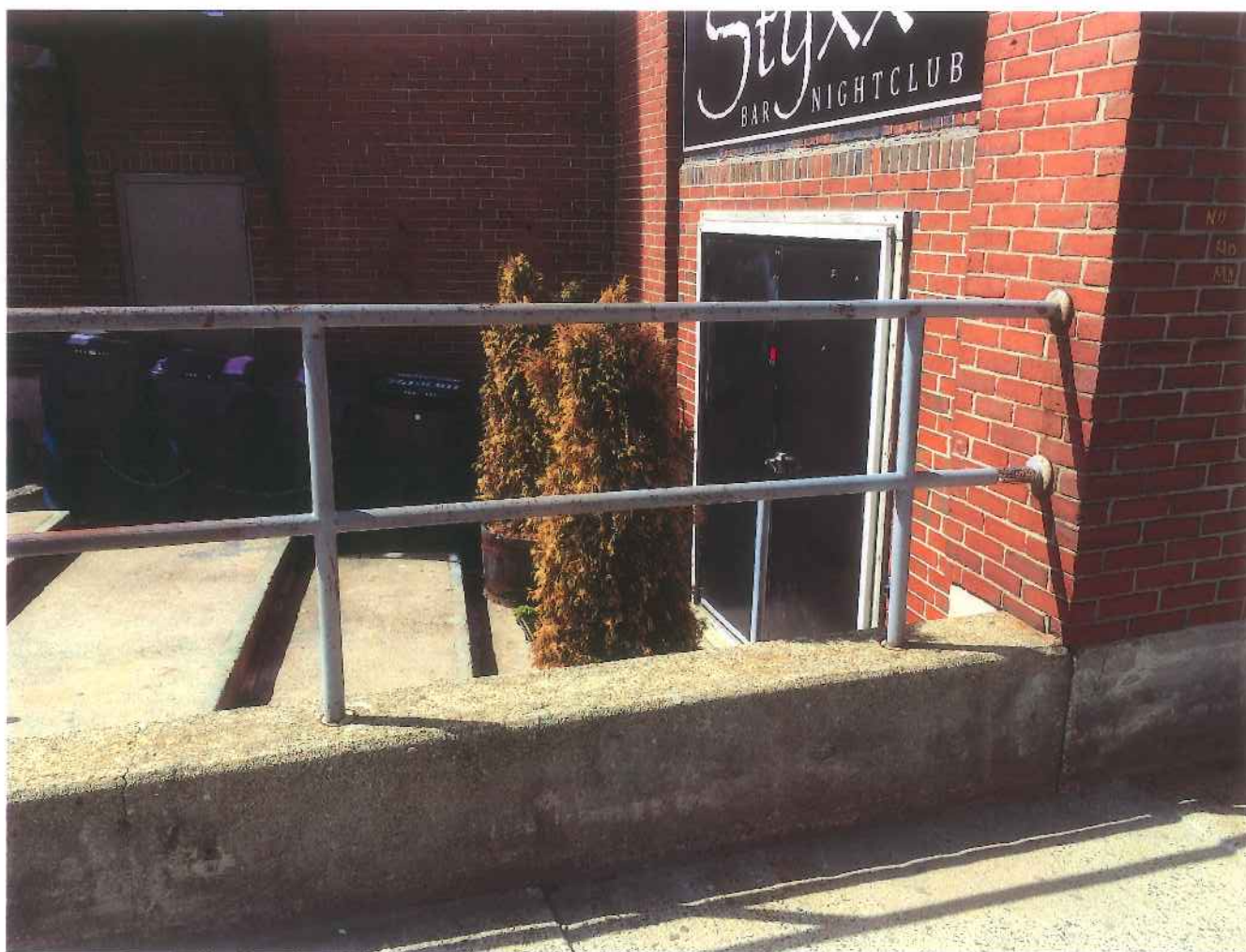
From: Lee Hulst <lhulst@me.com>
To: Deb Andrews <dga@portlandmaine.gov>
Date: 6/2/2014 11:03 AM
Subject: Installment 4--full size



IMG_6276

Deb Andrews - Installment 6--full size

From: Lee Hulst <lhulst@me.com>
To: Deb Andrews <dga@portlandmaine.gov>
Date: 6/2/2014 11:08 AM
Subject: Installment 6--full size



IMG_6285



IMG_6277



IMG_6280

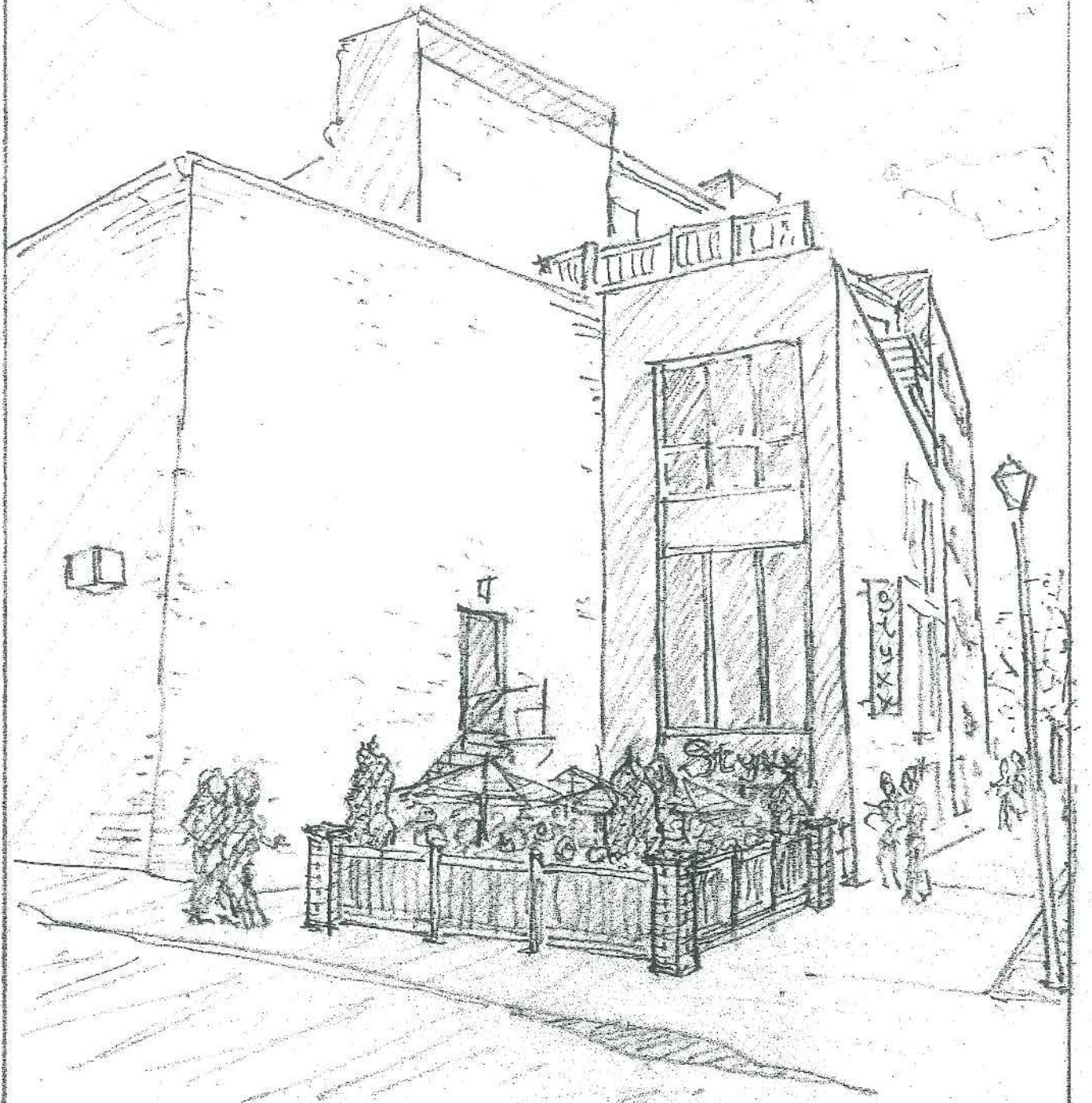
Deb Andrews - Installment 5--full size

From: Lee Hulst <lhulst@me.com>
To: Deb Andrews <dga@portlandmaine.gov>
Date: 6/2/2014 11:05 AM
Subject: Installment 5--full size



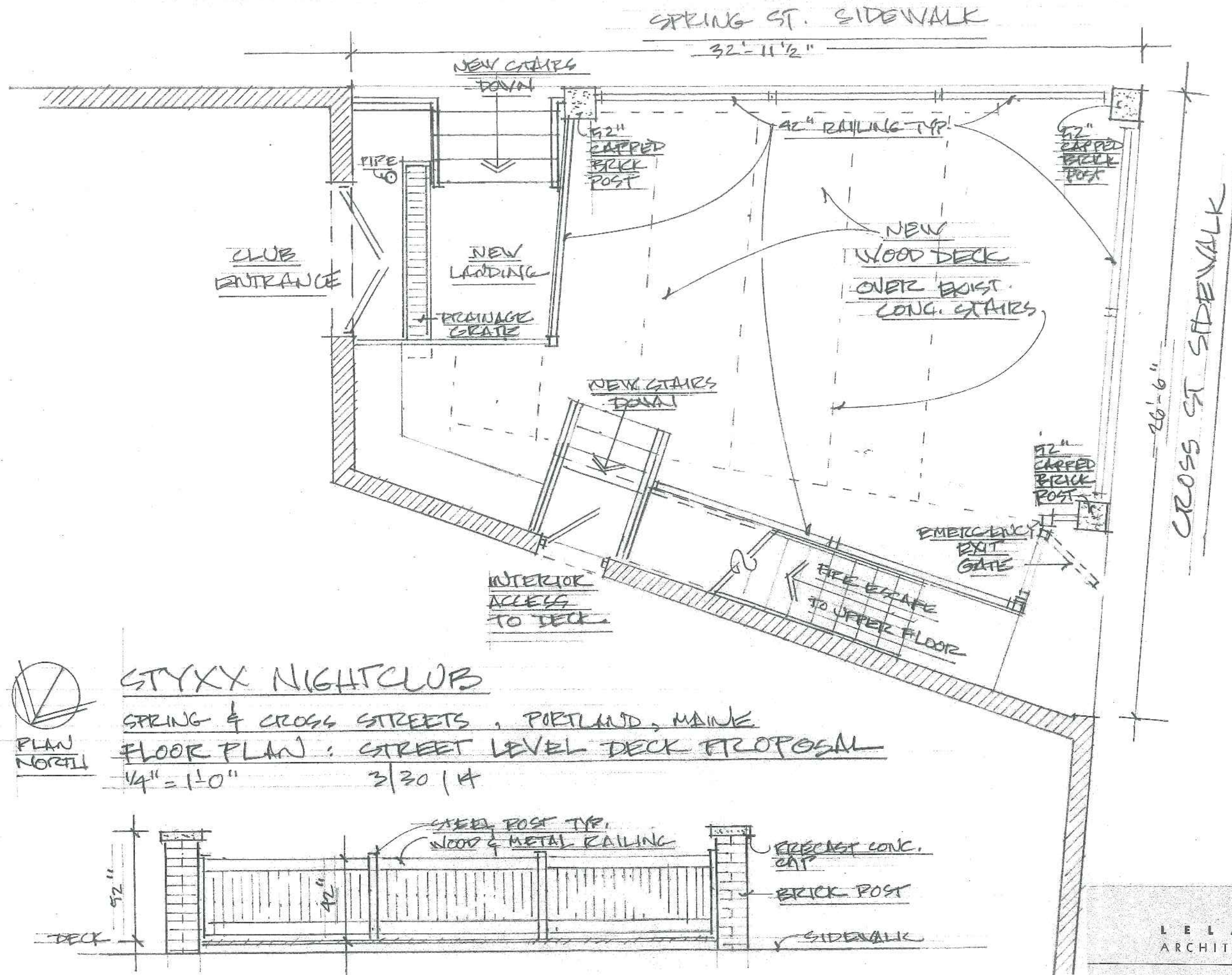
IMG_6278

AH.3



HULST

STYXX NIGHTCLUB PORTLAND, MAINE
OUTDOOR DECK PROPOSAL 6/3/14



AHS

Deb Andrews - Installment 3--full size

From: Lee Hulst <lhulst@me.com>
To: Deb Andrews <dga@portlandmaine.gov>
Date: 6/2/2014 11:00 AM
Subject: Installment 3--full size



IMG_6197

REICHE SCHOOL FENCE -

MODEL FOR FENCE POSTS



IMG_6367



MODEL FOR FENCING



IMG_6370

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

**PUBLIC HEARING
673 CONGRESS STREET**

TO: Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: July 9, 2014

RE: July 16, 2014 PUBLIC HEARING

Application for: Certificate of Appropriateness for a dormer addition, and window and siding replacements

Address: 673 Congress Street

Applicant: Andrew Doukas

Introduction

Property owner Andrew Doukas is applying for a Certificate of Appropriateness for a proposed dormer addition to the east side of his residence at 673 Congress Street. The proposed renovations also include new windows to replace existing, non-original windows on the second and third floors of the front face of the house and in the existing third floor dormer on the west side. Goals of the alterations include adding a bathroom to the third floor of the residence, in addition to increasing light and living space.

Mr. Doukas brought sketches of this project before the Board for a workshop in June, 2013, and has followed a number of the recommendations of the Board in his submission for this public hearing. Enclosed for the Board's review are drawings and specifications, as well as photographs of existing conditions. Parts of the staff memo prepared for the workshop in June, 2013 are reproduced in this memo.

Subject Property

The expanded and altered Greek Revival structure at 673 Congress Street was built as a residence in 1852. With its gable end to the street, cornice returns, frieze and corner pilasters, this residence was typical of many Greek Revival houses throughout the city in the mid-nineteenth century. When the character of upper Congress Street changed from residential to commercial around the turn of the twentieth century, the house was converted to business use. Sometime before 1924, a commercial storefront was built at the ground floor level. (See enclosed 1924 tax photo.)

More recent alterations have included the remodeling of the original storefront and the addition of a large shed dormer on the western roof plane. On the upper floors of the Congress Street façade, the windows have been replaced, which also resulted in the loss of the original casings. Notwithstanding these changes, the architectural roots of this modest vernacular structure are still evident and a sensitive rehabilitation, guided by pictorial evidence, could restore much of its original character.

Given the loss of original architectural features and character, the building is listed in the Congress Street Historic Resources Inventory as a "Noncontributing" building. The house is quite visible from Congress Street, especially on the east side, where a one-story commercial addition is attached and there is space between 673 and the next building.

Board Response to Previous Workshop Submission

The scope of work proposed at the June 12, 2013 workshop included the following alterations:

- 1) Replacing the two 2nd floor windows on the Congress Street façade with an angled bay window.
- 2) Raising a 15' x 16' section of the roof toward the rear of the building. (This would replace part of an existing shed dormer roof on the western roof plane.)
- 3) Constructing a pitched roof over an existing set of egress stairs along the west side of the building.
- 4) Installation of a window and door and construction of egress stairs off the north (rear) elevation, third floor level. (While not visible from Congress Street, the rear elevation is visible at a distance from Avon Street.)

The Board did not support a bay window on the front face, but instead recommended taller, more traditional double-hung windows. Board members were also unanimous in recommending a dormer for the east side to match the existing one on the west side, as a more rational approach to adding space to the third floor. They also strongly suggested that the cornice at the eaves of the existing gable roof at the front should continue from front to back at the base of the dormer, to distinguish the dormer, break up the side walls, and establish a clear reminder of the original roof.

Proposed Alterations

Mr. Doukas has submitted drawings and specifications that incorporate the primary recommendations made by the Board last year. Because they are fairly detailed, only some of the information is repeated here. Of note are:

- The continuation of an eave cornice at the base of both dormers, from front to back
- Larger, more vertically-oriented windows in the existing west dormer, and matching window sizes in the new east dormer
- A 6' extension of the west dormer roof at the rear, to provide protection over the rear, second floor entrance
- Larger double-hung windows on the second and third floor of the Congress Street face
- New windows are to have a traditional appearance, with 2/2 simulated divided lights and a thick sill
- A slightly higher ridge – by approximately 10", according to the applicant

- No covering is proposed over the side stairs at this time, nor are the rear window and egress
- Smooth, fiber-cement clapboard siding is proposed for the front façade (above the first floor storefront) and the dormers
- New trim is proposed to be Azek, with a smooth, painted finish

Staff Comments

As staff noted in the June 2013 memo, notwithstanding the fact that the building is classified as a “noncontributing” structure in the district, the Board is still charged with ensuring that alterations are compatible with the subject structure and the general qualities of the surrounding district—see applicable standard below. The applicant’s revised submission incorporates most of the Board’s suggestions from the workshop. The addition of the east dormer is a practical but significant and visible alteration, given the open view of that side. Nonetheless, shed dormers are common alterations, and like the existing one on the east side, the proposed dormer begins some distance back from the front edge of the roof. In addition, proposed changes to windows and trim have the potential to add back some of the historic character lost to past renovations.

As of this writing, some details remain to be resolved. Mr. Doukas recently engaged an architecture student to create drawings, but staff remains unclear at this time exactly how the dormer construction is proposed to affect the main roof, the height of the ridge, and the wall height (and corresponding window height) of the dormers. Staff believes the applicant might be supplying revised drawings at next week’s Board meeting, and has advised Mr. Doukas to come prepared to clearly explain the plans.

Staff has also recommended to the applicant that the Greek Revival returns and cornice at the front corners of the building be restored to the simple, traditional configuration visible in the 1924 tax photo. This would help determine the height, size, and profile of the eave cornices that are intended to return all the way to the rear, below the dormers. Another discussion point will no doubt be the height of the ridge; staff has suggested that unless Mr. Doukas is proposing to completely reframe the roof, the original height and 12/12 pitch of the front section should be retained. The short gabled section in front of the existing and proposed dormers is the primary vestige of the original house. For this reason, staff did not encourage Mr. Doukas to build the ridge of the two dormers higher than the original ridge. If it is necessary to increase rafter depth because of structural concerns the Board will most likely want to specify that frieze and rake details be documented, compared to the 1924 appearance, and reproduced appropriately.

The Board will want to discuss the proposed materials for siding and trim. Mr. Doukas proposes smooth fiber-cement clapboard siding for the front face and the dormers, leaving open the question of whether the lower side walls would need to be resided to with the same material, or the existing wood clapboard could be left without having a noticeably different appearance. Further, the replacement of wood siding with fiber-cement brings into play the policy on siding replacement approved by the Board in 2013. Note that the existing wood siding does not appear to be original, but this is not new construction, and the policy adopted in September, 2013 indicates wood clapboards should probably be required. The proposed painted Azek trim will also be a choice for the Board to consider. Members will have to judge whether it will be distinguishable from painted wood, and if not, whether it will be an acceptable substitution.

Applicable Review Standards

Sec. 14-651.5 Standards for review of alterations to or redesign of **non-contributing** structures:

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

Sec. 14-650 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.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 16, 2014 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed alterations to 673 Congress Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... **(Board approval is subject to the following conditions...)**

Attachments

1. Applicant's project description and detailed specifications
2. Floor plan, elevations, and plot plan
3. Window specifications
4. Applicant's photos of existing conditions
5. Staff photos of existing conditions
6. 1924 tax photo
7. Policy and Guidelines for Replacement of Wood Clapboards in Historic Districts

Project Description: 673 Congress Street

Planned renovation work includes the following scope of work: the replacement of some siding on the front facade, the replacement of three windows on the front facade, the construction of a new eastern dormer, and the reconstruction of the western dormer.

The Front Facade Siding

The existing siding on the second and third floors of the front facade will be replaced. The ground level front facade will not receive any work. The proposed siding replacement is HardiBoard Clapboard with a smooth, painted finish. The proposed trim replacement is Azek with a smooth, painted finish. Paint colors are to match existing.

The Front Facade Windows

Three windows on the front facade will be replaced. The owner was advised by historic preservation staff that replacement of the existing double-hung windows with new, larger double-hung windows, to bring the building into closer alignment with its historic condition, would be appropriate. Therefore, the proposed replacement windows are larger than the existing windows and approximate the windows which this building historically featured (See attached photograph of the building in 1924). The replacement windows shall be divided internally for a 2 over 2 appearance, to match the historic condition. For sizes and additional details regarding the proposed replacement windows, see the following List of Details and the attached Specification sheets.

The Construction Of A New Eastern Dormer

The dormer proposed will run the full length of the building, excepting that it shall set-back 4 feet from the front facade to match the western dormer's configuration. Four double hung-windows are to be installed along the dormer's eastern facade. The overall exterior height is proposed to be raised 10", to accomodate deeper rafters and additional head-room on the third floor. See attached List of Details, Specification Sheets, and Drawings for clarification.

The Reconstruction Of The Western Dormer

The western dormer shall be reconstructed to match its current existing condition, excepting that it shall be taller by 10" and new windows shall be installed. See attached List of Details, Specification Sheets, and Drawings for clarification.

List of Details for Façade & Roofline Renovation

June 2014

First Floor – no changes

Second Floor

- a. Front double hung windows (per spec sheet)
 - i. Size increased from 32" X 48" to 38" X 62" (two windows).
 - ii. Window panes divided internally for 2 over 2 look.
 - iii. 3.5" X 5/4" flat casing around window.
- b. Siding shall be HardiBoard Clapboard, smooth finish, painted.
- c. Trim shall be Azek smooth finish, painted.

Third Floor

- a. Front double hung window (per spec sheet)
 - i. Size increased from 32" X 46" to 32" X 53" (one window).
 - ii. Window panes divided internally for 2 over 2 look.
 - iii. 3.5" X 5/4" flat casing around window.
- b. Siding shall be HardiBoard Clapboard, smooth finish, painted.
- c. Trim shall be Azek smooth finish, painted.
- d. Height of building raised about 8" on sidewalls, and 2x8 rafter construction substituted for current 2x6 rafter construction will raise roof height another 2" for a total building height increase of about 10".

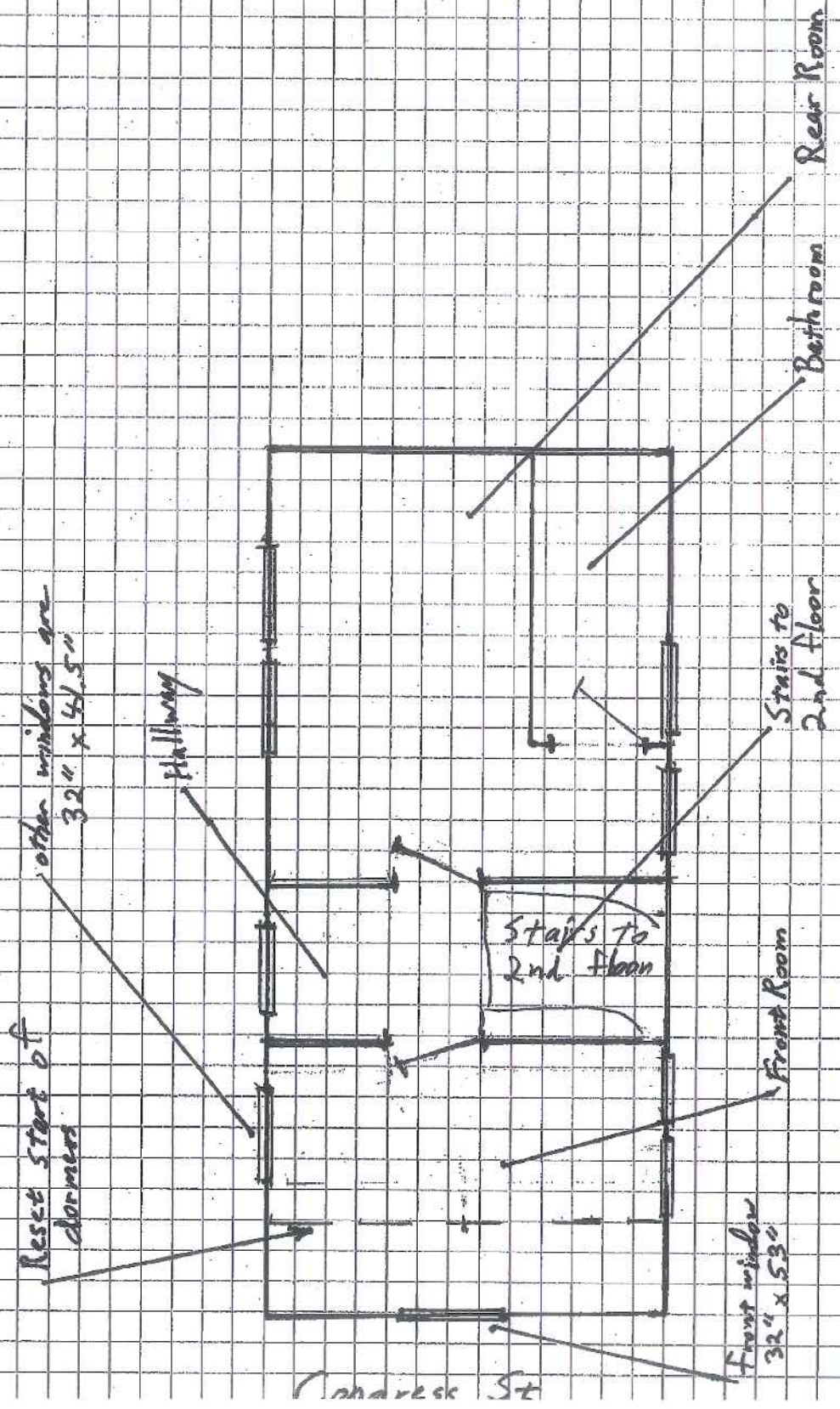
Add Dormer, East side of Third Floor (faces Joes)

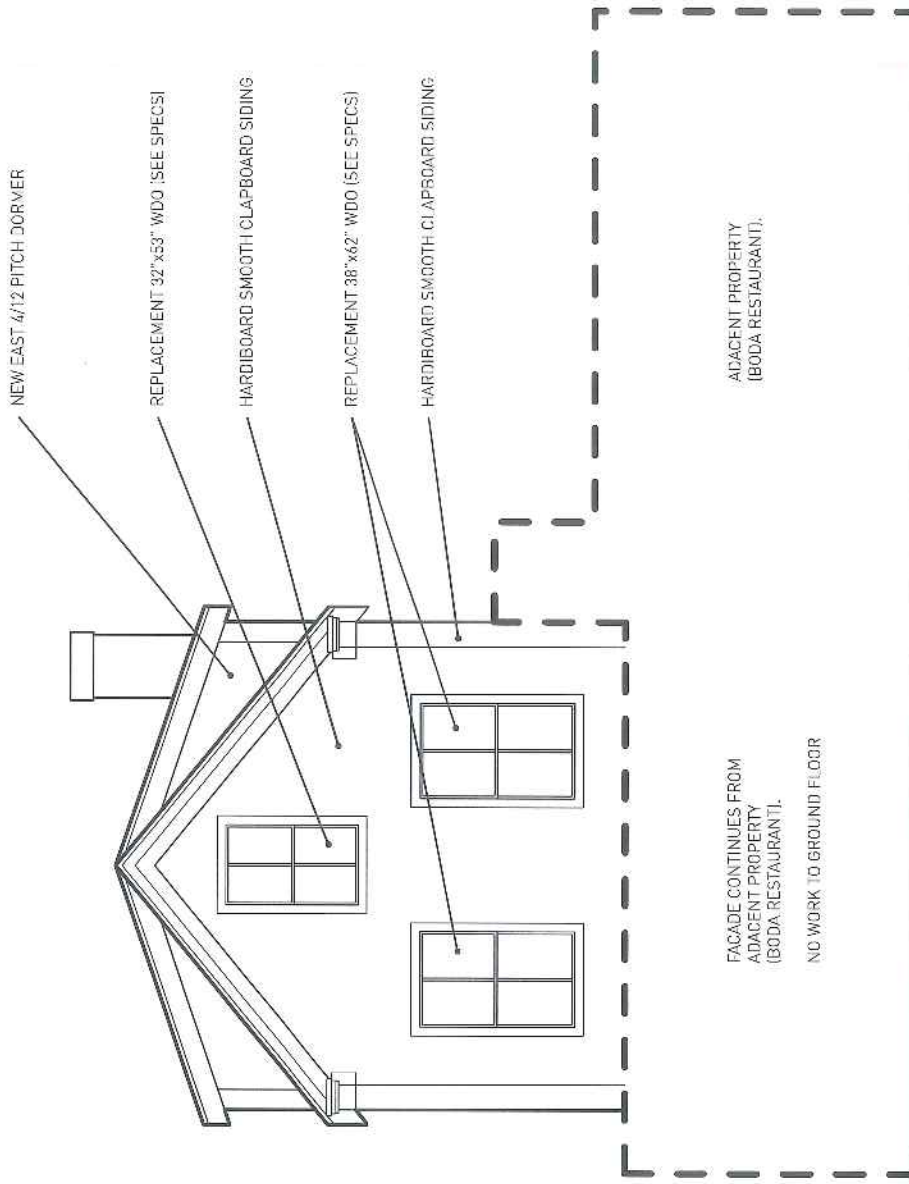
- a. East side dormer to match dormer on West side.
- b. Both dormers set back from gable front by four feet.
- c. Trim on dormers to match gable front trim.
- d. Four double hung windows (as spec sheet, but Marvin model #2616)
 - i. Size 32" X 41"
 - ii. Window panes divided internally for 2 over 2 look.
 - iii. 3.5" X 5/4" flat casing around window.
- e. Siding shall be HardiBoard Clapboard, smooth finish, painted.
- f. Trim shall be Azek smooth finish, painted.
- g. Height of building raised about 8" on sidewalls, and 2x8 rafter construction substituted for current 2x6 rafter construction will raise roof height another 2" for a total building height increase of about 10".
- h. Horizontal Trim boards the length of Dormer from gable end to back.

Reconstruct Dormer, West side of Third Floor (faces towards State St.)

- a. Same trim details as East side Dormer.
- b. Four double hung windows (as spec sheet, but Marvin model #2616)
 - i. Size 32" X 41"
 - ii. Window panes divided internally for 2 over 2 look.
 - iii. 3.5" X 5/4" flat casing around window.
- c. The rear of the dormer (West side only) will be extended to overhang on the rear, to protect the second floor entry door.

673 Congress St.
3rd Floor - Floor plan





South Elevation

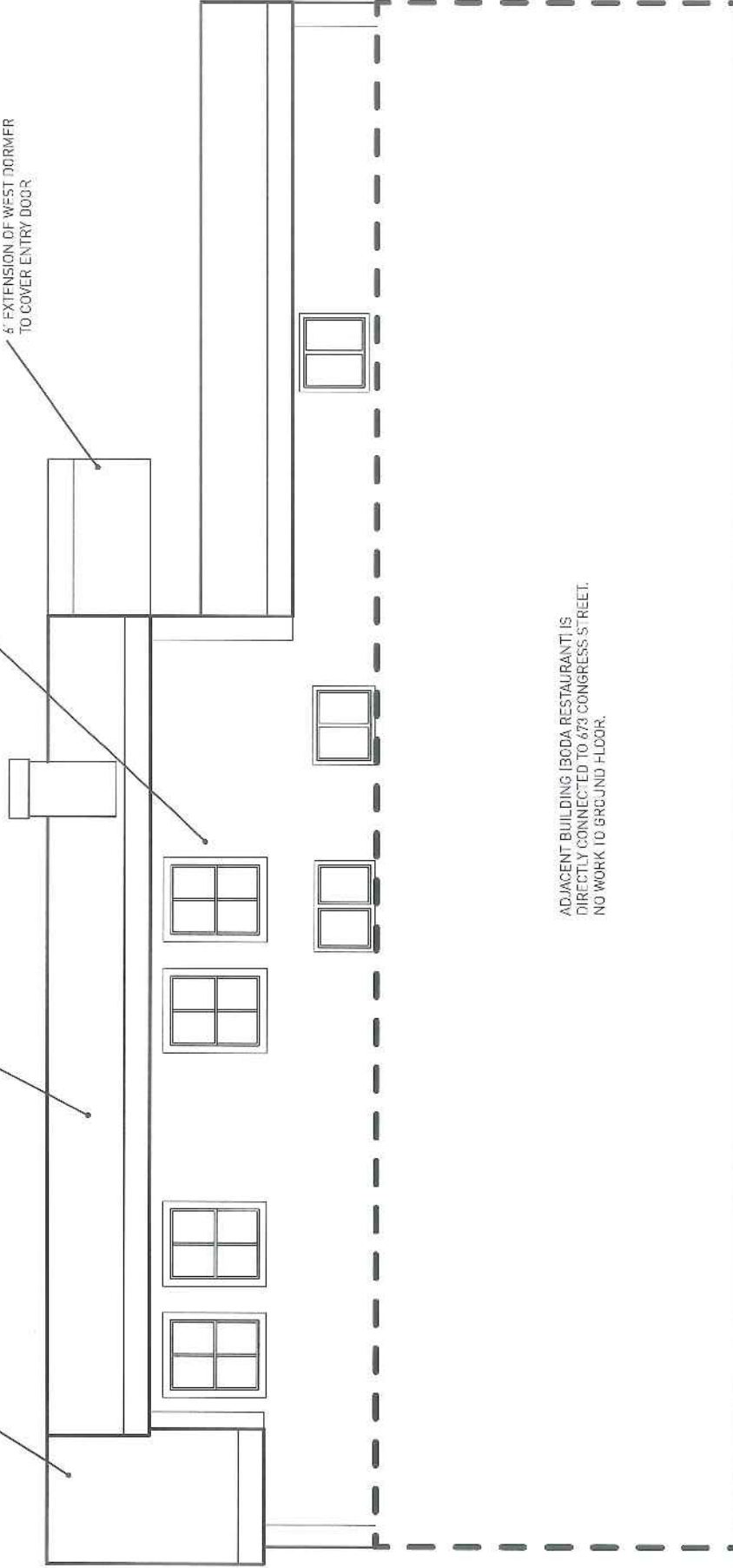
1/4" = 1'
673 Congress Street
7/6/14

DORMER SET BACK 4' FROM
THE STREET ELEVATION

NEW EAST DORMER, OVERALL ROOF HEIGHT TO
INCREASE BY 10"

FOUR NEW 32"x41" WOODS (SEE SPECS)

6' EXTENSION OF WEST DORMER
TO COVER ENTRY DOOR



ADJACENT BUILDING (BODA RESTAURANT) IS
DIRECTLY CONNECTED TO 673 CONGRESS STREET.
NO WORK TO GROUND FLOOR.

East Elevation

1/4" = 1'
673 Congress Street
7/6/14

DORMER REMAINS SET
BACK 4" FROM THE STREET
ELEVATION

EXISTING WEST DORMER REBUILT WITH AN
OVERALL ROOF HEIGHT TO INCREASE BY 10"

FOUR NEW 32" x 41" WOODS (SEE SPECS)

6' EXTENSION OF WEST DORMER
TO COVER ENTRY DOOR

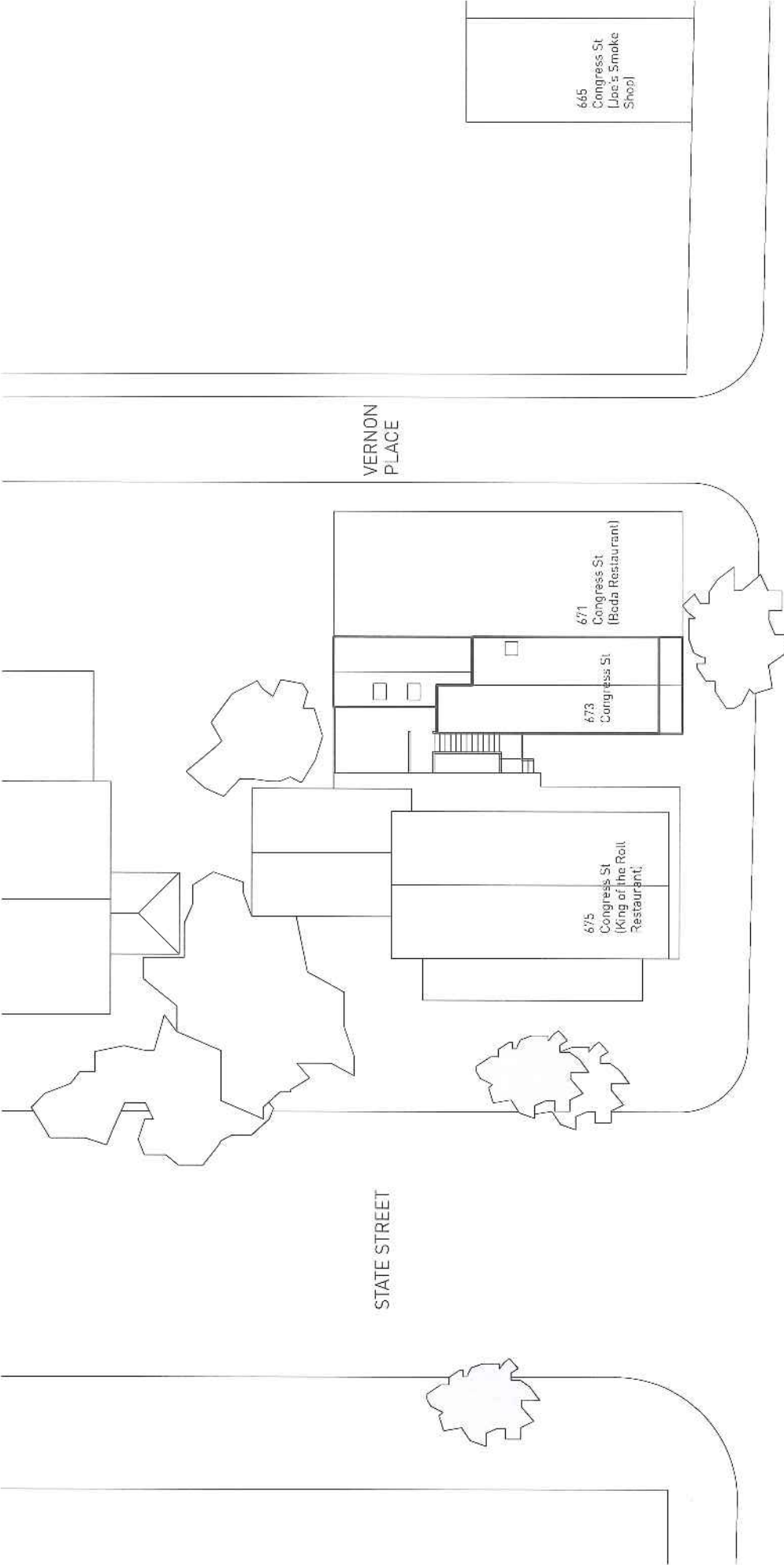
FACADE CONTINUES
FROM ADJACENT
PROPERTY (BODA
RESTAURANT).
NO WORK.

NO WORK TO
GROUND FLOOR

NO WORK TO REAR
OF BUILDING

West Elevation

1/4" = 1'
673 Congress Street
7/16/14



Site Plan

1/16" = 1'
673 Congress Street
7/16/14

Att. 3

MARVIN DESIGN GALLERY

a complete window and door showroom
by Eldredge

Marvin Design Gallery
317 Marginal Way
Portland, ME 04101
(207) 772-2003 Fax: (207) 772-0418
Sales Person: Dave Thibeau
dthibeau@marvinportland.com
www.marvinbyeldredge.com

July 8, 2014

Andrew Doukas
673 Congress St
Portland, ME 04101
Mobile: (207) 871-7232
Email: ajdoukas@gmail.com

Project: Doukas Residence
Marvin Wood
REVISION #1

PROPOSAL

The Marvin Design Gallery proposes to supply all product as listed below. Please review to ensure all sizing and specifications are correct and meet your project requirements. Marvin products are special order items and may not be changed, cancelled or returned once the order is approved and processed.

GENERAL PRODUCT SPECIFICATIONS EXCEPT AS NOTED BELOW

Manufacturer: Marvin

Product Line: Wood

Glass: Low E II w/ Argon

Grille/Divided Lite Bar Type: 5/8" Simulated Divided Lite w/ Spacer as Drawn

Interior Finish: Bare Wood - Pine

Exterior Finish: Primed Pine

Interior Casing: None

Exterior Casing: 5/4 x 4 Wood

Jamb Depth: 4 9/16" Standard

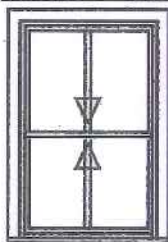
Screen: Half Screen

Screen Color: Stone White

Screen Mesh: Charcoal Fiberglass

Jambliner Color: beige

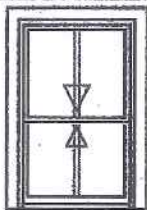
Window Hardware: Satin Taupe

Item#: 1 Location: WUDH 3226 Qty: 2**Unit Price: \$1,269.60 Total: \$2,539.20**

Manufacturer: Marvin; wood ultimate double hung; call number: 3226; rough opening: 38 3/8" x 61 1/2" (with subsill); 4 9/16" jamb depth; satin taupe sash lock; beige jamb hardware; bare pine interior; primed pine exterior; primed pine clear 3 1/2" 5/4 flat casing; screen: half screen: stone white surround, screen wire: charcoal fiberglass mesh; subsill: primed pine simulated thick subsill, clear subsill; clear blindstop; no installation method; # ADD FOR CLEAR SILL - NO FINGER JOINTS; glass add for all sash/panels; # 1PC 5/32 LE272 EXT/1PC 1/4 LAMI INT; # ADD FOR 5/8" PUTTY GLAZE SDL & SASH; # Mark 10-14-13 1-2ZV1KR.

Top & Bottom Sashes

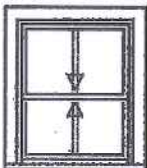
Primed pine sash exterior, bare pine sash interior, insulated glass - 1 lite, LOE 180 with argon, stainless perimeter and spacer bar, 5/8" simulated divided lite - with spacer bar - stainless - rectangular grille - special lite cut 2 wide x 1 high: primed pine exterior - bare pine interior, ovolo (convex molding) interior - glazing profile.

Item#: 2 Location: WUDH 2622 Qty: 1**Total: \$1,113.20**

Manufacturer: Marvin; wood ultimate double hung; call number: 2622; rough opening: 32 3/8" x 53 1/2" (with subsill); 4 9/16" jamb depth; satin taupe sash lock; beige jamb hardware; bare pine interior; primed pine exterior; primed pine clear 3 1/2" 5/4 flat casing; screen: half screen: stone white surround, screen wire: charcoal fiberglass mesh; subsill: primed pine simulated thick subsill, clear subsill; clear blindstop; no installation method; back prime; # ADD FOR CLEAR SILL - NO FINGER JOINTS; glass add for all sash/panels; # 1PC 5/32 LE272 EXT/1PC 1/4 LAMI INT; # ADD FOR 5/8" PUTTY GLAZE SDL & SASH; # Mark 10-14-13 1-2ZV1KR.

Top & Bottom Sashes

Primed pine sash exterior, bare pine sash interior, insulated glass - 1 lite, LOE 180 with argon, stainless perimeter and spacer bar, 5/8" simulated divided lite - with spacer bar - stainless - rectangular grille - special lite cut 2 wide x 1 high: primed pine exterior - bare pine interior, ovolo (convex molding) interior - glazing profile.

Item#: 3 Location: WUDH 2616 Qty: 8**Unit Price: \$808.68 Total: \$6,469.44**

Manufacturer: Marvin; wood ultimate double hung; call number: 2616; rough opening: 32 3/8" x 41 1/2" (with subsill); 4 9/16" jamb depth; satin taupe sash lock; beige jamb hardware; bare pine interior; primed pine exterior; primed pine clear 3 1/2" 5/4 flat casing; screen: half screen: stone white surround, screen wire: charcoal fiberglass mesh; subsill: primed pine simulated thick subsill, clear subsill; clear blindstop; no installation method; back prime; glass add for all sash/panels; # ADD FOR 5/8" SDL PUTTY GLAZE SDL & SASH.

Top & Bottom Sashes

Primed pine sash exterior, bare pine sash interior, insulated glass - 1 lite, LOE 180 with argon, stainless perimeter and spacer bar, 5/8" simulated divided lite - with spacer bar - stainless - rectangular grille - special lite cut 2 wide x 1 high: primed pine exterior - bare pine interior, ovolo (convex molding) interior - glazing profile.

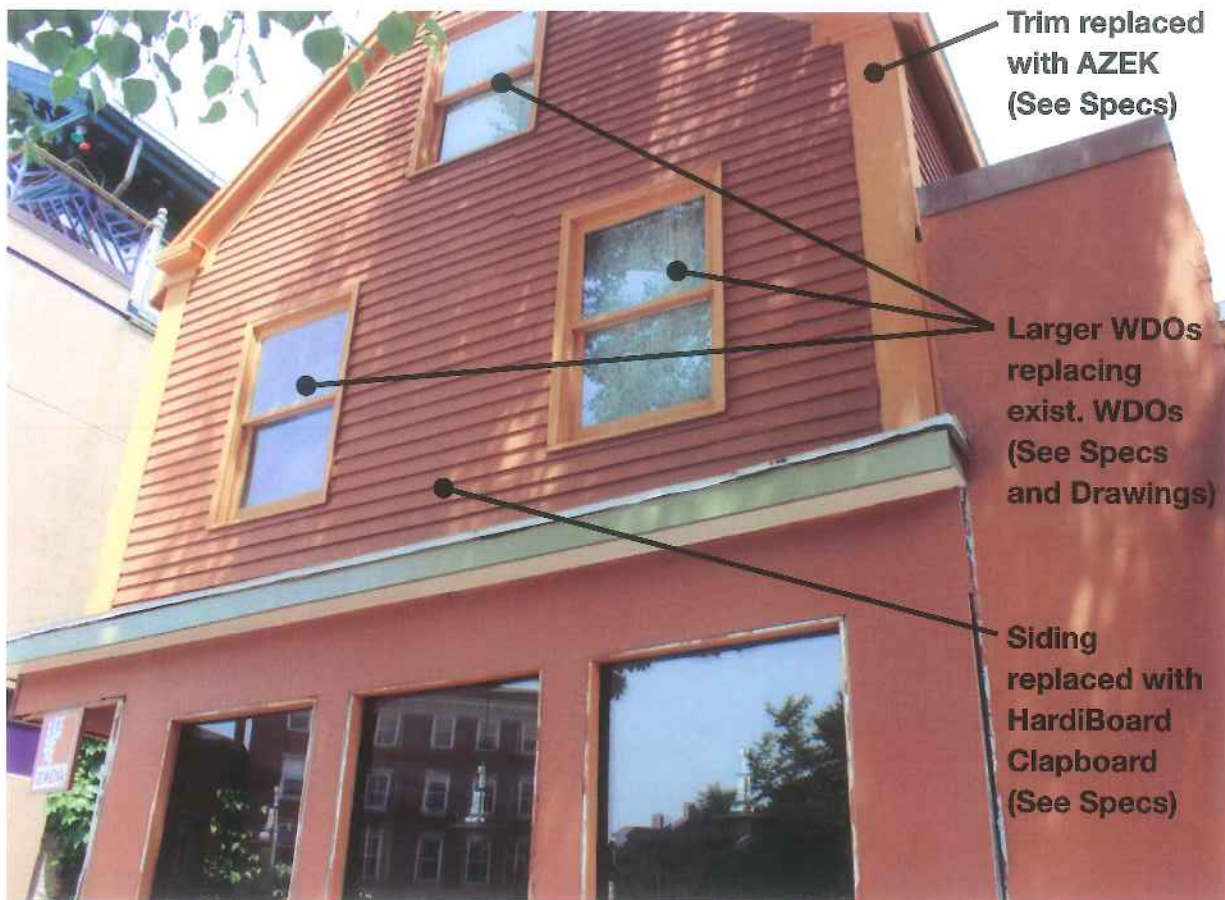
Item#: 4 Location: FALL PREVENTION Qty: 3**Unit Price: \$23.00 Total: \$69.00**

Manufacturer: Marvin; 11850646 kit, window opening control device, tp; Marvin parts.

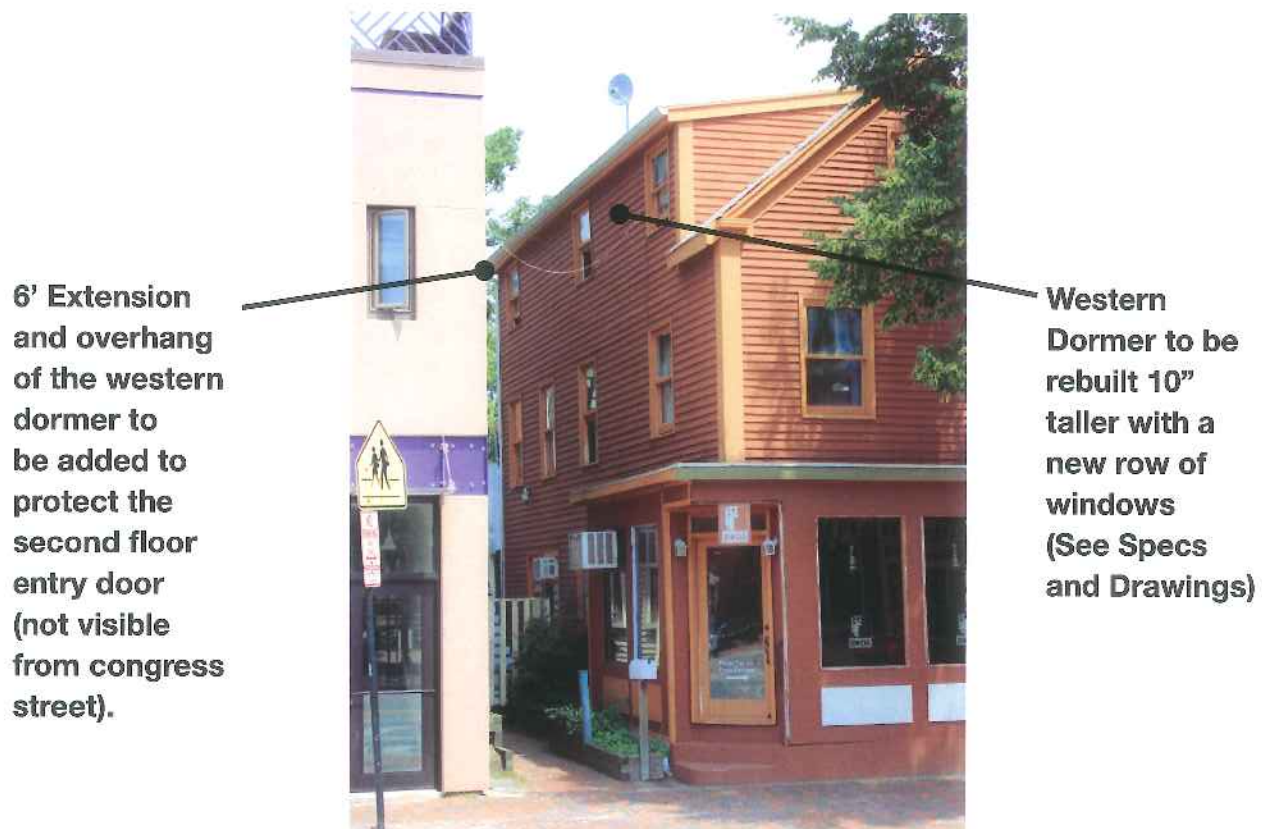
	<u>Total Material</u>	<u>\$10,190.84</u>
	<u>Sub Total</u>	<u>\$10,190.84</u>
	<u>Sales Tax (5.5%)</u>	<u>\$560.50</u>
Grand Total		\$10,751.34

1/4" = 1' 0" - All drawings are exterior views.

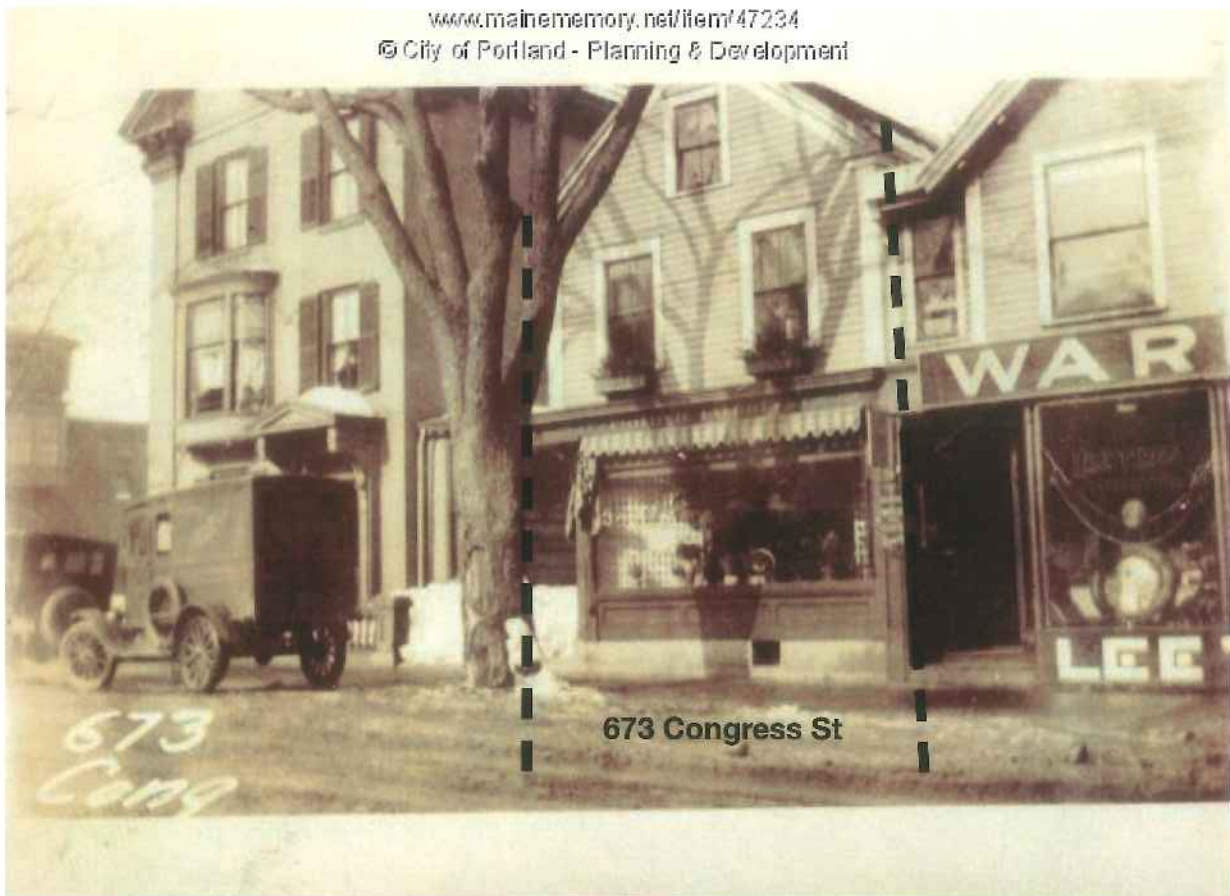
Page 2 of 3



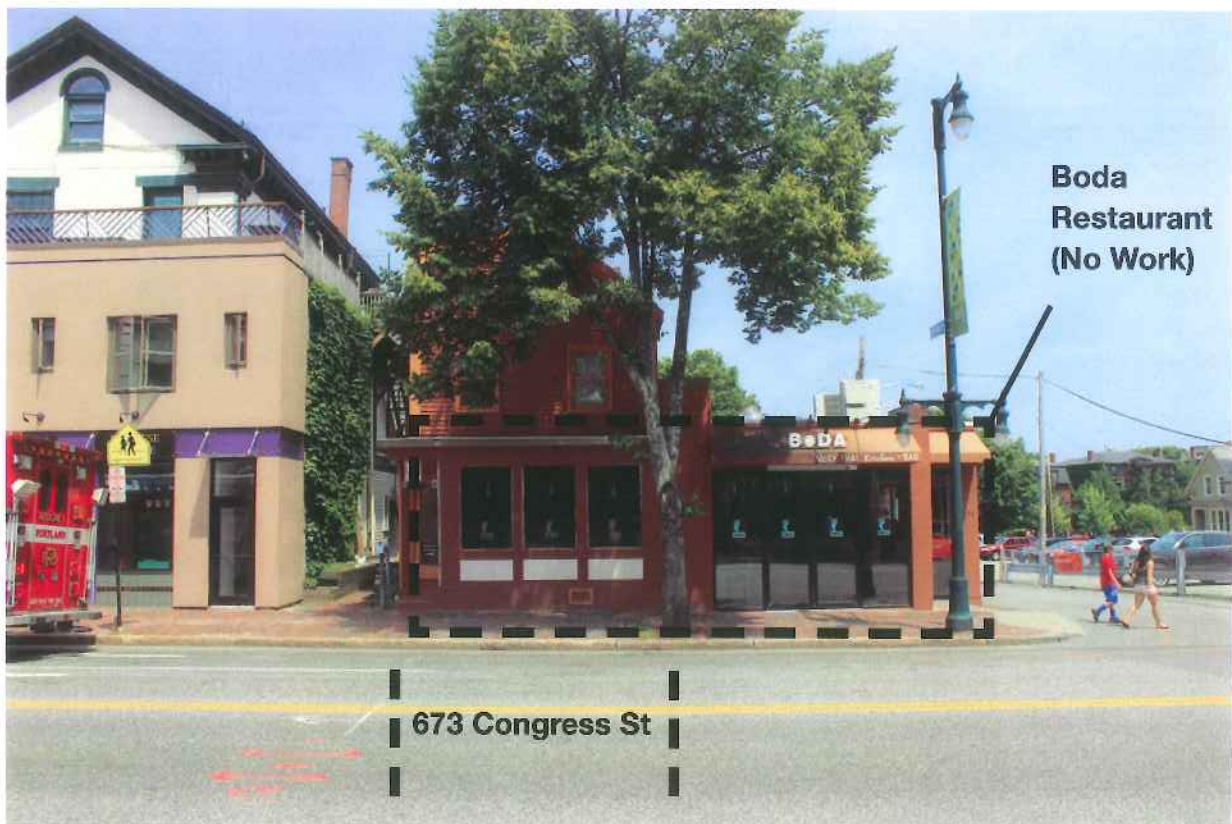
Close-Up Photograph of 673 Congress St, South Elevation



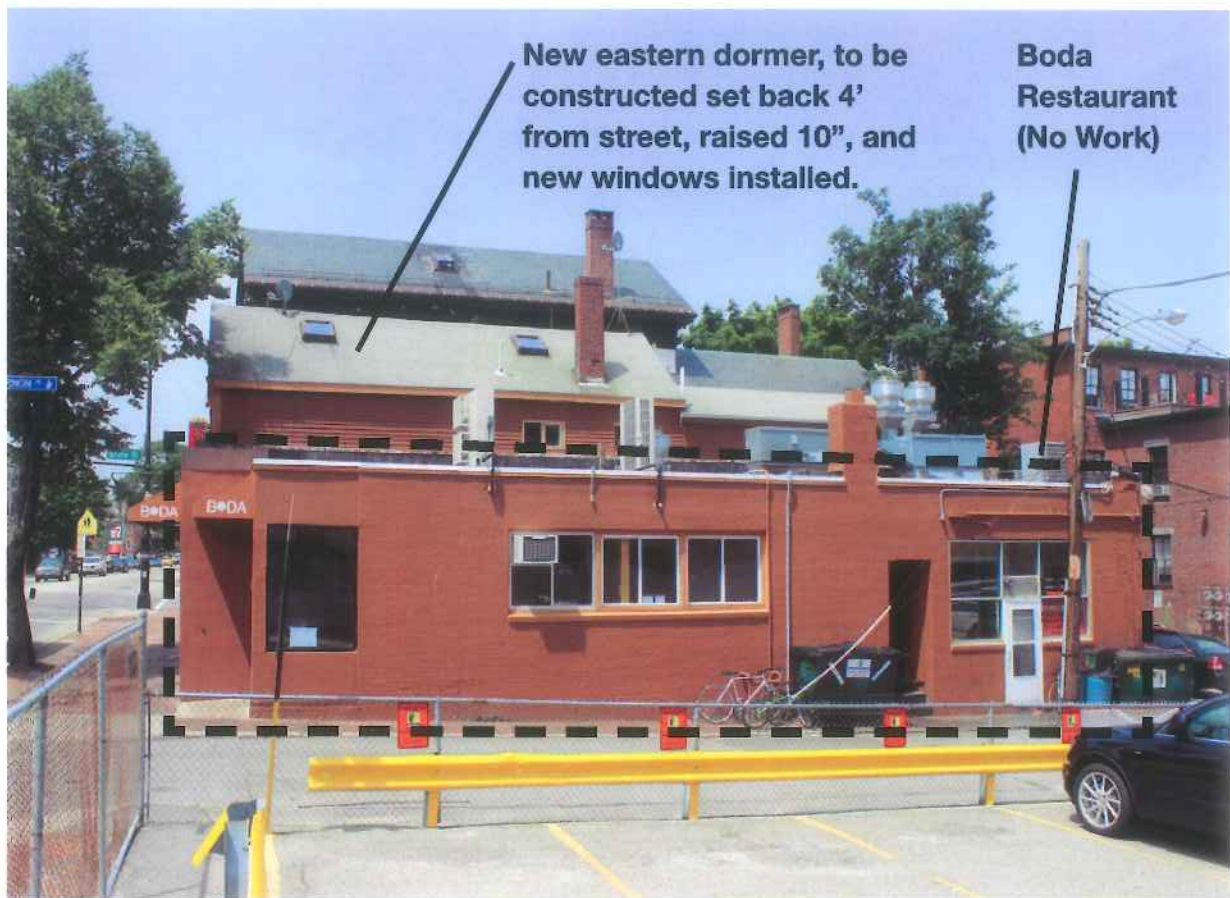
Photograph of 673 Congress St, South-West Corner



Historic Photograph of 673 Congress St, Taken in 1924.



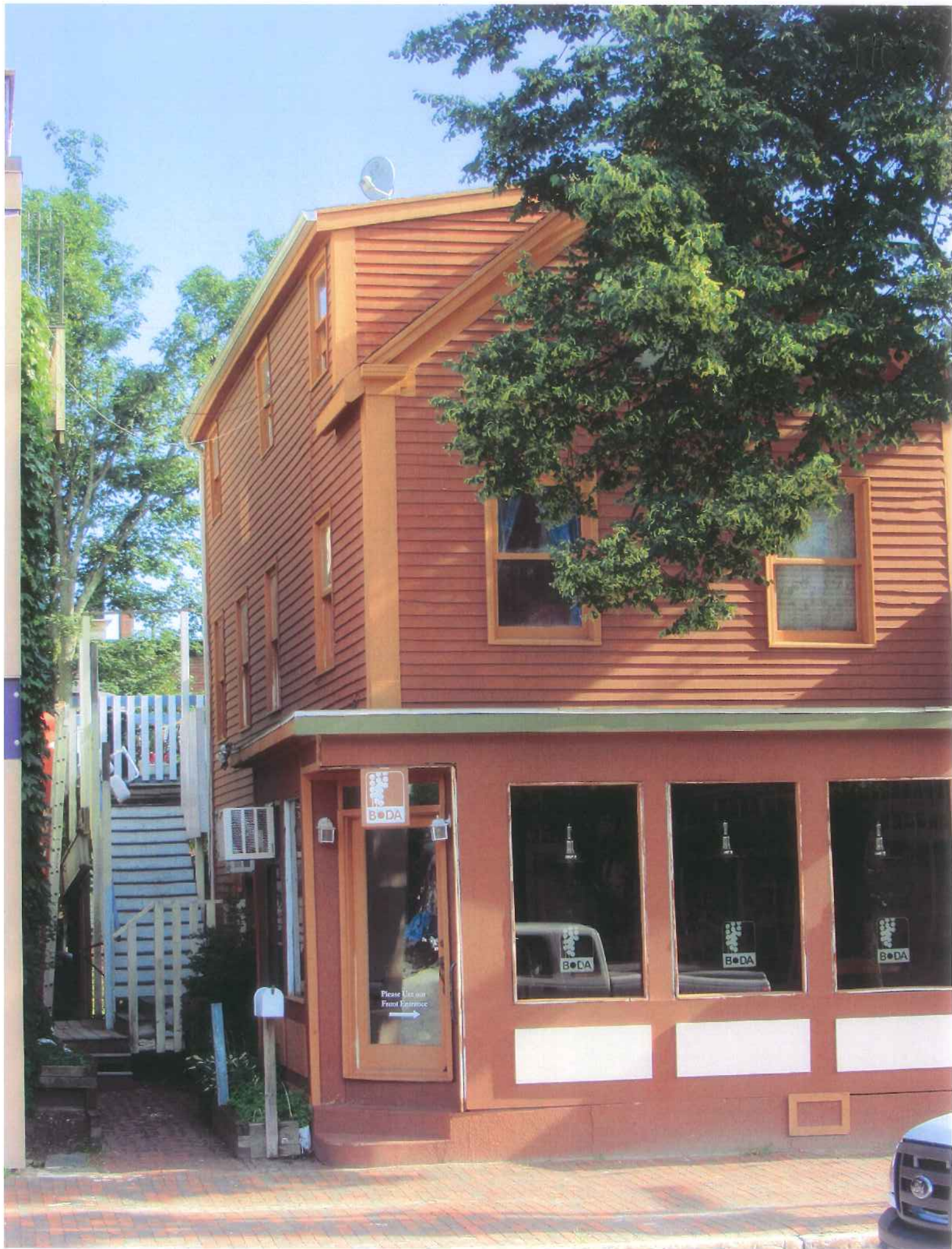
Photograph of 673 Congress St, South Elevation

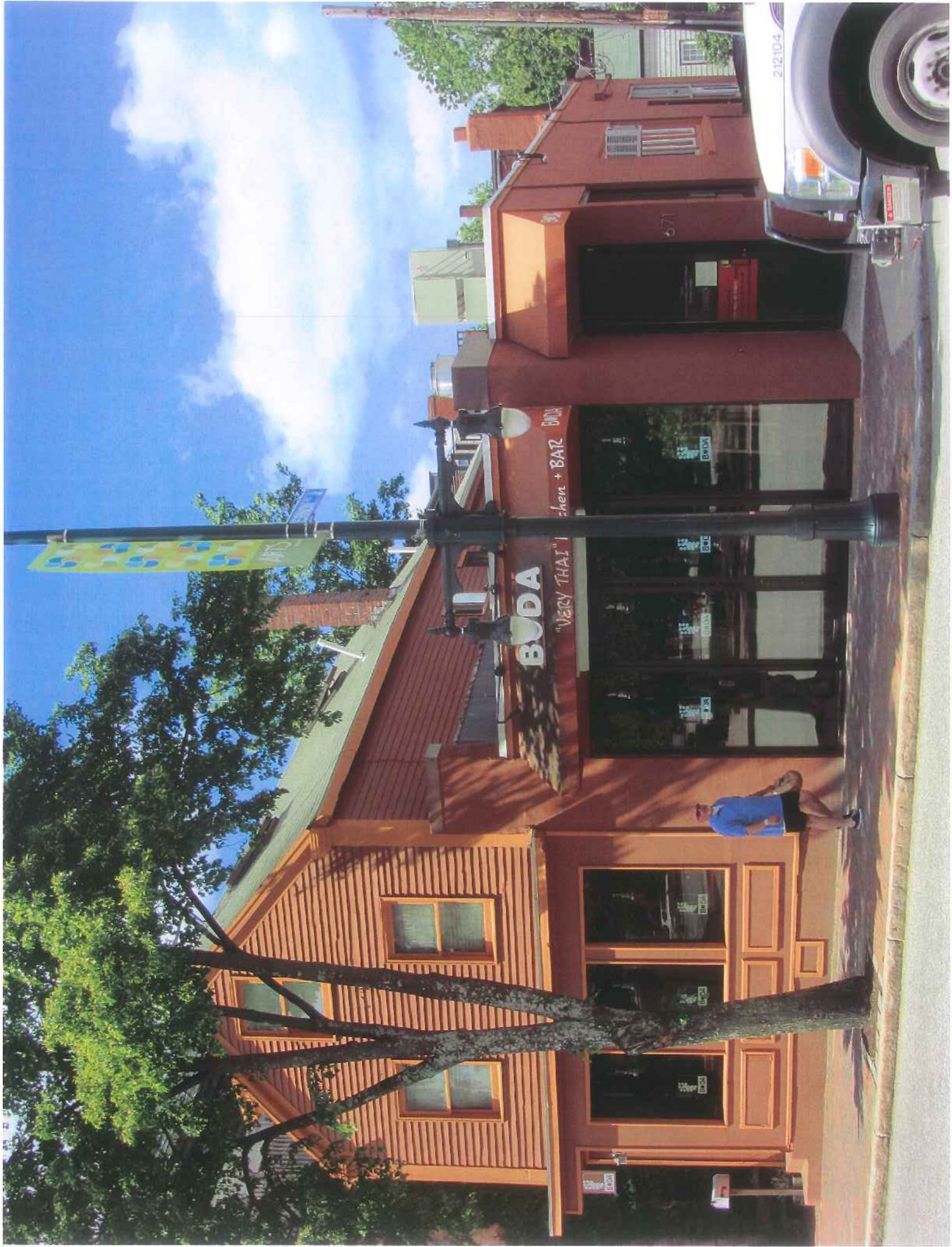


Photograph of 673 Congress St, East Elevation



Photograph of 673 Congress St, North Elevation







Att. 6



673
Copy

Policy and Guidelines for the Replacement of Wood Clapboards in Portland's Historic Districts

Portland's historic preservation ordinance includes ten review standards that guide the Historic Preservation Board and staff in assessing applications for alterations to historic buildings. The following three standards are applicable in the review of **requests to replace wood clapboards**:

- (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.*
- (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.*

As these three review standards clearly communicate, the general intent behind the historic preservation ordinance is that every effort be made to retain the original characteristics of a historic building—including its materials. Accordingly, repair is recommended over replacement. The need to replace the material—particularly when it is original—must be demonstrated. If replacement is warranted, the standards strongly encourage that it be *in kind*. The standards do not expressly preclude consideration of non-traditional materials, however, and they acknowledge that individual circumstances will vary. Accordingly, the standards allow for flexibility when it is warranted and when the visual characteristics of the new replacement material match those of the original.

Since the historic preservation ordinance went into effect in 1990, the Historic Preservation Board has reviewed several requests to replace wood clapboard siding with **vinyl or aluminum siding**. In the case of these materials, the visual distinction between traditional wood clapboard siding and vinyl or aluminum siding is quite obvious (the visibility of seams, the presence of j-channels at the transition between siding and trim, etc.). Accordingly, the Board has not approved vinyl or aluminum siding applications except where the siding will not be readily visible from a public way.

More recently, the Historic Preservation Board has received requests to replace wood clapboards with **fiber cement clapboards**. Recognizing that fiber cement siding represents a significant improvement over earlier non-traditional siding options, the Board spent a considerable amount of time evaluating its visual characteristics and performance and considering its appropriateness on historic buildings. Based on its review and available research, the Board identified a number of **concerns** about its use as a replacement for traditional wood clapboards. These include:

- Cement fiber clapboards are not tapered like wood clapboards and can be 36% thinner at their lower edge. This thinner lower edge of the material produces minimal shadow lines. When viewed from a longer distance, the fiber cement clapboard siding reads as a flatter-textured cladding material.
- As wood is an organic and more malleable material, it is easier to adjust and accommodate the wall plane inconsistencies that are common in historic buildings. For example, the rigidity of fiber cement clapboards makes it more difficult to align the butts of the boards. Particularly when the fiber cement clapboard are installed over long runs, the awkward joints become quite apparent.
- Cement fiber clapboards are difficult to repair when they chip or crack.
- Problems have been cited by other historic district commissions with regard to the long-term durability of the material, particularly when exposed to moisture. Fiber-cement clapboards have been reported to de-laminate as they absorb moisture.

Based on these observations, the Historic Preservation Board has adopted the following **policy and guidelines** as regards the replacement of wood clapboards with non-traditional clapboard siding:

- Where the existing wood clapboards are original or clearly historic replacements, the applicant must demonstrate that the existing clapboards need to be replaced. Even if some areas clearly require replacement, are there sections of the existing siding that can be retained?
- If the need to replace the existing clapboards has been demonstrated, wood clapboards (preferably clear, vertical grain cedar) are required on all elevations readily visible from a public way. Fiber-cement clapboards may be installed as an alternative on elevations which have limited visibility. Non-traditional siding of any type may be installed on elevations which have no visibility from a public way. In all cases the alternative siding shall match the visual characteristics of wood clapboards as closely as possible (exposure, profile, finish, etc.)
- Every effort shall be made to retain original or historic wood trim. Where new clapboards are proposed, existing clapboards must be removed to maintain the original planar relationship of siding to trim. Also, any unique characteristics of the original clapboards shall be maintained.

- Where the building's original clapboards had been previously replaced with vinyl or aluminum siding and a new program of re-siding is proposed, the new clapboards shall be traditional wood clapboards on all portions of the building that are readily visible from a public way.
- Fiber-cement clapboards are acceptable on new construction and on non-contributing buildings within historic districts. Depending on the particular circumstance, fiber-cement clapboards might be acceptable on new additions to historic buildings.
- In all instances where fiber-cement clapboards are approved on historic buildings (elevations that have limited visibility or new additions), the visual characteristics of the traditional clapboards shall be matched (exposure, profile, finish, etc.). Exceptions may be considered for additions calling for a contrasting siding detail.

Note: Although these guidelines apply specifically to the replacement of wood clapboards, similar considerations are applicable to the replacement of wood shingles, shiplap, novelty siding, etc.

Policy Adopted 9/18/13