

1. Legal Ad

Documents: [9-2-15 LEGAL AD.PDF](#)

2. 9-2 Agenda

Documents: [9-2 AGENDA.PDF](#)

3. India Street

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

4. 17 Carleton Street

Documents: [HP MEMO - 17 CARLETON STREET.PDF](#)

5. 667 Congress Street

Documents: [667 CONGRESS STREET.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments are taken at all meetings.**

On **Wednesday, September 2, 2015** at 5:00 p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will meet in Room 209, City Hall, to review the following items. (Public comments will be taken at this meeting):

1. PUBLIC HEARING

- i. Historic Preservation Board Recommendation to Designate Portion of India Street Neighborhood as a Local Historic District; Historic Preservation Board, Sponsor.

Break for Dinner; Meeting Resumes at 7:15

- ii. Certificate of Appropriateness for Proposed New Construction; 17 CARLETON STREET; Avesta Housing, Inc., Applicant.
- iii. Certificate of Appropriateness for Proposed New Construction; 667 CONGRESS STREET; MSD Properties LLC, Redfern Properties and Joe's Super Variety, Applicant

4. CONSENT AGENDA

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

HISTORIC PRESERVATION BOARD AGENDA

September 2, 2015, 5:00 p.m.

Room 209, 2nd Floor, City Hall

Public comment is taken at all meetings

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS OF AUGUST 5, 2015:**

- i. Certificate of Appropriateness for Building Addition: 1375 WESTBROOK STREET; Kristin Majeska, Applicant. *The Board voted 6-0 (Pollard absent) to approve the application subject to conditions.*

4. PUBLIC HEARING

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5. CONSENT AGENDA

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>

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

**PUBLIC HEARING
RECOMMENDATION TO DESIGNATE INDIA STREET HISTORIC DISTRICT**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: August 26, 2015

RE: September 2 2015 **Public Hearing, Final Deliberations and Recommendation
Regarding Designation of India Street Historic District**

Introduction

Following six preliminary workshops and a neighborhood site walk, the Historic Preservation Board will hold a public hearing on a proposal to designate a portion of the India Street neighborhood as a local historic district. Associated with the district designation, the Board will also consider individual landmark designation for the Abraham S. Levey Block at 78-88 Middle Street. Finally, the Board will consider an amendment to the historic preservation ordinance which addresses the applicability of historic preservation ordinance requirements as they relate to the form-based code proposed to replace the current zoning in the India Street neighborhood. At the conclusion of the public hearing and final discussion/deliberations by the Board, it is expected that the Board will vote on a formal recommendation regarding historic district designation and ordinance amendment.

As outlined in Portland's historic preservation ordinance, the Historic Preservation Board's role in the designation of historic districts is to review the merits of the proposed designation and, based on findings as to whether or not the nominated area meets the ordinance's designation criteria (see Division 3, Categories and Criteria for Designation) and forward a recommendation regarding designation to the Planning Board and Council for their consideration. The ordinance requires that the Historic Preservation Board's recommendation be accompanied by a report which includes the following information (see Sec. 14-617):

- Explanation of the significance or lack of significance of the nominated district as it relates to the ordinance's criteria for designation.
- Explanation of the integrity or lack of integrity (as defined in the ordinance) of the nominated historic district.
- Any proposed design guidelines for review of alterations or construction in the proposed historic district

- Explanation of the relationship of the nominated district to the ongoing effort by the Historic Preservation Board to identify and nominate potential areas, sites and structures that meet the criteria for designation.
- A map showing the boundaries of the nominated district.
- A list of every site, structure and object in the nominated historic district indicating their degree of cultural, historic, architectural or archaeological significance by classification as of a landmark or contributing significance.

Attachment 1 is a copy of the draft *India Street Historic District Designation Report*.

Attachment 2 is a map of the proposed district boundaries with assigned classifications for individual buildings within the district boundaries (i.e. landmark, contributing or noncontributing). Attachment 3 is the historic building survey form for the Abraham S. Levey Block at 78-88 Middle, which is proposed for individual landmark designation.

Attachment 4 is the draft amendment to the historic preservation ordinance which addresses the applicability of Form-Based Code regulations in the review of projects within the India Street Historic District. Other reference material related to the proposed designation, which the Board has reviewed in considerable detail at previous workshops, is available on the City's website. See <http://www.portlandmaine.gov/210/Historic-Preservation-Board>

Background of District Designation Initiative, Professional Documentation and Analysis Prepared for Consideration

Specific discussions of a possible India Street district began in 2007, when HP staff was asked by the Council's Housing & Community Development Committee to provide an update on the historic preservation program and to identify individual structures and areas that warranted consideration as landmarks or historic districts. At that time staff recommended that the India Street neighborhood be considered for designation, among other identified areas and sites. Although the HCDC voiced support for a potential India Street district, staff decided to move forward with designation of Congress Street and abutting blocks within the downtown core as a first priority. The decision to focus on the downtown district first was based on the availability of limited staff resources and in recognition of the amount of public process involved in any district initiative. In 2009, following a two-year planning process, the City Council formally approved designation of the Congress Street Historic District.

A potential India Street historic district was discussed with the Planning Board in 2011, when representatives of the India Street neighborhood association began voicing interest in exploring tools to better manage the scale and character of development in their neighborhood. Again, the Planning Board endorsed efforts to establish an historic district. Planning staff recommended at that time that the historic district study be part of a larger neighborhood planning effort for the neighborhood. The current proposal is the product of that neighborhood planning exercise.

In preparation for the launch of the India Street neighborhood planning process, the City engaged the firm of ttl architects to conduct a comprehensive historic resources inventory of the India Street area. Julie Larry of ttl architects, with assistance from Gabrielle Daniello, researched the historical and architectural development of the neighborhood and documented every building within the identified study area. They produced a written history of the neighborhood and produced an architectural description, historical narrative and photograph of approximately 120 buildings. They also offered their professional opinion as to each building's "preservation value," based on its condition and relative significance. Board members will recall that Julie Larry presented her findings to the Historic Preservation in a powerpoint presentation in January 2014.

As part of the neighborhood planning process, an advisory committee was established to study and develop recommendations on a number of topics as they affect this area, including historic preservation, the potential for a form-based code to guide new development, public infrastructure improvements, housing and equity issues, and the economy of the area. Within the India Street Neighborhood Advisory Committee (ISNAC), a working group was formed to focus on historic preservation and the potential for an India Street historic district. The working group, with assistance from HP staff, used the information provided by ttl architects and input from the Maine Historic Preservation Commission to develop recommendations regarding district boundaries.

HP staff provided updates on the historic preservation working group's progress during the course of the 9-month neighborhood planning process and also presented preliminary boundaries to solicit feedback from the larger group. As the plan neared completion, a larger public meeting was held to solicit feedback from area residents, property owners and business owners.

Ultimately, the India Street Advisory Committee voted to recommend to the City Council adoption of the neighborhood *plan*, which calls for several specific implementation tools, including the adoption of a historic district and a form-based code to replace traditional zoning. The ISNAC stopped short of recommending to the Council a specific historic district boundary or form-based code regulations, based on the fact that these two implementation tools warranted further review, as well as coordination between the two land use regulatory tools. (Historic District regulations and form-based codes are most effective when the regulations are coordinated at the outset.) It was also recognized that the responsible land use boards (HP Board and Planning Board) would need to conduct their own evaluation of any specific proposal before the City Council was in a position to take formal action.

Summary of Preliminary Board Workshops

In December 2014, the Historic Preservation Board began its formal review of the proposal forwarded by the India Street Neighborhood Advisory Committee to designate an area within

the India Street neighborhood as a local historic district. (The Board had previously received a presentation by Julie Larry on the history and architecture of the India Street neighborhood. The presentation was made in January 2014, shortly after Ms. Larry completed her study for the neighborhood planning process.)

The Historic Preservation Board's review process began with a two-part workshop. On December 3rd, the Board conducted a site walk of the neighborhood to familiarize Board members with the neighborhood's historic building stock and observe existing conditions within the area. The site walk was followed by a workshop session in City Hall on December 17th. Staff provided a brief overview of the neighborhood planning process that resulted in the recommendation to establish a historic district. Staff also reviewed the status of efforts to identify boundaries for the proposed district and familiarized Board members with the factors that are typically considered in delineating historic district boundaries. The Board also took public comment prior to its preliminary discussion of the proposed district as envisioned.

In preparation for the initial workshop discussion, Board members were provided with the documents prepared by ttl-architects, including the written neighborhood history and historic building survey, as well as excerpts from *A Guide to Delineating boundaries of Historic Districts* published by the National Trust for Historic Preservation.

Subsequent workshops, held on February 4th, May 6th, July 22nd and August 5th, were spent considering appropriate boundaries for an India Street district, taking into consideration the information provided to the Board, Board members' own observations and analysis of the area, as well as public input. During the review process, and at the request of staff, preservation consultant Julie Larry prepared for the Board's review an *Analysis of Eligibility of the India Street Neighborhood as a Local Historic District*—see Attachment 6. This document summarized the areas of significance of the neighborhood, addressing the specific designation criteria that must be met in the historic preservation ordinance. The analysis also addressed the issue of integrity of the neighborhood, as defined in the ordinance.

Also discussed during the Board's workshops was the relationship between historic district designation and the proposal to establish a Form-Based Code for the neighborhood (which would replace traditional zoning). Several updates were provided on the progress of that initiative and planning staff described how the two regulatory tools were envisioned to work together. Among the topics discussed was the issue of building height and whether the historic preservation regulations would supersede the FBC's height allowances.

Alternatives/Modifications Considered to Original District Proposal

On July 22nd, the Historic Preservation Board held a workshop to consider various alternative measures to address the stated historic preservation goals within the India Street Neighborhood Plan. This workshop followed a neighborhood meeting held earlier in the month to invite and respond to questions and comments from area property owners and other

interested parties. Based on feedback from this meeting as well as other public input at previous workshop sessions, it became evident that there were reservations about the district as proposed, particularly as it would affect some of the more vernacular residential buildings within the neighborhood. Some also argued that given the spotty nature of some of the blocks within the draft district boundary, these blocks should not be included. Alternatives presented for review included a new designation classification which would be added to Portland's ordinance to allow for a "Multiple Property Designation". A Multiple Property Designation would provide protection for individual identified historic structures, without creating a contiguous district. Also presented for review was a preliminary proposal for a reduced historic district.

Following a presentation by staff and an opportunity for public comment, Board members discussed at length the relative merits of the two options. Board members were unanimous in favoring a smaller historic district over a Multiple Property Designation. This conclusion was based in part on additional information that came to light after the staff report was prepared about the intent of Multiple Property Designations. Further research into this designation category, as developed by the National Park Service and as implemented in several municipalities throughout the country, revealed that the concept as envisioned applying to the India Street neighborhood was not consistent with how this category of designation works elsewhere throughout the country. Additionally, Board members expressed concern that the creation of a Multiple Property Designation (MPD) would create confusion between "landmarks" as currently defined in the ordinance and individually designated historic structures that would be designated as part of a Multiple Property Designation. A more significant factor in the Board's conclusion, however, was the Board's clear position that the creation of an historic district, albeit smaller, would be the most effective tool to implement the Plan's historic preservation goals. District designation would not only protect individual historic structures, but also recognize and reinforce the context of the historic structures that remain to tell the story of this unique Portland neighborhood.

In response to concerns raised by several residential property owners in the neighborhood about district designation (based in large part on the perception that the ordinance requirements would be overly burdensome or unduly restrict the use of their property), Board members concluded that perhaps it was appropriate to limit the district to the major corridors within the neighborhood where many of the more architecturally notable and landmark structures are located. Board members also noted that these corridors include the greatest concentration of historic structures, are more visually cohesive and exhibit fewer gaps in the building fabric. In coming to this conclusion, Board members expressed regret that negative perceptions persist notwithstanding the positive effect district designation has had in other residential neighborhoods in Portland, some of which include housing stock very similar to that of the India Street area. Board members also expressed regret about eliminating most of the vernacular residential blocks from the district, as these blocks clearly convey an important aspect of the neighborhood's history. That said, the Board appeared willing to limit the

boundary of the district, focusing on the neighborhood's major commercial corridors and the key institutional, religious, commercial and residential structures within them.

The draft district map included as part of the notice for the upcoming public hearing reflects the Board's general consensus regarding boundaries as of the Board's final workshop, held on August 5th.

Related Landmark Designation and Proposed Ordinance Amendment

Throughout the Board's review process, the historic commercial block located 78-88 Middle Street was recognized as a structure that should be designated and preserved, especially given its important position at a key gateway into the neighborhood and the fact that it was designed by noted Portland architect John Calvin Stevens. When the Board elected to pursue a smaller district, it became apparent that the building would likely not be included in the boundary because of its physical separation from the core of the district. At its last workshop, the Board recommended moving forward with designation of this structure as an individual Landmark.

Also, as noted in a previous section of this report, during the Board's preliminary review of the proposed historic district, Planning staff provided several updates on the drafting status of a Form-Based Code for the neighborhood. (This was the other key land use regulatory tool recommended by the India Street Neighborhood Advisory Committee.) Given the Planning Department's desire to coordinate these two tools and avoid conflicting regulations, the Board was asked to consider allowing the dimensional standards (including height allowances) to rule as regards new development within the neighborhood. As provided in the historic preservation ordinance, preservation review standards may supersede underlying zoning requirements. Typically, the Board has not had cause to override the underlying dimensional standards, but the possibility exists for such. In the case of the Congress Street Historic District, in conjunction with the district's designation, the Board agreed to include an amendment in the preservation ordinance stipulating that the height allowances as provided for in the B3 zone would rule. As of the August 5th workshop, it appeared that Board members might support a similar amendment for the India Street district, provided the language make clear that the provision would apply to new construction only and would not apply to proposed additions to the height of existing historic structures. See Attachment 4 for a draft amendment which would be added under Sec. 14-651. Standards for Review of New Construction.

Criteria for Designation, Recommended Structure for Final Deliberations

The process and requirements for nomination, consideration and designation are set forth in the historic preservation ordinance (Article IX of the Land Use Code). Following deliberations, the Board will make a recommendation to the Planning Board as to whether the proposed India Street Historic District meets the historic preservation ordinance's criteria for

designation. The proposed historic district must be found to meet one or more of the ordinance's minimum criteria that relate to the question of cultural, historic, architectural, and/or archaeological significance. In the case of a district nomination, the Board must determine whether a substantial number of sites, structures or objects within the proposed district have a high degree of significance, many of which may qualify as landmarks, and that it has within its boundaries other sites and structures that contribute to the overall visual characteristics of the significant properties located within it. In addition to meeting the criteria that pertain to *significance*, the nominated district must also be found to have sufficient *integrity* of location, design, condition, materials and workmanship to make it worthy of preservation or restoration.

Following the public hearing and general discussion, staff recommends that the Board structure its final deliberations in the order outlined in Division 3 of the historic preservation ordinance, *Categories and Criteria for Designation*. (See full text of applicable ordinance excerpts attached to this report—Attachment 5.)

1. The Board should first address Sec. 14-610. (a) which includes six (6) potential **minimum criteria for designation**. Note that not all of the criteria must be met by a nominated resource.

Having carefully reviewed ttl-architects' summary statements addressing the historic preservation ordinance's minimum criteria for designation (see pages 2-5 of the ttl report), staff finds that ttl's findings are well-founded and based on detailed research and other available documentation. The statements describe in a succinct narrative how *the various the criteria are met*. *Staff supports the conclusions of ttl-architects as to the minimum designation criteria met by the proposed India Street Historic District and recommends that the Board specifically reference the narrative included the ttl report in addressing designation criteria 1-6.*

2. The Board should then address Sec. 14-610. (b). This criterion addresses the question of the **level of significance of the individual structures and sites within the proposed district** boundary. In responding to this criterion, the Board should reference the information included in the Historic Resources Survey that was prepared for the neighborhood planning process and designation deliberations. The Board spent considerable time reviewing the level of significance of the building within the proposed district boundaries and *staff finds that the classifications assigned to the buildings as shown on the district map and as listed in the Designation Report are appropriate and well-founded.*
3. The Board should then address the criterion identified in Sec. 14-611 *Integrity of Landmarks and Historic Districts*. Separate from the above criteria that relate to the significance of the nominated district, the Board must also find that the district and its

contributing resources have “sufficient **integrity** of location, design, condition, materials and workmanship to make it worthy of preservation or restoration.” Ms. Larry addresses the question of integrity in her analysis (See Attachment 6) *Staff finds that the historic resources included in the proposed district, which has been reduced in scope to include the area with highest concentration of significant historic resources within the neighborhood, meets this integrity standard.*

4. The Board should confirm that the **map** included with this report (Attachment 2) accurately reflects the scope of the district proposed for designation.
5. In formulating its recommendation to the Planning Board, the Historic Preservation Board will need to determine whether specific **design guidelines** should be developed to review future alterations or construction on House Island as allowed under Sec. 14-617.(c)) In staff’s view, the established standards and guidelines for review of alterations and construction included in Portland’s historic preservation ordinance have proven to be adequate in addressing a wide range of historic resources and project contexts. As such, it is staff’s position that additional specific design guidelines are not necessary.
6. Following the Board’s deliberations and recommendation regarding district designation, the Board should then take up the proposal to designate 78-88 Middle Street as a Landmark within the definition of the historic preservation ordinance. (Motion has been provided, which references the applicable criteria.)
7. The Board should then take up the draft amendment to the ordinance which relates to the relationship between the FBC’s dimensional standards and the historic preservation ordinance’s new construction standards.

Motions for Consideration

On the basis of the staff report prepared for the September 2, 2015 Public Hearing, the professional documentation and analysis provided in a reports prepared by ttl-architects, in particular *India Street Neighborhood: Analysis of Eligibility as a Local Historic District*, as well as Board deliberations conducted in 6 workshops and a site visit the Historic Preservation Board finds that:

A: District Designation

1. The proposed India Street Historic District, as delineated in the map provided in the 9/2/15 staff report, meets the historic preservation ordinance’s minimum criteria for designation under Sec. 14-610 (a)—See Attachment – for List of Minimum Criteria. The specific criteria met under Sec. 14-610 (a) are as follows: Criteria 1, 3, and 6.

2. The proposed district meets Criterion under Sec. 14-610 (b) which applies specifically to the designation of historic districts. The Board finds that a substantial number of the structures within the proposed district have a high degree of cultural, historic, architectural or archeological significance and integrity and includes a high percentage of landmark structures as well as numerous other contributing structures.
3. The extant historic resources within the proposed India Street Historic District boundaries exhibit the sufficient integrity of location, design, condition, materials and workmanship to make them worthy of preservation, as required under Sec. 14-611.

Based on the above findings, the Board recommends designation of the delineated area on the map enclosed as Attachment 2 as a local historic district subject to the provisions of Article IX (Historic Preservation) of the Land Use Code.

B. Landmark Designation of Abraham Levey Block, 78-88 Middle Street

The Board finds that the Abraham Levey Block meets the minimum criteria for designation under Sec. 14-610 (a) and the integrity criterion. Specifically, the Board finds that the Abraham Levey Block meets Criteria 1,3,5 and 6. Additionally, the Board finds that the Levey Block meets the integrity criterion under Sec. 14-611 of the historic preservation ordinance.

Based on these findings, the Board recommends to the City Council that the Abraham Levey Block at 78-88 Middle Street be designated as an individual Landmark under the provisions of Article IX (Historic Preservation) of the Land Use Code.

C. Amendment to Article IX (Historic Preservation) of the Land Use Code

On the basis of the dimensional standards included in the proposed India Street Neighborhood Form-Based Code (as dated June 9, 2015), which were developed following an analysis of the traditional building stock within the neighborhood, the Board finds that the Code's standards are not inconsistent with the new construction standards within the historic preservation ordinance which address, among other design elements, scale and form. Accordingly, the Board recommends the following provision be added to Article IX (Historic Preservation), subject to the condition that if the FBC dimensional standards are revised as part of the Planning Board's final review process, the Historic Preservation Board will have an opportunity to review and comment on the proposed change(s):

Sec. 14-651. Standards for review of new construction (a) Scale and Form:

7. *Applicability to India Street historic district.*

In the India Street historic district, for new construction within the India Street Form-based Code Zone (IS-FBC), the historic preservation board shall not impose conditions more restrictive than the dimensional requirements of the IS-FBC zone except for in the case of a building addition which proposes to change the height of an existing building. For all other new construction, the historic preservation board may adjust the means or manner of how the allowable height is achieved.

Attachments

1. Draft Designation Report
2. Draft Historic District Boundary Map with individual building classifications
3. Survey Form for Abraham S. Levey Block at 78-88 Middle
4. Draft Amendment to Article IW, Historic Preservation
5. Excerpts from Historic Preservation Ordinance
6. India Street Neighborhood: Analysis of Eligibility as a Local Historic District

Other reference material related to the designation can be accessed at

<http://www.portlandmaine.gov/210/Historic-Preservation-Board>

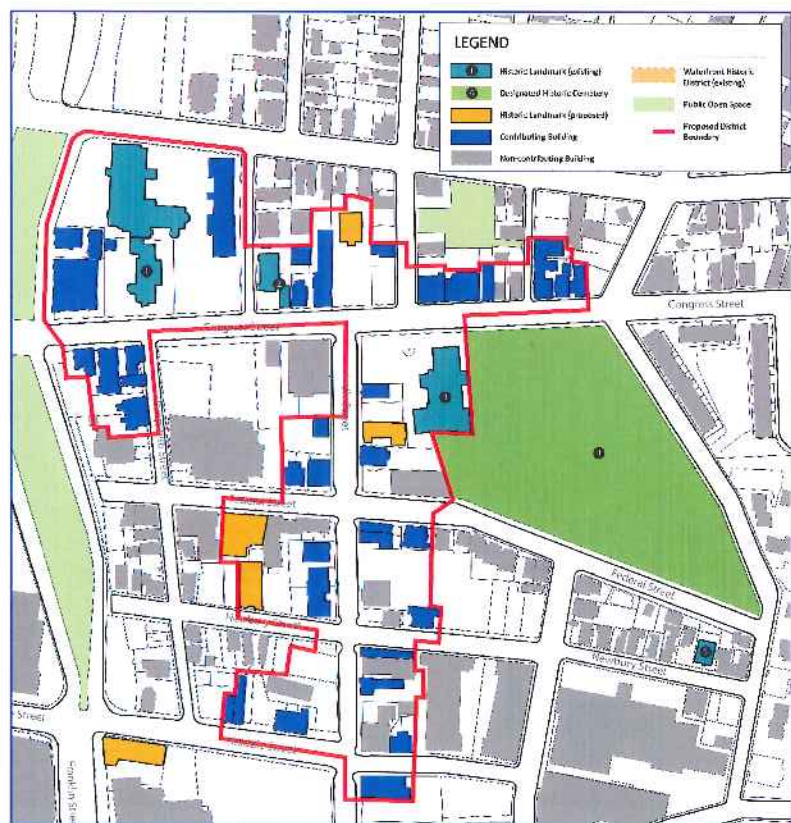
India Street Historic District Designation Report



General Description of the District

The India Street neighborhood as we know it today encompasses a 19-block area, extending west to east from Franklin Arterial to Washington Avenue/Mountfort Street and north to south from Congress Street to Commercial Street. Within this larger neighborhood boundary, the proposed **India Street Historic District** encompasses portions of 10 blocks and is focused on the major corridors (Congress, India and Middle) that define the historic core of the neighborhood and around which many of the neighborhood's most significant institutional, commercial, religious and residential structures are concentrated.

Within or just outside the district boundaries are located five previously-designated landmark structures or sites. These include the Cathedral of the Immaculate Conception, St. Paul's Church and Parish Hall, North School, the Abyssinian Meeting House and Eastern Cemetery. Four additional landmarks are proposed for designation in conjunction with the district designation. These include the former Etz Chaim Synagogue (now Maine Jewish Heritage Museum), the former India Street Fire Station, St. Peter's Catholic Church, the former Shaarey Tphiloh Synagogue, and the Abraham S. Levey Commercial Block. These structures are recommended for landmark status based on their significance in the development of the neighborhood, their architectural significance and/or their position at a key gateway into the neighborhood.



In addition to these individual landmarks, the district includes approximately 36 contributing historic structures and 13 noncontributing structures, as well as several surface parking lots or undeveloped parcels. Within the district are exhibited a wide variety of building types—institutional, religious, commercial, and residential—reflecting the area's history as a largely self-contained neighborhood settled early on by African Americans and later by successive waves of immigrant groups (including Irish, Italian, Eastern European and Scandinavian) who established their own places of workshop, commercial enterprises and services to support the needs of their community.

Although the district includes a few scattered buildings that predate the Great Fire of 1866, most of the existing historic resources were built 1866 and 1920. Existing historic structures are mostly brick, with the exception of a few wood frame structures. Predominant building styles include Italianate and Second Empire. Also represented in the district are several early 20th century commercial blocks and multi-family triple deckers which are typical of their construction era.

History of the India Street Neighborhood

The history of the India Street neighborhood is as old as the history of Portland itself, as it was the site of the first European settlement on the Portland peninsula. Nothing, however, exists from this first settlement or from other early attempts at settlement. The first settlement was destroyed during conflicts with Native Americans in the 17th century, rebuilt and then destroyed again in the late 18th century by the British. Even the waterfront no longer resembles its early configuration, having been filled in during the mid-nineteenth century to accommodate maritime and railroad development.

Notwithstanding the loss of structures and sites associated with the neighborhood's earliest periods of development (with the exception of Eastern Cemetery), the remaining building stock provides a compelling story of the neighborhood during the nineteenth and twentieth centuries—illustrating not only the wide range of activities that were supported in this area but also the unique resident mix that populated the neighborhood and gave it its rich, ethnically diverse character.

Life in the India Street neighborhood during the early 19th century revolved largely around waterfront activities. A significant number of the laborers and mariners were free black men who prospered in Portland's maritime economy, settled in the India Street neighborhood, and built their own homes. In 1828 the community built their own church, the Abyssinian Meetinghouse on Newbury Street.

As the African American population prospered and moved out of the neighborhood, they were replaced by Irish immigrants who worked on the waterfront and in the construction of the Atlantic and St. Lawrence Railroad. The Great Fire of 1866 destroyed nearly all the neighborhood once again. Only a few brick dwellings and a small number of resources at the eastern end of Federal and Newbury Streets were spared. Rebuilding was swift, however. Nearly sixty percent of the extant historic resources in the neighborhood were built from 1866 to 1890. Architects from all over the region moved to Portland to help in the rebuilding efforts. Most of the buildings constructed immediately after the fire were built of brick in the predominate styles of the period, Italianate and Second Empire. Almost all the residential buildings built after the fire were multi-family reflecting the increasing need for housing the City's growing population. The City's increase in population was significantly impacted by European immigration.

Following the Irish were immigrants from Eastern Europe and Italy. At the turn-of-the-20th century 4,000 immigrants a year were passing through the port city. Many settled in the India Street neighborhood, drawn by its close proximity to jobs on the railroad, on the waterfront, or at nearby industrial complexes, like the Portland Company and Thomas Laughlin Company. The cultural and economic impact of each of these immigrant communities on the India Street neighborhood can be found in the variety of the religious buildings that are the area's key landmarks and in the many family businesses established in the neighborhood, some that continue to the present day.



Reflecting the neighborhood's multicultural nature and tradition of living above one's place of business, this 3-family building on Middle Street with store on the ground floor was owned by Hyman Finklestein in 1924. The flanking brick buildings remain.

In the mid twentieth century abutting neighborhoods to the east and west of India Street were targeted for urban renewal. Demolition for the construction of Franklin Arterial and construction of the Munjoy South development shrunk the historic boundaries of the India Street neighborhood. Although there have been physical changes in recent decades, many of the immigrant families and their family businesses continue to have a strong presence in the neighborhood.

For a more detailed history of the neighborhood, please see *A History of Portland's India Street Neighborhood*, researched and written by Julie Larry and Gabrielle Daniello of ttl-architects for the City of Portland. Historical and architectural information about each individual structure within the district is provided in an historic resources inventory prepared for the City by ttl-architects.

Significance of the India Street Neighborhood

Historical and Cultural Significance

The India Street neighborhood is significant for its association with the City's nineteenth century free African American population. Two thirds of Portland's African American citizens in the first half of the nineteenth century lived in the India Street neighborhood. The center of their community was the Abyssinian Church built in 1828. The church, listed on the National Register of Historic Places in 2006, served as the community's religious center, meeting hall, and school. Many of the homes and businesses associated with this community were destroyed in the Great Fire of 1866; however a small

group of homes on or near Newbury Street and the church survived the fire. Although the Abyssinian Meeting House is located outside the proposed district boundaries (primarily because of its physical separation from the area of concentration of extant historic structures), it is individually designated as a local landmark and is strongly associated with the history, development and significance of the neighborhood.

The neighborhood is also significant for its strong role in Portland's immigration history. First settled by European immigrants and later joined by a by a strong concentration of free black citizens, these groups were followed by large numbers of Irish, Italian, and Eastern European Jewish immigrants. It was also home to immigrants from Canada, Scotland, Finland, Sweden and Portugal, although in smaller numbers. Its close proximity to the waterfront, the railroad, industrial centers like the Portland Company, and to the commercial center of the city that developed post-Fire along Middle Street provided these newcomers easy access to jobs.

The neighborhood's sites, structures, and areas express the significance of 19th and 20th century immigrants on the cultural history of Portland. Multi-family dwellings, like the neighborhood's many duplexes, triple deckers, and apartment buildings, built following the fire and into the early twentieth century accommodated large multi-generational families, making the area one of the city's densest urban neighborhoods. While many of these immigrant families lived in modest homes within the neighborhood, their influence is present in large landmark religious structures like St. Paul's Church and Rectory, the Abyssinian Meeting House, Shaarey Tphiloh, St. Peter's Catholic Church, and the Cathedral of Immaculate Conception.

While the neighborhood was home to nationally notable persons like Henry Wadsworth Longfellow and General Samuel C. Fessenden and locally notable persons like Ruben Ruby, Abraham W. Niles, and James McGlinchy, it was also the home and workplace of numerous members of the city's various immigrant communities. These immigrants have significantly shaped the culture, history, and development of Portland in a myriad of ways. Some through their public service, like City Councilor Richard Duddy and his son City Councilor Edward Duddy, or through their community engagement, like Dr. Elias Caplan, a WWI medical corps veteran and the city's second Jewish physician, who along with his wife, was active in local and statewide community organizations. Many of the immigrants became well known and prominent businesspeople. Giovanni Amato settled in Portland circa 1902 and created the iconic sandwich known as the Italian in his bakery at the corner of Newbury and India Streets. At their home on Newbury Street, Vincenzo and Maria Reali started the Village Café, which was greatly expanded and operated by their son and grandson. Jacob Levinsky first established his military surplus store on Washington Avenue before moving to India and Congress Street in 1920.

Architectural Significance

The proposed district possesses a significant concentration of buildings and structures that are united aesthetically. The neighborhood contains many examples, both high style and vernacular, of the Italianate and Second Empire styles. Both styles were popular when a large portion of the neighborhood was rebuilt following the Great Fire of 1866. Almost sixty percent of the 117 historic resources surveyed in the neighborhood were built from 1866 to 1890. Like the adjacent Old Port area, rebuilt during the same period, the predominance of these styles creates a distinctive architectural identity for the neighborhood.

The remaining resources in the neighborhood reflect a variety of styles prevalent in the nineteenth and twentieth centuries. Other styles present in the neighborhood include Federal (Joseph Barbour House,



The India Street neighborhood boasts an unusually high number of landmark buildings, many of which are religious structures built by various immigrant groups.

c 1846, 123-125 Newbury Street), Greek Revival (Woodbury & Dorcas Poole Hatch House, 1867-1873, 32 Hampshire Street), Gothic (St. Paul's Church and Rectory, 1869, 279 Congress Street), Renaissance Revival (St. Peter's Catholic Church, 1929, 82 Federal Street), and Beaux Arts (Shaarey Tphiloh Synagogue, 1904, 145-147 Newbury Street).

Several examples of four-bay brick double houses are present in the district. This multi-family building type, with paired central entrances, is present in the Greek Revival (25-27 Middle Street), Federal (123-125 Newbury Street), Italianate (45-47 Hancock Street), and Second Empire Styles (98-100 India Street).

Following the Great Fire of 1866 many architects from around the region moved to Portland to work in the city. They worked in conjunction with local architects and builders to rebuild the city

as quickly as possible following the devastating fire. Classically trained in the Beaux Arts method, most of the architects were facile at creating beautiful and well-proportioned buildings in the variety of styles popular in the middle of the nineteenth century.

Levi Newcomb was the architect for the 1867 North School as well as the 1867 First Baptist Church at 353 Congress Street. Construction of the Franklin Street arterial effectively severed the church from the India Street neighborhood it once served. His firm, Levi Newcomb & Son, was located in Boston, but after the Great Fire of 1866 he relocated his firm to Portland. The firm returned to Boston in 1868.

George Browne Pelham was an English born architect who immigrated to Canada before moving to the United States. He, like many other architects of the period didn't stay in Portland long, as he opened an architectural office in New York City in 1875. He designed the James R Lunt-Harriet W Weatherbee Block (1868) at 98-100 India Street and St. Paul's Church and Rectory (1869) at 279 Congress Street.

George M. Harding was a prominent Portland architect who designed the India Street Fire Station in 1867. (He was also responsible for the design of the Rackleff Block at 127-133 Middle Street (1867), the Thompson Block at 117-125 Middle Street (1867), the Woodman Building at 133-141 Middle Street (1867), the Boyd Block at 178 Middle Street (1868), and his own residence at 6 Deering Street.)

The Shaarey Tphiloh Synagogue of 1904 on Newbury Street and the Workingmen's Club Building of 1904 at the southern end of neighborhood on Commercial Street were designed by John James Cunningham. Cunningham had his start in Portland, working in the office of noted Portland architect Francis Fassett from 1892-1896. He left Portland to work in Boston, came back to Portland at the turn of the century and in 1905 established with his father and brother FW Cunningham & Sons, an architecture and construction firm. The firm was also responsible for a number of other Portland landmarks, including the Cumberland County Courthouse, the Federal Courthouse, the Fidelity Building, Mercy Hospital, Union Station, and the Nathan Clifford School.

Integrity of District's Historic Resources

The historic character and integrity of the larger India Street neighborhood has been somewhat eroded in recent decades by demolition, introduction of large surface parking lots and incompatible development. This has had an especially marked impact on the neighborhood's interior blocks that abut the main thoroughfares. The area identified for historic district designation, however, which encompasses key stretches of the neighborhood's major vehicular corridors (Congress Street, the upper portion of India Street and Middle Street), has experienced less of this erosion and still exhibits a strong sense of the neighborhood's 19th and early 20th century character.

The district includes a relatively high percentage of local landmark structures that are not only historically and architecturally noteworthy, but which have also been well preserved. In addition, there are numerous other historic institutional, commercial, mixed use, and multi-family residential structures that, while not landmarks in and of themselves, nevertheless retain a high level of architectural integrity and lend a strong visual cohesiveness to this portion of larger neighborhood.

It is worth noting here that several blocks within the interior of the neighborhood—outside the boundaries of the proposed historic district—still exhibit a number of historic single-family and multi-family residential structures. Although a number of the buildings, particularly the wood-framed structures, have been altered by replacement windows and/or siding, most retain their original form, massing and scale and, in several cases, key architectural details such as front door surrounds and hoods. Although not architecturally noteworthy, these buildings reflect the nature of the area's population and represent the modest vernacular structures that made up much of the neighborhood's building stock during most of its history. Where small concentrations of these structures remain—on lower Hampshire Street and on Newbury Street, west of the Abyssinian--their similarity of scale and massing provides a measure of architectural cohesiveness and historic character to their respective blocks. Although the decision was ultimately made not to include these blocks within the final proposed district boundary due to the spotty nature of most of these blocks as well as other considerations, the preservation and stewardship of the area's historic vernacular housing stock is encouraged.

Visual Character of the India Street Historic District

Although the district encompasses a wide variety of building types, a number of common visual characteristics serve to unify the district. A preponderance of brick buildings and an architectural vocabulary shared by the Italianate and Second Empire styles popular during the second half of the 19th century provide a level of visual consistency. Also, the substantial, blocky massing of the district's many duplexes provides a strong unifying form to the area's building stock. With few exceptions, the buildings fill their respective lots and sit directly at the sidewalk line. This is



The neighborhood's large number of brick Italianate and Second Empire duplexes, with their simple blocky massing, serves as a unifying visual characteristic of the district

Especially true on India Street. Building heights on India and Middle are generally consistent as well; most of the historic structures are 2 ½ to 3 stories tall.

Within the district, the Congress Street corridor exhibits the greatest diversity of scale and form. Relatively massive buildings such as North School are located across the street from long, one-story commercial blocks. The stone façade of St. Paul's Church, the matchboard wood exterior of St. Paul's Rectory and the striking clapboard Italianate double house at the corner of Congress and Hampshire provide a level of architectural contrast and relief to the otherwise brick streetwall. Also, the otherwise consistent building setback (or lack thereof) is broken at several points along the street: at the Cathedral complex, Maine Jewish Heritage Museum and North School. Notwithstanding the more architecturally varied nature of Congress Street, its strong concentration of 19th century and early 20th century structures clearly communicates the area's rich history. (The one notable exception within this historic fabric is the large 1971 shopping plaza on the south side of the street between Hampshire and India (which is not included within the district boundaries).

Classification of Individual Structures within District Boundary

Please see the India Street Historic Resources Survey for an architectural description and history of each structure within the district.

Street	Original Building Name or Use	Date	Classification
<u>Congress Street</u>			
223 Congress	James O'Brien's Shoe Store & Apt. Building	ca. 1903	Contributing
225-227 Congress	Duddy Family Grocery Store & Dwelling	ca. 1870	Contributing
229-231 Congress	Duddy & McPhee Store & Apts.	ca. 1914	Contributing
235 Congress	Daniel Lucy Watch Store & Apt. House	ca. 1881	Noncontributing
239 Congress	E. Thomas Apts & Store	ca. 1875	Noncontributing
241 Congress	Edward Murphy Store & Apts.	1888	Contributing
243-247 Congress	Edward Murphy Block	1923 & 1924	Contributing
248 Congress	North Street School	1867	Landmark
249 Congress	Farris Bros. Dry Goods Store	ca. 1912	Contributing
251 Congress	Bakery, Cleansers & Dyers	ca. 1935	Contributing
267 Congress	Etz Chaim Synagogue	1921	Landmark

272 Congress	MMC Family Practice Center	1999	Noncontributing
273 Congress	John Swett House and Store	1865, 1923	Contributing
277 Congress	James Cunningham House	ca. 1875	Contributing
279 Congress	St. Paul's Church & Rectory	1869	Landmark
281 Congress	James Cunningham Carriage House	ca. 1900	Contributing
284 Congress	Catir Apartments	1928	Noncontributing
290 Congress	Congress Plaza	1971	Noncontributing
306 Congress	Captain Charles Chase House	1867	Contributing
172-196 Cumb. 289 Congress	Cathedral of the Immaculate Conception & Bishops House	1869	Landmark
312 Congress	Bristol Apartment Building	ca. 1910	Contributing
316 Congress	George S. Swasey House	ca. 1867	Contributing
316a Congress	Dr. Elias Caplan Office Building	ca. 1914	Contributing
317 Congress	Guild Hall, Cathedral of the Imm. Con.	1923	Contributing
<u>Federal Street</u>			
56 Federal	Double triple-decker	1906-07	Contributing
63 Federal	Lewis Garage	1927	Noncontributing
69-71 Federal	John Gulliver Block	1868	Contributing
73-75 Federal	Horatio Quincy Block	1867	Contributing
68-76 Federal	St. Peter's Catholic Church, ancillary bldgs..	1929	Landmark & Noncon.
<u>Hampshire Street</u>			
60-62 Hampshire	John Barbour & Jane Staples Block	1867	Contributing
68 Hampshire	J. Davis House	ca. 1867	Contributing

India Street

45 India	Cartonio's Store	ca. 1930	Contributing
47 India	Commercial Fruit Building	1968	Noncontributing
50 India	Jenny Mfg. Co. Service Station	ca. 1938	Noncontributing
55 India	Commercial Structure	1968	Noncontributing
61 India	Larrabee House & Stable	1866-67	Contributing
65 India	Bowdoin College Edw. Mason Dispensary	1912	Noncontributing
67 India	Giovanni Amato's Bakery	1922	Contributing
71 India	Amato's	2000	Noncontributing
72-74 India	Peter Tabachnik Grocery Store	ca. 1915	Contributing
76 India	Mary Damery House	1884	Contributing
78 India	Franklin Simonds Block	1883-84	Contributing
85-87 India	Simonds Dye House	1868	Contributing
95 India	Franklin Symonds Block	1880	Contributing
97 India	India Street Fire Station	1867	Landmark
98-100 India	James R. Lunt-Harriet Wetherbee Block	1868	Contributing
105 India	Patrick Feeney House	ca. 1874	Contributing

Locust Street

2-26 Locust	Cathedral School	1927	Contributing
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Middle Street

25-27 Middle	George Jewett Block	1856-58	Contributing
39-37 Middle	James McGlinchy Block	1868	Contributing

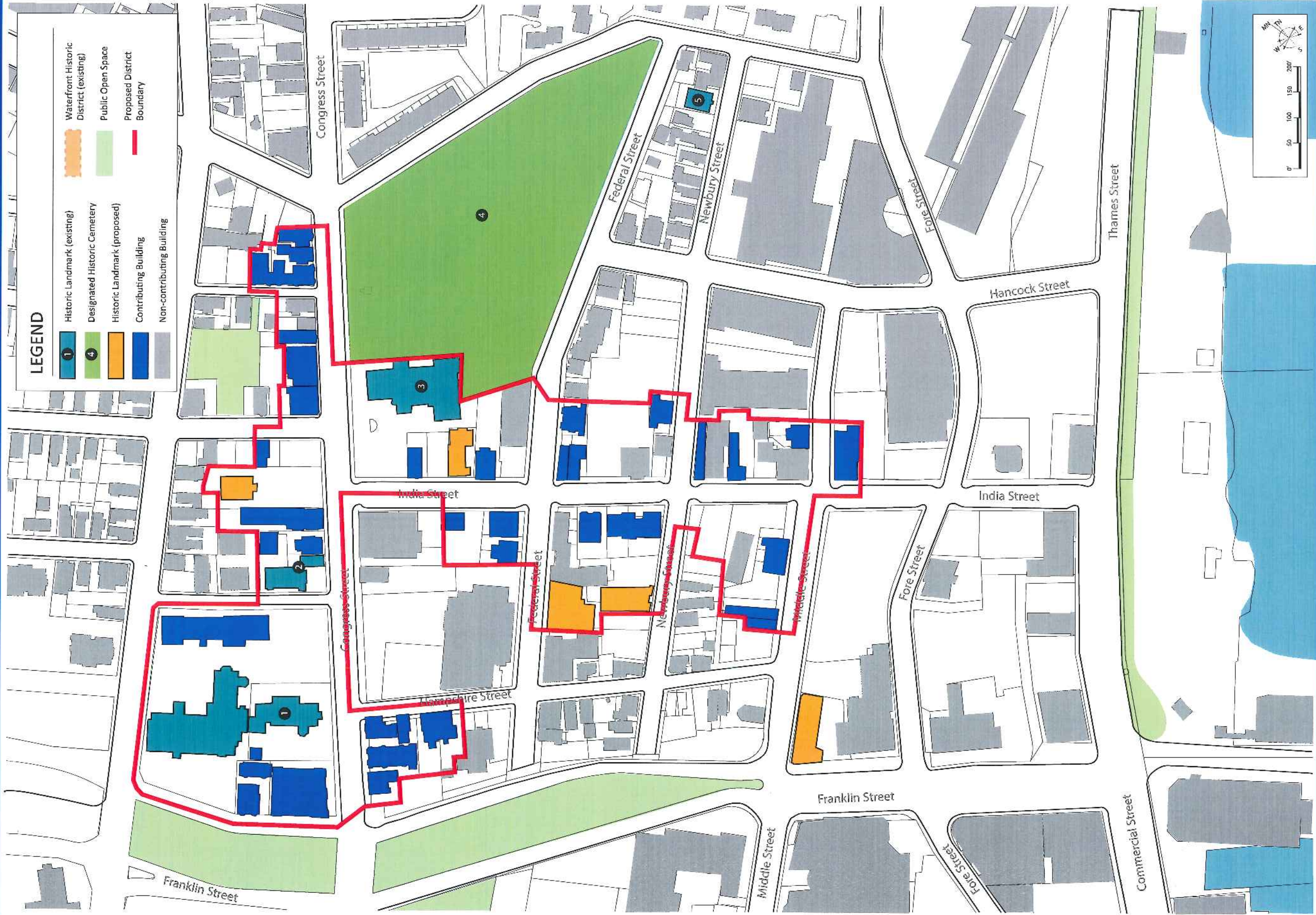
59 Middle	Abrams Block	1867	Contributing
78-88 Middle	Abraham S. Levey Commercial Block	1922	Landmark (outside distr. boun.)
<u>Newbury</u>			
73-75 Newbury	Abyssinian Meeting House	1828	Landmark (outside dist. boun.)
123-125 Newbury	Joseph Barbour House	by 1846	Contributing
129 Newbury	Dominic Reali Realty building	1977	Noncontributing
137-139 Newbury	Abel Chase & Emery Cushing House	ca. 1867	Contributing
145 Newbury	Shaarey Tphiloh Synagogue	1904	Landmark

Note: The findings and analysis included in this report are based in part on documentation and professional assessments prepared by ttl-architects and commissioned by the City of Portland's Historic Preservation Office. Commissioned reports include a comprehensive architectural survey and written history of the neighborhood and analysis of the neighborhood's eligibility for local historic district designation.

Att. 2

HISTORIC PRESERVATION

Sustainable Neighborhood Plan INDIA STREET, PORTLAND MAINE



78-88 Middle Street
Contributing

Abraham S. Levey Commercial Block, 1922



Architectural Description

The two story commercial block at 78-88 Middle Street is a two story flat roofed brick building that retains its long original nine bay pattern along Middle Street. The building abuts the sidewalk along Middle and Franklin Street. The street level bay pattern is defined by a series of eight wide storefronts set within broad masonry openings. Each corner of the Middle Street facade is truncated, presenting an 8 foot wide section of diagonal facade. The ninth bay at the corner of Middle and Franklin features a broad, recessed wooden storefront that spans the corner. A full glass wooden entry door with transom above provides access to a well known and nationally recognized restaurant. Two pebble clad risers lead to the entry and the corner recessed alcove is supported by two 8" diameter painted steel columns. A single pane wood storefront window with painted wood panel below flanks each side of the entry door. The steel columns support a band of transom window above the recessed alcove. A single pane appears at the truncated facade and one pane appears to either side, above the recessed alcove. One additional wooden storefront/transom combination extends along Franklin Street and Middle Street. The adjacent fifth through eighth bay each contain a broad central wood storefront window and transom with narrower sidelight/transom combination. The third section of each bay contains a recessed, full light wood entry door. All bays are separated by a 16" wide brick pier. The fourth bay at Middle Street is an arched top brick opening that provides access to the offices above. The first three bays at street level have similar storefront treatment. The third bay has an entry door and the first and second bays replace the door with a matching thin storefront. The first second and third bays each have a quarter round canvas canopy. The truncated corner at the first bay has a simple fixed pane window that matches the return at the east facing facade. The final first story feature at the east facing facade is a full light wood exit door with transom. The canopy above wraps the truncated corner and east facing openings. The second story openings relate to the bays below and are comprised of individual one-over-one metal double hung windows in the following patterns: the first bay is a grouping of two double hung windows separated by a 12" wide brick pier; the second bay is three double hung window separated by a 12" wide pier; the third bay matches the second and the fourth bay is a single one-over-one metal

double hung. The fifth second floor bay contains only two metal double hungs separated by wider brick piers. The sixth, seventh and eighth bays have three one-over-one metal double hung windows, separated by a 16" brick pier between windows within each bay. A 4'-8" wide brick pier separates bays. The ninth bay is two metal double hungs and a single metal double hung at the truncated corner. All second story windows are capped with flat jack arch that in turn support a corbelled soldier course frieze band. Three more courses of brick appear above the soldier course frieze band which in turn is capped by a course of painted metal roof termination flashing. The second story windows share a sill band of projecting bricks. The secondary facade along Franklin Street presents two simple horizontally proportioned fixed windows at the first floor level. Three windows appear at the basement level towards the rear and the second story presents groupings of metal double hung windows in the following pattern, left to right: three, two, three, two. A small chimney appears at the rooftop at the southwest corner along Franklin.

Historical Narrative

Built 1922, designed by John Calvin and John Howard Stevens, contractor was Antonio Leo, owner was Abraham S. Levey, a house painter.

In 1924, the first year tenants occupied the new structure, the Reliable Furniture & Clothing store and David Blumenthal, a fruit dealer, were listed at the address.

In 1930, the Great A & P Tea Company occupied one storefront. There was also the New England Supply Co. Dry Goods and Rose Caiazzo's restaurant.

In 1940, shops included Louis Blumenthal's meat market, Anthony Albano's restaurant, Benjamin Levinsky's fruit store, and the State Upholstering Co. Blumenthal's kosher meat market closed in the mid-70's. State Upholstering was at the address still in 1950.

ATTACHMENT 4

Sec. 14-651. Standards for review of new construction.

(a) Scale and form:

7. Applicability to India Street historic district.

In the India Street historic district, for new construction within the India Street Form-based Code Zone (IS-FBC), the historic preservation board shall not impose conditions more restrictive than the dimensional requirements of the IS-FBC zone except for in the case of a building addition which proposes to change the height of an existing building. For all other new construction, the historic preservation board may adjust the means or manner of how the allowable height is achieved.

AM-5

(s) To annually report to the council with respect to the following matters:

1. Survey work in progress or completed;
2. The number of projects reviewed (by type);
3. How many certificates of each type were issued.

(Ord. No. 235-90, 2-26-90; Ord. No. 165-08/09, 3-16-09)

DIVISION 3. CATEGORIES AND CRITERIA FOR DESIGNATION

Sec. 14-610. Minimum criteria for designation.

(a) The historic preservation board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure or object for designation by ordinance as a landmark or district:

- (1) Its value as a significant example of the cultural, historic, architectural, archeological or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States;
- (2) Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property;
- (3) Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archeological or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States;
- (4) Its exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
- (5) Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States; or
- (6) Its representation of a significant cultural, historic,

architectural, archeological or related theme expressed through distinctive areas, sites, structures or objects that may or may not be contiguous.

(b) In the case of a nominated historic district, the historic preservation board shall also determine whether a substantial number of the properties, sites, structures or objects have a high degree of cultural, historic, architectural or archeological significance and integrity, many of which may qualify as landmarks, and which may also have within its boundaries other properties, sites, structures or objects which, while not of such cultural, historic, architectural or archeological significance to qualify as landmarks, nevertheless contribute to the overall visual characteristics of the significant properties, sites, structures or objects located within it.

(c) In the case of a nominated historic landscape district, the historic preservation board shall also consider its significance as a geologic, natural or man-made landscape feature associated with the development, heritage or culture of the City of Portland, State of Maine, New England region, or the United States.

(d) The planning board and council shall apply the criteria of subsections (a), (b) and (c) but shall also consider the effect of such designation on other aspects of the comprehensive plan of the city.

(Ord. No. 235-90, 2-26-90)

Sec. 14-611. Integrity of landmarks and historic districts.

Any area, structure or object that meets the criteria in section 14-610 must also have sufficient integrity of location, design, condition, materials and workmanship to make it worthy of preservation or restoration.

(Ord. No. 235-90, 2-26-90)

Sec. 14-612. Designation of historic landscape districts.

An historic landscape district may be nominated and considered for designation only if the entire area of the district is owned by a unit of federal, state or local government, or any combination of such ownership.

(Ord. No. 235-90, 2-26-90; Ord. No. 220-93, § 2, 5-17-93)

Sec. 14-613. Reserved.

DIVISION 4. NOMINATION, CONSIDERATION AND DESIGNATION

Sec. 14-614. Procedure.

The provision of this division shall govern the nomination, consideration and designation of landmarks and districts.
(Ord. No. 235-90, 2-26-90)

Sec. 14-615. Initiation of nomination.

(a) Nomination of an area, site, structure or object for consideration of designation as a landmark, historic district or historic landscape district shall be submitted to the department, on a form provided by the department, by the following:

- (1) Any two (2) members of the historic preservation board on their own initiative, by written notice to the department; or
- (2) By written petition of any owner, in the case of a landmark; or
- (3) By written petition of one (1) or more owners of affected property in the case of a district; provided two (2) members of the historic preservation board must sponsor the petition.

(b) A nomination shall be completed and filed with the department with all required signatures and any fees specified therefore for the nomination to be pending.

(c) Upon nomination, the department shall notify the owner or owners of the nomination and shall transmit the nomination to the historic preservation board for its consideration at its next scheduled meeting, which in no event shall be held later than thirty (30) days following nomination.

(d) At any time after a complete nomination is filed for an historic district, the owner of a structure who seeks a permit for demolition may apply to the historic preservation board for a determination that the structure to be demolished is noncontributing and eligible for a demolition permit. The determination of the historic preservation board that the structure is eligible for a permit shall be conclusive.

(Ord. No. 235-90, 2-26-90; Ord. No. 165-08/09, 3-16-09)

Sec. 14-616. Notification of nomination and public hearing.

(a) A public hearing on the nomination shall be held by the historic preservation board within thirty (30) days following the first scheduled meeting referred to in section 14-615(c), but in no event later than sixty (60) days following receipt of the completed nomination form by the department. Notice of the nomination and of the public hearing shall be in accordance with the procedures for public hearings before the planning board for site plan approval.

(b) The hearing shall be conducted in accordance with procedures adopted by the historic preservation board. The historic preservation board shall consider all testimony or evidence relating to the designation criteria in division 3 from any person who makes written submissions or appears at the public hearing. Historic preservation board members may also present testimony or make submissions. The owner of a nominated landmark or of property within a nominated district shall be allowed reasonable opportunity to present testimony or evidence concerning the applicability of the designation criteria in division 3.

(Ord. No. 235-90, 2-26-90)

Sec. 14-617. Recommendation by historic preservation board.

Within thirty (30) days following the close of the public hearing, the historic preservation board shall make recommendation to the council in the case of a landmark, or to the planning board in the case of a district, upon the evidence as to whether the nominated landmark or district meets the criteria for designation in division 3. Such recommendation shall be approved by at least four (4) members of the historic preservation board and shall be accompanied by a report to the council or planning board containing the following information:

- (a) Explanation of the significance or lack of significance of the nominated landmark or district as it relates to the criteria for designation.
- (b) Explanation of the integrity or lack of integrity of a nominated landmark or historic district.
- (c) Proposed design guidelines for review of alteration or construction. The specific design guidelines may provide explanation by text and/or schematic examples of visual compatibility for purposes of division 7.
- (d) Relationship of the nominated landmark or district to the ongoing effort by the committee to identify and nominate

all potential areas, sites, structures and objects that meet the criteria for designation.

- (e) A map showing the location of the nominated landmark and the boundaries of the nominated district.
- (f) A list, including the address, of every site, structure and object in each nominated historic district indicating their degree of cultural, historic, architectural or archeological significance by classification as of a landmark or contributing significance.

Where a motion either in favor of a recommendation or in opposition to a recommendation results in a vote of fewer than four (4) members, the item shall automatically be tabled to the next regularly scheduled meeting.

(Ord. No. 235-90, 2-26-90; Ord. No. 220-93, § 3, 5-17-93)

Sec. 14-618. Reserved.

Sec. 14-619. Notification of historic preservation board recommendation.

(a) The recommendation of the historic preservation board, including a copy of the report, shall be transmitted to the city council in the case of a landmark and to the planning board in the case of a district. Notice of the recommendation shall be sent by mail to the owner of a nominated landmark and to all owners within a nominated district within ten (10) business days following adoption of the recommendation and report.

(b) If the recommendation of the historic preservation board is that the property or district not be designated, the nomination process shall terminate and no new nomination shall be submitted for the identical property or area for a period of one (1) year from the date of termination, except upon a showing of substantial and material newly discovered information.

(Ord. No. 235-90, 2-26-90)

Sec. 14-620. Determination by planning board.

(a) The planning board, upon receipt of a recommendation and a report from the historic preservation board concerning nomination of a district, may hold a workshop meeting pursuant to the provisions of section 14-26. After review of the historic preservation board recommendation and report, the planning board shall hold a public hearing.

(b) All meetings, hearings and deliberations of the planning board to consider the recommendation and report of the historic preservation board shall be held in conformity with sections 14-24 through 14-28.

(c) The planning board may request the chair of the historic preservation board, or a member designated by the chair, to appear at any meeting, hearing or deliberation to explain any recommendation or report.

(d) The planning board shall make its final determination including written findings as to whether the nominated district meets the criteria for designation in division 3 within forty-five (45) days following receipt of the recommendation and report from the historic preservation board. A copy of the determination of the planning board shall be sent by regular mail to all owners within a nominated district within ten (10) business days following the determination.

(Ord. No. 235-90, 2-26-90)

Sec. 14-621. Planning board recommendation to city council.

The recommendation of the planning board regarding a nominated district shall be filed with the city clerk within ten (10) business days. It shall be accompanied by a copy of the report and recommendation of the historic preservation board and, in the case of a recommendation that the council designate, a draft of a proposed designation ordinance, including any proposed design guidelines for review of alteration, construction, removal or demolition. The recommendation of the planning board may include proposed changes in other city ordinances, policies, infrastructure, or recommendations with respect to the comprehensive plan of the city relating to the proposed designation.

(Ord. No. 235-90, 2-26-90)

Sec. 14-622. Action by the city council.

(a) Within sixty (60) days after the filing of a recommendation on the nomination with the city clerk pursuant to section 14-620, the council shall designate the landmark or district or reject designation. Any designation ordinance may include design guidelines for the designated landmark or district.

(b) Designation of a district shall be accompanied by a list, including the address, of every site, structure and object in the district which is determined to be a landmark or considered to be

contributing or noncontributing, indicating their degree of cultural, historic, architectural or archeological significance. This list may be amended thereafter by the council upon recommendation from the planning board under the same procedures as set forth above. Where there are no express findings by the council in the designation ordinance, there shall be a presumption that the council found that all requirements of sections 14-610 and 14-611 were met.

(c) Notice of the proposed action of the council shall be provided by mail to the nominator and the owner of the nominated landmark and/or of all properties adjacent thereto prior to council action. The notice shall include a copy of the resolution or designation ordinance and design guidelines.

(d) Notice of council action to the same persons shall be sent within ten business days following the council action. A copy of each designation ordinance and design guidelines shall be sent to the planning board, the historic preservation board and the department. A complete schedule of all landmarks and districts, including design guidelines and a listing of landmark and contributing structures, shall be maintained by the department as part of the design manual and shall be available for public inspection and copying during ordinary business hours.

(Ord. No. 235-90, 2-26-90; Ord. No. 165-08/09, 3-16-09)

Sec. 14-623. Amendment and rescission of designation.

Amendment and rescission of any designation shall be upon the request of a person or persons authorized to nominate the property or properties affected, or upon request of the council, and shall follow the procedure set forth in division 4 for designation. The council may rescind or amend a designation only after all of these procedures have been followed. The standards for rescission or amendment applied by the committee, planning board and council shall be limited to those provided in section 14-610(a) and section 14-611. Amendments may include refinement or correction of design guidelines, maps, and other parts of any designation ordinance.

(Ord. No. 235-90, 2-26-90)

Sec. 14-624. Reserved.

Sec. 14-625. Reserved.

*Editor's note - Order No. 197-03/04 adopted 9/8/04, repealed §14-625 Projects of Special Merit in its entirety.

department evidencing a determination that specific plans for alteration of a structure or new construction on a site do not require approval under this article.

Contributing: A classification applied to a site, structure or object within a historic district signifying that it contributes generally to the qualities that give the historic district cultural, historic, architectural or archeological significance as embodied in the criteria for designating an historic district, but without being itself a landmark.

Council: The city council.

Demolition: Any act or process that partially or totally destroys a structure or object.

Department: The department of planning and urban development.

Design guidelines: Any design standard specified for alteration or new construction which is unique to a particular landmark, historic district or historic landscape district.

Design manual: The historic resources design manual described in section 14-675.

District: An historic district or historic landscape district.

Historic district: An area designated as an "historic district" by the council.

Historic landscape district: An area designated as an "historic landscape district" by the council.

Landmark: A property, site, structure or object designated as a "landmark" by the council as having a high degree of historical, cultural and/or architectural significance.

Major development: As defined in article V of this chapter.

Minor development: As defined in article V of this chapter.

New construction: The adding to a structure by an addition; the erection or placement of any new structure on a lot or property; or the comprehensive redesign/renovation of an existing structure.

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

Object: Anything constructed, fabricated or created, the use of which does not require permanent or semi-permanent location on or in the ground.

Open space: Any park and any other area outside of a building open to the public.

Ordinary maintenance: Acts of maintenance or repair which do not include a change in the design, material or outer appearance of a structure, including without limitation repainting, replacement of materials or windows of the same scale, texture and color, and landscaping other than within an historic landscape district.

Owner: The person or persons holding record title to the building, site or property; provided, however, the last previous tax roll in the records of the city assessor's office may be relied upon as showing record ownership in the absence of substantial evidence to the contrary.

Property: Land and improvements identified as a separate lot for purposes of subdivision, site plan, or zoning regulation.

Relocation: Any removal or relocation of a structure on its site or to another site.

Restoration: Any act which returns a structure or a feature of a structure to a prior state of historic significance.

Sign: As defined in section 14-47.

Site: The location of an event, activity, structure or object.

INDIA STREET NEIGHBORHOOD - ANALYSIS OF ELIGIBILITY AS A LOCAL HISTORIC DISTRICT

Introduction

In April 2013 the City of Portland's Department of Planning & Development retained ttl-architects to conduct an intensive historic resources survey of the India Street neighborhood and prepare a written report documenting the history of the area. The boundaries of the study area are identified in Figure 1. The survey and report, prepared by Julie Larry and Gabrielle Daniello, were used to inform the India Street Neighborhood Master Plan initiative. The survey information served as the foundation of the India Street Neighborhood Advisory Committee's recommendation to establish an India Street historic district.

As the Historic Preservation Board begins its evaluation of the historic district proposal, Planning Department staff asked ttl-architects to follow up on its previous work by providing a professional assessment of the neighborhood's eligibility as a local historic district. The following analysis addresses the designation criteria outlined in Portland's historic preservation ordinance.

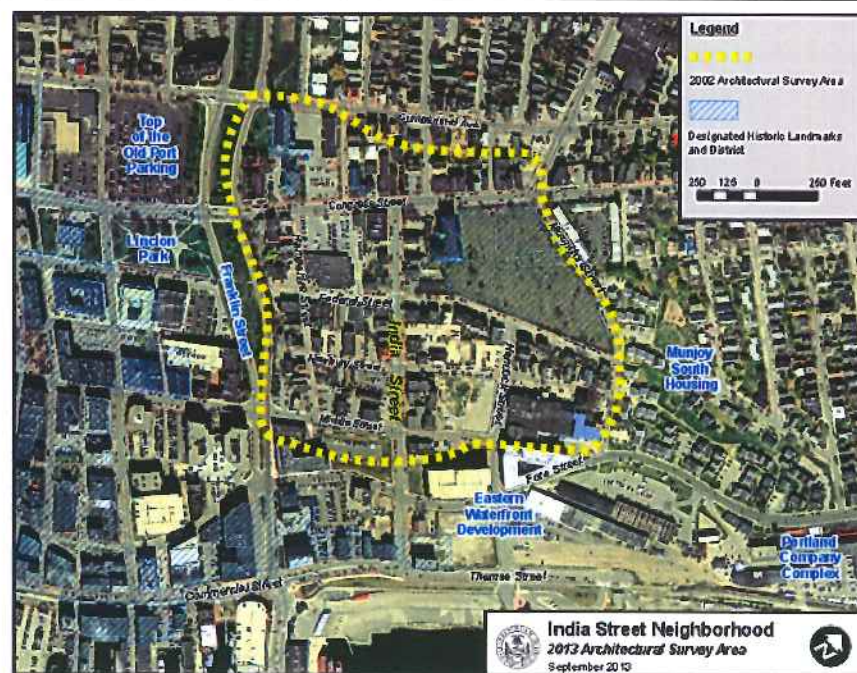


Figure 1

Summary Description of A Potential India Street Neighborhood Local Historic District

The India Street neighborhood is located to the west of Franklin Street at the base of Munjoy Hill. The potential India Street Neighborhood Local Historic District includes five locally designated landmarks as well as contributing religious, commercial, and residential resources. The neighborhood includes historic resources that predate the Great Fire of 1866, including several resources associated with the neighborhood's nineteenth century free African American population. The neighborhood also has numerous historic resources associated with Portland's immigrant communities, especially the Irish, Italian, and Eastern European Jewish immigrants who settled in the city during the nineteenth and early twentieth centuries.

India Street Neighborhood
Analysis of Eligibility as a Local Historic District

Summary Historical Background

The history of the India Street neighborhood is as old as the history of Portland, as it was the site of the first European settlement on Portland's peninsula. The settlement was destroyed during conflicts with Native Americans in the 17th century, rebuilt and then destroyed again in the late 18th century by the British. Almost nothing exists from these early attempts at settlement except for Eastern Cemetery; even the original waterfront has been filled to accommodate 19th century maritime and railroad development. Life in the India Street neighborhood during the early 19th century revolved largely around waterfront activities. A large number of the laborers and mariners were free black men who prospered in Portland's maritime economy, settled in the India Street neighborhood, and built their own homes. In 1828 the community built their own church, the Abyssinian Meetinghouse on Newbury Street.

As the African American population prospered and moved out of the neighborhood, they were replaced by Irish immigrants who worked on the waterfront and in the construction of the Atlantic and St. Lawrence Railroad. The Great Fire of 1866 destroyed nearly all the neighborhood once again. Only a few brick dwellings and a small number of resources at the eastern end of Federal and Newbury Streets were spared. Rebuilding was swift. Nearly sixty percent of the extant historic resources in the neighborhood were built from 1866 to 1890. Architects from all over the region moved to Portland to help in the rebuilding efforts. Most of the buildings constructed immediately after the fire were built of brick in the predominate styles of the period, Italianate and Second Empire. Almost all the residential buildings built after the fire were multi-family reflecting the increasing need for housing the City's growing population. The City's increase in population was significantly impacted by European immigration. Following the Irish were immigrants from Eastern Europe and Italy. At the turn-of-the-20th century 4,000 immigrants a year were passing through the port city. Many settled in the India Street neighborhood, drawn by its close proximity to jobs on the railroad, on the waterfront, or at nearby industrial complexes, like the Portland and Thomas Laughlin companies. The cultural and economic impact of each of these immigrant communities on the India Street neighborhood can be found in the variety of the religious buildings that are the area's key landmarks and in the many family businesses established in the neighborhood, some that continue to the present day. Neighborhoods to the east and west of India Street were targeted in the mid twentieth century for renewal. Demolition for the construction of Franklin Arterial and the Munjoy South development shrunk the historic boundaries of the India Street neighborhood. Although there have been physical changes within the neighborhood, many of the immigrant families and their family businesses continue to have a strong presence in the neighborhood.

For a more detailed history of the neighborhood, *A History of Portland's India Street Neighborhood* researched and written by Julie Larry and Gabrielle Daniello of ttl-architects presents a history of the neighborhood from its early European settlement to the early 21st century. Individual histories of each historic resource surveyed within the study area are included in the individual survey sheets prepared by ttl-architects for the City of Portland.

India Street Neighborhood
Analysis of Eligibility as a Local Historic District

Determination of the Neighborhood's Eligibility for Designation as a Local Historic District

Based on our research of the neighborhood and the neighborhood's historic resources we find that the India Street neighborhood meets the minimum criteria standards for designation as a local historic district as defined in Section 14-610 of the City of Portland's Historic Preservation Ordinance. Applicable criteria are summarized below:

Section 14-610 - Minimum Criteria for Designation

(a) The historic preservation board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure or object for designation by ordinance as a landmark or district:

- #1 [The proposed district's] *value as a significant example of the cultural, historic, architectural, archeological or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States;*

The neighborhood is significant for its association with the City's nineteenth century free African American population. Two thirds of Portland's African American citizens in the first half of the nineteenth century lived in the India Street neighborhood. The center of their community was the Abyssinian Church built in 1828. The church, listed on the National Register of Historic Places in 2006, served as the community's religious center, meeting hall, and school. Many of the homes and businesses associated with this community were destroyed in the Great Fire of 1866; however a small group of homes on or near Newbury Street and the church survived the fire.

The neighborhood is also significant as an example of Portland's immigration history. First settled by European immigrants, the neighborhood was then home to large numbers of African Americans and Irish, Italian, and Eastern European Jewish immigrants. It was also home to immigrants from Canada, Scotland, Finland, Sweden and Portugal, although in much smaller numbers. Its close proximity to the waterfront, the railroad, industrial centers like the Portland Company, and to the commercial center of the city that developed post-Fire along Middle Street provided these newcomers easy access to jobs. Multi-family dwellings built following the fire and into the early twentieth century accommodated large multi-generational families making the area one of the city's densest urban neighborhoods.

- #3 [The proposed district's] *identification with a person or persons who significantly contributed to the cultural, historic, architectural, archeological or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States;*

While the neighborhood was home to nationally notable persons like Henry Wadsworth Longfellow and General Samuel C. Fessenden and locally notable persons like Ruben Ruby, Abraham W. Niles, and James McGlinchy, it was also the home and workplace of numerous members of the city's various immigrant communities. These immigrants have significantly shaped the culture, history, and development of Portland in a myriad of ways. Some through their public service, like City Councilor Richard Duddy and his son City Councilor Edward Duddy, or through their community engagement, like Dr. Elias Caplan, a WWI medical corps veteran and the city's second Jewish physician, who along with his wife, was active in local and statewide community organizations. Many of the immigrants became well known and prominent businesspeople. Giovanni Amato settled in Portland circa 1902 and created the iconic sandwich known as the Italian in his bakery at the corner of Newbury and India Streets. At their home on

India Street Neighborhood
Analysis of Eligibility as a Local Historic District

Newbury Street, Vincenzo and Maria Reali started the Village Café, which was greatly expanded and operated by their son and grandson. Jacob Levinsky first established his military surplus store on Washington Avenue before moving to India and Congress Street in 1920.

- #4 *Its exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;*

See 14-610 (b) for a discussion of the India Street neighborhood's architectural significance.

- #5 *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States;*

See 14-610 (b) for a discussion of significant architects and builders of historic resources within the neighborhood whose work contributes to the neighborhood's architectural significance.

- #6 *[The proposed district's] representation of a significant cultural, historic, architectural, archeological or related theme expressed through distinctive areas, sites, structures or objects that may or may not be contiguous.*

The neighborhood's sites, structures, and areas express the significance of 19th and 20th century immigrants on the cultural history of Portland. First settled by European immigrants, the neighborhood was then home to large numbers of African Americans and Irish, Italian, and Eastern European Jewish immigrants. It was also home to immigrants from Canada, Scotland, Finland, Sweden, Portugal and other nations, although in much smaller numbers. Multi-family dwellings, like the neighborhood's duplexes, triple deckers, and apartment buildings, built following the fire and into the early twentieth century accommodated large multi-generational families, making the area one of the city's densest urban neighborhoods. While many of these immigrant families lived in modest homes within the neighborhood, their influence is present in large landmark religious structures like St. Paul's Church and Rectory, the Abyssinian Meeting House, Shaarey Tphiloh, St. Peter's Catholic Church, and the Cathedral of Immaculate Conception.

(b) In the case of a nominated historic district, the historic preservation board shall also determine whether a substantial number of the properties, sites, structures or objects have a high degree of cultural, historic, architectural or archeological significance and integrity, many of which may qualify as landmarks, and which may also have within its boundaries other properties, sites, structures or objects which, while not of such cultural, historic, architectural or archeological significance to qualify as landmarks, nevertheless contribute to the overall visual characteristics of the significant properties, sites, structures or objects located within it.

While the neighborhood is comprised mainly of properties that may not qualify as landmarks they contribute to the overall visual characteristics of the neighborhood. There are buildings and structures within the neighborhood that exemplify a significant architectural type, style or design and/or the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.

India Street Neighborhood

Analysis of Eligibility as a Local Historic District

Architectural Significance

The proposed district possesses a significant concentration of buildings and structures that are united aesthetically. The neighborhood contains many examples, both high style and vernacular, of the Italianate and Second Empire styles. Both styles were popular when a large portion of the neighborhood was rebuilt following the Great Fire of 1866. Almost sixty percent of the 117 historic resources surveyed in the neighborhood were built from 1866 to 1890. Like the adjacent Old Port area, rebuilt during the same period, the predominance of these styles creates a distinctive architectural identity for the neighborhood.

The remaining resources in the neighborhood reflect a variety of styles prevalent in the nineteenth and twentieth centuries. Other styles present in the neighborhood include Federal (Joseph Barbour House, c1846, 123-125 Newbury Street), Greek Revival (Woodbury & Dorcas Poole Hatch House, 1867-1873, 32 Hampshire Street), Gothic (St. Paul's Church and Rectory, 1869, 279 Congress Street), Renaissance Revival (St. Peter's Catholic Church, 1929, 82 Federal Street), and Beaux Arts (Shaarey Tphiloh Synagogue, 1904, 145-147 Newbury Street).

Several examples of four-bay brick double houses are present in the neighborhood. This multi-family building type, with paired central entrances, is present in the Greek Revival (25-27 Middle Street), Federal (123-125 Newbury Street), Italianate (45-47 Hancock Street), and Second Empire Styles (98-100 India Street).

Following the Great Fire of 1866 many architects from around the region moved to Portland to work in the city. They worked in conjunction with local architects and builders to rebuild the city as quickly as possible following the devastating fire. Classically trained in the Beaux Arts method, most of the architects were facile at creating beautiful and well proportioned buildings in the variety of styles popular in the middle of the nineteenth century.

Levi Newcomb was the architect for the First Baptist Church at 353 Congress Street (1867), the Joseph C Noyes Block at 57-59 Deering Street (1868), and the North School (1867). His firm, Levi Newcomb & Son, was located in Boston, but after the Great Fire of 1866 he relocated his firm to Portland. The firm returned to Boston in 1868.

George Browne Pelham (1831-1899) was an English born architect who immigrated to Canada before moving to the United States. He, like many other architects of the period didn't stay in Portland long, as he opened an architectural office in New York City in 1875. He designed the James R Lunt-Harriet W Weatherbee Block (1868) at 98-100 India Street and St. Paul's Church and Rectory (1869) at 279 Congress Street.

George Harding (1827-1910) was a prominent Portland architect who designed the India Street Fire Station in 1867. He was also responsible for the design of the Rackleff Block at 127-133 Middle Street (1867), the Thompson Block at 117-125 Middle Street (1867), the Woodman Building at 133-141 Middle Street (1867), the Boyd Block at 178 Middle Street (1868), and his own residence at 6 Deering Street.

John James Cunningham (1875-1951) of Portland worked in the office of Francis Fassett from 1892-1896. He then traveled to Europe for six months and returned to the United States to work in Boston in the offices of several leading architects. He came back to Portland at the turn of the

India Street Neighborhood
Analysis of Eligibility as a Local Historic District

century and in 1905 established with his father and brother FW Cunningham & Sons, an architecture and construction firm. The firm was responsible for the construction of the Cumberland County Courthouse, the Federal Courthouse, the Fidelity Building, Mercy Hospital, Union Station, and the Nathan Clifford School. John J Cunningham designed Shaarey Tphiloh Synagogue (1904) and the Workingmen's Club Building at 17-19 Commercial Street (1904).

Section 14-611 - Integrity of Landmarks and Historic Districts

The character and integrity of the neighborhood's historic resources have been affected and somewhat eroded by demolitions and 21st century development. However, the neighborhood retains sufficient integrity of location, design, condition, materials and workmanship to make it worthy of preservation or restoration. The neighborhood includes local landmark structures that retain a high level of architectural integrity. In addition there are several religious, mixed use, and multi-family residential buildings that have not been individually designated as local landmarks that retain a high level of architectural integrity. The neighborhood also is comprised of wood framed dwellings, some single-family and some multi-family, that have been altered by replacement windows and siding. While many of these dwellings retain very little architectural detail, historic images and the history of their use as residences for poor or moderate income families indicate they had little architectural detail when they were originally constructed. They do retain some architectural details, usually door surrounds or hoods. These structures are more architecturally significant for their similarity of scale and massing and their contribution to streetscapes within the district.

Julie Ann Larry, Principal
ttl-architects
29 January 2015

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

**PUBLIC HEARING
17 CARLETON STREET**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: July 30, 2015
RE: August 5, 2015 PUBLIC HEARING

Application For: Certificate of Appropriateness for New Construction

Address: 17 Carleton
(east side, between Pine and West Streets)

Applicant: Avesta Housing

Architect: David Lloyd, Archetype Architects

Introduction

Following three preliminary workshop sessions, architect David Lloyd is requesting final review and approval of his proposal for a 37-unit affordable housing development at 17 Carleton Street. The project includes a surface parking lot with 31 spaces accessed from Carleton Street through a vehicular passageway at the ground floor level of the building. Mr. Lloyd is representing property owner and developer Avesta Housing. The subject property is located on the east side of Carleton, between Pine and West Streets.

Along with the final elevations, wall sections, details and computer-generated images, Mr. Lloyd has provided a memo which identifies the design revisions made since the last workshop, held on August 5th. These changes were made in response to outstanding concerns and suggestions raised by members of the Board and public at the final workshop.

Please note that staff has identified several aspects of the proposal for which final details or specifications have not yet been provided. These include a window specification, a detail for the front yard fencing/bollards and elevations/details for the interior walls and entryway within the vehicular passageway. As this passageway will be very visible, the final plans should include drawings and details for this area of the proposed development.

For reference purposes, staff is enclosing elevations and images of the draft proposal presented at the August 5th workshop—see Attachment 3.

Project Site and Context



Vicinity map, including subject parcel



Project site as viewed from Carleton Street.



Note: Photos of neighboring buildings and historic multi-family blocks within the West End were provided at workshop sessions.

Summary of Board Comments at 8/5 Workshop

As with the previous workshop held on July 15th, the project architect returned to the Board with a substantially revised proposal which attempted to respond to the outstanding compatibility issues identified by Board members and area residents. The Board noted that the revised design was much more responsive to the surrounding context, especially in terms of elevating the first floor level above the street, which provided a clear building base. The absence of openings within the base was also noted. The revised entry treatment on Carleton Street was seen as successful in highlighting this key feature of the building and providing a clear focus for the ground floor facade. Board members noted that the fenestration on this façade was now more clearly residential in character. Finally, they noted that the move toward a mansard-type roof was successful in providing more depth and visual interest in that the windows now become projecting “dormers”.

Although members of the Board felt that the proposal had improved significantly, a few aspects of the design were identified as warranting further consideration. In particular, Board members encouraged the center bay to be brought forward, rather than recessed as shown. They also recommended that the width of the center bay be reduced to highlight the main entrance and create a more balanced, unified organization to the façade. They also recommended downplaying the large vehicular opening by substituting a simple soldier course brick header over the opening rather than the prominent precast header as shown. Board members also suggested the use of brick lintels over the windows as opposed to precast headers and the use of brick at the base instead of ground concrete block. While the Board acknowledged that some of these suggested changes were fairly subtle adjustments, they would likely enhance the sense of quality and workmanship of the project.

Final Elevations and Details

As noted above, Mr. Lloyd has provided a cover letter identifying the major design revisions made since the last workshop. As the Board is very familiar at this point with the overall proposal, as well as specific elements of the design, a detailed description of the final design is not necessary.

Staff Comments on Final Proposal

The final revised proposal appears to respond very successfully to the comments and observations of the Board during the preliminary review sessions. In staff's view, the project as currently proposed will both relate to and enhance its West End context. The new, more straightforward façade organization—which reduces the width of the middle bay to encompass only the width of the entrance porch and brings it forward to project

beyond the flanking wings—is very effective in providing a clear and rational organization to the building, similar to the straightforward and elegant composition of the historic multi-family buildings in the vicinity. The re-proportioning of the vehicular entrance, its position within the side bay and the change in header to a simple soldier course successfully downplays what could otherwise represent a discordant element in the building. The modifications to the fenestration and building base are welcome as well.

One final aspect of the proposal that might warrant further discussion is the treatment of the entry within the open passageway and the demarcation of the walkway to this entrance. (Details for this area have not yet been provided.) Given the City's responsibility to address ADA requirements and ensure that all new developments provide a prominent entrance available to anyone entering the building, perhaps there are additional ways to enhance this entrance.

As noted in the introduction to this report, there are several details and specifications that have not been provided with the final submission. These include window specs, fencing/bollard details, elevations of the interior walls of the vehicular passageway and specifications for the surface treatment within the passageway. Staff has contacted Mr. Lloyd about these items and understands that they will be provided at Wednesday's meeting.

Applicable Review Standards

In reviewing the preliminary design proposal, the Board shall apply the historic preservation ordinance's new construction standards. For detailed and illustrated guidelines on the application of these standards, please review the chapter on new construction included in the *Historic Resources Design Manual*. Under the new construction standards any proposed development should be evaluated for its compatibility with the development's surrounding context, with particular attention to those strong visual characteristics that serve to unify or are common within the context. Compatibility factors include the following building characteristics:

Scale and Form

Height

Width

Proportion of Principal Facades

Roof shapes

Scale of the structure

Relationship to the Street

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Composition of Principal Facades

Relationship of materials, texture and color

Proportion of openings

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections

Presence of signs, canopies and awnings

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 9-2-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed new construction and associated site alterations at 17 Carleton Street **meet (fail to meet)** the historic preservation ordinance Standards for Review of New Construction, **(subject to the following conditions...)**

Attachments:

1. August 24, 2015 memo from project architect summarizing revisions
2. Final elevations, plans, details and computer-generated renderings
3. Excerpts from August 5 submission

A R C H I T E C T Y P E

August 24, 2015

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Carleton Street Submission – Portland, Maine

Dear Deb,

Based upon our project review with the historic board we are pleased to submit revised drawings.
Please note the following modifications.

Changes are as follow:

1. Header over passageway changed from precast to soldier course.
2. Window headers, precast changed to soldier course.
3. Building base, ground block face changed to brick.
4. Recess on Carlton Street faced re-proportioned and element made proud, fenestration layout adjusted per board comments.

Thank you. Please call or e-mail with any questions or concerns.

Respectfully Submitted,



David Lloyd
Maine Registered Architect

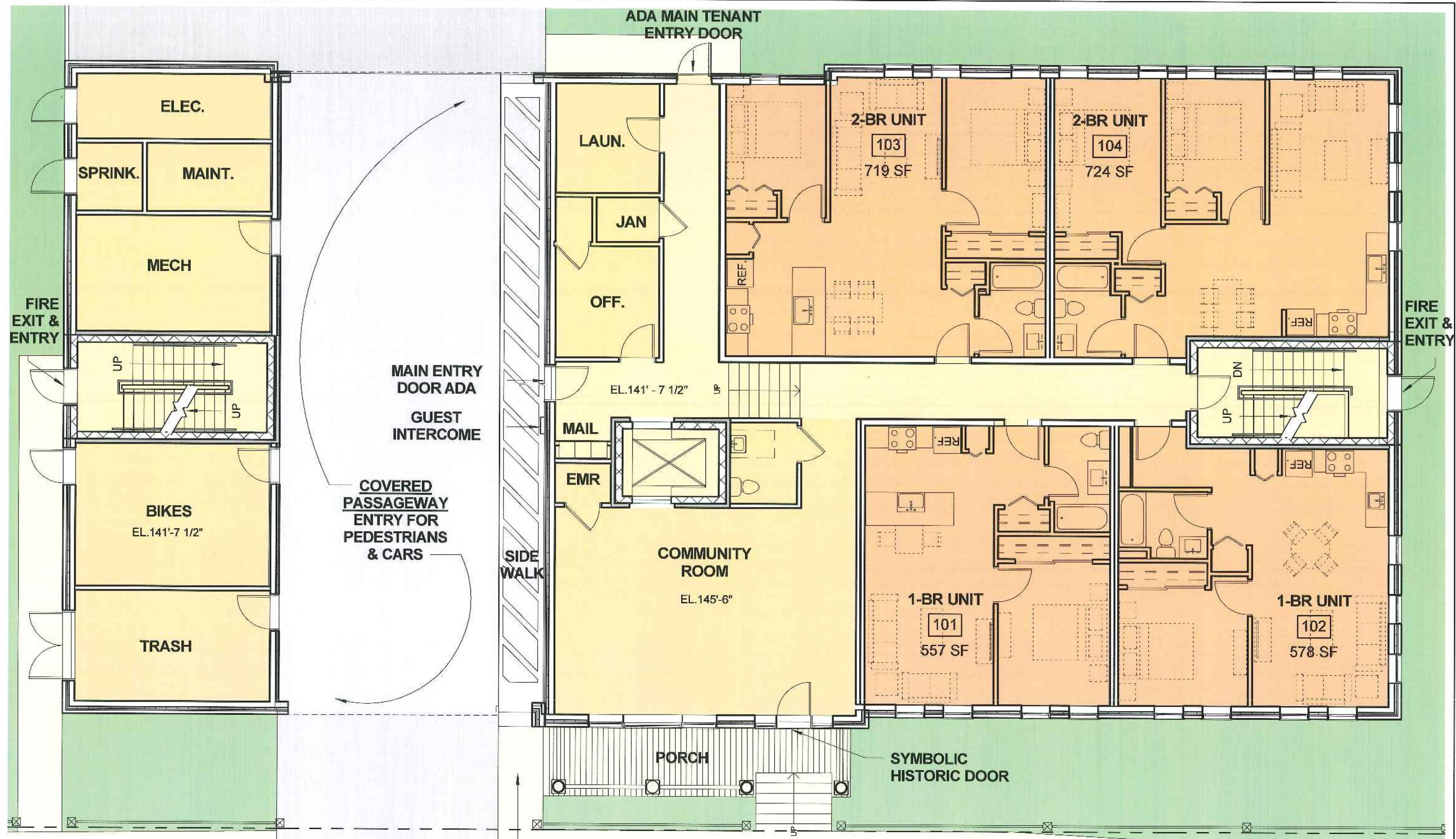
ARCHETYPE
architects



ARCHETYPE
architects



2c



CARLETON STREET
Carleton Street, Portland, Maine

GROUND FLOOR PLAN

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



18 AUG 2015

48 Union Wharf Portland, Maine 04101

2d.

AVESTA
HOUSING

Consultant:

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 724-6027 ARCHETYPE@ARCHETYPEPA.COM

Project:
CARLETON STREET

Carleton Street, Portland, Maine

Revisions:

Date: 20 AUG 2015

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

WEST ELEVATION

A2.2



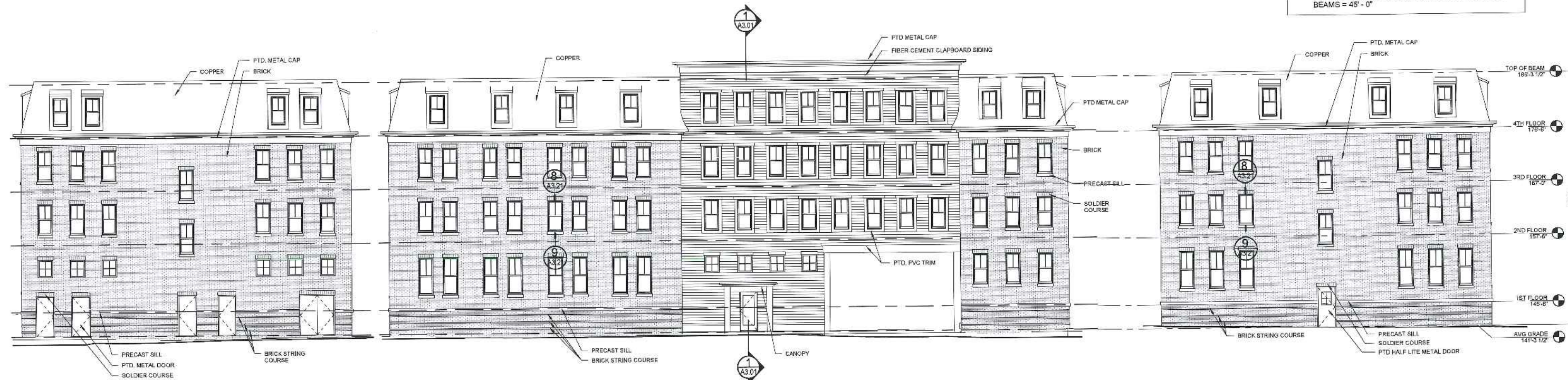
1 | WEST ELEVATION
1/4" = 1'-0"

2e.



1 | WEST ELEVATION
1/8" = 1'-0" 0 2'-0" 4'-0" 6'-0" 8'-0"

GENERAL NOTES:
1. AVERAGE GRADE BY DEFINITION: 4 CORNER AVERAGE GRADE - NW 141.2' + NE 141.5' + SE 141.1' + SW 141.5' = 565.8' / 4 = 141'-3.5" (AVERAGE GRADE)
2. BUILDING HEIGHT: THE VERTICAL MEASUREMENT FROM AVERAGE GRADE TO HIGHEST POINT OF THE ROOF BEAMS = 45'-0"



3 | NORTH ELEVATION
1/8" = 1'-0" 0 2'-0" 4'-0" 6'-0" 8'-0"

2 | EAST ELEVATION
1/8" = 1'-0" 0 2'-0" 4'-0" 6'-0" 8'-0"

4 | SOUTH ELEVATION
1/8" = 1'-0" 0 2'-0" 4'-0" 6'-0" 8'-0"

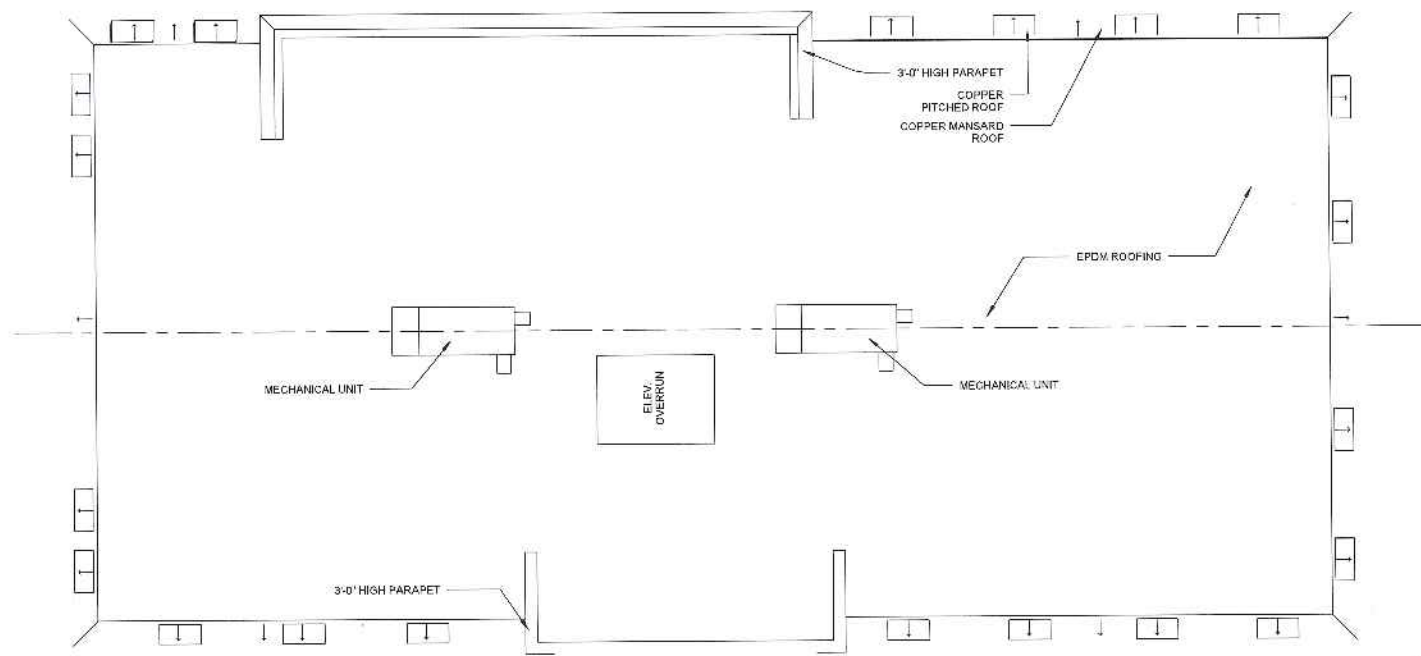
CARLETON STREET

Carleton Street, Portland, Maine

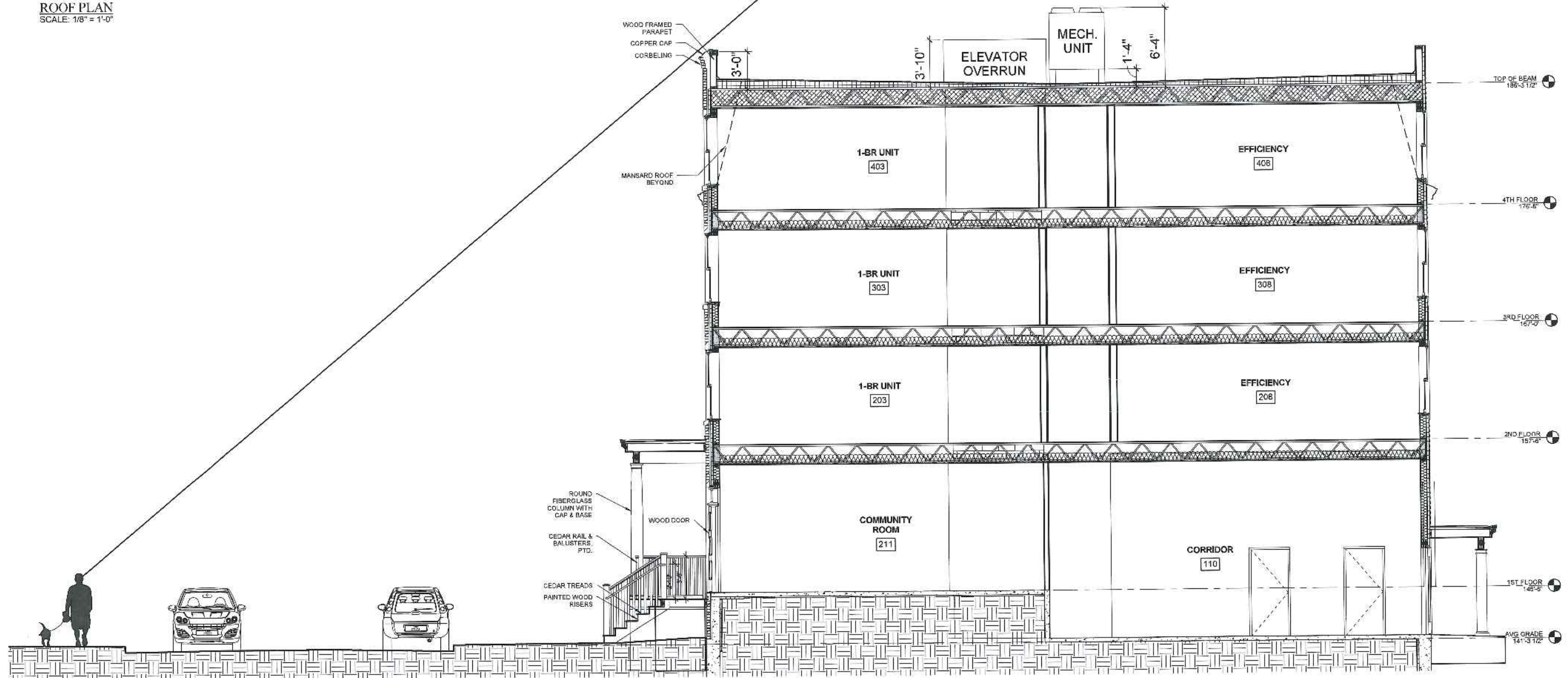
24 AUG 2015

A2.1





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



1 | BUILDING SECTION SHOWING THE RELATIONSHIP BETWEEN THE STREET AND THE MECHANICAL UNITS
1/4" = 1'-0" 0 1'-0" 2'-0" 4'-0"

2f.

Prepared For:
AVESTA
HOUSING

Consultant:

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 773-8022 ARCHETYPE@ARCHETYPEPA.COM

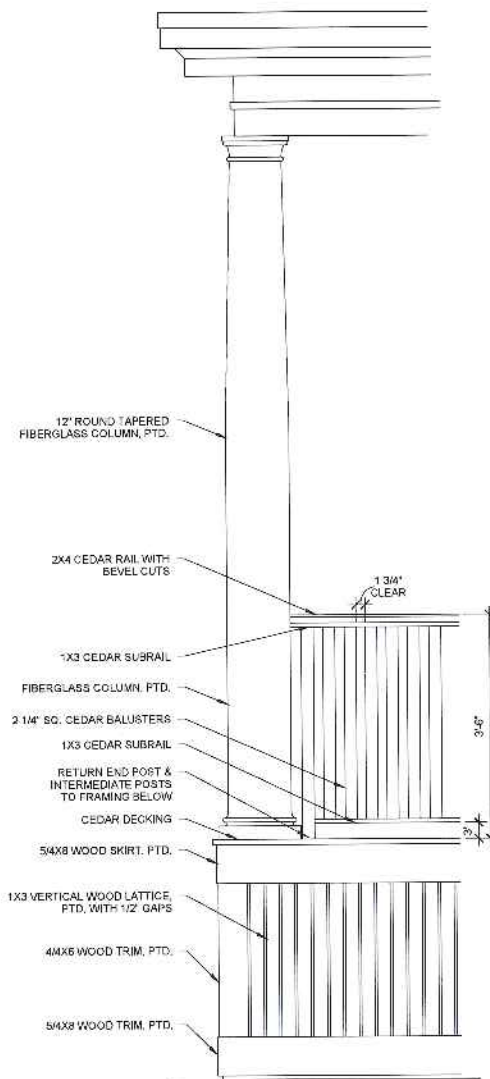
Project:
CARLETON STREET

Carleton Street, Portland, Maine

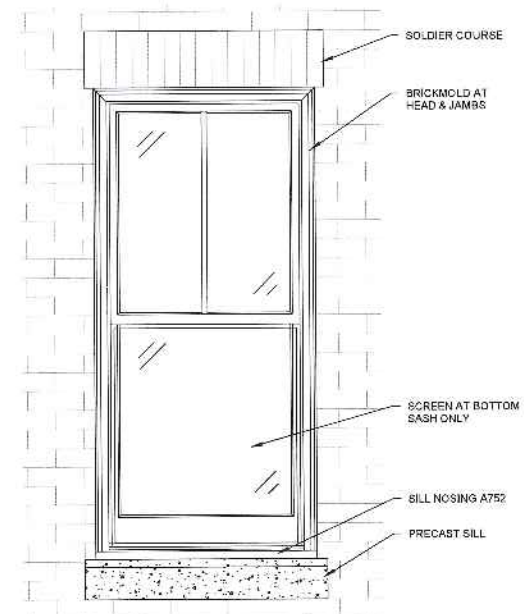
Revisions:

Date: 24 AUG 2015
Scale: As indicated
BUILDING SECTION &
ROOF PLAN

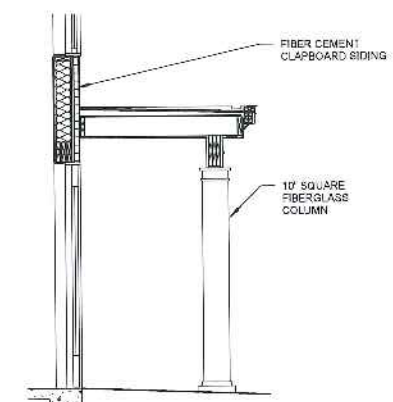
A3.01



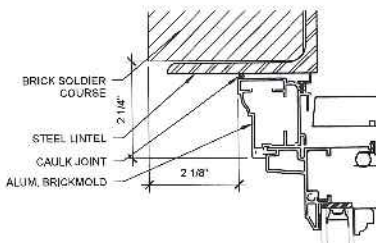
5 PORCH ELEVATION DETAIL
3/4\" = 1'-0"



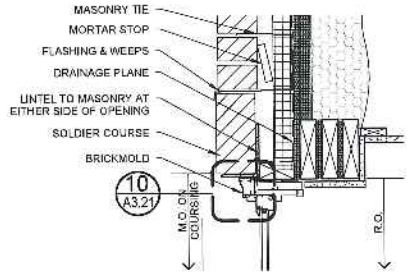
3 WINDOW ELEVATION
1\" = 1'-0"



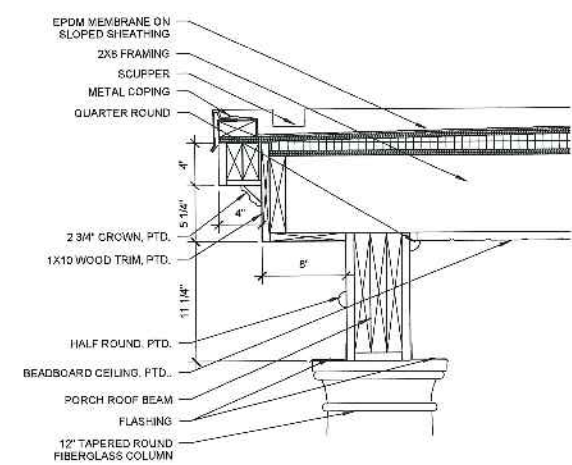
7 SECTION AT REAR ENTRY
3/8\" = 1'-0"



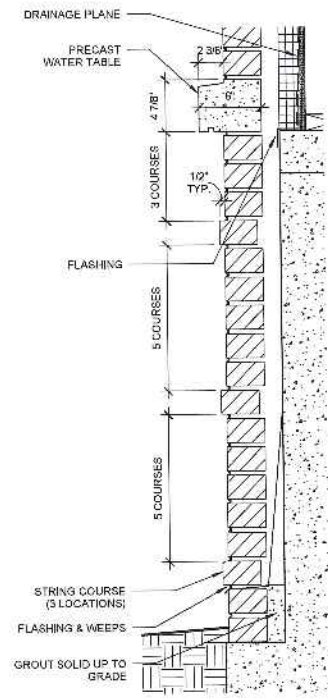
10 BRICKMOLD DETAIL
6\" = 1'-0"



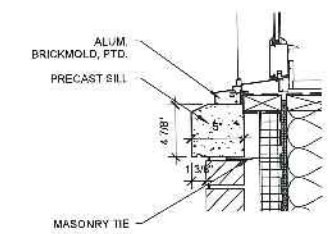
8 LINTEL DETAIL
1 1/2\" = 1'-0"



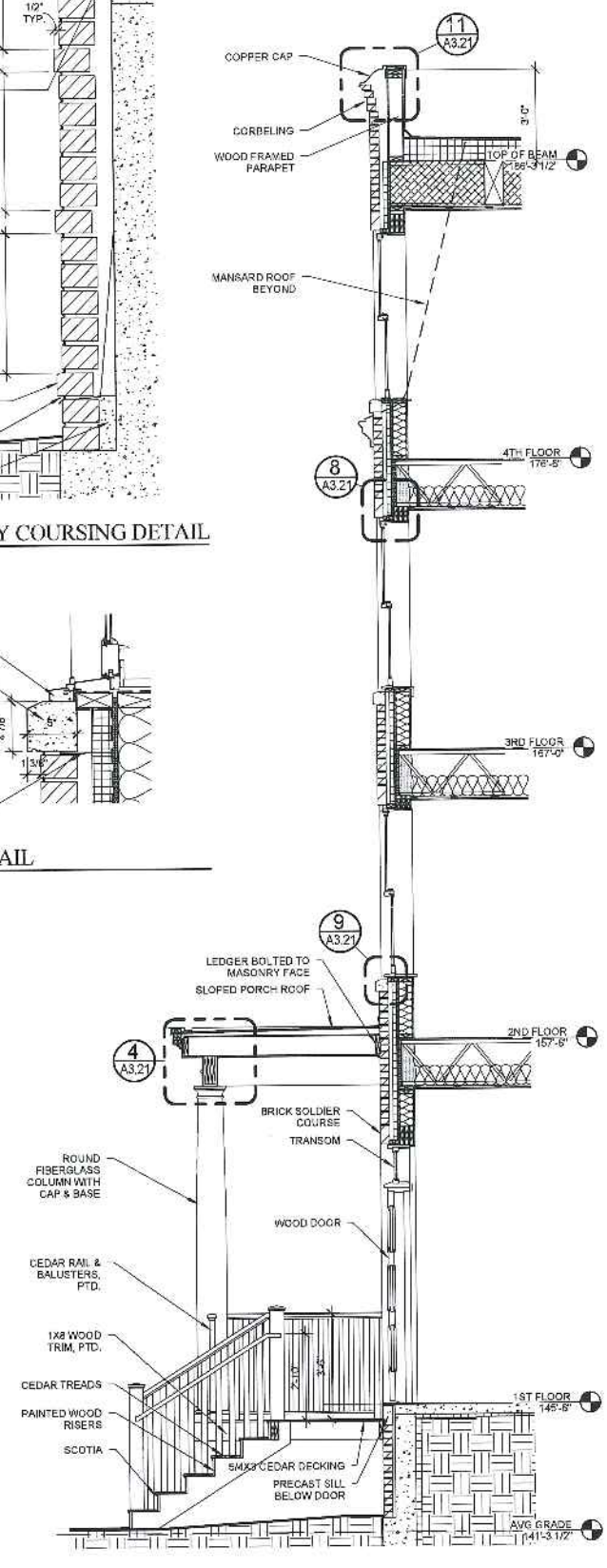
4 PORCH ROOF DETAIL
1 1/2\" = 1'-0"



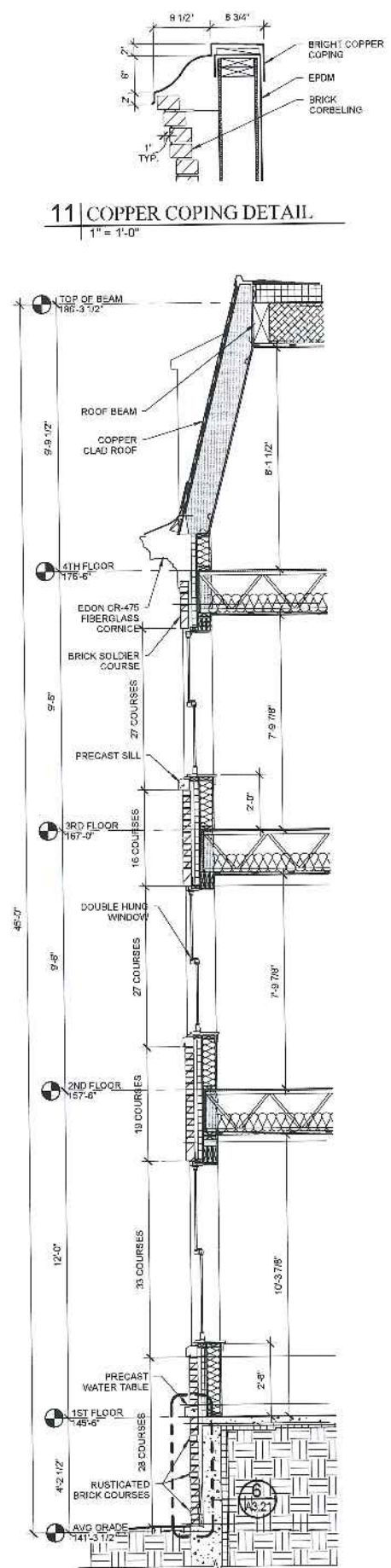
6 MASONRY COURSING DETAIL
1 1/2\" = 1'-0"



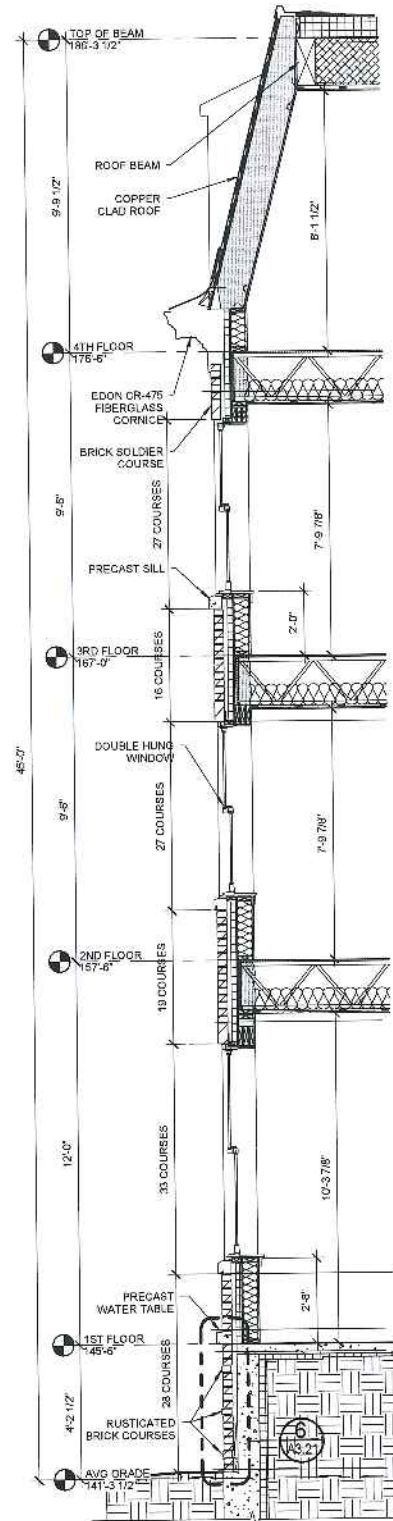
9 SILL DETAIL
1 1/2\" = 1'-0"



2 WALL SECTION AT MAIN ENTRY
3/8\" = 1'-0"



11 COPPER COPING DETAIL
1\" = 1'-0"



1 WALL SECTION
3/8\" = 1'-0"

29.

Prepared For: **AVESTA HOUSING**
Address: _____
City, State: _____

Consultant: **ARCHETYPE architects**
48 Union Wharf Portland, Maine 04101
(207) 779-8022 ARCHETYPE@ARCHETYPEA.COM

Project: **CARLETON STREET**
Carleton Street, Portland, Maine

Date: 20 AUG 2015
Scale: As indicated
Revisions:

A3.21

ATT. 3

EXCERPTED
FROM 8/5
SUBMISSION





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

**PUBLIC HEARING
667 CONGRESS STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: August 27, 2015

RE: September 2, 2015 PUBLIC HEARING

Application for: Certificate of Appropriateness for New Construction

Address: 667 Congress Street
(block bounded by Avon Street and Vernon Place; site currently occupied Joe's Super Variety and adjacent parking lot)

Applicant: Jonathan Culley of Redfern Properties representing development partners MSD Properties LLC, Redfern Properties and Joe's Super Variety

Architect: Ryan Senatore

Introduction

Jonathan Culley of Redfern Properties and project architect Ryan Senatore have requested a public hearing on plans for the construction of an eight-story mixed use building at 667 Congress Street. This will only be the second meeting with the Board for this project, but the developer is hoping the new submission includes the level of information sufficient for final review and that the revised plans satisfy questions and concerns raised by the Board at the workshop, held on June 17. Obviously, the Board may elect to table its decision if it finds that further design revisions are required for approval.

The subject property is located within the Congress Street Historic District. The proposal calls for retail on the ground floor level (front portion facing Congress), structured parking for 108 vehicles in the basement and rear portion of the ground floor, and approximately 130 multifamily apartments on the upper floors. Access to the parking would be from the two abutting side streets.

The development parcel, which is currently occupied by Joe's Super Variety and a surface parking lot, measures 25,740 square feet with 98 feet of frontage along Congress. The property occupies the

full width of the narrow block between Avon Street and Vernon Place. The parcel extends deep into the interior of the block and at its north end abuts the boundary of the Deering Street Historic District.

Enclosed for the Board's review is Mr. Senatore's final submission, which includes plans, elevations, wall sections and details, as well as numerous photos of the project's context and computer-generated images showing the proposed project in context. As requested, the final submission also shows the location and size of the rooftop mechanicals and other appurtenances.

Also provided for reference purposes are excerpts from Mr. Senatore's preliminary proposal presented in June. See Attachment 2.

History of Subject Property

As noted in the introduction, the subject property is currently occupied by a small historic commercial structure housing Joe's Super Variety and a large surface parking lot that occupies the balance of the lot.

When tax photos were taken in 1924, the property was occupied by the current building (which was a store and still in a fairly unadulterated state), a tiny luncheonette building, and St. Stephen's church, a prominent landmarks on Longfellow Square. St. Stephens, a landmark structure on Longfellow Square, was demolished in 1965.

Although the small commercial structure on site, known historically as the Job Randall store, is one of the oldest commercial buildings on Congress Street (1833), its extensive renovations over time have led to its classification as a "noncontributing" structure in the Congress Street Historic District.

Context(s) of Proposed Development

As noted above, the proposed development is located within the Congress Street Historic District, and the rear elevation of the proposed building (given the depth of the lot) will immediately abut the northern boundary of the Deering Street Historic District. As such, the proposed structure has two historic contexts—the character of which is decidedly different—which must be considered in evaluating the compatibility of the proposed development. Obviously, the primary consideration in this case is the visual relationship of the proposed development within its immediate and general Congress Street context. That said, the scale and design character of the rear portion of the proposed building will have some level of visual impact on the abutting Deering Street neighborhood and must also be taken into consideration.

Provided to the Board at the preliminary workshop was a copy of the *Congress Street Historic District Designation Report*, which includes an analysis of the visual character of Congress Street.

As the *Report* describes, the Congress Street Historic District is distinct from most of Portland historic districts in that it is decidedly eclectic in nature—eclectic in terms of scale, period of construction, architectural design, material palette, etc. Notwithstanding this varied visual character, there are several common urban design characteristics that serve to unify the corridor. Board members are encouraged to review this section of the report, as it is intended to inform the Board's review and analysis of proposed new construction within the district.

Although the development does not fall within the Deering Street Historic District boundaries, given the current open nature of the Deering Street block immediately east of the development (between Avon and Henry), the building will be within prominent view of the street—at least until such time that the block is redeveloped. Consideration should be given to the visibility and impact of the development on this historic district as well.

Given the location of the development, and as illustrated in the applicant's photos of surrounding context, portions of the proposed building will be visible from various points along State Street as well.

Immediate Surrounding Context

Consistent with the Congress Street Historic District in general, the immediate context of the proposed development is decidedly mixed in scale and building type. The Trelawney building immediately east of the proposed development, across Avon, is 8 stories and taller than the proposed development. On the west side of the development, across Vernon Place, are two diminutive buildings, which were originally constructed as residences and later converted to commercial or mixed use as this part of Congress Street transitioned to an increasingly commercial corridor. Note that the two buildings immediately west of the project site are classified as "noncontributing" in the Congress Street Historic Resources Inventory.

Across the street from the proposed development are 2-4 story commercial buildings, some of which were built originally as residential structures. Also in the nearby vicinity is the Lafayette Building which is seven stories tall.

There is one small scale residential structure on Avon Street, behind the Trelawney building. From Vernon Place, one sees the rear elevations of several State Street residences. No houses face Vernon Place.

Directly behind the subject lot there is a double house facing Deering Street. The building is typical of Deering Street's historic development pattern in terms of building scale and architecture. East of the proposed development is the large scale open parking lot behind the recently rehabilitated building at 625 Congress. The portion of that property located closest to Deering Street is a green space. At the time the project was reviewed by the HP Board, the Board required that the depth of

this green space be sufficient to allow for future development along the Deering Street frontage. Until such time that this area is redeveloped, the green space provides a buffer between the parking lot and the Deering St. neighborhood.

Council Approval of Property Rezoning

On June 15 the Portland City Council approved the rezoning of the subject parcel, placing the entire parcel in the B3 Zone. The maximum height allowance for the zone is 85', but the Council followed the Planning Board's recommendation by stipulating that within 40 feet of the rear property line, the height would be limited to 45', consistent with the abutting R6 zone.

Building Height Governed by Underlying Zone

When the Congress Street Historic District was created in 2009, the district designation was accompanied by a specific provision stipulating that the height allowances established by zoning in the B3 zone shall be honored in reviewing proposals for new construction. This provision, which was the outcome of discussions with a wide variety of stakeholders during the district designation process, is based on the recognition that the downtown core of Congress Street exhibits widely divergent building heights, even within a single block, and that a building height study conducted in the 1990's had been based on a fairly thorough analysis of the existing heights along the street. The HP Board concluded at the time that building height was not a critical compatibility factor in this district. Given this Council-adopted provision, the Board does not have the authority to require that the height of the proposed building be lower than what is allowed by the underlying zoning.

General Description of Proposed Development

The enclosed elevations present an 8-story structure which rises to an overall height of 85 feet, which is the maximum allowable height in this portion of the B3 zone. As required by zoning, the building rises to a height of 65 feet along its Congress Street frontage. Beyond this point, the building steps back 15 feet and then rises to an overall height of 85 feet. Note that this same 65' streetwall with step-back returns at the two corners toward the side streets for a distance of approximately 45 feet. This treatment, which is required by zoning, essentially provides a "wrapper" around the taller building, reducing its apparent scale along Congress Street. Beyond this point on the side streets, the ground floor measures 12 to 17 feet tall (given the sloping grade), steps back 15' and rises to a height of 85 feet. The 85' height ends 45 feet back from the rear property line. The rear portion of the building, adjacent to the Deering Street Historic District, is approximately 18 feet tall.

As presented, the building is essentially "bookended" by two brick building components that are lower in height (or, in the case of the rear bookend, *appear* to be lower through a shift in siding materials at the top 2 floors) than the balance of the building. Between the two brick bookends, in

the recessed portion of the block, the building is clad in dark corrugated metal to achieve a more recessive appearance.

On the Congress Street façade, the building features a defined ground floor base, the height of which aligns with the base of the Trelawney building next door. Above a granite veneer foundation the ground floor is articulated by a series of galvanized and painted steel pilasters separating storefront glazing. The ground floor features two entrances: an entrance to the retail space and a main building entrance at the west end of the Congress Street elevation. To accentuate this corner entrance and provide a level of variety on the upper facades of the “front” building, the painted steel treatment that appears at the ground floor level is extended to the upper floors. Projecting visors are shown here as well. This treatment is repeated at the southeast corner of the building as well (but only at the 5th and 6th floor levels) and also punctuates the center of the Congress Street upper façade. The balance of the upper façade is clad in brick veneer with colored mortar. Upper floor windows (consisting of fixed and operable awning windows) are regularly spaced and vertical in orientation. There is a minimal cornice treatment at the roofline of the 65’ building. Above this 65’ building section, a railing is shown within the 15’ setback.

On the side elevations, the ground floor level is clad in brick. Under some of the garage openings are precast concrete veneer panels, alternated with recessed brick panels. Horizontal grates are shown in the openings. And the garAs noted above, brick is reintroduced at the rear end of the building facing Deering Street. The brick continues up to a height of 65 feet,

Elsewhere, the exterior walls are clad in prefinished metal corrugated siding with hidden fasteners. The facades are broken up into a series of vertical piers through the introduction of metal panels between the windows on upper floors. A galvanized and painted steel projecting visor at the top of the 85’ building section serves as a type of “cornice” treatment or visual termination.

Signage consists of individual aluminum letters, painted. Wall sconces are shown at regular intervals on the ground floor piers of the building.

Summary of June 17 Workshop, Board Feedback

The project was introduced to the Board in a workshop session on June 17, which was attended by a number of area residents. It was generally recognized that the subject property’s transitional location—at the point where the larger scale commercial development typical of the downtown core of Congress Street transitions to a more residential scale to the west and north—creates unique design challenges for the project. This, and the fact that the significant depth of the lot means that the development, which *by right* can rise to an overall height of 85 feet, will come close to the boundary of the Deering Street neighborhood, which is one of the most architecturally significant residential streetscapes on the peninsula and features buildings of an average height of 3 stories. Further complicating the development is the fact that the parcel fills the entire width of the block

bounded by Avon Street and Vernon Place. All four elevations of the building will therefore be highly visible and the project will need to respond to quite disparate streetscapes. Many of the Board's comments, as well as those from the public, related to how the proposed design responded to its varied context.

In introducing his proposal, Mr. Culley emphasized his commitment to taking a sensitive approach to creating a large scale development on Congress Street that will also be adjacent to Deering Street. The developer also noted that because the project is comprised of speculative rental housing, cost will be an important consideration in design and materials choices. Mr. Senatore began his design presentation with an analysis of the built context, including the eclectic nature of Congress Street and the immediate neighbors, in terms of building heights, architectural styles, and materials.

Board members were appreciative of the attention paid by the architect to the surrounding streetscapes, and though they had numerous suggestions and comments, most members were fairly comfortable with the general direction of the design. (The stepped nature of the massing, with the overall building height of 85' only reached at 15' back from the street fronts, at which the height only reach 65', is established by the underlying zoning.) Board members commented favorably on the presence of a strong base and primarily brick facade at Congress Street, but several said they would like to see more articulation, more breaks in the massing, and more mass and brick at the corner "bookends." Extending the brick further along the side elevations would help break up the long sides. One member requested some redistribution of mass to make the rear main portion of the building lower in height. This comment reflected a general concern for the relationship of this large proposed building to the Deering Street neighborhood behind it. It was noted however, that with the height requirements established by zoning, additional height could not be added to the Congress Street of the building.

There were also calls for more articulation and refinement of detail. Board members argued that the new structure should exhibit the same careful attention to detail and workmanship—here, in a contemporary architectural vocabulary--that distinguishes many of the historic blocks on Congress Street. One example of the Board's call for more detailing concerned the roof edges. Board members encouraged the architect to introduce some form of cornice treatment to terminate the building.

The material palette inspired some comments, with most Board members favoring the inclusion of brick for parts of the building. They noted that besides being a traditional staple in Portland's architectural vocabulary, it is a durable product that connotes quality construction. At least one Board member, however, as well as a member of the public, questioned the use of brick for this contemporary structure. The color of the proposed non-brick siding and trim materials which was shown as generally dark and recessive, lead one member to suggest perhaps a lighter, more friendly palette.

Board members responded appreciatively to a public comment expressing concern for about the design treatment along the side streets, particularly at the ground level. With the proposed design using Avon and Vernon Place for access to parking, the lack of life on these sides generated concern. Several Board members questioned whether some dwelling units could be designed with entrances on the sides, to add human activity and scale. Mr. Culley commented that as the developer he feels pressure to provide adequate parking for residents, which results in challenging design choices and a reluctance to sacrifice parking to meet other needs. Notwithstanding this limitation, Board members requested that the treatment of the side elevations be given further consideration to insure that they were pedestrian friendly and promoted a sense of security.

Final Design Proposal

As before, Mr. Senatore has provided numerous illustrations of the proposed development including several computer-generated images of the building in context, taken from a variety of vantage points.

While the final submission does not include a written description of the modifications made since the workshop, staff notes the following:

- At the rear of the building, the brick façade returns for an additional bay on the side elevations.
- Projecting bays have been introduced at the fourth and fifth floor levels on the Congress Street façade. The three bays on each floor are centered on the façade.
- More detailed elevations have been provided for the two sides of the building, including the ground floor. The basic design appears substantially unchanged, but there has been a refinement in the drawings in terms of illustrating the proposed (opaque?) screens in the openings, the panel treatment below the openings, and the garage entry. Also, wall-mounted sconces have been added at regular intervals along both side elevations.
- Lighting has been introduced on the underside of the visors at both corners of the Congress Street façade
- Vertical divisions have been added to the storefront windows
- Wall sconces are shown on each ground floor pier on the Congress Street elevation.
- Information has been provided about the proposed signs (individually mounted painted aluminum letters). The plans do not indicate how the signs might be illuminated.
- The location of metal vent caps on the side and rear elevations are shown.
- The location and scale of proposed rooftop mechanicals has been provided.

Staff Comments

Although the Board's preliminary review of a new development of this size typically consists of at least two workshops, the level of detail and information provided in the applicant's submission appears to be satisfy the requirements for final review. That said, should the Board determine that

further design revisions are warranted, the Board has the prerogative to table a final decision on the project and conduct the meeting as a workshop.

Given that the Board has already determined that the project's overall scale, massing and design concept is generally compatible with the surrounding context, the Board may wish to focus on specific design details, as additional drawings and specifications have been provided with this final submission that will allow for a closer review. As the Board stressed at the workshop session, attention to detail, such as the introduction of subtle shifts in wall plane or surface treatments, will be key to achieving compatibility and ensuring that the design and execution stands the test of time.

Following are several specific details or aspects of the design that might warrant further consideration.

- In staff's view, the introduction of the three projecting bays at the fourth and fifth floors only reads as insubstantial and a bit curious, rather than an integral part of the overall façade design
- The project architect expressed a desire to suggest a "tower-like" element at the western corner of the building facing Longfellow Square and to accentuate the location of the main building entrance at this corner. If so, should the accent lighting shown under the visors/canopies at western corner be repeated on the eastern corner? (See night views.)
- The final submission shows the placement, scale and number of mechanicals and other appurtenances on the roof. One of the largest of these appurtenances is located near the front corner of the building. As depicted in various perspective views, this element will be quite prominent from several vantage points, especially as one approaches from the west. Is it feasible to shift the position of this element or reduce its height?
- The final elevations indicate that there will be numerous exhaust vent caps installed on the side and rear elevations of the building. Is it possible to introduce a centralized ventilation system, similar to what has been proposed at 17 Carleton?
- The Board will need to determine whether the proposed design treatment at the ground floor level on the side elevations provides the level of visual interest and detail that was requested at the workshop session.

Applicable Review Standards, Considerations

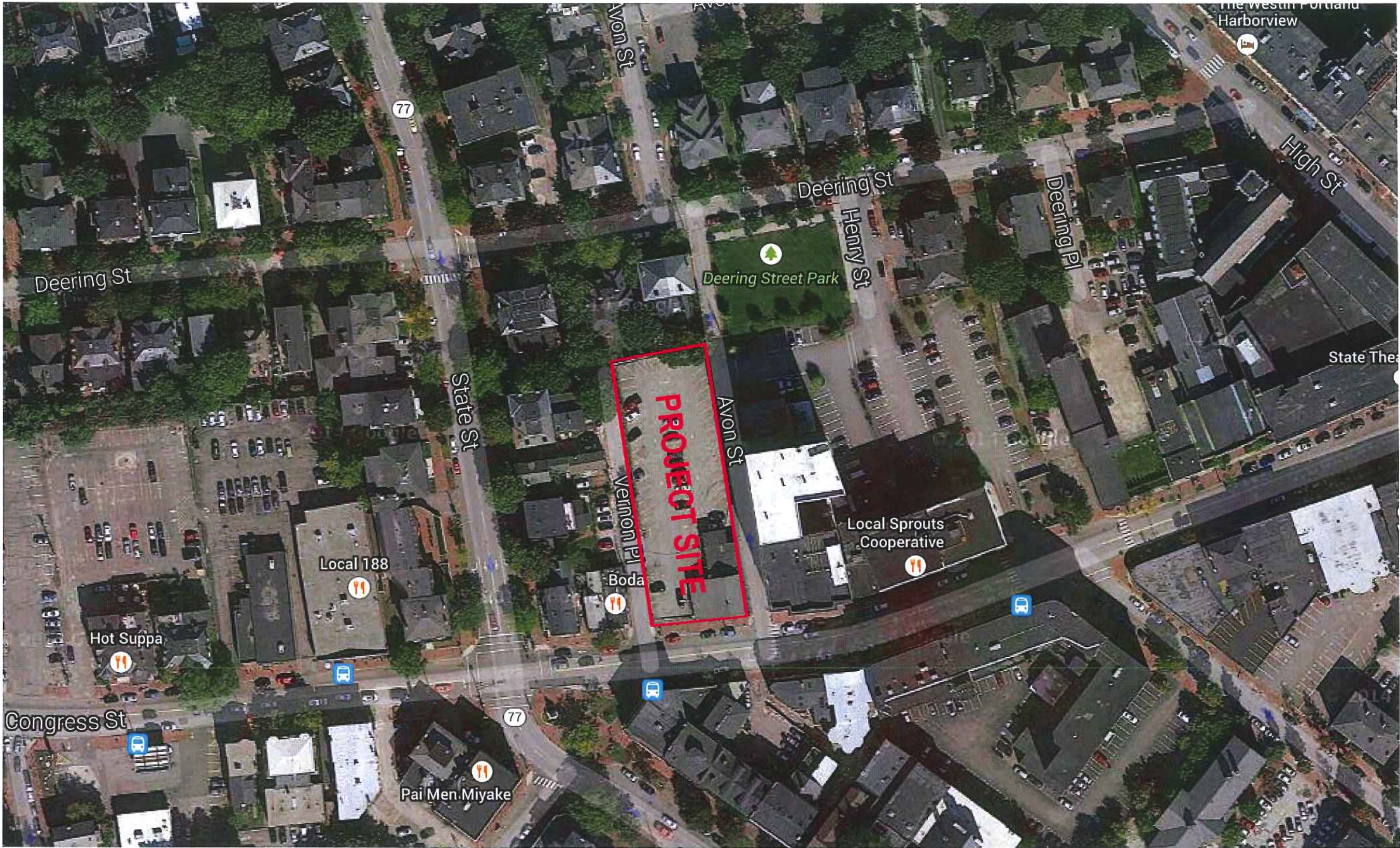
In reviewing the preliminary design proposal, the Board shall apply the historic preservation ordinance's new construction standards. For detailed and illustrated guidelines on the application of these standards, please review the chapter on new construction included in the *Historic Resources Design Manual*. See also the compatibility factors itemized in the staff report for 17 Carleton Street, also on the 9/2 meeting agenda.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 9-2-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed new construction 667 Congress Street **meets (fails to meet)** the historic preservation ordinance Standards for Review of New Construction, **(subject to the following conditions...)**

Attachments:

1. Applicant final submittal, including base map, site plan, photos of existing context, floor plans, preliminary elevations, before and after photos with computer-generated images of proposed development in context
2. Excerpts from preliminary proposal presented on June 17.



667 CONGRESS EXISTING CONTEXT PHOTOS - PAGE 1



VIEW LOOKING SOUTH FROM AVON ST



VIEW LOOKING WEST FROM DEERING ST

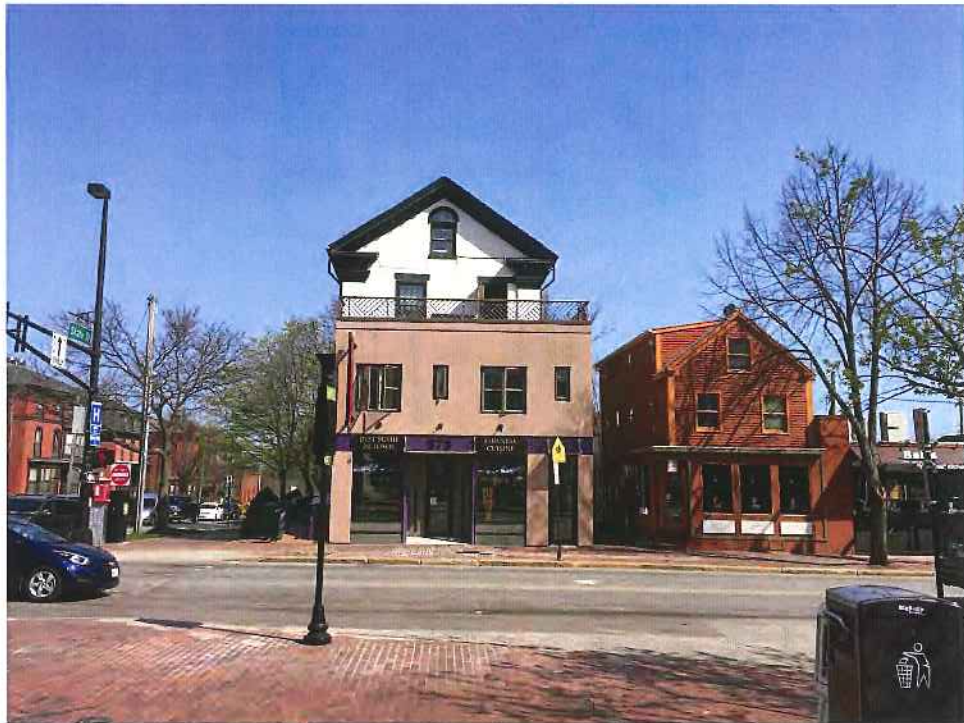


VIEW LOOKING EAST FROM STATE ST

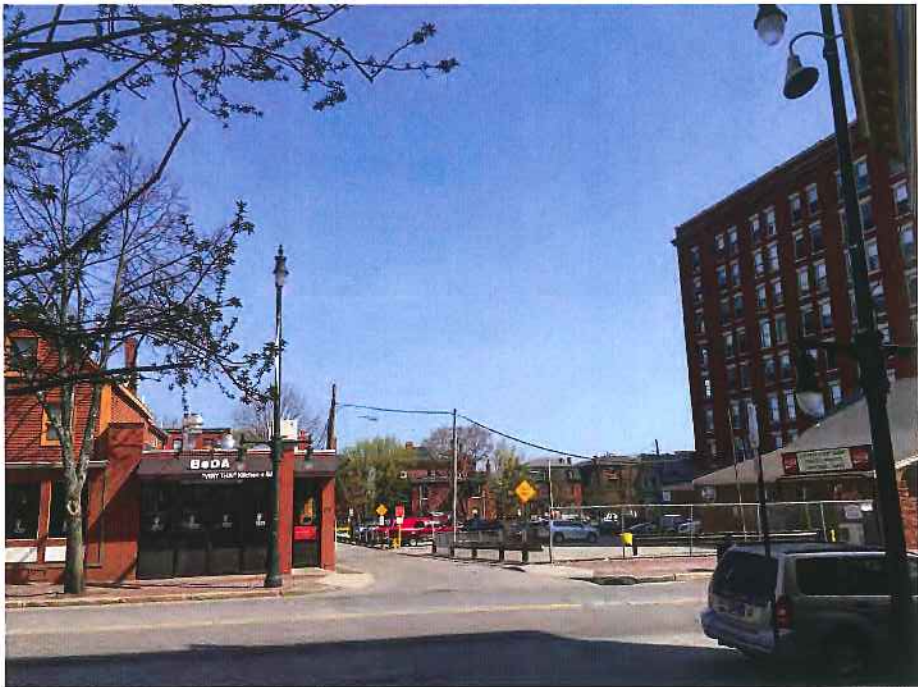


VIEW LOOKING SOUTHEAST FROM STATE ST

667 CONGRESS EXISTING CONTEXT PHOTOS - PAGE 2



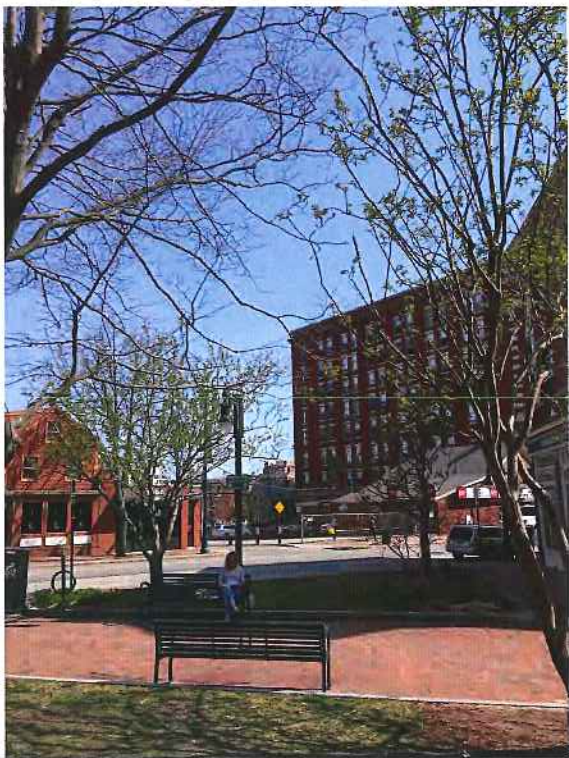
VIEW LOOKING NORTH WEST
FROM LONGFELLOW SQUARE



VIEW LOOKING NORTH WEST
FROM LONGFELLOW SQUARE



VIEW LOOKING EAST FROM STATE STREET



VIEW TO SITE ACROSS LONGFELLOW SQUARE

667 CONGRESS STREET CONTEXT IMAGES - PAGE 3



VIEW TO SITE LOOKING ACROSS
LONGFELLOW SQUARE FROM STATE ST



VIEW TO SITE LOOKING ACROSS
LONGFELLOW SQUARE FROM STATE ST



VIEW TO SITE LOOKING EAST ON CONGRESS ST



VIEW LOOKING NORTH ON VERNON PLACE

667 CONGRESS CONTEXT IMAGES - PAGE 4



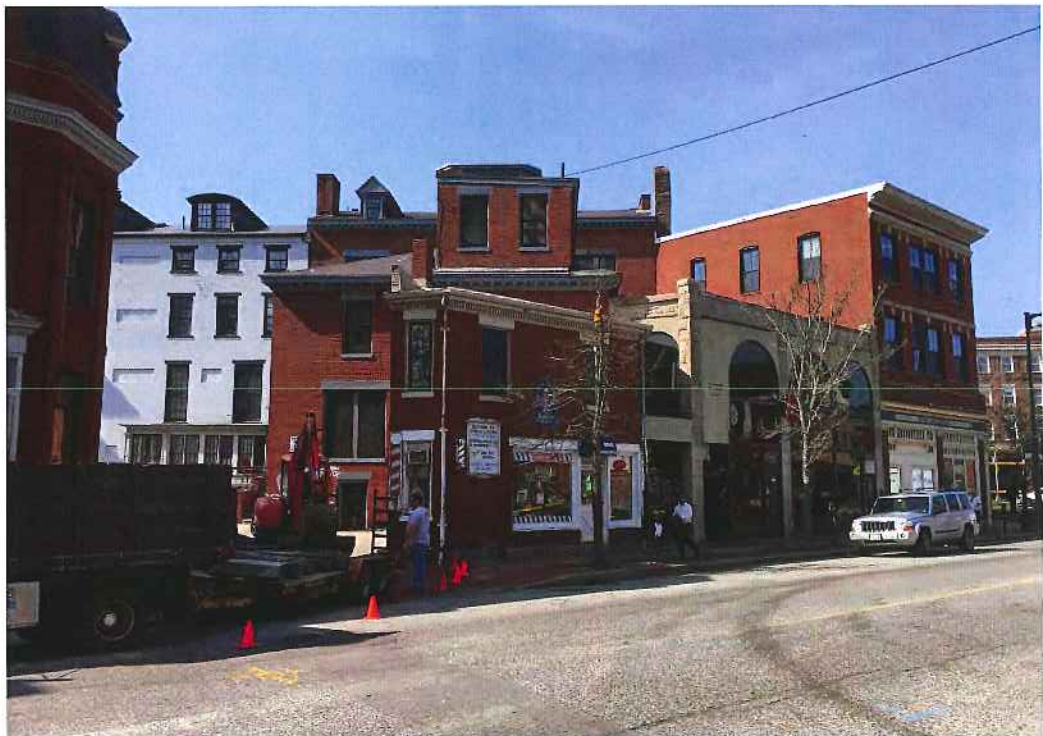
VIEW LOOKING TO LONGFELLOW SQUARE FROM SITE



VIEW LOOKING NORTH ACROSS SITE



VIEW LOOKING SOUTH FROM SITE



VIEW LOOKING NORTHEAST ON CONGRESS ST

667 CONGRESS CONTEXT IMAGES - PAGE 5



VIEW LOOKING EAST ON CONGRESS



VIEW LOOKING EAST ON CONGRESS ST

667 CONGRESS STREET
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PORTLAND, MAINE

RSA
RYAN SENATORE
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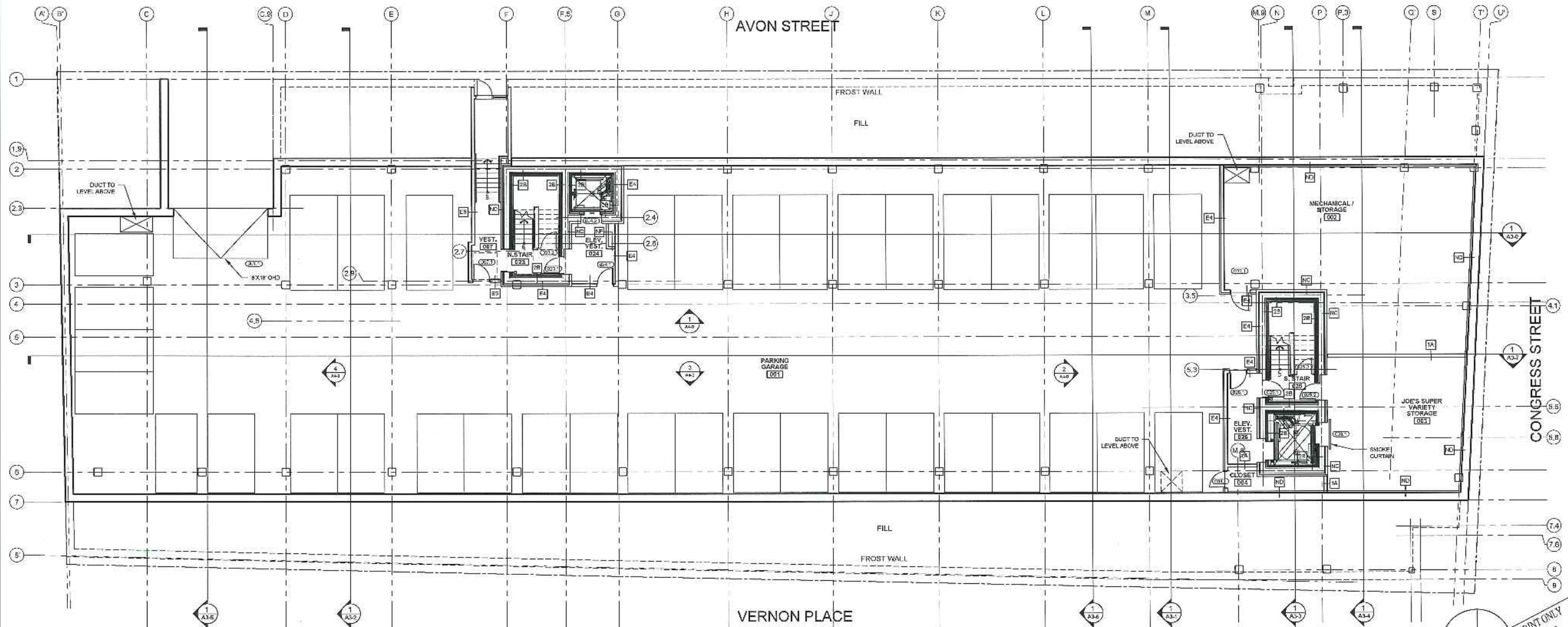
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STRUCTURAL:
MECHANICAL/ELECTRICAL:
27 2nd Street
Portland, ME 04101
(207) 774-1814

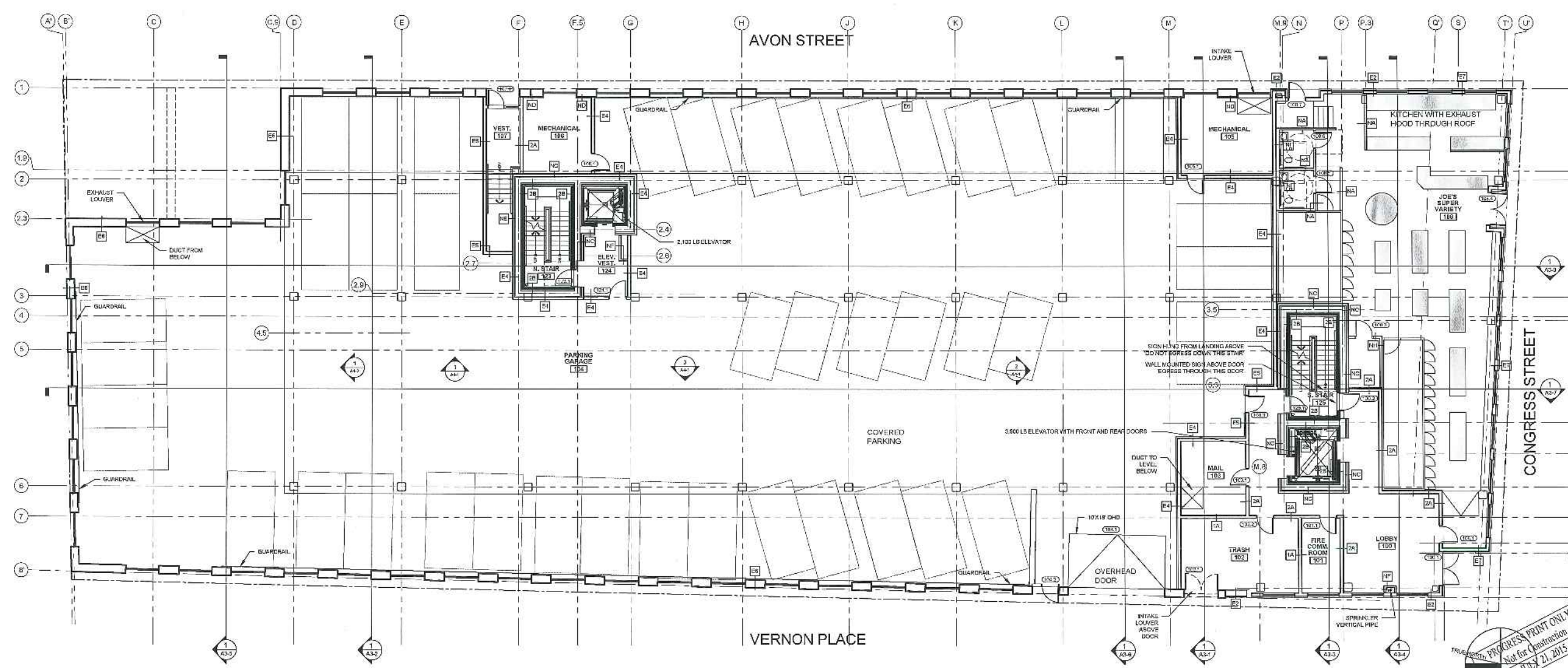
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PROJECT No.: 1503
DRAWN BY: R.S./RRT
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE:
BASEMENT
FLOOR PLAN

A1-0





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

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ARCHITECTURE

667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

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STRUCTURAL: WILSON TAPSCOTT
777 1/2 BAY STREET
PORTLAND, ME 04101
207.764.4444

REVISIONS:

DATE: _____
PROJECT No. 1903
DRAWN BY: RJS / RRT
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE:
FIRST FLOOR
PLAN

A1-1

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JULY 21, 2015

667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE



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MECHANICAL/ELECTRICAL/PLUMBING: [blank]

REVISIONS:

DATE:

PROJECT NO.: 1503

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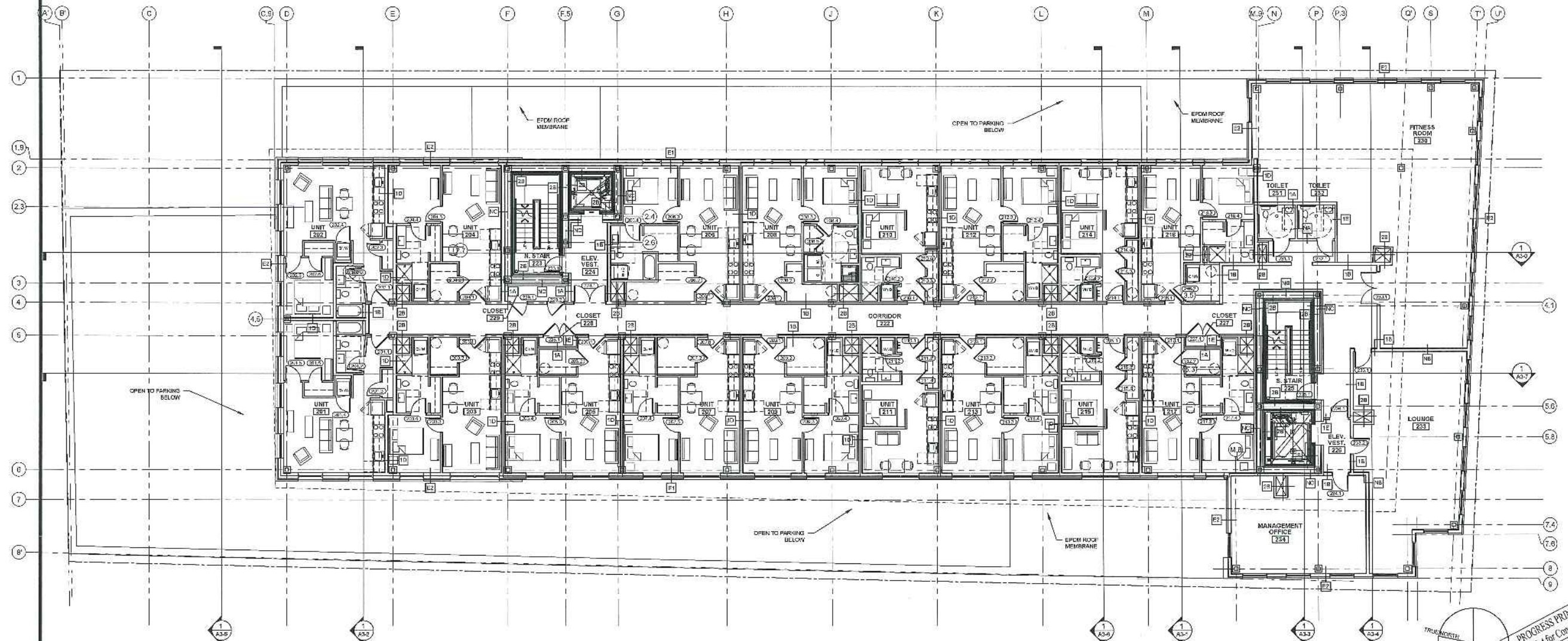
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SHEET TITLE:

SECOND FLOOR PLAN

A1-2



667 CONGRESS STREET
APARTMENTS
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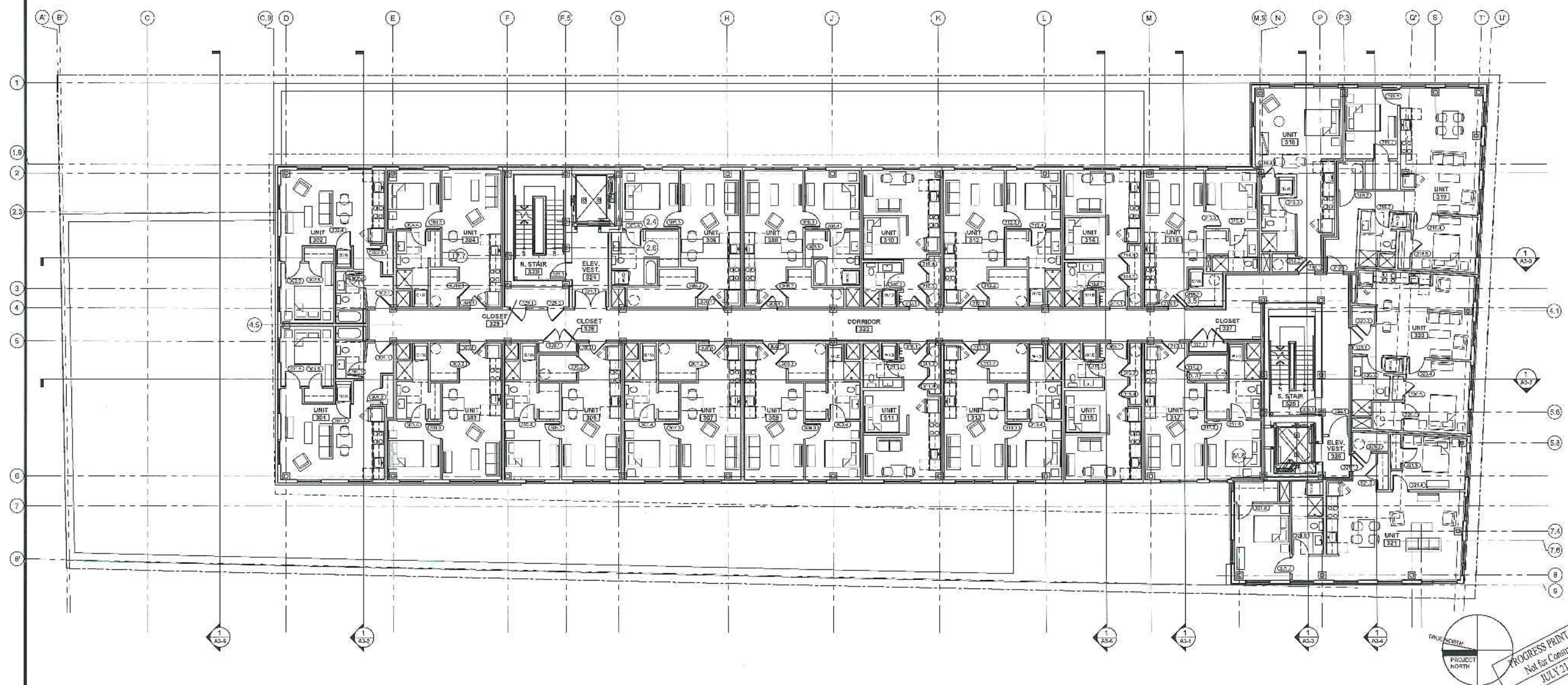
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STRUCTURAL:
MECHANICAL/ELECTRICAL/PLUMBING:
225 Main Street
Portland, ME 04101
207.774.4114

REVISIONS:

DATE
PROJECT No. 1503
DRAWN BY: RJS / RRT
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE
THIRD FLOOR PLAN

A1-3



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MECHANICAL/ELECTRICAL/PLUMBING: [blank]
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2017.05.15

REVISIONS:

DATE:

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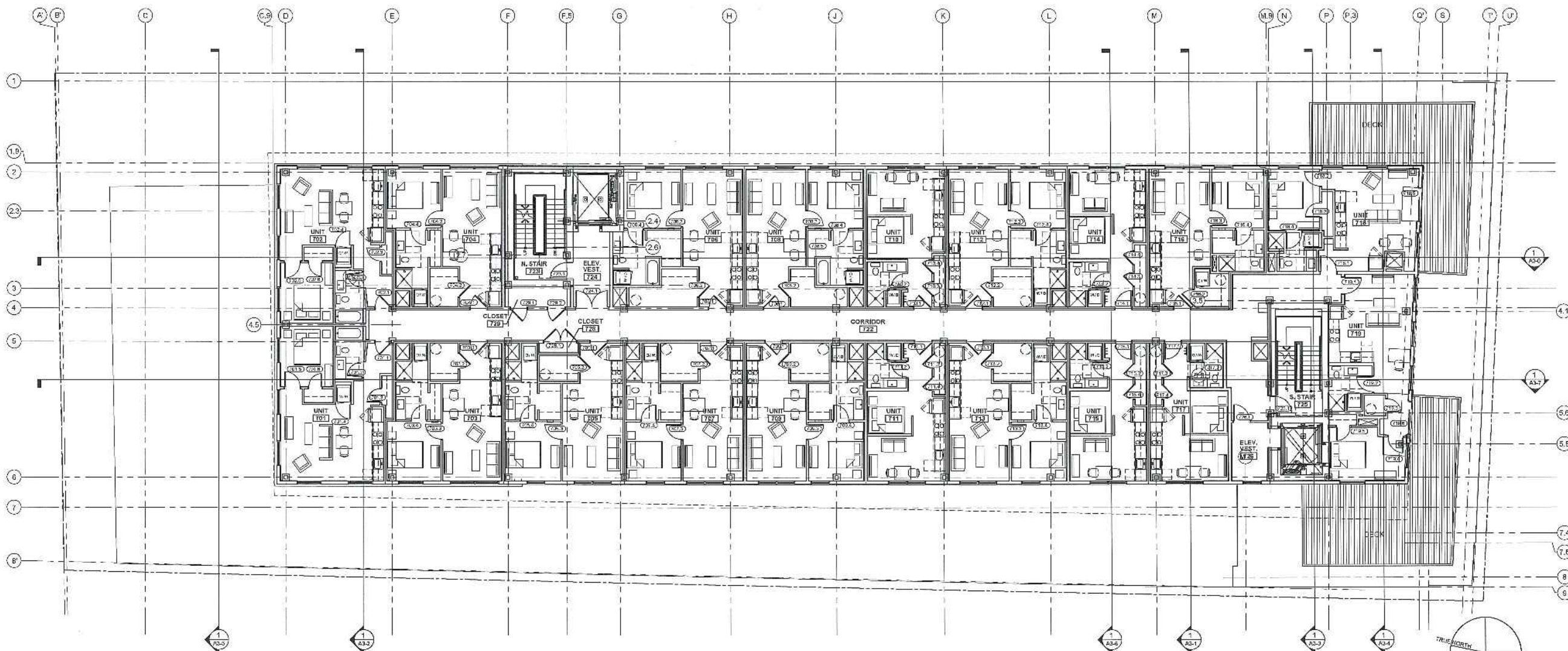
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SCALE: AS NOTED

SHEET TITLE:

SEVENTH FLOOR
PLAN

A1-7



667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE



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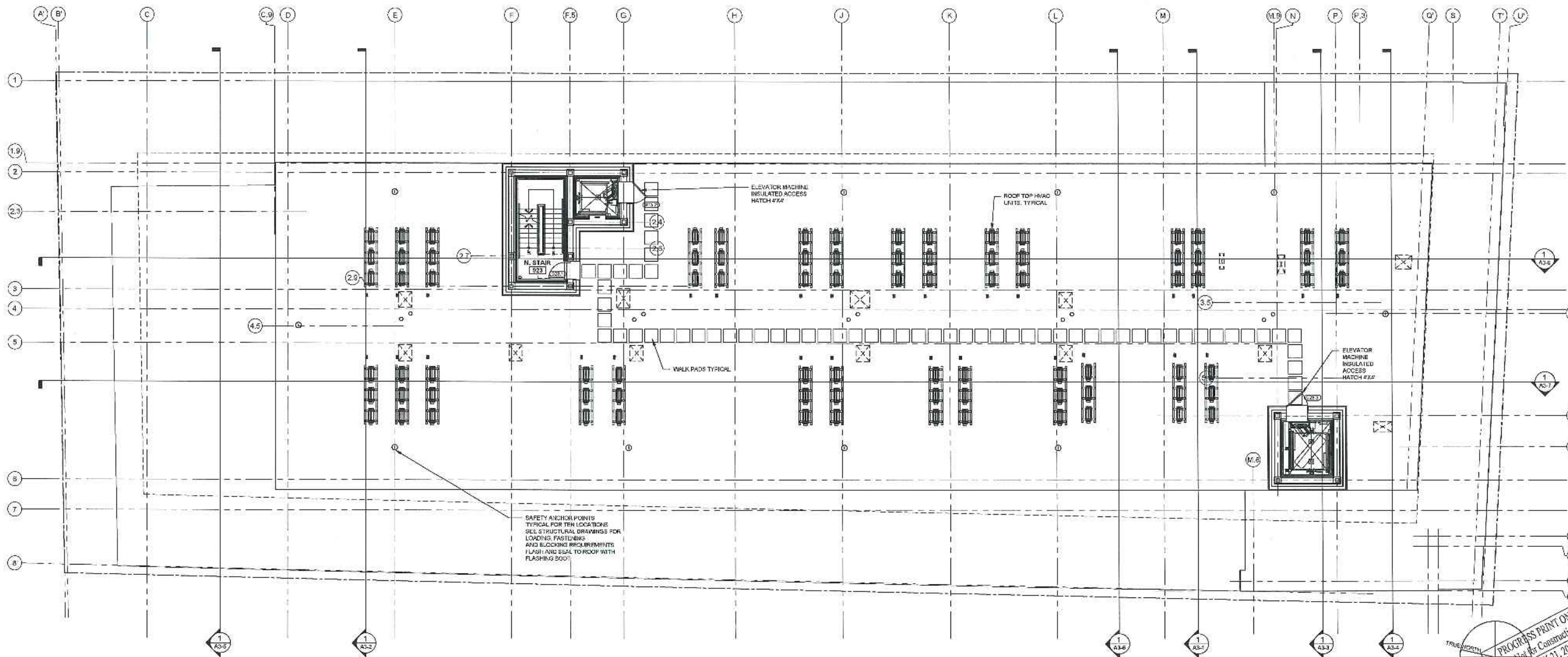
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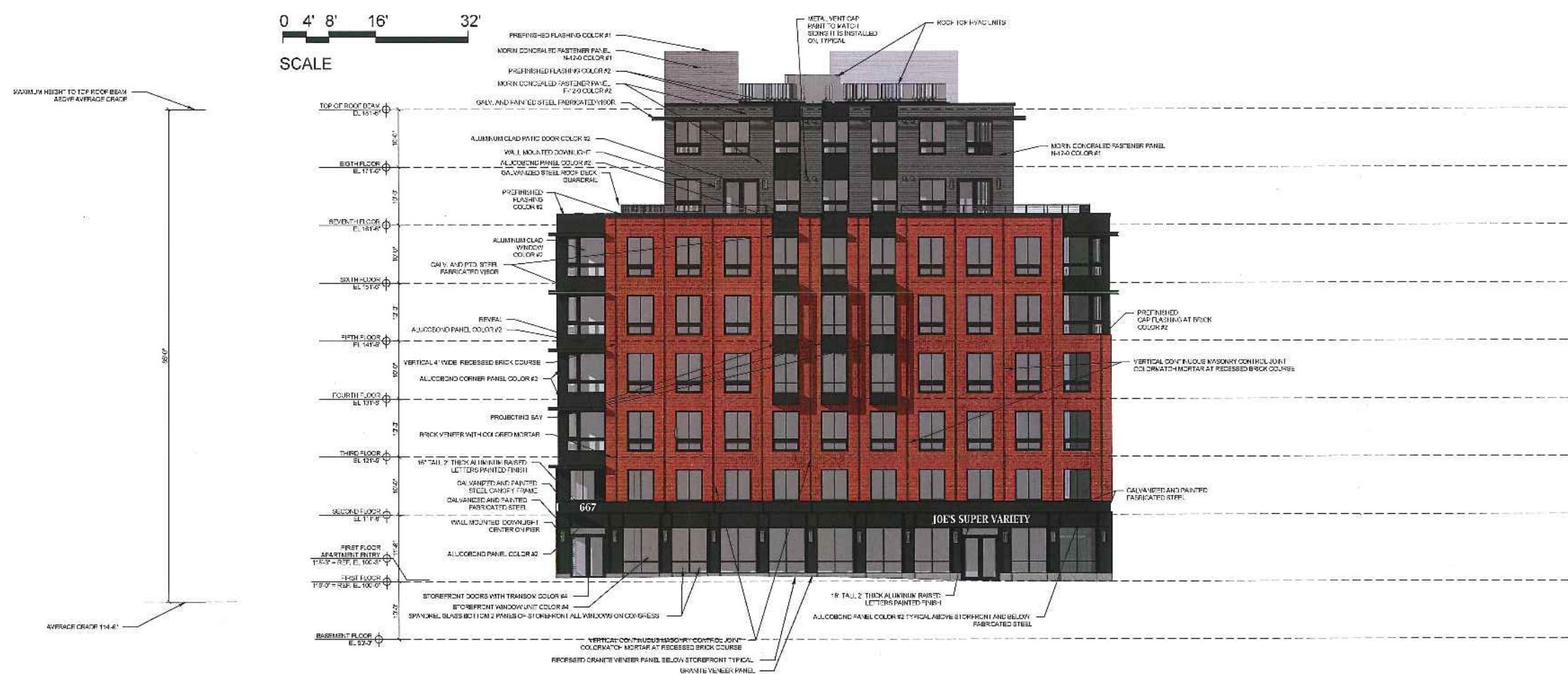
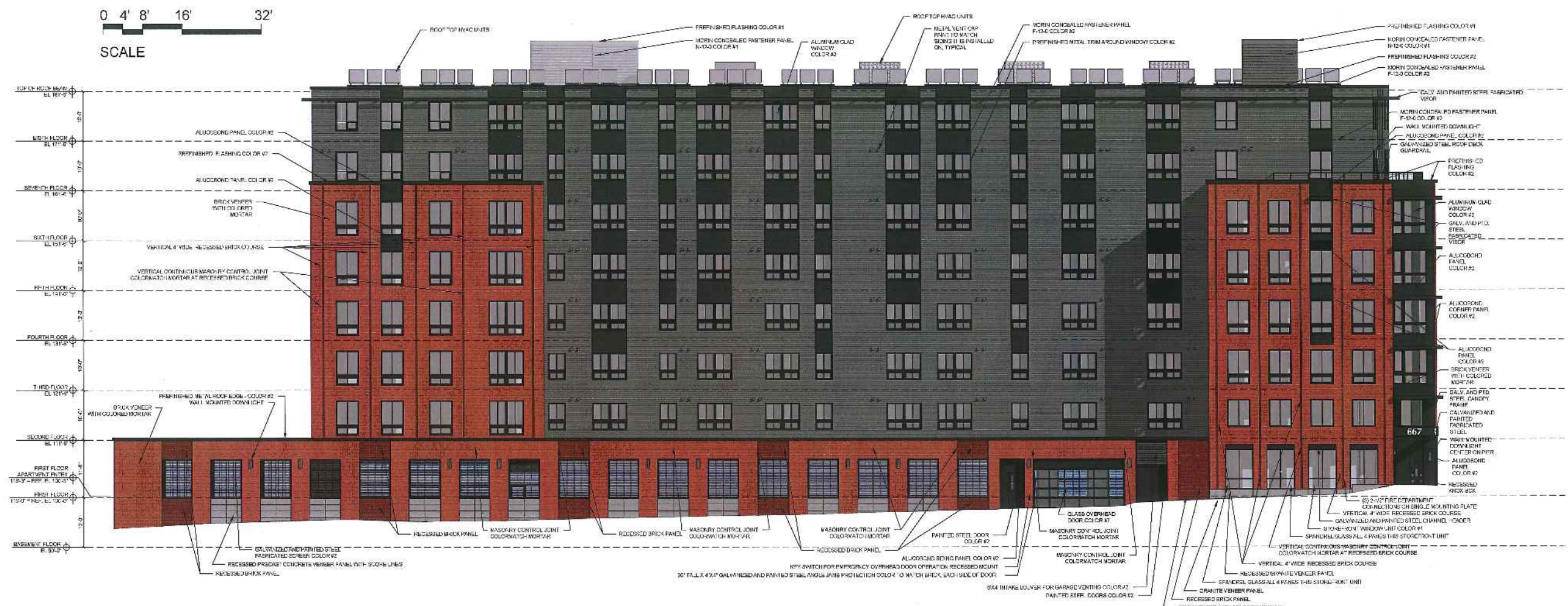
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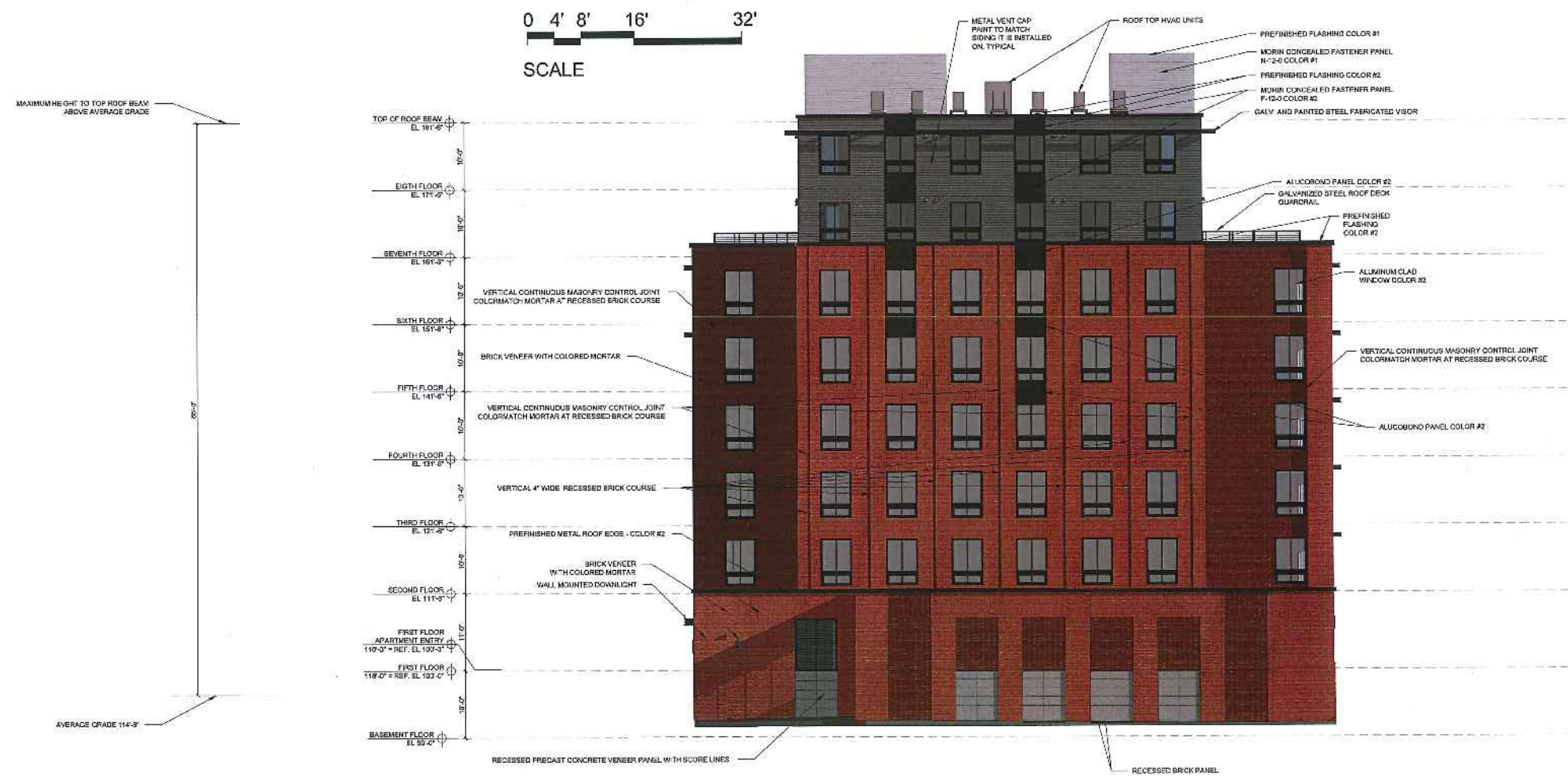
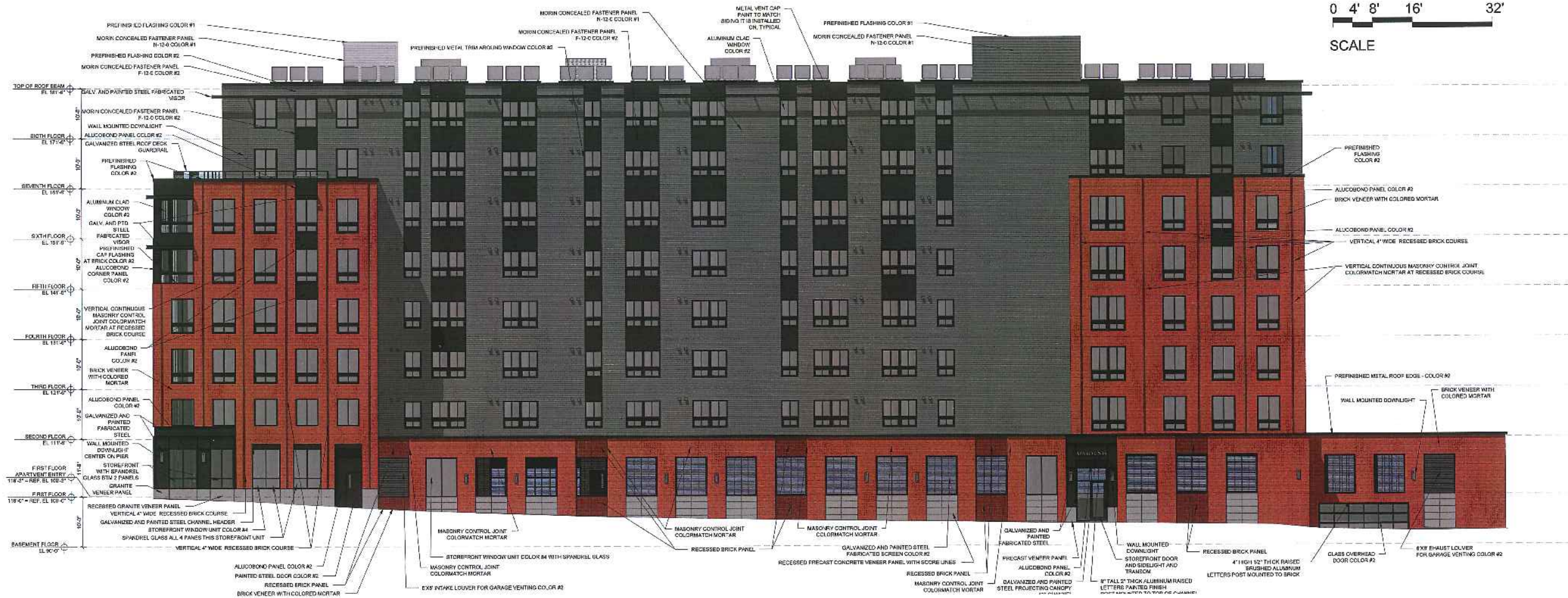
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PROJECT NO.: 1503
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CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE
ROOF PLAN

A1-9







667 CONGRESS



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ELEVATION DETAIL OF AVON STREET ENTRY



RENDERING OF AVON STREET ENTRY LOOKING NORTH



RENDERING OF AVON STREET GARAGE ENTRY LOOKING SOUTH



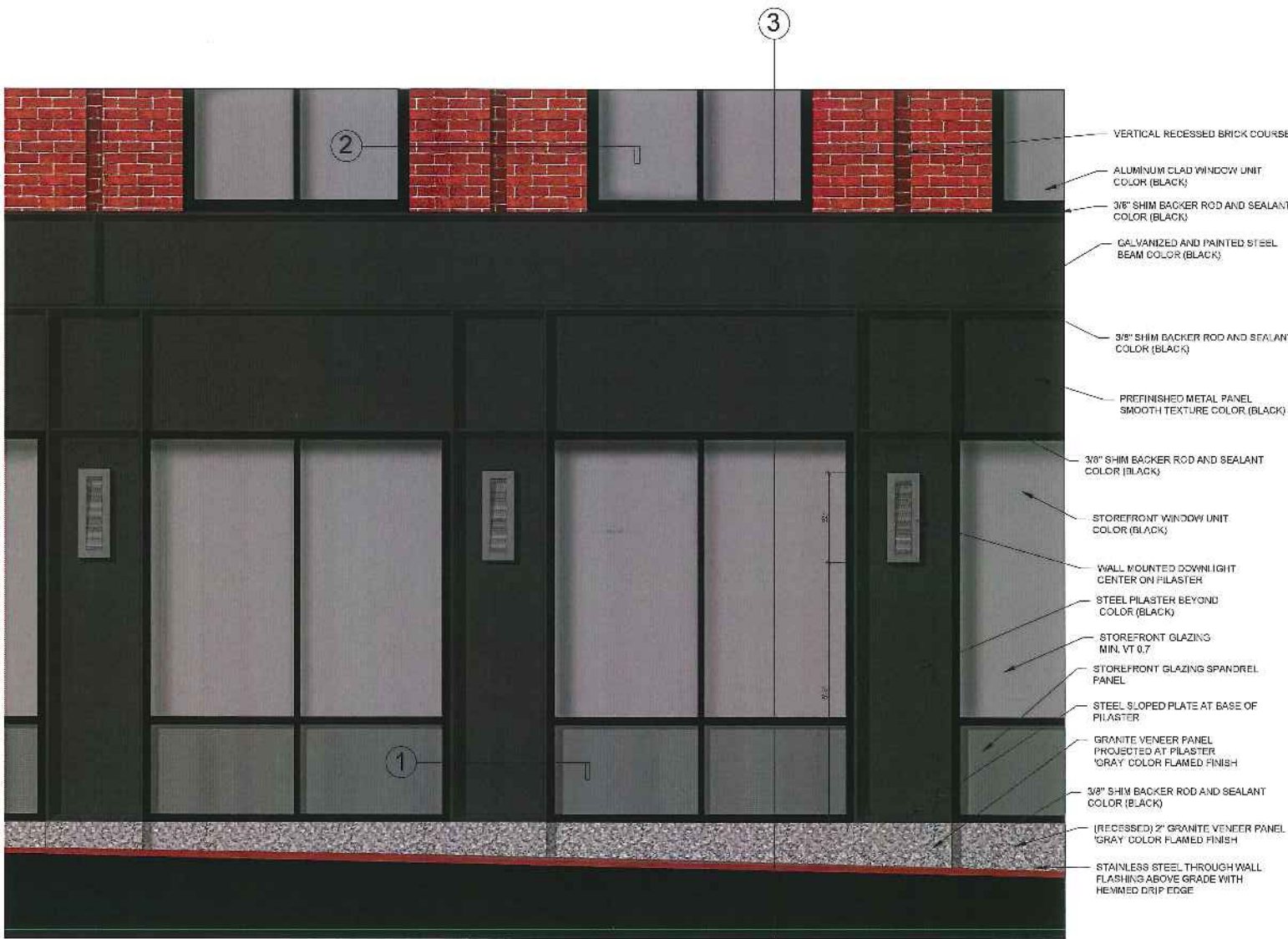
ELEVATION DETAIL CONGRESS STREET STOREFRONT



RENDERING OF CONGRESS STREET STOREFRONT LOOKING WEST

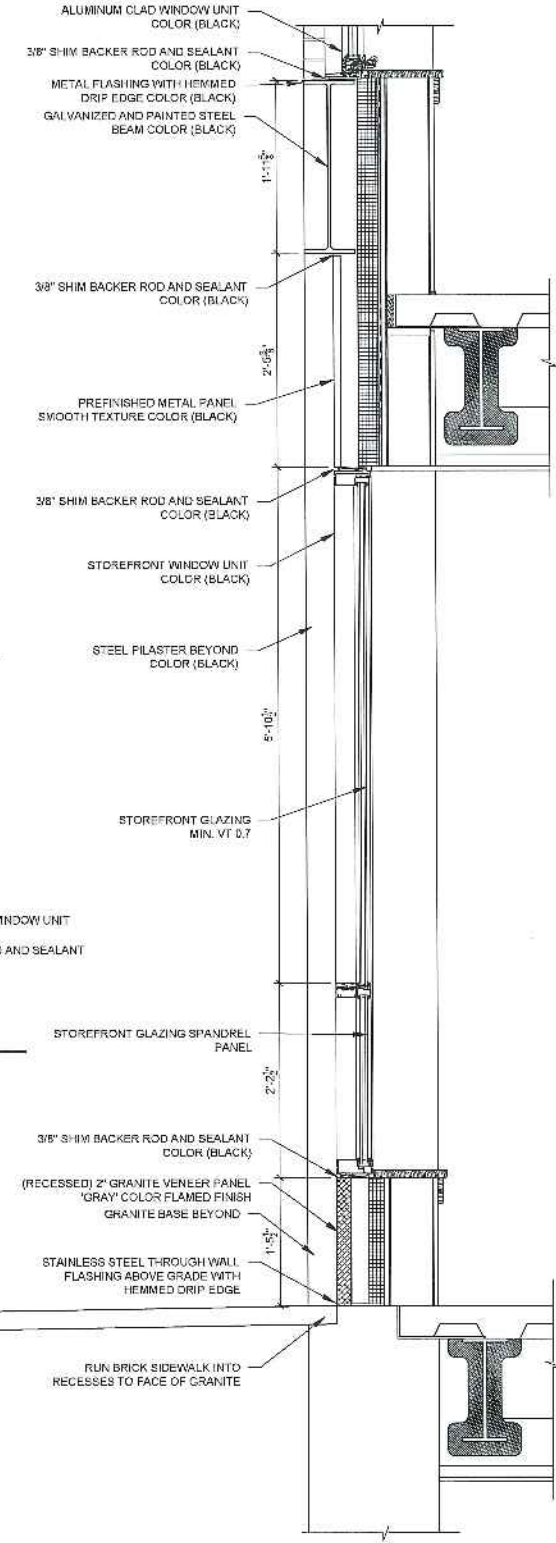


RENDERING OF CONGRESS STREET APARTMENT ENTRY LOOKING EAST



2 PLAN DETAIL AT BRICK RECESS BETWEEN WINDOWS
1/4" = 1'-0"

1 PLAN DETAIL AT STEEL PILASTER
1/4" = 1'-0"

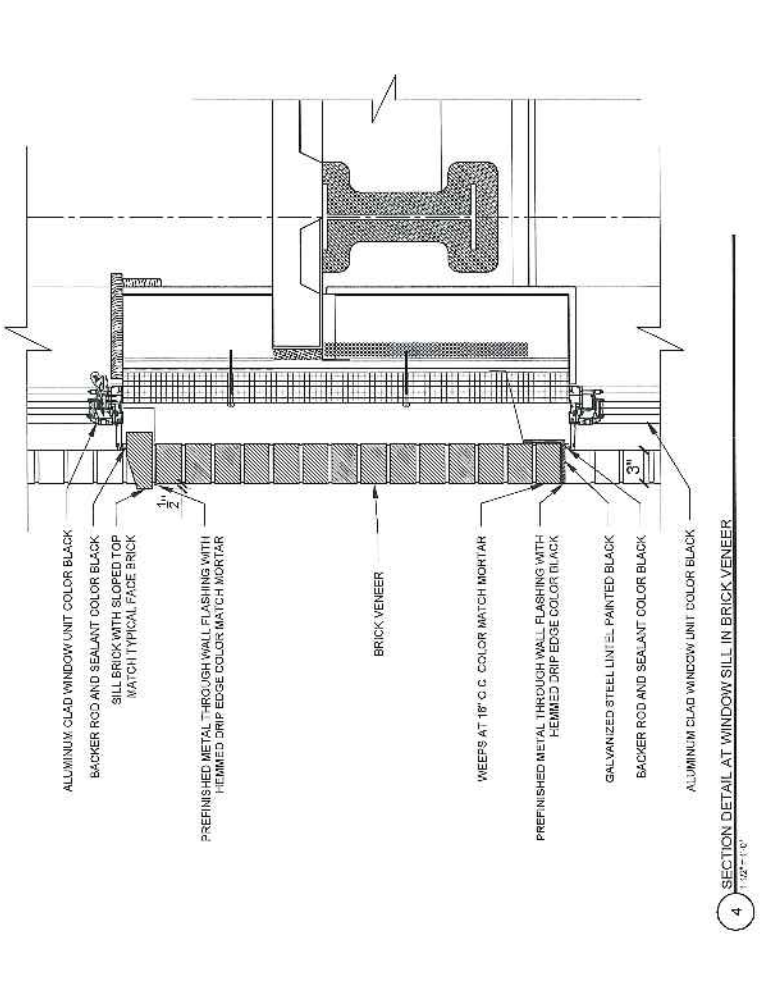
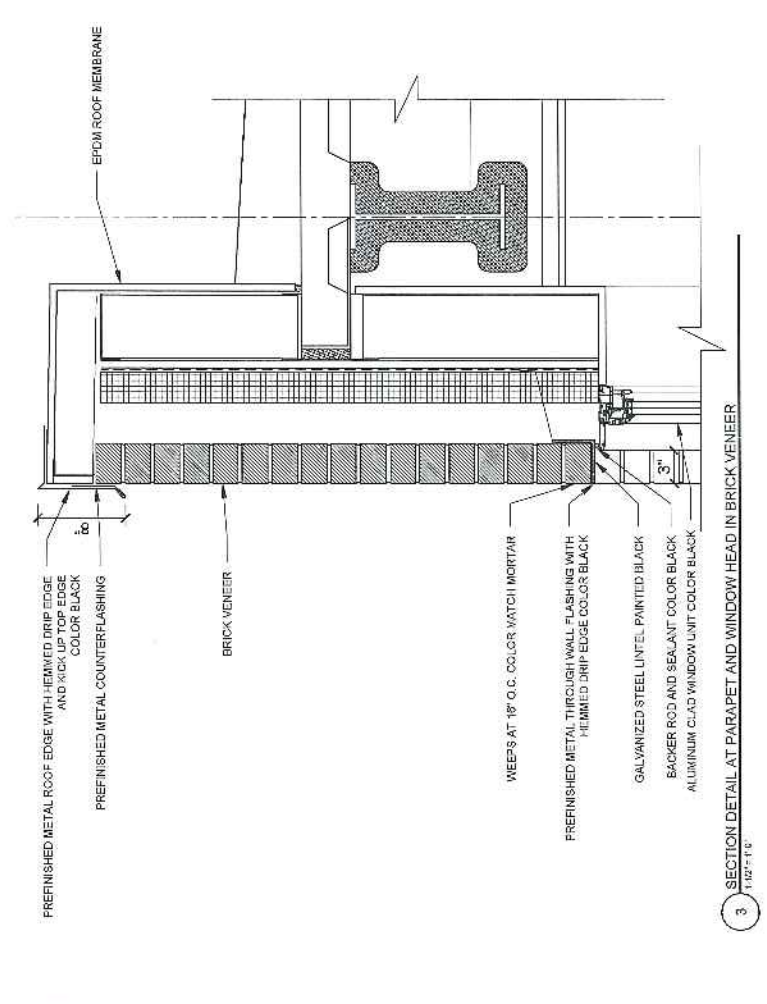
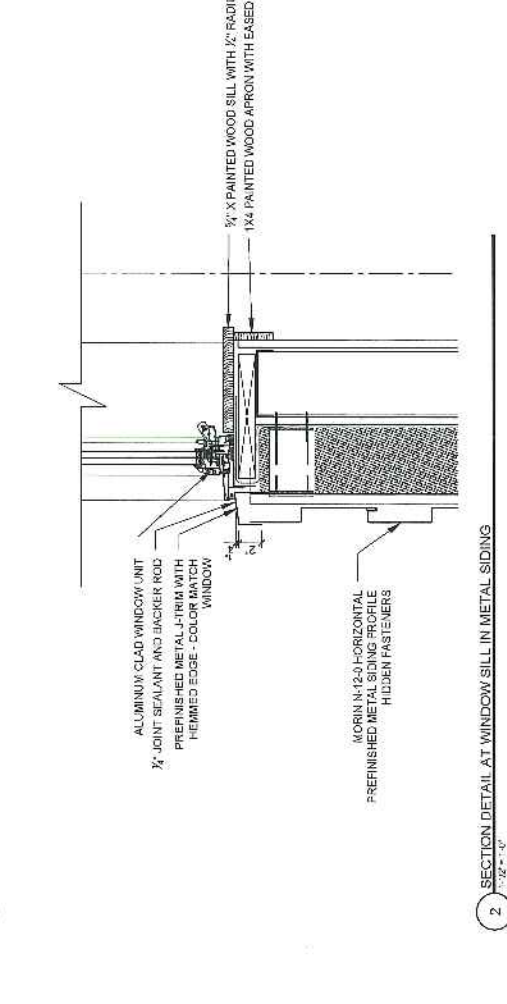
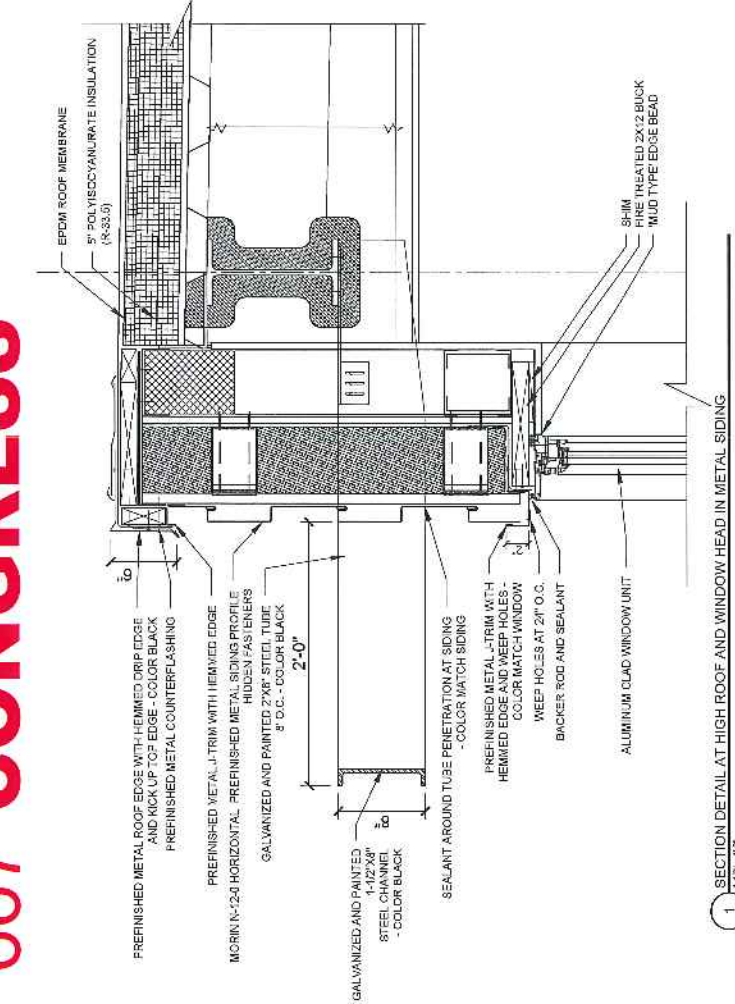
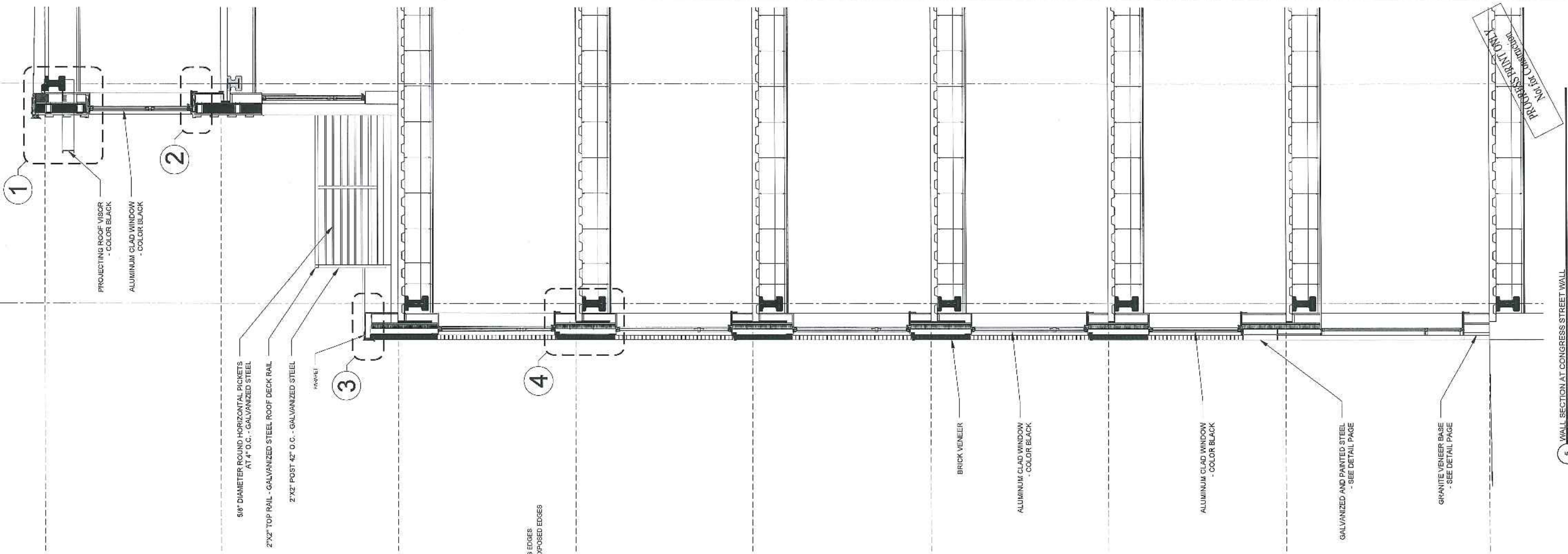


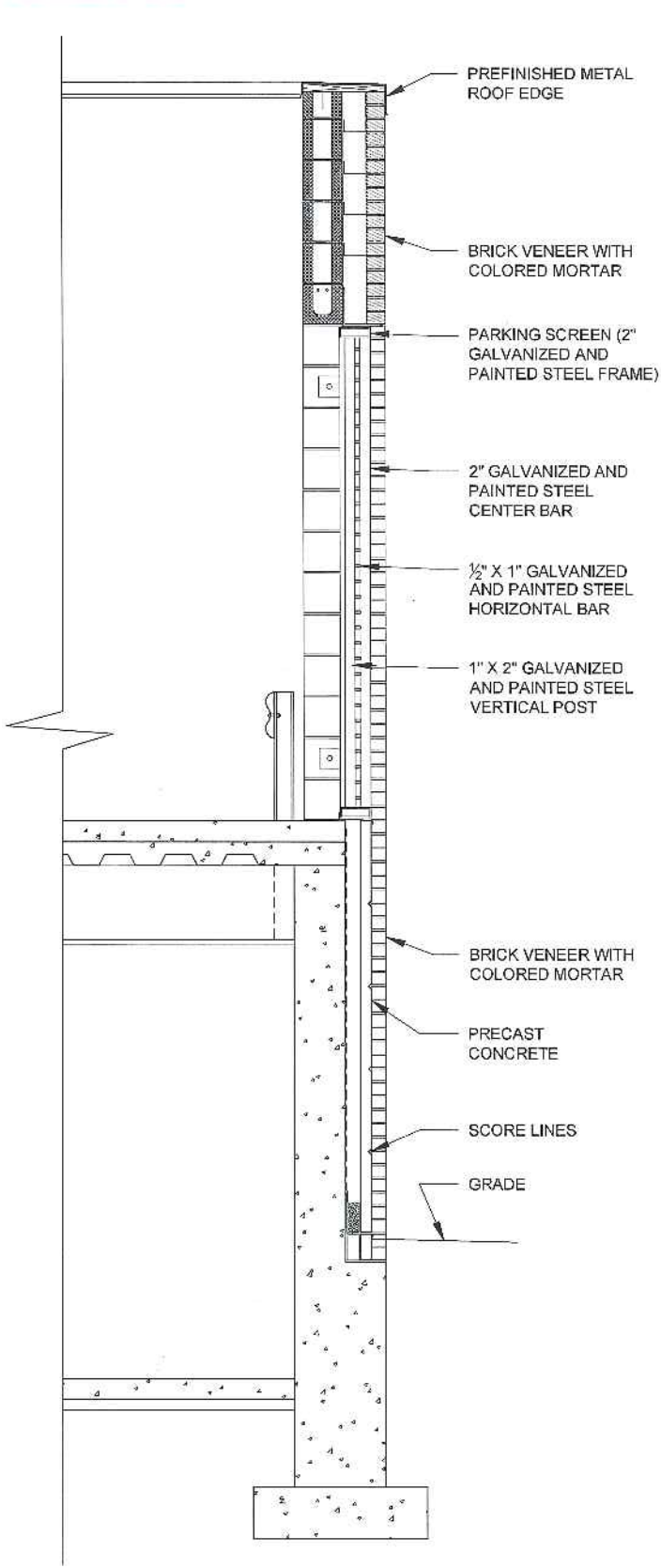
3 SECTION DETAIL AT STOREFRONT AND STEEL
1/4" = 1'-0"

ELEVATION DETAIL OF CONGRESS STREET STOREFRONT

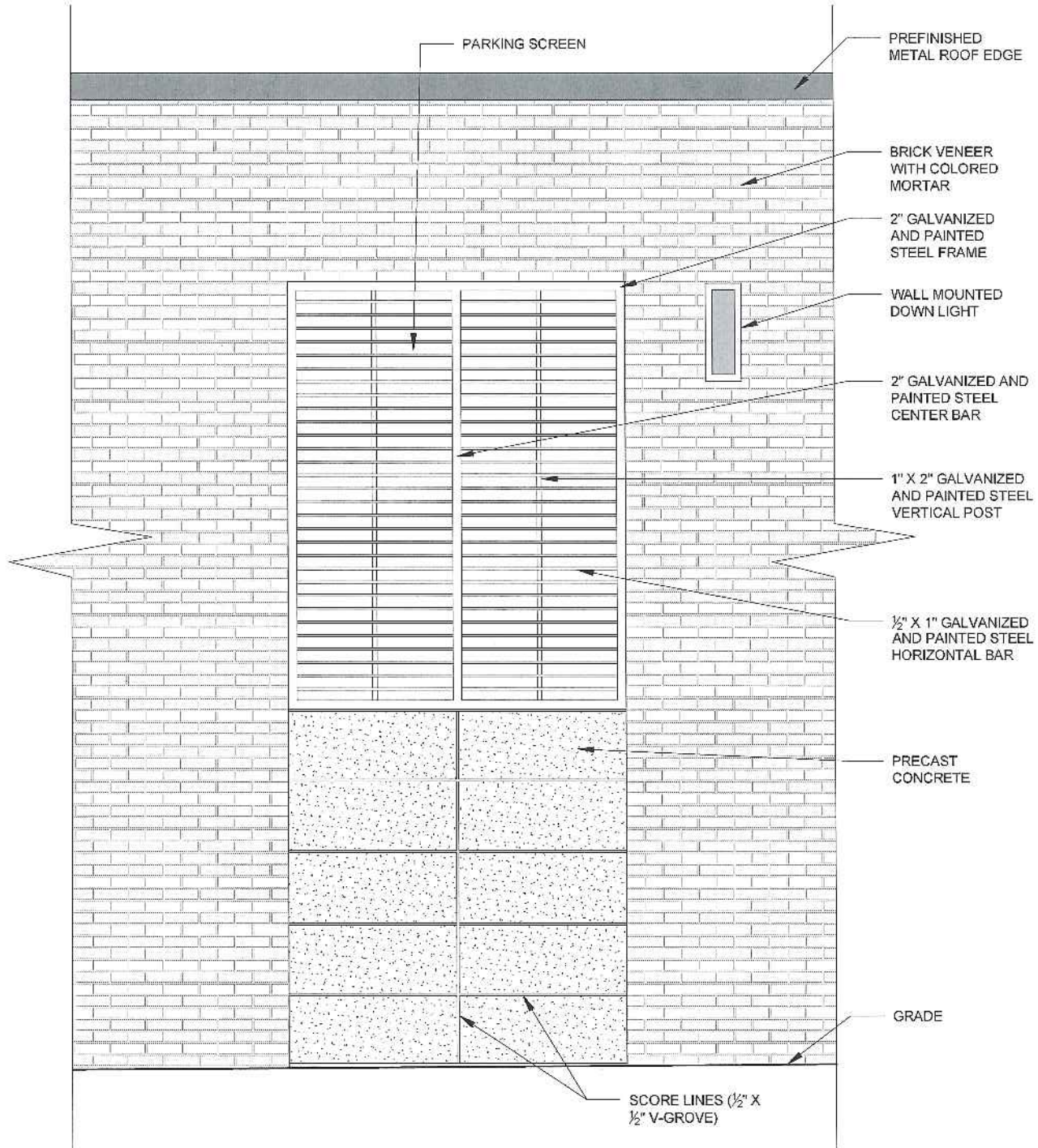


RENDERING OF VERNON STREET GARAGE ENTRY LOOKING SOUTH





1 SECTION THROUGH PARKING SCREEN
3/4" = 1'-0" (WHEN PRINTED AT 24" X 36")

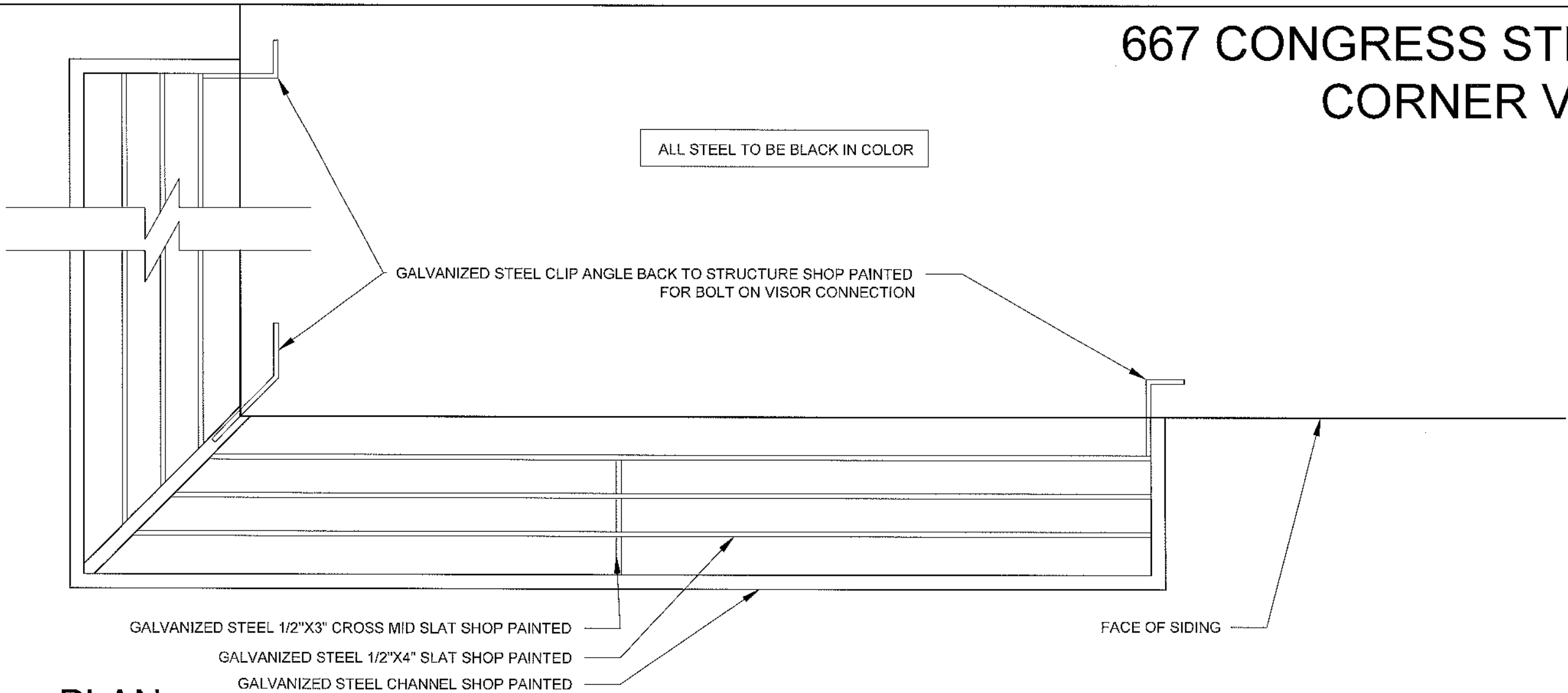


2 ELEVATION AT PARKING SCREEN
3/4" = 1'-0" (WHEN PRINTED AT 24" X 36")

667 CONGRESS STREET CORNER VISOR

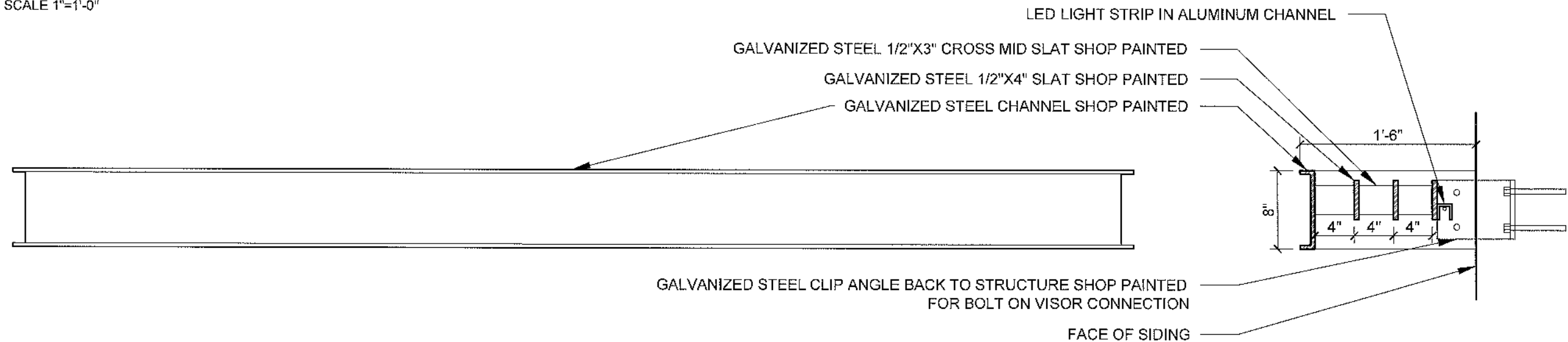
07/20/15

ALL STEEL TO BE BLACK IN COLOR



PLAN

SCALE 1"=1'-0"



ELEVATION

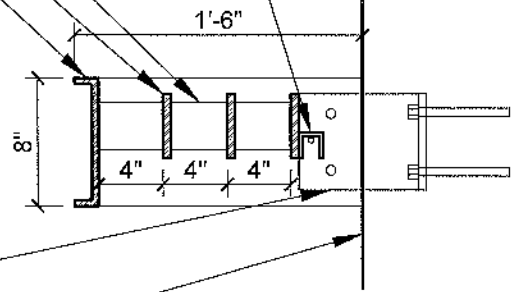
SECTION

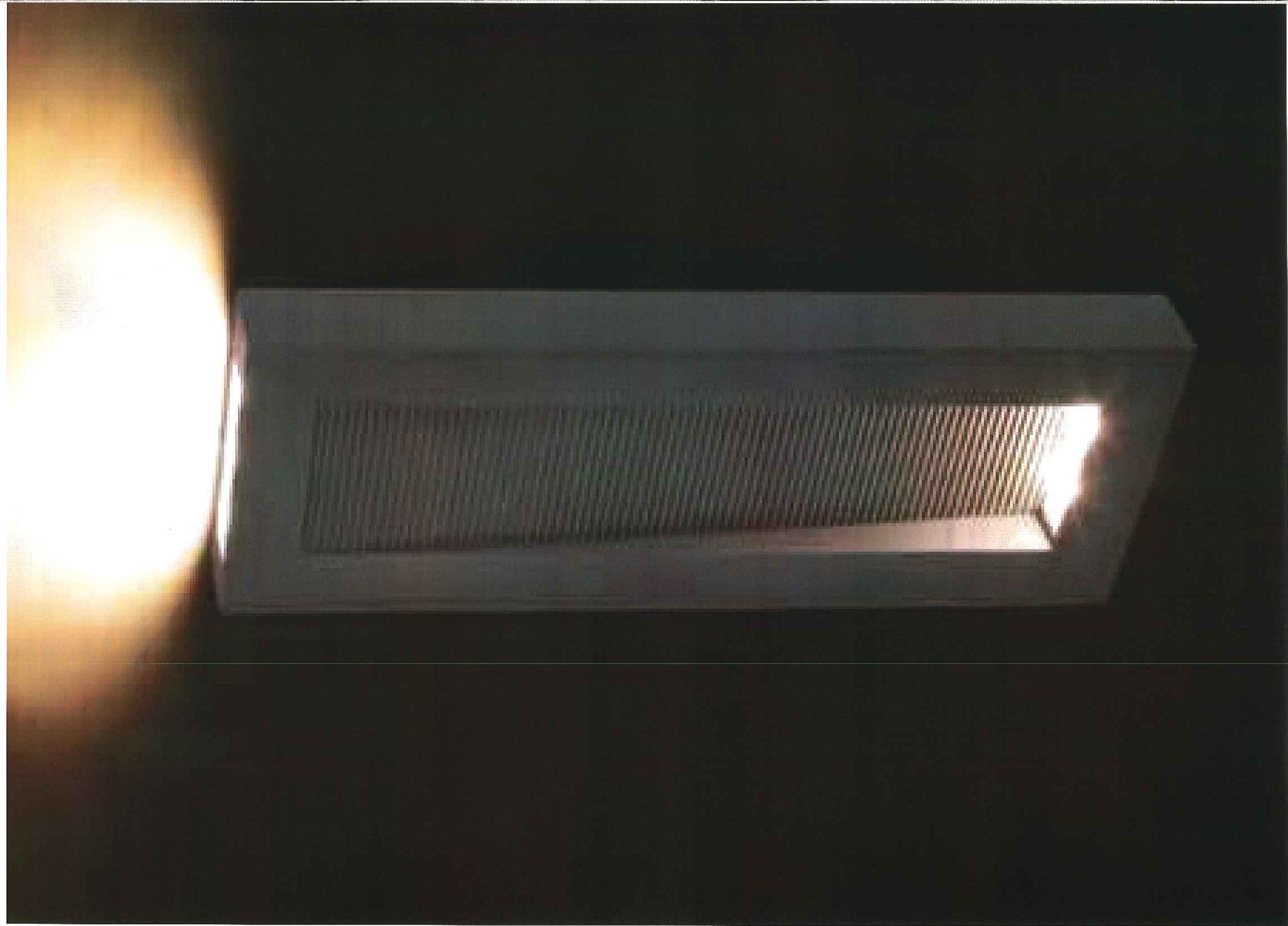
LED LIGHT STRIP IN ALUMINUM CHANNEL

GALVANIZED STEEL 1/2"x3" CROSS MID SLAT SHOP PAINTED

GALVANIZED STEEL 1/2"x4" SLAT SHOP PAINTED

GALVANIZED STEEL CHANNEL SHOP PAINTED





Urban Outdoor Wall Sconce

Lightology



Description:

Urban Outdoor Wall Sconce is available in a Black, White, Graphite or Bronze finish. Available as a small, medium or large. 12/16/20 watt, 120 volt, 3000K LED lamp is included. Small: 7 inch width x 10 inch height x 2 inch depth. Medium: 7 inch width x 16 inch height x 2 inch depth. Large: 8 inch width x 22 inch height x 2 inch depth. ADA compliant, low profile design. Wet location listed and Dark Sky friendly.

Shown in: Bronze

List Price: \$311.25

Our Price: \$249.00

Shade Color: N/A

Body Finish: Bronze

Lamp: 1 x LED/16W/120V

Wattage: 16W

Dimmer: Low Voltage Electronic

Dimensions: 16"H x 7"W x 2"D

Product Number: **MFR202088**

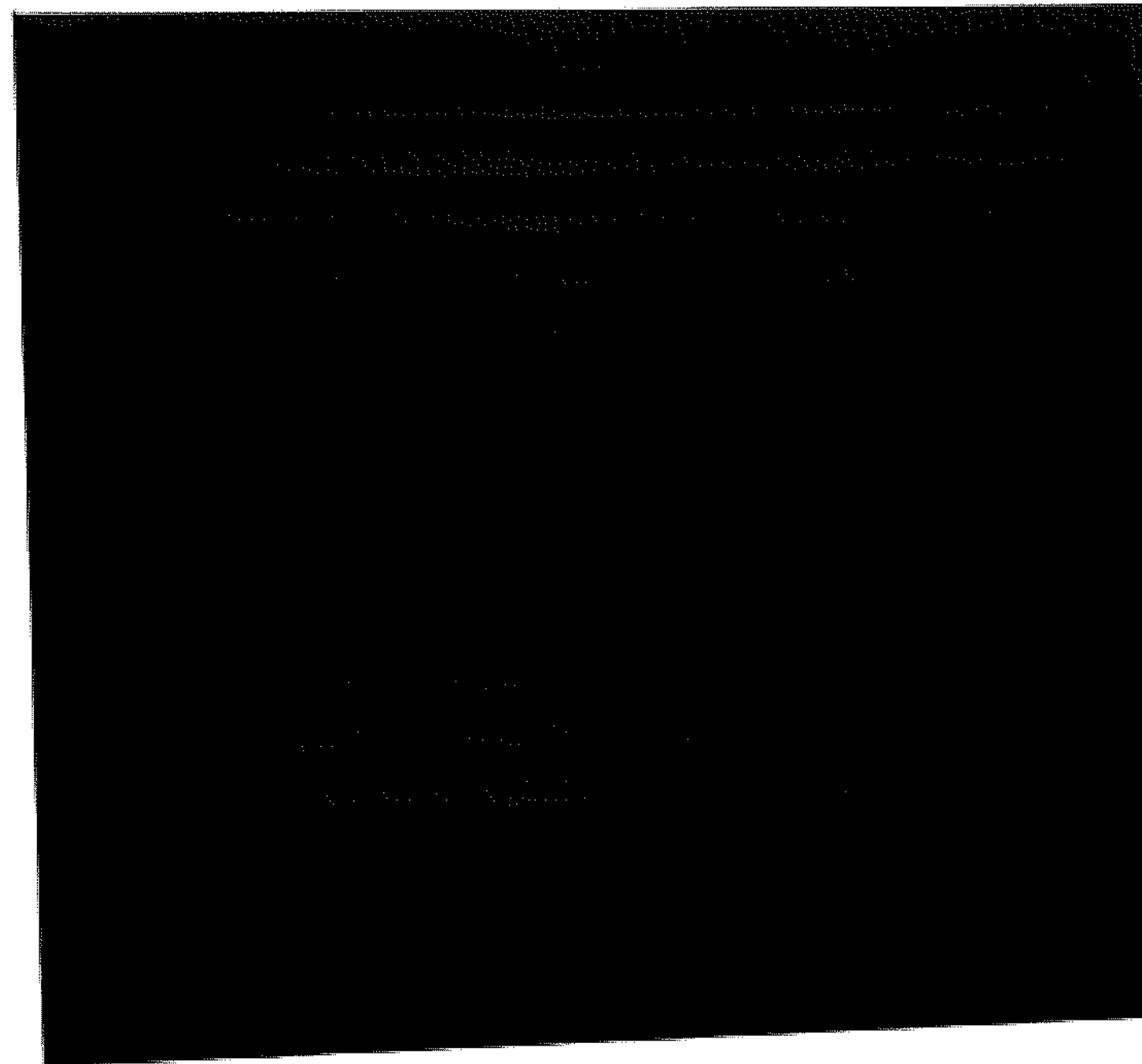
Company:		Fixture Type:		Date:	Jul 22, 2015
Project:		Approved By:			

#1343WC-URBAN-007L1-BZDS

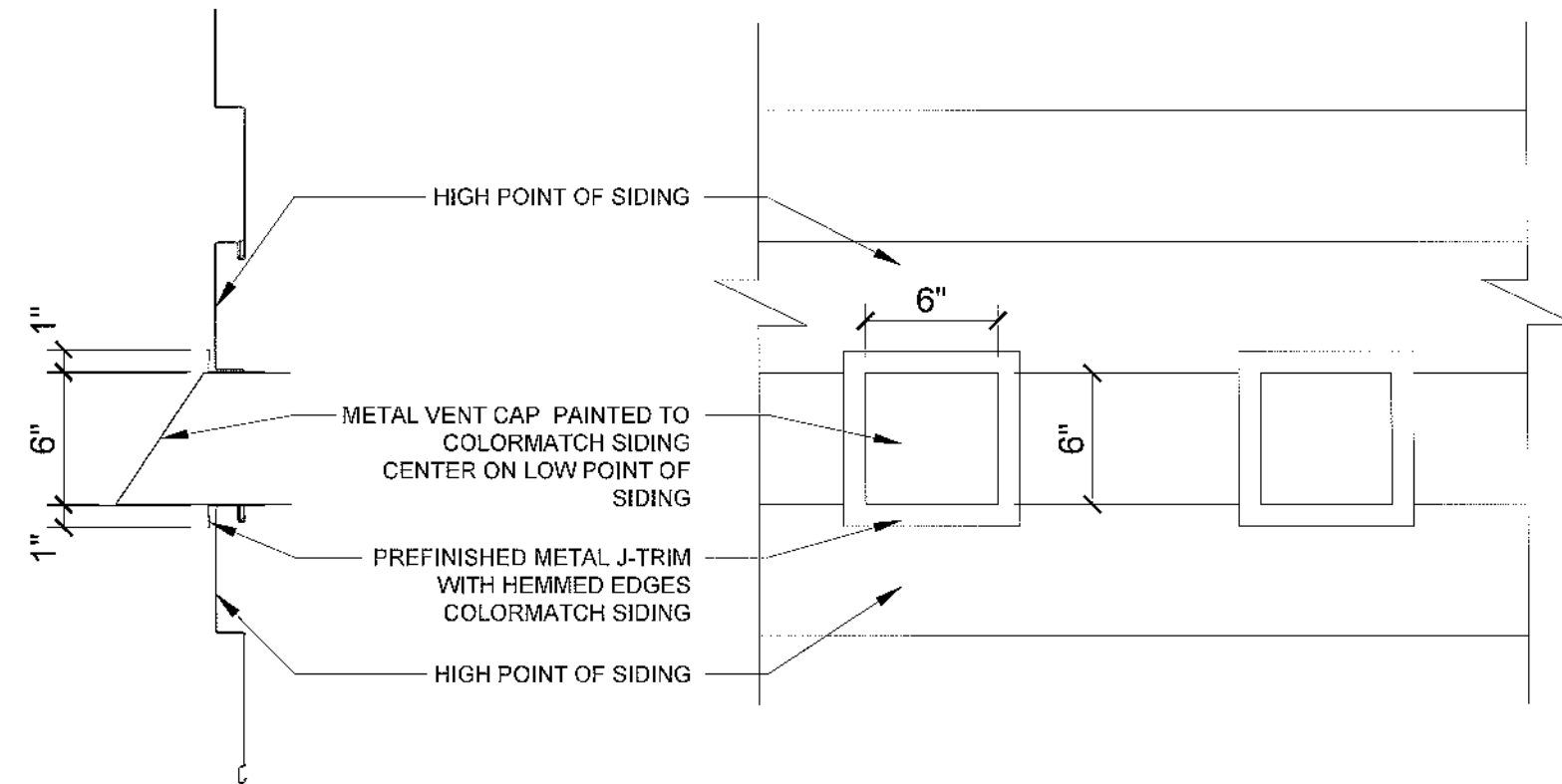
Phone: 866-954-4489
Fax: (773) 883-6131

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.lightology.com



GARAGE VENT LOUVER



1 TYPICAL WALL CAP VENT DETAIL
3/4" = 1'-0"

0 4' 8' 16' 32'
SCALE

SLIDER DOOR TO ROOF DECK
WINDOW TYPE D

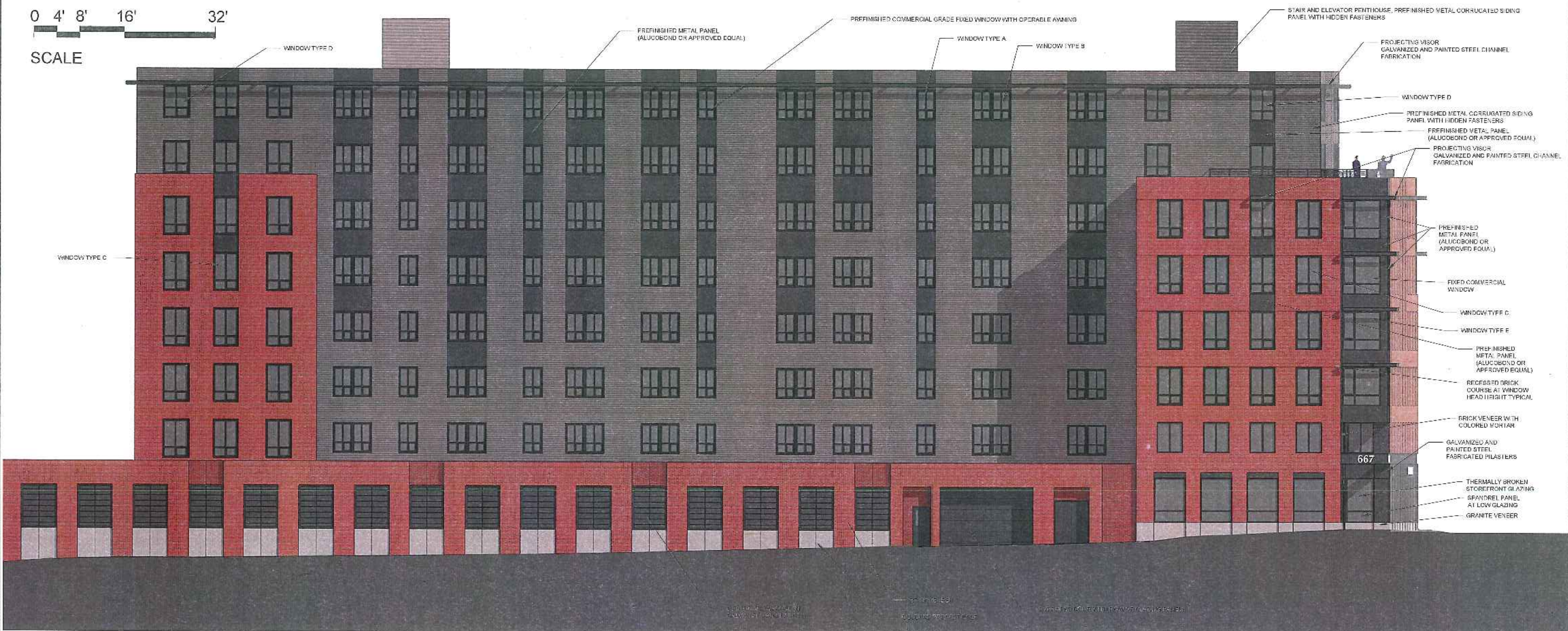
WINDOW TYPE C
WINDOW TYPE E





667 CONGRESS

MAY 22, 2015



667 CONGRESS

MAY 22, 2015



0 4' 8' 16'
SCALE

667 CONGRESS

MAY 22, 2015

