1. Legal Ad

   Documents: 2-24-16 LEGAL AD.PDF

2. Agenda

   Documents: 2-24-16 AGENDA.PDF

3. 425 Fore Street

   Documents: HP MEMO - 425 FORE STREET.PDF

4. 121 Center Street

   Documents: HP MEMO - 121 CENTER STREET.PDF

5. 62 India Street

   Documents: HP MEMO - 62 INDIA STREET.PDF

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

On **Wednesday, February 24, 2016** at **5:00** p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will meet in Room 209, City Hall, to review the following items. (Public comments will be taken at this meeting):

1. **ADVISORY REVIEW**

   i. Advisory Review of Proposed Exterior Alterations; 425 FORE STREET (Fore Street Garage); Cow Plaza Garage LLC., Applicant.

2. **WORKSHOP**

   i. Preliminary Review of Proposed Building Addition and Comprehensive Exterior Renovation; 121 Center Street

Break for Dinner; Meeting Resumes at 7:00

WORKSHOP, continued

   ii. Preliminary Review of Proposed New Construction; 62 INDIA (corner of India and Newbury Street); India/Newbury Residences, LLC., Applicant.

3. **CONSENT AGENDA**

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

HISTORIC PRESERVATION BOARD AGENDA
February 24, 2016, 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 FEBRUARY 3, 2016:

i. Certificate of Appropriateness for Dormer Addition; 136 COMMERCIAL STREET; Carroll Block LLC., Applicant. *The Board voted unanimously to approve the application subject to conditions.*

ii. Determination of Eligibility for Individual Landmark Designation; 351-355, 369 and 371-373 FOREST AVENUE; Request forwarded by HP staff pursuant to receipt of demolition proposal. *The Board voted unanimously that 355, 369 and 373-373 Forest Avenue are eligibile for individual landmark designation under the designation criteria of Article IX of the Land Use Code.*

4. ADVISORY REVIEW

i. Advisory Review of Proposed Exterior Alterations; 425 FORE STREET (Fore Street Garage); Cow Plaza Garage LLC., Applicant.

5. WORKSHOP

ii. Preliminary Review of Proposed Building Addition and Comprehensive Exterior Renovation; 121 Center Street

Break for Dinner; Meeting Resumes at 7:00

WORKSHOP, continued

iii. Preliminary Review of Proposed New Construction; 62 INDIA (corner of India and Newbury Street); India/Newbury Residences, LLC., 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 – ADVISORY REVIEW and COMMENT
425 FORE STREET PARKING GARAGE

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: February 18, 2016

RE: February 24, 2016 **Workshop – Advisory Review and Comment on Proposed Parking Garage Alterations**

Address: 425 Fore Street

Applicant: Cow Plaza Garage LLC

Architect: Tim Hart, Canal 5 Studio

Contractor: Knowles Industrial Services

Introduction

Cow Plaza Garage, LLC, the owners of the parking garage at 425 Fore Street, and their architect, Tim Hart of Canal 5 Studio are presenting plans for alterations to the skin of the garage, at the parking level above the storefronts. No changes are proposed for the street level of the property. Because the garage is located directly across Fore Street from the Waterfront Historic District and its notable row of brick buildings, staff decided the façade changes warranted an advisory review by the Board, under the so-called "100 foot rule" of the site plan ordinance. Further Planning Department scrutiny such as site plan review will not be required, so in this instance the Board's comments are chiefly to advise the applicants on how best to make the design compatible with the context adjacent to the property –particularly across Fore Street in the historic district.

The low, but highly visible parking garage in question dates from the early 1980's, and over the years several additions and alterations have occurred at the garage and next door:

- The front of the stair tower has been enclosed with a curtain wall of glass and metal.
- A small enclosure was built on the southeast corner of the property for a Bangor Savings Bank ATM, with a much smaller setback from the curb than at the garage.

- Solar panels were added to the Fore Street edge of the roof top parking level, forming a continuous angled array along the entire face.
- A six-story, contemporary style hotel, the Hyatt, was recently built just west of the garage.
- HP staff recently reviewed site alterations to the sidewalk plaza in front of the storefronts on Fore Street.

The applicants' narrative, photos, and renderings depict the existing condition of the two bands of brick facing the parking decks and the necessity of removing them. The proposed alterations give the owners an opportunity to continue the pattern of façade upgrades in a manner they hope will integrate the various elements of the façade while responding sympathetically to a varied context.

Subject Property and Context

The Fore Street Garage is a wide, low building with strong horizontal bands of brick that are unbroken. Vertical frame elements are visible in the opening between the bands, and their pattern is repeated in the rhythm of the frame supporting the dark, angled solar panels that cap the garage face. The brick contrasts with the greyish-buff colored masonry of the ground level storefronts, which due to the setback of the building have a very wide, plaza-like sidewalk in front of them. When the garage was built, the brick was no doubt considered an appropriate response to the material's predominance throughout the Old Port, including the other side of Fore Street. Fox Court, the alley east of the garage, separates it from the rear of the brick block at the bottom of Exchange Street, which also features some granite in its Fore Street storefronts.

Recent changes at the garage, such as the metal and glass curtain wall fronting the southeast stair tower and the array of solar panels at the roof level, have moved the aesthetic in a more contemporary direction. West of the garage, the grey, contemporary block of the Hyatt Hotel at the corner of Union Street has further altered the context in which this proposal must be considered.

Proposed Alterations, and Questions for Review

Despite eliminating the brick from the façade of the garage – an element of commonality between the subject property and the Old Port - staff suggests the proposed alterations offer an opportunity to integrate and unify elements of the garage with each other and with the contemporary hotel next door. In keeping with the advisory charge in the site plan review ordinance (and bearing in mind that this advisory review is not binding,) the Board's focus should be on the compatibility of the garage with the character of the adjacent historic district. But given the existing character of the buildings on the north side of Fore Street, staff suggests the Board examine whether the proposed façade changes do harm to the relationship that now exists.

The applicants' project packet raises a number of questions concerning the details of the proposed alterations:

- What is the "architectural edge" listed in part 2) of the Summary? It appears to include a shallow projecting canopy over the vehicular entrance, and perhaps a slight overhanging band over the storefronts as well.
- Will the edge of the second-level parking include a vehicle guard that is high enough to block the headlights of cars parked facing Fore Street?
- Currently the lower of the two brick bands is in a plane closer to the street than the upper band. Staff is unclear how the two levels will be aligned to be spanned by the new screen.
- How rigid is the proposed screening? The rendering states the mesh panels are stretched, using "tension mounting springs." Will panels move at all in high winds?
- Staff is unclear as to the transparency of the mesh. How large are the openings in the mesh?
- Will the mesh be reflective or dull? The south-facing exposure and use of stainless steel raises the question of the shininess of the material. Are other finish options available?
- What are the anticipated maintenance needs? Will mesh accumulate trash and leaves or dust that might be hard to clean?

Applicable Review Standards

Though the Board is not being asked to advise the Planning Board in this case, and the proposed alterations are façade improvements and not new construction, staff is including language from the site plan ordinance authorizing an advisory review:

14-526.5.b.
Development adjacent to designated landmarks, historic districts or historic landscape districts: when any part of a proposed development is within one hundred (100) feet of any designated landmark, historic district, except the India Street historic district, or historic landscape district, such development shall be generally compatible with the major character-defining elements of the landmark or portion of the district in the immediate vicinity of the proposed development. Character-defining elements of landmarks and historic districts are identified in the historic resources inventory and respective historic district designation reports For the purposes of this provision, "compatible" design shall be defined as design which respects the established building patterns and visual characteristics that exist in a given setting and, at the same time, is a distinct product of its own time.

The following brief excerpts from the Design Standards for the B3 zone may also be instructive:

The design of new buildings and substantial façade rehabilitations should strive to respect the character of building and façade proportions of surrounding development. Departure from prevailing patterns should be carefully considered to assure that the order and cohesiveness of a given street environment is not disrupted. The careful integration of the building into its surroundings, whether very similar or where creatively related but dissimilar, help to form "layers of commonality" which provide distinctiveness to different areas of the Downtown.

The design of parking garage facades should attempt to create a positive aesthetic solution that supports the interest of pedestrians nearby. While it may not be necessary to go to the extreme of masquerading the garage façade as some other type of use, the façade should fit comfortably with the other guidelines described throughout this document. Thoughtful detailing and screening of direct line of sight to vehicles and lighting contained within the garage is important....

Attachments

1. Applicants' submission, including background and summary, photos of existing conditions, product information, and renderings.

Att. 1

Date: _____

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:

425 Fore Street

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.

Summary:
This project will:

1.) Remove the deteriorated brick veneer from the Fore Street facade of the Fore Street garage and replace it with a stainless steel mesh "fabric" screen.

2.) Create an architectural edge to the remaining parking deck, integrating it with the building facades below.

Background:
The 1980's era brick facades of the Fore Street garage have been an ongoing source of serious maintenance concerns for many years. Due to the brick's natural proclivity to retain moisture and salts, and then (rather inconveniently) release them to the adjacent steel structure, the brick is continuously "attacking" the steel with moisture and efflorescents (images 1 and 2). The owner has been systematically addressing this situation in recent years through removal of the brick veneer, cleaning and/or replacing the steel structure as required, and not replacing the major source of the problem, i.e. the brick. Two of the four sides of the garage have been thus treated (image-03). This project addresses the third, and arguably the most important side, the Fore Street elevation (image-04). As was the case on the other sides of the garage, the ongoing moisture and salts retention has caused the brick to deteriorate and appear shoddy (image-05). Recognizing the importance of this facade, the owner is proposing to install a stainless steel scrim (image-06) as an architectural finish material that will respond to the rhythm of the building's structure, serve to screen (not completely, but as a translucent metal "fabric") the parking activities behind it (image-07), and add a vibrant new element to the Fore Street facade. The material possesses a neutrality (in both it's translucence and color) that enable it to fit in within both the historic context of Fore Street as well as the contemporary context of the Hyatt Place Hotel next door (see images 8 and 9 for reference).

CONTACT INFORMATION:

APPLICANT

Name: Todd Dominski
Address: 100 Commercial Street (Suite 306)
Zip Code: 04101
Work: 775-2252
Cell: 650-0606
Fax: 773-7422
Email: tdominski@eastbrowncow.com

PROPERTY OWNER

Name: Cow Plaza Garage LLC
Address: 100 Commercial Street (Suite 306)
Zip Code: 04101
Work: 775-2252
Cell: 650-0606
Fax: 773-7422
Email: tdominski@eastbrowncow.com

BILLING ADDRESS

Name: Cow Plaza Garage LLC
Address: 100 Commercial Street (Suite 306)
Work: 775-2252
Cell: 650-0606
Fax: 773-7422
Email: tdominski@eastbrowncow.com

ARCHITECT

Name:	Canal 5 Studio, Tim Hart
Address:	One Canal Plaza, #888
	Portland, ME 04102
Zip:	04101
Work #:	207-553-2115 Ext.101
Cell #:	207-415-7695
Fax #:	
Home:	
E-mail:	thart@canal5studio.com

CONTRACTOR

Name: Knowles Industrial
Address: 395 New Portland Rd.
Zip Code: 04038
Work: 854-1900
Fax: 854-4996
Email: alawson@knowlesindustrial.com

Applicant's Signature

Owner's Signature (if different)

Activities Requiring Approval in Historic Districts

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

Alterations and Repair

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

Additions and New Construction

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

Signage and Exterior Utilities

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

Site Alterations

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

Moving and Demolition

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

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

ATTACHMENTS

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

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

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

_____ Details or wall sections, where applicable.

_____ Floor plans, where applicable.

_____ Site plan showing relative location of adjoining structures.

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

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

__x__ Other(explain) Photographs and renderings

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726, dga@portlandmaine.gov or Rob Wiener (756-8023), rwiener@portlandmaine.gov)

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

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

APPENDIX - IMAGES

Images-1 and 2
These photographs illustrate damage caused to steel structure in contact with brick. The moisture and salts attack the steel causing it to quickly rust and ultimately to fail, as the bottom photo shows a weld failure.

Image-03
West (Hyatt Place) facade showing garage after brick is removed, steel refurbished and galvanized automobile guard added.

Image-04
South (Fore Street) Facade with Hyatt Place Hotel beyond, as currently exists.

Image-05
Fore Street facade showing the deterioration of brick and stalactites formed from years of moisture and salts seeping from masonry.

GKD METALFABRICS

Products ▾ Applications Project Portfolio Blog Company and Contacts ▾ Support ▾

Omega 1550

Material: AISI Type 316 SS
Type: Flexible, one direction
Open Area: 65%
Weight: 0.66 lbs/sqft
Max. width: 26'
Max. length: Contact GKD
Available also with ss cables and bronze rods

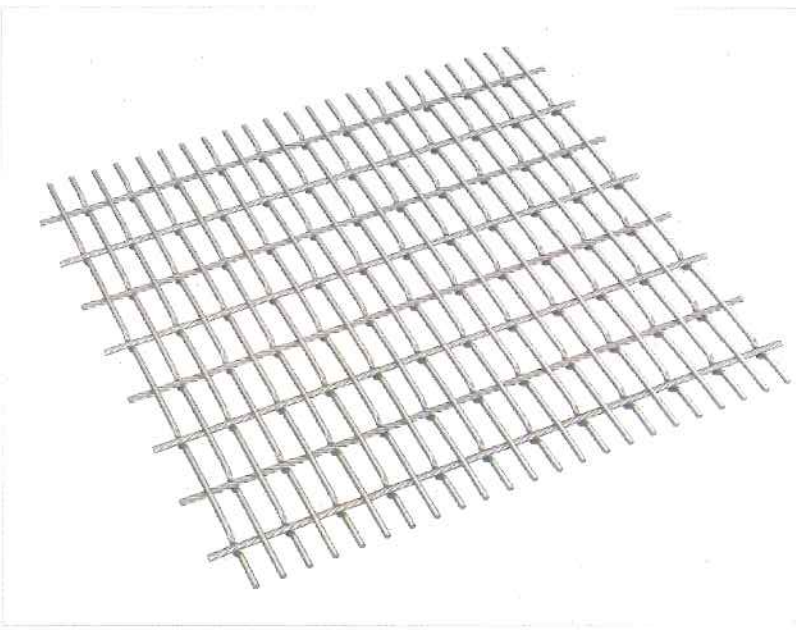
Applications	System Components
Facades	Extended loop with eyebolts and round bars top and bottom
Partitions	Flat & angle
	Flats with clevis
	Frame
	Outrigger Tension System
	Reinforced Internal Flat Bar
	StealthLok
	Woven-in bar with spring
	Woven-in bar with eyebolt

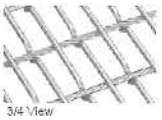
Projects	Downloads
CCLRT - West Bank Station	Metal Fabrics PDF
	Order Free Sample

Technical Consultation

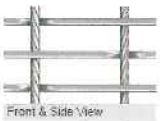
800-453-8616

List by Name | Omega 1550 ◄ Previous Next ►





3/4 View



Front & Side View

Image-06
Proposed product for stainless steel mesh screen material.

Image-07
Demonstrates the material's translucent properties that screen but do not conceal the parking garage.

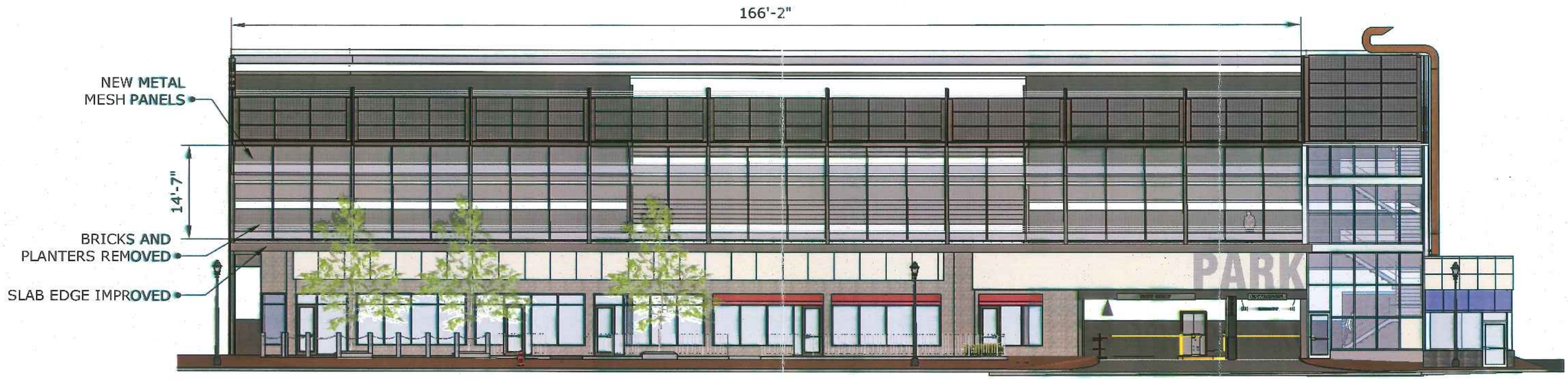
Images-08 and 09
Federal Reserve Bank in St. Louis, MO.
Demonstrates the material's relative neutrality and cpmpatibility within a historic brick context.

FORE STREET RENDERING

Image-10
Rendering of proposed garage renovations as viewed from top of Dana Street looking to Southwest toward Hyatt Place Hotel.

CANAL 5 STUDIO

FORE STREET GARGE
PROPOSED RENOVATIONS



METAL MESH PANELS ARE STRETCHED FROM TOP AND BOTTOM
USING TENSION MOUNTING SPRINGS.

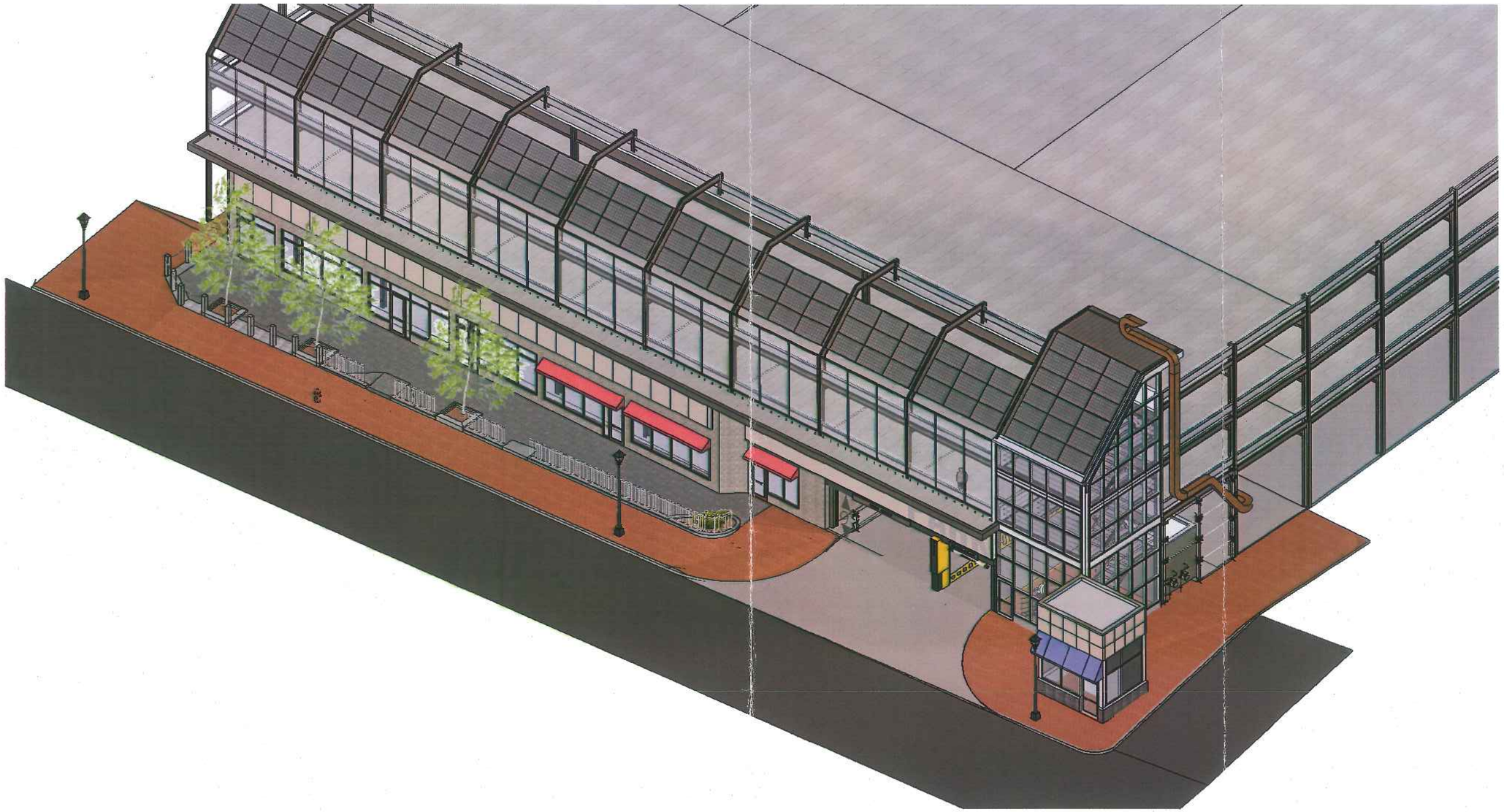
GKD METAL FABRICS
http://www.gkdmetalfabrics.com/

STYLE: OMEGA 1550 OR LAGO
http://www.gkdmetalfabrics.com/metalfabrics/omega_1550_pc.html
http://www.gkdmetalfabrics.com/metalfabrics/lago.html

FORE STREET ELEVATION

CANAL 5 STUDIO

FORE STREET GARGE
PROPOSED RENOVATIONS



AXONOMETRIC VIEW

CANAL 5 STUDIO

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
121 CENTER STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: February 18, 2016

RE: February 24, 2016 **Workshop** – Preliminary Review of *Revised* Proposal for Comprehensive Exterior Renovation and Building Addition

Address: 121 Center Street

Applicant: Valerie Levy

Architect: Jocelyn Boothe, WBRC Architects

Introduction

Following two preliminary workshops on a proposal for the renovation and expansion of the Asylum building at 121 Center Street, project architect Jocelyn Boothe is returning to the Board with a new design which departs significantly from what was previously presented. The new proposal was developed in response to the applicant's decision to increase seating space within the interior and other programmatic changes.

Although the re-design retains elements of the previous design proposal, the massing and overall design concept is fundamentally different. As such, the Board should review it as a new proposal. As with the previous proposal, the Board should evaluate the new proposal's general compatibility with its surrounding context according to the compatibility factors identified in the *Historic Resource's Design Manual's* chapter on new construction—i.e. scale and form, composition of principal facades, rhythm of solids to voids, etc.. As well, the Board should to determine whether the new proposal's overall design concept is visually coherent and cohesive.

As Ms. Boothe notes in her project narrative, the re-design is still fairly conceptual at this point. Ms. Boothe and the applicant are looking for preliminary feedback from the Board before proceeding with design development.

For the record, the Historic Preservation Board was generally supportive of the design proposal presented at the January 6th workshop which incorporated a number of design revisions in

response to Board comments at the first workshop. Apart from some minor suggested changes to specific design details and signage, it appeared that the Board was prepared to schedule a public hearing and sign off on the project.

New Design Proposal

Please see Ms. Boothe's description of the new design included with this submission. On page 3, the new design is also shown compared to the design reviewed in January. Note that the new proposal shows the massing of the building shifted; the 3-story addition shifted away from the garage and toward the Center/Free Street corner of the building. The addition, which now reads as a distinct, monolithic volume or box, is also considerably larger—wider, taller and deeper--than previous iterations. On Center Street, the ground floor brick wall continues to the corner, with the facade of the addition, clad in metal panels, set back behind this wall plane. The brick is continued on the Free Street façade, along a portion of the base and extending to the roof at the eastern edge of the building. This "wrapping" effect of the brick further accentuates and sets off the single box-like massing of the theatre addition.

Just as the massing of the upper-story volume is undifferentiated, so too is the fenestration. The new design features a 2+ story single wall of glass subdivided by mullions. In some of the illustrations, a perforated metal screen with a large graphic covers this glass wall. Given the fact that the building is shown with and without this screen, it appears that this feature is still under discussion.

Note that the VIP entrance is now located at Free/Center Street corner. The egress doors, now downplayed, are shifted to the east end of the Free Street façade.

The re-design still incorporates several elements of the previous design: the staccato-like pattern of the ground floor windows; the asymmetrical, perforated canopies over the two Center Street entrances; and the metal panels surrounding the major entries.

In the new design, signage becomes a major design element of the upper façade on Center Street. A logo or graphic, shown 2-stories tall, with individual letters dominate this wall plane. On the center Street elevation, individual projecting letters similar to those of the current Asylum sign are shown in a vertical alignment.

Staff Comments

As noted in previous staff memos, the Free/Center Street context of this noncontributing structure is decidedly mixed, making the issue of compatibility with the surrounding context perhaps a less critical consideration than might be the case in a more homogeneous setting. In fact, the Congress Street Historic District is distinct from other Portland historic districts in its architectural eclecticism. That said, in considering the question of compatibility, it is appropriate for the Board to take note of some of the general building characteristics shared by many of the commercial structures in the project's larger context. For example, most of the buildings within the downtown feature the traditional building composition of identifiable base, middle and top. Also, the upper floors of most buildings are clearly divided into stories, with upper story fenestration, usually consisting of punched openings, telegraphing the story

levels. Although the subject building's immediate context is decidedly mixed and the Civic Center is a significant element of that context, the early 20th century commercial block immediately across the street as well as the historic structures lining upper and lower Free Street feature these common characteristics. Even the façade of the multi-deck garage building located next to the subject property is divided into a series of horizontal "stories".

The applicant's previous design proposal featured a contemporary interpretation of this classic building composition (base, middle, top), particularly on its Free Street elevation. The latest design for 121 Center Street, however, makes no reference to this traditional building composition. The single large-scale volume of the auditorium dominates the overall composition of the building. Upper floor fenestration on the Free Street façade reads as a single wall of glass. If a perforated screen is applied in front of the glass, it too would read as a single monumental screen. The building's brick base on Center Street reads as a continuous brick plane that slides in front of the box above. And the oversized logo or graphic which is part of the sign on Center Street's upper façade becomes a major design element. Given the distinctive nature of the design proposal with its obvious departure from some of the major building characteristics found throughout the downtown, the Board will need to determine whether this is an acceptable/appropriate design solution in this location.

The second key question for consideration is whether the building itself is architecturally cohesive. Do the various design elements relate successfully to each other? Note that a number of the architectural details of the previous design have been repeated in this new design scheme. Given the new direction, do these details still relate sufficiently to the overall design expression?

Applicable Review Standards

Sec. 14-651.5 Standards for review of alterations to or redesign of noncontributing structures.

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

(b) In considering an application for a certificate of appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction shall apply.

Sec. 14-652.5 Standards for review of construction

The following is excerpted from the Historic Resources Design Manual's chapter on new construction:

The challenge is to design a building which is both distinct from and compatible with the buildings that surround it. The purpose of the following standards is to provide guidance in

identifying the visual qualities of a given site's context, and to assess whether or not a proposed design is likely to compliment that context.

The central idea behind good design in an historic context is a simple one. The scale, mass, orientation and articulation of an infill building should be compatible with that of the buildings that surround it. Compatibility refers to the recognition of patterns and characteristics which exist in a given setting, and responsiveness in a new design which respects these established patterns and characteristics. Although similarity of design is one way of achieving compatibility in an historic context, a creative and distinctly contemporary design response is both permitted and encouraged with the parameters of the new building's context.

There are a number of building characteristics which can be used to gauge visual compatibility of new construction in an existing context. A new building need not follow the pattern set by its neighbors in each and every category. But it should relate to a number of the easily discernable traits. These characteristics are:

Scale and Form

Height
Width
Proportion of principal facades
Roof shapes
Scale of the structure

Composition of Principal Facades

Proportion of openings
Rhythm of solids to voids in facades
Rhythm of entrance porch and other projections
Relationship of materials, texture and color
Signs, canopies and awnings

Relationship to the street

Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

Attachments:

1. February 16, 2016 submission

FREE STREET LIVE

ASYLUM

CERTIFICATE OF APPROPRIATENESS
APPLICATION BOOK
REVISION 2
FEBRUARY 16TH, 2016

WBRC
ARCHITECTS • ENGINEERS

Following two very productive Historic Board workshop sessions (December 9th & January 6th), there was a programmatic change to the 121 Center Street project, which has necessitated an increased building volume, and a redesign to certain areas of the exterior. This program change is a result of a third floor balcony space being added to the project, resulting in the taller building volume extending to Center Street. This re-design is still in its initial stages, but understanding that more than one Historic Board workshop session may be necessary, the design team has opted to submit the design for review in a preliminary state. We believe that the increased building height at the corner of Center Streèt and Free Street will have a positive effect on the building aesthetic as well as to help unite this portion of the Pedestrian Activities District. The Architect and Owners have endeavored balance feedback previously received from the board with the new volume and aesthetic to create a cohesive design approach.

The new design approach is based on grounding the building in strong existing brick site elements, especially the existing brick wall along Center Street, and contrasting the historic masonry nature with a more modern aperture highlighting the event space. While a portion of this brick wall will need to be removed during construction, the intent is to replace this wall in its original location. The punched openings along this Center Street wall, as well as the canopy features and new light colored masonry at the entries as discussed in previous Historic Board meetings will all remain as previously designed. This strong masonry base will wrap around the corner to Free Street and culminate in a vertical brick element acting as an end cap to the design and a tie to the surrounding buildings. The same light colored masonry used at the main entry, will also be used at the VIP entry off of Free Street, as will the smaller punched windows, tying together to two facades.

Sitting on top of this masonry base, we have proposed a simple, more modern, extruded frame design, which will act as a 'lens' to the event venue and a connection between the pedestrian district and the performance space. This frame will be clad in a dark metal panel, of variable width, depth and height to portray the same sense of rhythm and movement seen in the rest of the design. A new building sign/logo will be located on the metal panel along Center Street, as well as the brick 'tower' along Free Street. The ends of the form will be comprised of a curtain wall system (with acoustical glazing). One of the design options which is being explored, is a custom perforated metal panel system to attach to the curtainwall. This perforated panel will work to control light and views as well as to act as a design feature on the building.

PROJECT UPDATE

Free Street Live - Event Space Renovation

February 16th, 2016

CURRENT EXTERIOR DESIGN

DESIGN PRESENTED AT JANUARY 6TH WORKSHOP

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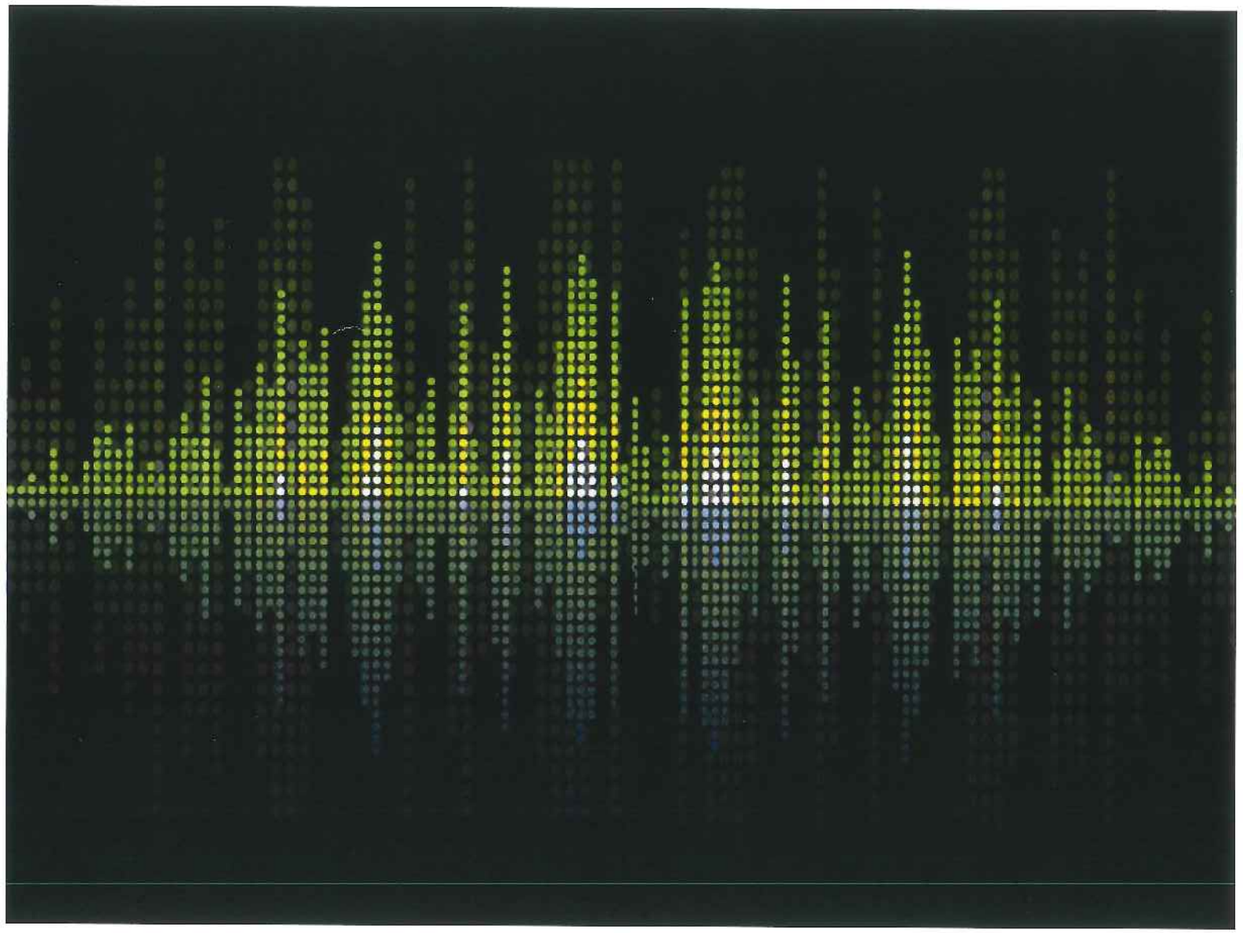

MUSICAL FREQUENCY

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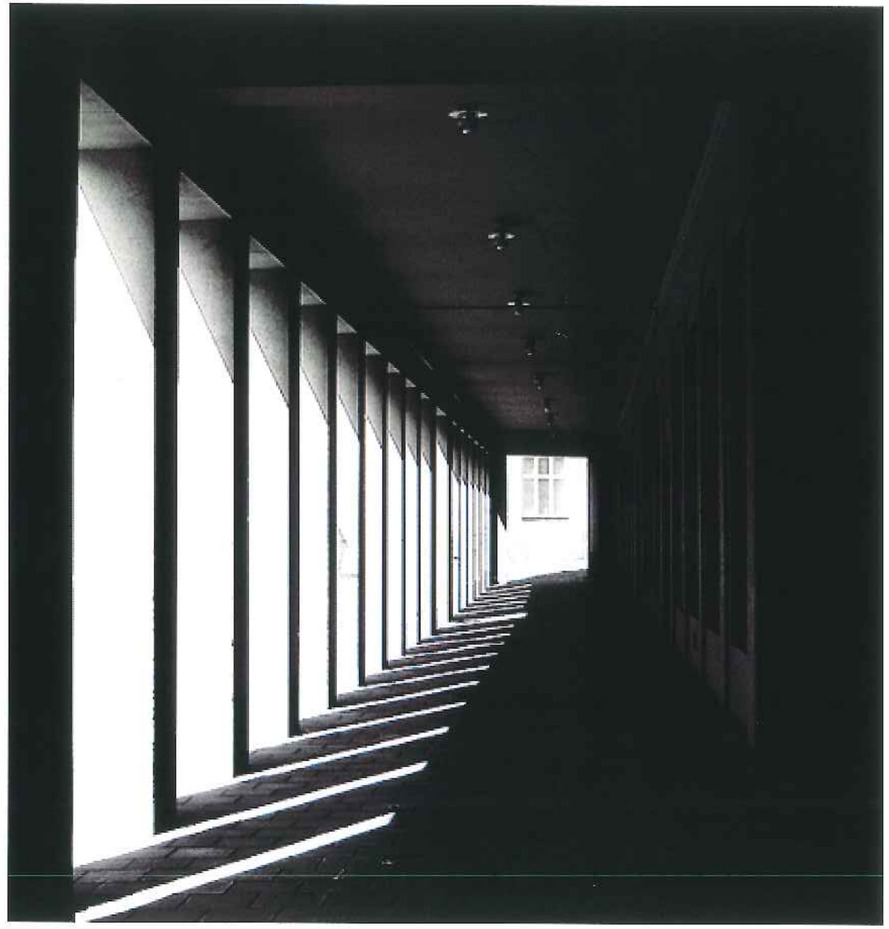
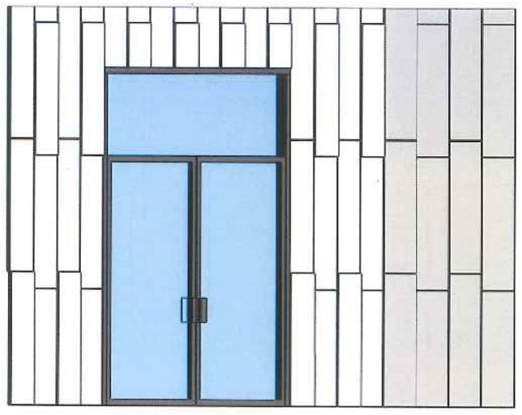


ARCHITECTURAL RHYTHM

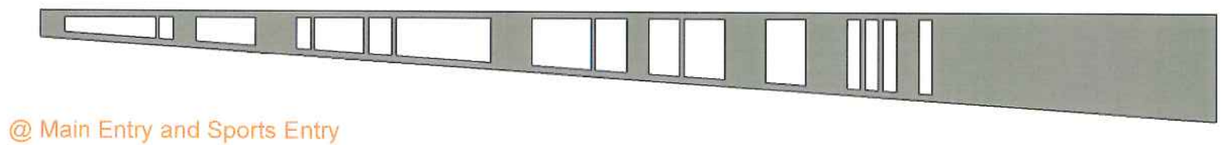
DESIGN CONCEPT

Frequency graphic by Kennet Holivia
Column Image from http://marlenmartinez.pbworks.com/w/page/87665365/Rhythm

MAIN ENTRY MASONRY PANELS



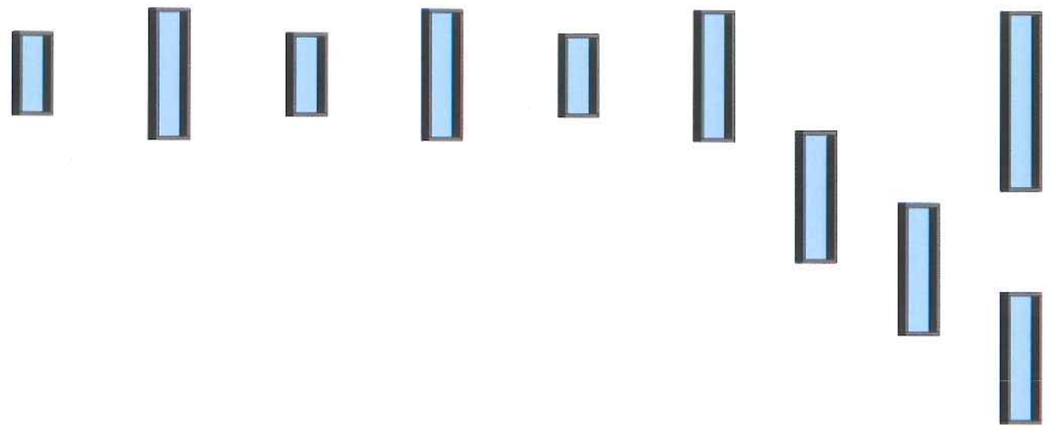
ENTRY CANOPIES



@ Main Entry and Sports Entry

HORIZONTAL METAL PANELS

PUNCHED WINDOWS



DESIGN CONCEPT ELEMENTS - 'MOVEMENT'

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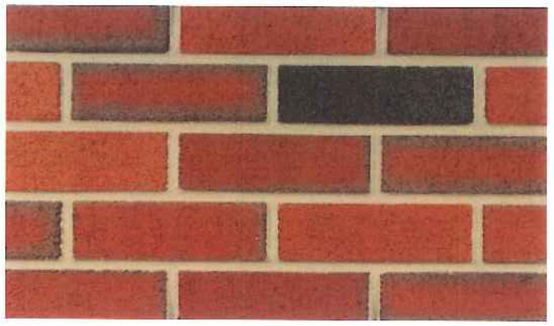
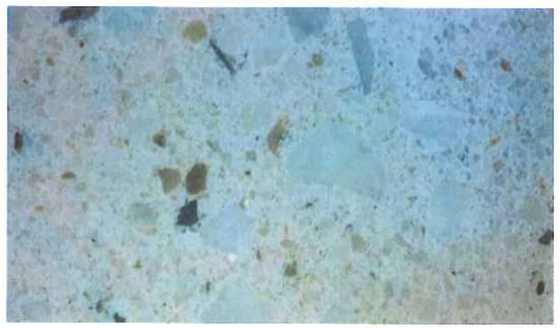
TYPICAL BRICK



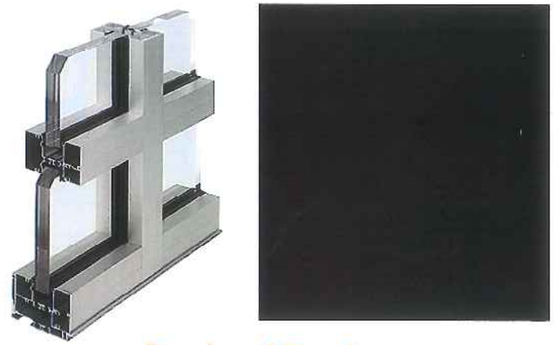
Bedford Matt 12” Norman Brick
To Match Existing

MAIN ENTRY MASONRY



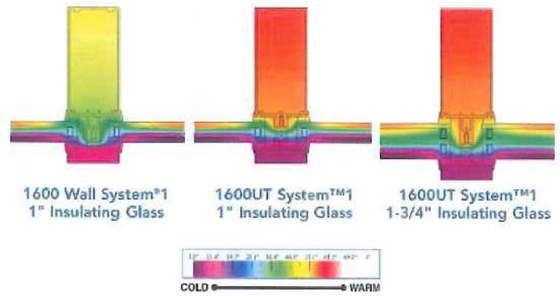
12” x 48” Concrete Panels: Genest Mirra-Tex Plus ground face polished block in Opal color.

STOREFRONT



Basis of Design:
Kawneer Trifab VersaGlaze
451/451T Framing System
2” sightline, 4 1/2” depth
Color ATAS 01 Classic Bronze

CURTAINWALL



Basis of Design:
Kawneer 1600 UT Framing System
2 1/2” sightline, 6” depth
1 3/4” Acoustic Glass
Color ATAS 01 Classic Bronze

METAL PANEL & CANOPIES

Color ATAS 28 Silversmtih

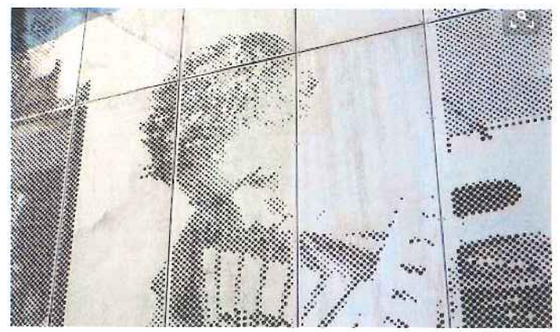
FENCES

Classic Bronze Color
Emergency Egress, Locked Entry

METAL PANEL

Basis of Design:
Dri-Design Wall Panel System
Shaddow Series
Variable Sizes

PERFORATED METAL SCREEN



Custom Patterned Perforated Metal Screen Attached to Curtainwall Mullions

EXTERIOR MATERIALS

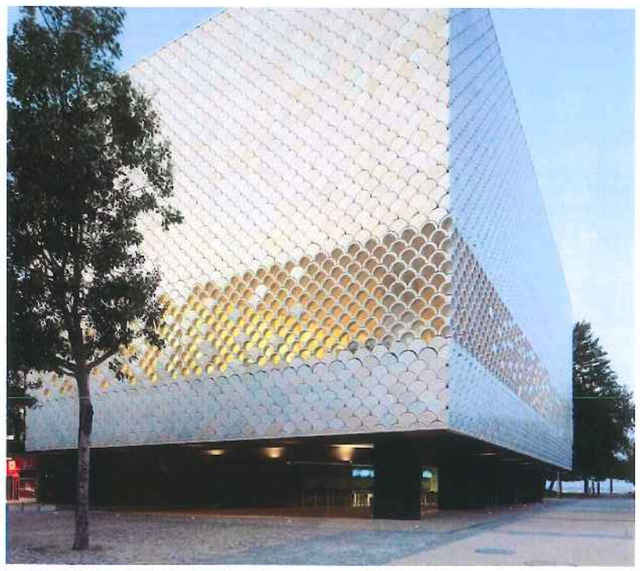
Free Street Live - Event Space Renovation
February 16th, 2016

DEX SHOWROOM - DAY

RMIG PHOTORASTERIZED IMAGE

'OPTICAL GLASS HOUSE'- DAY

DEX SHOWROOM - NIGHT



LISBON OCEANARIUM

'OPTICAL GLASS HOUSE'- NIGHT

METAL SCREEN EXAMPLES

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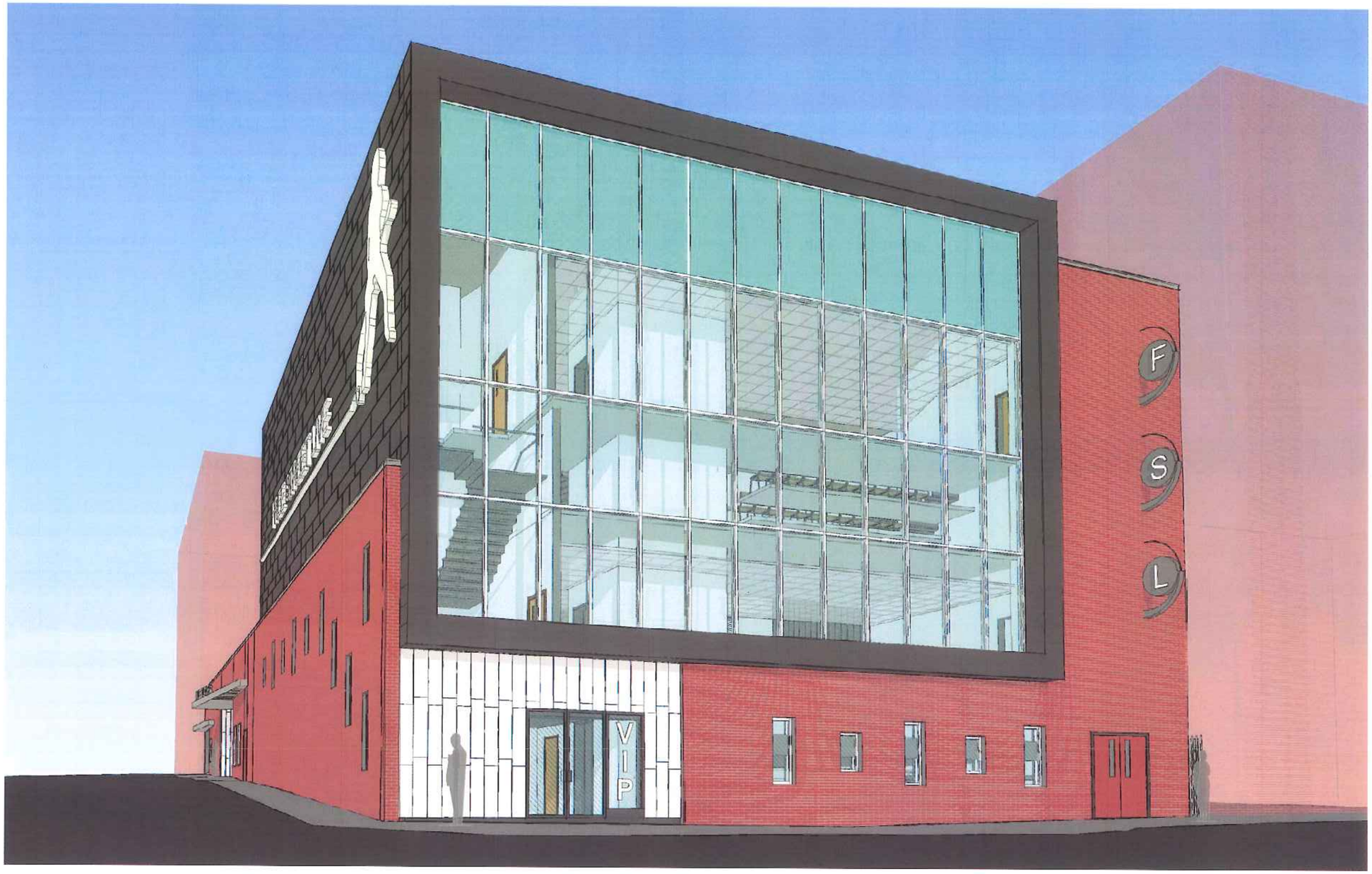
BUILDING MASSING - VIEW FROM CIVIC CENTER

Free Street Live - Event Space Renovation

February 16th, 2016



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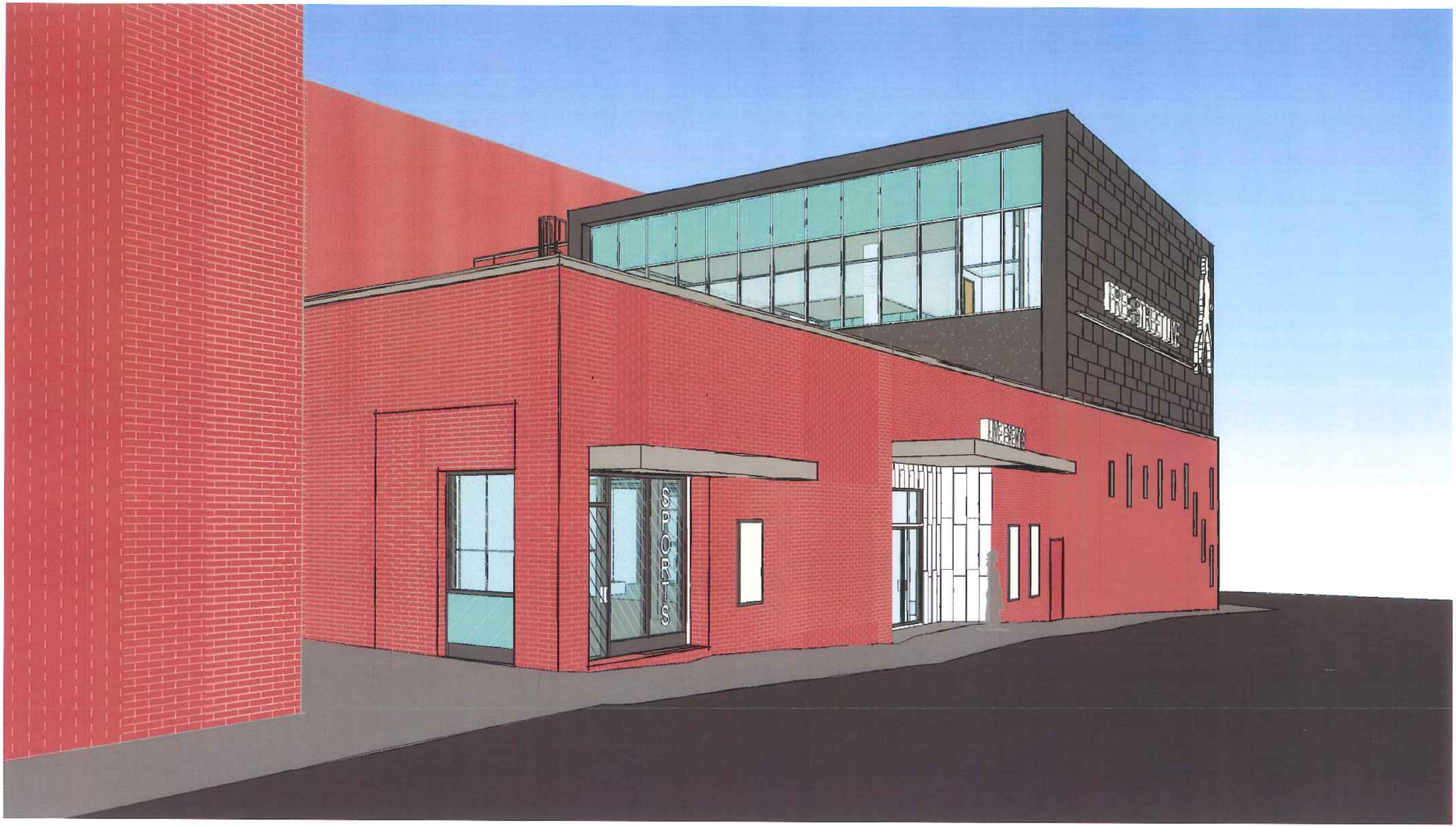
BUILDING MASSING - VIEW FROM CENTER STREET

Free Street Live - Event Space Renovation

February 16th, 2016



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BUILDING MASSING - VIEW FROM FREE STREET

Free Street Live - Event Space Renovation

February 16th, 2016

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BUILDING PERSPECTIVES FOR REFERENCE ONLY

G1 EAST PERSPECTIVE

G9 NORTH PERSPECTIVE

A1 SOUTH PERSPECTIVE

A9 WEST PERSPECTIVE

REV.	DESCRIPTION	DATE
0	SD SUBMISSION	17 FEB 2016

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SARASOTA, FLORIDA 941-556-0137

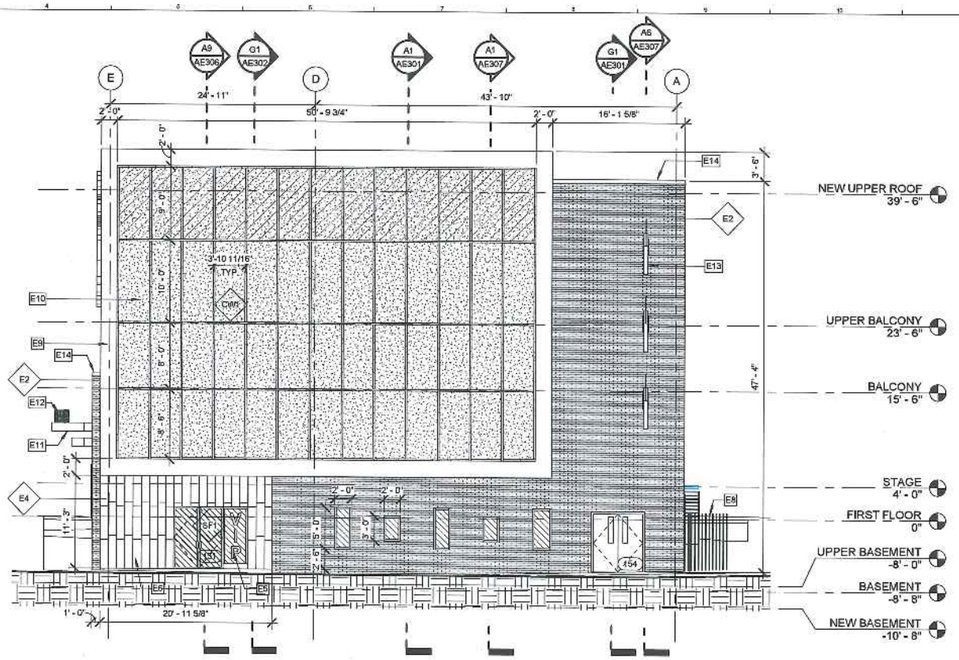
ASYLUM

PROJECT

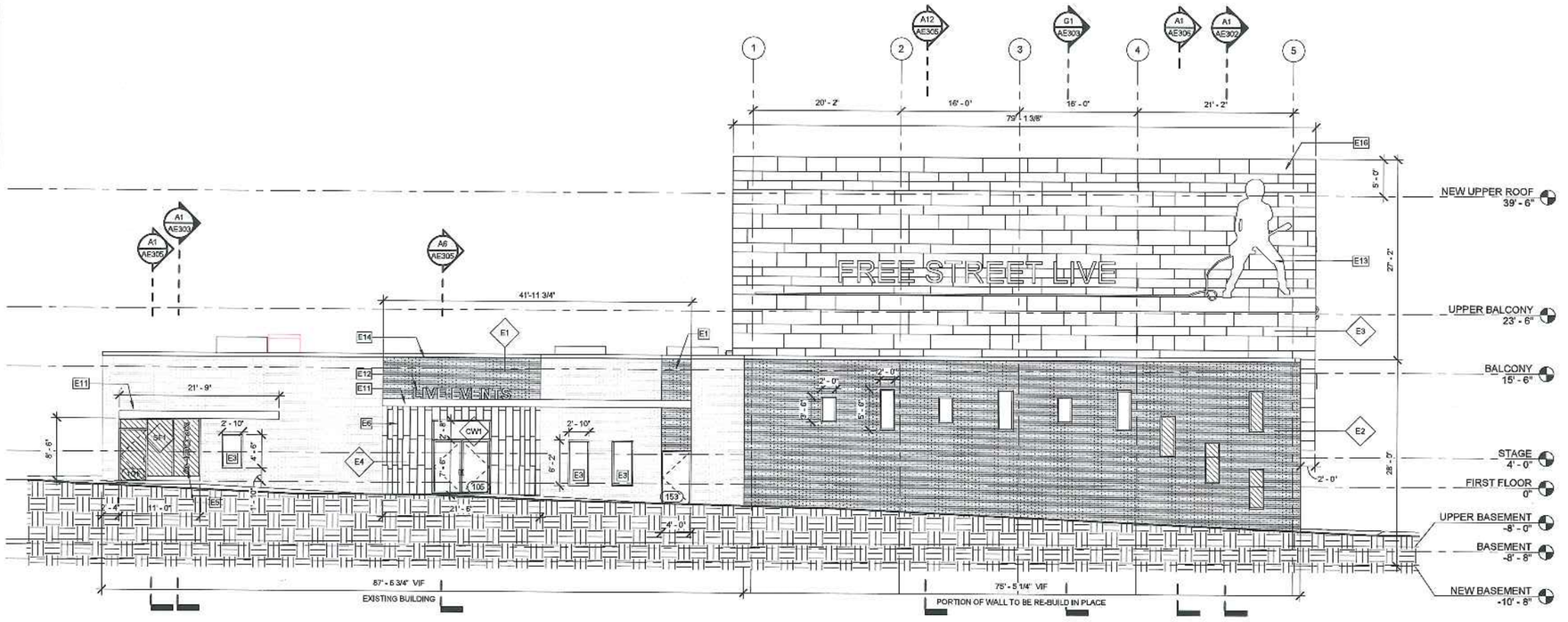
BUILDING PERSPECTIVES

SHEET TITLE

WBRC CAD FILE:	
PROJECT No: 4071.10	DRAWING SCALE: 0" 1"
SCALE:	
PROJECT MANAGER: JRB	SHEET No: AE201
DRAWN BY: JRB	
CHECKED BY: JRB	



G1 SOUTHEAST ELEVATION
1/8" = 1'-0"



A1 SOUTHWEST ELEVATION
1/8" = 1'-0"

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GLAZING LEGEND:

- 1" THICK IGU
- 1 3/4" THICK IGU
- 1 3/4" THICK IGU W/ PERFORATED METAL SCREEN ATTACHED
- SPANDREL PANEL
- SPANDREL PANEL W/ PERFORATED METAL SCREEN ATTACHED

KEYNOTES:

E1	INFILL EXISTING CURTAINWALL LOCATION WITH NORMAN BRICK ON CMU TO MATCH EXISTING
E3	SURFACE MOUNTED, EDGE LIT DISPLAY CASE
E5	WINDOW FILM SIGN
E6	MASONRY ACCENT WALL AT ENTRY: 1'-0" X 4'-0" PANEL SIZE
E8	PROVIDE EMERGENCY EGRESS AT NEW ALLY FENCE. SEE CIVIL
E9	METAL FABRICATION 'FRAME' ELEMENT
E10	CUSTOM PERFORATED METAL SCREEN ATTACHED TO CURTAINWALL. GRAPHIC TO BE COORDINATED WITH BRANDING CONSULTANT
E11	NEW METAL CANOPY
E12	INTERNALLY LIT BUILDING SIGNAGE. DESIGN TO BE COORDINATED WITH BRANDING CONSULTANT
E13	BUILDING SIGNAGE LOCATION. DESIGN TO BE COORDINATED WITH BRANDING CONSULTANT
E14	NEW METAL COPING, ENTIRE ROOF
E16	PARAPET WALL TO SHIELD ROOFTOP EQUIPMENT

GENERAL NOTES:

1. ALL WALL PARTITION TYPES ARE 1/4 UNLESS NOTED OTHERWISE. SEE SHEET AE603 FOR PARTITION TYPES.

2. REFER TO GI002 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.

3. REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

4. VERIFY ALL EQUIPMENT OPENINGS & RECOMMENDATIONS. LOCATION AND SIZES SHOWN ARE FOR INTENT PURPOSES ONLY. ADJUST ROUGH OPENINGS AND LOCATIONS AS REQUIRED PER ACTUAL EQUIPMENT.

5. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING / BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS COORDINATE WITH OWNER

6. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.

7. ALL CONCRETE MASONRY UNITS AND MORTAR TO INCLUDE AN INTEGRAL WATER REPELLENT

8. ALL EXTERIOR DIMENSIONS ARE TO FACE STUD AND / OR FACE OF FOUNDATION AND MASONARY UNLESS SPECIFICALLY NOTED OTHERWISE.

9. ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE

10. REFER TO SHEET GI003 FOR CODE COMPLIANCE PLAN, CODE REFERENCE INFORMATION AND FIRE RATED PARTITIONS AND SPACES. ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SLEEVED, FIRE SAFED AND / OR HAVE FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION.

11. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS, SHALL BE CORRECTED BY CONTRACTOR AT THEIR EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

12. DO NOT SCALE DRAWINGS, THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS, CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK.

13. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.

14. ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES SHALL SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE NOTED, PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON PLAN.

15. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS OTHERWISE NOTED.

16. INSTALL ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE-RATED PARTITIONS TO MAINTAIN THE FIRE-RATED CONSTRUCTION

17. REFER TO MECHANICAL AND ELECTRICAL CONTRACTORS DRAWINGS AND MANUFACTURES TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETTING TEMPLATES, ISOLATIONS, SPRING ISOLATION, ETC. NOT SHOWN ON THE DRAWINGS

18. OWNER FURNISHED ITEMS THE G.C. SHALL COORDINATE AND PROVIDE ELECTRICAL, PLUMBING, AND MECHANICAL CONNECTIONS FOR ALL EQUIPMENT.

REV.	DESCRIPTION	DATE
0	SD SUBMISSION	17 FEB 2016

PROJECT NORTH

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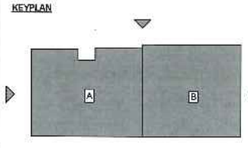
KEYPLAN



ASYLUM

PROJECT

BUILDING ELEVATIONS

SHEET TITLE

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PROJECT No. 4071.10

SCALE: As indicated

GRAPHIC SCALE: 0" 1"

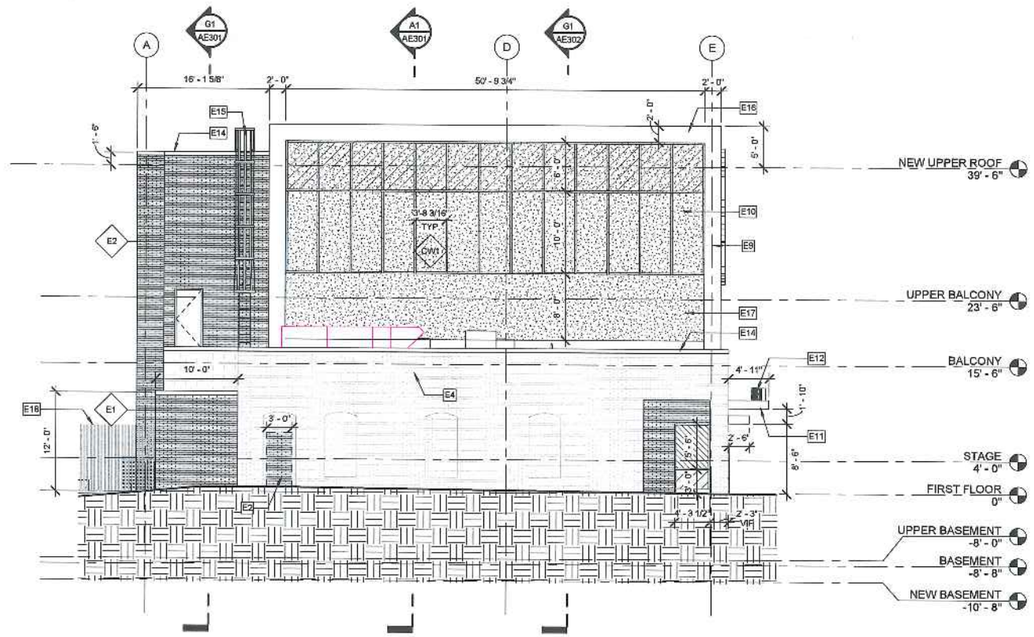
PROJECT MANAGER: JRB

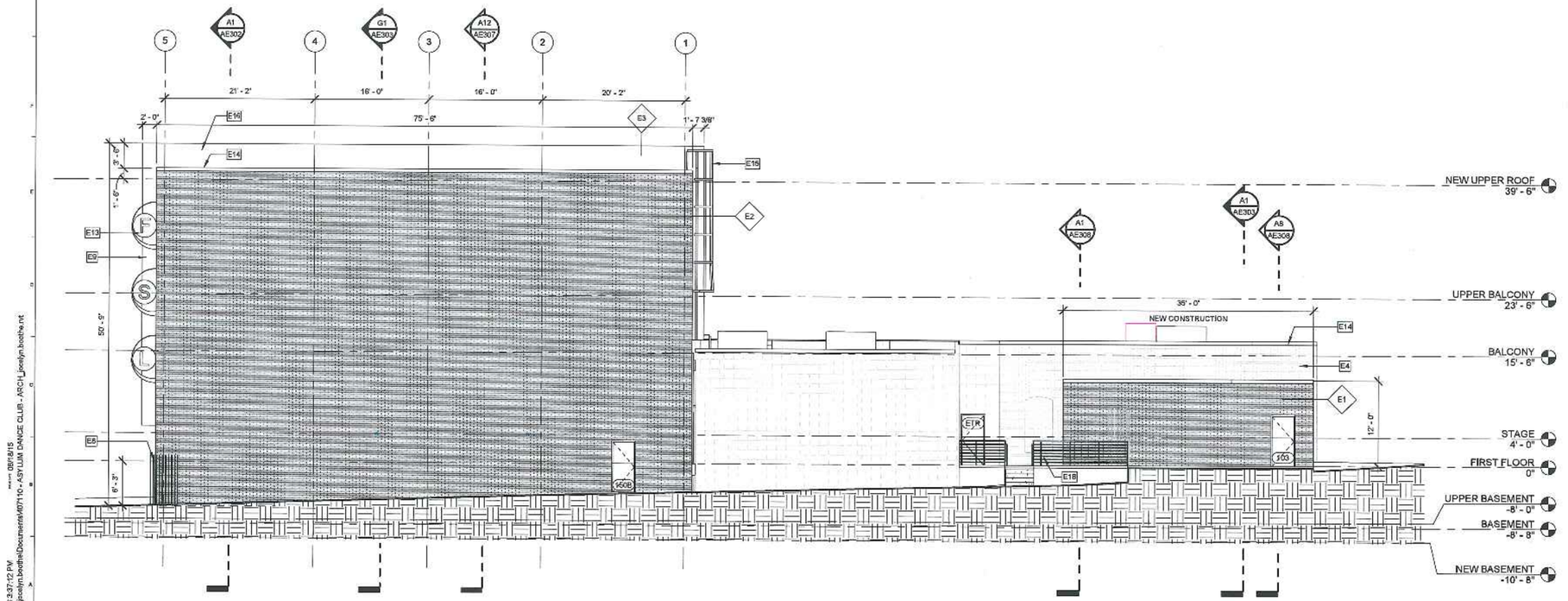
DRAWN BY: JRB

CHECKED BY: Checker

SHEET No.

AE202





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08/18/15

GLAZING LEGEND:

- 1" THICK IGU
- 1 3/4" THICK IGU
- 1 3/4" THICK IGU W/ PERFORATED METAL SCREEN ATTACHED
- SPANDREL PANEL
- SPANDREL PANEL W/ PERFORATED METAL SCREEN ATTACHED

KEYNOTES:

E2	INFILL EXISTING DOOR LOCATION WITH NORMAN BRICK ON CMU TO MATCH EXISTING
E4	CLEAN, RE-POINT AND PAINT EXISTING BRICK WALL. ENTIRE WALL TO BE USED AS MURAL WALL. MURAL BY OWNER
E8	PROVIDE EMERGENCY EGRESS AT NEW ALLY FENCE. SEE CIVIL
E9	METAL FABRICATION 'FRAME' ELEMENT
E10	CUSTOM PERFORATED METAL SCREEN ATTACHED TO CURTAINWALL. GRAPHIC TO BE COORDINATED WITH BRANDING CONSULTANT
E11	NEW METAL CANOPY
E12	INTERNALLY LIT BUILDING SIGNAGE. DESIGN TO BE COORDINATED WITH BRANDING CONSULTANT
E13	BUILDING SIGNAGE LOCATION. DESIGN TO BE COORDINATED WITH BRANDING CONSULTANT
E14	NEW METAL COPING, ENTIRE ROOF
E15	ROOF ACCESS LADDER AND CAGE
E16	PARAPET WALL TO SHEILD ROOFTOP EQUIPMENT
E17	EXTEND CUSTOM PERFORATED METAL SCREEN BELOW CURTAINWALL AND ATTACH TO BUILDING
E18	EXTERIOR GUARD RAIL, SITE PAD, EGRESS STAIR AND FENCE. SEE CIVIL

GENERAL NOTES:

1. ALL WALL PARTITION TYPES ARE MI UNLESS NOTED OTHERWISE. SEE SHEET AE603 FOR PARTITION TYPES.

2. REFER TO G1002 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.

3. REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

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10. REFER TO SHEET G1003 FOR CODE COMPLIANCE PLAN, CODE REFERENCE INFORMATION AND FIRE RATED PARTITIONS AND SPACES. ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SLEEVED, FIRE SAFED AND / OR HAVE FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION.

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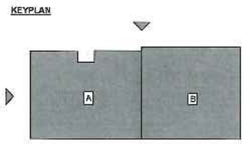
REV.	DESCRIPTION	DATE
0	SD SUBMISSION	17 FEB 2016

NOT FOR CONSTRUCTION

KEYPLAN



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ASYLUM

PROJECT

BUILDING ELEVATIONS

SHEET TITLE

WBRC CAD FILE: C:\Users\jcolyn\Documents\4071\10 - ASYLUM DANCE CLUB - ARCH_jcolyn.boothe.rvt

PROJECT NO. 4071.10
SCALE As indicated
PROJECT MANAGER JRB
DRAWN BY JRB
CHECKED BY JRB

DRAWING SCALE 0" 1"

SHEET No.
AE203

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
62 INDIA STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: February 18, 2016

RE: February 24, 2016 **Workshop** – Preliminary Review of Proposed New Construction

Address: 62 India (southwest corner of India and Newbury Street)

Applicant: India/Newbury Residences LLC.

Architect: Mark Mueller, Mark Mueller Architects

Introduction

Mark Mueller, representing India/Newbury LLC, has requested a workshop session to review a preliminary design proposal for a mixed-use structure at 62 India Street. The development parcel, located within the newly-designated India Street Historic District, is an aggregated lot located at the southwest corner of India and Newbury. The development site includes the open parking lot at the corner as well the portion of an abutting lot that is currently occupied by Port City Glass. The building will occupy most of the India Street frontage between Newbury and Middle Streets, except for the small parcel at the corner of Middle and India.

Mr. Mueller has provided photos of the project site as well as photos of existing buildings within close proximity of the proposed development. On Sheet NS-1.4, he has also provided drawings of existing buildings on the west side of India together with the proposed structure. This gives a sense of the size and scale of the proposed development in relation to existing development.

Similar illustrations for the Newbury Street streetscape have not been provided. As preliminary drawings, the submitted elevations do not include a high level of detail and the south and west elevations of the building have not been provided. No roof plan has been provided. Perspective views showing the building in its surrounding context have not yet been provided. Also, the submission does not include a written narrative explaining how the design proposal addresses the compatibility factors identified in the historic preservation ordinance's new construction standards. Mr. Mueller has been encouraged to provide this analysis at Wednesday's workshop.

Relationship of Historic Preservation Review and India Street Form-Based Code

As the Board is well aware, the project is not only subject to review under the new construction standards of the historic preservation ordinance, but must also comply (as all projects do) with the underlying zoning. In this case, the underlying zoning is the India Street Form-Based Code, which establishes the dimensional requirements (and allowances) for the development. Although the Form-Based Code also includes its own design guidelines, projects located within the historic district are reviewed under the historic preservation ordinance's design review standards. The only exception to this rule relates to the review of building height. When the Council approved the India Street Historic District, it also approved an amendment to the historic preservation ordinance as regards the regulation of height in this particular district. The amendment reads as follows:

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

(a) Scale and Form

7. Applicability to India Street historic district.

For new construction within the India Street Historic District, the historic preservation board shall not impose conditions more restrictive than the dimensional requirements of the IS-FBC zone, except for in the case of a building addition which proposes to change the height of a contributing historic structure.

It should be noted that *how* a project achieves its overall allowable height is still within the purview of the Historic Preservation Board.

Project Description

The proposal calls for a 4-story mixed-use structure with frontage along India and Newbury Streets. Ground floor retail commercial space is shown along the entire width of India Street. On Newbury, the commercial space extends around the corner. Beyond the corner is located the main entrance to the 29 residential units above as well as the resident vehicular entry.

As proposed, the building is 50' tall, which is allowed under the Form-Based Code. Under the current code, the building height is required to step down to 45 feet 35 feet back from the India Street sidewalk. The applicant has requested a text amendment that would allow the 50' width to extend the entire depth of the building.

Beyond the 50' base height of the structure, the proposal calls for a 6' tall parapet wall, intended to help obscure visibility of a series of projections above the roof that provide roof access for individual residential units. Note that parapet walls and roof appurtenances need not

been included in the calculation of building height. Just as they are not included in the height calculation, their addition to the base height is not as-of-right.

The India Street elevation features a series of upper floor evenly-spaced "bays" that do not extend to the roofline. Set back from the leading face of the bays is a series of balconies. Note that the bays do not extend to the outside corners of the building, but are grouped toward the center of this façade. Mulled single light and double-hung windows are groups in pairs and three-window configurations.
Although the material palette is not illustrated, notes on the drawings indicate that the projecting face of the upper facade is clad in brick; the recessed areas are clad in a "recessive cementitious material". At the ground floor level, brick piers separate aluminum storefronts. Note that the spacing between brick piers varies, allowing for commercial spaces of varying widths. Separating the ground floor from the upper floors is a continuous metal entablature, with individual projecting metal canopies shown above storefront bays.

The Newbury Street elevation is less regular than the India Street elevation, both at the ground floor level and on the upper facade. The "main block" of the building turns the corner onto Newbury and includes a storefront at ground level. Beyond this corner, the building steps back and takes on a less formal character.

Preliminary Staff Comments

As the preamble to the *Historic Resources Design Manual's* chapter on new construction states, the challenge of introducing a new building into an existing historic context is one of "designing a building which is both distinct from and compatible with the buildings that surround it." "Compatibility refers to the recognition of patterns and characteristics which existing in a given setting and responsiveness in a new design which respects these established patterns and characteristics." (See longer excerpt from preamble under in the following section of this report.)

Given the fact that the proposed development will have a much larger footprint than any of the buildings in its immediate context and that it will be considerably taller than its immediate neighbors, it will be important that the design solution reflect at least some of the building characteristics that are readily identifiable in this district. For this reason, staff has suggested that brick be considered for at least a major portion of the building's exterior. It appears from the latest submission that the applicant and architect have responded to this suggestion. Beyond the incorporation of brick, the Board is encouraged to study the upper portion of India Street to discern building characteristics which should be considered in the proposed design.

Regarding the proposal's incorporation of a 6' parapet wall and several rooftop appurtenances to provide individual unit access to the roof, staff encourages careful consideration of the visual impact of these features. As the recently-completed West End Place project has illustrated, the introduction of prominent rooftop structures within the context of historic structures that have no such appurtenances has the potential to become visually distracting. The Board will no doubt need to see more illustrations of the building from various vantage points to assess the visibility and effect of these elements. In addition to reviewing the projecting stair towers, the Board will need to review the location and treatment of rooftop mechanicals.

Related to the issue of rooftop appurtenances is the introduction of a 6' parapet, which will increase the overall apparent height of the building to 56'. Staff understands that the parapet is intended to help reduce the visibility of the stair towers, but these two related aspects of the design proposal might warrant further consideration.

Applicable Review Standards

Sec. 14-652.5 Standards for review of construction

The following is excerpted from the Historic Resources Design Manual's chapter on new construction:

The challenge is to design a building which is both distinct from and compatible with the buildings that surround it. The purpose of the following standards is to provide guidance in identifying the visual qualities of a given site's context, and to assess whether or not a proposed design is likely to compliment that context.

The central idea behind good design in an historic context is a simple one. The scale, mass, orientation and articulation of an infill building should be compatible with that of the buildings that surround it. Compatibility refers to the recognition of patterns and characteristics which exist in a given setting, and responsiveness in a new design which respects these established patterns and characteristics. Although similarity of design is one way of achieving compatibility in an historic context, a creative and distinctly contemporary design response is both permitted and encouraged with the parameters of the new building's context.

There are a number of building characteristics which can be used to gauge visual compatibility of new construction in an existing context. A new building need not follow the pattern set by its neighbors in each and every category. But it should relate to a number of the easily discernable traits. These characteristics are:

Scale and Form

Height
Width
Proportion of principal facades
Roof shapes
Scale of the structure

Composition of Principal Facades

Proportion of openings
Rhythm of solids to voids in facades
Rhythm of entrance porch and other projections
Relationship of materials, texture and color
Signs, canopies and awnings

Relationship to the street

Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

Attachments:

1. Applicant's February 16, 2016 submission

62

INDIA STREET

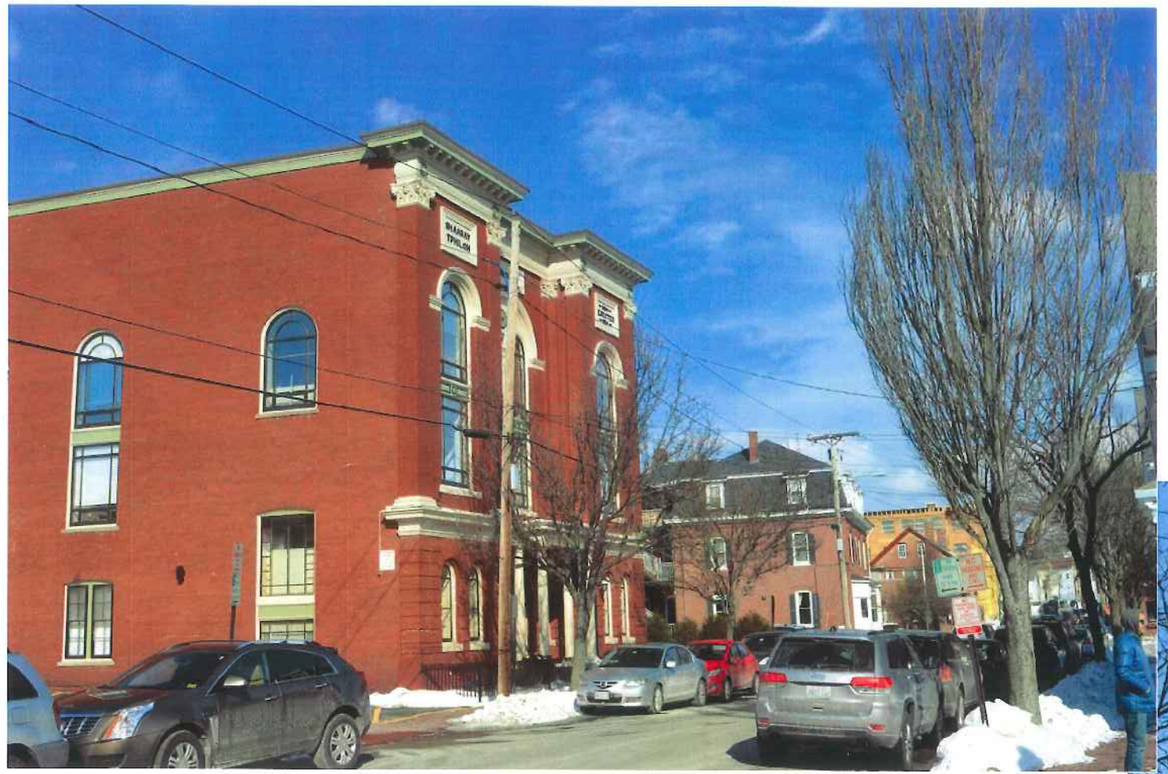
A PROJECT BASED ON THE
NEW INDIA STREET
FORM BASED DESIGN
GUILDLEINES

PORTLAND HISTORIC PRESERVATION

MARK
MUELLER
ARCHITECTS

T-1.0

FEBRUARY 16, 2016



145 NEWBURY STREET
SYNAGOGUE

145 NEWBURY STREET
SYNAGOGUE

PROPOSED

MARK MUELLER ARCHITECTS

HISTORIC PRESERVATION

NS-1.0

FEBRUARY 16, 2016

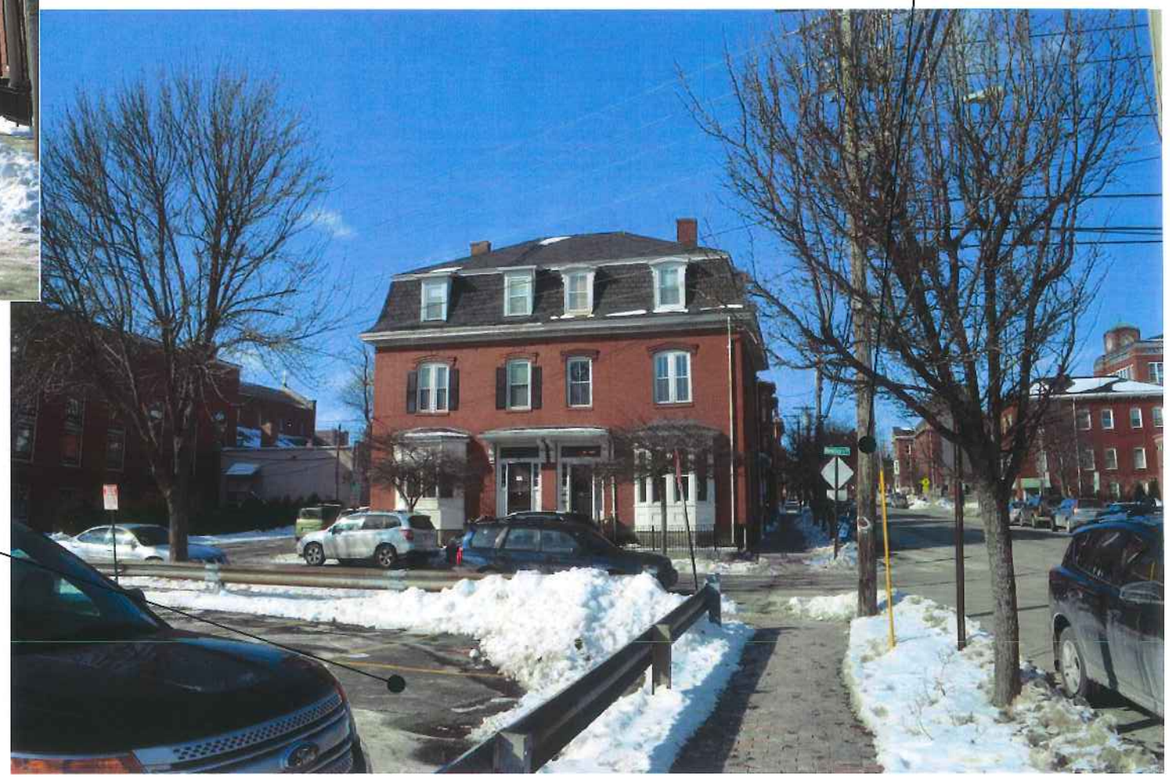
62 INDIA STREET

142-148 NEWBURY STREET

AREA OF
PROPOSED
BUILDING

EXISTING UTILITY POLE
TO BE MOVED TO CURB
LINE & WIRES MOVED
TO 55' HIGH

AREA OF
PROPOSED
BUILDING



139 NEWBURY STREET

PROPOSED

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MUELLER
ARCHITECTS

HISTORIC PRESERVATION

NS-1.1

FEBRUARY 16, 2016

62 INDIA STREET

62 INDIA STREET

AREA OF
PROPOSED
BUILDING

EXISTING UTILITY POLE
TO BE REMOVED

AREA OF
PROPOSED
BUILDING

72 INDIA STREET

PROPOSED

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MUELLER
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HISTORIC PRESERVATION

NS-1.2

FEBRUARY 16, 2016

62 INDIA STREET

62 INDIA STREET

EXISTING UTILITY POLE TO BE MOVED TO CURB LINE & WIRES MOVED TO 55' HIGH

EXISTING BUILDING TO BE REMOVED, LOT AREA AS PART OF PROPOSED PROJECT

AREA OF PROPOSED BUILDING

EXISTING UTILITY POLE TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

62 INDIA STREET

PROPOSED

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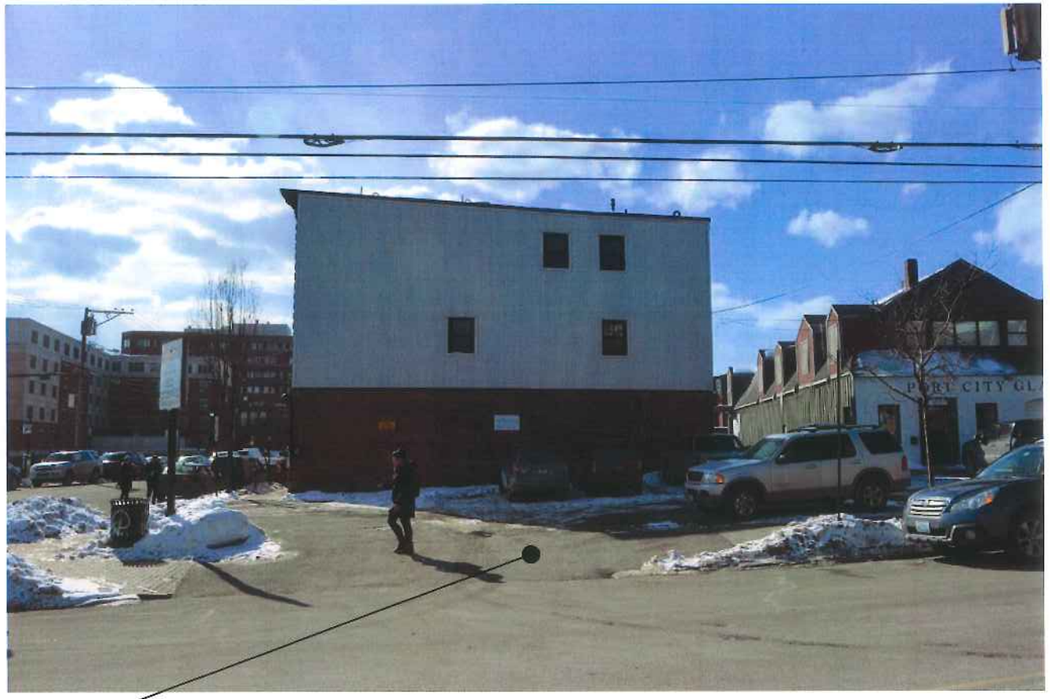
HISTORIC PRESERVATION

NS-1.3

FEBRUARY 16, 2016

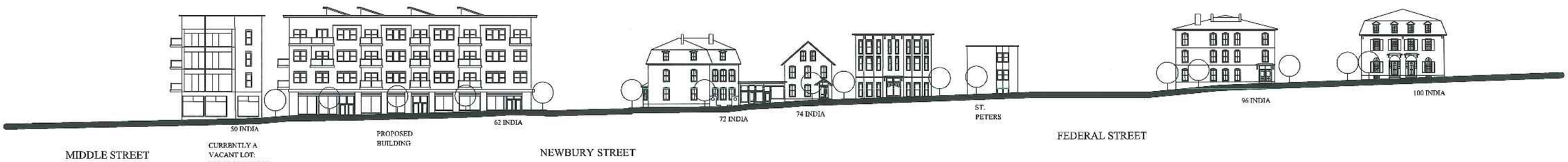
62 INDIA STREET

45 MIDDLE STREET



50 INDIA STREET

LOCATION OF EXISTING VACANT LOT ON THE CORNER OF MIDDLE ST (UN) & INDIA ST (UA)



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NS-1.4

HISTORIC PRESERVATION

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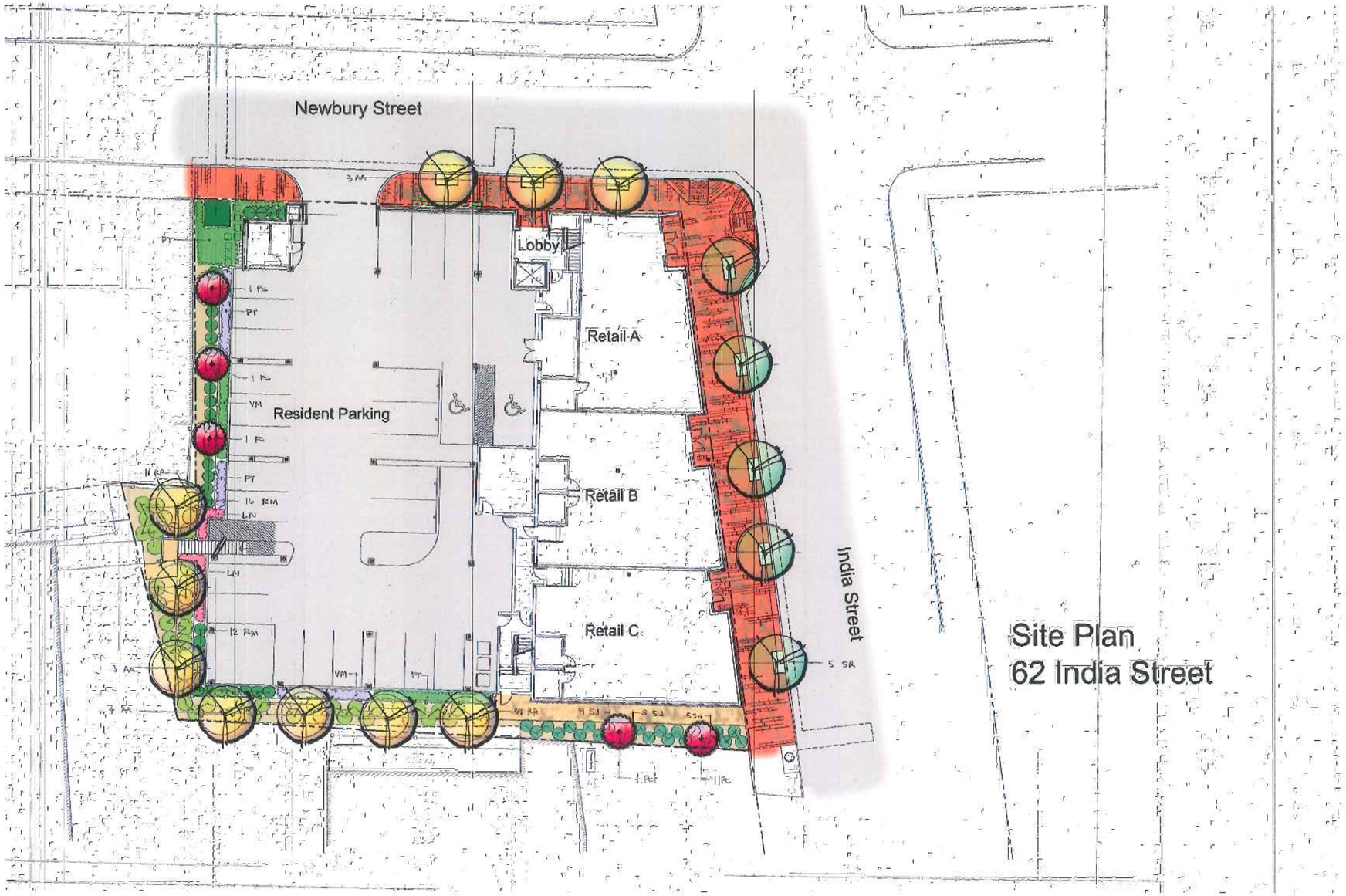
62 INDIA STREET



SITE PLAN
SCALE: N.T.S.

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HP-1.0

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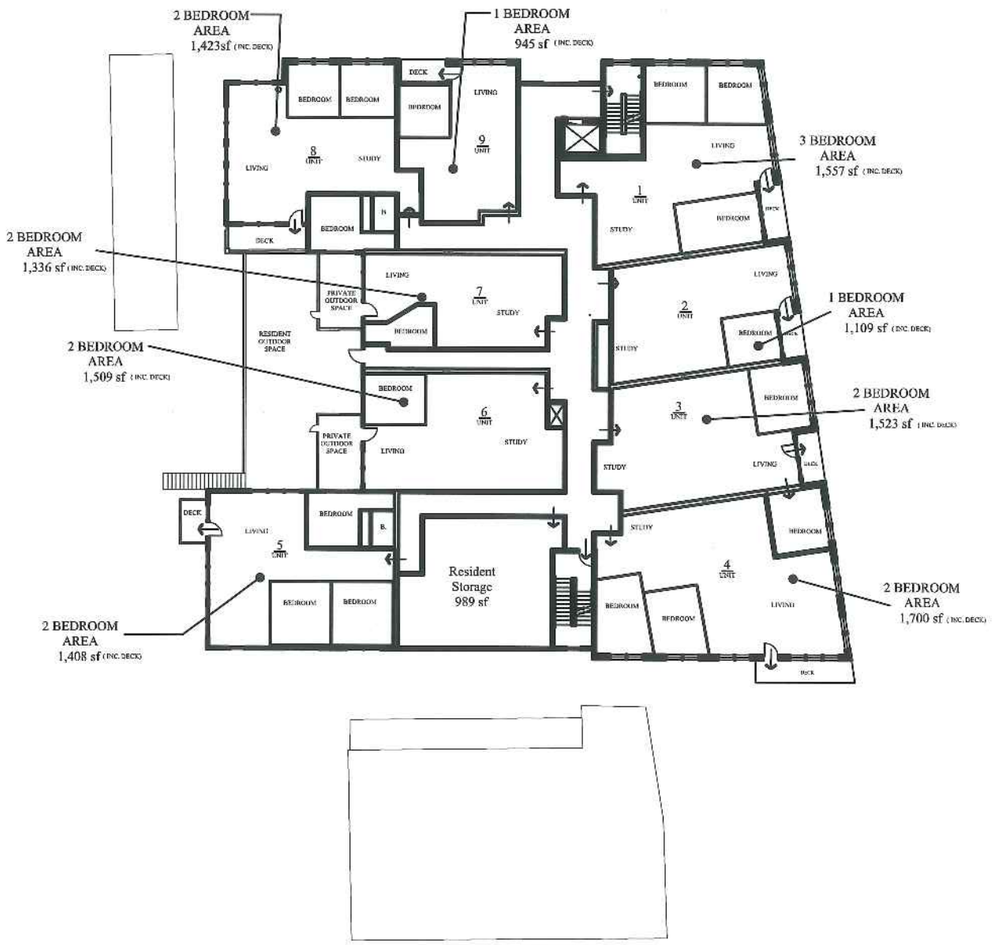
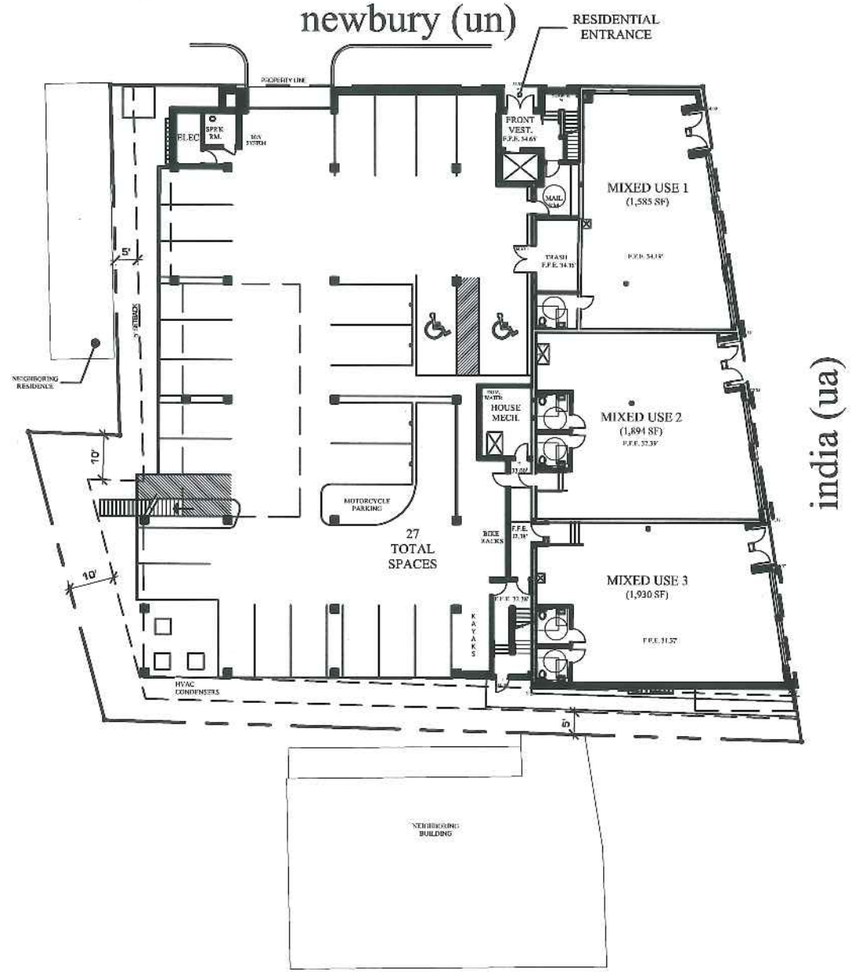
62 INDIA STREET



SECOND LEVEL PLAN
SCALE: 1/32"=1'-0"



LOWER LEVEL PLAN
SCALE: 1/32"=1'-0"

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HISTORIC PRESERVATION

HP-1.1

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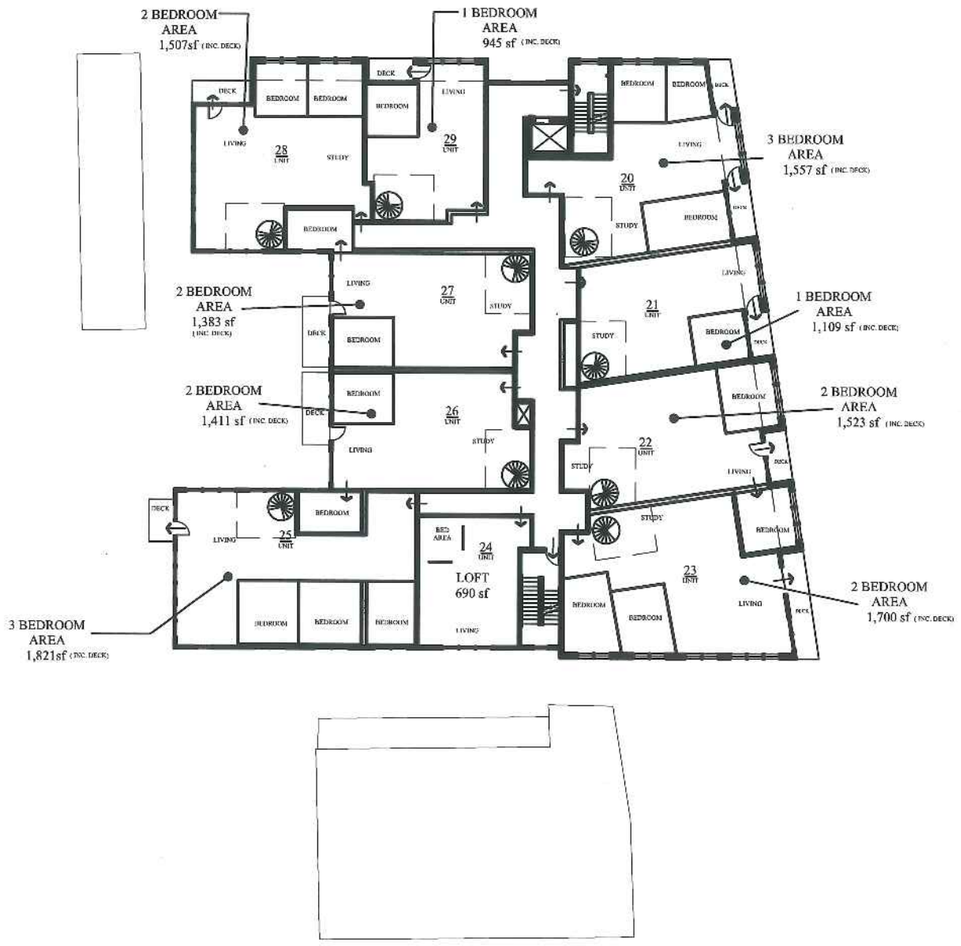
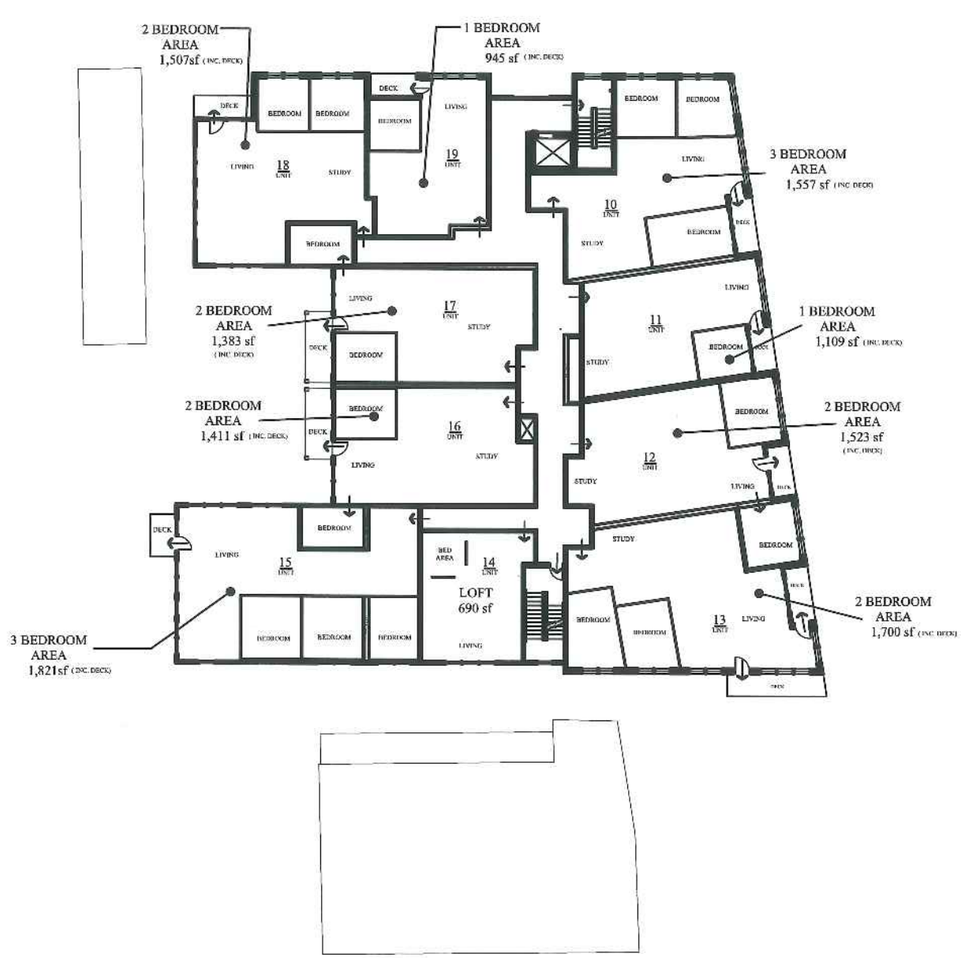
62 INDIA STREET



FOURTH LEVEL PLAN
SCALE: 1/32"=1'-0"



THIRD LEVEL PLAN
SCALE: 1/32"=1'-0"

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HP-1.2

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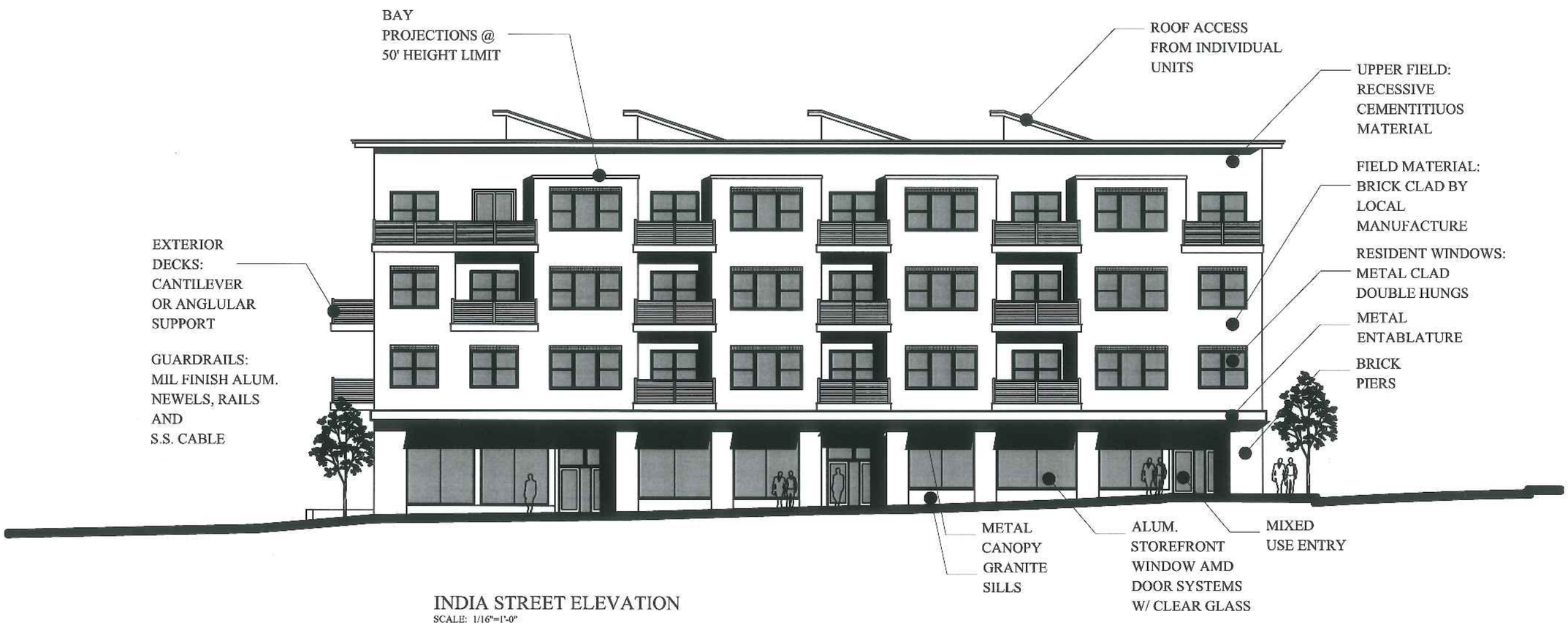
HISTORIC PRESERVATION

62 INDIA STREET



INDIA STREET ELEVATION
SCALE: 1/16"=1'-0"

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HP-2.0

FEBRUARY 16, 2016

HISTORIC PRESERVATION

62 INDIA STREET

NEWBURY STREET ELEVATION
SCALE: 1/16"=1'-0"

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FEBRUARY 16, 2016

HISTORIC PRESERVATION

62 INDIA STREET

PROPOSED

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HP-2.2

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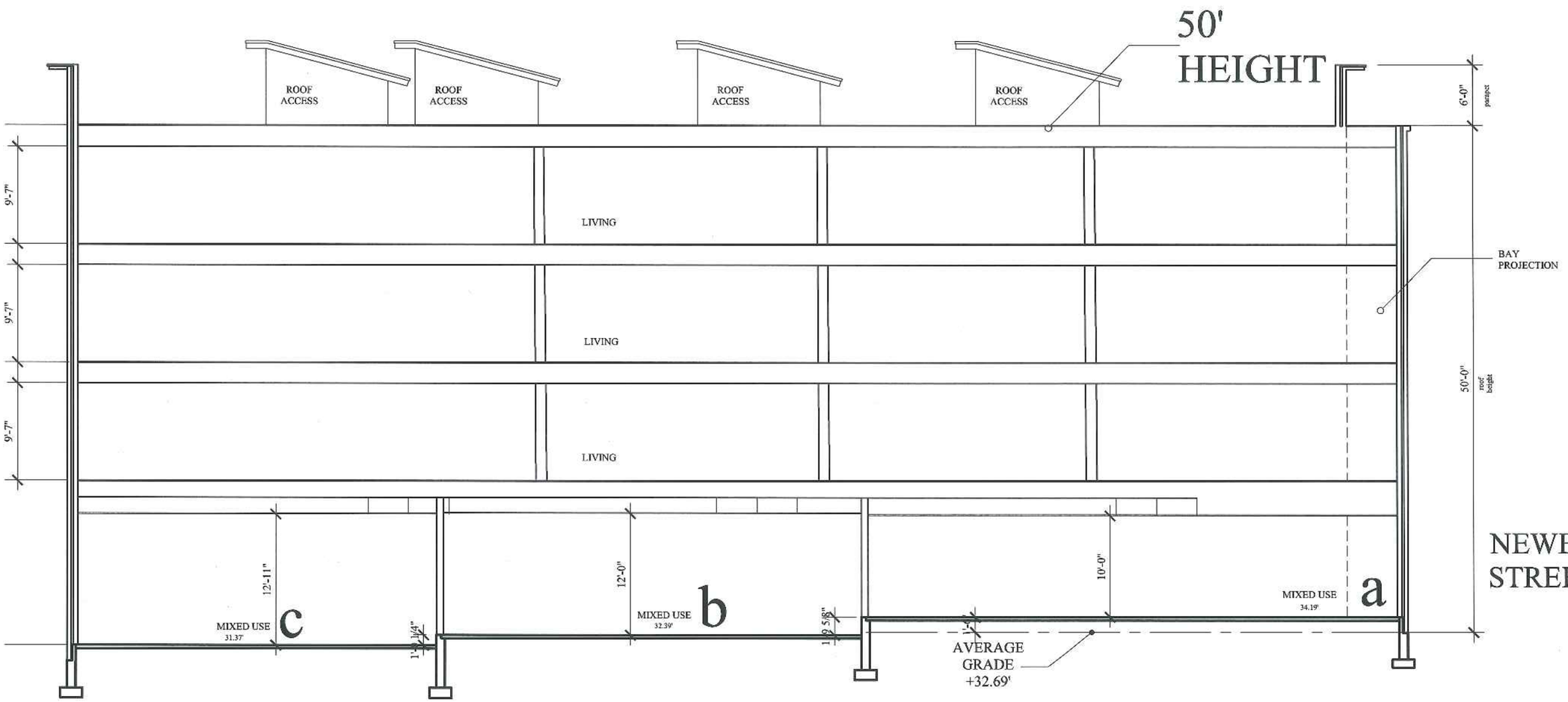
HISTORIC PRESERVATION

62 INDIA STREET



BUILDING SECTION DIAGRAM
SCALE: 3/32"=1'-0"

PROPOSED

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HISTORIC PRESERVATION

HP-3.0

FEBRUARY 16, 2016

62 INDIA STREET