

1. Legal Ad

Documents: [11-18-15 LEGAL AD.PDF](#)

2. AGENDA 11-18-15

Documents: [AGENDA.PDF](#)

3. HP MEMO - 100 COMMERCIAL STREET

Documents: [COMMERCIAL STREET - 100.PDF](#)

4. HP MEMO - 392 SPRING STREET

Documents: [SPRING STREET - 392.PDF](#)

5. HP MEMO - ONE MONUMENT SQUARE

Documents: [ONE MONUMENT SQUARE.PDF](#)

6. HP MEMO - 32 THOMAS STREET

Documents: [THOMAS STREET - 32.PDF](#)

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

On **Wednesday, November 18, 2015** at **5:30 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. WORKSHOP

- i. Preliminary Review of Proposed Alterations to Building Entry, including addition of ATM Enclosure; THOMAS BLOCK, 100 COMMERCIAL STREET; East Brown Cow LLC., Applicant.

2. PUBLIC HEARING

- i. Certificate of Appropriateness for Site Alterations and Entry Porch Redesign; 392 SPRING STREET; Nancy and Dix Druce, Applicant

Break for Dinner; Meeting Resumes at 7:30

PUBLIC HEARING (continued)

- ii. Certificate of Appropriateness for Installation of Signs; ONE MONUMENT SQUARE; Bank of America, Applicant.
- iii. Certificate of Appropriateness for Site Alterations and Replacement of Existing Building Addition; 32 THOMAS STREET; Frank Monsour, Applicant.

3. 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

November 18, 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 NOVEMBER 4, 2015:

- i. Certificate of Appropriateness for Installation of Seasonal Enclosure; 133 SPRING STREET; Cecile Stadler, Applicant. The Board voted 7-0 to approve the application subject to conditions.*
- ii. Certificate of Appropriateness for Exterior Alterations; 547 CONGRESS STREET; Thomas Moulton, Applicant. The Board voted 7-0 to approve the application subject to conditions.*
- iii. Certificate of Appropriateness for New Curb Cut and Driveway; 13 WEST STREET; Christopher Ross, Applicant. The Board voted 7-0 to approve the application subject to conditions.*

4. WORKSHOP

- i. Preliminary Review of Proposed Alterations to Building Entry, including addition of ATM Enclosure; THOMAS BLOCK, 100 COMMERCIAL STREET; East Brown Cow LLC., Applicant.*

5. PUBLIC HEARING

- ii. Certificate of Appropriateness for Site Alterations and Entry Porch Redesign; 392 SPRING STREET; Nancy and Dix Druce, Applicant*

Break for Dinner; Meeting Resumes at 7:30 p.m.

PUBLIC HEARING (continued)

- iii. Certificate of Appropriateness for Installation of Signs; ONE MONUMENT SQUARE; Bank of America, Applicant.*
- iv. Certificate of Appropriateness for Site Alterations and Replacement of Existing Building Addition; 32 THOMAS STREET; Frank Monsour, Applicant.*

6. 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**

**WORKSHOP
100 COMMERCIAL STREET (THOMAS BLOCK)**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: November 13, 2015

RE: November 18, 2015 WORKSHOP – Preliminary Review of Alterations to Main Building Entrance, including Addition of ATM Enclosure

Address: 100 Commercial Street
Thomas Block

Applicant: East Brown Cow

Architect: Mark Mueller Architects

Introduction

Architect Mark Mueller, representing property owner East Brown Cow, is returning to the Board with a revised proposal for alterations to the main building entrance of the Thomas Block at 100 Commercial Street. The application was last before the Board in February 2015. As before, the proposal calls for cutting into the broad curved wall that defines the existing building entrance to install an ATM and introducing a glass enclosure that projects beyond the plane of the existing curved wall. Under the revised proposal, however, the curved wall will be renovated to feature a glass exterior and other elements of the entrance will be replaced as well. The revised proposal was developed in an effort to create a more architecturally cohesive treatment for the entrance which features an ATM as part of the overall composition.

Wednesday's review session is a workshop; the property owner and project architect are seeking the Board's input regarding the revised design approach before proceeding with design development.

Background

In February, architect Mark Mueller presented plans for the addition of an ATM enclosure at the main entrance to the Thomas Block. (See ATTACHMENT 1 for original proposal.) Board members will recall that the plans called for cutting into the convex exterior wall at the

building entrance (which features a natural wood finish) and installing an ATM within a new wall plane. A frameless glass-walled enclosure was proposed to project beyond the face of the existing curved wall to provide an airlock and protection for the ATM.

Board members did not support the proposal as presented, finding that the proposed ATM addition was incompatible with the overall architectural expression of the existing building entrance. They noted that the existing entry treatment, while not original to the building and the product of a 1975 renovation, was noteworthy for its strong geometry, simplicity of architectural expression and natural wood veneer. Board members argued that to cut into the curved wall to accommodate an ATM installation and introduce a frameless glass building addition in front of the natural wood exterior wall would muddle the existing composition and material palette. While acknowledging the architect's efforts to make the enclosure addition as visually transparent as possible, the proposed enclosure would inevitably read as an after-the-fact addition that is not integrated into the overall architectural expression of the building entrance.

Subject Structure, Background

The Thomas Block is the largest mid-nineteenth century commercial building on Commercial Street. Constructed in 1860, the block was designed in a restrained Italianate style. Although the façade appears to be continuous, it is actually made up of eight three-bay units. The entire block, which survived the Great Fire of 1866, is slightly concave to fit the curve of Commercial Street. Its overall rhythm is a result of the repetitive elements of its fenestration, storefronts and continuous cornice. Due to the relative austerity of the upper stories of the façade, the overhanging, wood bracketed cornice—broken by an arched central pediment with clock—is the dominant decorative element of the historic structure's original composition.

In 1975, the building underwent a comprehensive exterior renovation, which included the replacement of its period 6/6 double-hung upper story sash with single-glazed awning windows and the replacement of its storefronts with contemporary glazing and metal bulkheads. The most dramatic aspect of the renovation project was the removal of the storefronts at the center of the block (leaving the granite piers freestanding) and the introduction of a wide, convex wall of a contemporary design with natural finish wood veneer. The centered wall, set back several feet from the front façade of the building, is flanked by two deeply recessed main building entrances.

Revised Proposal

See enclosed computer-generated images, elevations and plan views. Proposed dimensions, materials, finishes, lighting, etc. are noted on the plans. Note that the revised proposal includes the renovation of *all* elements of the recessed entry. Not only is the exterior treatment of the curved wall to be replaced, but also the entry doors on either side of the projecting wall and signage at the entry. The plans also indicate that the curved glass wall is to be lit at night with an evenly distributed wall wash. Mr. Mueller will address specific details of the proposal at Wednesday's workshop.

Staff Comments

In staff's view, the new proposal is much more successful in that it is architecturally cohesive. Unlike the original proposal, the new design addresses all elements of the recessed building entry, applying a consistent material palette and architectural vocabulary to each contributing feature. Although the ATM enclosure still projects beyond the plane of the strong curved wall that defines the entry to the Thomas Block, the enclosure reads as an intentional element of the overall composition. Obviously, specific design details warrant further study, but the general direction of the new design proposal is a positive one.

It should be noted that, if the new entry treatment is approved and completed, the only vestige of the natural wood finishes from the 1970's renovation will be the window frames around the single-lite windows on the upper façade. When and if these frames need refinishing or replacement, consideration should be given to applying a finish or color that is more consistent with the new material and color palette found at the building entrance and ground floor storefronts.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments

1. Excerpts from plans presented in February 2015
2. Revised plans, elevations and computer-generated images.



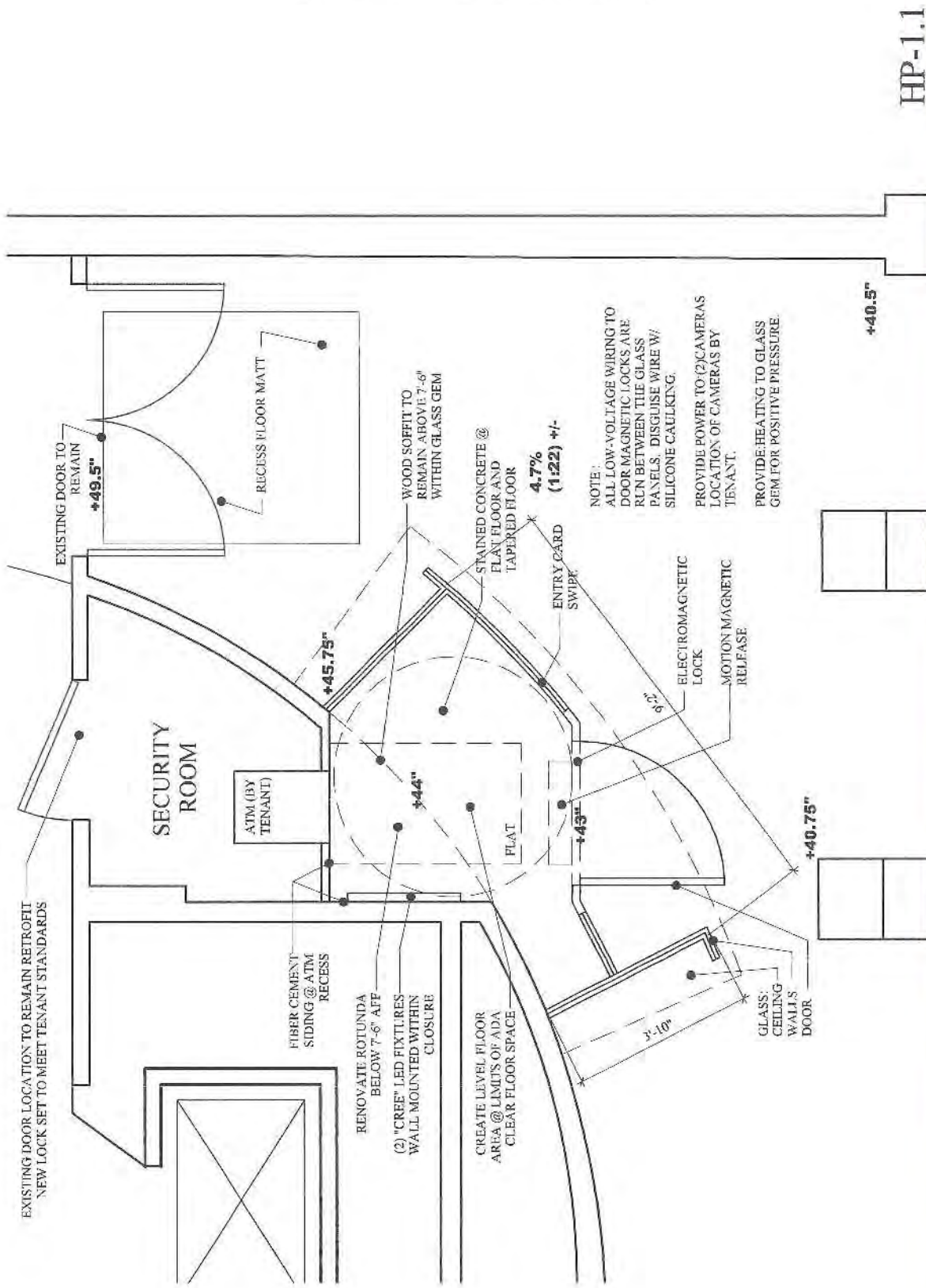
HP-2.4

JANUARY 21, 2015
100 COMMERCIAL STREET

HISTORIC PRESERVATION BOARD



Att. 1
ORIGINAL
PROPOSAL



JANUARY 21, 2015
100 COMMERCIAL STREET

PLAN DETAIL
1/2" = 1'-0"

HISTORIC PRESERVATION BOARD

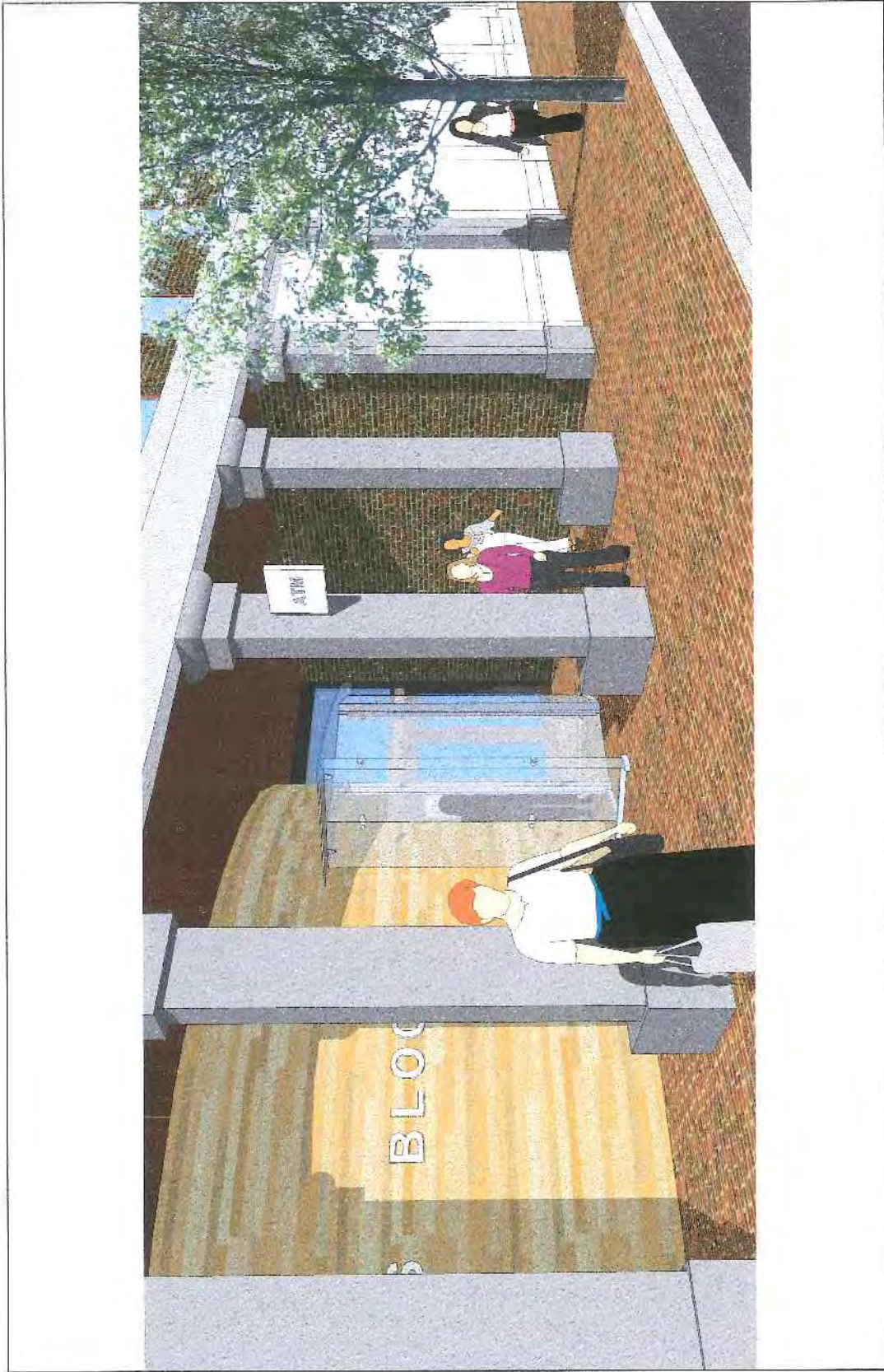
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JANUARY 21, 2015
100 COMMERCIAL STREET

HISTORIC PRESERVATION BOARD



P R O P O S E D



HP-2.2

JANUARY 21, 2015

100 COMMERCIAL STREET

HISTORIC PRESERVATION BOARD



P R O P O S E D



MARK
MUELLER
ARCHITECTS

HISTORIC PRESERVATION BOARD

HP-2.5

JULY 20, 2015

100 COMMERCIAL STREET



P R O P O S E D

HP-2.1

JULY 20, 2015

HISTORIC PRESERVATION BOARD

100 COMMERCIAL STREET



MARK
MUELLER
ARCHITECTS



P R O P O S E D



P R O P O S E D



MARK
MUELLER
ARCHITECTS

HP-2.3

HISTORIC PRESERVATION BOARD

JULY 21, 2015
100 COMMERCIAL STREET



P R O P O S E D



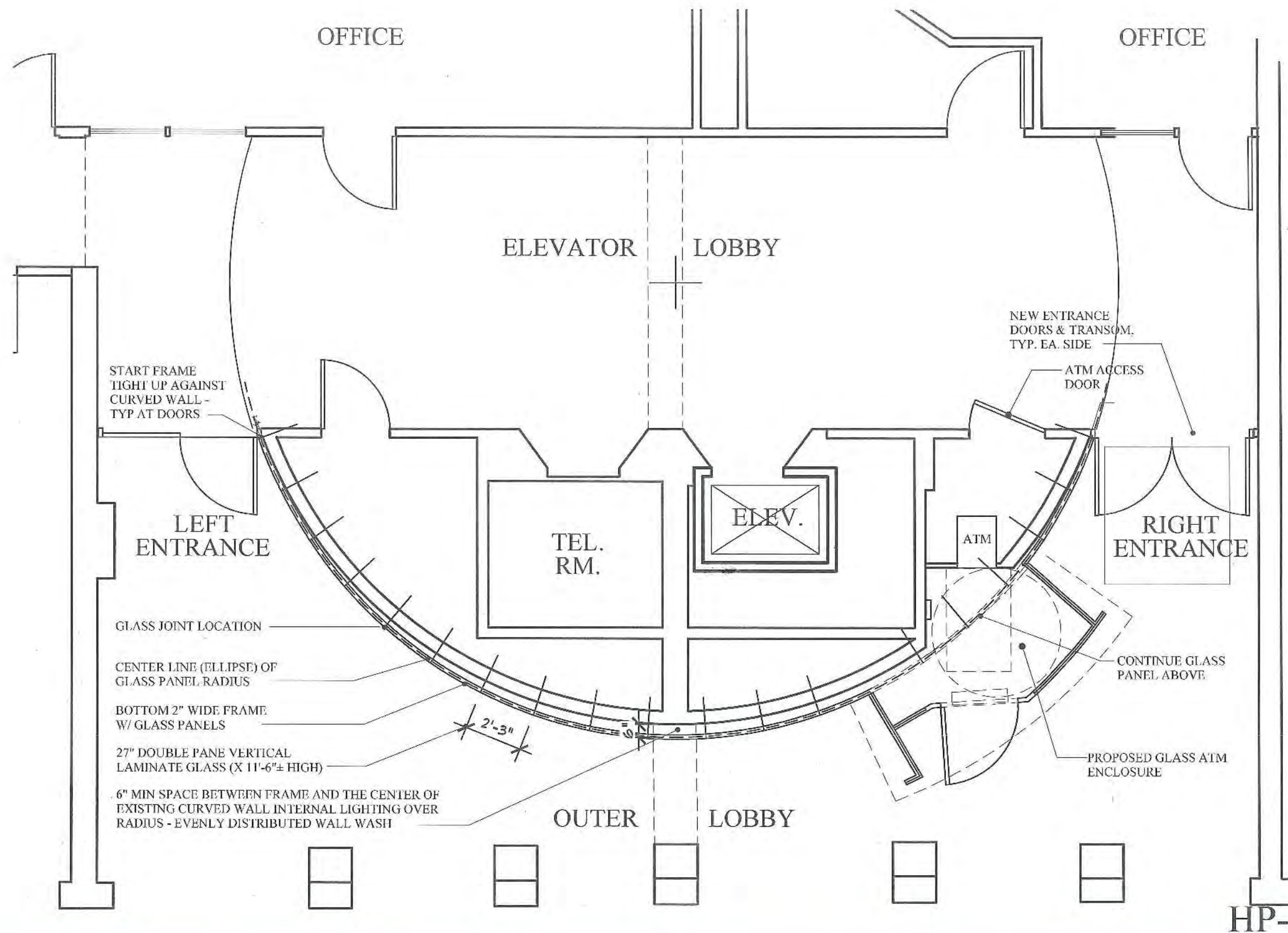
MARK
MUELLER
ARCHITECTS

HP-2.4

HISTORIC PRESERVATION BOARD

JULY 20, 2015

100 COMMERCIAL STREET

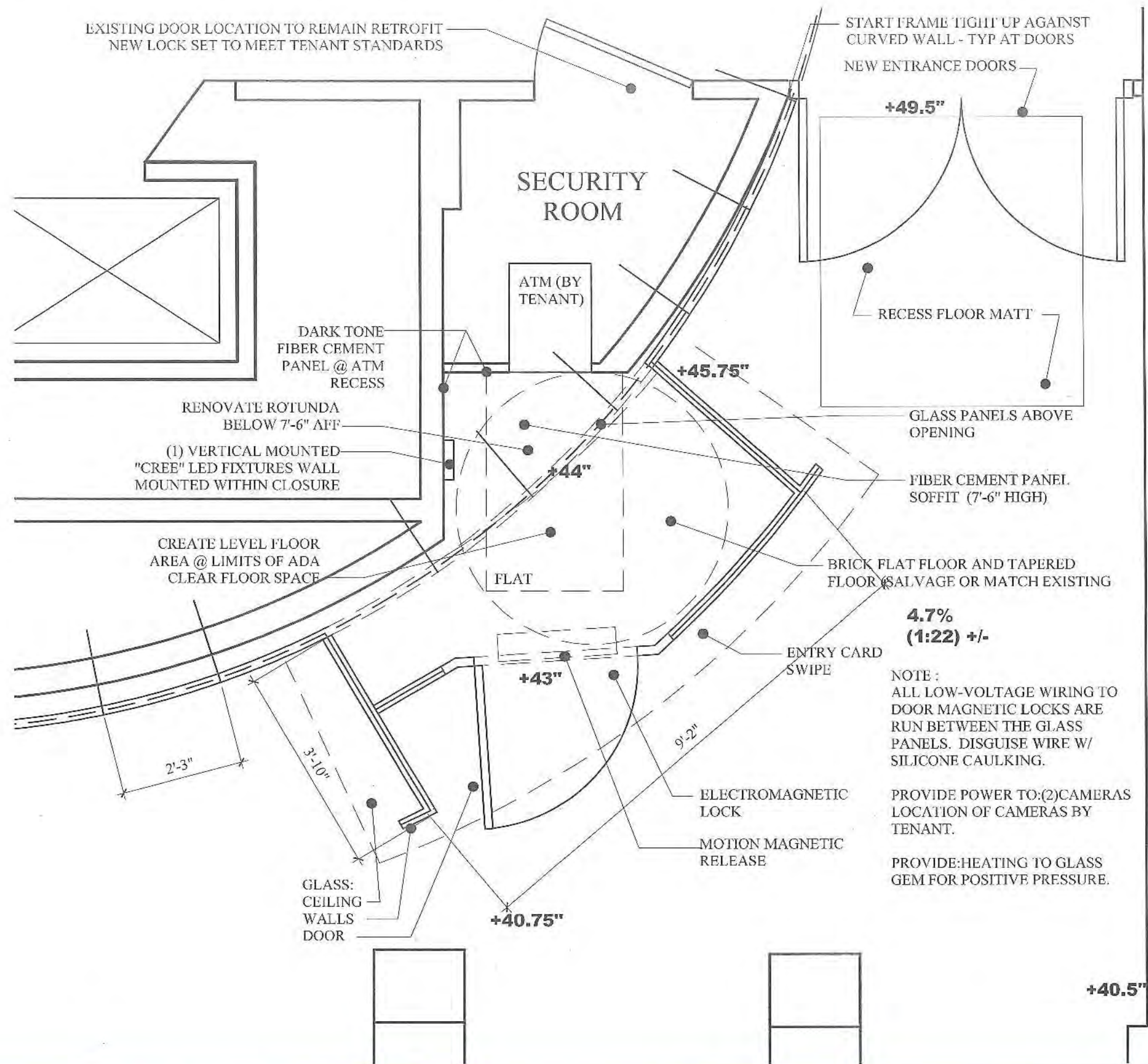


PROPOSED

HP-1.0



P R O P O S E D



HISTORIC PRESERVATION BOARD

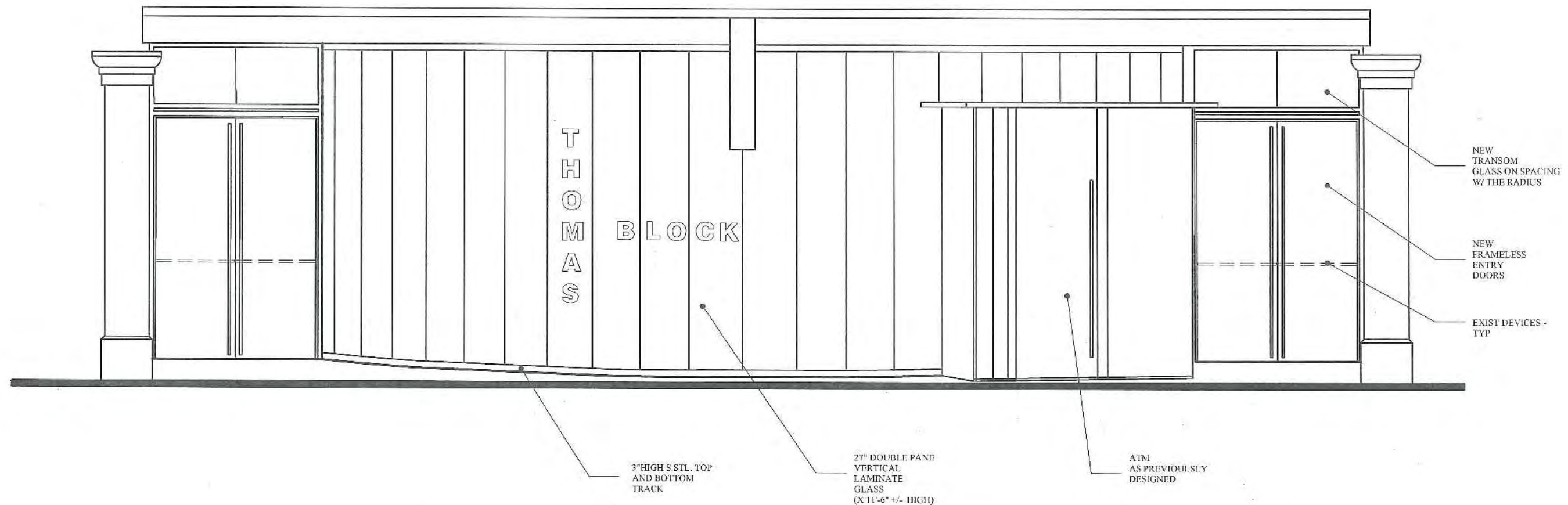
PLAN DETAIL

1/2" = 1'-0"

100 COMMERCIAL STREET

HP-1.1

SEPTEMBER 16, 2015



P R O P O S E D

HP-2.0

SEPTEMBER 16, 2015

HISTORIC PRESERVATION BOARD

EXTERIOR ELEVATION

1/4" = 1'-0"

100 COMMERCIAL STREET



MARK
MUELLER
ARCHITECTS

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

**PUBLIC HEARING
392 SPRING STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: November 12, 2015

RE: November 18, 2015 Public Hearing

Application for: Certificate of Appropriateness for site alterations and entry porch redesign

Address: 392 Spring Street

Property Owners: Nancy and Dix Druce

Landscape Designer: Ted Carter, Inspired Landscapes

Project Architect: Brian Baudette

Introduction

Property owners Nancy and Dix Druce are seeking a certificate of appropriateness for site alterations and replacement of the entry porch at 392 Spring Street. On October 21, 2015 landscape designer Ted Carter and architect Brian Baudette brought preliminary plans to a workshop with the Board. At that time Mr. Carter and Mr. Baudette submitted plans that would move the granite stairs and brick walk that enter the yard from Spring Street 24' further to the west. They also proposed to change the orientation of the entrance porch to face a new, more formally organized landscape design.

Mr. Carter and Mr. Baudette have submitted revised plans and renderings for the landscape and porch changes, with a revised scope of work. Two supplied photos of the existing porch from two different angles are intended to show how the angle at which one will view the house will change, when the walk is moved 12' away from the house. The first photo (Exhibit RD1) shows the existing approach; the second (Exhibit RD2) shows the view of the house from the location of the proposed walk. Mr. Carter has said he bring some additional renderings to the Board hearing on November 18, that he hopes will add clarity to the presentation of the proposed alterations.

The revisions submitted for this public hearing reflect much of the Board's feedback: the landscape treatments and porch design are somewhat simpler and less formal, and the approach is closer to the house than in the previous concept, with a garden between the house and the walk. The fundamental orientation of the entrance porch, however, remains the same as in the preliminary concept – the entrance stairs descend toward the side yard, unlike the existing stairs which descend toward Spring Street.

Finally, staff notes that the project requires an administrative authorization, and is being reviewed by Planning Department staff. Questions raised for the planning review have focused so far on the amount fill added, grading changes, and particularly potential drainage issues at the boundaries of the back yard.

Subject Property – Existing Conditions and Context

Built in 1896 in the Colonial Revival Style, The Thomas Talbot House is a contributing property in the Western Promenade Historic District. The front entrance faces west across a lawn, toward the Western Cemetery. A house has existed on the neighboring corner lot at Vaughan Street since 1897, so there is no access or visibility of the subject property from Vaughan Street or the cemetery except via Spring Street. Since before 1924, a simple, hooded entrance porch has featured stairs that face Spring Street; the walk and stairs down to the sidewalk are next to the side of the house.

The main block of 392 Spring Street is a 2 ½ story brick cube that is fairly simple. Hipped dormers penetrate each face of the hipped roof, and there is an original, hip-roofed hood on brackets over the main entrance. The current entrance porch has been rebuilt, though the façade and house entrance appear to be original. The “front” door is off-center, and is flanked by sidelights, with another window the same size as the sidelights further to the right. There is a fairly simple balustrade of square components except for a radiused top rail, and as a whole the existing porch appears to be roughly similar to the porch that existed in 1924, though it is obviously more recent. A black pipe rail still follows the stairs down along the side of the house and out to the street.

Five granite steps with check walls mount the bank that runs along the Spring Street sidewalk, and a concrete walk leads to the wood stairs of the porch. The steep bank at the sidewalk edge increases slightly in height towards the west, and a dense, overgrown hedge obscures the first floor of the house from the sidewalk. Along the yard edge, the hedge is closer to the top of the bank, but trees behind it reinforce the dense, tall screen.

Workshop Concepts and Board Response

At the October 21 workshop the designers' stated goals included the following:

- To reveal the house and entry, making them more visible from Spring Street by changing plantings
- To create a grander, more formal entry in the Colonial Revival style of the house
- To raise grades in both the front and rear parts of the yard, creating gentler slopes
- To assure a degree of privacy in the backyard, with delineation and grade change marked by a retaining wall and steps, and screening provided by plantings at the perimeter

In response Board members were supportive of exposing the house and particularly the entrance, to view from Spring Street. They were open to creating planting space between the walk and the house, if a workable design solution could be found. (The Board did not favor a deeper porch, or angled stairs that would complicate the design.) They also endorsed more gradual slopes in the approach and the front yard, but the Board cautioned against alterations that would not be in character with the property, noting that:

- Side entrances are not uncommon in the West End
- Modesty and simplicity seem to be intentional aspects of the original design, and the side porch is part of this essential character
- Approach to the entrance porch from the west yard instead of the street is problematic because the entrance door is off-center; the asymmetry of the door, sidelights, and other infill in the center of the façade appear to be an intentional feature of the design; one effect is to reduce the formality of the west facade
- Entrance porch details should not be overly grand – simple, quiet features (such as the balustrade) will be more appropriate to the character of the property
- Modesty and simplicity of the property should be reflected in the landscape treatment – one Board member suggested emulating an English cottage garden, rather than a formal French landscape

Revised Site Plan and Porch Alteration Proposal

Mr. Carter's revised scope of work and site plan describe an approach that is closer to the house than in the previous concept plan, with a shorter, less formal walkway from the street to the entrance stairs. The most notable revisions are:

- The stairs from Spring Street are approximately 12' from the house, instead of moving 24' from the house as in the October presentation
- A new planting bed just under 12' wide is proposed between the house, the entrance walk, the porch, and the front hedges on Spring Street
- The western part of the yard closer to Spring Street and furthest from the house will retain more open lawn, with little change in grade from what exists now (approximately 68" below the threshold at the front door)
- A U-shaped retaining wall approximately 35" high is proposed to separate the grade at the bottom of the porch stairs from the west lawn
- As in the previous plan, a retaining wall will separate the front part of the yard from the rear part of the yard, but the wall in the current proposal is 7" lower and 8' shorter than in the October plan
- The total amount of hardscape is reduced from the first proposal, because of the simpler and shorter walk system
- In response to concerns raised by Planning Department staff members, a rain garden and berms at the perimeter have been added to the back yard to address the possibility of run-off onto neighboring properties; visibility of these features from Spring Street is anticipated to be limited
- The rise from Spring Street to the bottom of the entrance porch stairs is proposed to be more gradual, with a set of four stairs near the sidewalk, and another three steps before the walk reaches the paved landing at the bottom of the porch stairs

- The revised entrance porch has the stairs at the front end of the porch, framing the front door, , in response to the asymmetry of the door position
- The porch posts are not as large as in the first proposal, reducing the monumentality of the first proposal; it is not clear whether the turned balusters are lighter as well

Staff Comments

The revised proposal submitted for this public hearing responds in several ways to the Board's comments at the workshop that emphasized a simple, modest approach over a grand and formal approach to the entrance and landscaping. As noted, this design positions the walk closer to the house than the previous proposal did, and reduces the amount of formal walkway. To some degree it also tones down the formality of the yard and porch changes, but the owners and designers want the stairs to approach the entrance porch from the west yard, rather than from Spring Street. This is perhaps the most important question for the Board: does this approach represent too great a departure from the existing character of the entrance and site treatment?

Additionally, the Board will probably consider these questions:

- Does centering the stairs on the front door, rather than on the porch and the façade resolve the problem of the asymmetrical entrance?
- While the current porch design has features that wouldn't be out of place on many Colonial Revival houses, would the Board prefer to see simpler porch detailing?
- Is the Board comfortable with the planting plans that will try to balance privacy and visibility of the front and entrance of the house?
- Staff anticipates the proposed rain garden and berms in the back yard sufficiently set back from the street to be not visually significant; is the Board comfortable with them?

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 11-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations and porch redesign at 392 Spring Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments

1. Revised site plan and project description provided by landscape designer and architect



Date: 11/6/15

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

PROJECT ADDRESS:

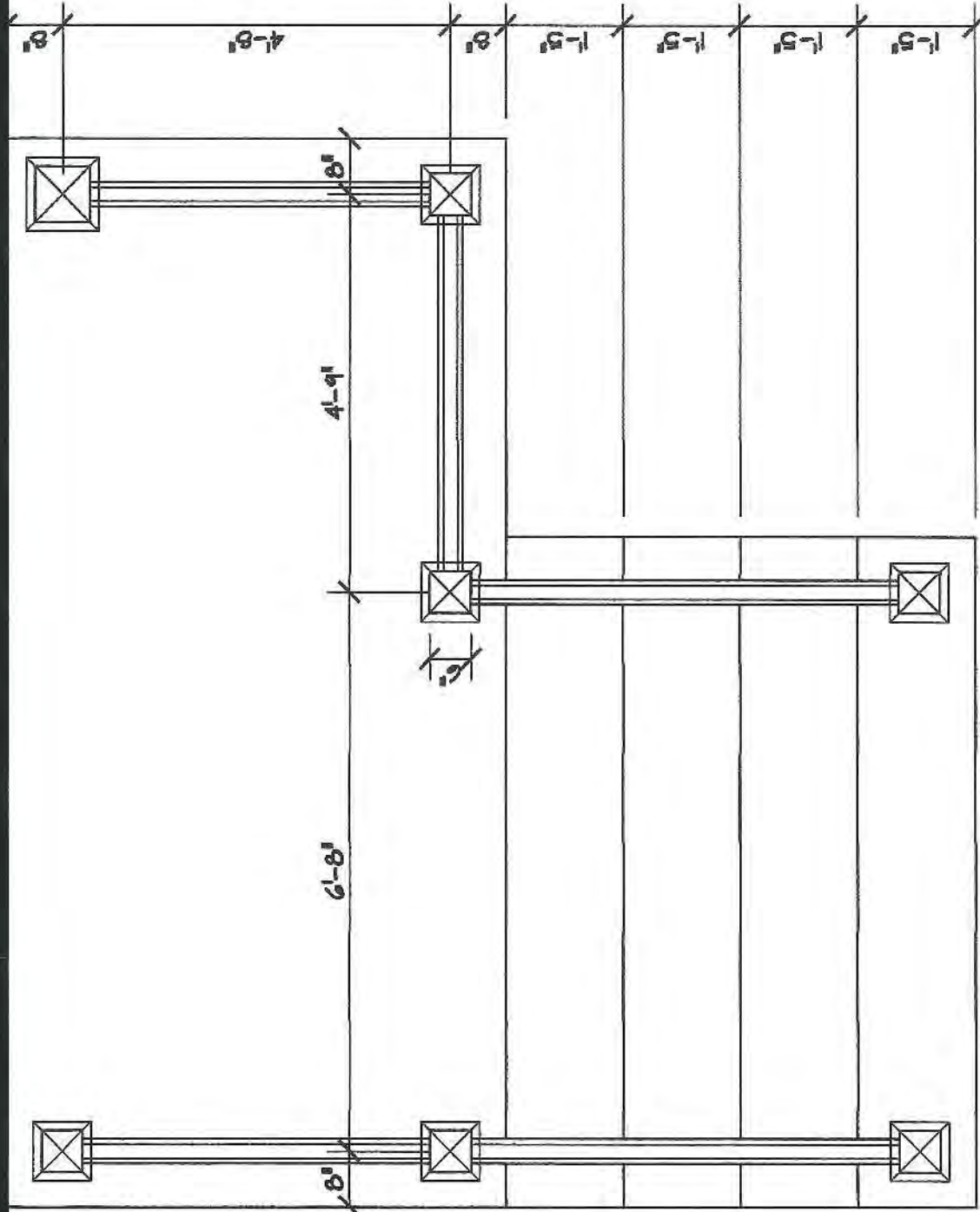
392 Spring Street, Portland, Maine

CHART/BLOCK/LOT: _____ (for staff use only)

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

The enclosed project will include the following:

- 1) Moving the granite steps that come off the sidewalk on Spring approx. 12 feet to the west.
- 2) Installation of new brick sidewalk leading to the newly installed front entry.
- 3) The walkways and terrace area are to be comprised of an Old Port or Water Struck Brick that is sympathetic to the historic nature of the present dwelling neighborhood.
- 4) At one location in the front entry walk, we are proposing cobblestone dots approx. 4" x 4" as a coping surround.
- 5) All steps indicated in the plan will be Swenson New Hampshire granite with the exception of the newly constructed front entry steps and back deck steps.
- 6) A small stone retaining wall approx. 21" in height and 32' in length to be installed to delineate the front landscape from the rear landscape. This wall is also important to delineate the grade change from the front and back yard.
- 7) We are proposing a grade change of approx. 19" higher in the back landscape. Granite similar to granite steps used to hold grade for new entry steps – grade to remain the same in front yard.
- 8) Installation of rain garden (see plan) in back yard to help with any potential run-off issues from back landscape.
- 9) Elimination of the present wooden entry porch with the addition of a new porch coming directly off the front entrance. Presently the existing porch looks and feels much like a back entrance and is not sympathetic to the majesty of this historic home. All rail details will be done in classical colonial revival detail that is present in other homes on the West End.
- 10) Alteration and expansion of the back deck as shown on attached landscape plan.
- 11) Elimination of existing plantings which cover a good deal of the house from the road.
- 12) Installation of new plantings that reveal the house from the road and enhance the architecture of the home.
- 13) Installation of new service entrance walk off the back driveway leading to the rear entrance of the home.
- 14) Installation of evergreen screening around perimeter of the property for privacy purposes.



11/5/15

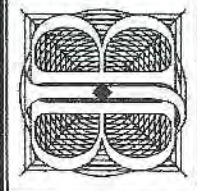
Exhibit RA 1

DRAWING TITLE

SCALE: NONE

PORCH PLAN

**DRUICE RESIDENCE
REMODEL**
PORTLAND, MAINE



**BRIAN J. BEAUDETTE
ARCHITECT**
207-985-2700 | www.bjbaarchitect.com
Offices: KENNEBUNK & RANGELY MAINE

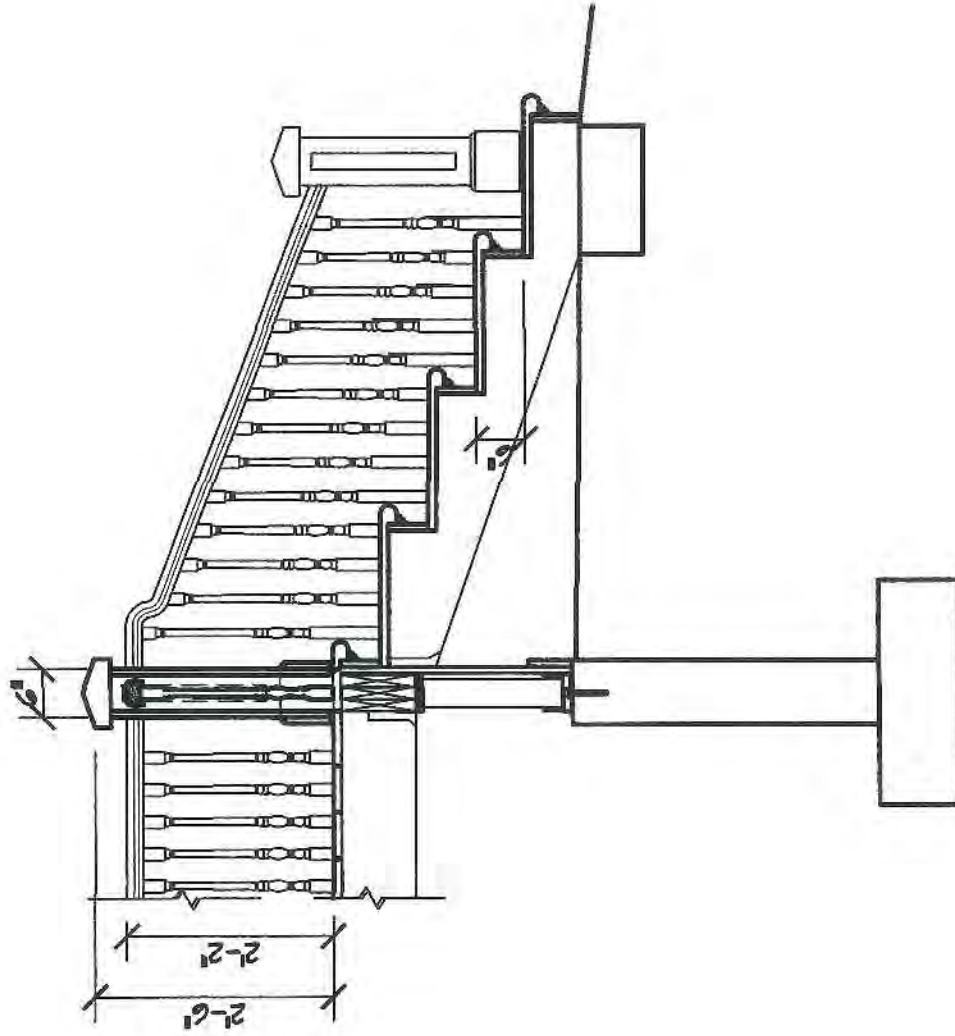


Exhibit RA 2

11/5/15

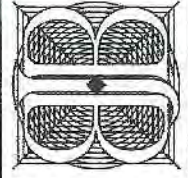
DRAWING TITLE

SCALE: NONE

PORCH SECT

DRUCE RESIDENCE
REMODEL

PORTLAND, MAINE



BRIAN J. BEAUDETTE
ARCHITECT

207-985-2700 | www.bjbarchitect.com
Offices: KENNEBUNK & RANGELY MAINE

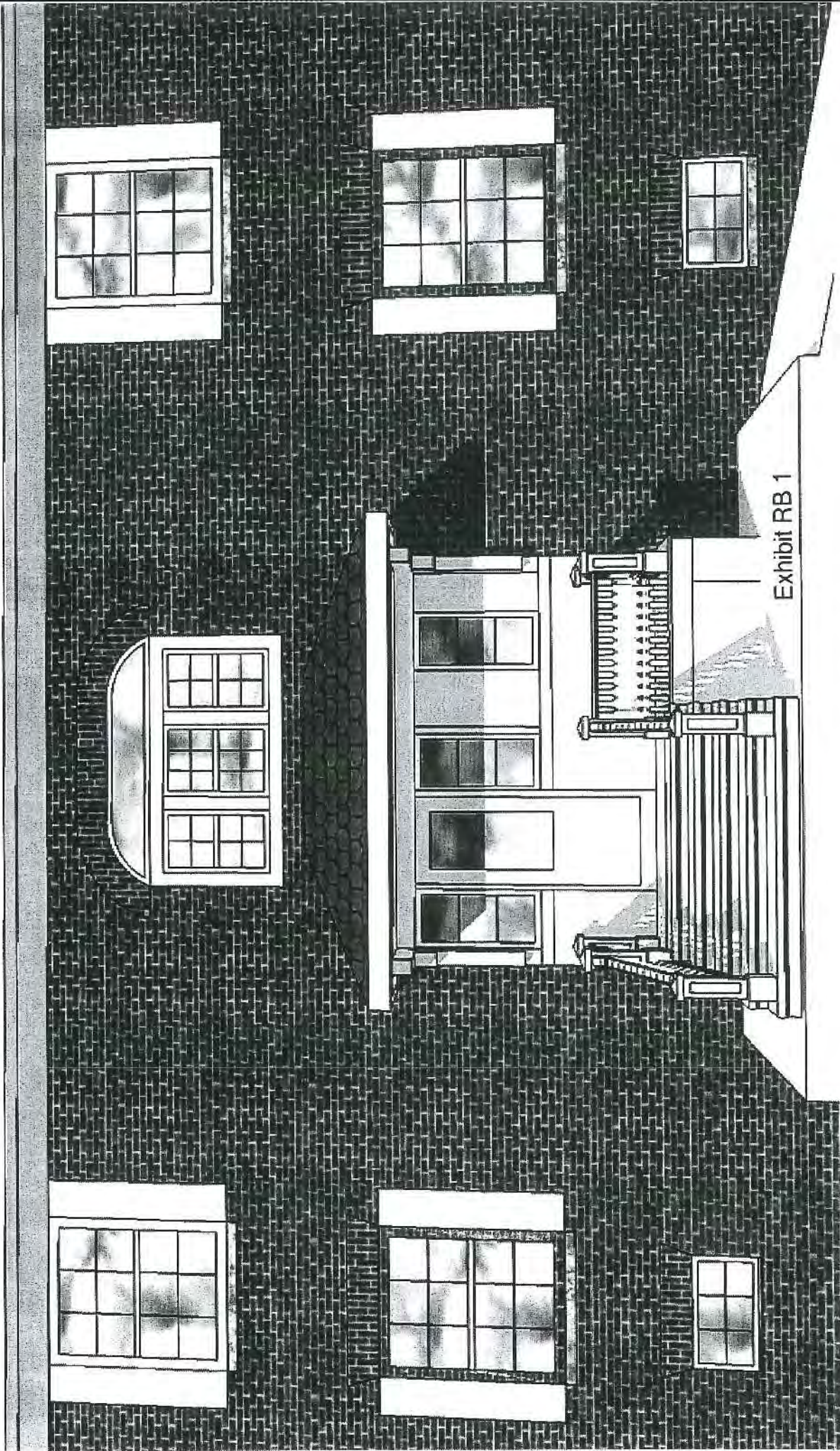
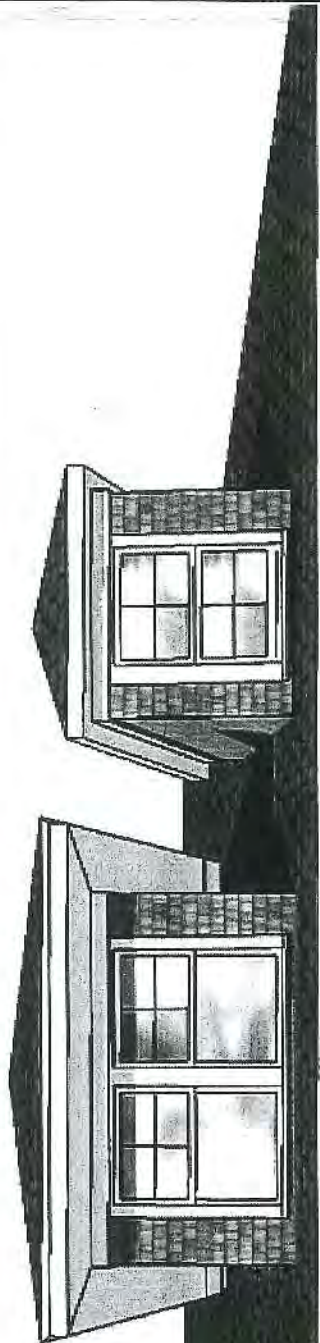


Exhibit RB 1

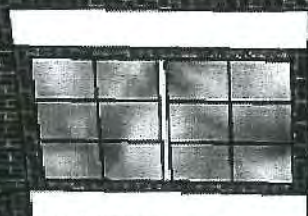
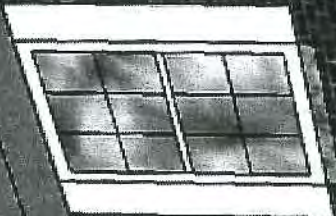
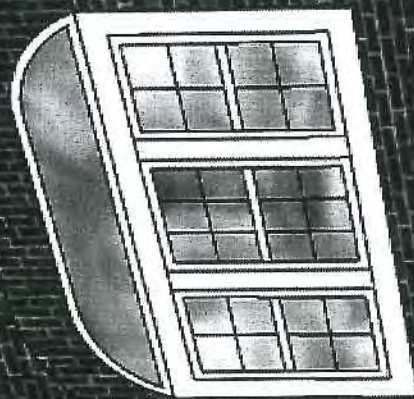


Exhibit RB 2

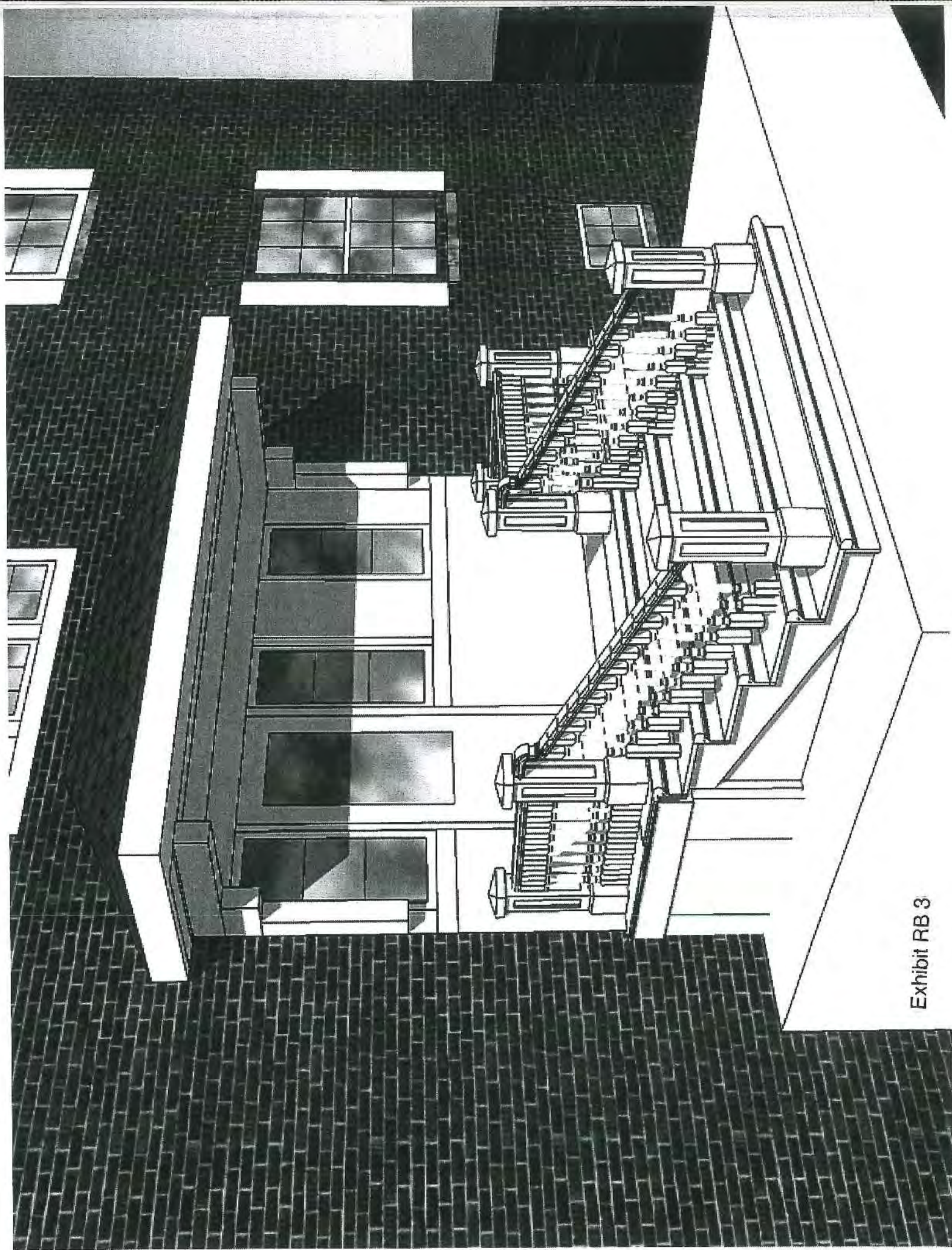


Exhibit RB 3



DRUCE RESIDENCE

Portland, Maine

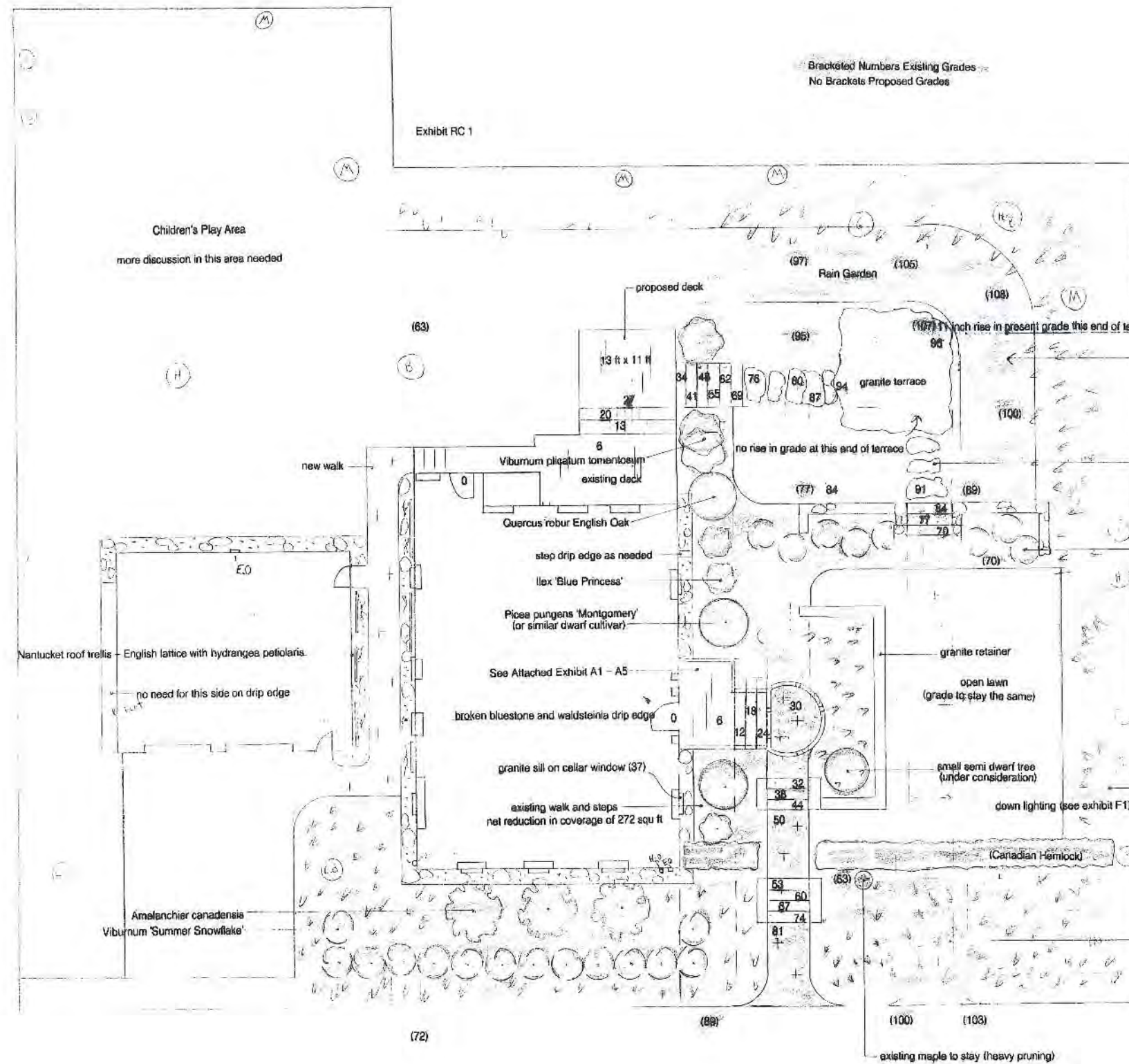
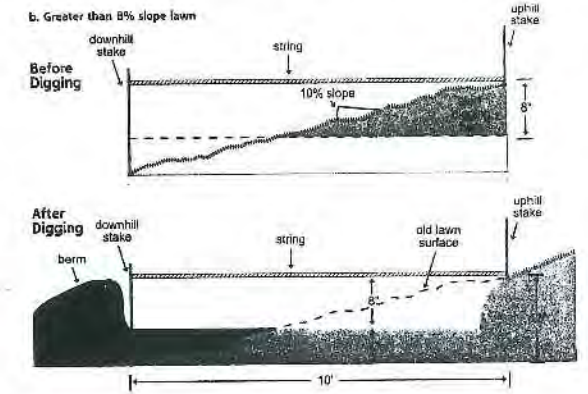
September 11, 2015

September 14, 2015

October 8, 2015

November 5, 2015

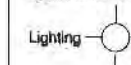
RAIN GARDEN GRADING PROFILE



LESS REDUCTION OF 272 SQU FT
770 Square Feet of Additional Coverage
Net Additional Coverage of 498 Square Feet

ROUGH CALCULATIONS INDICATE APPROX. LOT SIZE IS 17,721 SQU FT
30 % COVERAGE GIVES 5,316 SQ FT MAXIMUM COVERAGE
EXISTING COVERAGE SHOWN ON PLAN = 3,857 PLUS ADDITIONAL PROPOSED COVERAGE OF 498 Square Feet
Giving a Total Proposed Coverage of 4155 Square Feet

Scale: One Inch Equals Eight Feet



DRUCE
392 Spring Street

TED CARTER
Inspired Landscapes

207.761.1823 99 Cousins Road, Buxton, Maine tedcarterdesigngroup.com



Exhibit RD 1

Profile as one Presently Enters Home



Exhibit RD 2

Profile as Proposed Entry To Home

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

**PUBLIC HEARING
ONE MONUMENT SQUARE**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: November 13, 2015

RE: November 18, 2015 PUBLIC HEARING

Application for: Certificate of Appropriateness for Installation of 3 Rooftop Penthouse Signs

Address: One Monument Square

Applicant: Bank of America

Property Owner: Finard Properties LLC.

Sign Contractors: Philadelphia Sign Co.
Bailey Sign, Inc., represented by Deanna Emery

Introduction

Bank of America is requesting approval to install internally illuminated signs on three faces of the rooftop penthouse at One Monument Square. Bank of America and its affiliates Merrill Lynch and U.S. Trust have recently located their offices in the building at One Monument Square and the umbrella company, Bank of America, seeks to install penthouse signs for each of the three entities.

As the proposal calls for a sign solution that is not typical for Portland's historic districts--upper floor signs, where allowed, typically advertise a single "lead" tenant of the building--staff is forwarding it to the Board for review. In this instance, each of the three penthouse elevations proposed for signage will feature a different sign. Given the visual prominence of the building, two signs will be concurrently visible from most vantage points.

Board members may recall that staff discussed this application briefly as part of the consent agenda at a recent meeting. (Staff had hoped that with input from the Board, staff would be in a position to sign off on the application at the staff level, as is typical.) The solution recommended by the Board—the same sign or combination of logos on each of the three faces of the penthouse to ensure consistency—was not acceptable to the applicant. Accordingly, staff has placed the application on the Board's regular agenda for review and approval.

Subject Structure, Sign Precedents

One Monument Square was completed in 1969 on the site of the 19th century United States Hotel. The new building was built as the headquarters for Casco Bank. Although

staff has been unable to locate photographs of the building with its original sign(s), we know that the building did feature signs at the penthouse level and that they were likely internally illuminated.

In more recent years, the lead tenant in the ten-story commercial building was Pierce Atwood. Pierce Atwood installed internally illuminated signs on three faces of the penthouse. (See enclosed photographs and sign measurements.) Although there are few upper story signs elsewhere on Congress Street, the Pierce Atwood signs were successfully integrated within the downtown building fabric as they were not visually dominating or distracting. A number of factors contributed to the relative success of the signage: the attenuated typeface, the stacked nature of the lettering, the limited wall area occupied by each sign, and the fact that each sign was shifted to a position to provide a considerable distance between the signs,

Sign Proposal

The proposal calls for three separate internally illuminated signs. They are as follows:

- Facing Monument Square is a sign for Merrill Lynch centered on the penthouse elevation. The proposed sign measures 8'11" tall (at its tallest point) x 46' 8" wide. (Standard letter height is 5'.)
- Facing south is a two-line sign reading Bank of America with logo above and Merrill Lynch below (with no logo). This sign measures 13'5" tall and 52' wide.
- Facing Congress Street is a sign for U.S. Trust with logo. The sign measures 5'2" tall x 54'4" wide. Note that the typeface for this sign is different from that of the other signs. (The BOA sign and Merrill Lynch signs feature the same typeface.)

Note that the face of each sign is white. (This is a change from the applicant's original proposal and is intended to provide a level of consistency among the three signs.) The only exception is the treatment of the Merrill Lynch logo; it is outlined in blue.

Staff Comments

The Board is being asked to consider whether the presence of three separate signs on the building's penthouse is acceptable within the ordinance's sign guidelines and generally compatible with the character of the Congress Street Historic District. In addition to addressing the threshold question of introducing multiple individual signs at the top of the building, the Board is encouraged to consider the size and scale of the signs. Perhaps consideration should be given to reducing the size of each sign to reduce the cumulative visual impact.

Applicable Review Standards

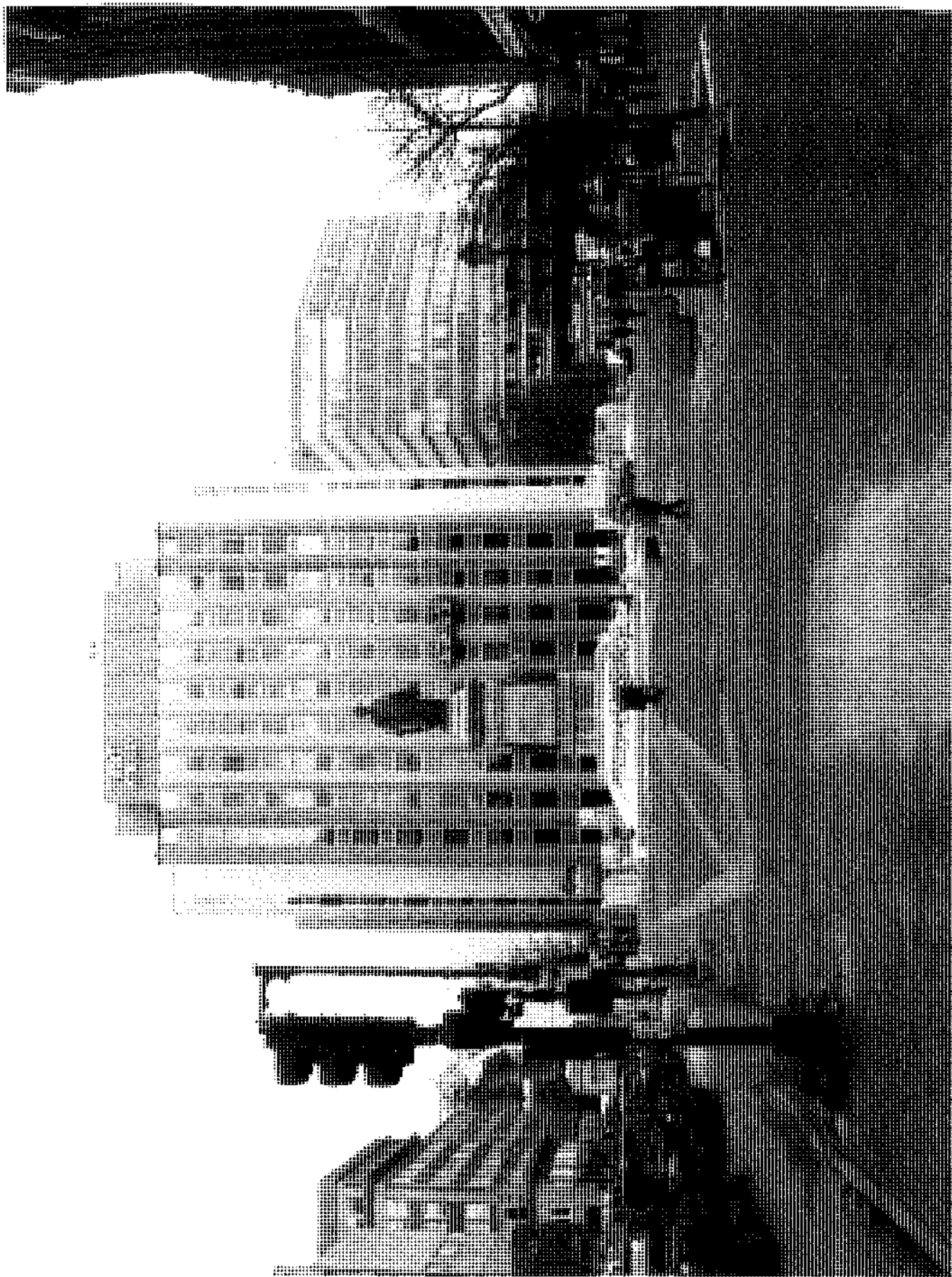
The historic preservation ordinance's sign standard and guidelines shall apply in the review of this application. Note that while many of the guidelines are not applicable in the review of signage for a building of recent construction such as One Monument Square, the general guidelines under Section A. do provide relevant direction in this review. See ATTACHMENT 3 for copy of the ordinance's sign standard and accompanying guidelines.

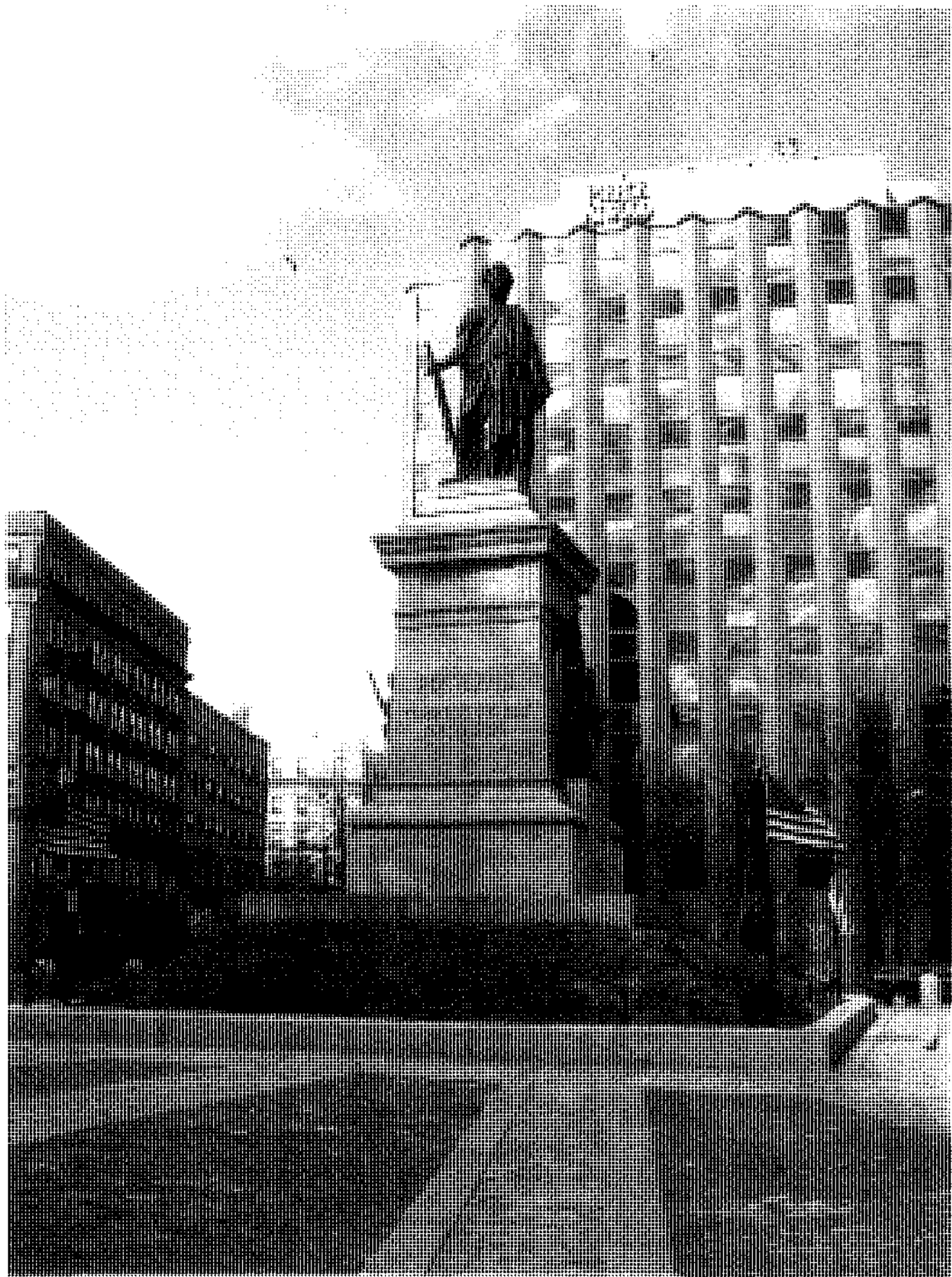
Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 11-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed signage installation at One Monument Square **meets (fails to meet)** the historic preservation ordinance sign standard and guidelines, (subject to the following conditions.....)

Attachments

1. Staff photo of previous sign taken from Monument Square
2. Applicant's submission\
3. Historic preservation ordinance sign standard and guidelines







Date: 10/20/2015

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

PROJECT ADDRESS:

One Monument Square

CHART/BLOCK/LOT: _____ (for staff use only)

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

This project entails installing three(3) internally illuminates signs on the Penthouse (11th Floor), on the same elevations where previously signs have historically been located. The three signs represent the three lines of business for Bank of America, which includes Merrill Lynch and U.S. Trust. The signs are not visible from street level (see attached photos). Placement on the penthouse level is the only logical place on the building facade where they will not impede any architectural features.

Bank of America



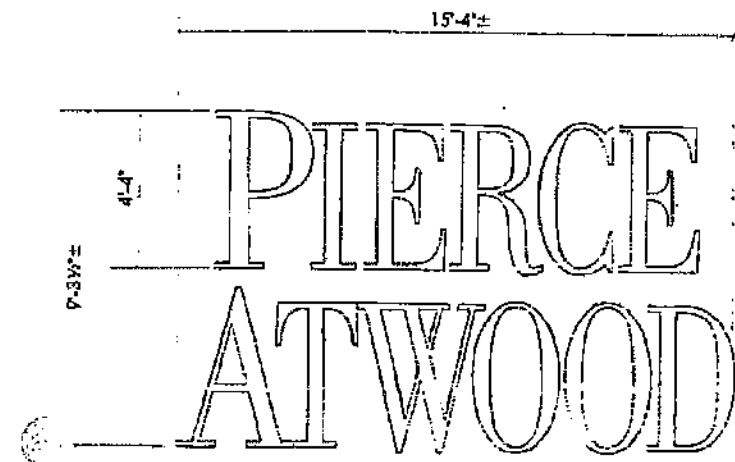
One Monument Square
1 Monument Square
Portland, ME 04101



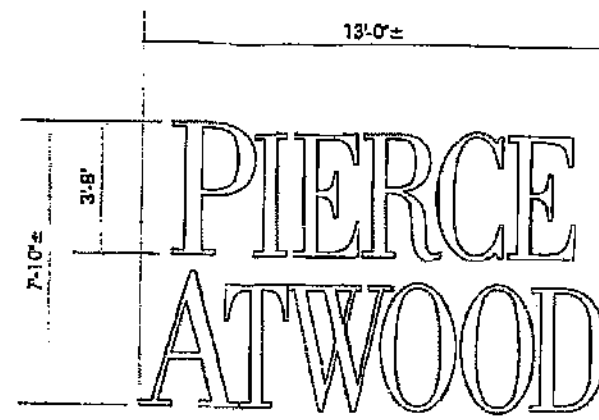
PHILADELPHIASIGN

BRINGING THE WORLD'S BRANDS TO LIFE

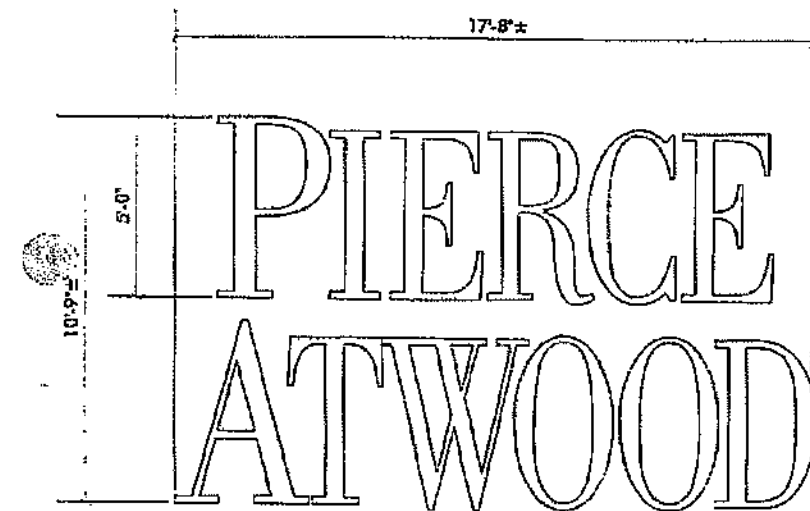




SIDE 1—Lighted Wall Letters
Scale=1/4"=1'-0"



SIDE 2—Lighted Wall Letters
Scale=1/4"=1'-0"



SIDE 3—Lighted Wall Letters
Scale=1/4"=1'-0"



Neokraft

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

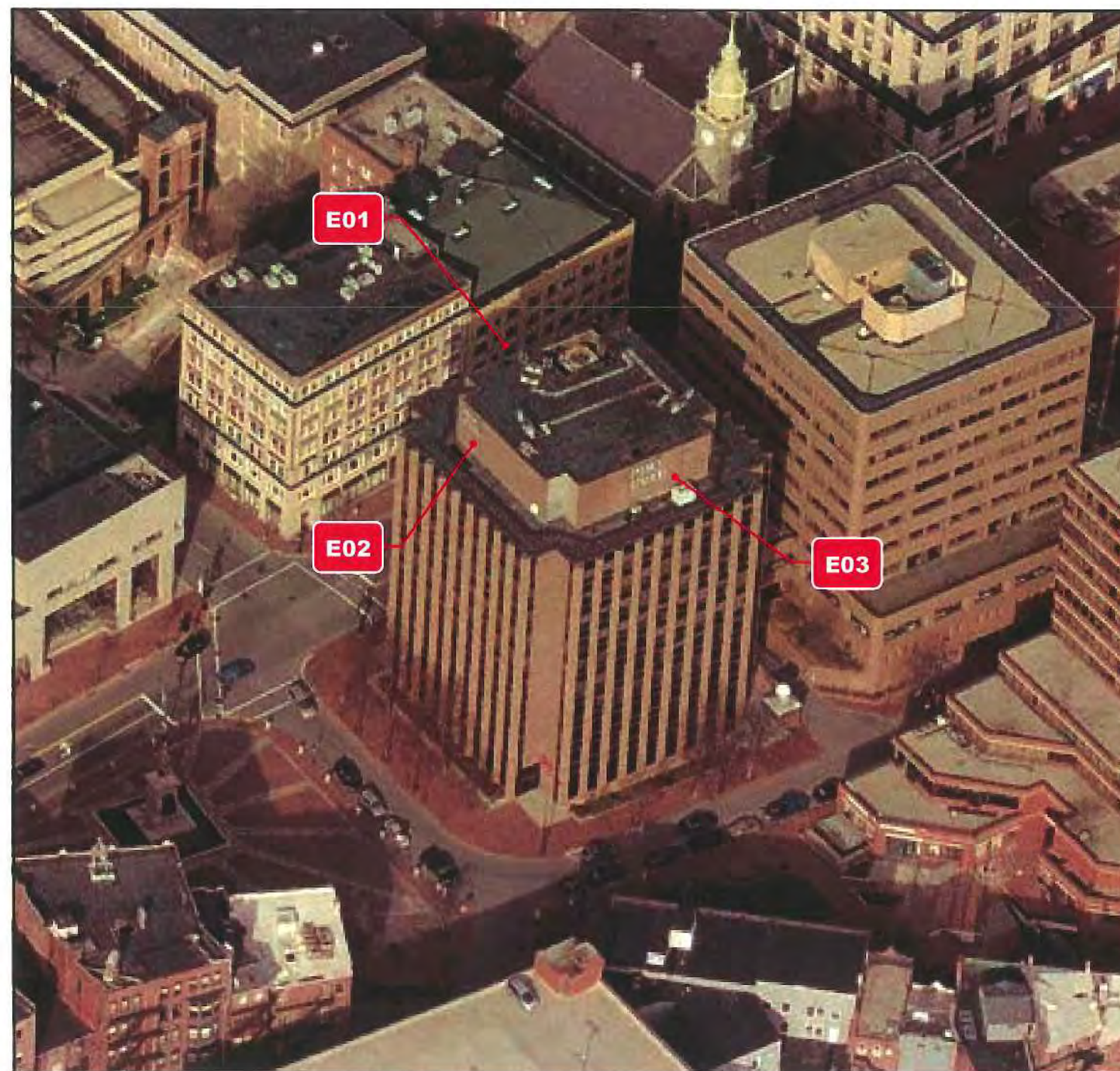
Custom Sign Fabrication

All ideas, plans or arrangements indicated on this drawing are copyrighted and owned by Neokraft Signs Inc. and shall not be reproduced, used by or disclosed to any person, firm or corporation without written permission of Neokraft Signs Inc.

Pierce Atwood
FL6254

Location:	Portland, ME
Drawing No.:	1 of 2
Date:	11.10.1999
Drawn by:	D. Sykes
Gen. Ref.:	99NKS530

SIGN INVENTORY

[illegible]

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Bank of America	DWG BY	RJW	DATE	04.10.15	DATE	REVISION	BY	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCE OR EXHIBITED IN ANY FASHION.
	ADDRESS	ME9-001 One Monument Sq 1 Monument Square Portland, ME 04101			DWG NUM	A22931	05.05.15	Revise all 3 lettersets.....	RJW	
					SHEET	1	05.05.15	Revise lettersets again.....	RJW	
					07.05.15	Revised E02	AFR	07.10.15	Revised E02	AFR
					11.04.15	Added Option 2 and Option 3	JM	11.10.15	Deleted Opt. 3. Revised Opt. 1 and 2.....	JM

707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 • P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

E01 Custom "US Trust" Thru the Wall Channel Letters - 5' 2" Ltr Ht / 6' 10-1/2" oah x 54' 4-1/8" oal

- Technical survey required to determine if these letters will fit.

Existing



Proposed



Northwest Elevation

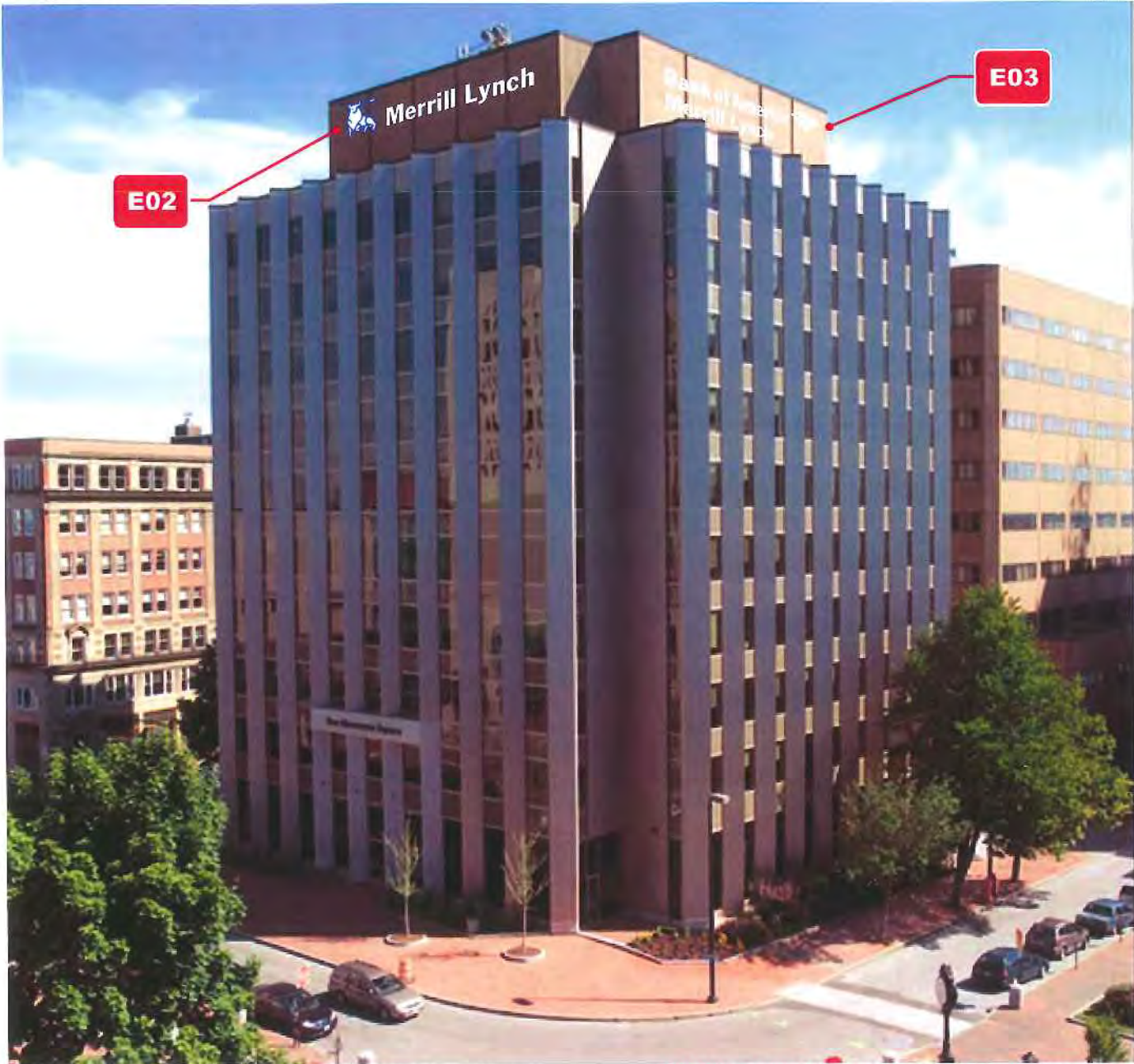
DIMENSIONS TO BE FIELD VERIFIED

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE Bank of America		DWG BY RJW	DATE 04.10.15	DATE	REVISION	BY	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS ME9-001 One Monument Sq 1 Monument Square Portland, ME 04101			DWG NUM A22931	05.05.15	Revise all 3 lettersets	RJW	
				SHEET 2	05.05.15	Revise lettersets again.....	RJW	
					07.05.15	Revised E02	AFR	
					07.10.15	Revised E02	AFR	
				11.04.15	Added Option 2 and Option 3	JM		
				11.10.15	Deleted Opt. 3. Revised Opt. 1 and 2.....	JM		

- E02Custom "Merrill Lynch" Thru the Wall Channel Letters - 5' 0" Ltr Ht. / 8' 11" oah x 46' 8-1/16" oal
- E03Custom "BOA Merrill Lynch" Thru the Wall Channel Letters - 4' 3" Ltr Ht. / 13' 5-1/4" oah x 51' 11-15/16" oal

• Technical survey required to determine if these letters will fit.

Proposed



Southwest Elevation / Southeast Elevation

DIMENSIONS TO BE FIELD VERIFIED

Existing



 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Bank of America	DWG BY	RJW	DATE	04.10.15	DATE	05.05.15	REVISION	Revise all 3 lettersets.....	RJW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	ME9-001 One Monument Sq 1 Monument Square Portland, ME 04101			DWG NUM	A22931		05.05.15	Revise lettersets again.....	RJW		
					SHEET	4		07.05.15	Revised E02	AFR		
								07.10.15	Revised E02	AFR		
							11.04.15	Added Option 2 and Option 3	JM			
							11.10.15	Deleted Opt. 3. Revised Opt. 1 and 2.....	JM			

Congress Street Facade from street level



Federal Street Facade from Street level



Monument Square facade from Street level



Neighboring High-Rise signs as seen from Monument Square

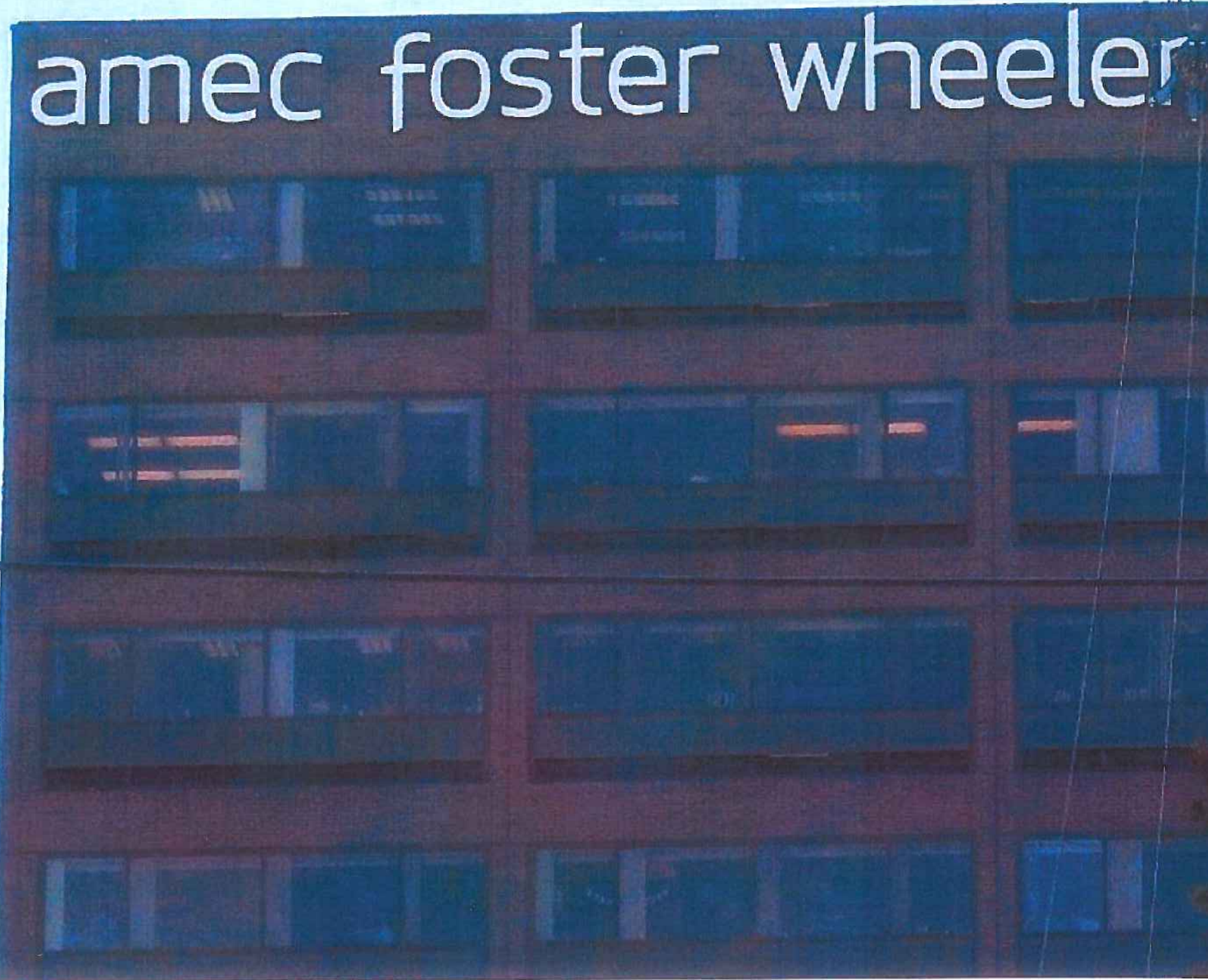


View of neighboring high-rise signs as seen from Commercial street



Neighboring High-rise Sign installed Sept. 2015

amec foster wheeler



ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE



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Palmyra, New Jersey 08065

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Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:

BANK OF AMERICA

JOB NUMBER:

ME9-001

SIGN TYPE:

HIGHRISE CHANNEL LETTERS

LOCATION:

**ONE MONUMENT WAY
PORTLAND, ME 04101**

DATE:

7/16/15

DRAWN BY:

JJM

REVISION:

Number: 1 Date: 11/13/2015 By: JEG

SHEET:

1 OF 3

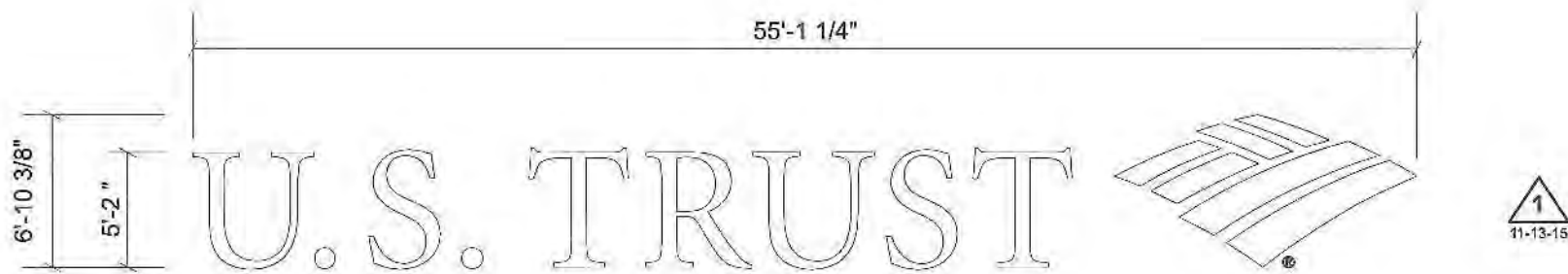
DWG NUMBER:

B63396

ENGINEER SEAL:

**MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C**

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY PSCD. IT IS SUBMITTED FOR YOUR
PERSONAL USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY PSCD. IT IS NOT TO
BE SHOWN TO ANYONE OUTSIDE YOUR
ORGANIZATION NOR IS IT TO BE USED, COPIED,
REPRODUCED, OR EXHIBITED IN ANY FASHION.



FRONT ELEVATION

SCALE: 1/8" = 1'

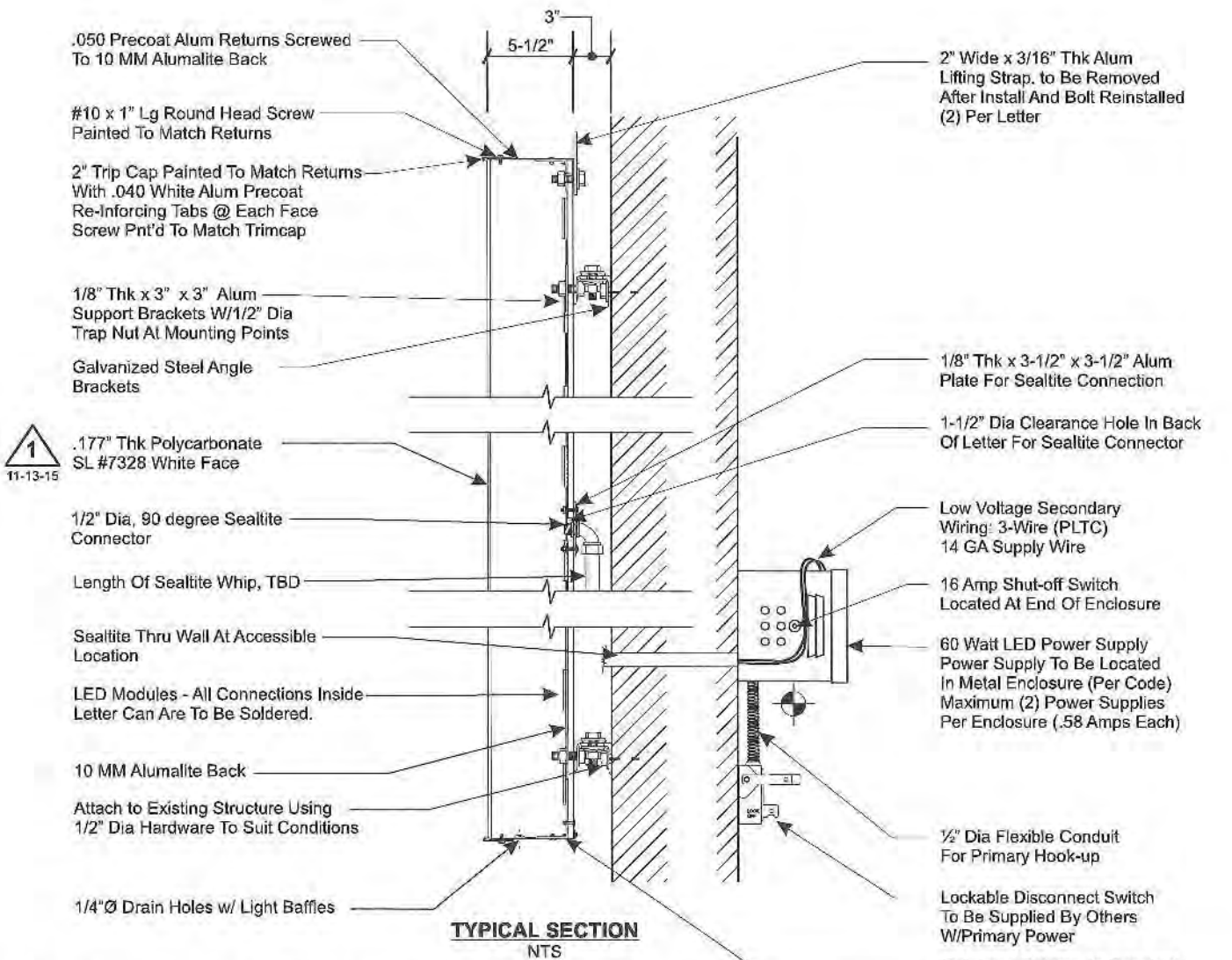
**PERMITS
ONLY**

Approx Electrical Load
(15.66) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

STANDARD LETTER NOTES:

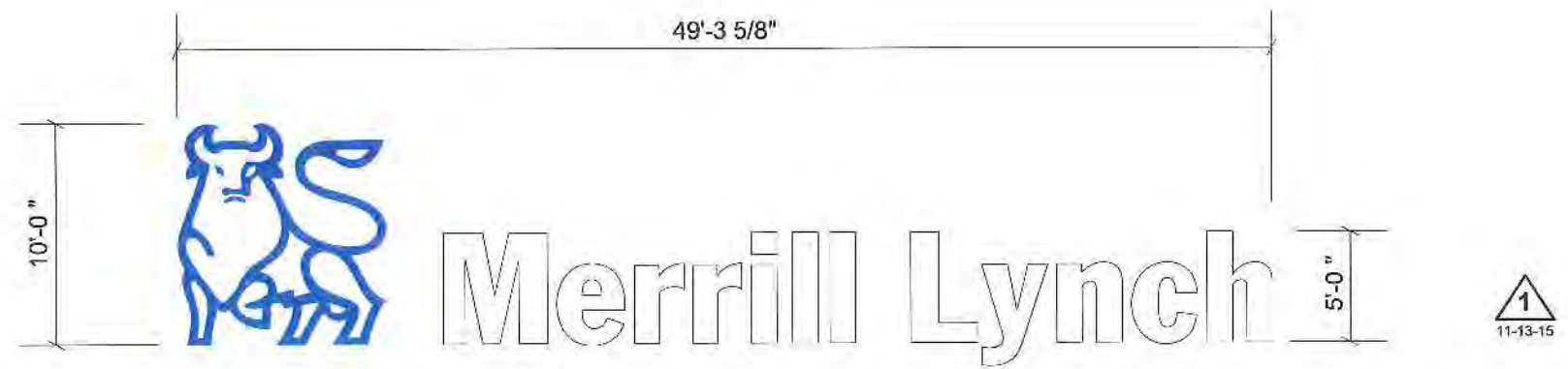
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



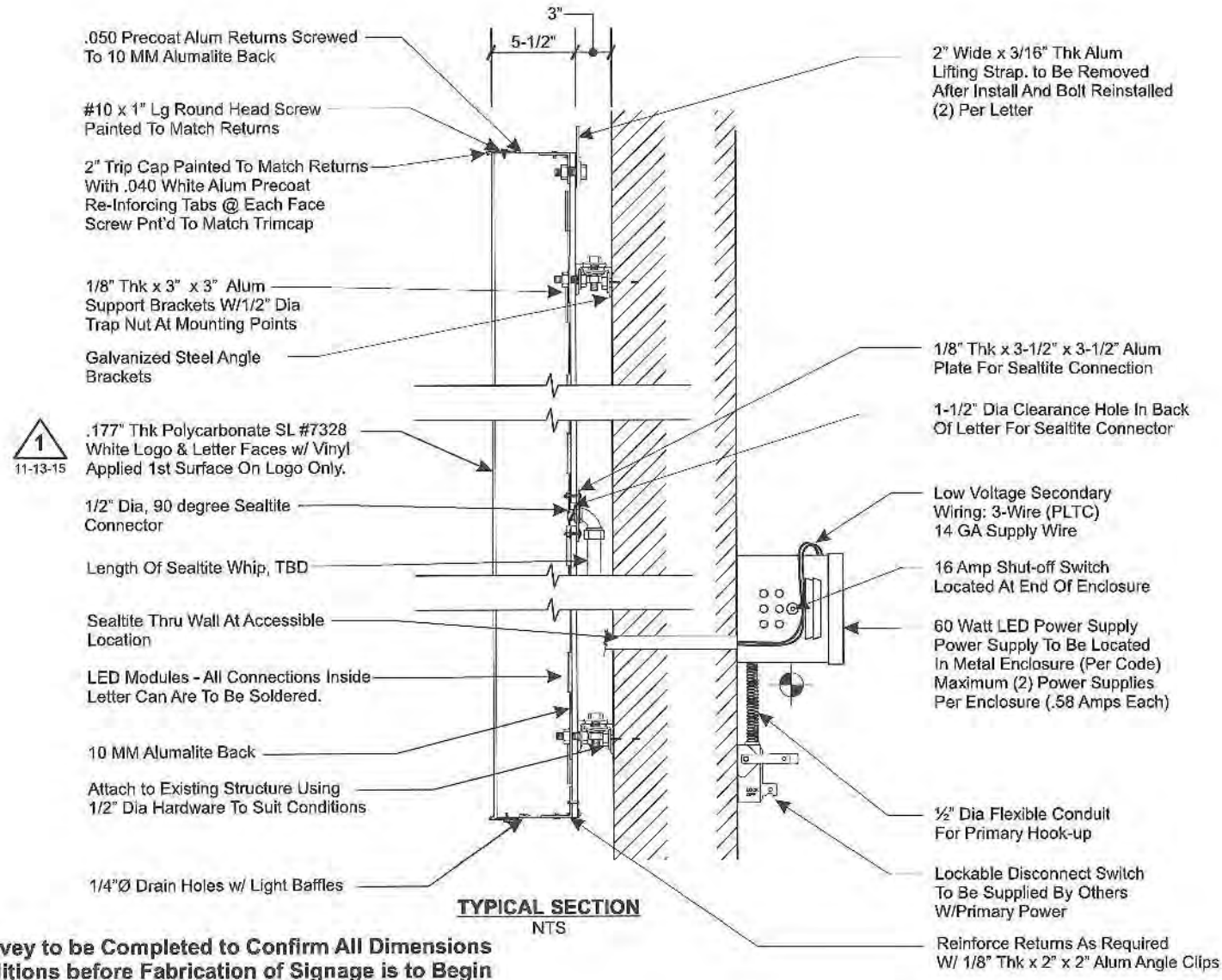
**NOTE: Field Survey to be Completed to Confirm All Dimensions
and Install Conditions before Fabrication of Signage is to Begin**

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE



FRONT ELEVATION
SCALE: 1/8" = 1'

**PERMITS
ONLY**



NOTE: Field Survey to be Completed to Confirm All Dimensions and Install Conditions before Fabrication of Signage is to Begin

Approx Electrical Load
(14.5) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

- STANDARD LETTER NOTES:**
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.
 5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



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Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
BANK OF AMERICA

JOB NUMBER:
ME9-001

SIGN TYPE:
HIGHRISE CHANNEL LETTERS

LOCATION:
**ONE MONUMENT WAY
PORTLAND, ME 04101**

DATE:
7/16/15

DRAWN BY:
JJM

REVISION:
Number: 1 Date: 11/13/2015 By: JEG

SHEET: **2 OF 3** **ENG DEPT**

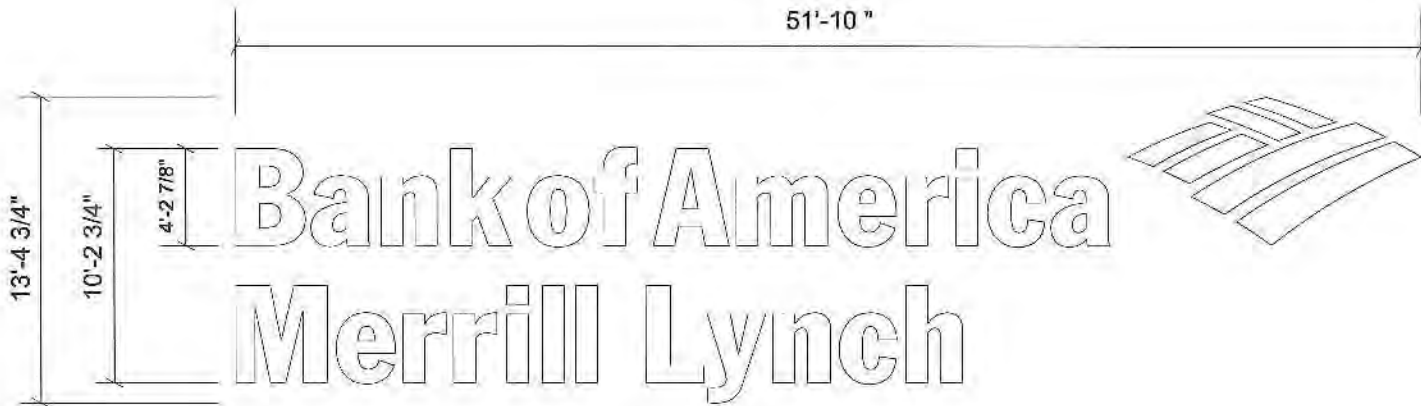
DWG NUMBER:
B63396

ENGINEER SEAL:

**MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C**

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY PSCO. IT IS SUBMITTED FOR YOUR
PERSONAL USE IN CONJUNCTION WITH A PROJECT
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ORGANIZATION NOR IS IT TO BE USED, COPIED,
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ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE



FRONT ELEVATION
SCALE: 1/8" = 1'

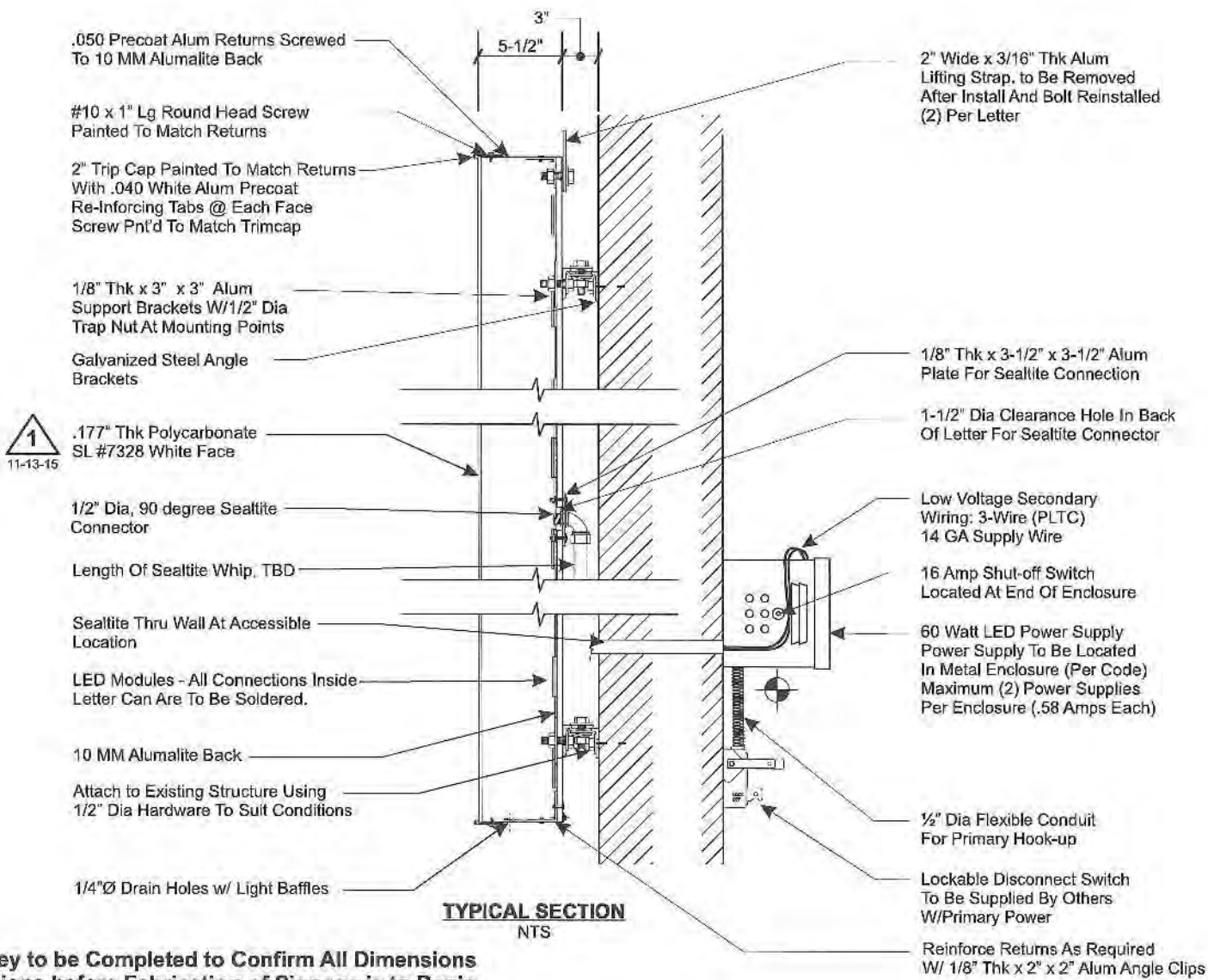


**PERMITS
ONLY**

Approx Electrical Load
(26.68) Amps @ 120 Volts
Electrical Req'mts
(2) 20 Amp/120 Volt Circuits

- STANDARD LETTER NOTES:**
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.
 5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



TYPICAL SECTION
NTS

NOTE: Field Survey to be Completed to Confirm All Dimensions and Install Conditions before Fabrication of Signage is to Begin



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707 West Spring Garden Street
Palmyra, New Jersey 08065

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
BANK OF AMERICA

JOB NUMBER:
ME9-001

SIGN TYPE:
HIGHRISE CHANNEL LETTERS

LOCATION:
**ONE MONUMENT WAY
PORTLAND, ME 04101**

DATE:
7/16/15

DRAWN BY:
JJM

REVISION:
Number: 1 Date: 11/13/2015 By: JEG

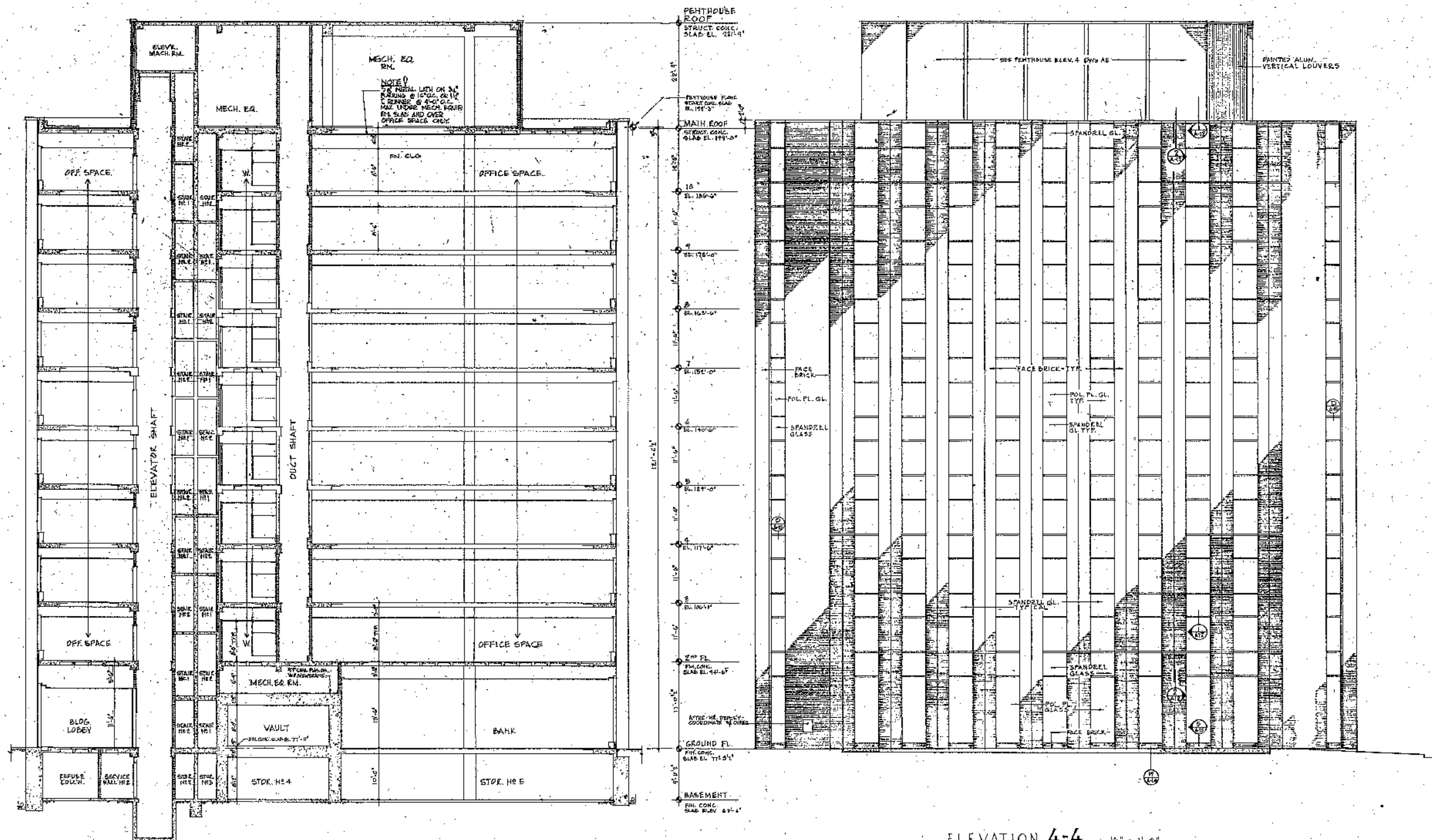
SHEET:
3 OF 3 ENG DEPT

DWG NUMBER:
B63396

ENGINEER SEAL:

**MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C**

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PSCD. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PSCD. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.



SECTION A-A - 1/8" = 1'-0"

ELEVATION 4-4 - 1/8" = 1'-0"

FEDERAL ST. MONUMENT ST.		CASCO BANK & TRUST CO. MONUMENT SQUARE, PORTLAND, MAINE	
WALKER O. CAIN & ASSOCIATES, ARCHITECTS 101 PARK AVENUE, NEW YORK, N.Y. 10017		W.A. DI GIACOMO ASSOCIATES MECHANICAL ENGINEERS 735 THIRD AV. N.Y. N.Y.	
A.A. ARDIAK STRUCTURAL ENGINEER 480 PARK AV. N.Y. N.Y.		SECTION A-A & ELEVATION 4-4	
DRAWN BY R.J.A.C.	CHECKED BY J.W.F.E.	DATE 12-10-61	SCALE 1/8" = 1'-0"
		DRAWING NO. A-7	

Sign standard included in Historic Preservation Ordinance text:

Sec.14-652.5 Standard for review of signage

In considering an application for a certificate of appropriateness involving the installation or modification of sign(s), including awning(s) which incorporate signage, the historic preservation board and planning board shall apply the following standard:

Signs shall be compatible with the subject building and its surrounding context *as detailed in the signage design guidelines included in the Historic Resources Design Manual*. If there is a conflict between this standard and the requirements of Division 22 (signs) of the Land Use Code, the stricter shall apply.

Signage Design Guidelines

Introduction

Signs, awnings, canopies and other similar devices are among the most noticeable visual elements of the urban commercial environment. These devices are not only a practical business requirement for a property owner or tenant but also can significantly enhance a storefront, building façade and street environment. Signage designed, constructed, and installed throughout Portland's historic districts should be executed and placed in a manner which is respectful of the character of the building on which it will be located and the character established by surrounding buildings and environment.

Signs, as components of a building façade, are relatively temporary as businesses or tenants change with some frequency over time. The design and installation of signage should recognize this temporary nature of uses and should always be approached with an attitude of reversibility. All signs should be designed and installed in a manner that, upon their removal, the character defining features of the building remain intact and that the exterior materials of the building are not permanently or irreparably damaged.

Regulation of Signage in Historic Districts

Any new sign and any change in the appearance of an existing sign located on Landmark structures or within Historic Districts or Historic Landscape Districts shall be subject to review and approval under the provisions of the historic preservation ordinance (Article IX of the Land Use Code) and shall require a Certificate of Appropriateness.

The following guidelines provide guidance in the interpretation and application of the historic preservation ordinance review standard (Sec. 14-652.5). The guidelines are general in nature and are intended as guidance in designing appropriate signage for a wide range of building types and styles, as well as contexts. Each application will be reviewed on a case-by-case basis, with the objective of approving signage appropriate for the particular building and context.

These guidelines shall apply to all sign types, including but not limited to, projecting signs, wall signs, permanent window signs, awnings and canopies, banners, free-standing signs (where permitted), portable signs, and rooftop signs (where permitted).

If there is a conflict between these standards and guidelines and the requirements of Division 22 of the Land Use Code (sign ordinance) or other provisions of the City Code, the stricter shall apply.

Guidelines

A. General Design Concerns

- i. Signage on all buildings, historic and contemporary, should be carefully considered, taking into account the scale, character and design of the subject building and its surrounding context.
- ii. Signs should not dominate building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.)
- iii. Design, selection of materials, and workmanship should be of high quality in appearance and character, complementary to the materials and character of the building, and convey a sense of permanence and durability.
- iv. In a downtown setting, the design of signage should be oriented and sized to reflect the nature of movement around the building, with an emphasis primarily on the pedestrian and slow-moving traffic.
- v. The design of signage should be respectful of the building on which it is located, carefully designed to fit a given façade, and complementing the building's architectural features. Signage of a style that predates the building, such as providing "colonialized" signs on a Victorian storefront, is not appropriate. A sign of contemporary design or materials on a historic building may be acceptable, provided it complies with the guidelines herein.
- vi. Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general scale and design, and type of illumination.

B. Size

- i. The size of proposed signs should be compatible with the scale of the overall building and its architectural features. Signs should be sized to fit the specific selected location.
- ii. The size of signs and individual letters should be at an appropriate scale for pedestrians and slow-moving traffic. Except in unique circumstances, projecting signs should not exceed 16 square feet, on the first floor level.
- iii. As a general rule, projecting signs should not extend more than 4 feet into any public right-of-way.
- iv. Signs on adjacent storefronts within the same building should be coordinated in size and proportion.

C. Placement and Location

- i. The placement of signage should take into account the traditional location of signage on buildings and the specific architectural features of the given façade. Features to consider include existing sign boards, lower cornices, lintels and piers.
- ii. The placement of signage should not visually obscure architecturally significant features of the building.
- iii. The use of a continuous sign band extending over adjacent shops within the same building is encouraged, as a unifying element.
- iv. Where signage is proposed on (or behind) window surfaces, such signage should not substantially obscure visibility through the window and should be incidental to the scale of the window. Larger window signs will be considered in the overall sign allowances for individual tenants.
- v. Generally, the placement of signage should occur below the sill of the second story windows. Placement elsewhere on a building may be considered under the following circumstances: a) where the design of the base portion of the building establishes some higher point as an appropriate location; b) where unusual site characteristics exist; or c) where the proposed signage exhibits exceptional design merit and is integrated into the design vocabulary of the subject building.
- vi. For historic structures, upper floor signage (including rooftop signs) is generally not allowed, except for permanent window signs or where unique circumstances warrant an exception (e.g. where a historically or architecturally significant rooftop sign is to be recreated).
- vii. Freestanding signs are generally not allowed. However, if the distance of the building or tenant's frontage from the street makes a building sign infeasible or ineffective, a freestanding sign may be considered. Integration of such signs into site features, such as planter walls, is encouraged.
- viii. In addition to placement criteria above, the minimum clearance of projecting signs, awnings, canopies and marquees from the sidewalk must conform to current building codes (generally 8' clearance).
- ix. The placement of signs must not disrupt or obstruct the vision of drivers or pedestrians so as to create a hazardous situation. No signs should be so located as to significantly obstruct pedestrian circulation.

D. Communication

- i. Signage is most effective when it is simple and limited in subject matter to the name of the business or property and the incorporation of a logo, symbol, or other graphic display which is central to the primary tenant or use of the property. General commercial advertising incidental to the principal use is discouraged.

- ii. Typefaces should be selected which are easy to read and scaled appropriately for both the sign and building. Logos or symbols are encouraged where integrated with the sign. Pictographs (such as the creation of a projecting sign in the shape of a key for a lock shop) can be an interesting and appropriate feature.
- iii. A sign should not, by virtue of its color or shape, be distracting from the design and character of the building on which it is located. Signs tend to be most effective when there is a contrast in color between the lettering/symbols and the background of the sign.
- iv. The importance of trademarked corporate identification is recognized in the review of sign applications. However, in order to preserve Portland's unique character and sense of place, standard corporate signage will, in some instances, be required to be reinterpreted to ensure compatibility with the subject building and the surrounding context. Such reinterpretation may include, but not be limited to, use of alternative materials or lighting solutions, adjustments in the scale of trademark logos or graphics, etc.

E. Illumination

- i. Illumination of signage should be compatible with the character of illumination of existing appropriate signs on the building or in the vicinity.
- ii. In residential zones, internally-illuminated signs are not appropriate.
- iii. Where ample lighting exists from street lights or building façade illumination, sign lighting may not be allowed.
- iv. Acceptable forms of internal illumination may include halo-lit signs and dye-cut metal sign panels that illuminate individual letters and symbols only. Neon signs may be acceptable as well where they are custom-designed to be compatible with the building's historic and/or architectural character. As a general rule, standard internally-illuminated box-type signs and individual letters that are internally illuminated are prohibited.
- v. Where internal illumination of a sign causes the scale of the sign to become excessive in relation to architectural features of the building, alternative lighting should be considered.
- vi. External illumination of signage should be concentrated evenly on the sign itself, with no significant glare or spillover onto adjacent buildings. The light source should be concealed from the direct view of the pedestrian and driver.
- vii. All electrical conduit, transformers, raceways and wires should be concealed within or behind the sign or face of the building, be designed as an integral element of the building façade, or be substantially disguised or hidden so as to be unobtrusive to the appearance of the building and sign. The attachment of such devices to the

structure should not permanently damage any significant architectural features or exterior building material. For projecting blade-type signs, spot lights should be incorporated into the bracket itself.

- viii. Generally, flashing or moving lights are not appropriate. Special situations, such as the design of marquees or features relating to special uses such as cultural events or public activities may be appropriate exceptions where sensitively designed and where no safety hazard is created.

F. Number of Signs

- i. The proliferation of signs within a dense urban environment can lead to visual clutter. The number of signs for each tenant or building should be kept to a minimum while recognizing the need for identification and visibility.
- ii. Ground floor tenants shall generally be limited to one wall sign and one projecting sign per tenant. Where tenants have frontage on more than one street, additional signs may be allowed.
- iii. Upper floor tenants should generally be served by a building directory sign. Directory signs should be located at or near building entrances and should be scaled so that individual names are visible to the pedestrian. Where allowed (see Section C, vi and vii), upper floor building signs will be limited to one per building façade.
- iv. Signs (and/or banners) displayed during business hours only constitute an ongoing advertising format and will be considered permanent signs rather than temporary signs, if such display continues for more than 30 calendar days.

G. Guidelines for Special Categories of Signs

In addition to the guidelines described above, certain types of signs require special guidelines which relate to their special characteristics or purpose.

- i. Awnings, Canopies and Marquees that incorporate Signage: The shape and size of these devices should correspond to the shape, character and size of the opening over which they will be installed, and should fully fill the width of the individual window or door opening. These devices should not obscure architecturally significant elements of the building. The attachment of such devices to the structure should not permanently damage any significant architectural features or exterior building material.

Where there are existing (appropriate) awnings or canopies on the building, new awnings should be designed and located to be compatible with those existing.

Signage graphics on awnings or canopies should generally be confined to the valance and side returns. Awnings or canopies with graphics may be considered as primary signage.

Fabric awnings should be of a canvas-type material and should not emit light.

- ii. **Public Information Signs:** This category of signage includes informational signage such as traffic regulations, transit information, public announcements or community activity information, and historic markers, as well as directional signage such as street/district signs and wayfinding signs to major civic, arts and cultural destinations. Wherever possible, these signs should be designed and located so that they complement and reinforce the historic character of the environment in which they are placed. Such signs may be freestanding as necessary to effectively serve their purpose and may be located off the premises to which they refer.
- iii. **Painted Wall Art and Signs:** Painted wall art such as murals and tromp l'oeil should be used only to enhance the environment or streetscape and should not be developed for advertising purposes. Such wall art should not disrupt the setting of an historic building or of an otherwise distinctive environment.

Painted walls signs such as business names may be appropriate and should be reviewed according to other applicable guidelines. Concerns about future reversibility may prohibit signs proposed for unpainted masonry surfaces.

In a few instances, historic painted walls signs of a commercial nature are still discernable on the facades of some buildings and serve as reminders of former businesses and activities found therein. Where these signs reflect a significant period of Portland's history, preservation may be required.

- iv. **Portable/Movable Signs:** Sandwich board signs commonly found are the only portable freestanding signs that are permitted (other than special temporary signs and public information signs.) All portable signs placed within the public way require special permitting through the City. In addition to requirements of that process, all such signs should be designed and located in a manner which does not detract from the character of the pedestrian environment, nor create obstacles to pedestrian circulation or visibility. Portable signs are generally not allowed in residential zones.
- v. **Temporary Signs:** Temporary signs or banners are exhibited for a limited time--generally no more than 30 days--to advertise special events or sales and should be removed immediately following the event. Temporary promotional commercial signs or banners should be used on a limited basis and are not allowed as an ongoing form of advertising.
- vi. **Real-Estate Signs:** In commercial districts, real estate signs should be displayed in windows only and removed promptly upon the sale or lease of the property.
- vii. **Non-Commercial Banners, Flags and Pennants:** The number of such elements per business or tenant, however, should be limited to avoid visual clutter. While the flag or banner may be relatively temporary in nature, the brackets or poles from which these elements hang tend to remain for extended periods. Attachment of

such support devices to buildings or other structures should not cause damage to architectural features or building materials.

- viii. On-site informational signs: On-site signs for such needs as identifying parking entrances and exits, handicapped parking spaces or handicapped access, drive-thru teller signs, and other similar directional signs should be considered as part of a signage system, coordinated in size, materials, design and character within a single property and with adjacent properties.
- ix. Signs on residential structures within residential zones: Signs on residential structures should be located and sized to be compatible with the character of the district and property. Signs on residential properties should generally be smaller than those in a commercial district and shall be limited to one.
- x. Off-premise signs: With the exception of public information or wayfinding signs, signs advertising businesses or products not found on the premises are not allowed.

H. Brackets and Installation

- i. Brackets should be in scale with the sign and building. As a general rule, brackets should be simple and incidental to the sign. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.
- ii. Attachments for all signage, awnings, conduit, etc. should cause no irreversible damage to historic building materials. On masonry buildings, attachments for all signage, awnings, conduit, etc. should be installed at mortar joints or into existing holes, to avoid damaging masonry. Where possible, existing sign brackets should be reused.

I. Master Signage Plans

- i. A master signage plan will be required for all major projects (rehab and new construction) as part of the site plan and/or historic preservation review process. Signage on new buildings should be related to, and read as an integral part of, the design and material palette of the building. The master sign plan should allow adaptability for changing tenants and uses over time.

J. Maintenance

- i. All signs shall be maintained in good visual and structural condition.

K. Obsolete Signs

- i. Except where an obsolete sign is determined to have historical significance, obsolete signs for establishments no longer located at the premises should be removed.

Illustrated Examples



An example of a well-coordinated signage scheme. The awnings' traditional form (shed style with loose scalloped valance) and placement over the transom windows reinforce the historic character of the storefront.

This awning solution is a successful contemporary interpretation of the traditional shed-type awning. Instead of a loose and/or scalloped valance, the valance is taut. The graphic element on the slope of the awning, while not typically encouraged, works here because of its scale, subtlety and repetition.



This awning solution is inappropriate for its historic setting. The combination of a non-traditional shape, shiny plastic material, and poorly integrated graphics is in conflict with the historic character of the property and streetscape.



Historic signs are important reminders of Portland's commercial history and may not be removed or covered without express approval.

A sophisticated signage solution, reminiscent of historic signage and well-suited to the building's corner location.



On commercial blocks with several individual storefronts, it is advisable to develop a master plan for signage that ensures a level of consistency while showcasing the individual nature of each business. Here, the same style bracket is used across the entire ground floor frontage. The signs themselves are all wood, non-lit and similarly sized.



A classic example of traditional signage and retractable awnings still in use. The consistency shown here is particularly well-suited to large buildings with multiple storefront tenants.

Obsolete signs should be removed entirely. Even with the graphics removed, these sign panels distract from and clutter a landmark building on a prominent corner.



Standard internally-illuminated box-type signs are not appropriate in historic districts. This example, not in a district, illustrates the visual impact of this type of signage on its historic neighbor.



When the Eastland Park Hotel wanted to re-establish the original grandeur of its main entrance, this traditional style marquee with signage was created to evoke the era and spirit of the hotel's 1920's construction.

Located at the rear of City Hall, Merrill Auditorium long suffered from a lack of visibility and its "back door" entrance gave no clue as to the grandeur and elegance of the space within. This marquee, added in 2006, successfully improves visibility for the auditorium and enhances the sense of arrival, just as traditional marquees were designed to do. Although clearly contemporary in design and material, this installation is seamlessly integrated with its historic setting. The brushed aluminum letters project from the face of the sign band, giving depth and visual interest to the marquee.



At night, the letters are halo-lit; a subtle band of neon completes the composition.



This discrete sign, incorporated within the historic granite retaining wall, serves its intended purpose without competing with the landmark building behind it. The typeface, gold-leaf lettering and slate sign panel also reinforce the dignity of its setting.

A well designed and executed sign that is both understated and highly effective for its purpose. Individual laser-cut metal letters stand atop a metal entrance canopy.



All too often, real estate signs remain in place long after the space they advertise is leased, becoming permanent fixtures that clutter the façade of a historic structure. For this reason, they should be placed in windows and removed as soon as a space is filled.



Directory signs, located near the main building entrance, are an appropriate solution for upper floor tenants. Upper floor signs for individual tenants are not encouraged.



A curved metal sign mounted at a corner is a form of signage that appears in historic photos of Portland. Here it has been used as a building directory for a historic structure.



Grouped bronze plaques can be an effective form of directory signage, and is often used for professional offices. Close coordination of the individual plaques, in terms of size, style and placement, is critical.



A good example of an architecturally integrated sign solution. This type of signage is strongly encouraged for institutional uses, where turnover in tenancy is not an issue.



A sculptural, contemporary bracket and sign well-suited to its modern storefront. Note the subtle spotlights that do not detract from the sign or storefront.

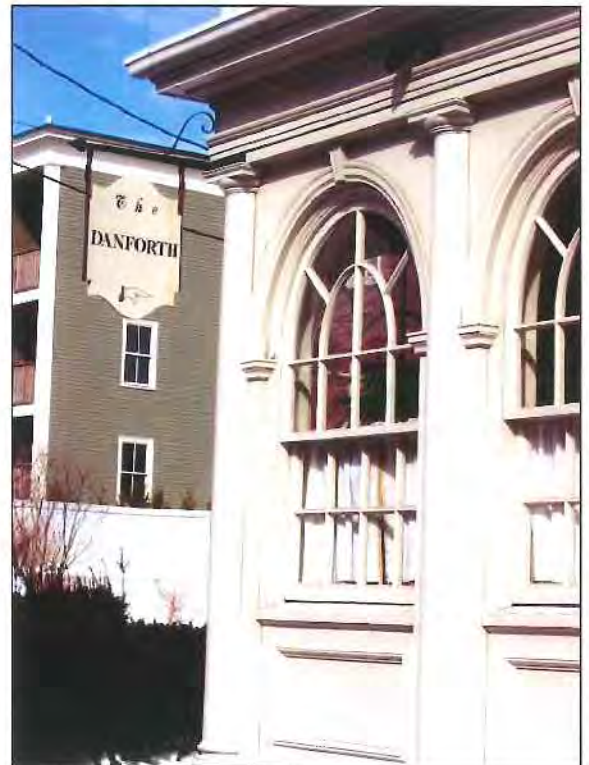


This sign, which features subtle halo backlighting, reinforces the clean, contemporary design of the building itself.



When residential buildings are converted to business use, sign solutions need to be carefully considered. In this instance, the size and placement of the sign is at odds with the residential character of the structure.

This small scale business sign, with its traditional shape and graphic style, is especially appropriate for its historic residential context.



Here, the combination of exposed conduit and multiple floodlight bulbs detracts from both the sign itself and the building. In all cases, electrical conduit, transformers, raceways and wires must be concealed within or behind the sign or be hidden so as to be unobtrusive.





Laser-cut stainless steel and white Lucite are used here to create an illuminated sign that matches the quality and style of the modern building it identifies. Note the subtle inset panel in the brick pier which frames the sign.

This sign illustrates how a departure from a standard corporate sign solution can effectively relate the signage to the unique character and materials of a particular building. Such an approach can help to avoid the “Anywhere, America” homogenization that standard corporate sign solutions create.



Subtle internal halo illumination, instead of a standard internally illuminated sign box with a glowing sign face, helps relate this sign to its historic district context.



Signage should advertise the name of the business, not brand name products sold within. By avoiding generic sign solutions, the unique nature of Portland's commercial districts is preserved.

Covering windows with numerous unrelated items not only obscures visibility into the store itself, but creates a cluttered, unprofessional image for the business. For this reason, sign standards limit coverage to no more than 50% of a window.



Promotional banners, while acceptable if used occasionally, should not be used as an ongoing form of advertising and should be removed within 30 days.



Installed without approval (and subsequently removed,) this signage overwhelmed the architectural features of this dignified building.

This photo illustrates what happens over time when signs brackets are mounted directly into architectural masonry. Not only does the appearance of the building suffer, but permanent damage is done to the masonry as well. Whenever possible, existing brackets or holes should be reused. Alternatively, brackets should be mounted into the mortar joints, not the masonry itself.



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

**PUBLIC HEARING
WILLISTON WEST CHURCH & PARISH HOUSE
32 THOMAS STREET**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: November 12, 2015
RE: November 18, 2015 **PUBLIC HEARING**

Application for : Certificate of Appropriateness for Site Alterations and Building Addition (Connector)
Address: 32 Thomas Street
Applicant: Frank Monsour, 32 Thomas Street LLC
Consultants: Mathew Winch, Architect, Garrison Consulting
Cynthia Orcutt, Landscape Architect, Orcutt Consulting

Introduction

Consultants Matthew Winch and Cynthia Orcutt, representing the owner of the Williston West Church complex at 32 Thomas Street, have requested final review and approval of their proposal for site alterations and a replacement building addition. Wednesday's public hearing follows a preliminary workshop on October 7. Site alterations include the introduction of a new driveway and parking area for 4 vehicles within the courtyard off Thomas Street that separates the church and parish hall. The new building addition is proposed to replace one that connects the church and the parish hall; the existing connector is not original and is a noncontributing element within the historic building complex. The site alterations and replacement connector structure are proposed in conjunction with plans to convert the parish house to 5 residential units, while maintaining a previously-approved office use on the first floor. There are no reuse plans for the church at this time.

Summary of October 7 Workshop

On October 7th, the Historic Preservation Board held a workshop to review preliminary plans for the proposed site alterations and building addition. (See ATTACHMENT 2 for copy of October 7 plans.) Based on Board comments, it appeared that most members were generally

comfortable with the concept of introducing parking within the courtyard area provided it could be done in such a way that was compatible with the historic character of the building complex and did not visually distract from the buildings themselves. With respect to the specific site plan presented for consideration, the Board questioned a number of aspects of the proposal, including the position of the drive and parking area, the proposal for a walkway positioned directly behind the area for parked cars, the number of paving materials shown within the small courtyard area, etc. Board members also commented that the plan appeared to be overly complicated in terms of the number of individual features. They expressed a preference for bringing all residents into the parish hall through the existing entrance portico, thus eliminating the need for separate entries, separate walkways, etc. If this was not possible, they suggested that consideration be given to introducing a "spur" off the existing walkway that would lead to the new entrance within the connector. Given the concerns, the Board encouraged exploration of modified or alternative design solutions that reduced the number of added site elements, simplified the material palette, reduced the width of the driveway and effectively mitigated the impact of parking.

With respect to the replacement building connector, the Board appeared to be supportive of the general design approach, which was clearly contemporary, simple in form, detailing and material palette and sufficiently recessive to allow the two abutting historic structures to dominate. Board members did recommend using copper for roof edge details and fascia to integrate the new all-glass structure with the material palette of the historic structures. They also encouraged the railing system in front of the connector to be as simple and recessive as possible.

Final Proposal

The enclosed final plans reflect the applicant's response to input received at the workshop session. As the enclosed project narrative explains, the design team explored a variety of alternative schemes in an effort to address the Board's concerns and comments. Sketches of some of these schemes are shown with this submission and the design team is prepared to describe the options explored at Wednesday's meeting. Ultimately, they elected to retain key aspects of their original proposal, including the location of the drive and parking area, for reasons explained in their submission. However, other features have been modified or eliminated other features and the material palette has been simplified. As the consultants have provided a detailed narrative that lists Board concerns expressed at the workshop and describes the rationale for their final design proposal, there is no need to repeat the information here—see ATTACHMENT 3.

While the option of returning for a second workshop was discussed with the design team, they elected to move on to a public hearing and final deliberations, with the understanding that the Board may elect to table the item if the plans require significant modification.

Applicable Review Standards

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

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 11-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations and replacement building addition **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments

- 1. Existing site plan
- 2. Preliminary proposed site plan and computer-generated image presented on 10/7
- 3. Written response to workshop comments, description of final proposal
- 4. Final site plan, elevations and plan for proposed building addition

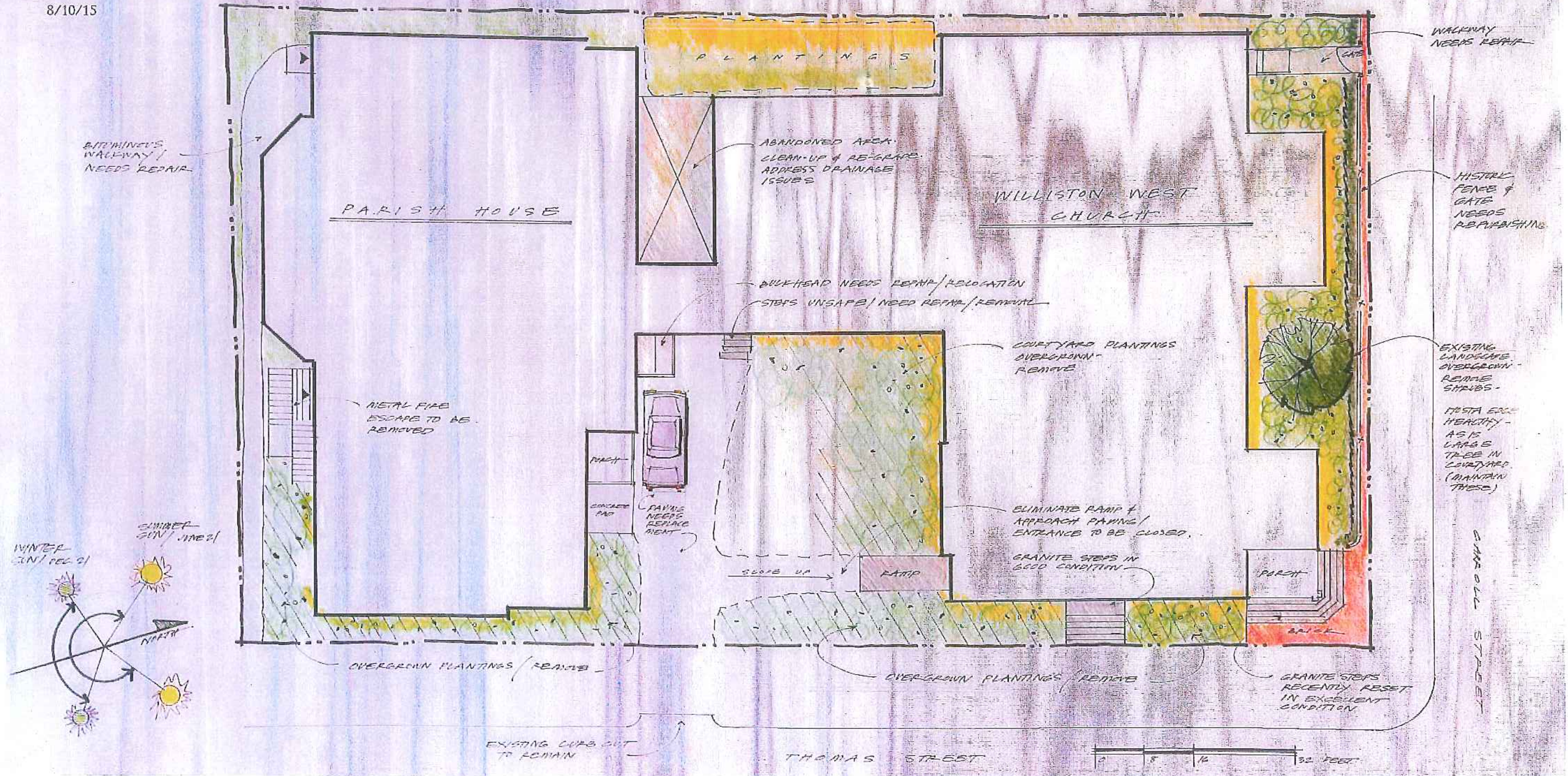
EXISTING CONDITION/SITE ANALYSIS

WILLISTON WEST CHURCH

PORTLAND, MAINE

8/10/15

CYNTHIA ORCUTT
LANDSCAPE ARCHITECT, ME #036



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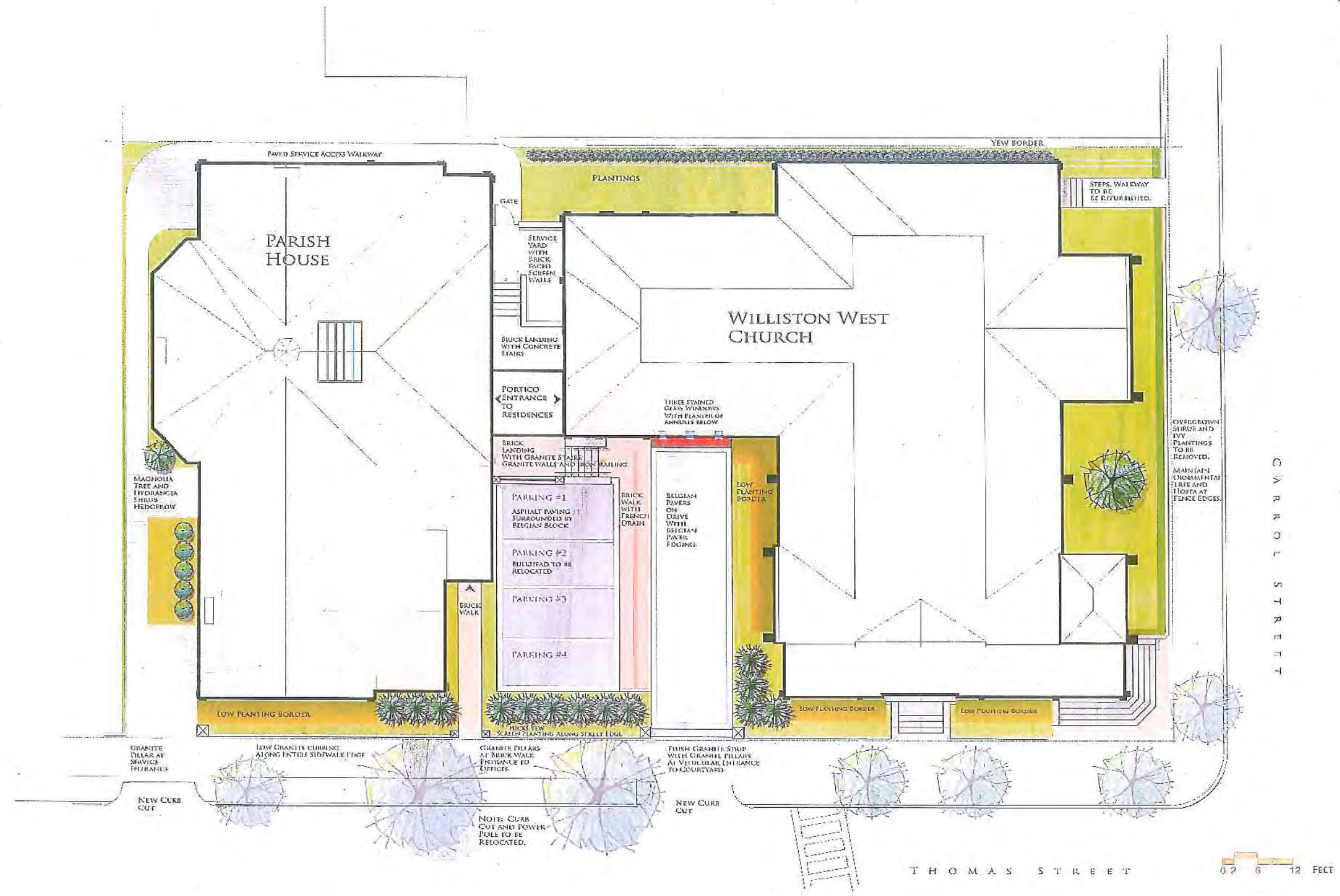
ORCUTT CONSULTING
ARCHITECTURE • PLANNING • LANDSCAPE ARCHITECTURE

PO Box 314
Kingfield, Maine 04947
Telephone 207-849-8018
e-mail: cynthi@orcuttconsulting.com

Williston West
32 Thomas Street LLC
32 Thomas Street
Portland, Maine

date: February 1, 2012
scale: 1/8" = 1'-0"
project #: 2011-019
Existing Conditions
Analysis
drawing title: L100

ATT. 2A
 PRELIMINARY
 PROPOSAL PRESENTED
 OCTOBER 7



PRELIMINARY SITE PLAN

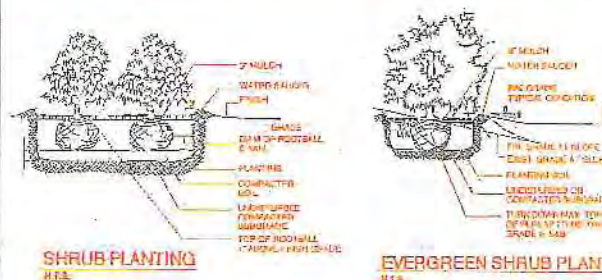
WILLISTON WEST - 32 THOMAS STREET
 PORTLAND, MAINE
 SEPTEMBER 23, 2015

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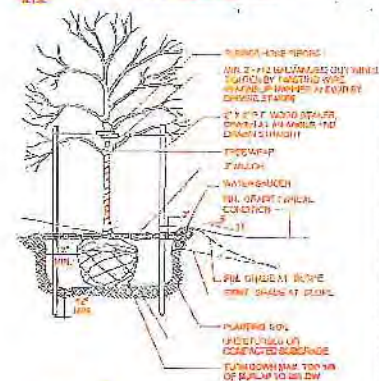
ORCUTT CONSULTING
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 Phone: 207.452.0752
 Email: orcutt@arrington.com

Qty.	Item	Size	Root Spacing	Remarks
TREES AND SHRUBS				
1	Magnolia latifolia 'Royal Star' Royal Star Magnolia	2-2 1/2" x 4' 0"	6' 0"	Specimen tree - symmetrical full branching
5	Hydrangea paniculata 'Limelight' Limelight Hardy Hydrangeas	4" 1/2" x 4' 0"	5' 0"	Or approved equivalent hybrid Hydrangeas
25	Yucca x media 'Lodini' Nolina Yucca	10-12" x 12"	6' 0"	Matched shrubs
50	Taxus x media 'Shoreline' Douglas Fir	10-12" x 12"	10' 0"	
PERENNIALS				
150	Hemerocallis spp. 'Salem d'Or' Salem de Oro Daylily	1 1/2" dia. x 12" tall	18" 0"	Plant in front row of all shrubs - two rows interspersed
75	Hemerocallis multiflora Dorset Daylily	1 1/2" dia. x 12" tall	18" 0"	Plant in back row of all borders facing Thomas St. two rows intersp.
30	Physocarpus opulifolius Cordell's Plant	10-12" x 12" tall	18" 0"	Plant in back row of courtyard border - two rows intersp.
15	Veronica spicata 'Tidals' Spiked Speedwell	10-12" x 12" tall	18" 0"	Plant between Daylily and Cordell's Plant in courtyard border
MISC				
	Shredded Pine Bark Mulch			3" depth
	Seed & Mulch			Seed areas distributed by consultation

Planting List



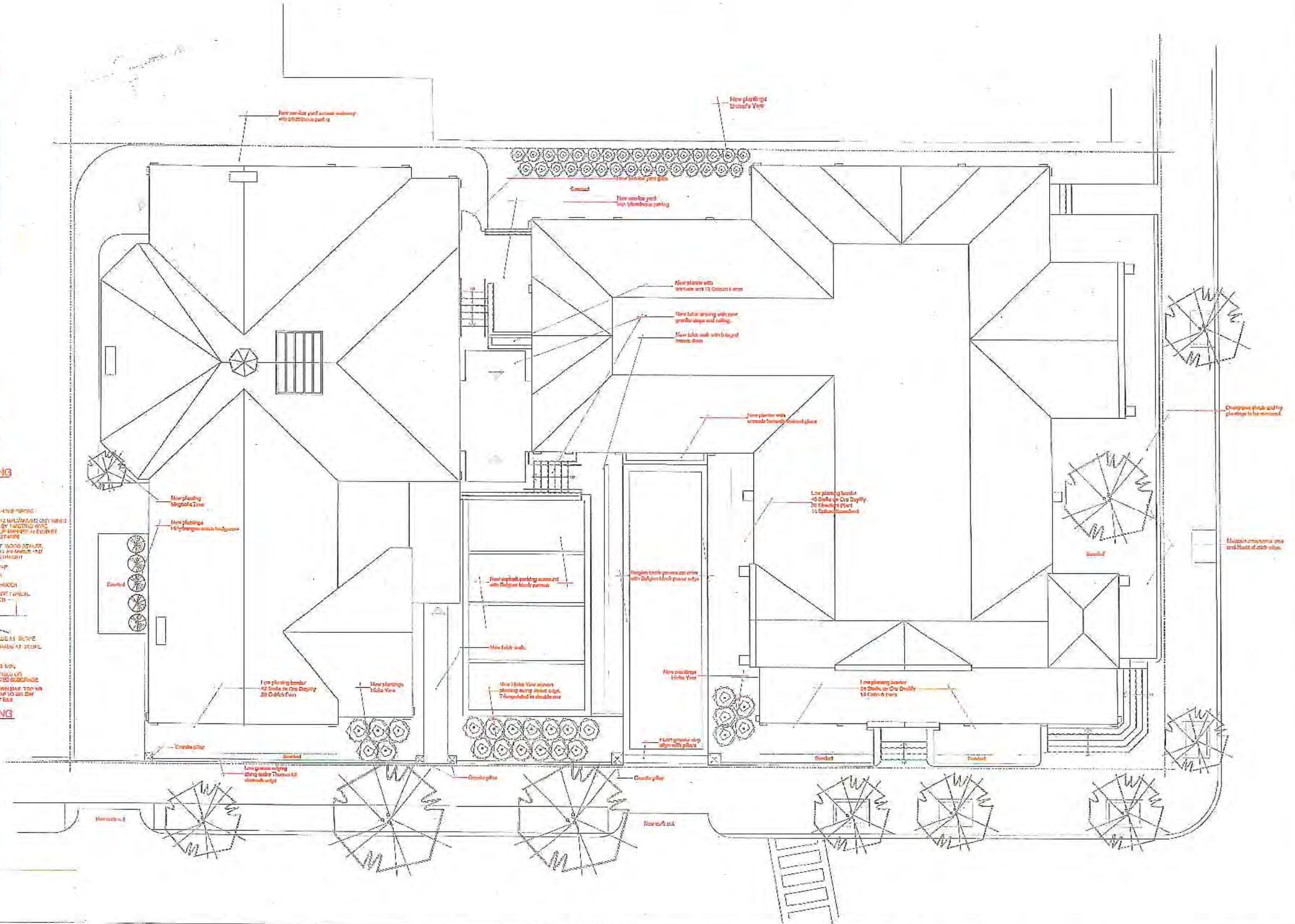
EVERGREEN SHAUB PLANTING



DECIDUOUS TREE PLANTING



Project Key



RESPONSE SUBMITTAL: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
 SITE DESIGN @32 THOMAS STREET (Williston West Church and Parish House) 11/11/2015

ISSUES RAISED DURING HISTORIC PRESERVATION COMMITTEE WORKSHOP

This submission addresses issues raised during the first workshop held with the Historic Preservation Committee (HPC) on October 21, 2015 regarding the Williston West Church and Parish House at 32 Thomas Street in Portland's Western Promenade. The plan presented that night is copied below and the issues raised that night, as understood by the Applicant, are as follows:

1. Single Entrance

The 10/21 plan illustrated one pedestrian entrance into the proposed Office area and another pedestrian entrance to the proposed Residences. Both of these uses are proposed to be in the Parish House. The HPC thought there may be some simplicity achieved by combining these entrances into a single entry, with both office and residential users entering the building using the existing portico off Thomas Street (the entrance proposed for use by the Applicant as the Office entrance.)



2. Straight stairs into the new Portico

The stairs leading to the Residential entrance on the 10/21 plan climb up, north to south, approaching the portico at a 90-degree angle to the door.

The HPC questioned if straightening the stairs to the portico might allow for a more direct walkway connection between the Residential and Office entrances, thereby requiring only one access point from Thomas Street into the site.

3. Flip vehicular entry

The HPC requested the Applicant study providing vehicular access into the site near the existing curb cut from Thomas Street. This layout would "flip" the parking scheme so cars would enter next to the Parish House and park next to the Church. One reason stated for this request was discomfort with the vehicular access drive centering on the three stained glass windows in the Church.

4. Remove walkway behind cars

The 10/21 plan had a brick walkway set between the vehicular entrance drive and the parking spaces, that connected the Pedestrian entrance to the parking area. The HPC did not feel a walkway behind cars was appropriate and suggested the Applicant develop an alternative solution.

5. Reduce width of Entrance drive

The access drive into the parking area on the 10/21 plan was 14' wide. The HPC felt this created too large an opening onto Thomas Street and requested a reduced width.

6. Too many material changes

The 10/21 plan illustrated a courtyard plan with a Belgium block entry drive, a brick access walkway and parking spaces of asphalt with Belgium block surrounds. The HPC felt this was a "busy plan" with too many changes of materials and requested a simpler design.

ANALYSIS OF HPC ISSUES

Each of the issues stated above was studied and analyzed in terms of how this issue might improve the final site plan. A final plan has been prepared - an improved plan - made possible by implementing design changes derived from reviewing issues raised by the HPC. Although not all of the issues raised required modification of the plan, all of the issues were thoroughly studied, and the results of this analysis, issue by issue, is described below:

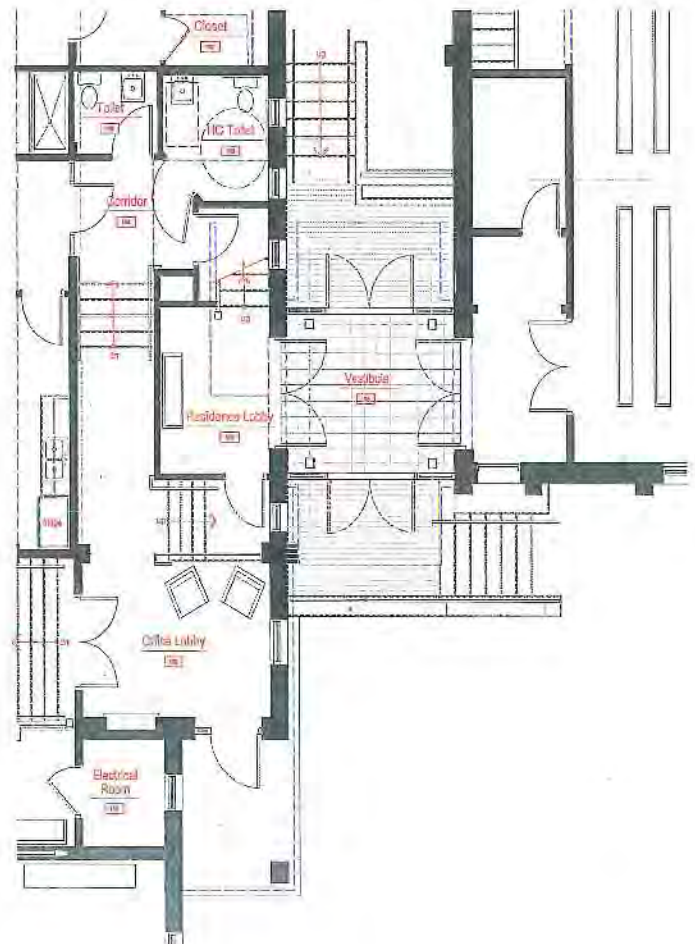
1. Single Entrance

a. Due to the particular historic architecture of the Parish House, the different elevations of the floors of the Office and Residential units and accommodations necessitated by satisfying fire regulations, creating a combined lobby to serve both Office and Residential users is difficult. The combined lobby design is not as gracious or as spacious as the two lobbies that can be created by having separate entrances for office and residential users, as shown in the plan below.

b. Combining public and private entrances, in this case, is not good design. The public nature of an Office entrance means the door is easily accessible, open during working hours to allow free passage of office workers and visitors during the day. The entrance would rarely be used in the evening. The nature of a high-end private residence, however, suggests the entrance should be more discreet, set away from easy public view and access and is secure 24/7. Combining these two distinct requirements is possible, but not desirable.

c. A reserved, off-street and on-site parking space is being offered to Residential unit owners. Ideally, this parking space should lead to a specified, reserved entrance for the owners of these reserved spaces. Access to the Office space, however, will be from off-site parking spaces, therefore access is from Thomas Street, not from within the site. The two users are accessing the site from two different places.

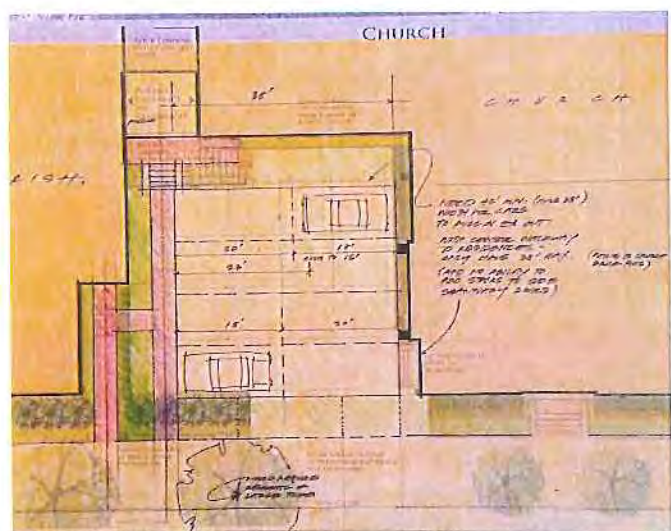
Conclusion: The Applicant feels creating two separate entrances is the appropriate solution for this development. While combining building access for the two users creates one front door, the walkways leading to this door will come from different places. The site simplicity sought by the HPC by combining the entrances may not be achieved.



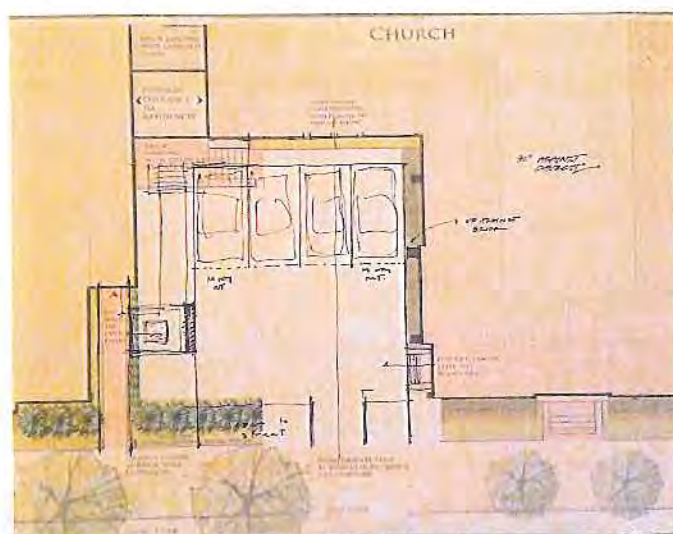
2. Straight stairs into the new Portico

The site sketches below illustrate the result of turning the stairs to allow a straight entrance from the parking area to the Residential portico. As the stairs would center on the portico opening, the remainder of site that is left for parking is too small to accommodate the turning radius required for car movement in and out of the site. There is a total of 38' from stair edge to Church building wall. A 42' width is required for 90 degree stall parking. Head-in parking would fit (36' width required for (4) nine foot car stalls) but in order to access these spaces, the entire site would be paved from Thomas Street in to the spaces. Two layouts were attempted using 45 and 60 degree stalls – both accommodating only 3 cars each and both bringing cars into to the sidewalk. Trying all four of these layouts using compact car dimensions still did not allow adequate turning room and created a solid expanse of paving from the stairs to the Church wall.

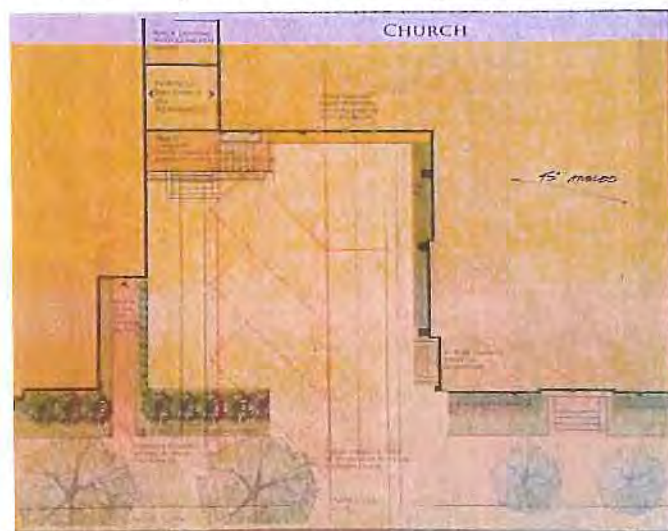
Conclusion: Moving the stairs to enter the portico straight from the parking area takes too much space out of the courtyard to design an efficient, workable or aesthetically pleasing parking layout.



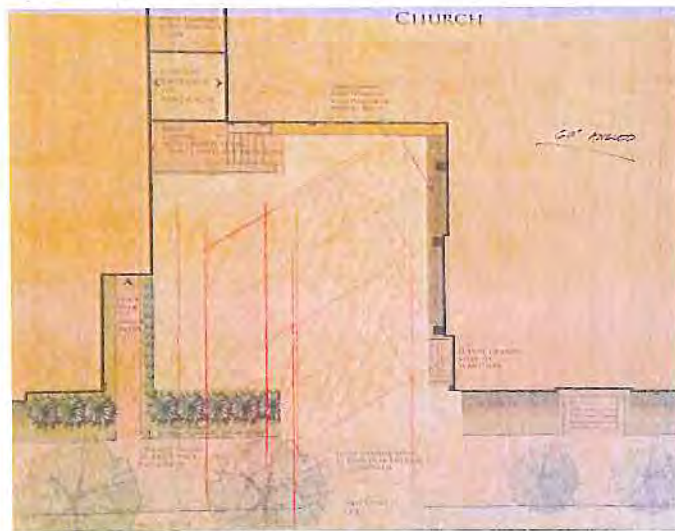
Centered walkway with 38' width remaining



Head in parking - paved to Thomas Street



45 degree parking option



60 degree parking option

3. Flip vehicular entry

a. The historic photograph of the property taken in 1931, printed right, shows a Church surrounded with low, simple grass banks. The building elevations are wide open to the view from the surrounding public streets. The Parish House, in contrast, has foundation plantings along the building edge, obscuring some of the architecture from public view. The proposed scheme has used this historic paradigm as a design cue: Church open to public view, Parish House more hidden from view. Placing the vehicular entrance to the Church side of the courtyard allows the Church elevations to remain open to public view and places the cars adjacent to the Parish House. Screening of the cars via an evergreen Hicks Yew hedge will not block the public views of the Church but will block some views of the Parish House.



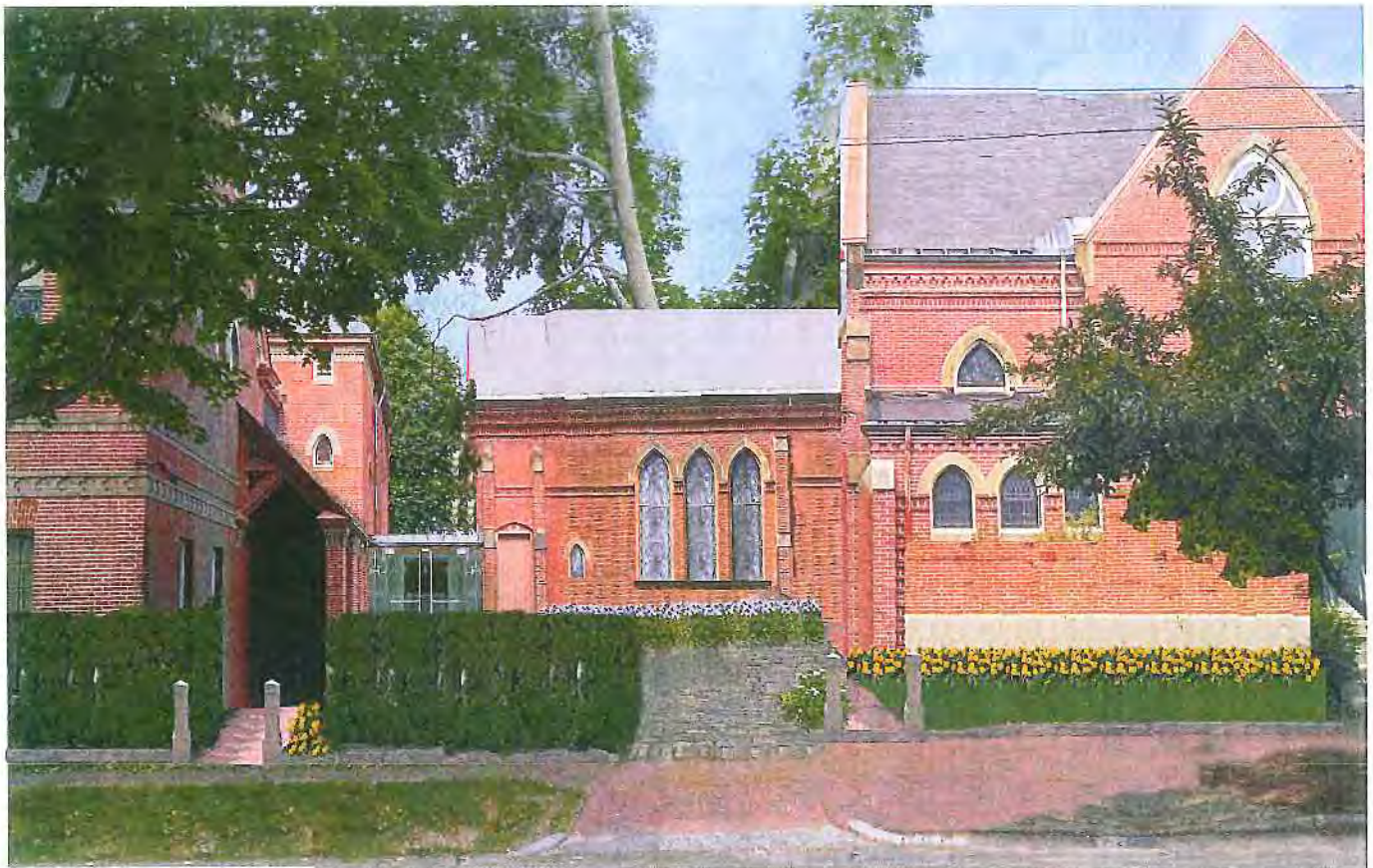
Photo Courtesy Maine Historical Society/1931

b. Leaving the entrance in its current location would open the public view into the courtyard at the least historically significant point – the small connector between the Church and Parish House. In order to clarify the historic significance of the two buildings, built over 25 years apart, this connector piece is being replaced with a clear, modern glass connector. Focusing public view on this part of the composition may seem odd – the view is illustrated in the mock-up photograph below:



c. The HPC expressed discomfort with the drive entry located on the center line of the three dominant stained glass windows on the East facade. Surrounded by such magnificent architecture, site design moves should be deliberate. Given the logic of 3a., locating the drive slightly off-center of the three windows might appear jarring or look like "a mistake". In order to mitigate any "hardness" or "abruptness" in the meeting of the drive and the Church wall, this revised plan places increased plantings at the base of these windows, between the drive and the wall. The view from Thomas Street will be formed by the ground plane of pavers, softened by plantings and framed by the adjacent building elevations - recalling the simplicity of the 1931 photograph.

Conclusion: In order to restore the historic simplicity of site design, the drive entrance will remain on the Church side of the courtyard and the cars will park in front of the Parish House side of the courtyard, as shown in the mock-up photograph below:



4. Remove walkway behind cars

The brick walkway, shown on the 10/21 plan, has been removed. A short brick walkway from the Thomas Street sidewalk has been added to the plan, located in the same place a walkway is shown in the 1931 photograph. This walk will provide pedestrian access to the southern Sanctuary door and is close to the cross walk crossing Thomas Street. This short walk extends to a brick landing at the base of the stairs. The entrances to both brick walkways off the Thomas Street sidewalk (one to the Offices and this one to the Church door) will be framed by granite bollards, a design element found throughout the Western Prom.

Conclusion: Walkway is removed.

5. Reduce width of Entrance drive

The width of the access drive has been reduced from 14' to 10'.

Conclusion: Driveway width is reduced.

6. Too many materials

The entire courtyard parking area will be Belgium Block. Pedestrians can walk any path in this area, similar to parking areas all over the City. A change in paving pattern will delineate edges and parking stripes. The stripes will not be painted – allowing for a total simple courtyard of Belgium Blocks.

Conclusion: Courtyard paving has been simplified.

PROPOSED SCHEME

The proposed scheme was developed based on the analysis above, while satisfying the needs of the Applicant. There are two entrances, one for the Office users off the Thomas Street sidewalk and one for the Residential users off the reserved parking spaces in the Courtyard. There is parking for four cars, one car for each of the residential units. All four cars are screened from public view by a planting of evergreen Hick's yews (anticipated height: 4'-5')

A service area is located to the west of the Residential portico, screened from view by two brick screen walls. Access to this service area is from Thomas Street, via a paved sidewalk along the south and west walls of the Parish House.

The 1931 historic photograph of the site provided the inspiration for the landscape and plantings; simple and low. The only plantings to remain on-site from the overgrown mass of existing plants will be the Hosta edge and Hydrangea along Carroll Street and the hedge of Yew separating the Church and the parking area to the west. Proposed plants along the Church are low borders of hardy perennials to sit at the top of a slight berm. Plants along the southern wall of the Parish House will be white flowering, small trees to soften the bulk of the brick wall. Finally, a existing hedge of yew to the west of the Church will be extended to the area between the two buildings.

RESPONSE SUBMITTAL: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
 SITE DESIGN @32 THOMAS STREET (Williston West Church and Parish House) 11/11/2015



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PRELIMINARY SITE PLAN

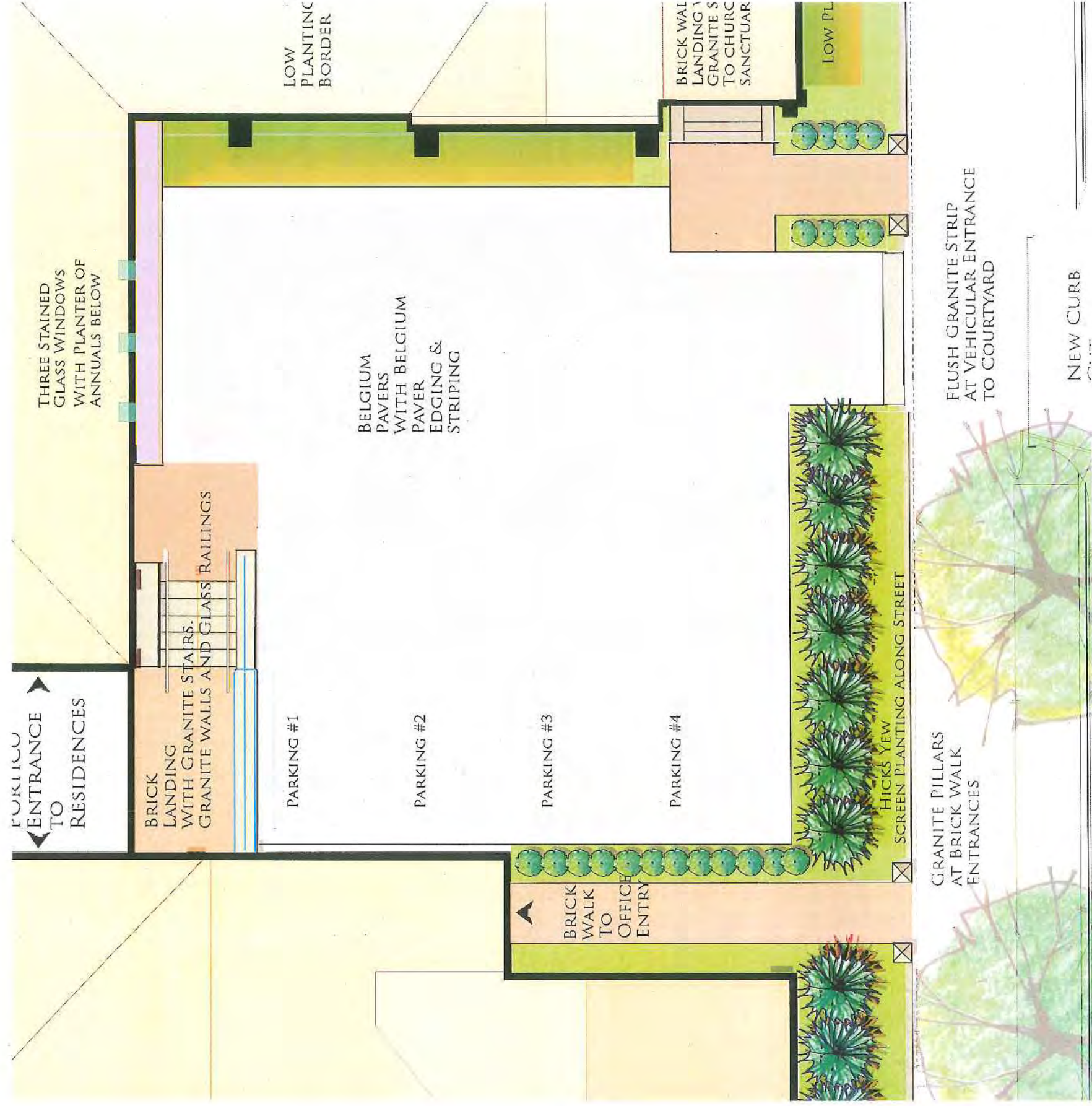
WILLISTON WEST - 32 THOMAS STREET
 PORTLAND, MAINE

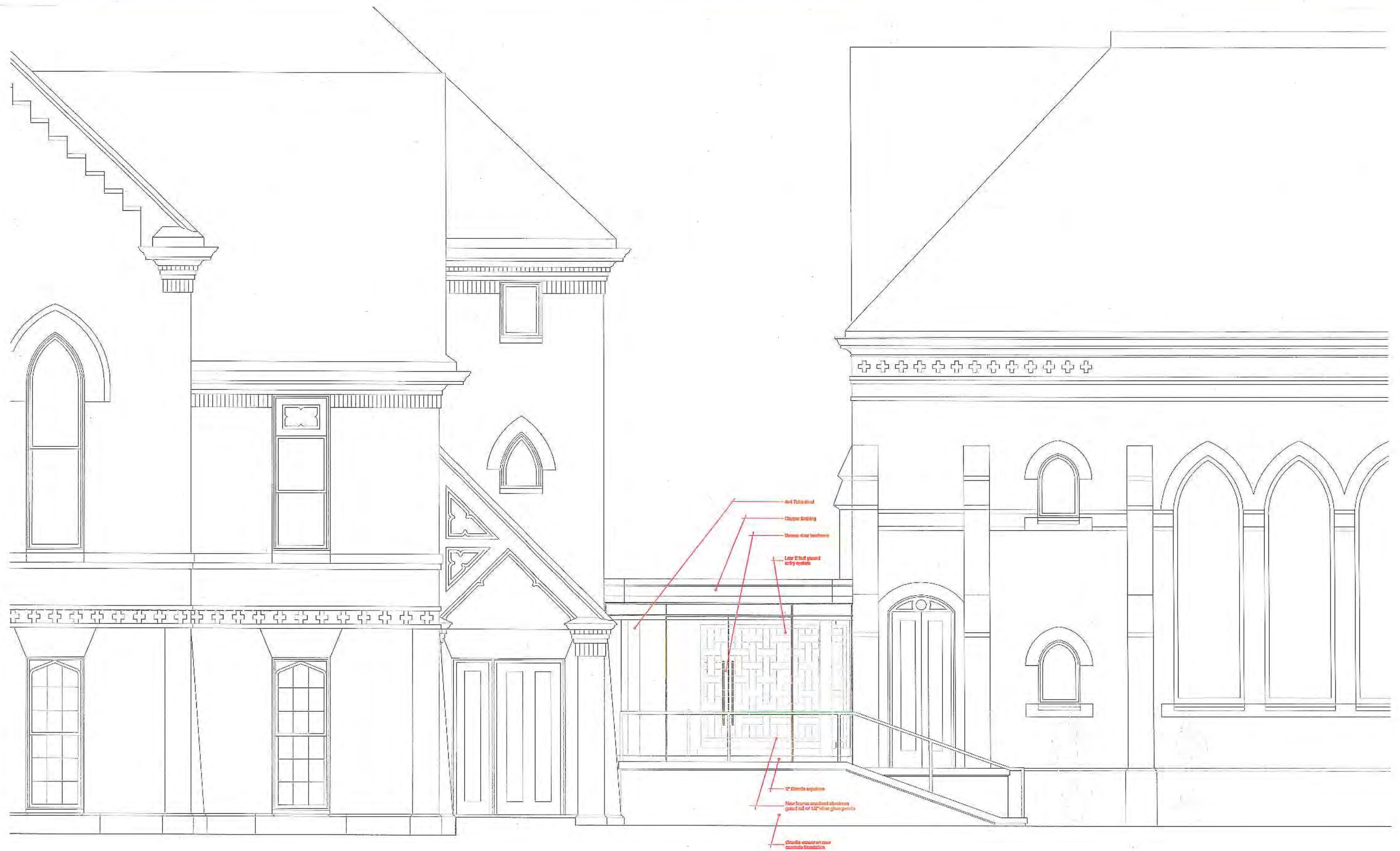
NOVEMBER 10, 2015

CARRISON

QDC

Illustrated below is a blow-up of the Courtyard:





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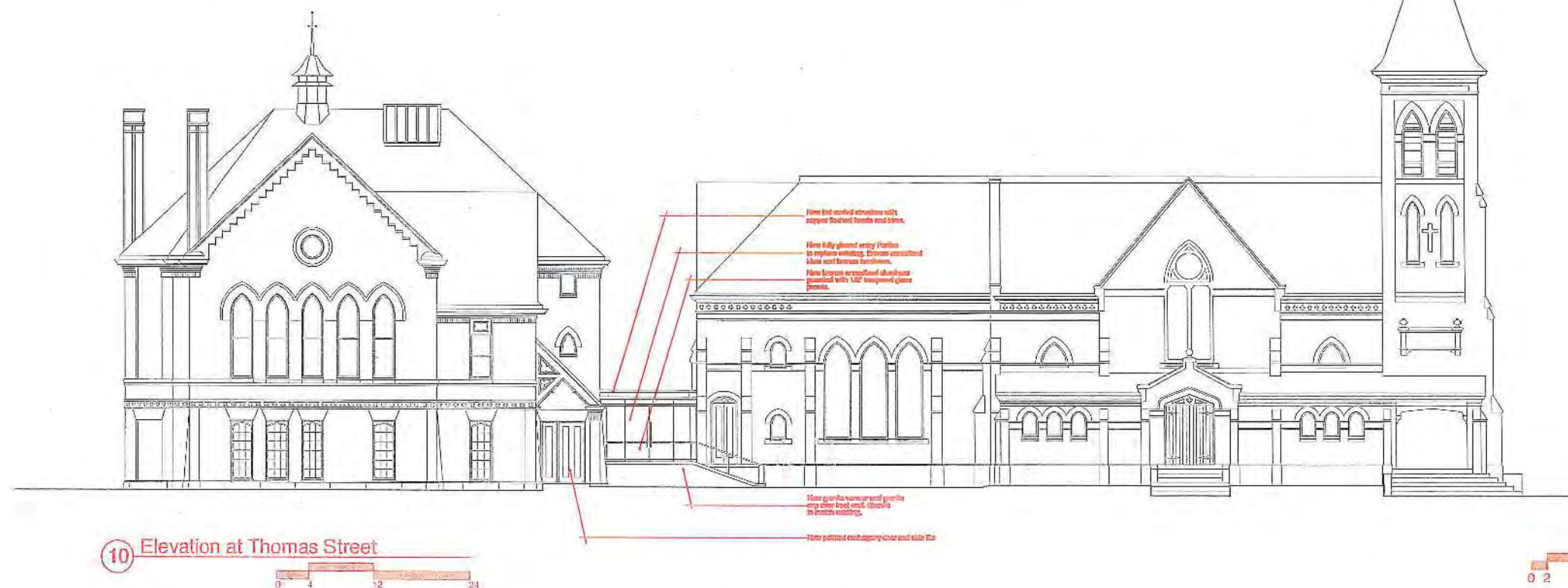
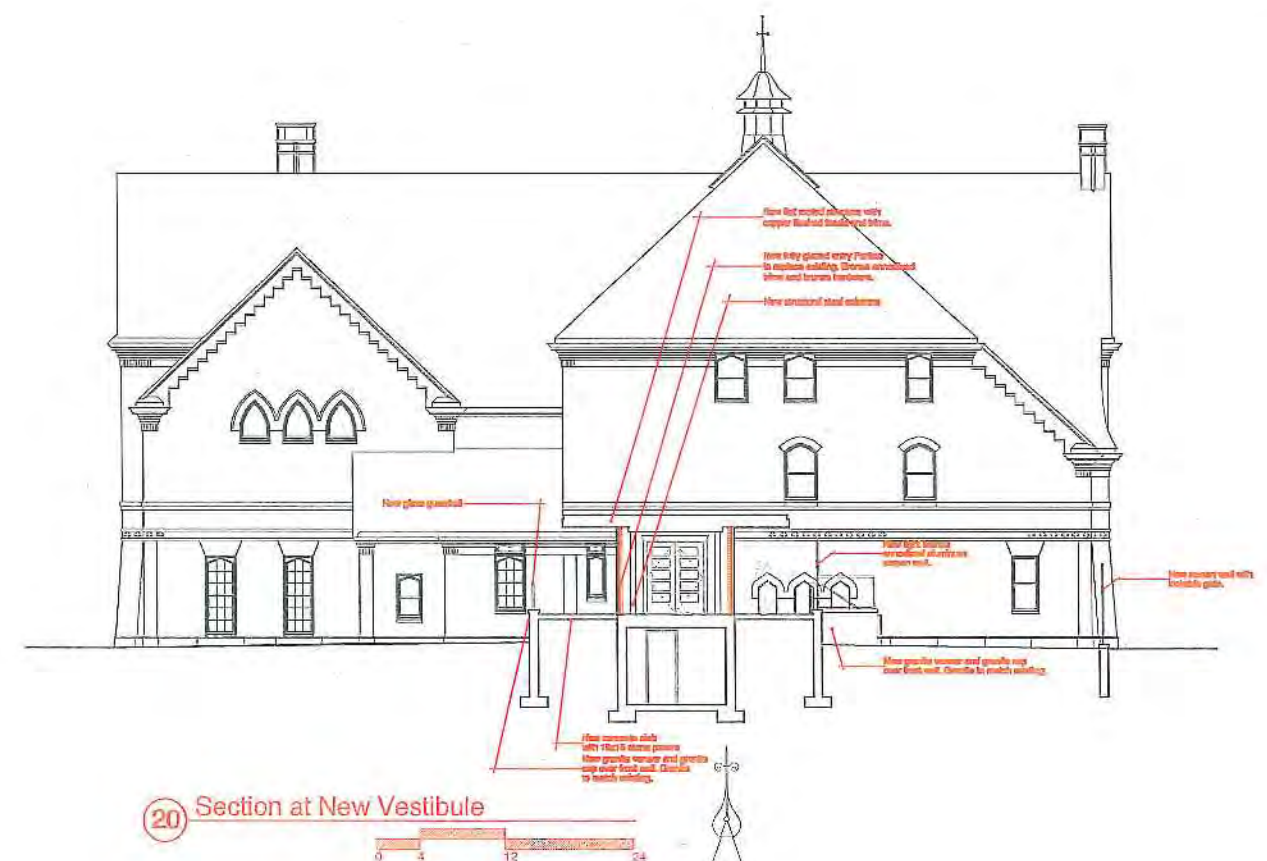
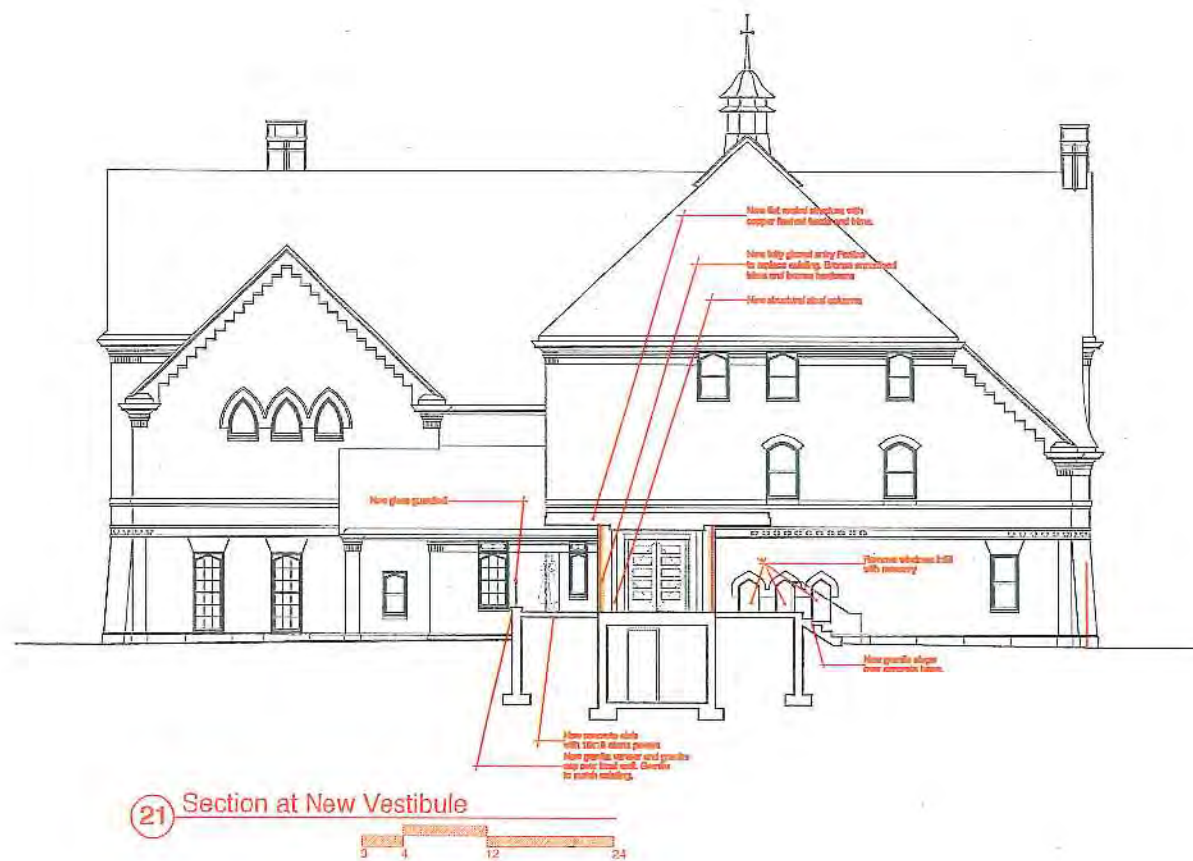
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Williston West
32 Thomas Street LLC
32 Thomas Street
Portland, Maine

date November 10, 2015
scale 1/2" = 1'-0"
sheet 3 2011-018

Enlarged
Thomas St
Elevation



0 2 6 12 Graphic Scale

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Williston West
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62 Thomas Street
Portland, ME 04103

November 10, 2016

1/8" = 1'-0"

2011-010

Thomas St
Elevation

