

1. Legal Ad

Documents:

[8-3-16 LEGAL AD.DOCX](#)

2. Agenda

Documents:

[8-3-16 AGENDA.DOCX](#)

3. 104 West Street

Documents:

[HP MEMO - 104 WEST STREET.PDF](#)

4. 197 Spring Street

Documents:

[HP MEMO - 197 SPRING STREET.PDF](#)

5. 58 Fore Street

Documents:

[HP MEMO - 58 FORE STREET.PDF](#)

6. 164 Middle Street

Documents:

[HP MEMO - 164 MIDDLE STREET.PDF](#)

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

On **Wednesday, August 3, 2016** at **5:00** p.m., the Portland Historic Preservation Board will meet in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior Alterations; 104 WEST STREET; Julie and Matthew Forsyth, Applicant.
- ii. Certificate of Appropriateness for Exterior Alterations, Replacement of Existing Ell; 197 SPRING STREET; Steve Morrison, Applicant.

Break for Dinner; Meeting Resumes at 7:00

2. WORKSHOP

- i. Preliminary Review of Proposed Development Program within Historic District Boundaries; PORTLAND COMPANY HISTORIC DISTRICT, 58 FORE STREET; CPB2, Applicant.
- ii. Preliminary Review of Proposed Exterior Alterations; 164 MIDDLE STREET; NDA 164 Middle LLC, Applicant.

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

August 3, 2016, 5:00 p.m.

Room 209, City Hall, 389 Congress Street

Public comment is taken at all meetings

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS OF JULY 20, 2016:**

- i. Certificate of Appropriateness for New Construction; 380 DANFORTH STREET; William McFarlane and Constance Bloomfield, Applicant. *The Board voted 6-0 (Oldham absent) to approve the application subject to conditions.*
- ii. Certificate of Appropriateness for Exterior Alterations to Existing Structure and New Construction; 749 CONGRESS STREET; 747 Congress LLC, Applicant. *The Board voted 6-0 (Oldham absent) to approve the application subject to conditions.*
- iii. Rooftop Installation of Telecommunications Equipment; 794 CONGRESS STREET; T-Mobil, Applicant. *The application was tabled with the consent of the applicant pending receipt of a revised proposal.*

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior Alterations; 104 WEST STREET; Julie and Matthew Forsyth, Applicant.
- ii. Certificate of Appropriateness for Exterior Alterations, Replacement of Existing Ell; 197 SPRING STREET; Steve Morrison, Applicant.

Break for Dinner; Meeting Resumes at 7:00 p.m.

5. WORKSHOP

- i. Preliminary Review of Proposed Development Program within Historic District Boundaries; PORTLAND COMPANY HISTORIC DISTRICT, 58 FORE STREET; CPB2, Applicant.
- ii. Preliminary Review of Proposed Exterior Alterations; 164 MIDDLE STREET; NDA 164 Middle LLC, Applicant.

6. CONSENT AGENDA

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

**PUBLIC HEARING
104 WEST STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Historic Preservation Compliance Coordinator

DATE: July 28, 2016

RE: August 3, 2016 **Public Hearing** – Rear Entry Alterations

Address: 104 West Street

Applicants: Julie and Matthew Forsyth

Architect: Pamela Hawkes and Scott Teas, Scattergood Design

Introduction

On behalf of building owners Julie and Matthew Forsyth, Pamela Hawkes of Scattergood Design has submitted revised plans and requested a public hearing on alterations to the rear entry and garage at 104 West Street. The architects and owners were present for a preliminary workshop with the Board on July 6, 2016 to discuss plans for creating an easier, more welcoming rear entrance from both Chadwick Street and the garage. At the southeast corner of the house (facing Chadwick Street) the proposed renovation would raise the garage roof and create a new entry wall (either a straight angle or “curved” with multiple segments,) on the brick, one-story addition that was added sometime in the 20th Century.

The addition and the garage dating from the 20th Century are just two of the changes made to this brick Colonial Revival house since it was built in 1898. Apparently the southeast corner originally had a wooden entry porch. Though the proposed work is on a secondary face of the structure, it is located on a prominent corner of the West End, a block from the Western Prom.

In response to Board comments at the workshop, Ms. Hawkes and Mr. Teas reinterpreted some of the features of the initial proposal, changing the appearance without significantly altering the basic concept of the new entry. Ms. Hawkes has provided a new project description outlining the revisions and a package of drawings, renderings, and detailed construction diagrams.

Subject Structure

The subject property is a contributing structure which despite modifications that undermine its integrity, retains much of its presence and character. As recently as the early 1990's the property was used as a multi-family residence and was in poor condition. The wrap-around porch at the northwest corner has been interrupted by enclosing a large section with brick walls and casement and picture windows. The roof has lost its balustrade, but still retains classical details and Corinthian columns. Facing Chadwick Street, first floor windows on two sides of the southeast addition and in the one-story east bay (containing the laundry area) lend a discordant, 20th Century note because of their type and proportions. This corner of the house originally had a wood entrance porch.

The garage, which one previous owner believed to date from the 1950's, has three concrete block walls, with a taller brick face on the Chadwick Street front. Several succeeding owners have made improvements to the home and garage, including new garage doors and roof detailing in 2005. The garage and the brick southwest addition have simpler, less robust eave details than the house, but these are not out of character.

Proposed Scope of Work

Ms. Hawkes' project description summarizes the design changes since the July 6 Board workshop.

July 6 Workshop and Summary of Board Comments

The initial proposal presented on July 6 was to maintain the existing roofline of the raised, one story addition, but to remove part of the front brick wall and create a new exterior wall of lattice-covered glass at a 45 degree angle to the main walls. The roof of the garage was proposed to be raised (mostly, but not completely, behind the parapet of the existing front brick wall,) so the net apparent growth in garage height was to be fairly small.

Board discussion at the July 6 workshop was generally sympathetic to the goal of a redesigned rear entrance, in a part of the property that already includes a number of non-original additions and features whose compatibility with the historic house is questionable. While members of the Board questioned numerous details and features of the proposed plans, they were not unwilling to consider the basic concept, including some of its frankly contemporary qualities.

Among the points of discussion at the workshop were:

- The architects suggested both a straight, angled wall and an alternative, rounded (or segmented, actually) wall for the face of the new recessed entry. Both alternatives had adherents among Board members.
- The awkward height of the existing entry, and the tall, 5" diameter columns proposed to support the retained roof. Several Board members found the columns too thin, and the canopy appearance to feel "ungrounded."
- Suggestions were made to either increase the size of the columns, or increase the number of them, or both.
- Some Board members, as well as staff, questioned the advisability of a clear finish on

the exterior wood lattice proposed for the exterior of the window wall. Some feared the appearance would suffer because of the maintenance challenges of such a finish, while staff and some of the Board were of the opinion that opaque stained or painted finishes are more traditional and compatible with the West End.

- Despite the awkward, inappropriate style of the 20th Century “laundry room” window in the nearby bay that faces Chadwick Street, the Board was not supportive of introducing a similar lattice screen to the main body of the house. All present hoped that eventually more suitable windows will replace the existing ones in this location.
- The architects confirmed that the existing birch trees would remain (or be replaced) in front of the Chadwick Street face of the entry and laundry room bay.

Revised Proposal

Ms. Hawkes has summarized the primary changes to the earlier design in her July 19 memo.

Staff Comments

The existing rear entrance at 104 West Street provides a transitional step between the low, simple garage and imposing, traditional mass of the house. Ms. Hawkes’ revised plans again propose to give the connecting section a distinctly contemporary character, with an easier, more open and welcoming entrance. The high roof has more grounding than in early July, with more columns and a lattice “wall” between columns. The Board may wish to discuss:

- Whether the columns appear thin for their height, at 5” in diameter
- Whether larger, square columns would anchor the roof more firmly, and make for a smoother, slightly more traditional mating of columns and lattice panels
- Whether the green color of the lattice is being proposed as a new trim color for the entire house, or only for the rear entry area – and whether it relates to an existing color

Moving the lattice wall from directly over the window wall to the plane of the former front wall of the entry would provide a partial, more traditional (painted) screen over the contemporary (natural finish) window wall, except from further south on Chadwick Street – from where the tall, recessed, entry wall would be quite visible. Board members may wish to comment on the degree of visibility from Chadwick Street. At the July workshop several Board members suggested introducing more opaque surfaces for parts of the proposed entry wall, and staff wonders whether escaping light or a desire for greater privacy might motivate a future investment in adjustable window treatments (presumably on the interior) for some or all of the glass panels.

Based on comments made at the July 6 meeting, it appears the Board is willing to consider approval of a carefully detailed, contemporary secondary entrance that strikes a balance between being referential and differentiated. The location of the proposed work leaves intact the fabric of the original block of the house, while signaling a new rear entrance with a design departure.

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.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (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 August 3, 2016 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 104 West Street **meet (fail to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Architect's revised description of the project
2. Revised floor plans, elevations, and details
3. Initial proposed plans and photos – excerpts from July 6 workshop submission

MEMORANDUM

Date: 19 July 2016

To: Historic Preservation Board
City of Portland

From: Pamela Hawkes 

Subject: Revised Design, 104 West Street, Portland ME

Project / Number: 1507

cc: Julie & Matthew Forsyth
Ron Tozier

In response to comments made by the Board at the Workshop session on 6 July 2016, the following changes have been made in the design.

- The trellis has been moved to the outside wall, where there were formerly two columns. It consists of three panels with four (4) five-inch columns between. This responds in part to comments made during the Workshop, and creates a more traditional screen over the more contemporary entrance wall, which remains set back. The client feels that this acts as an indicator that the area behind is private and it also provides a stronger foil for the curved wall behind.
- The lattice is composed of $\frac{3}{4}$ " wide x 4" deep members, set 5 inches on center. We will bring a sample to the hearing. It will be built in mahogany and painted a dark green (similar to California Paints "Historic Colors of America" "Pointed Fir"). Painted lattice panels will also be in front of the windows above the garage on the south side. This also responds to concerns about the maintainability of unfinished mahogany.
- We would like to wait until the wall is constructed to do some mockups to determine whether the columns should be painted to match the trim or the lattice color.
- The curved entry wall will be simpler glass in custom oiled mahogany wood frames. This will enhance the expression of the curve. It also responds to the traditional practice of natural finish oak or other woods on entrance doorways, including at 104 West Street.
- The cornice on the entrance porch has been simplified. It provides similar height, proportions, projection and shadow lines as the historic cornices on the building, and was included in the Sketchup model viewed at the last Workshop. We believe that it is more appropriate to the contemporary nature of the screen wall.

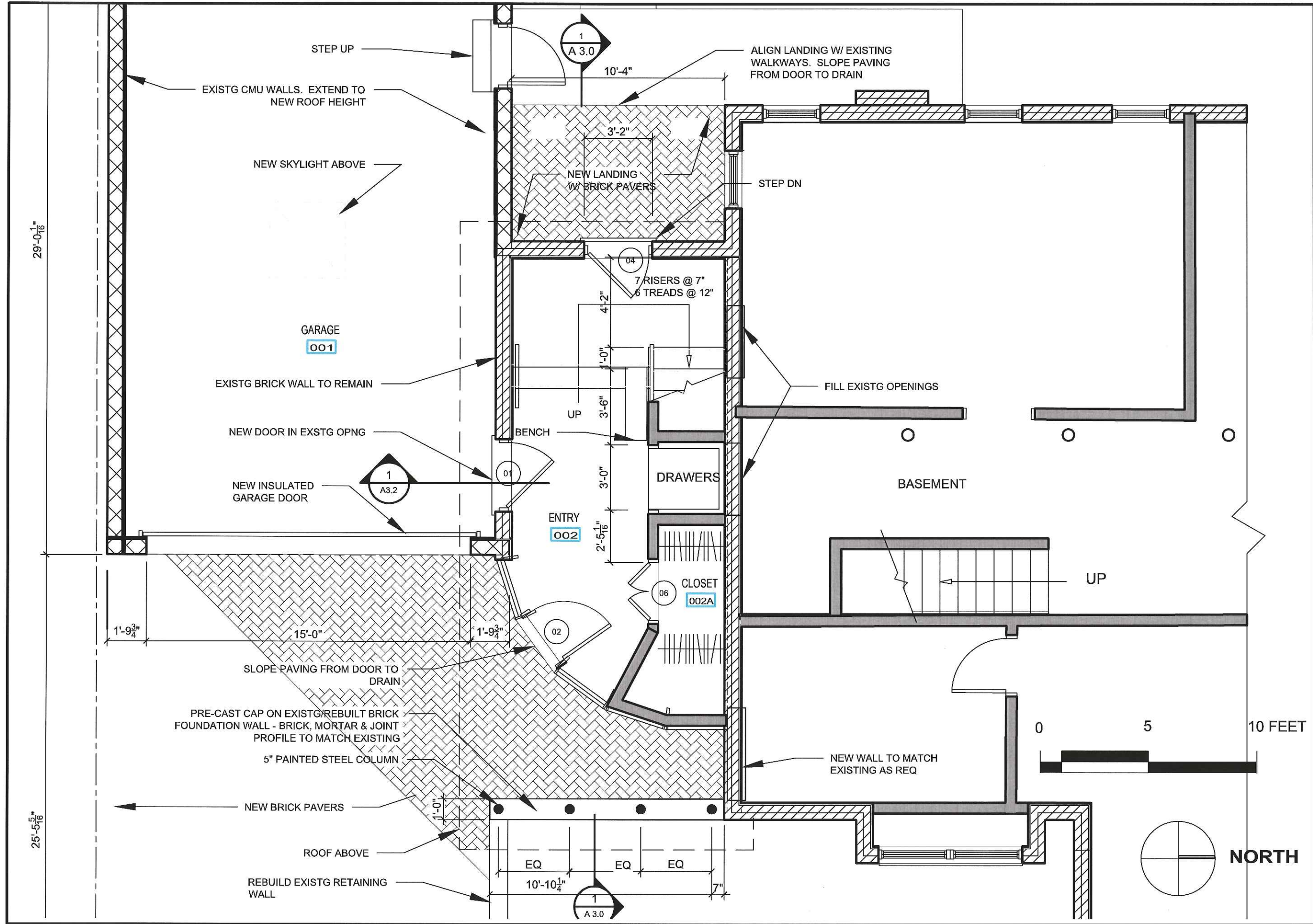
A++2.



104 West Street. Proposed view from West and Chadwick Street.



104 West Street. Proposed view of new porch from Chadwick Street.



SCATTERGOOD DESIGN
architecture + planning

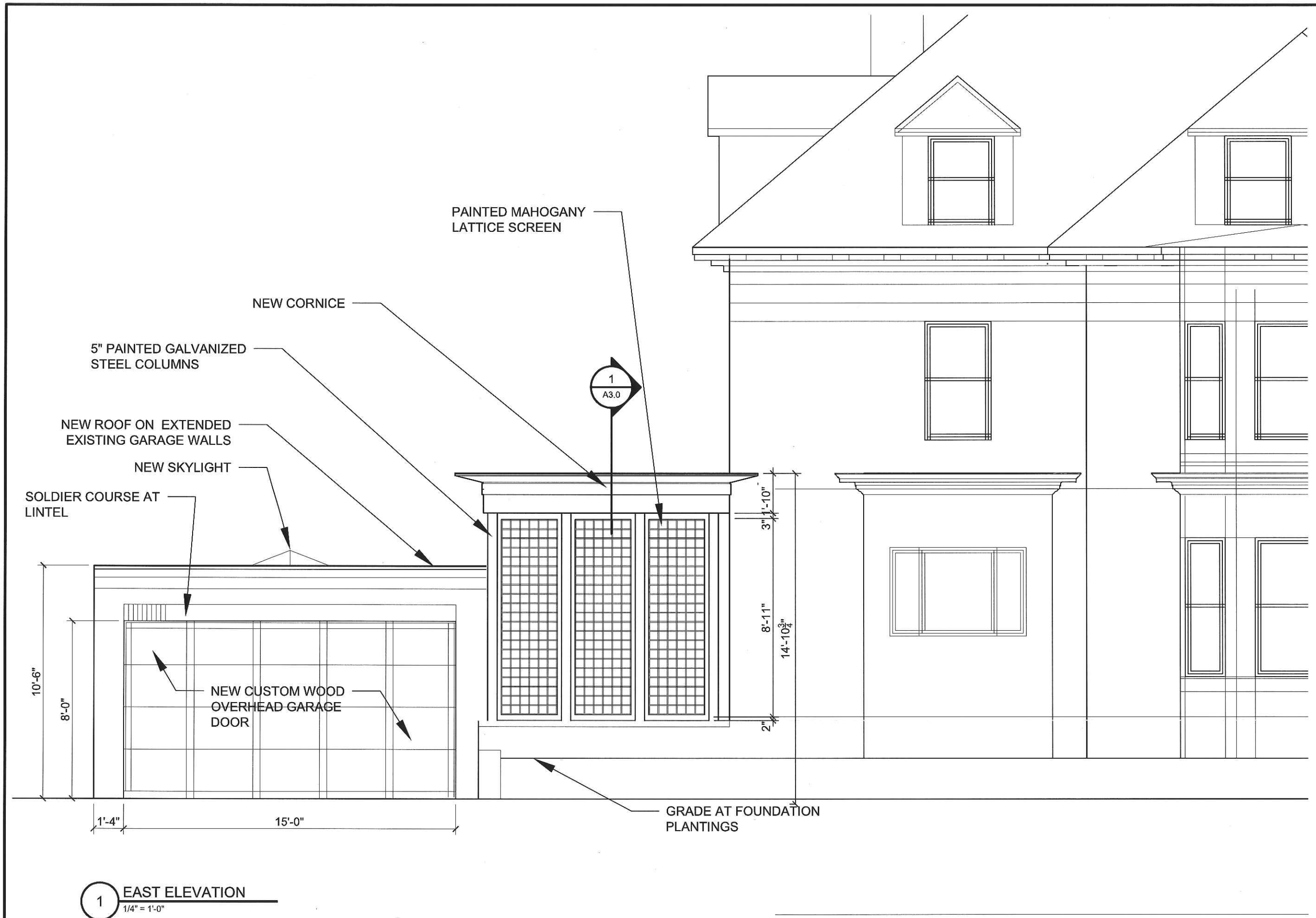
80 middle street
portland, maine 04101
207-775-6141
scattergooddesign.com

104 WEST STREET FORSYTH RESIDENCE

GROUND FLOOR PLAN

scale	1/4" = 1'-0"
date	19 JULY 2016
project #	1507
drawn by	PWH
checked by	

A 1.0



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

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104 WEST STREET FORSYTH RESIDENCE

EAST ELEVATION DETAIL

scale	1/4" = 1'-0"
date	19 JULY 2016
project #	1507
drawn by	-
checked by	-

A 2.0



SCATTERGOOD DESIGN
architecture + planning

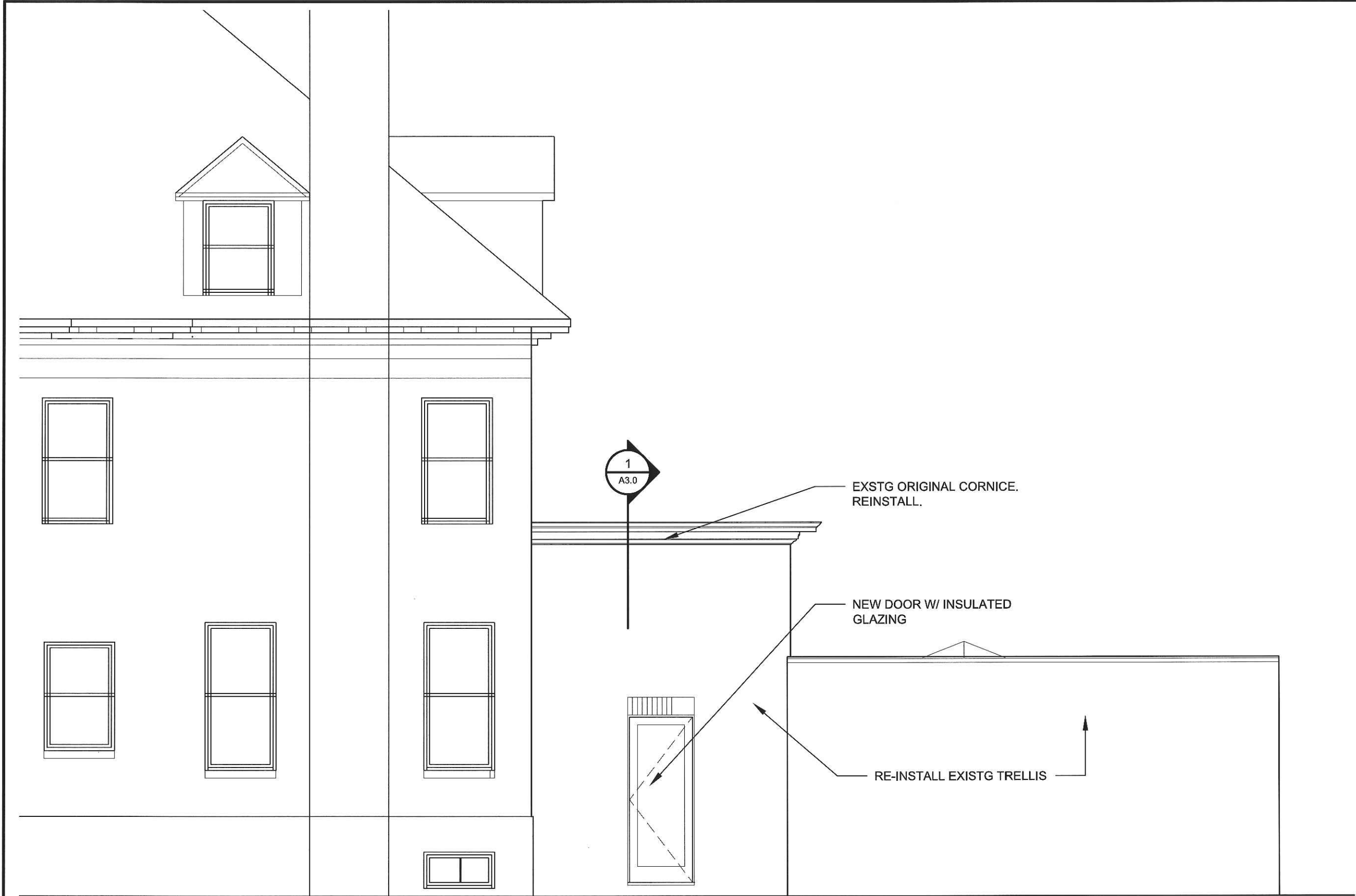
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104 WEST STREET FORSYTH RESIDENCE

SOUTH ELEVATION

scale	1/4" = 1'-0"	date	19 JULY 2016	project #	1507	drawn by	PWH	checked by	-
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A 2.1



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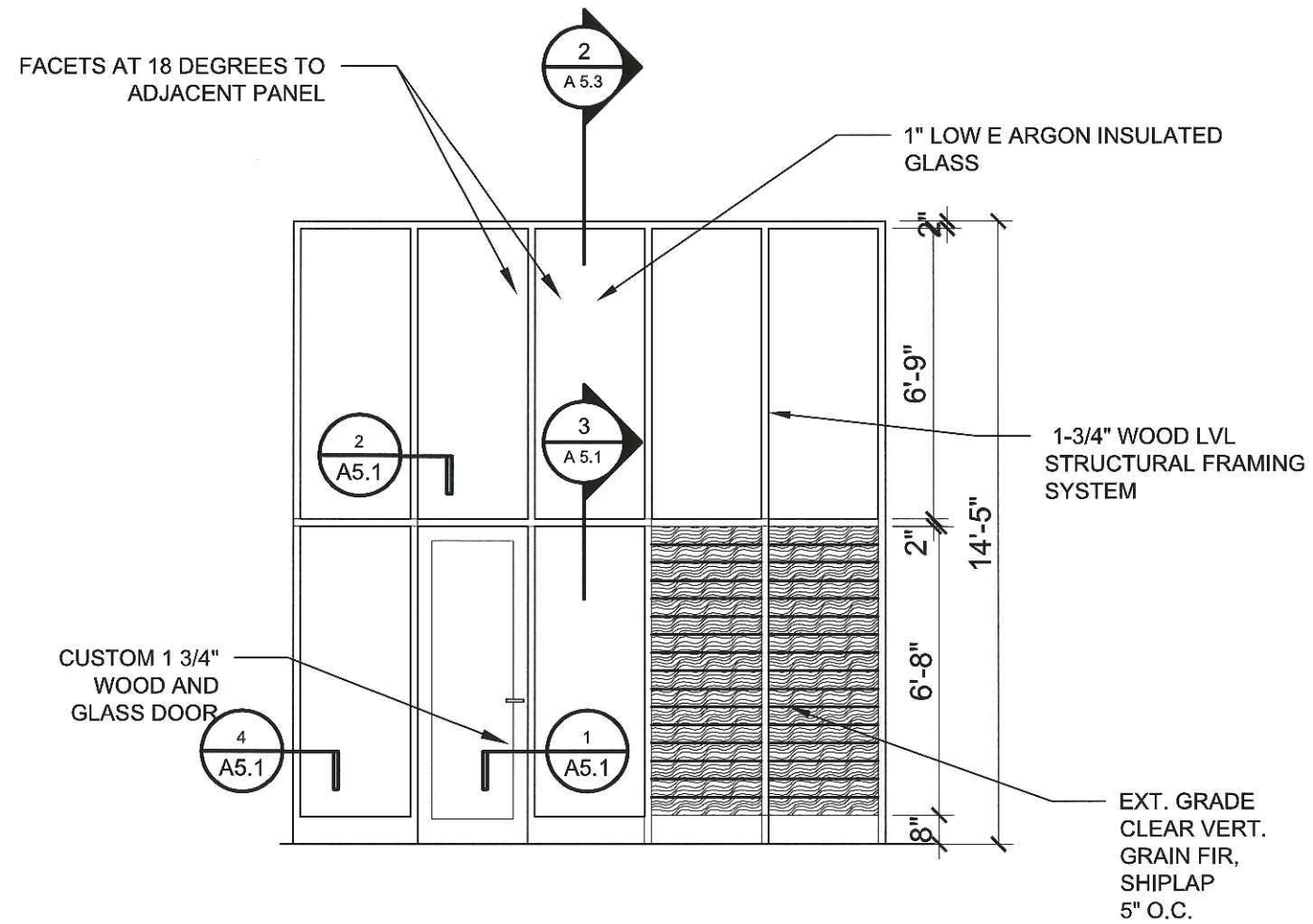
104 WEST STREET FORSYTH RESIDENCE

REAR (WEST) ELEVATION

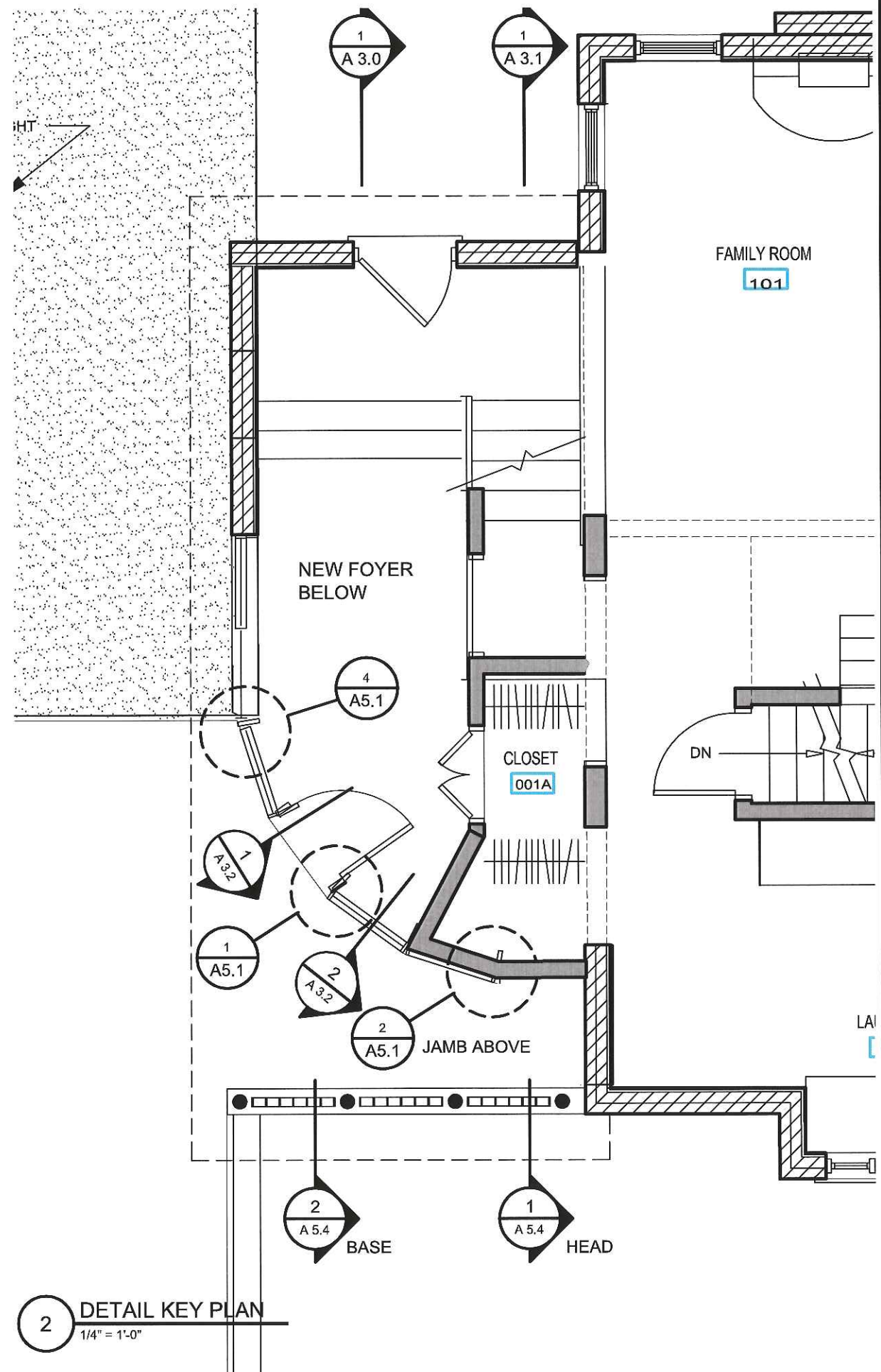
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date	19 JULY 2016
project #	1507
drawn by	-
checked by	-

A 2.2





1 FACETED WALL @ ENTRANCE - KEY TO DETAILS
1/4" = 1'-0"



2 DETAIL KEY PLAN
1/4" = 1'-0"

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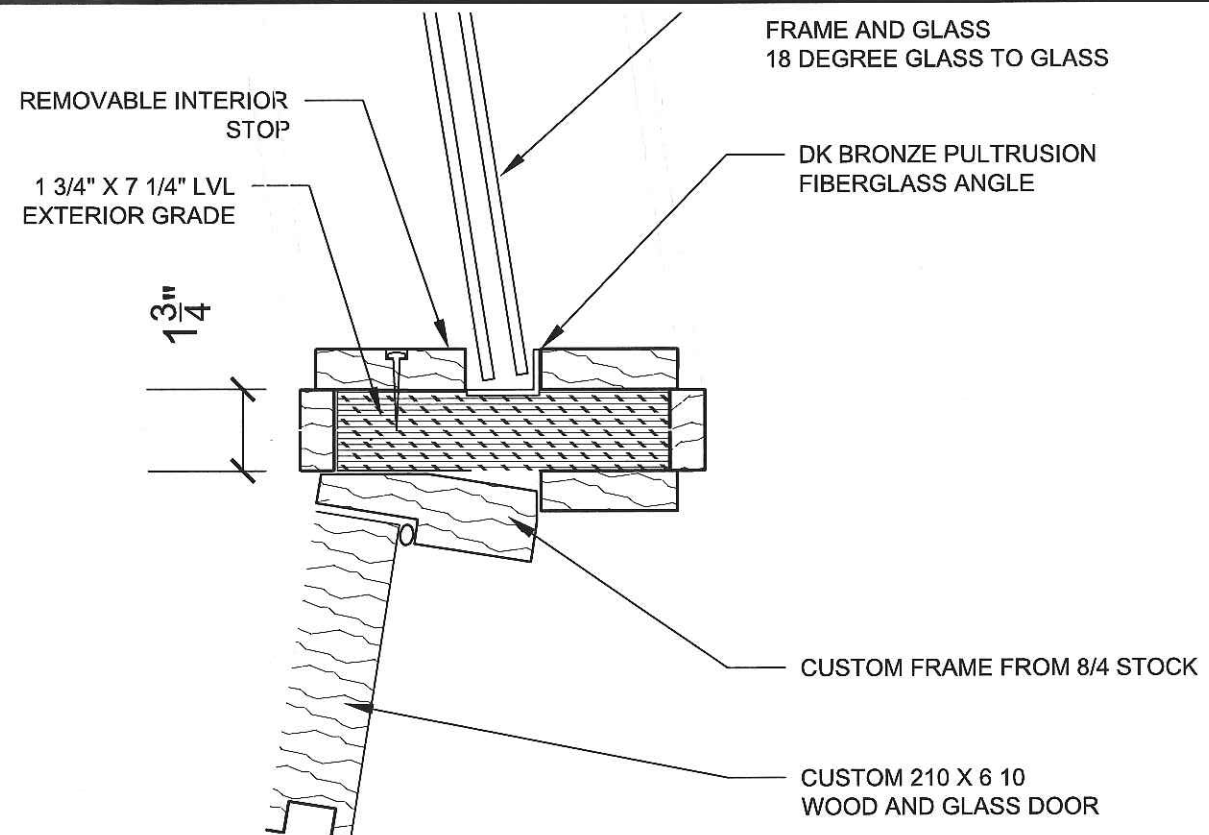
104 WEST STREET FORSYTH RESIDENCE

SEGMENTED ENTRANCE WALL
KEYING PLANS AND ELEVATIONS

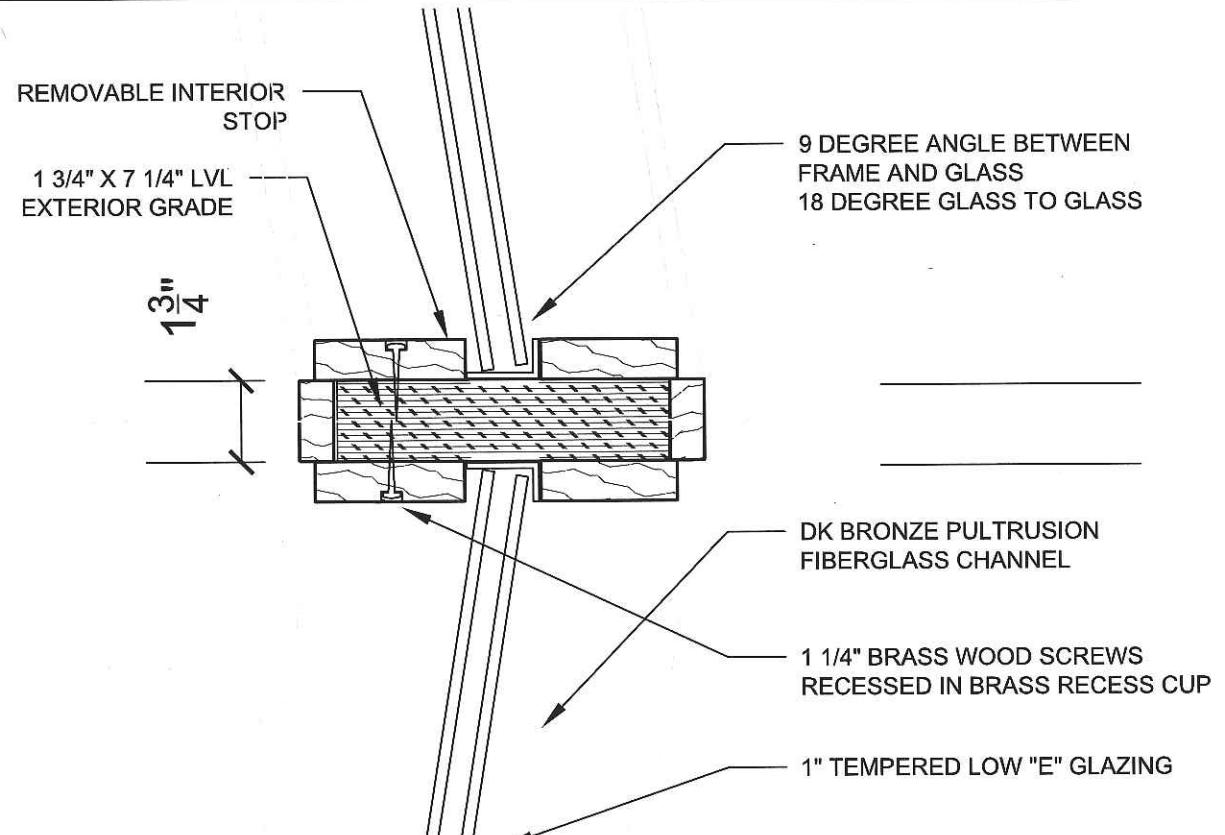
scale	1/4" = 1'-0"
date	18 JULY 2016
project #	1507
drawn by	TST
checked by	-

A 5.0

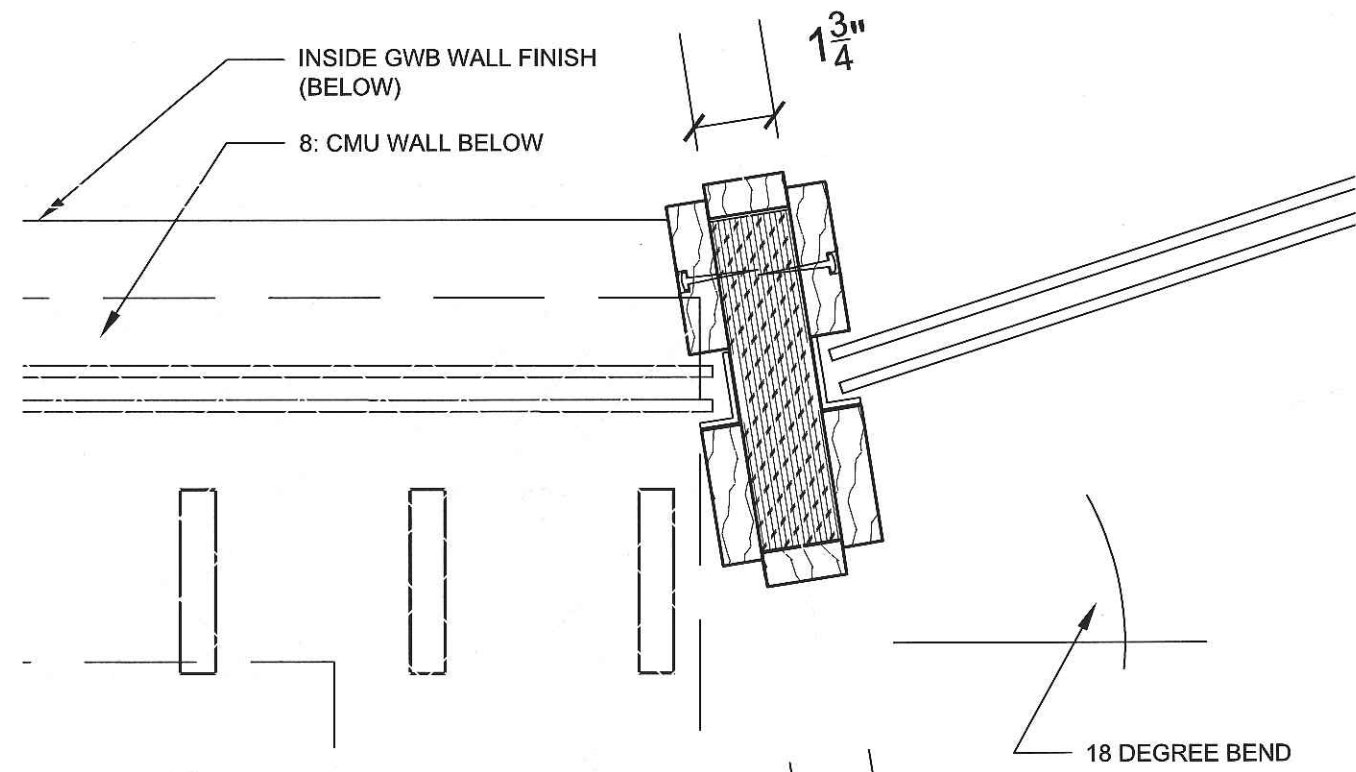
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date	18 JULY 2016
project #	1507
drawn by	TST
checked by	-



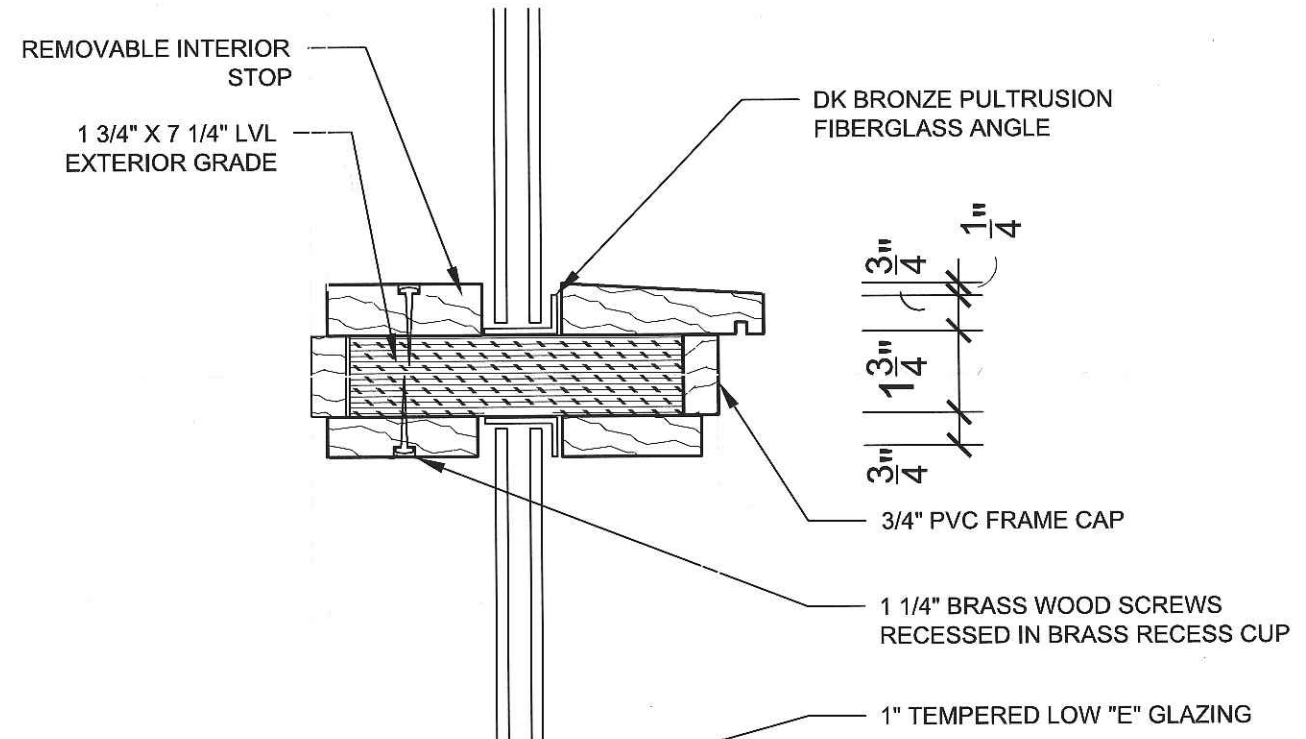
1 GLASS / WOOD RAIL DETAIL
3" = 1'-0"



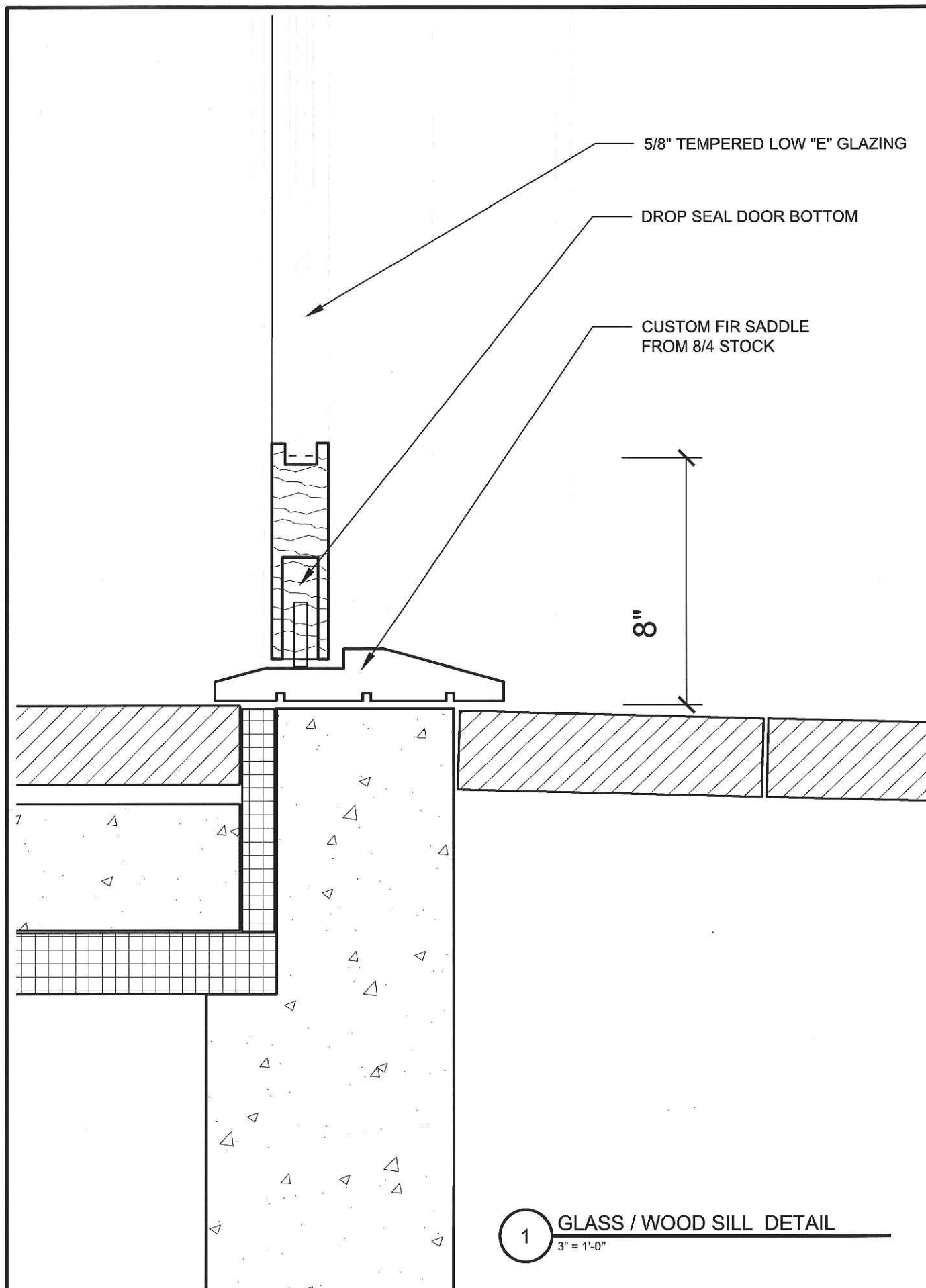
2 GLASS / WOOD RAIL DETAIL
3" = 1'-0"



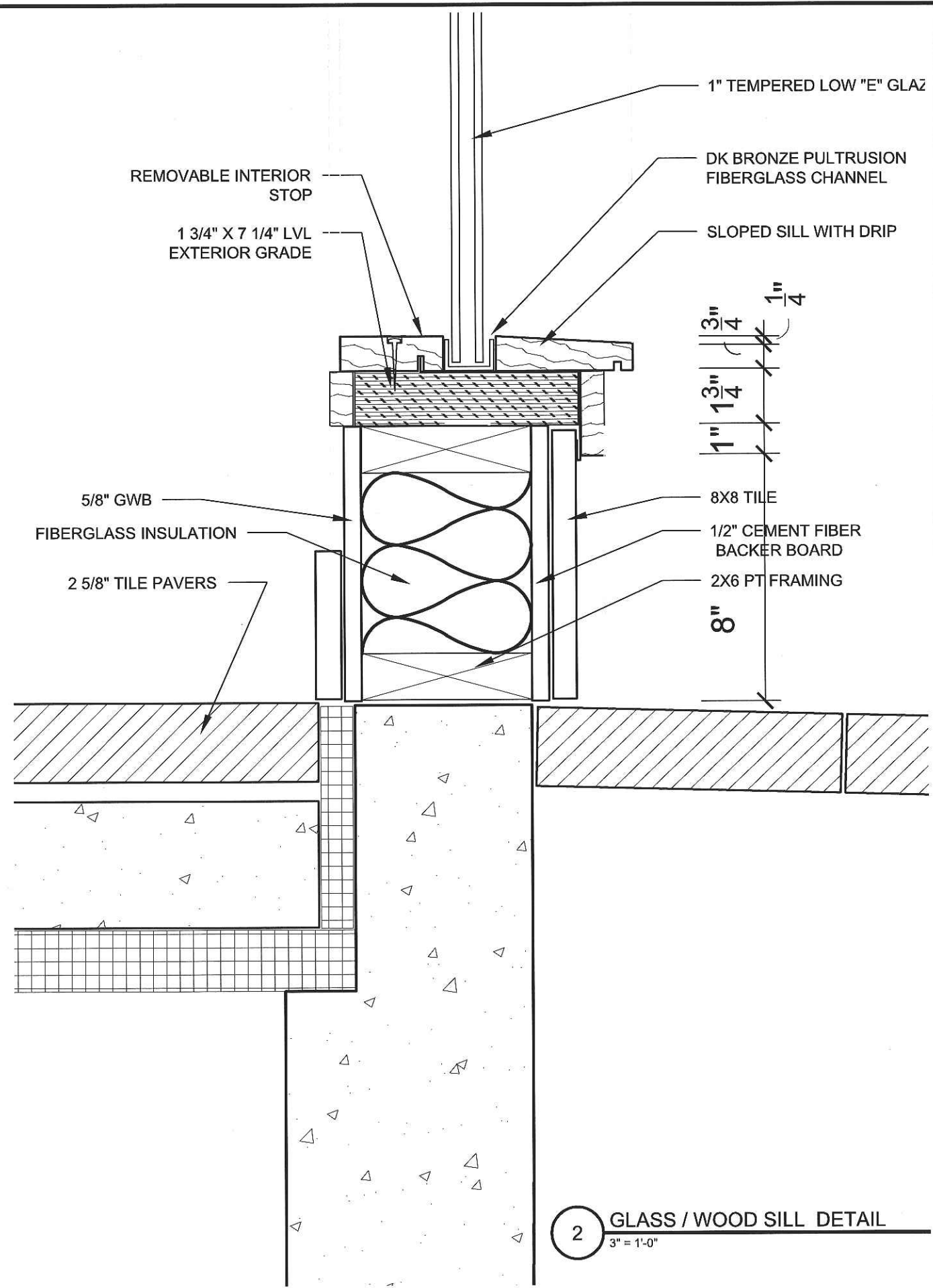
4 GLASS / WOOD RAIL DETAIL
3" = 1'-0"



3 GLASS / WOOD SILL DETAIL
3" = 1'-0"



1 GLASS / WOOD SILL DETAIL
3" = 1'-0"



2 GLASS / WOOD SILL DETAIL
3" = 1'-0"

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104 WEST STREET FORSYTH RESIDENCE

SEGMENTED ENTRANCE WALL 2

scale	1/4" = 1'-0"
date	18 JULY 2016
project #	1507
drawn by	TST
checked by	

A 5.2

EXISTING HOUSE BRICK WALL

4 - 32" LONG SEGMENTS AND
1 - 32" SEGMENT AT DOOR
(INSIDE DIMENSION)
WITH 18 DEGREE SHIFT AT EACH
INTERSECTION

EXISTING BLOCK WALL

SEGMENTED WALL LAYOUT
3/8" = 1'-0"

10'-3"
BRICK TO BLOCK

WHITE .060 EPDM ROOF MEMBRANE

1 TO 2 1/2" TAPERED INSULATION

FOAM INSULATION

5/8" CDX PLYWOOD OR ADVANTEC

8" LVL FRAMING

1X3 STRAPPING

FIBER CEMENT BOARD WITH SKIM
COAT PLASTER

2X6 PT FRAMING

1/2" CDX WITH 1/4" HOMESLICER

EXTERIOR GRADE FIR PLYWOOD

1 3/4" X 7 1/4" LVL
EXTERIOR GRADE

REMOVABLE INTERIOR
STOP

DK BRONZE PULTRUSION
FIBERGLASS ANGLE

1" TEMPERED LOW "E" GLAZING

GLASS / WOOD HEAD DETAIL
3" = 1'-0"

1'-0" FIELD VERIFY
3/4" 1 3/4" 1" 1/4"

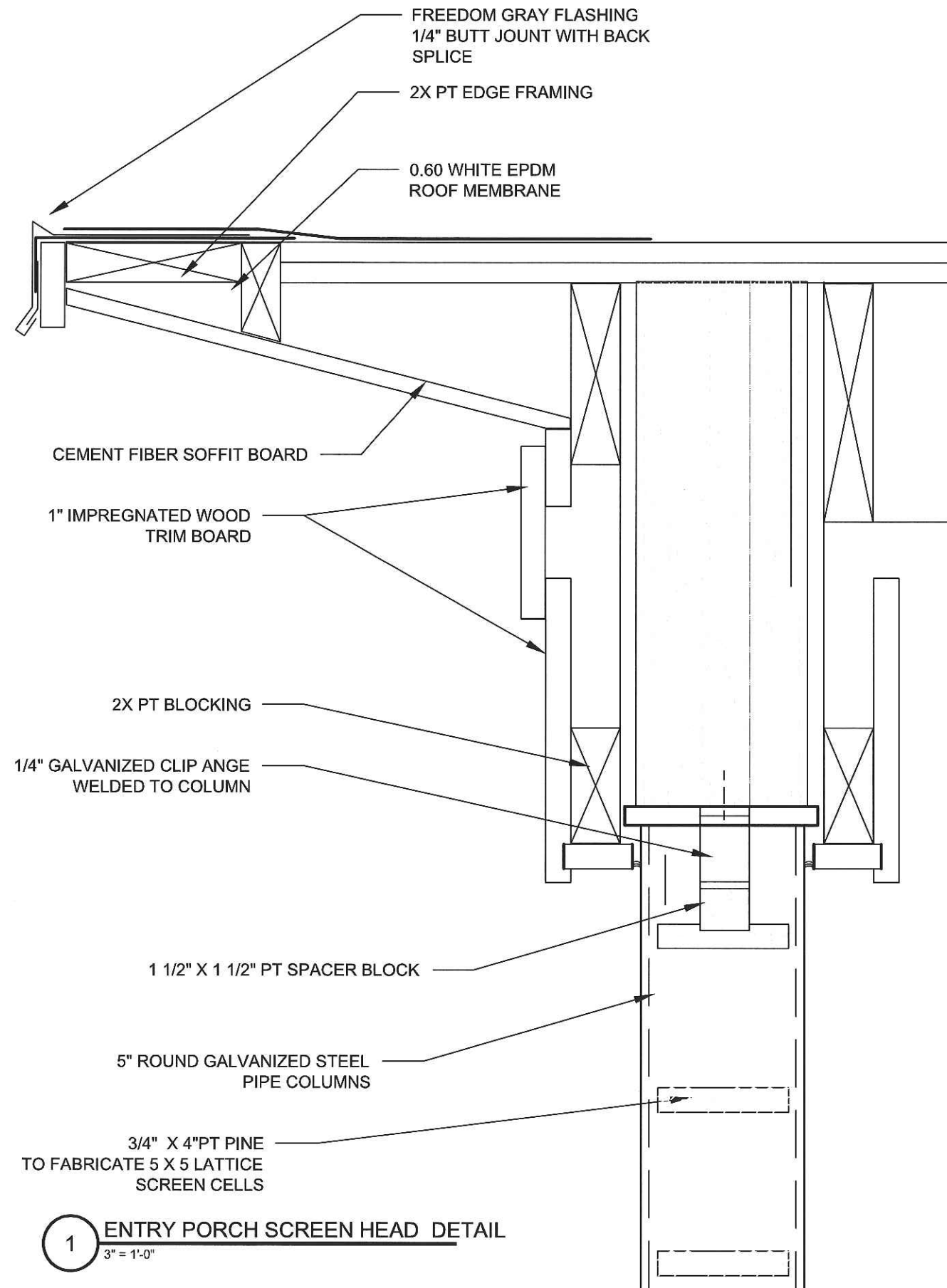
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104 WEST STREET FORSYTH RESIDENCE

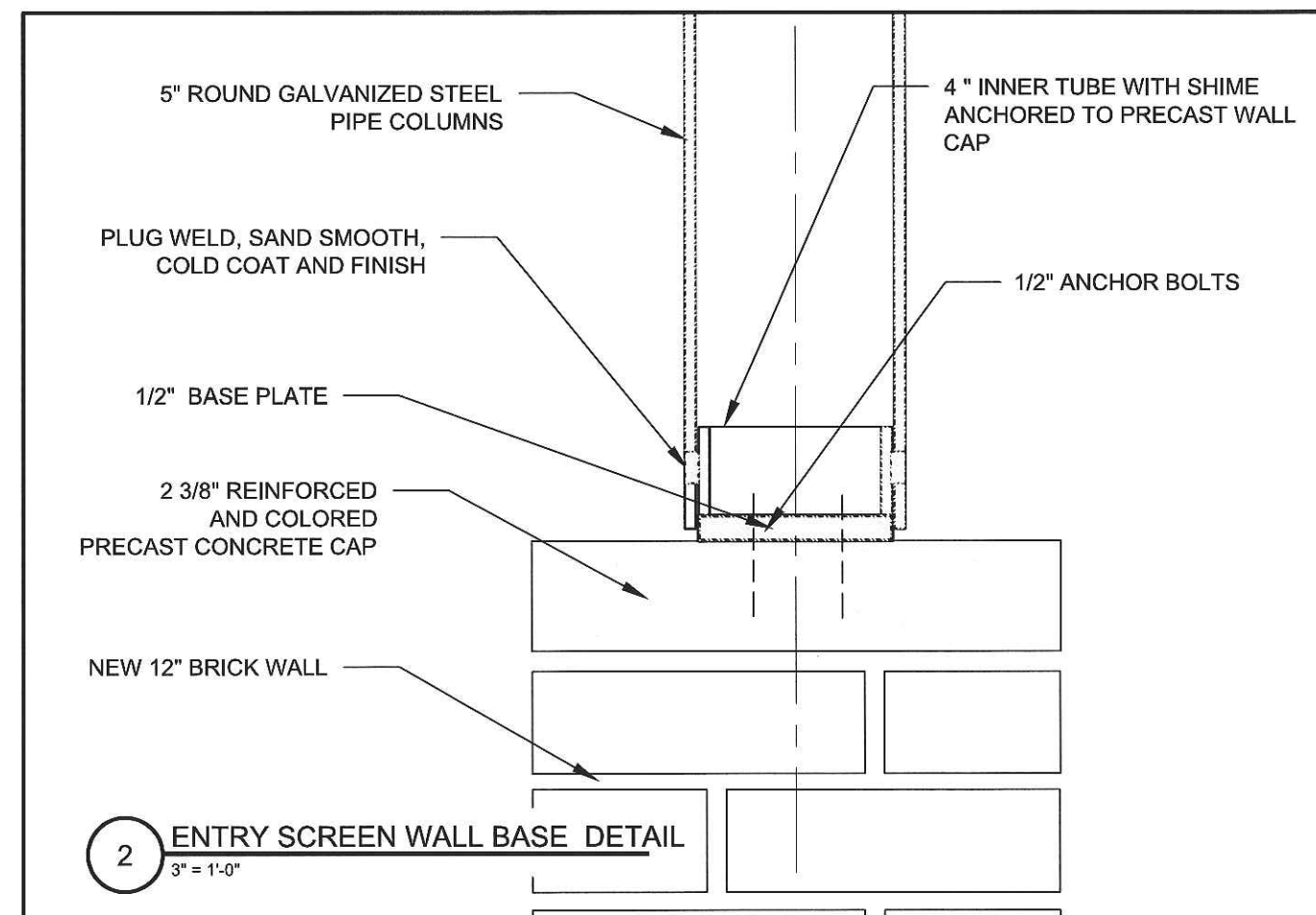
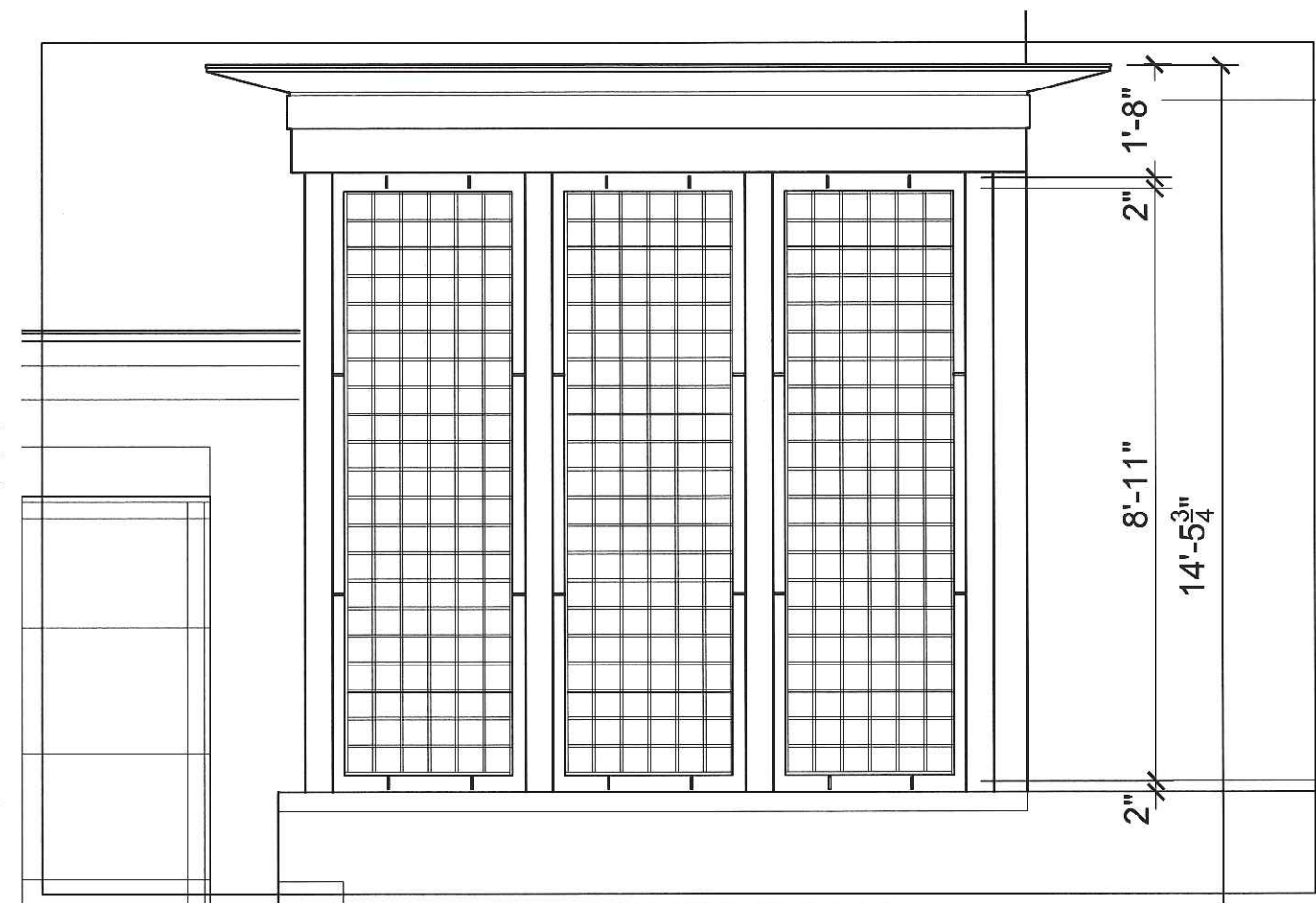
SEGMENTED ENTRANCE WALL
HEAD DETAILS

scale	1/4" = 1'-0"			
date	18 JULY 2016			
project #	1507			
drawn by	TST			
checked by				

A 5.3



1 ENTRY PORCH SCREEN HEAD DETAIL
3" = 1'-0"



2 ENTRY SCREEN WALL BASE DETAIL
3" = 1'-0"

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104 WEST STREET FORSYTH RESIDENCE

ENTRANCE SCREEN WALL

scale	AS NOTED
date	18 JULY 2016
project #	1507
drawn by	TST
checked by	

A 5.4

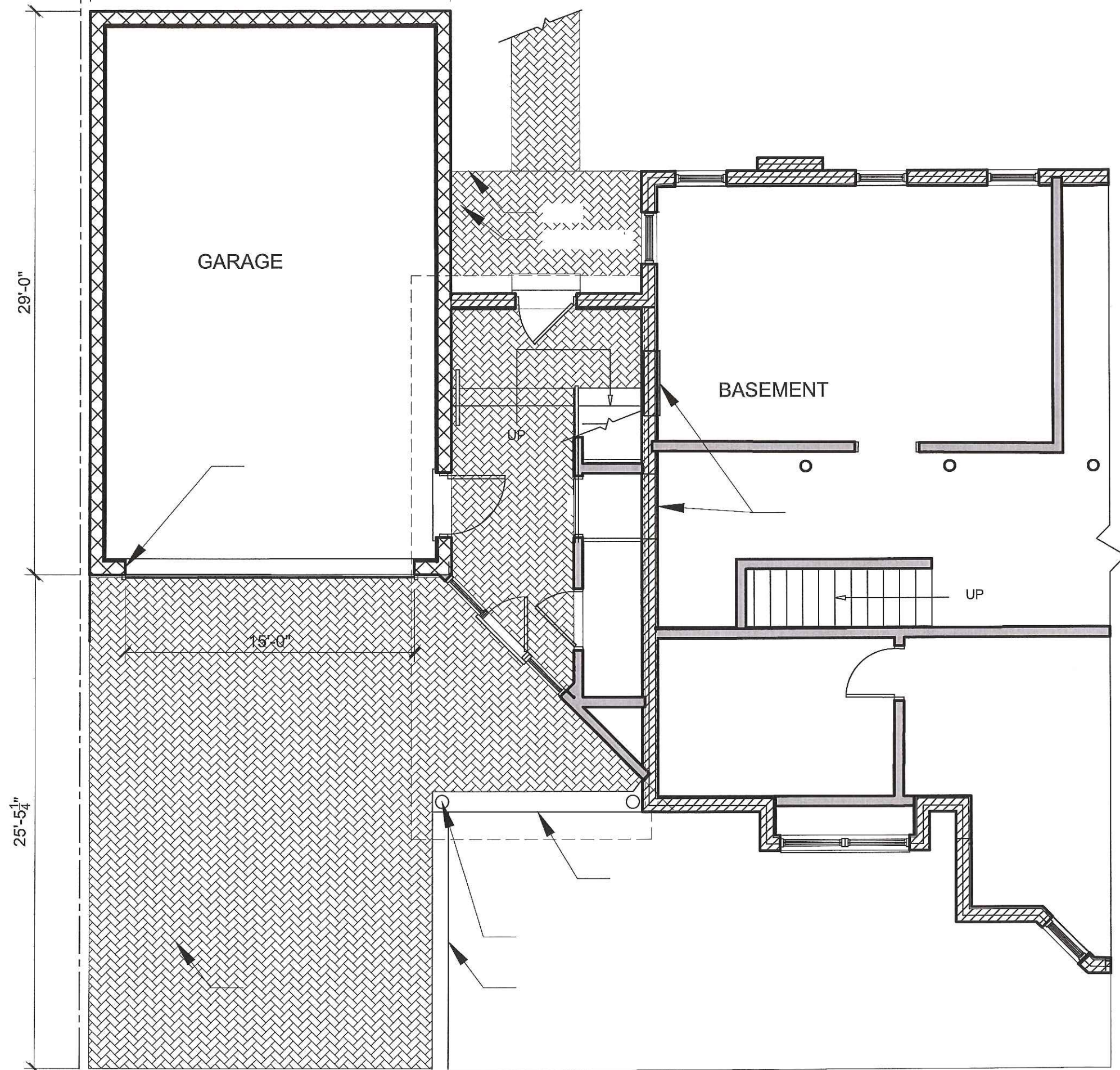
Att. 3



104 West Street. Proposed view from West and Chadwick Street.



104 West Street. Proposed view of new porch from Chadwick Street.



104 WEST STREET FORSYTH RESIDENCE

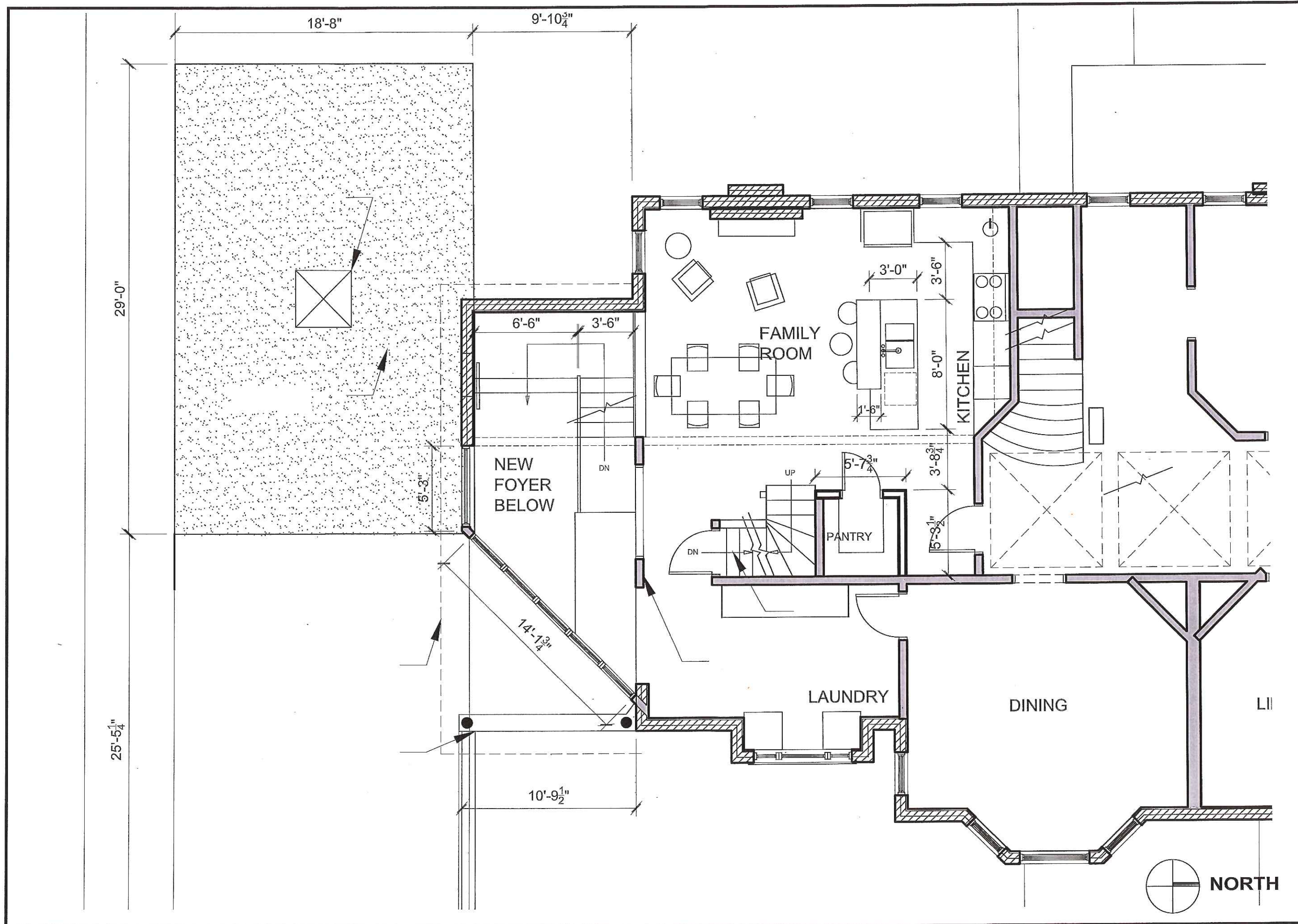
GROUND FLOOR PLAN

scale	3/16" = 1'-0"
date	21 JUNE 2016
project #	1507
drawn by	PWH
checked by	-

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104 WEST STREET FORSYTH RESIDENCE

FIRST FLOOR PLAN

scale	3/16" = 1'-0"
date	21 JUNE 2016
project #	1507
drawn by	-
checked by	-

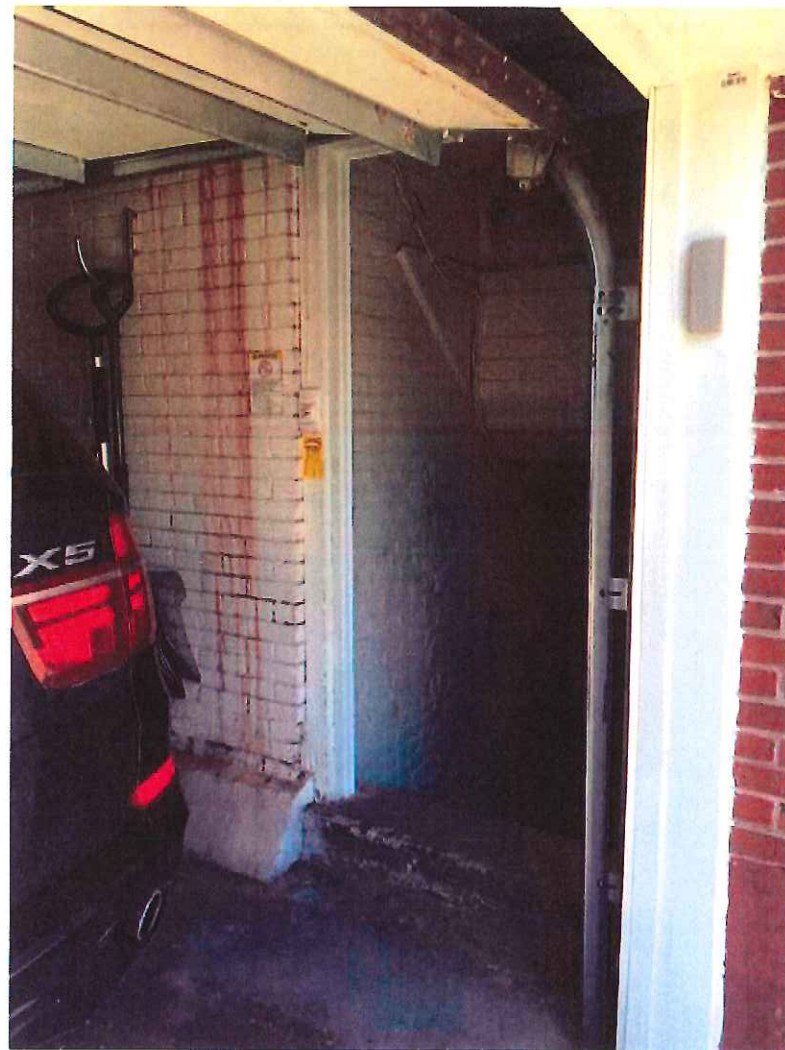
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104 West Street. Current view from Chadwick Street.



104 West Street. Chadwick Street facade.



104 West Street. Existing access from garage to house.



104 West Street. Detail of rear entrance.

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

**PUBLIC HEARING
197 SPRING STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: July 28, 2016

RE: August 3, 2016 **Public Hearing - Proposed Comprehensive Exterior Rehabilitation, and Demolition and Replacement of Rear Ell**

Address: 197 Spring Street

Applicant: Steve Morrison

Architect: Glenn Harmon

Introduction

After two workshops to gather Board input, applicant Steve Morrison and architect Glenn Harmon are seeking a Certificate of Appropriateness for the comprehensive rehabilitation of the 2 ½ story residential structure at 197 Spring Street. Built as a single family home before the Civil War, the building has been a 9-room rooming house for many years. Mr. Morrison intends to rent six or seven apartments after the renovation.

On June 15 and July 20, Mr. Morrison and Mr. Harmon met with the Board for workshops. Alterations to the principal structure facing Spring Street are intended to return the building to its documented 1924 appearance. Much of the discussion at the workshops has focused on plans to remove the existing rear ell, and replace it with a 2 ½ story dormered ell. Board members' comments focused on maintaining the secondary nature of the ell, in relation to the primary block, and Mr. Harmon's revisions showed responsiveness in the treatment of dormers, windows, trim, and the overall height. Discussion also concerned the replacement of the Italianate east bay, which was added at a later date to the ell, just behind the front house.

Mr. Harmon has prepared revised drawings in response to Board feedback, including a new proposal for the east bay, and details for the recreation of the west entry porch.

Subject Structure

Built c. 1840 in the Greek Revival style, the William Kilby House has been significantly altered

over time with the addition of asbestos siding, modifications to the entrance porch (located on the west elevation), removal of original doors and windows, etc. The replacement siding not only changed the intended finer-grain appearance of the building's exterior, its application also obscured the original cornerboards, frieze and raking cornice. The side porch was originally full width, similar to the porch at 205 Spring, but has been shortened and altered. The dormers on the front roof plane at 197 Spring Street are particularly tall and have paired windows, leading one to assume they were added later than 1840.

The construction date of the rear ell is not known. According to the project architect, the floor level of the rear ell does not match that of the main building, which may indicate that it was built after the principal block. The very prominent bay on the east elevation of the ell is Italianate in style and was likely added in the 1860's or 70's—either as an original feature of a later ell or as an addition to an earlier ell. Fire escapes have been added to the west side over time as well.

Note that there are very strong similarities between the subject building and the building at 205 Spring Street. The major distinction between the two is that 205 Spring features a brick exterior and has no front dormers. In massing and plan, however, they are virtually identical as viewed from the street. Though the rear section is now enclosed, in concept the porch at 205 Spring is similar to what must have existed at the subject property, although at 205 there are some trim details that must have been later than the 1840's.

Second Workshop – Board Response

At the workshop on July 20, Mr. Harmon presented revisions in response to the Board's first workshop comments:

- The proposed replacement ell would match the existing in terms of building footprint, except for moving the east wall one foot to the west, creating a setback and a slightly smaller footprint.
- The new ell was still proposed to be higher than the existing two-story ell, but intersected the main roof approximately two feet below its ridge.
- As with the previous submission, the architect proposed to reproduce the existing east bay, in the same location at the intersection of the ell with the main block.
- The ell had shed dormers with shallow-pitched roofs (pitch not specified.)
- The east dormer was shorter than the west dormer, and the face was upslope and behind the plane of the lower walls.
- The west dormer face was aligned with the face of the lower walls, with continuous eave trim at its base. The west dormer continued all the way south to meet the main roof.
- In his July revision Mr. Harmon drew paired windows only on the east dormer; lower windows on the east wall and all of the windows on the west side of the new ell are drawn as single units in a regular pattern, as suggested by a Board member.
- With the exception of first and second floor windows on the east wall, all ell windows were drawn as 2/2, distinct from the Greek Revival 6/6 windows proposed for the main house.

As noted, Board feedback on July 20 focused mostly on the height, fenestration, and dormers of the ell, which all impact its relationship to the original structure. A summary follows:

- The Board was supportive of the removal and replacement of the existing ell, with the new

ridge lower than the main ridge and the 1' step back at the east wall.

- Members wanted to see the ell as a secondary wing in stature and in modest details, but noted that more single windows in a regular pattern would make it a more compatible partner element to the main house – no longer just an improved rear shed.
- Board members' responses to the reconstruction of the east bay were mixed, with some able to accept its reconstruction as it appears now, and others (as well as staff) urging exploration of a re-imagined bay, perhaps in a less awkward location and with a design more compatible with the new ell.

Proposed Alterations – Revised Plans

Mr. Harmon's updated narrative summarizes the proposed scope of work. As before, most of the work proposed for the front portion of the building consists of replacing or revealing lost or obscured architectural details. Clapboard siding will be replaced, (clad) wood windows are proposed to replace vinyl windows and the exterior trim will be repaired if still intact behind the siding or replaced based on available photo-documentation. Shutters are proposed to be reintroduced to the main house.

Significant revisions in the current plan include:

- The fenestration in the proposed new ell: there are more 2/2 double hung windows, in a regular pattern
- The east dormer on the ell has been elongated like the west dormer, to run all the way to the rear plane of the main roof.
- The east bay has been completely redesigned, moved away from the intersection of the ell and the main house, and is not a recreation of the existing Italianate bay. (See architect's summary.)
- Entry porch details have been provided (west side.)

Staff Comments and Questions

Staff believes the newly revised rectangular bay design is much better integrated with the reconstructed bay. The introduction of a setback where the east wall of the ell meets the original house block begins to establish the secondary nature of the ell. Moving the bay toward the rear, away from the intersection, making it smaller than the existing bay, and employing compatible details all contribute to its greater suitability as an element attached to the new ell.

Revisions in Mr. Harmon's plans have responded to Board and staff comments, and over the course of the review the clarity and integration of the whole have advanced. The Board may wish to discuss a number of details, or delegate a final review to staff:

- In July several Board members seemed comfortable with extending the east dormer on the ell all the way to the main roof, like the west dormer; is this the case for the entire Board? The larger dormer would increase useable interior space, but in elevation it fills in the east roof of the ell, making the ell seem less distinct from the main block.
- Mr. Harmon has provided more detail on the west entry porch, going on the indications of the remnants visible in the existing porch and in the 1924 photo. (While the porch at 205 Spring Street is similar in concept, it has some details that are clearly later the Greek Revival beginnings of the house.) If the proposed porch looks generally compatible to the

Board, but further scrutiny of details is needed, members have the option of asking staff to review final details of the cornice, columns, bases and caps, railings, etc.

- Final specifications on the doors and windows can be reviewed by staff, assuming the Board is comfortable with the design direction shown.
- On the east elevation of the front house, Mr. Harmon has proposed adding a basement window, aligned below the upper windows. Are Board members comfortable with the absence of a partner basement window closer to the street? (On the front of the building, each bay of upper windows has a basement window below.)

As before, the architect's narrative indicates little in the way of significant changes to the site. Much of it is now parking, and would continue to be after the renovations.

Applicable Review Standards

The following standard applies to **request to demolish portion(s) of contributing structures**:

Sec. 14-645(c): Any applicant seeking demolition of a portion of a contributing or landmark structure may request that the historic preservation board make a determination as to whether such portion of the structure is non-contributing based on the definition of that classification in Sec. 14-602 of the ordinance. If the Board determines the portion to be noncontributing, the applicant may apply directly for a demolition permit.

Board members will recall that structural condition may be considered in making a determination of noncontributing status.

The following ordinance review standards apply in the review of the proposed project:

- (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.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features,*

substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

- (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 August 3, 2016 public hearing and information included in the accompanying staff report, the Board finds that the proposed demolition, alterations, and additions at 197 Spring Street **meet (fail to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Revised summary of proposed project
2. Revised plans and elevations
3. East elevation, from July workshop plans
4. 1924 tax photo
5. Current photos of property supplied by staff
6. Current photo of 205 Spring Street supplied by staff

25 July 2016

Request for public hearing for Proposed alterations

197 Spring Street C/B/L: 45/E/21

Applicant/Contractor/Billing Address: Steve Morrison, 158 Danforth Street Portland 207-671-2523

Owner: Wait, LLC PO Box 25A, Cumberland 207-671-2523

Architect: Glenn Loring Harmon, 35 Mable Street, Portland 207-838-4025

Description

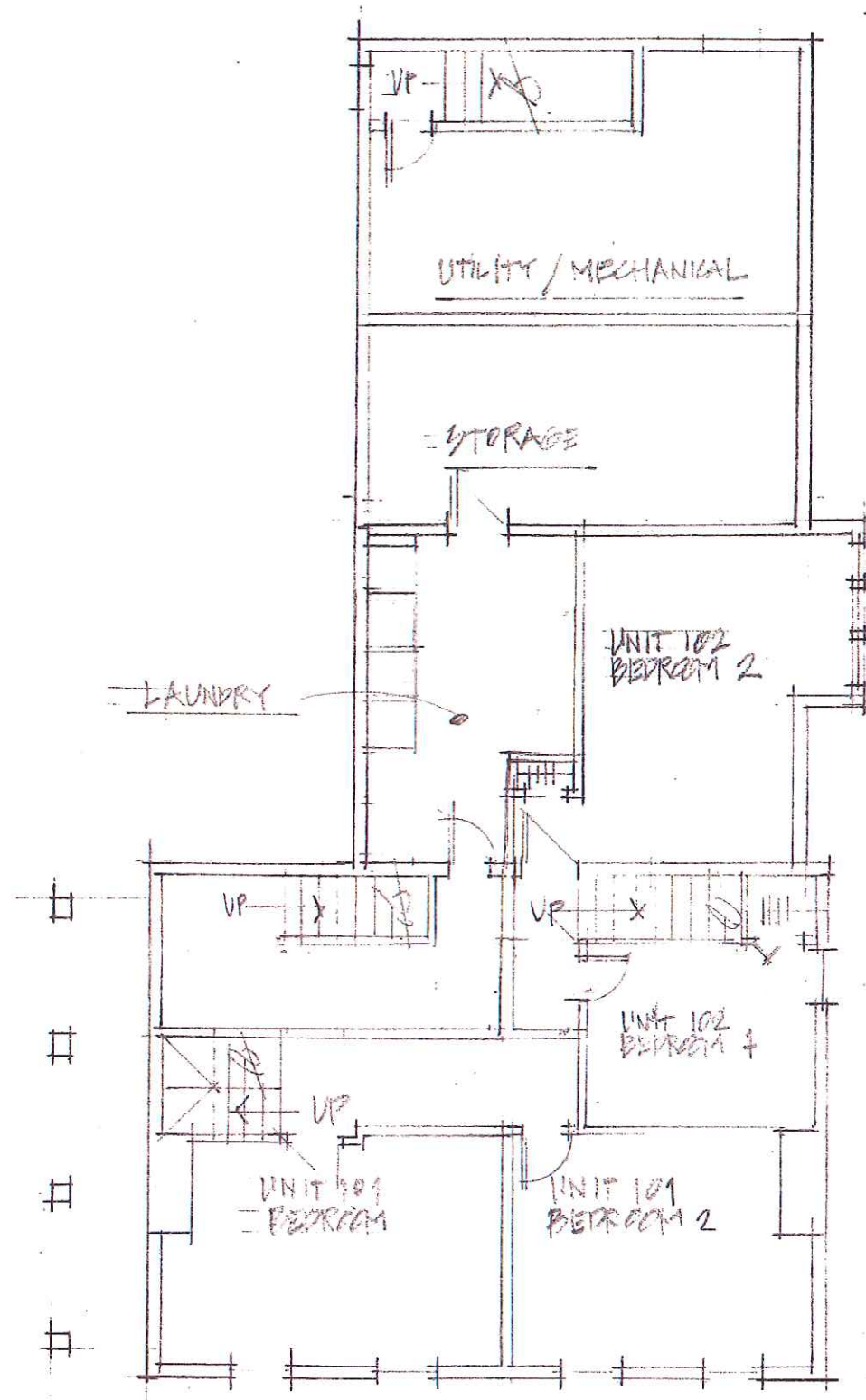
The existing residential property is on record as a rooming house and currently allows for 9 units with a common kitchen and bathroom facilities. This circa 1850 wood framed 2 story plus occupied attic building has been untouched since the 1960s judging by the state of the finishes and condition of the envelope materials. The original structure appears to have included the 2 story flat roof ell with bay window at the first floor, as shown in the 1924 tax photo. This project will convert the rooming house to actual apartments (7 total are supported by the zoning), each with kitchen and bath facilities. The exterior scope of work for this project is in three parts:

- Re-cladding the skin, including siding, windows, doors, and trim. Existing asbestos siding will be abated and removed, and the original clapboards will be repaired and repainted. The existing rusted steel replacement doors & deteriorated vinyl windows will be removed, and replaced with new composite doors (Morgan) and new clad wood windows (Andersen Eagle series). The existing corner boards, frieze board, eave trim, and dormer pediment will be either salvaged or repaired where it remains beneath the asbestos, or replicated to match the original detailing as far as can be determined from the 1924 tax survey photo. Shutters to match the original are proposed (Brosco Boston layout) including shutter dogs. Additionally, a new window opening at the basement level is requested along the east facade, aligning with the windows above, and matching size /detail of the windows along Spring Street.
- Reconstructing the ell. The existing ell has been determined unsalvageable owing to extensive floor sag, sill rot, lack of frost wall foundations, and apparent fire damage at some point in its history. The floor levels in the ell do not align with the main house (4 risers lower) which makes circulation compromised and non-compliant in terms of clearances. We propose to remove the ell and reconstruct it in the same footprint but raise the roof to just below the ridge of the main house, within 2' +/- . The two exterior fire escapes will be internalized as egress stairs, since the floor levels will be raised to match the main house. Siding, trim, windows, and doors will not match the main house but will be of a simpler material palette to make the ell read as subservient to the main house. Fiber cement smooth bevel siding, composite trim, and single 4-lite clad wood shutterless windows with flat casing are proposed. The east side first floor

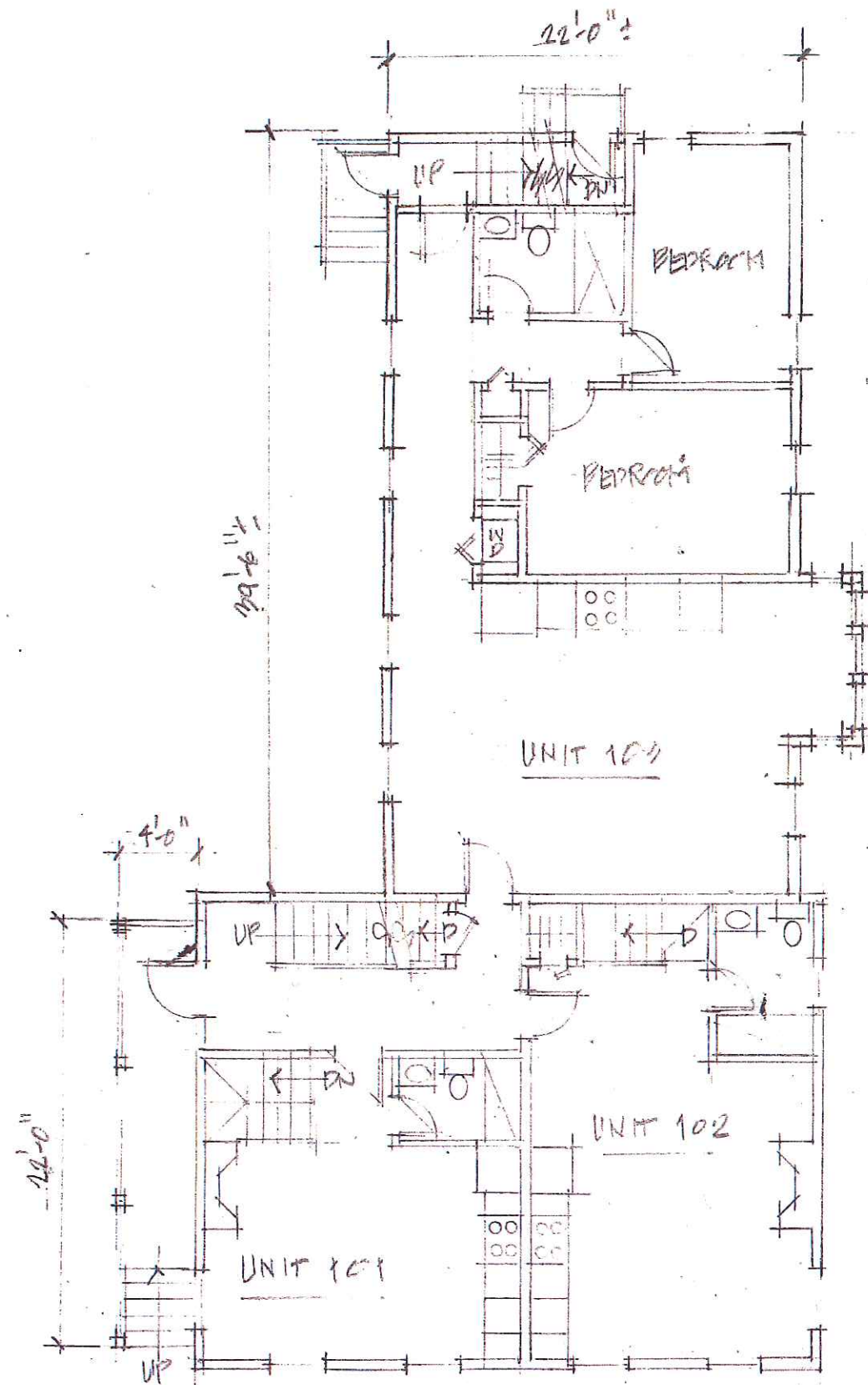
faceted bay window will be reinterpreted as a shallow rectangular bay, 3' x 9' in size, aligning with the windows above, and set back from the main house to read clearly as part of the ell. Shallow dustpan dormers are proposed on both sides of the roof to allow the ell massing to read as closely to the original volume as possible. Fenestration is a regular simple rhythm, to reinforce the overall recessive composition.

- Remove and replace the existing entry porch. The original entry appears to have been a side porch with boxed wood columns, simple capital, and sloped shed roof. The current porch is a hodge-podge of concrete steps and landing, hood overhang, and wood rails, all added at different times, in no uniform style or consistency of materials. We propose to recreate the original entry porch form and match the detailing as far as can be determined from the 1924 photo (simple boxed columns, square baluster rail, wood steps). The existing entry door pilasters remain and will be repaired, with a single leaf door and sidelight installed within the original opening. As the porch soffit is unknown, we propose edge & center beadboard, as would be typical of the neighborhood. All wood will be painted.

The existing brick foundation has been painted, and we propose to repaint but in a brick color. The asphalt strip between the foundation and brick sidewalk will be replaced with cobbles. The sitework scope of work is limited to where needed for new construction, as the lot is given to parking at present, and will remain as such (resurfaced and striped).



GROUND FLOOR PLAN

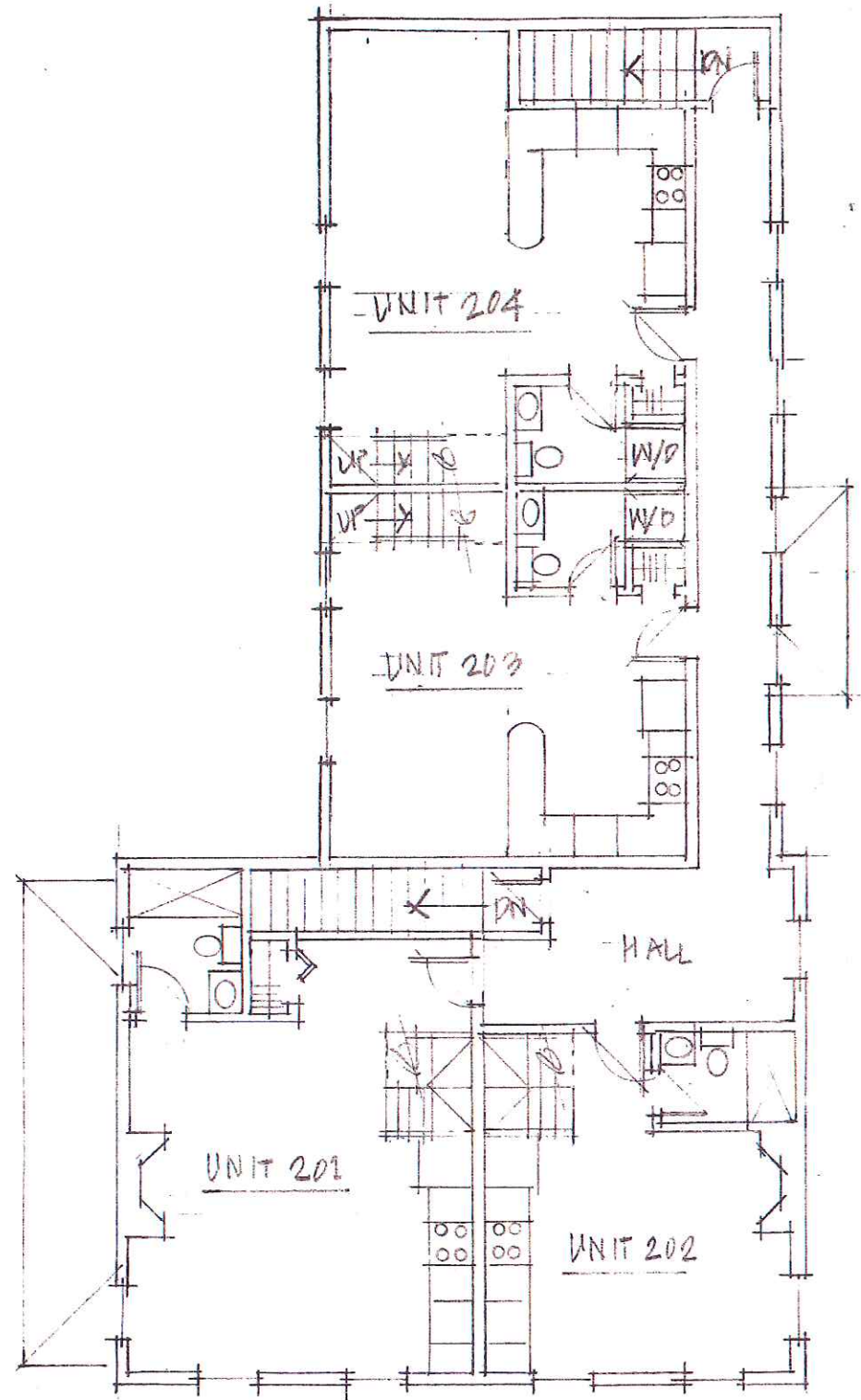


1ST FLOOR PLAN

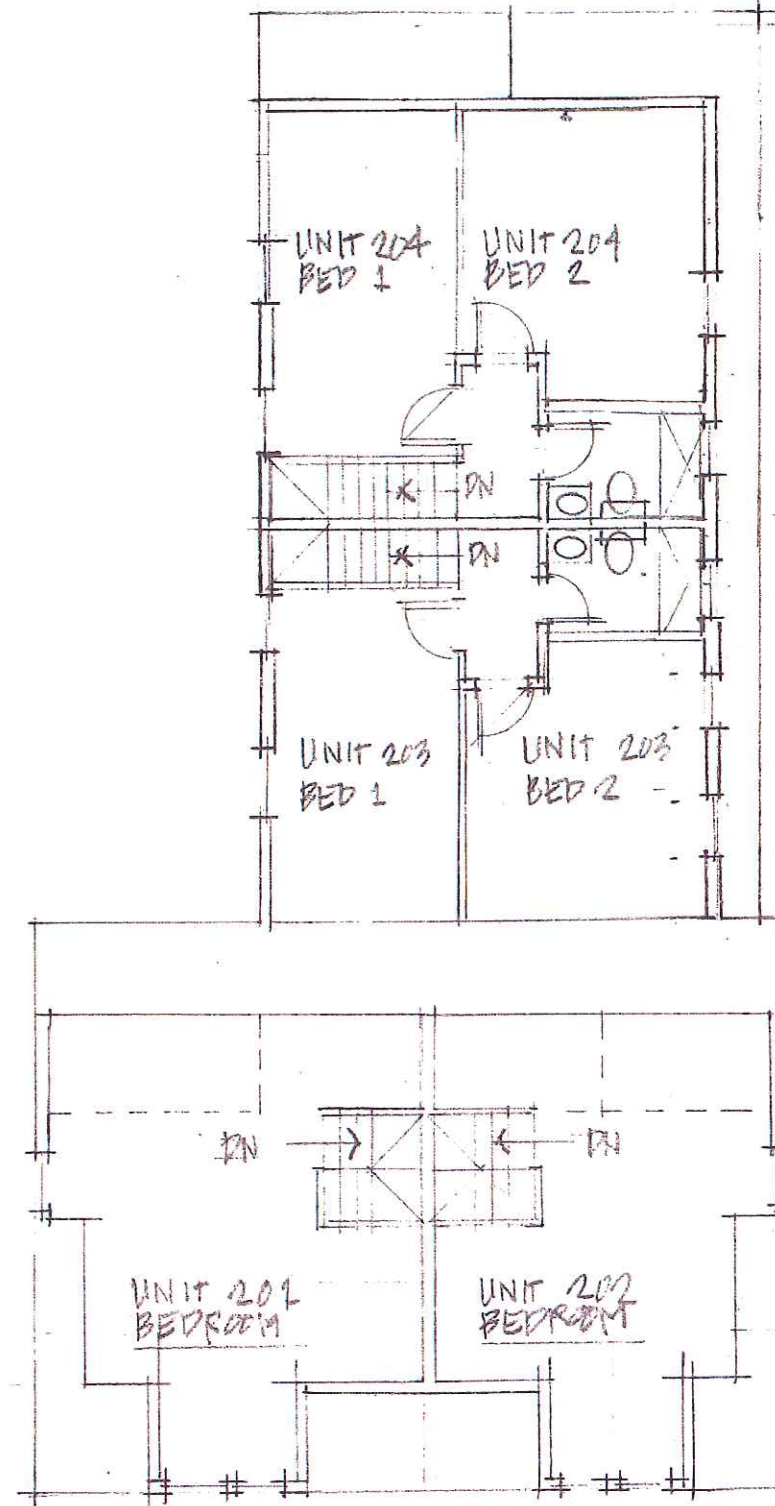
RENOVATION & ALTERATIONS TO 197 SPRING STREET - PORTLAND, MAINE
 WAIT, LLC - CUMBERLAND, MAINE - 10'5"1-0" 6
 MAY 2016 CONCEPTS
 REV JULY 2016

ATTACHMENT 2

OF 5



2ND FLOOR PLAN



UPPER LEVEL PLAN

RENOVATION & ALTERATIONS TO 197 SPRING STREET, PORTLAND, MAINE

WAIT ILL - WIMBERLAND, MAINE - 1/8" = 1'-0"

MAY 2016 CONCEPTS

REV JULY 2016



SOUTH ELEVATION

SEE WEST ELEVATION
FOR TYPICAL MATERIALS

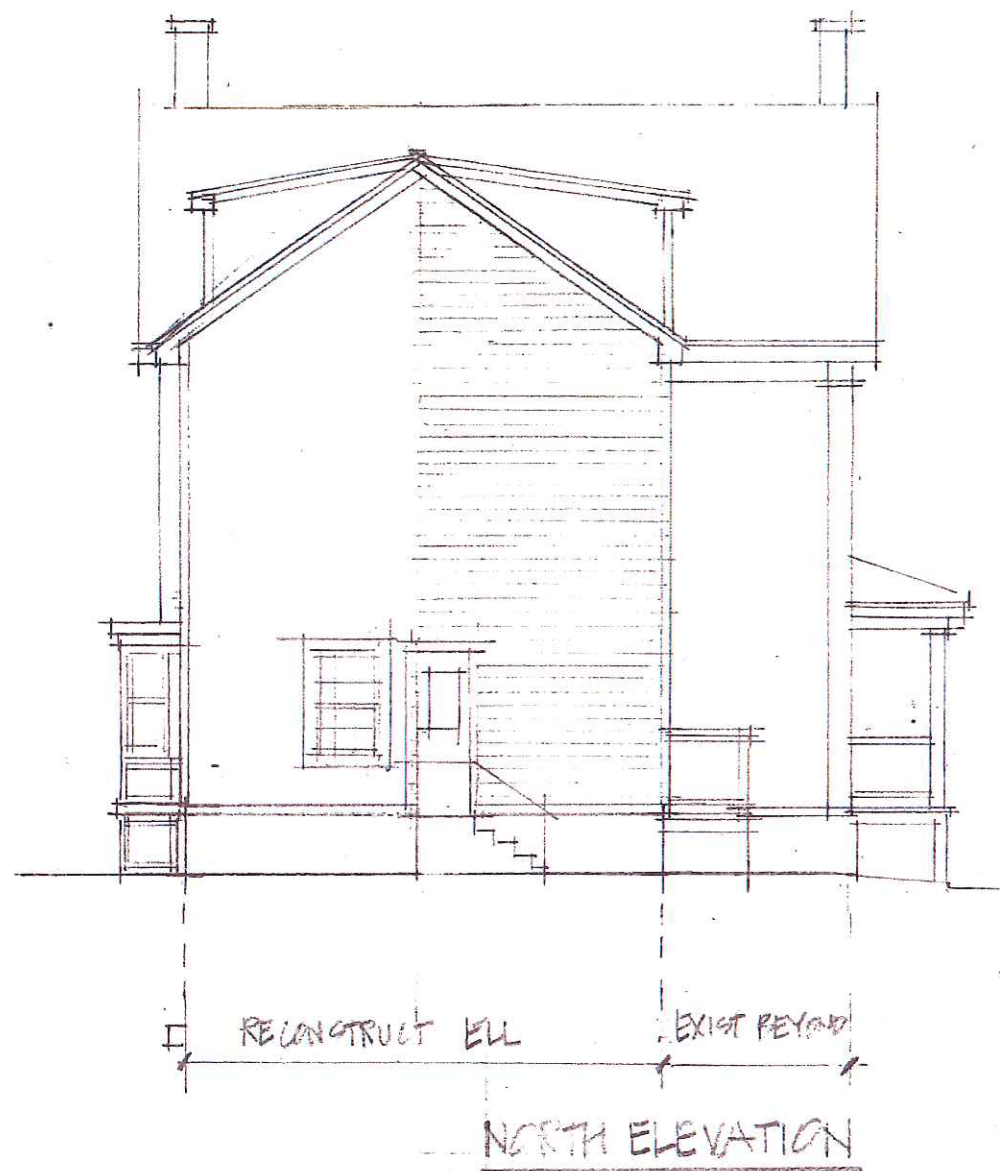


EAST ELEVATION

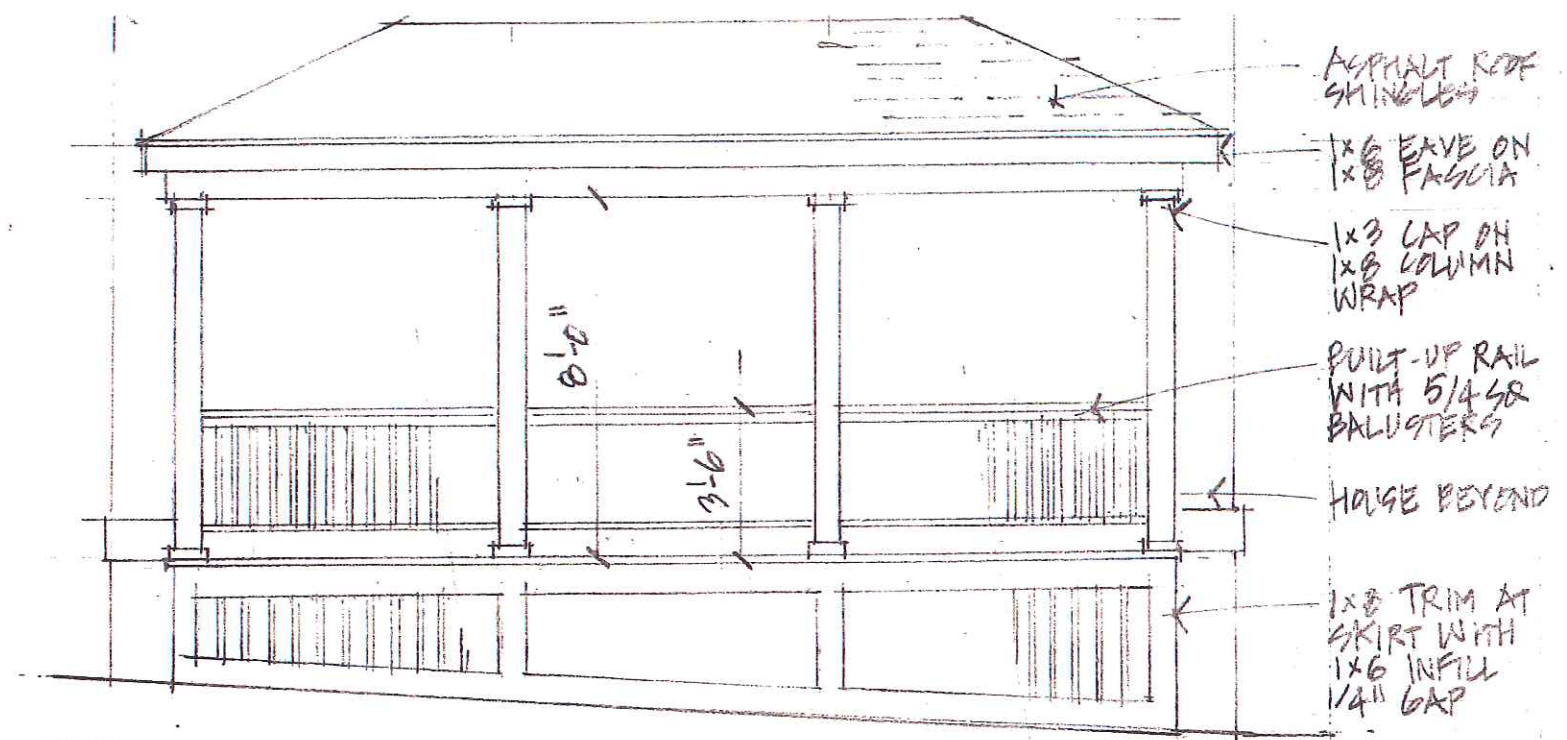
RENOVATION & ALTERATION TO 197 SPRING STREET • PORTLAND, MAINE
MAY 2016 • CONCEPTUAL
REV JULY 2016
WAIT LLC • CUMBERLAND, MAINE • 1/8" = 1'-0"

MATERIAL NOTES

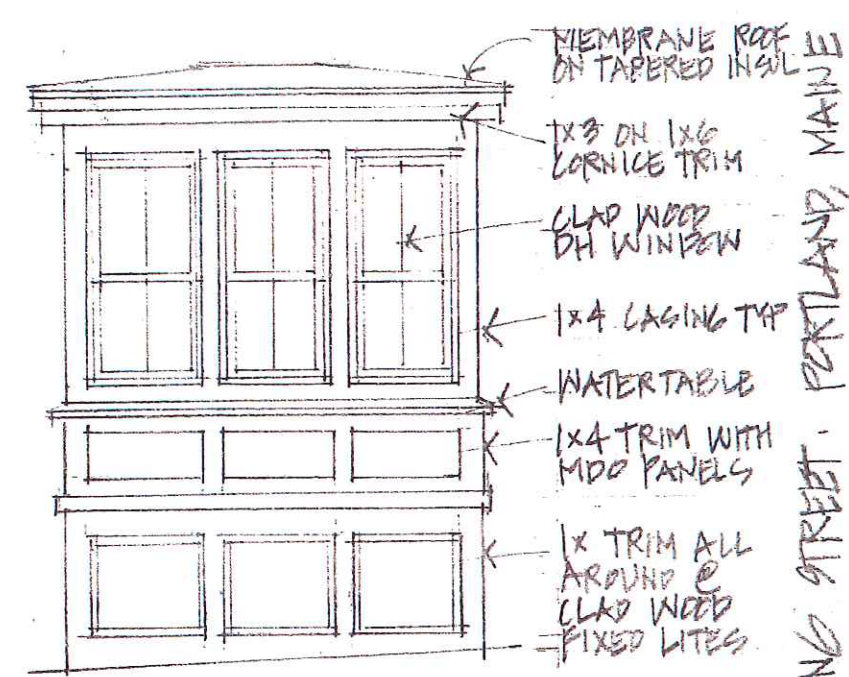
1. ASPHALT ROOF SHINGLES
2. WOOD CLAPBOARD SIDING (EXST)
3. WOOD TRIM (EXST)
4. CLAD WOOD WINDOWS SGL
5. WOOD SHUTTERS
6. WOOD SKIRT, BOX COLUMNS AND BALUSTERS
7. FIBRE CEMENT SIDING, TRIM (NEW)



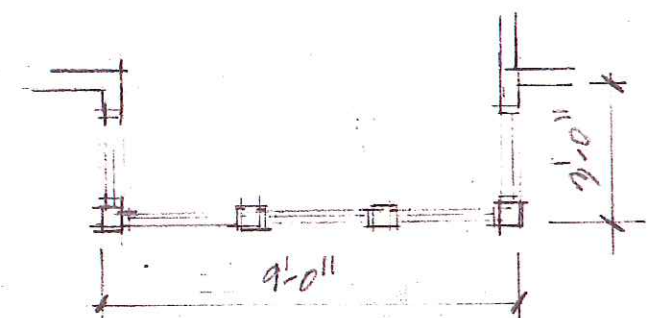
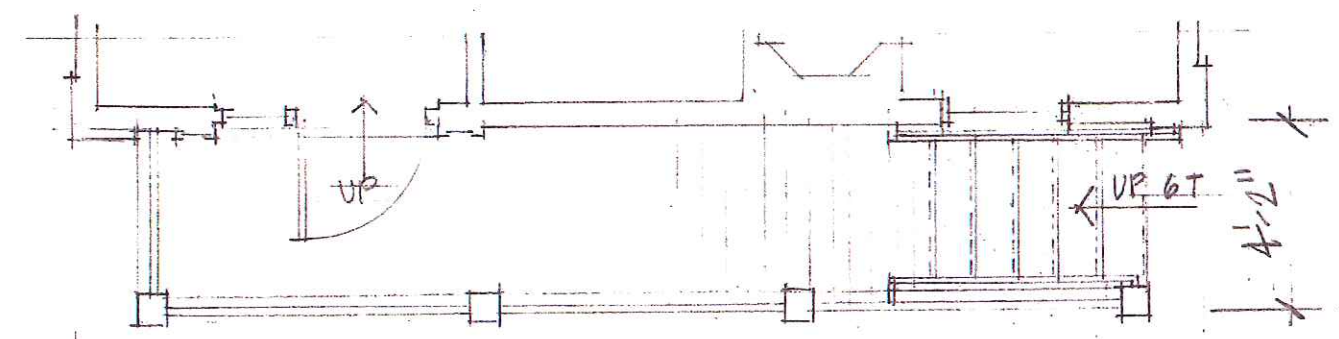
RENOVATION & ALTERATIONS TO 197 SPRING STREET, PORTLAND, MAINE
 WAIT, LLC, CUMBERLAND, MAINE. 1/8" = 1'-0" MAY 2016. CONCEPTS
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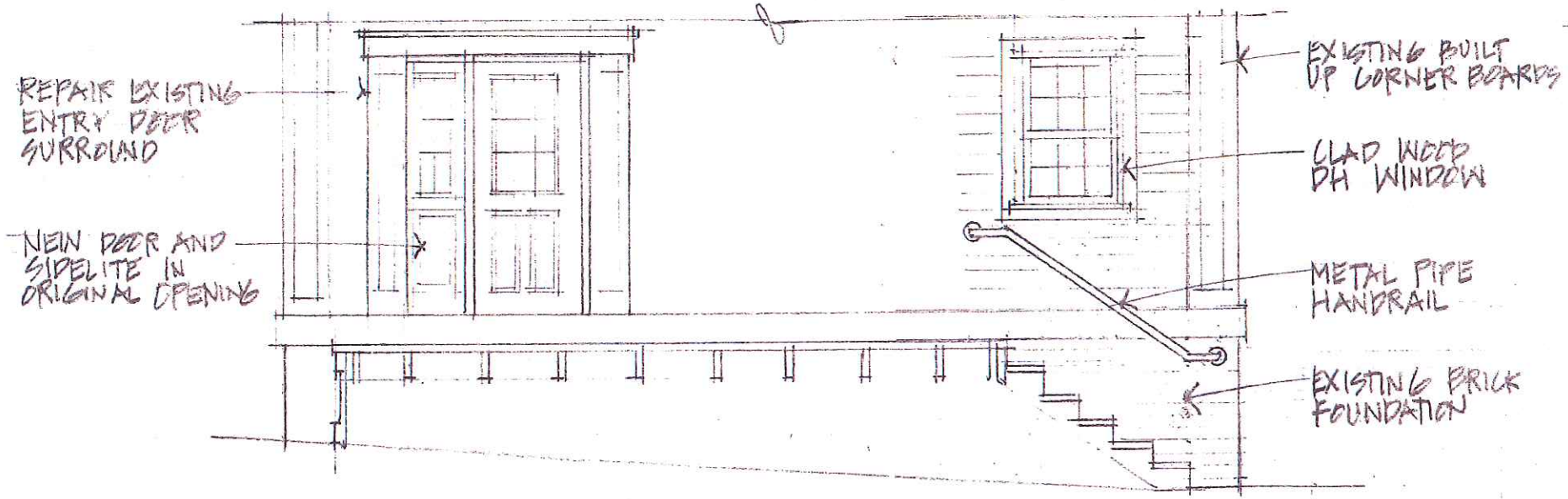
1 ELEVATION @ PORCH



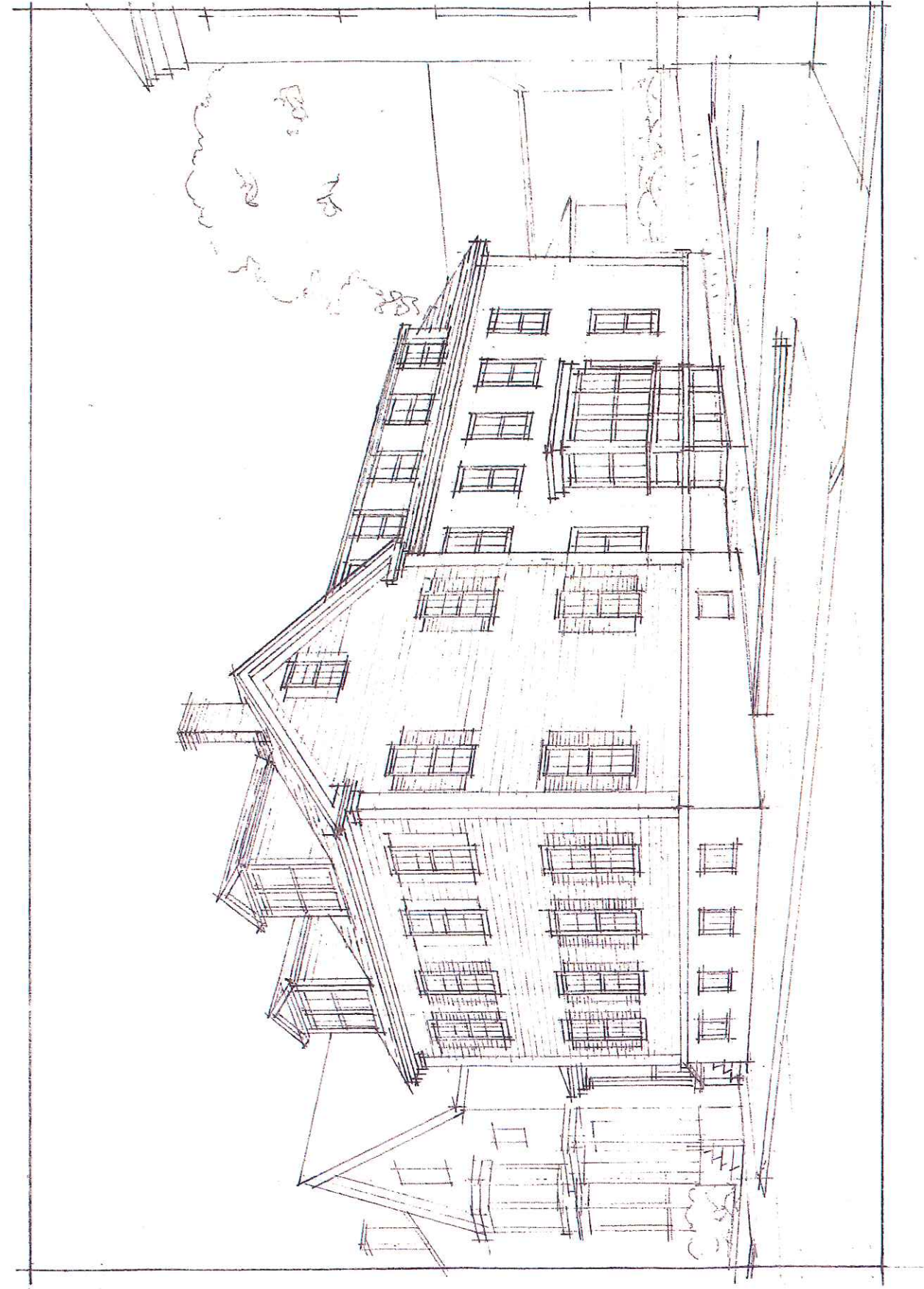
2 ELEVATION @ NEW BAY



PLAN @ NEW BAY

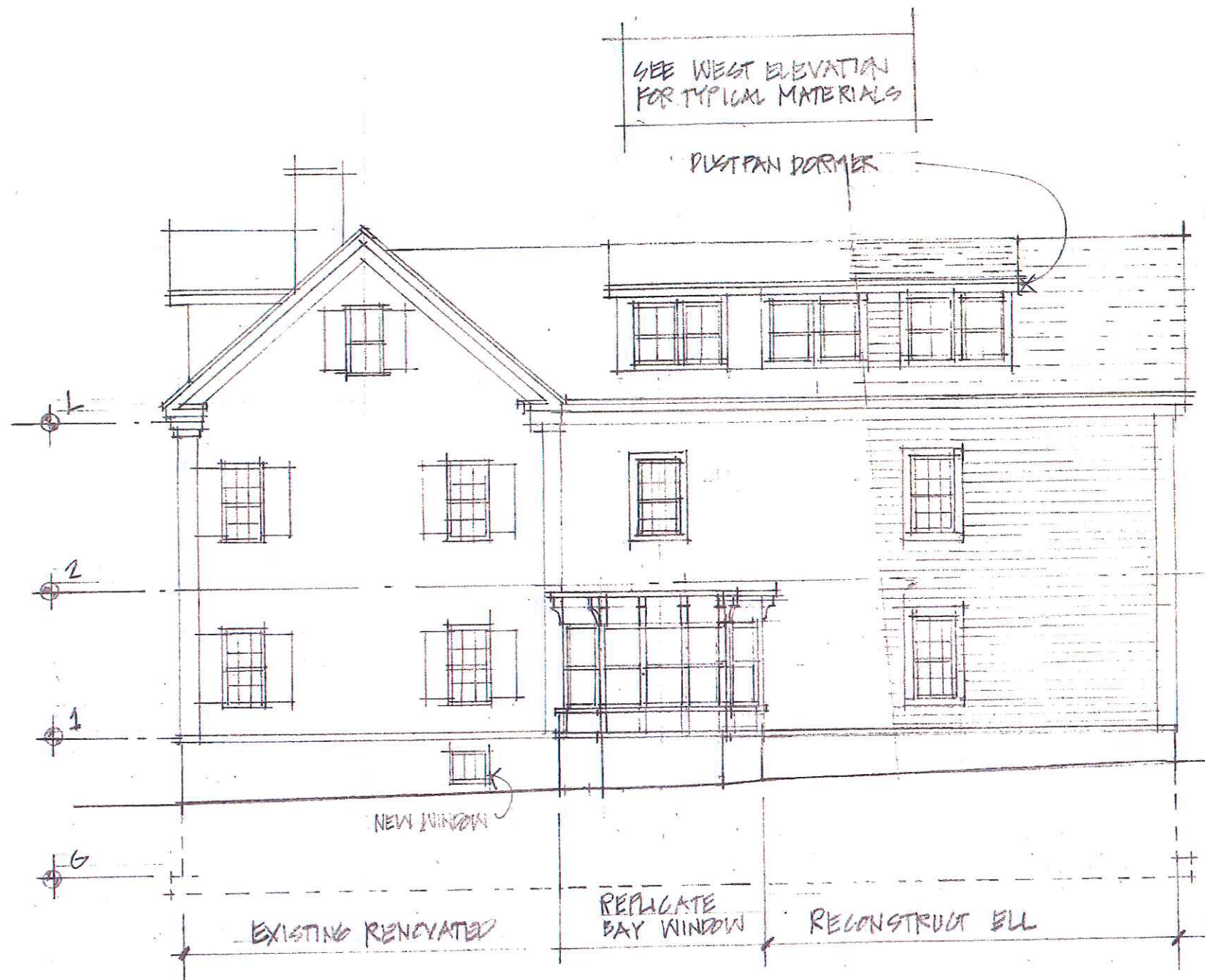


SECTIONAL ELEVATION





SOUTH ELEVATION



EAST ELEVATION

ATTACHMENT 3

RENOVATION AND ALTERATION TO 197 SPRING STREET · PORTLAND, MAINE
 WAT, LLC · CUMBERLAND, MAINE · 1/8" = 1'-0" · MAY 2016 · CONCEPTUAL
 REV JULY 2016



ATTACHMENT 4









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

**WORKSHOP
PORTLAND COMPANY HISTORIC DISTRICT, 58 FORE STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: July 25, 2016

RE: August 3, 2016 **Workshop (2nd)** – Preliminary Review of Proposed Development Program within Historic District Boundaries, Relocation of Building #12

Address: 58 Fore Street, Portland Company Historic District

Applicant: CPB2

Project Architect: Scott Simons, Scott Simons Architects

Introduction

On June 1st, a site walk and preliminary workshop was held to begin discussion of a potential development program within and immediately abutting the recently designated Portland Company Historic District. Representatives of property owner CPB2 and architect Scott Simons requested the preliminary session for the purpose of informing their master planning process for the site, which was to begin shortly after the June workshop. The development team was seeking to identify any issues of particular concern or sensitivity regarding potential alterations, additions or new construction within the historic core of the property. As Board members will recall, one of the key questions posed for early input was the Board's receptivity to relocating Building #12 to another position on the lot. Following the presentation, Board members responded to this and other potential building alterations contemplated for the district and identified characteristics of the site that should be taken into consideration during the upcoming master planning exercise. A summary of Board comment is provided in the following section of this report.

With feedback from the June 1 workshop and additional input from the applicant's team of consultants (which has now met in two 2-day master planning charrette sessions), the applicant and Scott Simons have asked for a follow-up workshop to present their latest thinking as

regards the relocation of Building #12 and other key elements of a future development program within the historic district boundaries.

As Board members will note, the plans are still strictly conceptual, as no specific reuse proposal has been identified at this time and no tenants have been secured for the existing structures. The alterations and additions shown in the enclosed submission—for example, the addition of a stair tower/core serving Buildings 6A and 6B, the replacement of existing dormers on Building 2, the incorporation of new bridges and the new infill construction between Building 24 and Building 16-- are changes that would likely be pursued under any future reuse scenario. Note also that the enclosed views depict only the general massing and scale of added elements within the district boundaries.

Enclosed with the latest plans is a letter from CPB2 representative Jim Brady describing the status of their planning and what they are hoping to accomplish at Wednesday's workshop. Also enclosed is a copy of the historic preservation ordinance provision (Sec. 14-652) that provides standards for the review of any proposed relocation of a historic structure. Finally, staff has enclosed for reference purposes an axonometric view presented at the June 1 workshop showing the various proposed alterations considered as of that date.

June 1 Workshop – Summary of Board Comments

Following a tour of the Portland Company building complex, project architect Scott Simons reviewed the major elements being considered as part of a future redevelopment scheme within the historic core. (See ATTACHMENT 5 for view of what was presented.)

Following is a summary of the major additions/alterations presented, together with the Board's response:

- Relocation of Building #12. The location shown at the workshop moved it to a position at the intersection of Thames Street extension and a new connector road leading to Fore Street. As shown, a new building would be built immediately east of Building 12, visually separating the historic pattern storage building from the balance of the remaining Portland Company structures.

Board members were not supportive of the location presented, as Building 12 would have no visual relationship to the balance of the historic structures and its historic functional relationship to the core would no longer be evident. Board members did not rule out the possibility of relocating Building 12, however, and acknowledged that with the removal of Building 1, Building 12's current location is quite remote. Board members cautioned that any relocation would have to preserve the sense of visual and functional relationship between historic structures, align with the geometry of the historic core and meet the ordinance's standards for relocation.

- Removal of overhanging dormers on Building #2 and replacement with scaled back dormers.

Board members were generally supportive of the removal of the existing dormers, which were classified as “noncontributing” elements of Building 2 on the basis of the condition. As the illustrations were quite general, it was not possible to provide detailed comments. Board members did encourage the project architect to study dormer solutions on a case-by-case basis for the buildings where dormers were to be added, rather than propose a one-size-fits-all dormer solution.

- Potential relocation and/or reinterpretation of elevated bridges, possible elimination of some bridges.

Board members acknowledged that there appeared to be no documentation of the original appearance of the bridges and that the existing location of each of the bridges might not work with a future development program. They indicated that they would be open to new a design interpretation for the bridges and to new locations, but cautioned that the presence of one or more overhead bridges over each alley was important to any future redevelopment scheme.

- Enlargement of existing window openings on Buildings 2, 6A and 6B to provide direct access to abutting plaza areas.

Board members noted that the rhythm, size and repetition of window and door openings was identified as one of the industrial complex’s key visual characteristics. Interruption of this rhythm should be strictly limited.

- Creation of an atrium over alleyway separating “wall buildings” on Fore Street and Buildings 2 and 3.

Board members raised a number of questions regarding the possible introduction of an atrium, including questions regarding its relative transparency, whether it would be open or enclosed, whether it would read as public or private space, and how and where it would be attached to flanking building rows.

- Construction of full-length dormers on Building 6.

As noted above, Board members encouraged the applicant to explore dormer designs on a building-by-building basis, rather than introducing the same design on each structure where a dormer is proposed.

- New construction east of Building 25 on Fore Street, including rooftop addition to Building 16.

There was no substantive discussion of this aspect of the proposed program. Board

members were aware during the designation process that Buildings 13, 14 and 15 would be replaced with new construction given their designation as noncontributing structures. The plans shown at the meeting only illustrated the allowable height of replacement structures under the applicable zoning regulations.

- Construction of an addition at eastern end of Buildings 3 and 6B to provide a functional core. As shown, the addition ran perpendicular to the two linear structure and connected them.

Board members questioned this aspect of the preliminary plans, noting that the massing and orientation of the addition, as shown, effectively and abruptly terminated the rows of historic manufacturing buildings and alleys. An addition running perpendicular to the existing structures also ran counter to the strong east-west linear alignment of building complex. This alignment was identified as one of the Portland Company Historic District's most significant visual characteristics.

- General massing models were shown for the buildings proposed to abut relocated Building 12.

As the Board was focused primarily on the location of Building 12 and its relationship to the historic core, there was no detailed discussion of the preliminary massing models.

Latest Submission

The enclosed drawings provided by Scott Simons Architects illustrate the applicant's and consultant team's latest thinking as regards the position of Building 12, introduction of dormer additions, treatment of the ground floor level of the manufacturing buildings, location and general design approach for bridges, etc. They also depict proposed building additions to accommodate circulation needs, elevator cores and mechanicals. They illustrate the general massing of the structures proposed for "Parcel 1", at the western end of the property and show that, as currently envisioned, Building 12 will be freestanding on three sides and physically attached to the new construction on its north elevation. (This is the case today, where Building 12 is physically connected to Building 11.) Finally, the general massing of new construction along Fore Street is shown. Note that individual, townhouse units are envisioned with commercial space at alley grade.

Also enclosed is a letter from CPB2 representative Jim Brady which addresses the question of Building 12's proposed relocation. Mr. Brady describes the factors and considerations, including Board input at the June 1 workshop, that have informed the proposed solution.

Staff Comments

As noted in the introduction to this report, development plans for the historic core of 58 Fore Street are still very conceptual and are being developed in conjunction with the applicant's larger master planning exercise. While the overall master plan is expected to be presented to both the Historic Preservation Board and Planning Board in the fall, the applicant has asked for an opportunity to continue the discussion begun in June and to present a revised development program for the Board's input. As the location of Building 12 is a threshold question that materially impacts other aspects of the planning process, the applicant is particularly eager to learn whether the Board is generally supportive of its new location as currently proposed.

Attachments:

1. Aerial view of Existing Development
2. Letter from Jim Brady
3. Updated general site plan, massing studies and axonometric views of historic core
4. HP ordinance standards for review of relocation
5. Excerpt from June 1 presentation showing basic elements of proposed development program.

ATT. 1



EXISTING AERIAL VIEW

July 25, 2016

RE: Portland Company, Historic District

Among the topics for discussion with the Historic Preservation ("HP") Board is to review and seek guidance from the HP Board regarding the challenges of the location of Building #12, the former Pattern Storehouse Addition. Also, looking at the context of new development in and around the historic core and adjacent to the Portland Company historic district and contributing buildings.

HISTORY

On February 17, 2016, the Council designated two specific Historic District boundaries within the Portland Company district. One of those boundaries encircled the existing footprint of Building #12, by itself, and separate from the historic core which included 6 additional contributing structures, including buildings 2, 3, 6, 6B, 16 & 24.

The Pattern Storehouse Addition, according to Sutherland Conservation & Consulting:

"Construction Date: 1895

The Pattern Storehouse Addition was built immediately adjacent to the original storehouse (Bldg #11), built a decade earlier, using the same materials and technology..."

The Pattern Storehouse Addition, being built adjacent to the earlier Pattern Storehouse, actually shares the same common wall with this earlier Building 11, which has been determined not be a contributing structure due to its lack of structural integrity.

CONTEXT

The Eastern Waterfront Master Plan, adopted in 2004, contemplates the creation of additional public infrastructure in the means of new roadways to the East of the existing extension of Commercial St – now called Thames St - as well as 3-4 connector roads linking Thames St up to Fore St. During the Ocean Gateway project, the first of these new connector roads was constructed, Hancock St. extension, which steps up the slight grade at that location. Additional connector roads were envisioned to the East with the furthest East being a Street immediately adjacent to the Portland Company's western property boundary. Building #12's most recognizable façade sits on this western most property boundary.

The grade changes at this specific location are best seen in the profile image prepared by Woodard & Curran (Civil Engineers), for the City of Portland, dated February 26, 2016. Here the significant grade from the finished floor elevation of Building #12 of 12.83' and 13.08' (Approx. 13.0') up to the nearby connection at Fore Street at elevation 29.0' create a challenging situation for Building #12, once the new connector road is constructed. As shown in this profile section, the new roadway would obstruct public view of a large portion of the first floor of Building #12, with 8.47' and 5.87' respectively, being below the plane of the new roadway. In essence, this necessary infrastructure connection would "bury" much of the first floor of this building, in the new higher grade, required for the roadway. The result of this roadway intervention would be the uncomfortable relationship of Building 12 to its new surroundings on the west side.

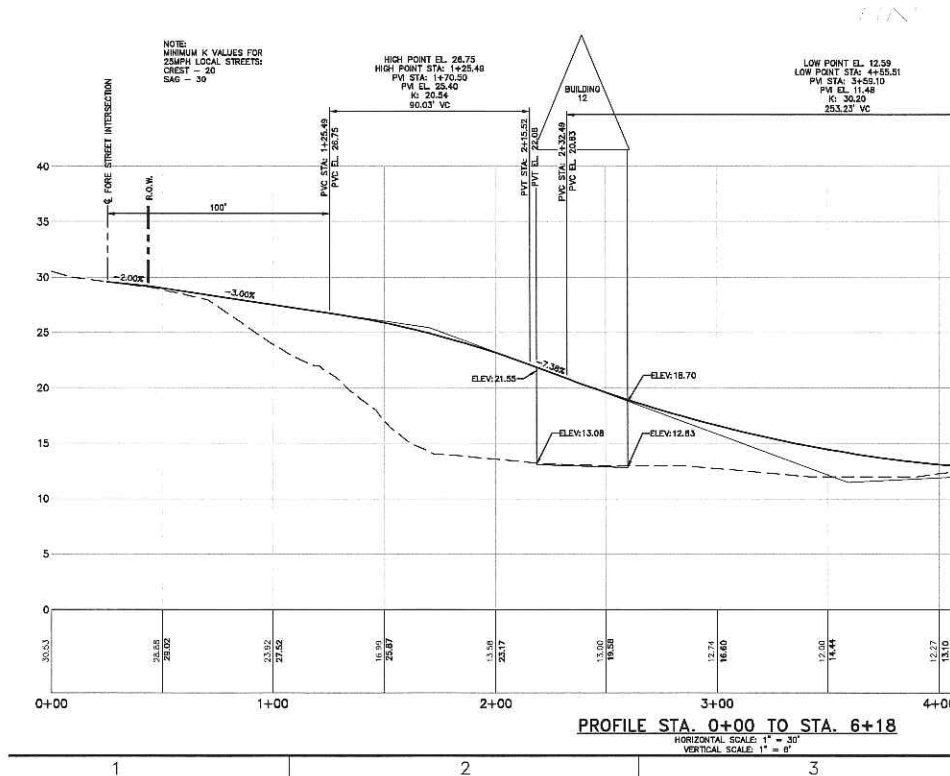


Figure 1-1: Section at Building #12 and proposed new connector road.

On the other three sides of Building #12, CPB2 proposes to develop Parcel 1 with a mixture of commercial and residential buildings, and structured parking below. The layout and efficiency of these buildings is important to the success of the development. To keep the majority of parking off the streets and surface areas of the overall development, CPB2 proposes to build a one level parking structure under buildings at Parcel 1, often referred to as a pedestal of parking, to support needed parking on the western portions of the site and serve the historic

core. This parking structure will enclose approximately the lower 10' of Building 12 on three sides, again further compromising the relationship of Building 12 to its original site and the other buildings in the Historic Core. Essentially the lower floor of the building will be concealed by the roadway on the west and the garage on the other three sides.

A four-story building, with one level of retail on the ground floor along Thames Street (and parking under the back portions of the ground floor) and three floor levels above, is proposed to be built along the south edge of the Parcel 1 site. A three-story building will be built on top of the parking structure along the north side, following approximately the line of Fore Street. These proposed developments would enclose Building 12, removing it visually from the context of the Historic Core buildings to the east.

While seeking to resolve the challenging design conditions with the current location of Building 12, the design team has considered a number of possible alternate locations to better suit and integrate Building 12 to the larger historic core, located to the East. In consideration of this, the team has reviewed Land Use code, Chapter 14, section 652, regarding *Standards for review of relocation*.

Chapter 14-562. Standards for review of relocation.

In acting upon an application for a certificate of appropriateness involving relocation, the historic preservation board and the planning board shall apply the following general standards and any design guidelines in the ordinance designating the landmark or district:

- (a) Whether the historic or urban design character in a static interest of the structure or object contribute to its present setting*
- (b) If located with in a district, whether there are definite of plans for the area to be vacated and what the effect of those plans is on the character of the surrounding area. In such cases, consideration of additional design guidelines for construction to be imposed as a condition of approval is appropriate.*
- (c) Whether the relocation of the structure or object can be accomplished without significant damage to its physical integrity.*
- (d) Whether the proposed relocation area is compatible with the cultural historical or architectural character of the structure or object.*

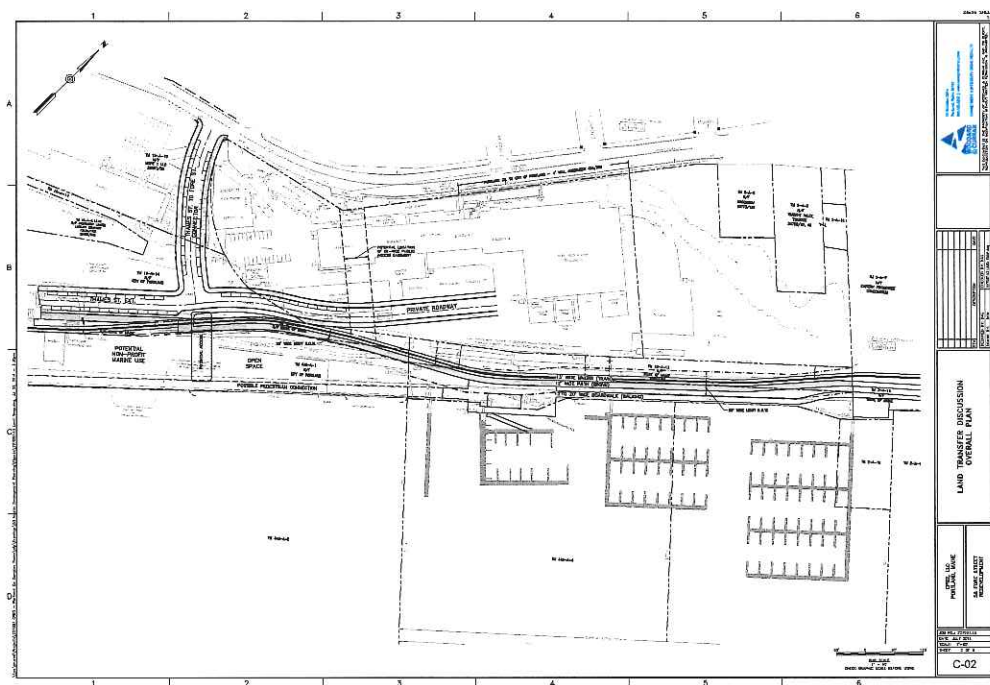


Figure 1-2: Approximate location of 50' proposed public easement West of Building 2.

Considering the proposed 50' Public access easement option, located West of Building #2, this creates a break from the historic core, yet provides for a visual connection and relationship to the large complex to the East, including the six additional contributing structures of the Portland Company historic district. Upon looking at potential relocation alternatives, the design team reviewed relocation at the SW corner of Parcel 1. The team felt that while this location enhances the visual arrival from the West along Thames St., it disconnected the building from the remaining six contributing structures.

The team felt that the preferred location for Building #12 would be to position it in alignment of the remaining Portland Company buildings (historic alignment) immediately across the proposed easement on the South East corner of Parcel 1. This would allow the visual connection and alignment to the remaining historic structures and enhance the visual identify from three primary focal points.



Figure 1-3: Concept Parcel plan, 58 Fore Street

We hope to discuss the proposed relocation, on the West side of and adjacent to the proposed public 50' easement. This location remains consistent with separation from the primary core, as historically done to protect against fire. We also want to highlight the alignment with the Portland Company historic core buildings (linear nature of the complex). The design team proposes to situate Building 12 proud of the new construction along the easement area on Parcel 1, to allow for better visual identification. The goal of this proposed location is to highlight the three primary viewpoints:

- Upon vehicular and/or pedestrian movement Eastward on Thames St – visually connecting to the West façade (one with Portland Company painted on brick)
- From Fore St, as approaching the proposed 50' public access easement
- From the waterfront and Portland trails

We look forward to an open discussion regarding a possible relocation of Building #12, along with other design considerations to create a unique a special

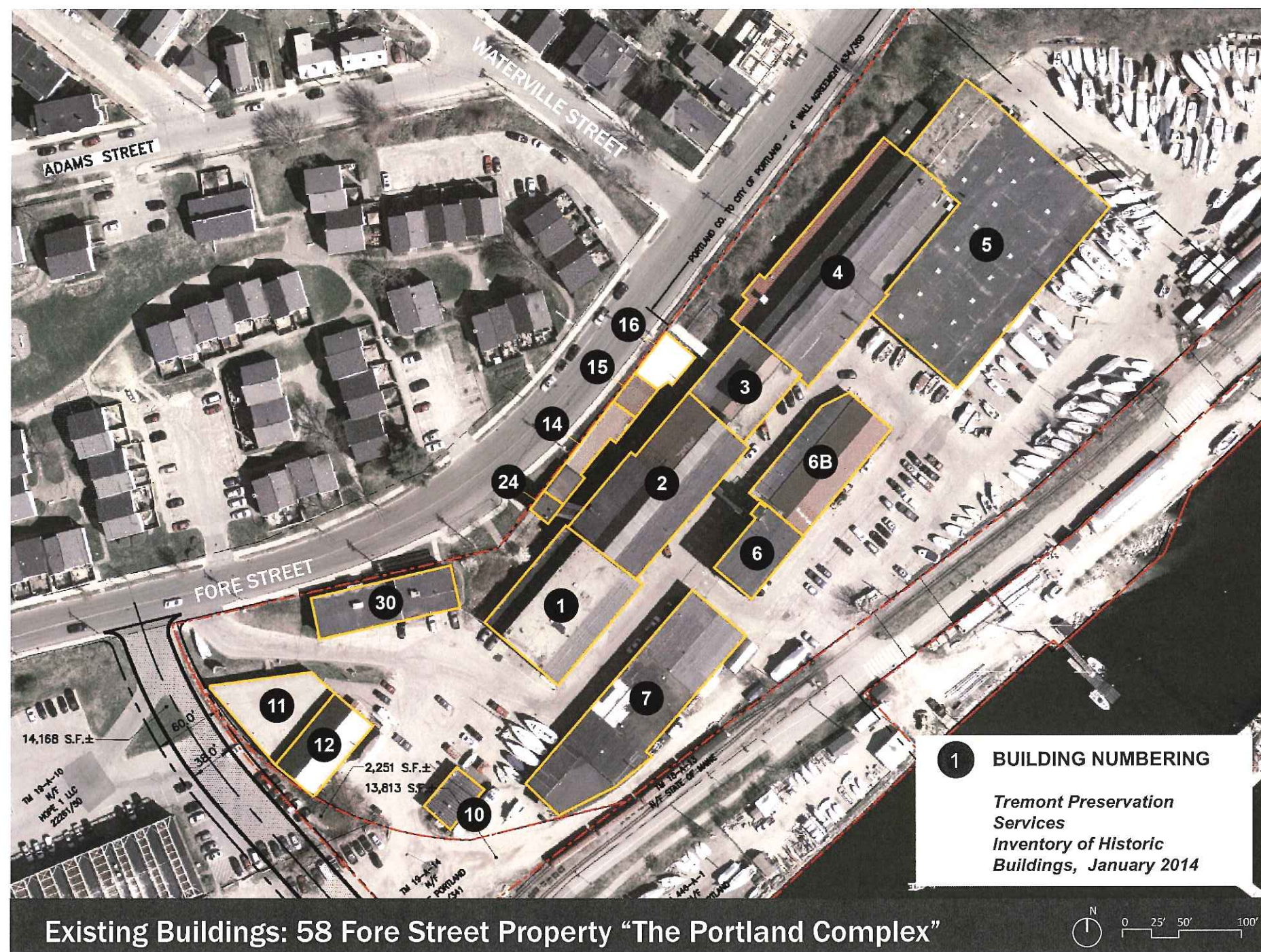
historic district benefiting the public, both visitors and residents to this area of the city.

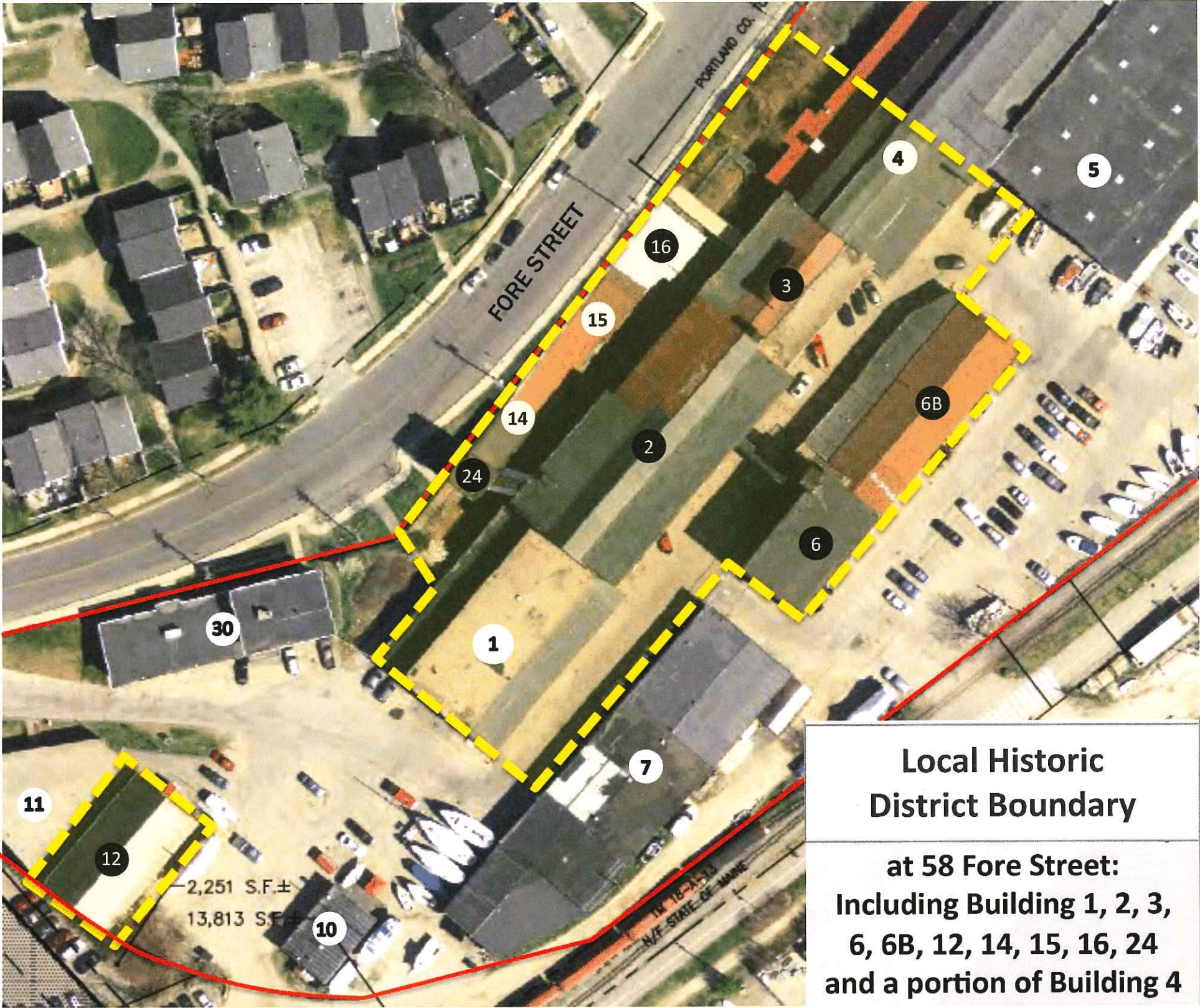
Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Brady', with a stylized flourish at the end.

For CPB2, LLC

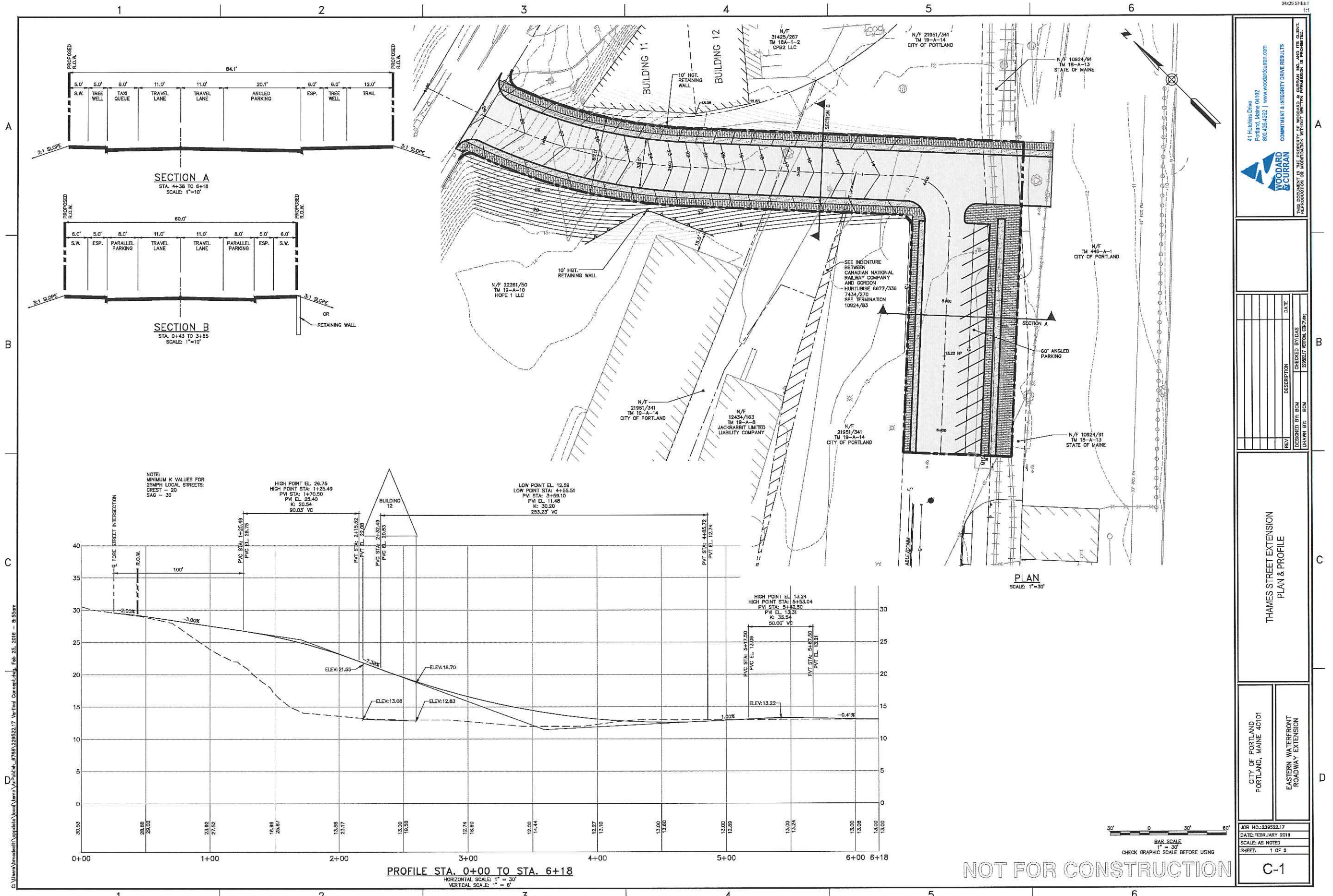
Jim Brady, Co-Manager
CPB2 Management, LLC

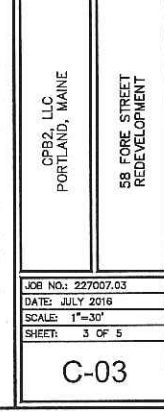


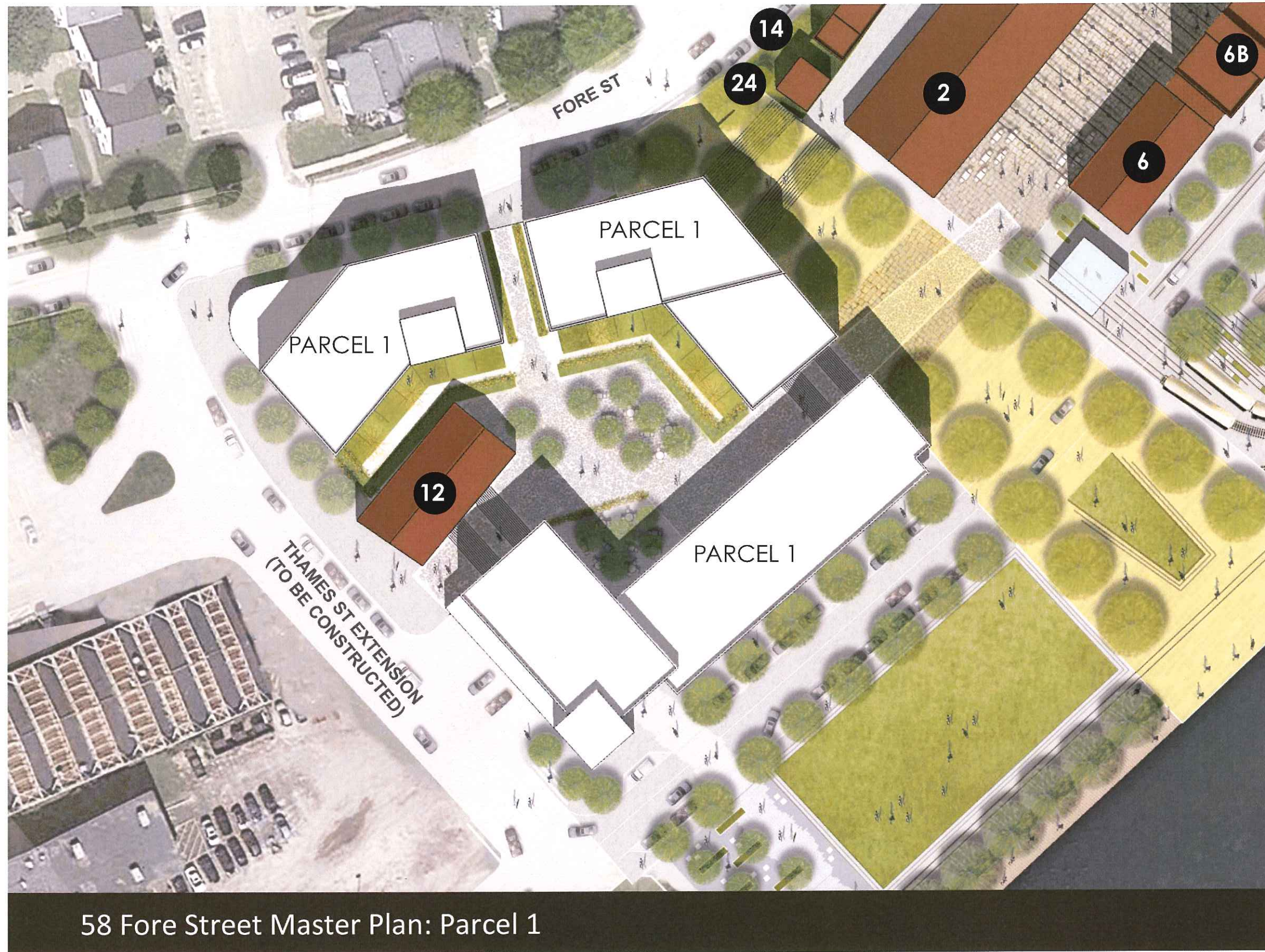


October 27th Planning Board Recommendation: Local Historic District Boundaries

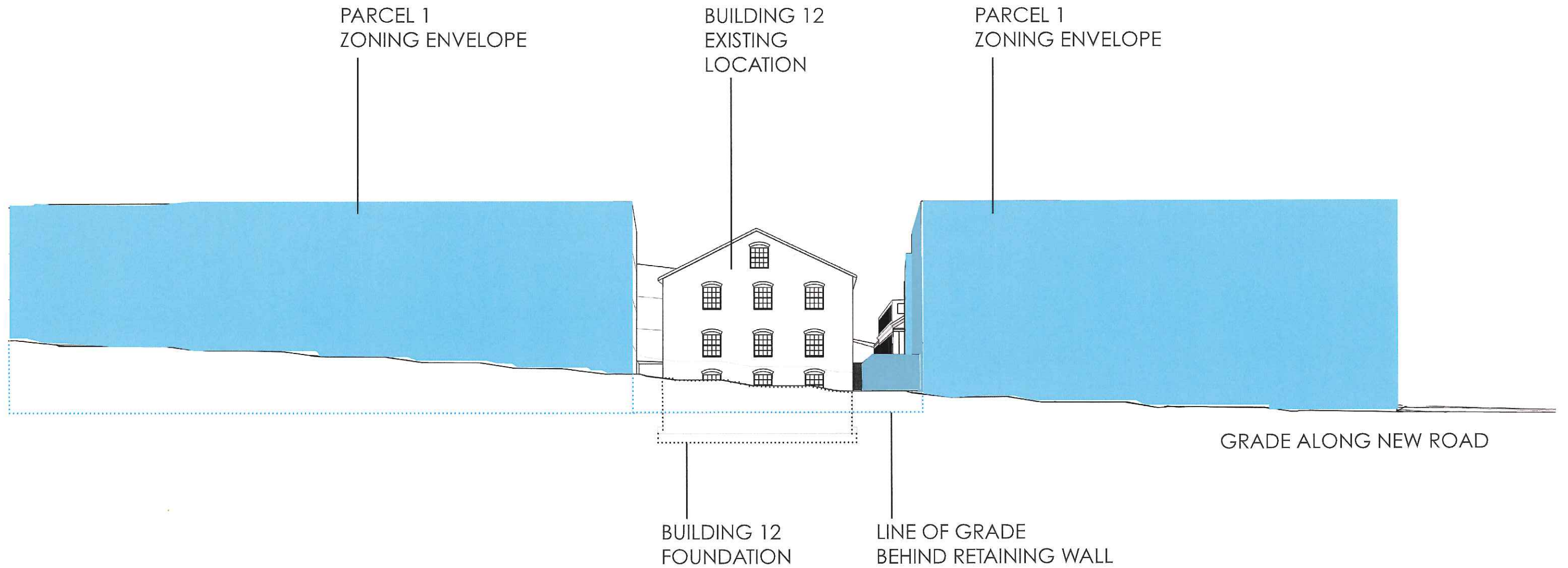


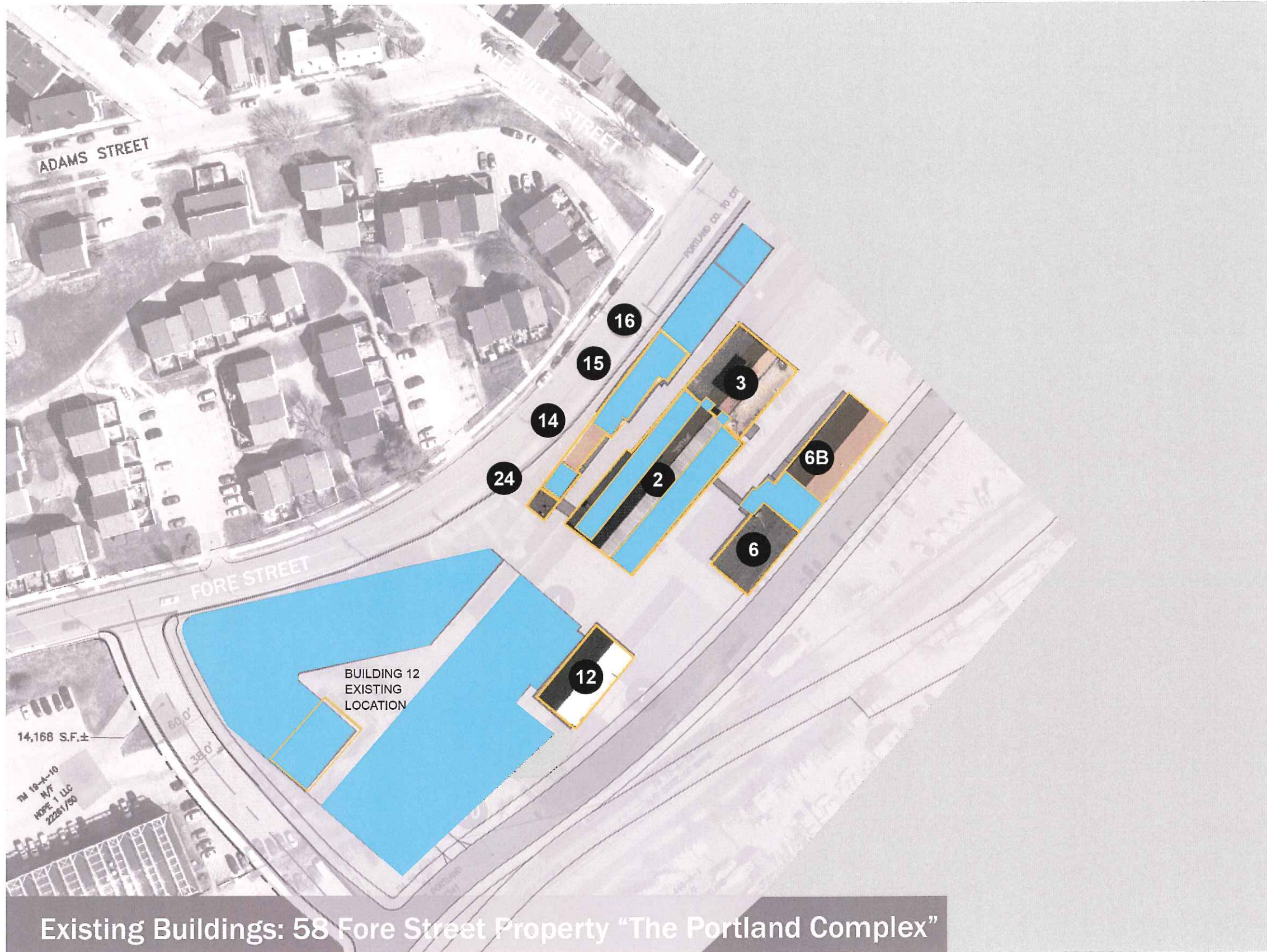




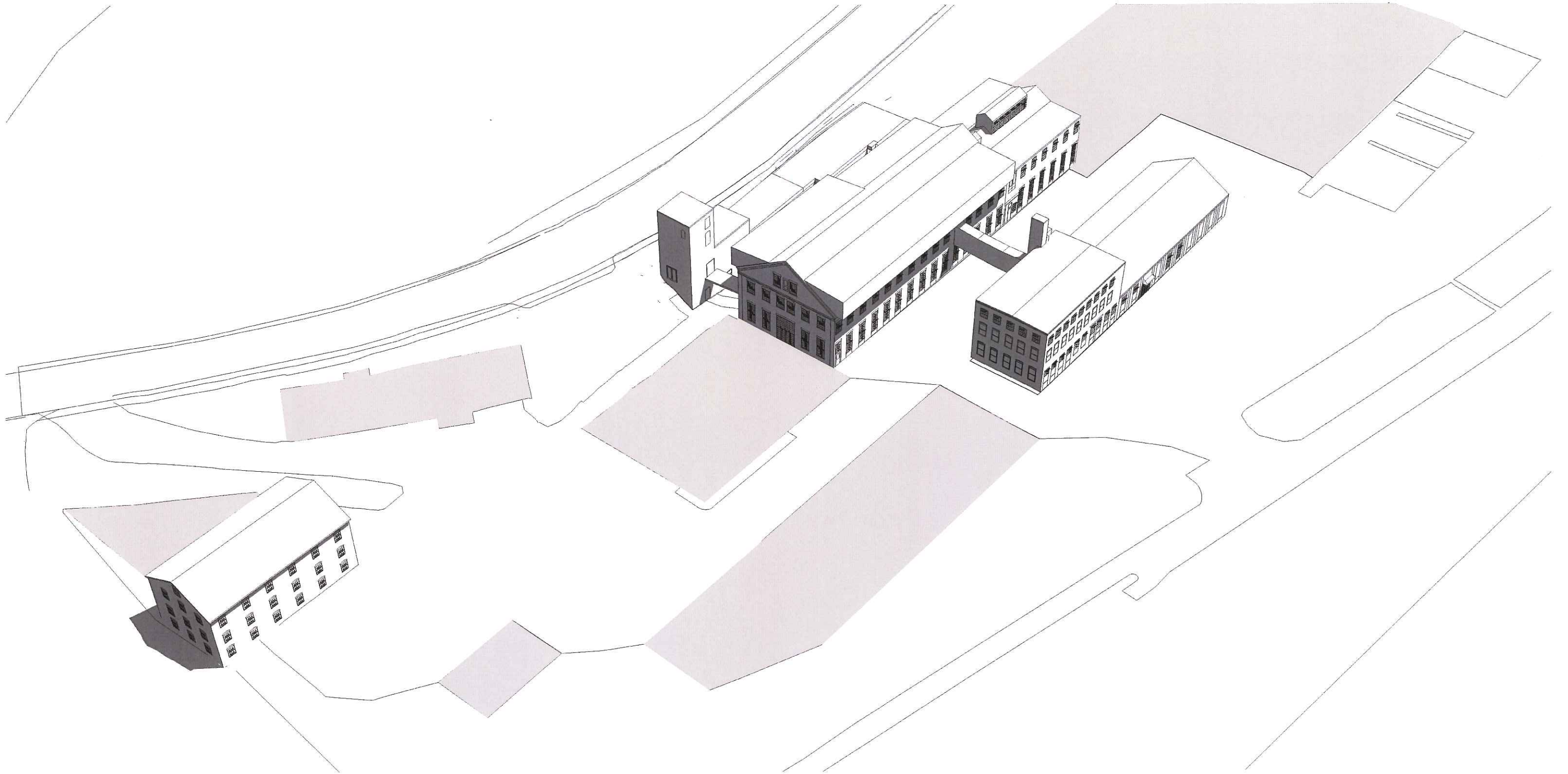


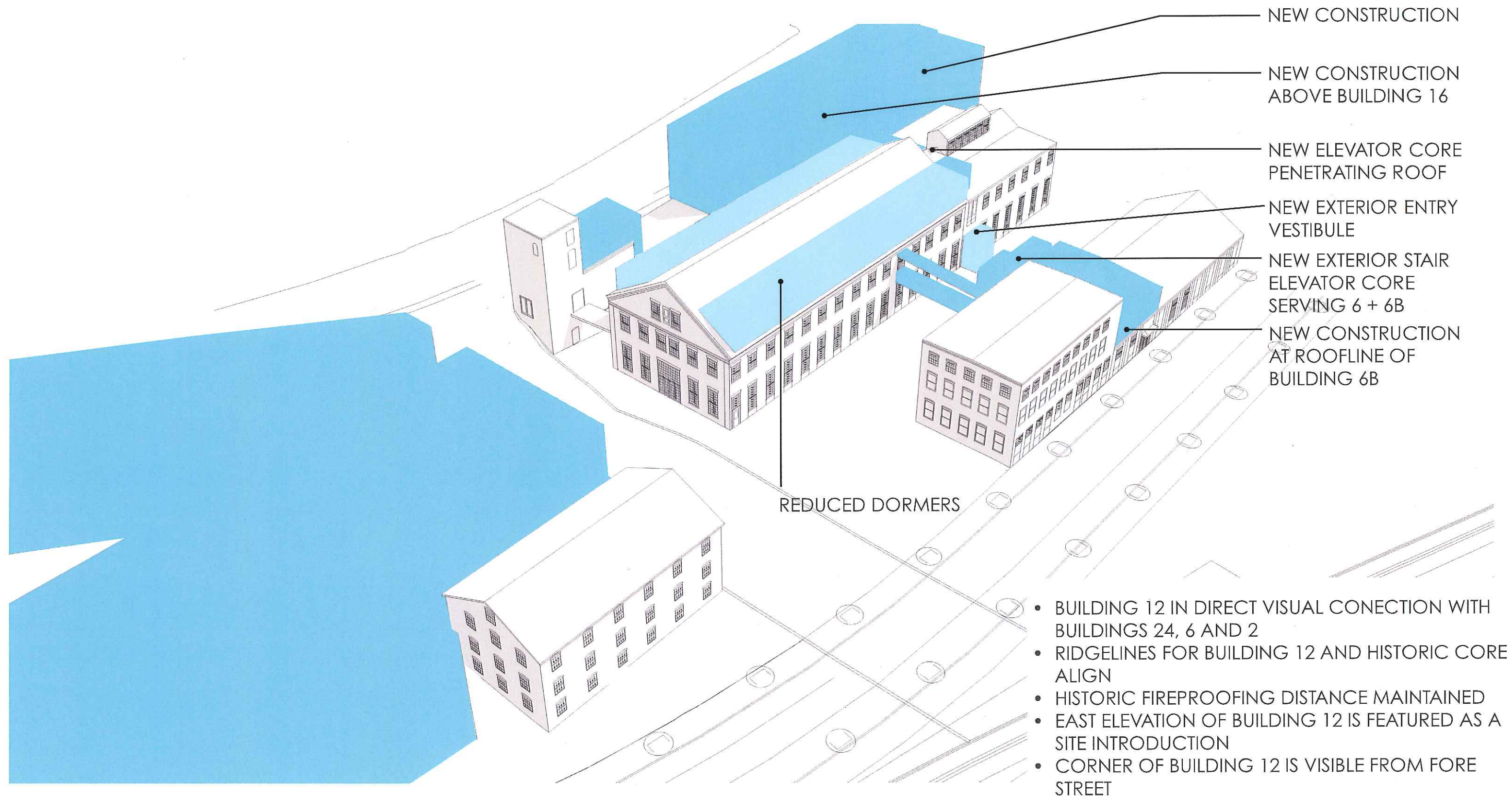
58 Fore Street Master Plan: Parcel 1



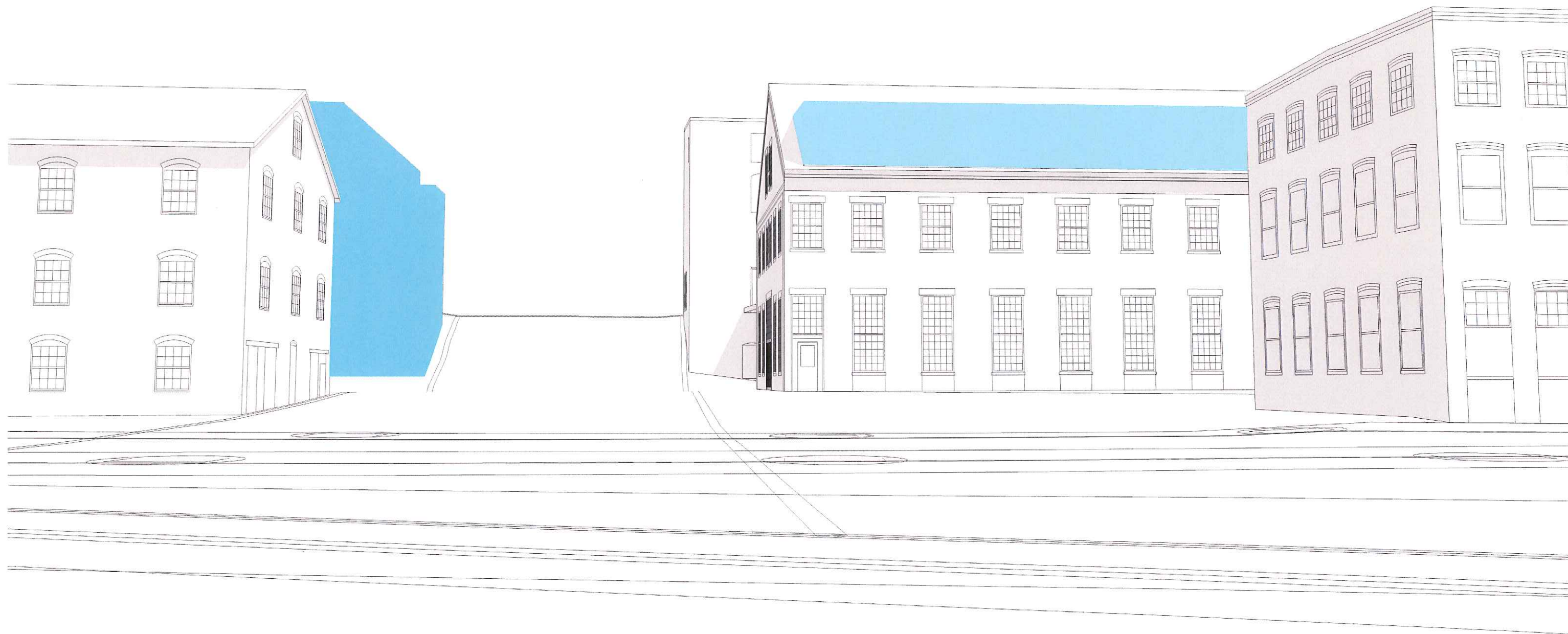


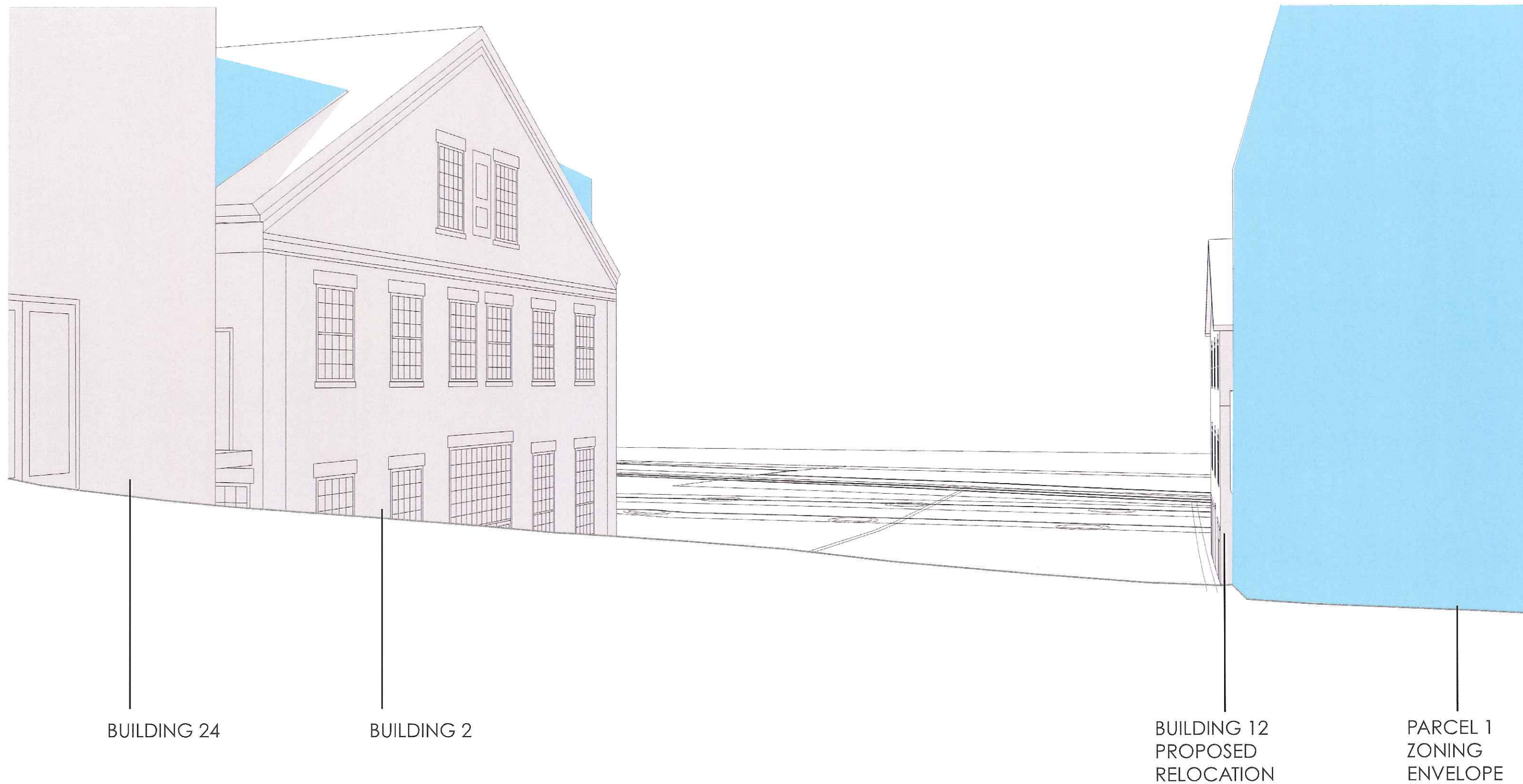
Existing Buildings: 58 Fore Street Property "The Portland Complex"





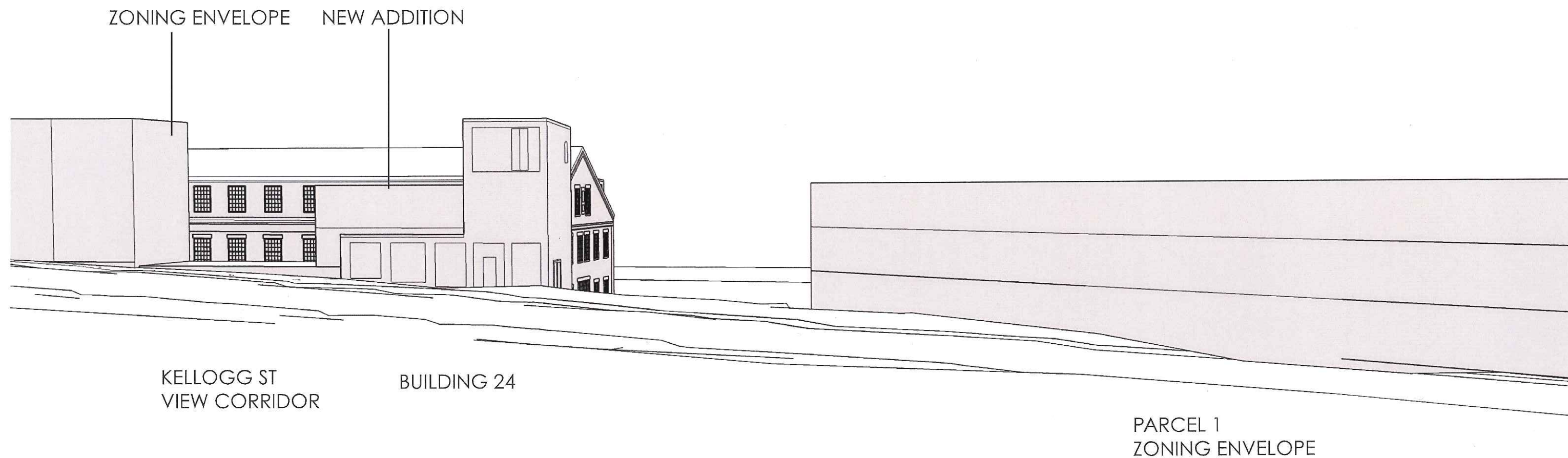


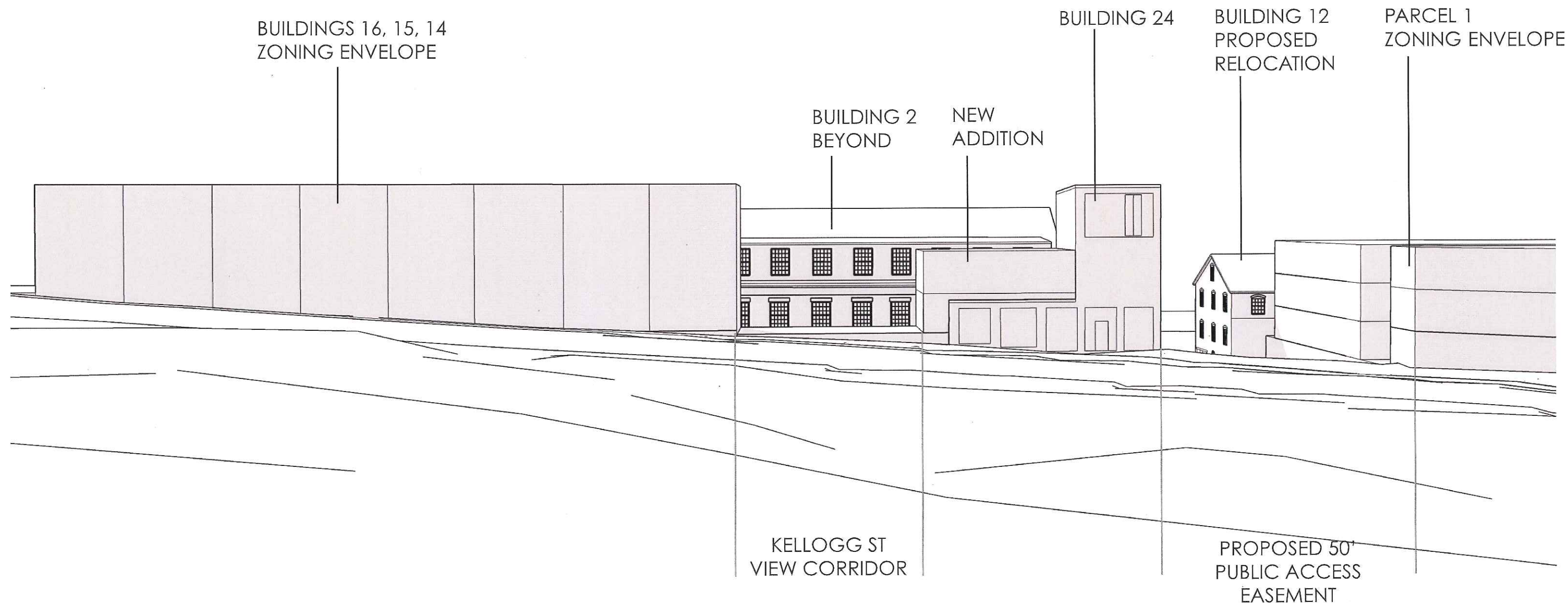


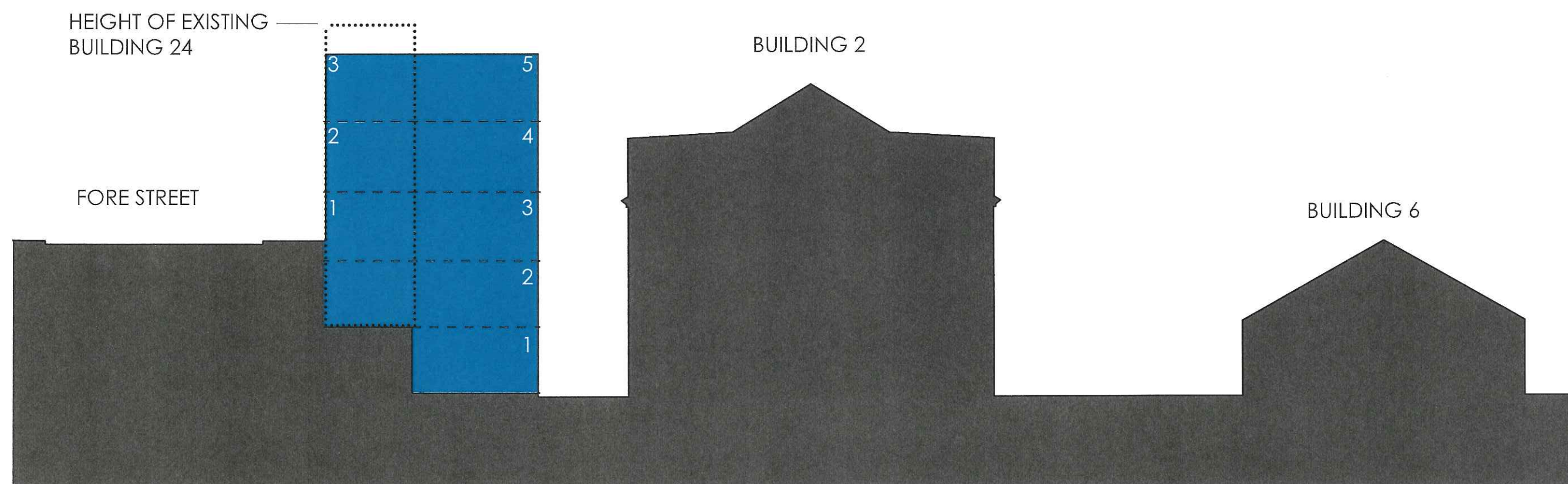




58 FORE STREET PORTLAND COMPANY HISTORIC DISTRICT SUPPLEMENTARY MATERIALS







**Sec. 14-651.5. Standards for review of alternations to
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 alterations set forth in section 14-650 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

(b) In considering an application for a certificate of appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction set forth in section 14-651 shall apply.
(Ord. No. 165-08/09, 3-16-09)

Sec. 14-652. Standards for review of relocation.

In acting upon an application for a certificate of appropriateness involving relocation, the historic preservation board and the planning board shall apply the following general standards and any design guidelines in the ordinance designating the landmark or district:

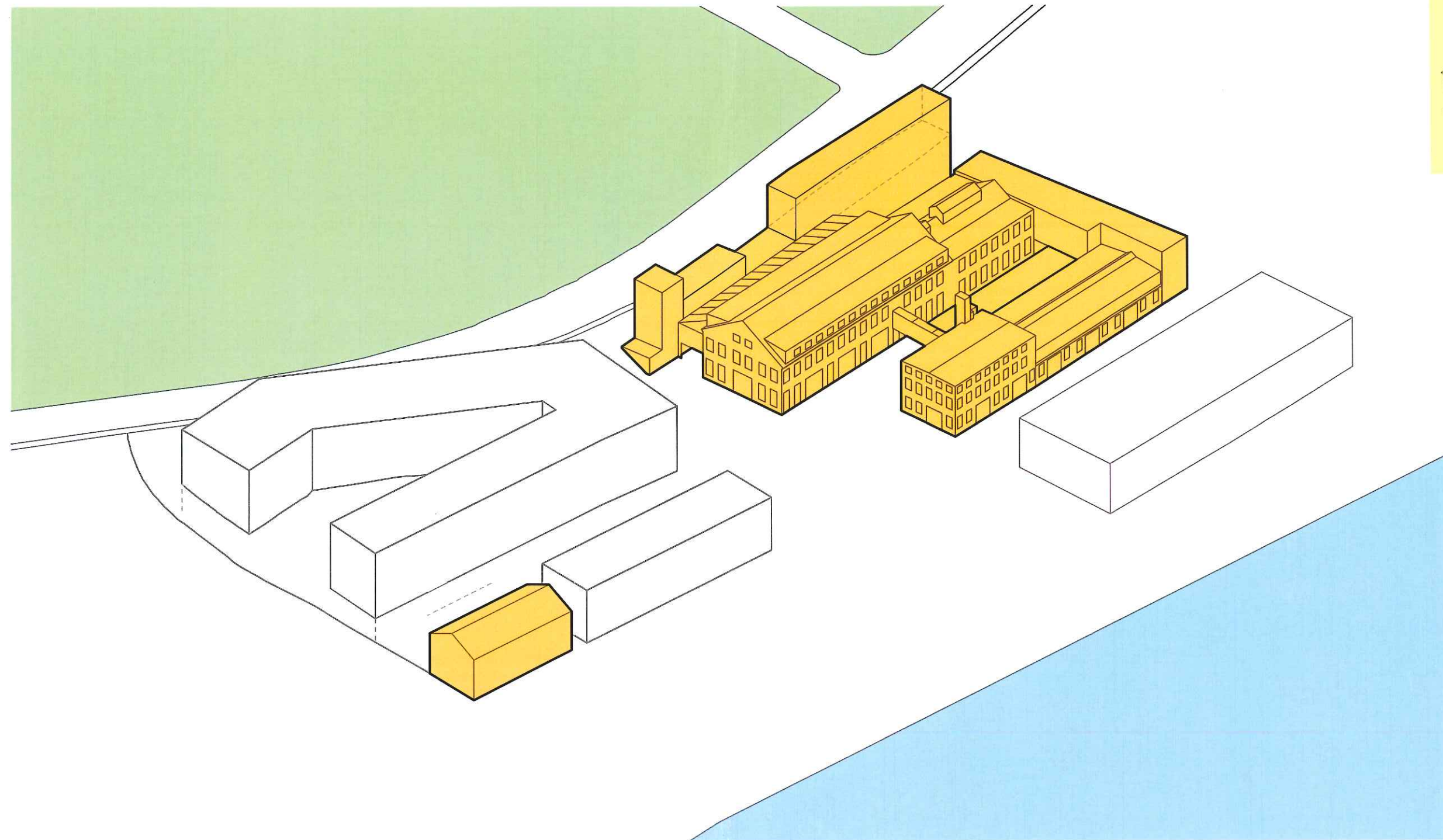
- (a) Whether the historic or urban design character and aesthetic interest of the structure or object contribute to its present setting.
- (b) If located within a district, whether there are definite plans for the area to be vacated and what the effect of those plans is on the character of the surrounding area. In such cases, consideration of additional design guidelines for construction to be imposed as a condition of approval is appropriate.
- (c) Whether the relocation of the structure or object can be accomplished without significant damage to its physical integrity.
- (d) Whether the proposed relocation area is compatible with the cultural, historical or architectural character of the structure or object.

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

Sec. 14-652.5. Standards for review of signage.

Supplement 2009-1

ATT. 5
EXCERPT
FROM JUNE 1
PRESENTATION



PROPOSED INTERVENTIONS
HISTORIC CORE CONCEPT

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

**CONSENT ITEM – SECOND PRELIMINARY REVIEW
164 MIDDLE STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: July 28, 2016

RE: August 3, 2016 **Second Preliminary Review**

Address: 164 Middle Street

Applicant: NDA Middle, LLC

Project Architect: Andrew Hyland, Port City Architecture

Introduction

Staff is forwarding for the Board's feedback revised elevations and renderings by architect Andrew Hyland, submitted on behalf of NDA Middle, LLC. Mr. Hyland appeared before the Board on July 20, 2016 for a preliminary workshop. Hoping for further guidance on design direction, the architect submitted new draft elevations and renderings dated 7/22/16, showing revisions that responded to some of the Board's comments at the first preliminary review. As the revised submission was a late addition to the agenda, staff will merely introduce the images and the list of design changes provided by Mr. Hyland. (Because the next meeting of the Board is not until September 7, the applicant is hoping Board comments at the August meeting will make it possible to prepare for a public hearing in September.)

Board members will recall that at the July 20 workshop the architect presented preliminary concepts that included moving the main entrance of the proposed retail space to near (but not exactly) the middle of the front face on Middle Street. Alterations to the infill in the upper level parapet (which memorialized the pre-fire façade) were also proposed, with painted signage on the brick. Significant infill of the arcade on the Market Street face of the property included renewed entrances with awnings. A copy (2 sided) of the July 7 renderings and elevations is included for reference.



65 Newbury Street, Portland, ME 04101-4218 • Voice 207.761.9000 • Fax 207.761.2010 • www.portcityarch.com

Historic Preservation Board, Portland Maine

Narrative of changes from the July 23rd Meeting for the August 3rd meeting for 164 Middle Street:

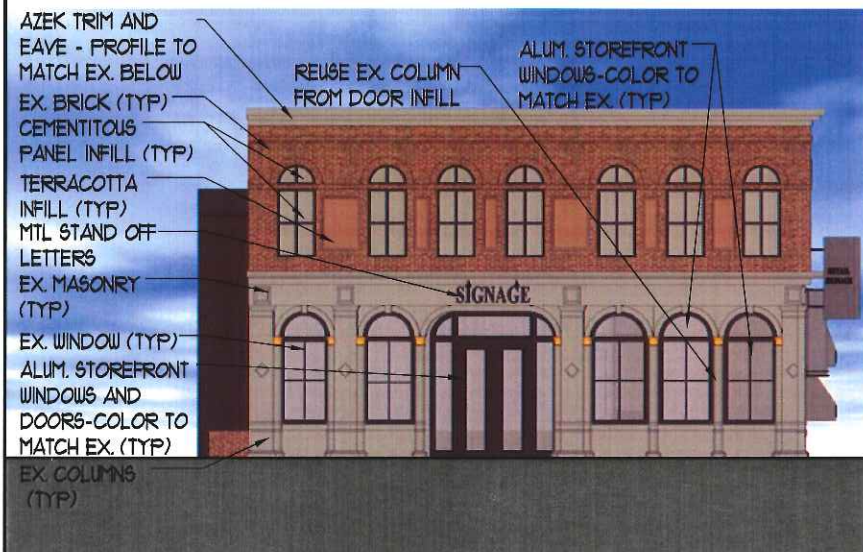
1. Removed painted signage
2. Added brick infill on Parapet
3. Provided a DAL tile for infill – Slimlite tiles
4. Added standoff letter signage (to be externally lit)
5. Indicated elevator clear overhead height
6. Lowered canopy @ lower Market St. entrance
7. Provided a Simplified Cornice



1 EXISTING MIDDLE ST ELEV
SCALE: 1/16" = 1'-0"



1 EXISTING MARKET ST ELEV
SCALE: 1/16" = 1'-0"



1 PROPOSED MIDDLE ST ELEV
SCALE: 1/16" = 1'-0"



1 PROPOSED MARKET ST ELEV
SCALE: 1/16" = 1'-0"

GENERAL NOTE:
 -EAVE DENTILS TO BE REPAIRED
 -ANY UNNECESSARY EXISTING HARDWARE TO BE REMOVED
 - EXPOSED CONDUIT TO BE CONCEALED

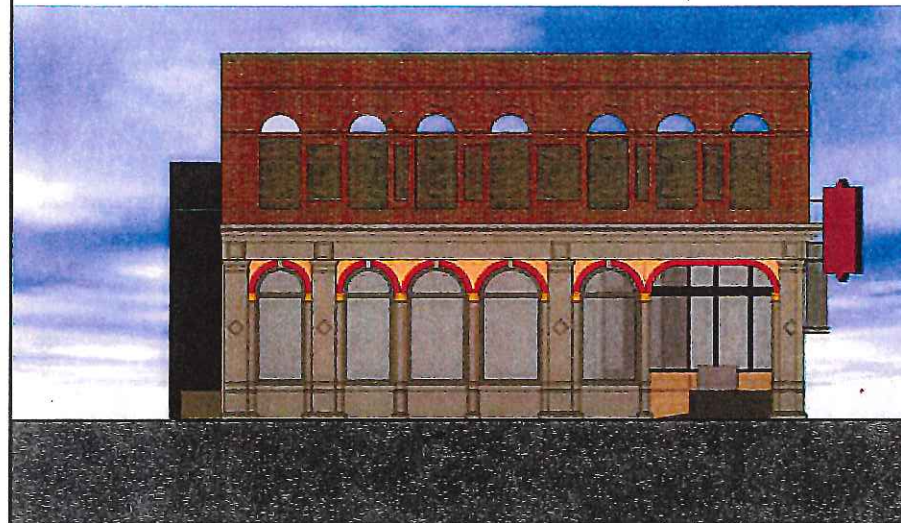


2 PROPOSED MIDDLE ST RENDERING
 0' 10' 20' NTS SCALE: NTS



1 PROPOSED MARKET ST RENDERING
 0' 10' 20' NTS SCALE: NTS

JULY 7, 2016
IMAGES



1 EXISTING MIDDLE ST ELEV
SCALE: 1/16" = 1'-0"



1 EXISTING MARKET ST ELEV
SCALE: 1/16" = 1'-0"



1 PROPOSED MIDDLE ST ELEV
SCALE: 1/16" = 1'-0"

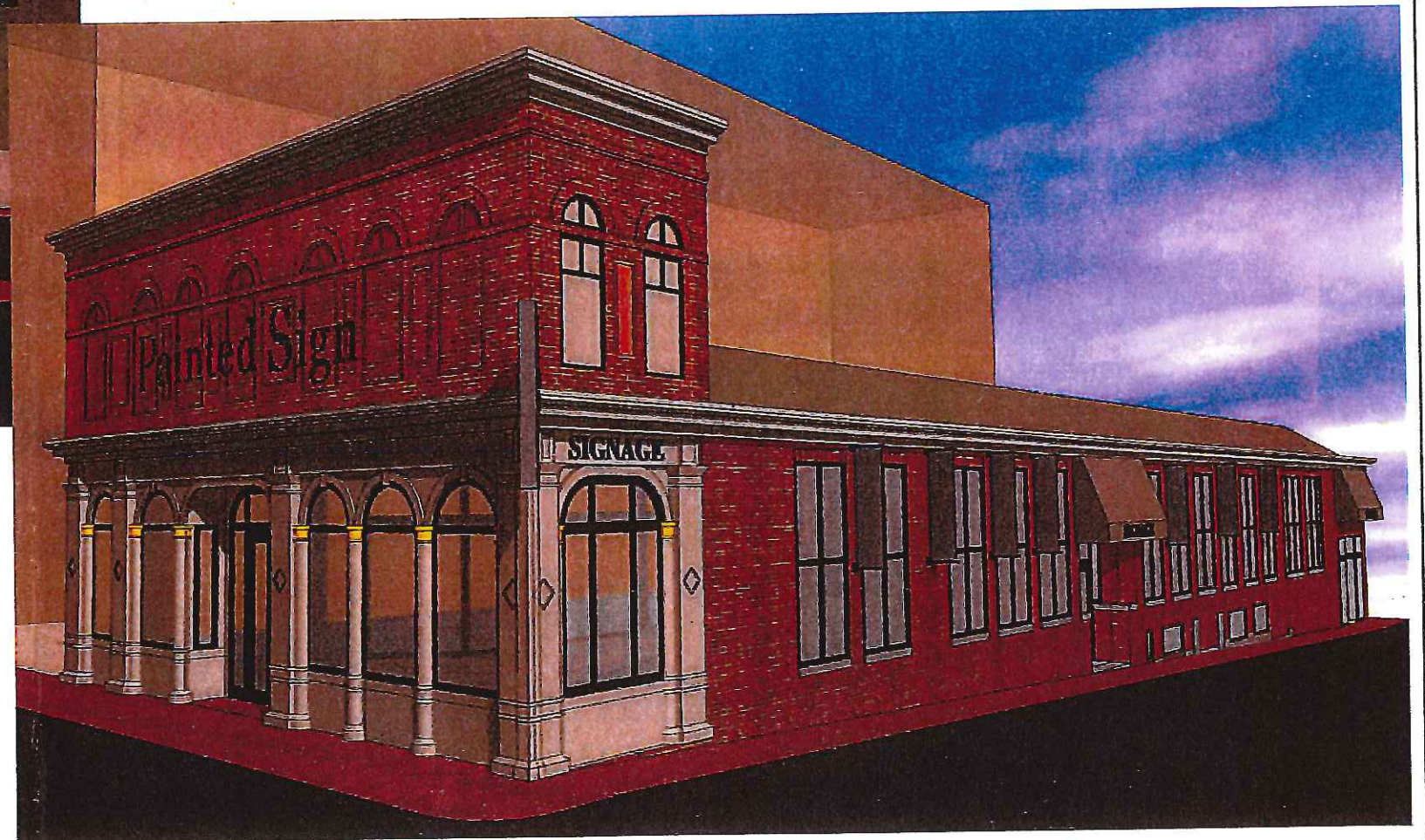


1 PROPOSED MARKET ST ELEV
SCALE: 1/16" = 1'-0"

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