

1. Legal Ad

Documents:

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3. Public Comment - Fort Sumner Park

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4. 164 Middle Street

Documents:

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

5. 248 Congress Street

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[HP MEMO - 248 CONGRESS STREET.PDF](#)

6. 21 May Street

Documents:

[HP MEMO - 21 MAY STREET.PDF](#)

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

On **Wednesday, September 7, 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 Comprehensive Program of Exterior Alterations; 164 MIDDLE STREET; NDA 164 Middle LLC, Applicant.
- ii. Certificate of Appropriateness for Replacement of Existing Sunroom Addition; NORTH SCHOOL, 248 CONGRESS, The Wishcamper Companies, Applicant.

Break for Dinner; Meeting Resumes at 6:30

PUBLIC HEARING, continued

- iii. After-the-Fact Review of Siding, Trim and Window Replacement; 21 MAY STREET; Kristin Cobb, 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

September 7, 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 AUGUST 3, 2016:**

- i. Certificate of Appropriateness for Exterior Alterations; 104 WEST STREET; Julie and Matthew Forsyth, Applicant. *The Board voted unanimously to approve the application subject to conditions.*
- ii. Certificate of Appropriateness for Exterior Alterations, Replacement of Existing Ell; 197 SPRING STREET; Steve Morrison, Applicant. *The Board voted 6-0 (Harmon recused) to approve the application subject to conditions.*

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Comprehensive Program of Exterior Alterations; 164 MIDDLE STREET; NDA 164 Middle LLC, Applicant.
- ii. Certificate of Appropriateness for Replacement of Existing Sunroom Addition; NORTH SCHOOL, 248 CONGRESS, The Wischcamper Companies, Applicant.

Break for Dinner; Meeting Resumes at 6:30 p.m.

5. PUBLIC HEARING, continued

- iii. After-the-Fact Review of Siding, Trim and Window Replacement; 21 MAY STREET; Kristin Cobb, Applicant.

6. CONSENT AGENDA

September 1, 2016

Chairman Scott Benson and members of the Board
Historic Preservation Board
389 Congress St.
Portland, Maine 04101

cc: Deb Andrews

Chair Benson and members of the Portland Historic Preservation Board:

We are asking you for the opportunity to address you at your next meeting on the status of Fort Sumner Park on North St. We are seeking historic landmark status for the park.

While the park is highly valued for its scenic overlook, sunsets, and view of Mt. Washington, its historic importance as the site of Fort Sumner is little known. The view is integral to the location and function of the Fort, commissioned in 1794 by George Washington. The sweeping view provided a vantage point for monitoring the waterfront at Back Cove, and was part of a system later connected to Fort Allen on the Eastern Promenade.

The Fort's history includes a commandant who resigned his command to work for the British in the early 1800's and, after its decommissioning, its use as a site for the first integrated gym in the United States by entrepreneur John Neal. It is believed to be the location of the "sunrise and sunset gun on the hill" referred to by Longfellow in his poem, *My Lost Youth*.

We would like to see the magnificent view preserved in entirety, the experience of visiting it undiminished, and signage providing the Fort's history and points of interest in the view located in the park. We are very concerned by the impact of development on the park, and note that a piece of the park appears to have been conveyed recently to a private development on Sheridan St.

We are therefore requesting Commission members initiate the process of granting historic status to the Park.

Sincerely,

ES 80 Quebec St., Portland, ME
Michael Jackson 80 Quebec St. Portland, ME
Jan McManis 10 Willis St Portland, ME
Peta M. Sudbay 65 Melbourne St Portland, ME
Anne M. Rand 61 Melbourne St. Portland Maine 04101
Herb Adams 231 STATE ST. PORTLAND, ME. 04101

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

**PUBLIC HEARING
164 MIDDLE STREET**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: September 1, 2016
RE: September 7, 2016 **Public Hearing**

Address: 164 Middle Street (corner of Middle & Market)

Applicant: NDA Middle LLC

Architect: Andrew Hyland, Port City Architecture

Introduction

Following two workshop reviews in July and August, architect Andrew Hyland is requesting a public hearing on behalf of the owners of 164 Middle Street, to review revised plans for exterior alterations to the commercial block located at the southeast corner of Middle and Market Streets. The applicants have confirmed that almost the entire building (with the exception of a small retail space on the lower end of the Market Street block,) will be converted to a single retail use. Board members will recall that the subject structure is actually the remaining western portion of a much larger 1867 structure that was partially destroyed by fire. All that remains of the west side of the original structure is its ground floor commercial storefront facing Middle Street. Much of the building's current appearance is the product of a 1980's era renovation project which created an open arcade area along the Market Street frontage.

Alterations are proposed for both the Middle Street and Market Street elevations of the one-story structure. The project calls for filling in the open arcade along Market Street, relocating the Middle Street entrance to the center of the ground floor, modifying the false front above the storefront, adding a parapet along Market Street, and introducing new signs at the front retail façade and on Market Street awnings.

Enclosed is the architect's revised submission, including current views of the building as well as renderings of existing and proposed elevations. More details are provided than for the previous workshops, in wall sections and detail photos.

Subject Structure

164 Middle Street is the western remnant of what was once a much larger commercial block occupying the entire southern side of Middle Street between Market and Silver Streets. Built in 1866, the 4-story Deering, Milliken and Co. Block was built immediately after the Great Fire in the Second Empire style with a prominent Mansard roof. A fire in 1909 destroyed the building's original Mansard roof and all but the ground floor of the west half of the structure. (Most of the east half of the building was spared.) Thankfully, the entire width of the building's original cast iron storefront remained.

Following the fire, it appears that the building was divided into two separate parcels; the single-story, western portion of the building has remained under separate ownership since that time. For the greater part of the twentieth century, 164 Middle functioned as a one-story garage. Comparing the appearance of the building during the fire and the 1924 tax photo, it is clear that the storefront bays were reconfigured when the building was converted to a garage, with a large opening for vehicular access created near the center of the storefront. The 1924 tax photo also shows a tall parapet wall added above the original storefront. A large scale sign was painted across the parapet. Presumably, the parapet was brick, but it is difficult to tell from the photo.

Records indicate that in 1979 the Market Street frontage of the building was converted to an open mini "mall" known as Market Street Market, with the Middle Street frontage converted to restaurant use. Although building records are sparse, it appears most of the building's current appearance—including the addition of a 2nd story false front, relocation of the main entrance to the west corner of the building and the construction of the open arcade dates from that time.

Note that as part of the renovation project, care was taken to make reference to the fact that the single-story structure was originally part of the neighboring building. This was achieved by echoing the fenestration of the abutting building in the added second story false front. Projecting brick belt courses were carried over as well. The addition of a second story, which returns for a distance of one bay onto Market Street, succeeds in giving the building more presence along Middle Street and mitigating the juxtaposition in scale with neighboring buildings. The treatment of the upper façade is successful in conveying the relationship between the abutting structures while making clear this is newer construction.

Today, the Middle Street storefront has a fairly frazzled appearance with a polychrome paint scheme, added spotlights, ill-fitting sign band and missing section of the cast iron decorative arch above the main entrance. Below the storefronts, the original paneling (still evident on the neighboring structure) is missing, replaced with painted concrete. On the Market Street elevation, the stairways and roof skylights are in fairly deteriorated condition. Numerous rooftop mechanicals are within clear view given the small scale of the building and the fact that the false front extends only a short distance around the corner.

Workshop Sessions and Board Feedback

At the July 20 and August 3 workshops, various design solutions were presented and discussed, with the resulting Board feedback providing direction for the final plans. The most significant aspects discussed were:

- Entrance relocation: Mr. Hyland has made it clear that the new tenant requires that the entrance be moved from the corner, where it currently provides access to the Market Street arcade, to near the center of the Middle Street façade. In the 1924 tax photo, the location of the garage entrance was approximately in the position now being proposed – with two storefront bays to the left and three to the right. Staff and several Board members questioned the move - due to concerns about asymmetry, the width required for a modern entrance, and the delicate cast iron trim elements that would have to be relocated, pieced together, and in some cases reproduced. Assured that the cast iron would be carefully reconstructed, it appears the Board might be able accept a suitable design that included the new entrance location.
- Middle Street parapet: The upper level Middle Street wall dating from the 1980's renovation - designed to echo the arched openings of the original façade and the section that still exists next door - was proposed to undergo several changes.
 1. Infill: Currently filled with brick of a contrasting color with the arched tops open, on August 3 the "window" openings and recessed brick panels were proposed to be over-layed with cementitious panels and terra-cotta, respectively. Board members seemed to prefer a color with less contrast to the primary brick, but emphasized that the recesses need to be preserved, with enough depth to be visually meaningful. Some of the Board members suggested leaving the arched tops of the openings open, as they are now, but staff is unclear whether there was consensus on this point.
 2. Cornice: Board members urged the architect to tone down the proposed cornice at the top of the front parapet, which was designed to overhang and mimic the existing cornice at the top of the storefront, and also imitate what one would expect at the top of a real wall. Mr. Hyland was counselled not to do this, but instead maintain a simple cap with restrained detailing and minimal projection, to serve as an ongoing reminder that the upper wall was lost to a fire.
- Market Street façade: The infill of the Market Street arcade, with a new accessible side entrance for the primary tenant was generally received favorably by the Board, though it was suggested that the mechanical shaft for an internal handicap lift might require more height than the existing roof. The August 3 revision showed a small section of raised roof to accommodate the lift.
- Signage:
 1. A painted wall sign was proposed on July 20, for the brick upper wall facing Middle Street, which the Board did not support.
 2. The August 3 revision proposed metal stand-off lettering on the storefront band above the entrance, and at the corner of the Market Street storefront.
 3. A new blade sign was proposed at the corner of the property to replace the existing panel on the same angled bracket (at a 45 degree angle to the two streets.) Board members urged a conventional shape (unlike the existing White Cap Grill sign,) with external lighting to avoid the thickness and inappropriate style of an internally lit sign. Staff and Board both emphasized that the blade sign should relate well to the other signs,

- particularly on the nearby storefront.
4. Lettered signs proposed for the two awnings on Market Street did not inspire any reservations in Board members, but the signs themselves are still hypothetical and will have to be reviewed under awning and sign permit applications.
 5. The Board urged that existing fabric pennants on Market Street should be more unified than the existing variety of banners, with a common graphic theme that is more subtle than the existing advertising.

August 3 Workshop – alternate proposals presented at the meeting

Mr. Hyland brought to the August 3 workshop alternate elevations that had been previously seen by neither staff nor Board. Prominent features included:

- Market Street parapet: A brick parapet that would extend the front upper wall down the Market Street face received a generally favorable response, as it would hide any remaining mechanicals on the roof as well as the overrun for the handicap lift. Board members suggested:
 1. Clarifying the rationale for the height of the Market Street parapet, in relation to the Middle Street wall.
 2. As with the front upper cornice – avoiding the appearance that the upper structure is a complete building with used interior space
 3. Finding a good match for the existing brick on the lower level of the Market Street facade
- Steel warehouse shutters: As an alternate treatment for the blank upper “windows” Mr. Hyland depicted steel shutters like one might see on an historic warehouse building. Both Board and staff questioned the introduction of shutters as an inappropriate suggestion of false history, on a building that was more refined, and that never functioned as a warehouse.
- Star bolts in recesses: The recesses on the upper walls were shown with iron stars that suggested structural bolts to strengthen the walls. Some reservations were expressed about using the motif as decoration when there is no structural reason for adding them.

Proposed Scope of Work – September 7 Public Hearing

The architect has provided a summary of changes made to the design since the August 3 workshop. Of note are:

- A uniform treatment for the parapet infill panels (including Market Street,) using painted Azek plastic
- More restrained, smaller trim – painted fiber-cement with a metal cap - at the top of the parapets
- The top of the Market Street parapet aligns with the bottom of the arches at the top of the Middle Street recesses
- Fewer star bolts, only at the front of the building
- Painted wood bulkhead panels to match existing historic storefront
- Wood storefront windows on the Middle Street storefront
- Aluminum storefront doors and windows on Market Street infill, color to match Middle Street face

- No steel warehouse shutters

Staff Comments

Although staff and some Board members may have lingering reservations about the relocation of the front entrance on Middle Street and perhaps the inclusion (or not) of some decorative details, the design responses to the Board's previous feedback have generally moved the submission toward a coherent appearance that respects the varied history of the property. The architect apparently intends to present some material samples and cut sheets to the Board at the hearing on September 7, to provide details on lighting and other features.

A successful rehabilitation will involve resolution of some outstanding questions, and quality execution in the renovations.

- Careful attention will have to be paid to meticulous reconstruction of the metal trim elements on the Middle Street façade.
- Assuming competent execution, is the Board comfortable with moving the Middle Street entrance?
- Staff has serious reservations about the introduction of any star bolts on the façade, as they are merely decorative, and suggest a historic utility and reason for existing that is false. The number presented for the public hearing has been reduced to four, including one facing Market Street.
- Some Board members suggested leaving the semi-circular arches at the tops of the Middle Street recesses open, as they are now. Is the Board comfortable with completely filling these in with the same material as below? Staff is reminded of the comment of a Board member who noted that the parapets should not present themselves as complete, useable spaces; they are modern additions that refer to the past without reproducing or imitating it too closely.
- Final designs for signs and awnings, including the pennants on Market Street, will have to be reviewed under a separate permit.
- The Board may wish to require that final design details or shop drawings for the entrance doors and Middle Street windows be submitted to staff for review, including trim.

General Comment – (reprinted from the July 20 staff memo)

While much of the existing building fabric at 164 Middle Street is not historic and the product of a late '70's-early '80's renovation, the Board should still consider the impact of the proposed alterations to the existing architectural treatment. This is appropriate given the fact that the building's current appearance is the result of a comprehensive redesign effort and that the newer facades are not being replaced altogether. What, if any, aspects of the previous renovation should be treated with particular sensitivity in the new renovation?

Applicable Standards for Review

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

Attachments:

- 1. Architect's summary of design revisions
- 2. Architect's aerial view, photos, elevations, and renderings
- 3. 1924 tax photo



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

Historic Preservation Board Portland Maine

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

1. Reduced the size of Top Cornice
2. Re-Designed infill panels for existing parapet on middle street facade – Removed steel infill doors and now providing Azek. Matching Brick not available
3. Parapet infill panels added to Market St façade to match Middle St facade infill
4. Reduced the amount of Star Washers, now only located on Middle St. Facade
5. Detailed cornice adjacent to existing cornice
6. Added replicated wood panels below window on Middle St façade to match adjacent historical building.
7. Added granite floor to entrance alcove on Middle St.
8. Included details for window sills, Cornice, Wall Section, etc. See A1.3
9. Material Samples and lighting cutsheets to be provided at meeting

164 MIDDLE ST

Legend

164 Middle St

PROJECT SITE - 164
MIDDLE ST

164 Middle St

Middle St

Market St

Exchange St

Google earth

100 ft



NEWPORT DEVELOPMENT ASSOCIATES
164 MIDDLE STREET

SITE PLAN

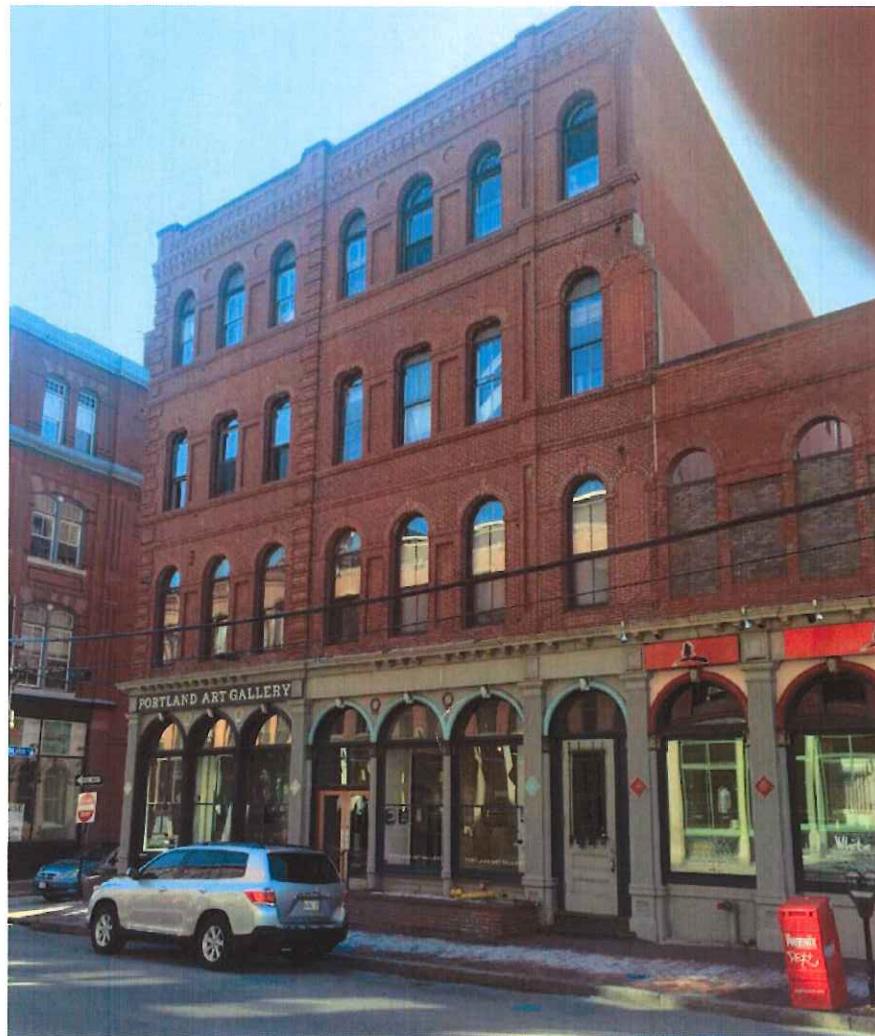
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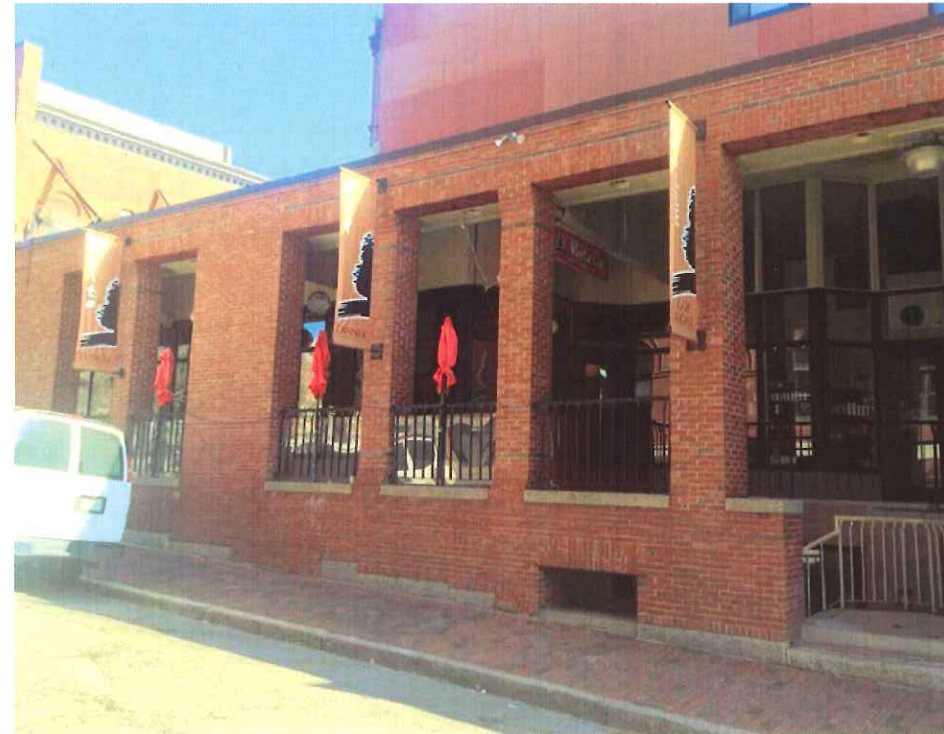
Issued : 8-30-16

Revised :

A1.0



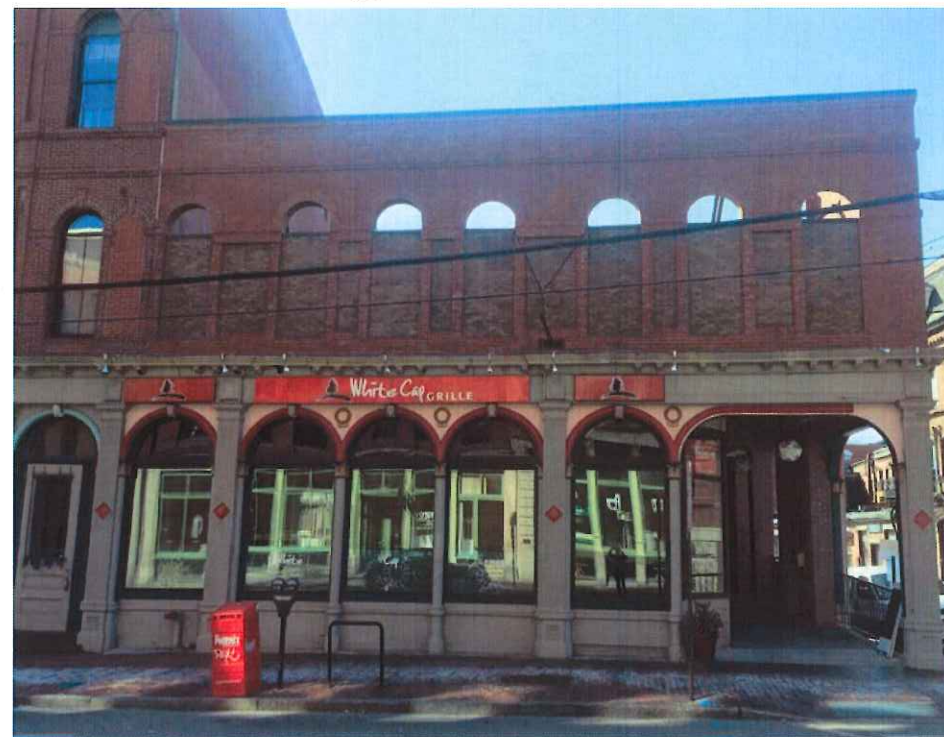
1 MIDDLE STREET NEIGHBOR
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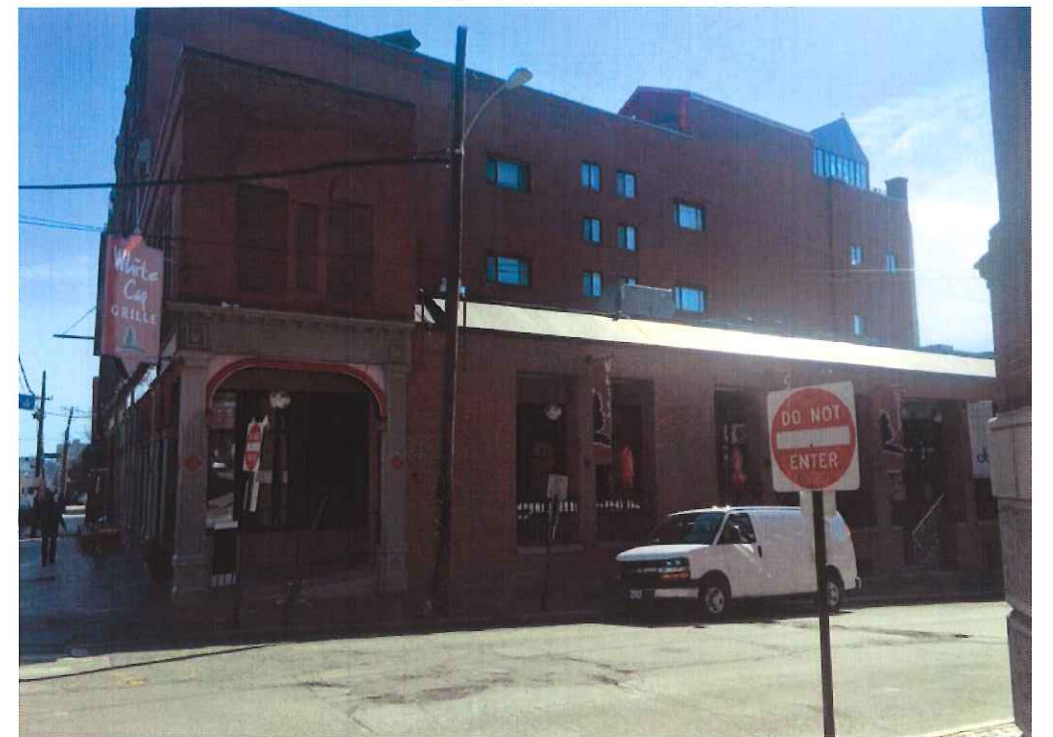
4 MIDDLE OF MARKET ST
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5 END OF MARKET ST
NTS SCALE: NTS



2 FRONT ELEV MIDDLE ST
NTS SCALE: NTS



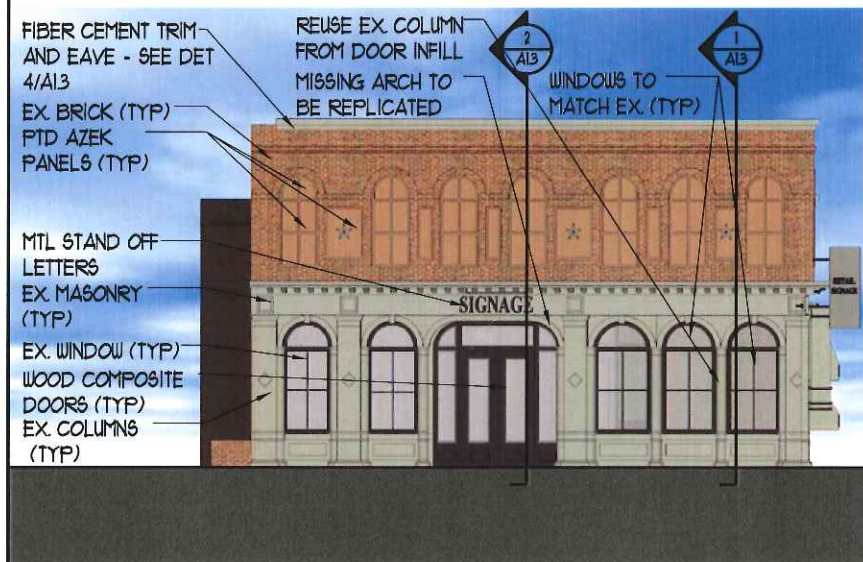
3 CORNER OF MIDDLE & MARKET
NTS SCALE: NTS



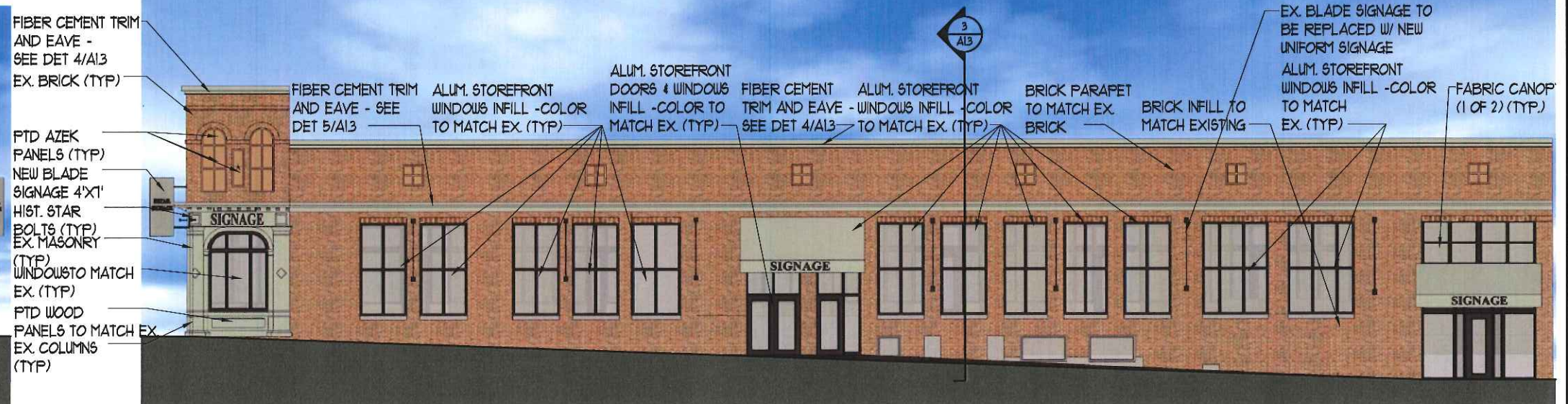
1 EXISTING MIDDLE ST ELEV
0 16'-0" SCALE: 1/16" = 1'-0"



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

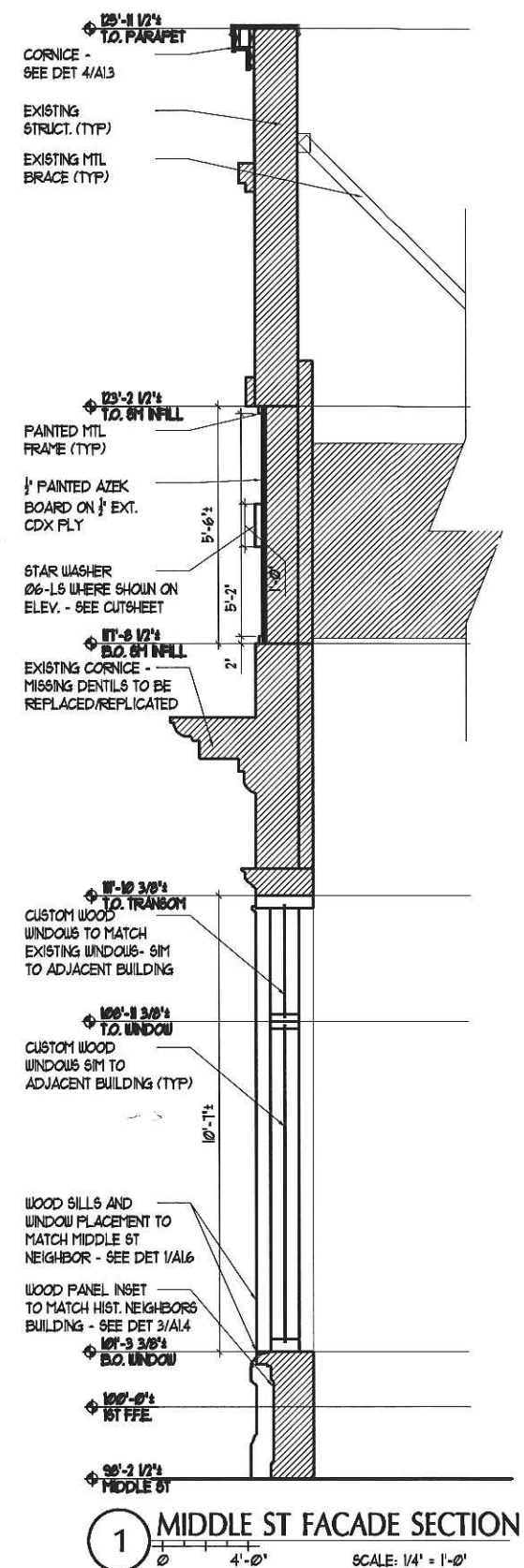
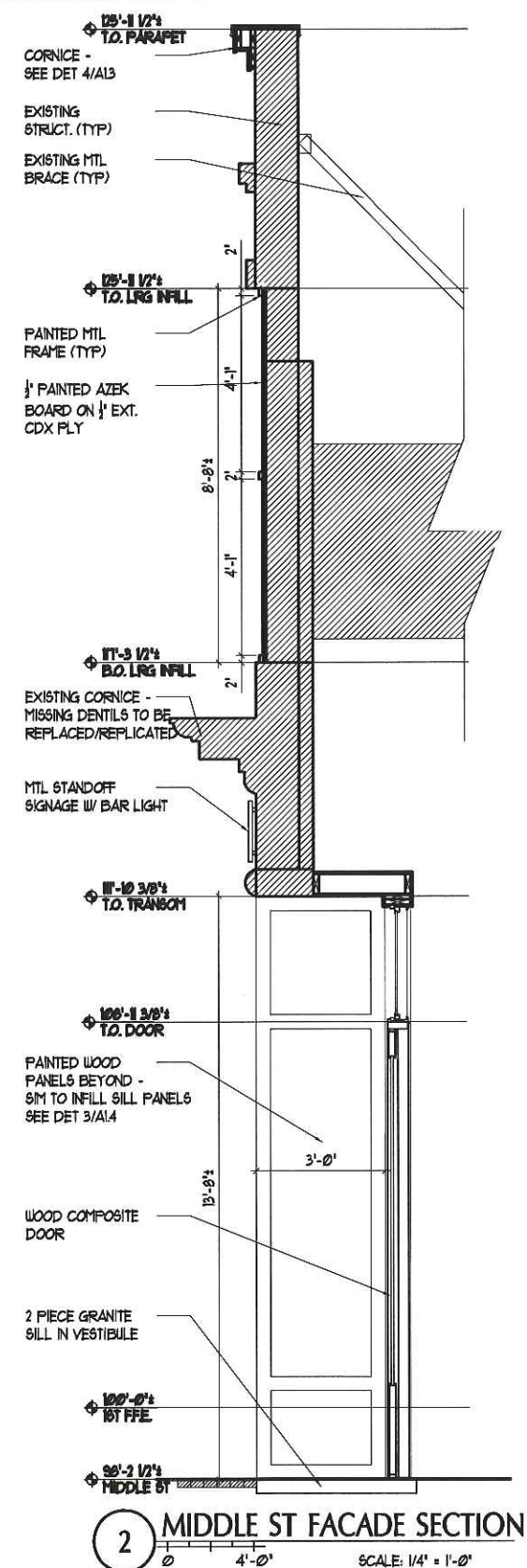
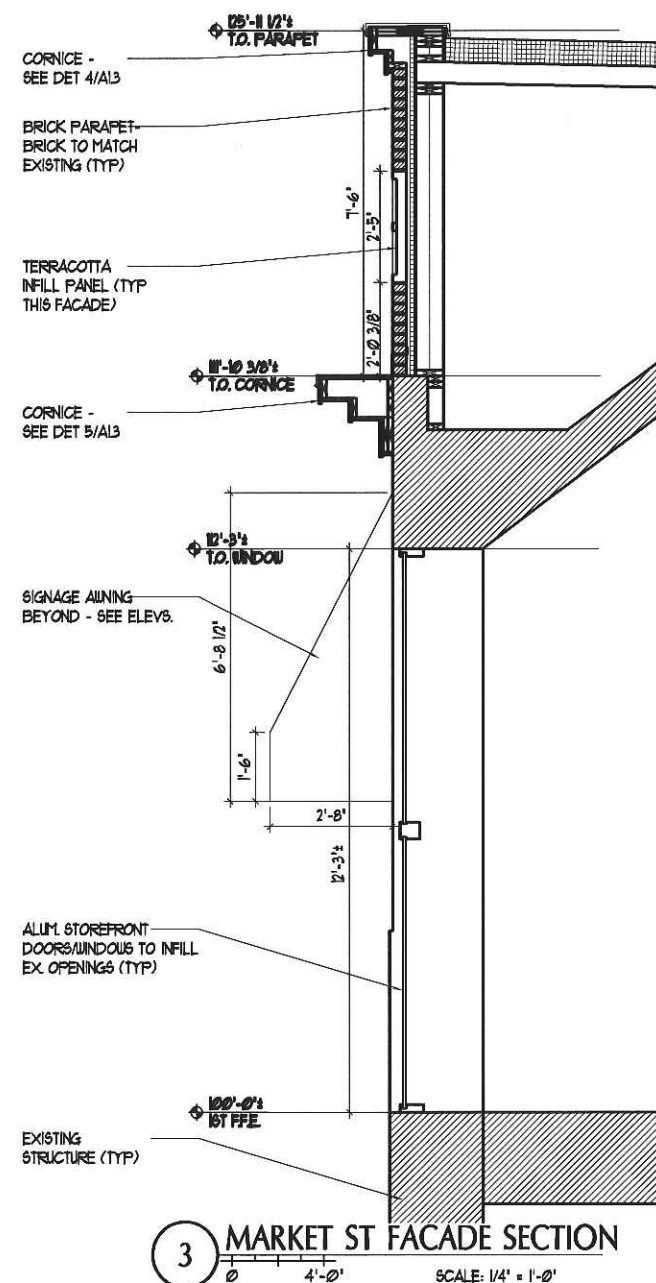
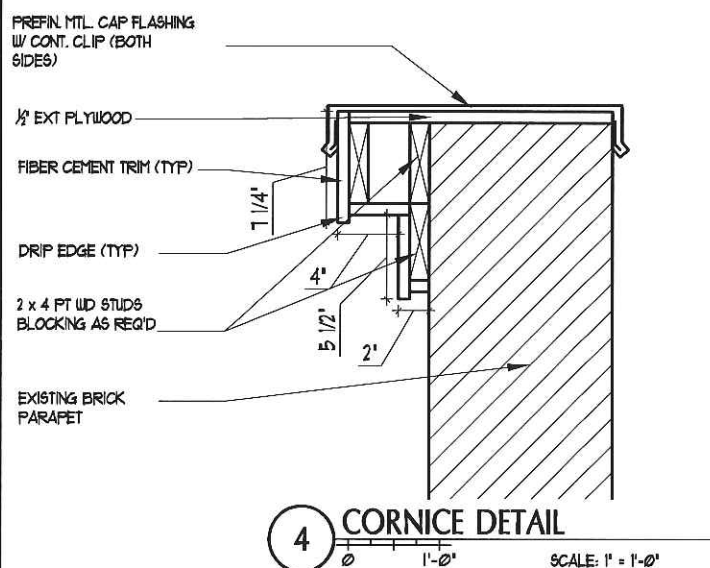
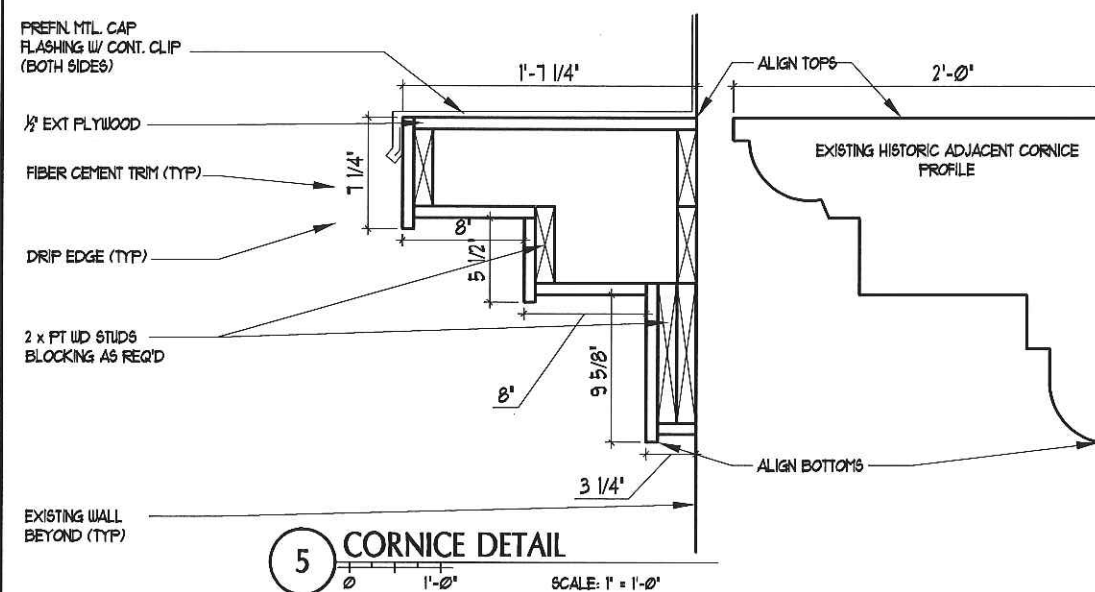


1 PROPOSED MIDDLE ST ELEV
0 16'-0" SCALE: 1/16" = 1'-0"



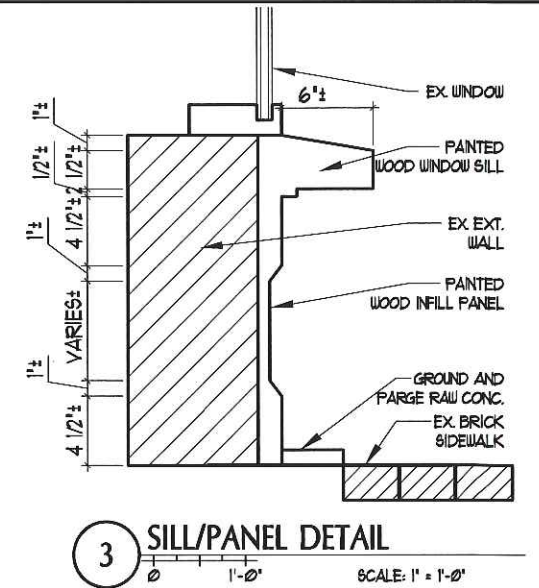
1 PROPOSED MARKET ST ELEV
0 16'-0" SCALE: 1/16" = 1'-0"

GENERAL NOTE:
-EAVE DENTILS TO BE REPAIRED/REPLACED AND REPLICATED AS NEEDED
-ANY UNNECESSARY EXISTING HARDWARE TO BE REMOVED
-EXPOSED CONDUIT TO BE CONCEALED
-CAST IRON TO BE REPAIRED/REPLACED AND REPLICATED AS NEEDED





2 PROPOSED MIDDLE ST RENDERING
NTS SCALE: NTS



3 SILL/PANEL DETAIL
0 1'-0" SCALE: 1" = 1'-0"



1 PROPOSED MARKET ST RENDERING
NTS SCALE: NTS



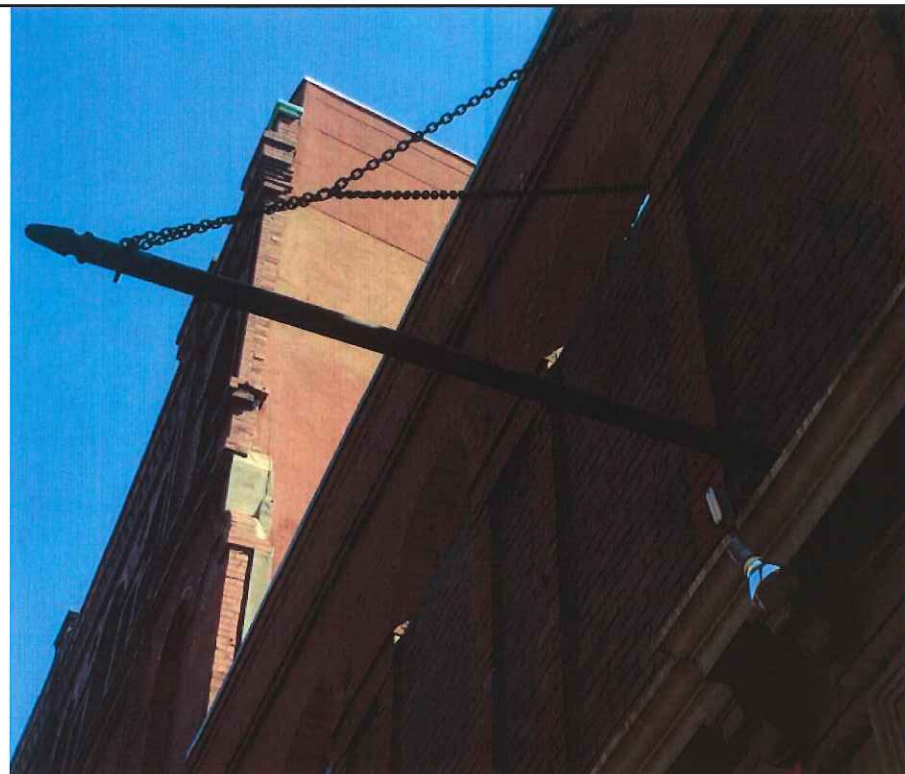
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1 PROPOSED MARKET ST RENDERING
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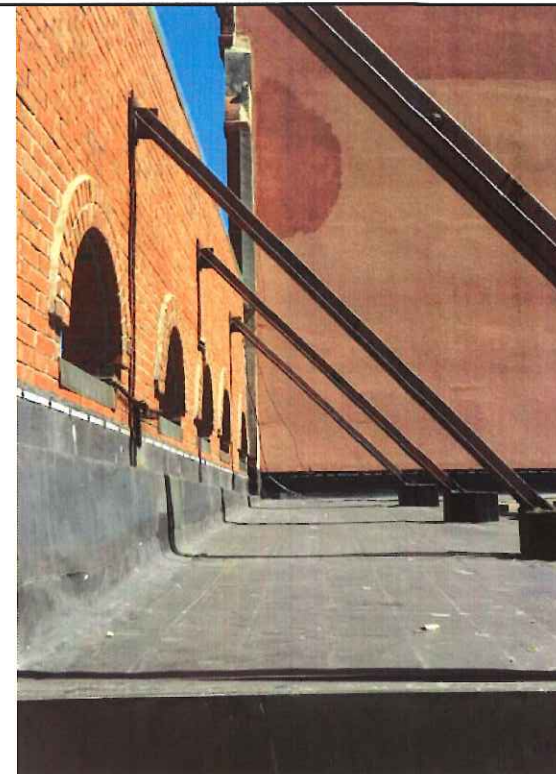
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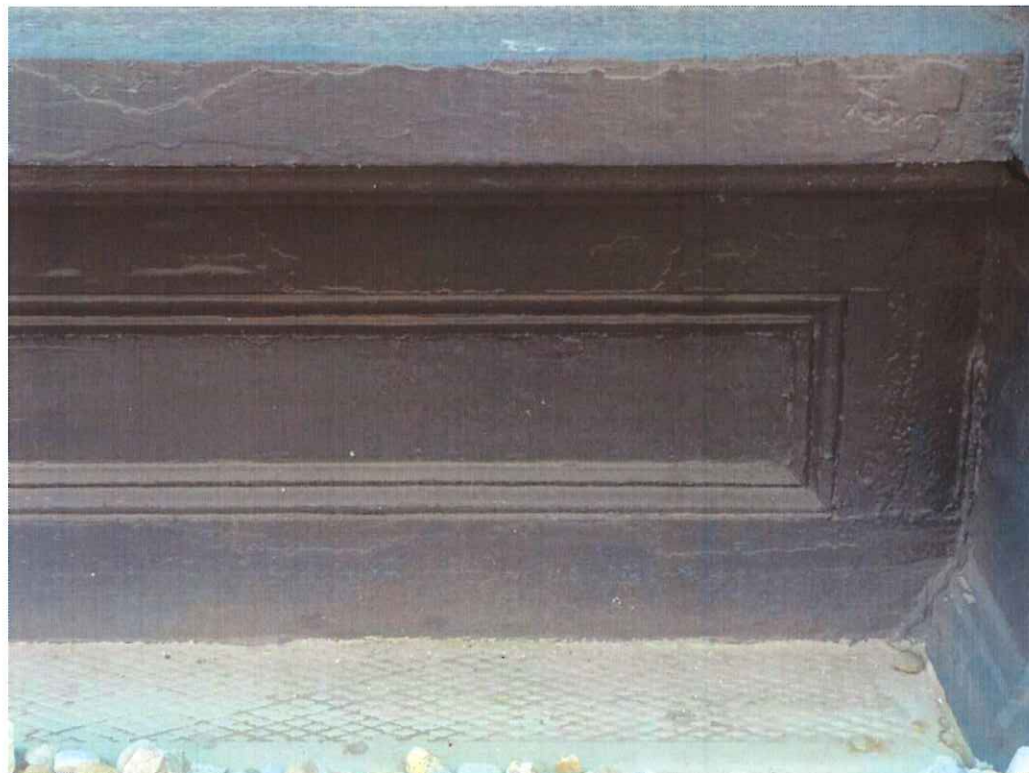
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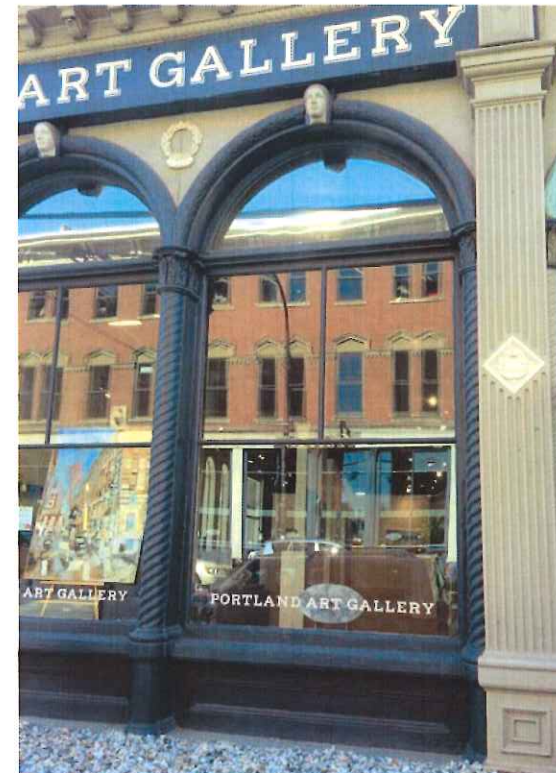
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3 EX. SILL AND PANEL
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2 WINDOW SILL DETAIL
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1 ADJACENT BUILDING FACADE
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**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
NORTH SCHOOL, 248 CONGRESS**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: September 2, 2016

RE: September 7, 2016 **Public Hearing**

Application for: Certificate of Appropriateness for Replacement of Existing
 Community Room Addition

Address: North School
 248 Congress Street

Applicants:

Introduction

Architect David Lloyd, on behalf of property owners Kayeight House Associates LP, is requesting approval to replace an existing building addition at the former North School with a new addition that will occupy the same footprint. As the scope of work is fairly limited and the application fairly complete, staff elected to move the item directly to a public hearing.

Enclosed for the Board's review are photographs of the existing building addition, demolition plans and plans and elevations of the replacement structure.

Background

The former North School, built in 1867 and significantly remodeled in 1921, was converted to affordable housing in 1982. As part of the adaptive reuse project, a solarium addition was constructed off the west elevation of the ground floor. The solarium addition was added adjacent to a new at-grade entrance to expand the entry area and provide an amenity for residents. The space has functioned as a community room in recent years. Both the solarium addition and the replacement windows installed during the 1982 renovation significantly compromised the historic character of the North School.

Some Board members may recall that the applicants came before the Board in 2010 seeking approval for the comprehensive exterior rehabilitation of the building. The project called for the

replacement of the 1982 solarium with a new two-story entry addition. A copy of the proposed addition is enclosed for reference purposes—see ATTACHMENT 3. (Note that the applicant was working with another architectural firm in 2010.) For a variety of reasons, that project never moved forward.

Project Description

The application calls for the removal of the existing solarium structure. Once removed, original arched brick openings now obscured by an interior wall will be exposed and the openings infilled with brick (infill brick to be set back 1” from wall surface). According to the enclosed plan notes, the headers above the windows will be repaired as well. A new one-story addition is proposed to be built upon the existing concrete foundation. Picking up on the exterior material palette of the historic school building, the exterior of the replacement addition will be red brick with a corbelled yellow brick cornice. Paired 1/1 aluminum windows are proposed for the Congress Street-facing elevation of the addition. On the south elevation, the organization of the addition’s windows follows the pattern established on the upper floors of the existing building. The rear elevation will not be visible from a public way.

Staff Comments

As the project proposes to replicate the masonry of the historic structure, it will be important to review brick samples to ensure compatibility. Staff suggests that this be made a condition of approval if the Board approves the proposed palette. Also, the application does not address the condition of the brick wall that will be exposed with the removal of the existing solarium. The Board might ask for more information on the wall’s condition.

Ordinance Review Standards and Guidelines

- (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 review of materials submitted by the applicant for the September 7, 2016 public hearing and information included in the accompanying staff report, the Board finds that the proposed replacement building addition at the former North School at 248 Congress Street **meets (fails to meet)** the historic preservation ordinance Standards for Review of Alterations, specifically Standards 9 and 10 **(subject to the following conditions.....)**

Attachments:

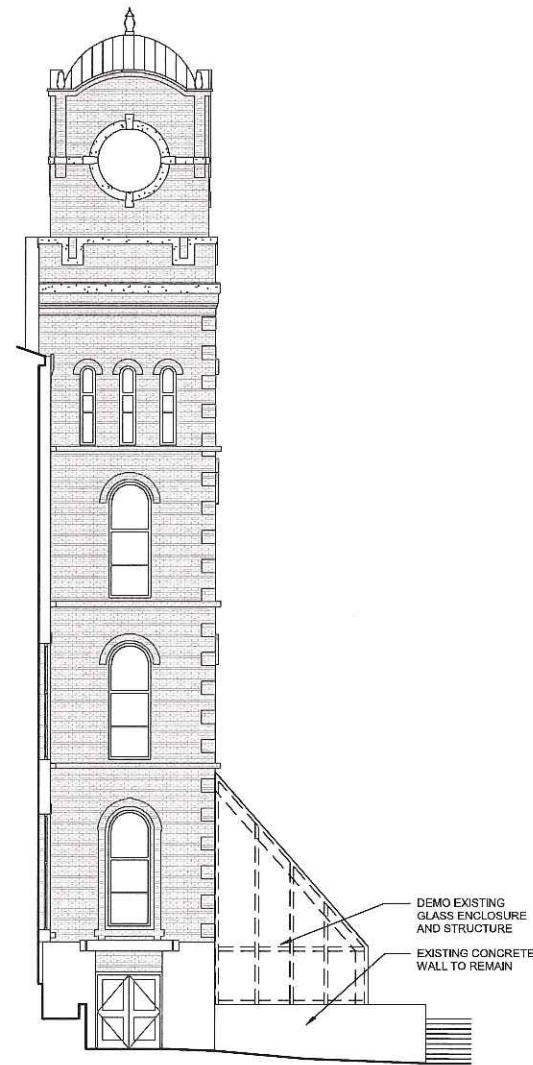
1. Photographs of existing conditions
2. Plans, elevations and rendering of proposed replacement addition
3. Rendering of 2010 proposal for replacement solarium

A++ 1.

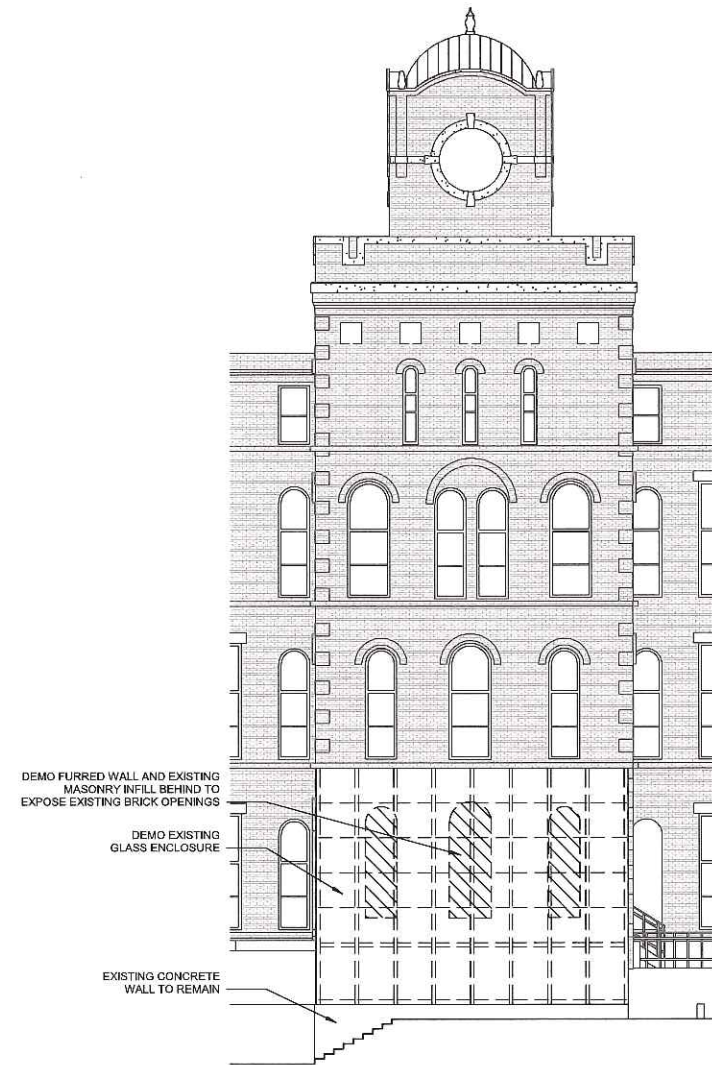




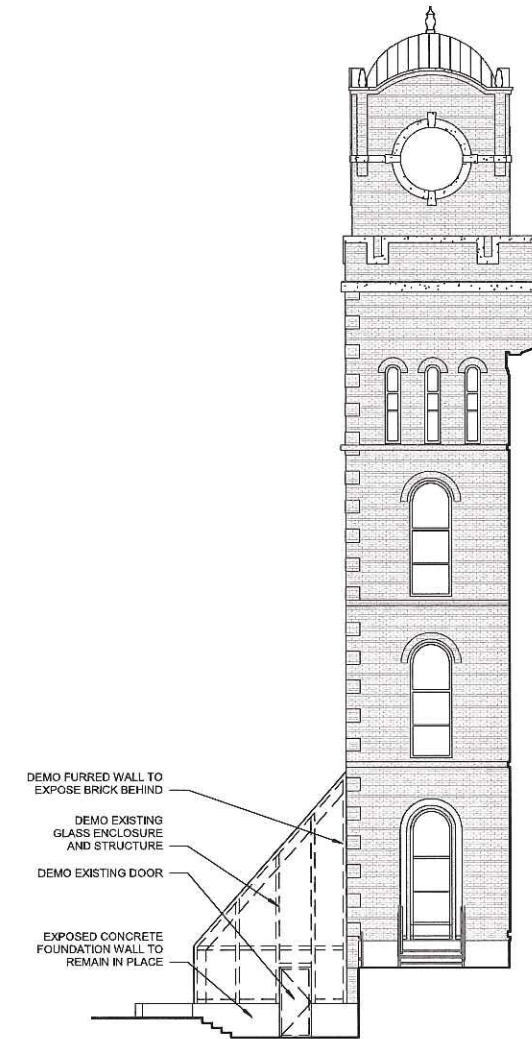
A++ 2



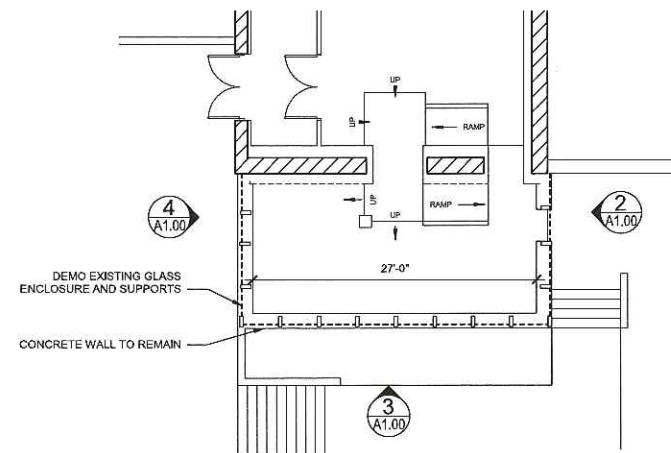
4 | WEST ELEVATION - DEMO
1/8" = 1'-0"



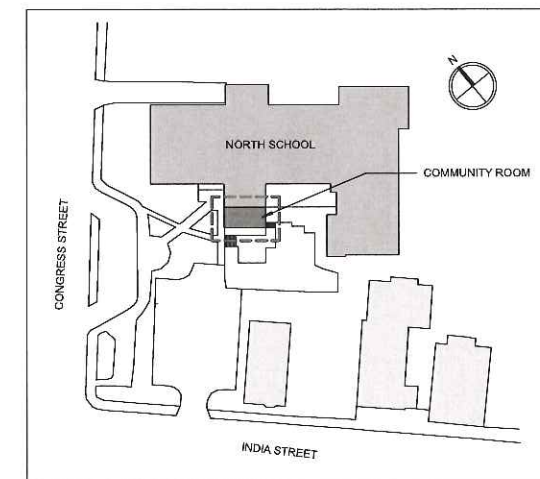
3 | SOUTH ELEVATION - DEMO
1/8" = 1'-0"



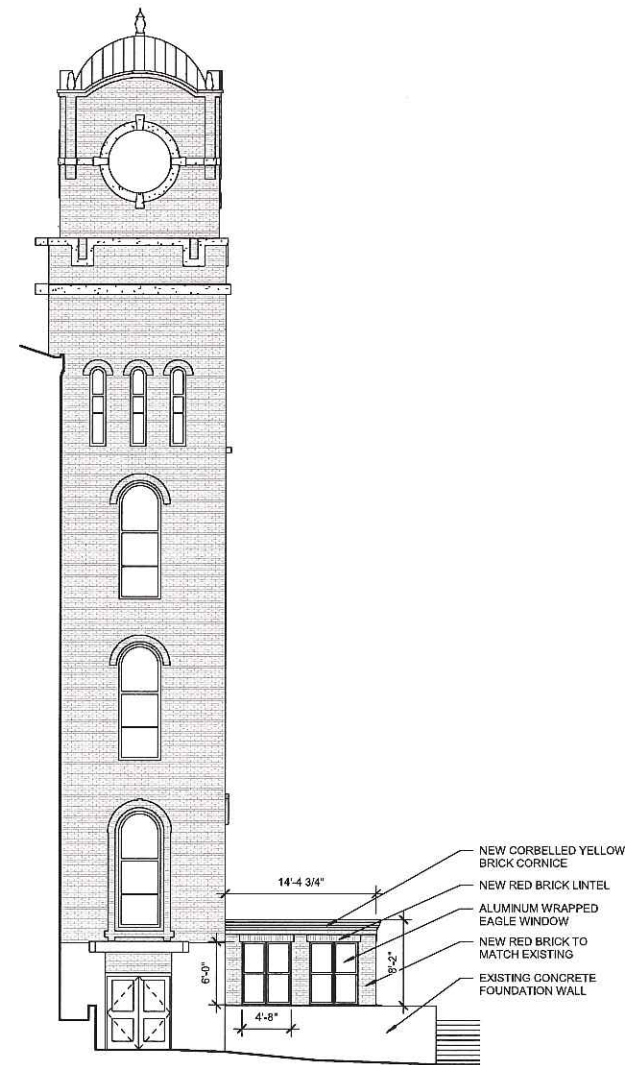
2 | EAST ELEVATION - DEMO
1/8" = 1'-0"



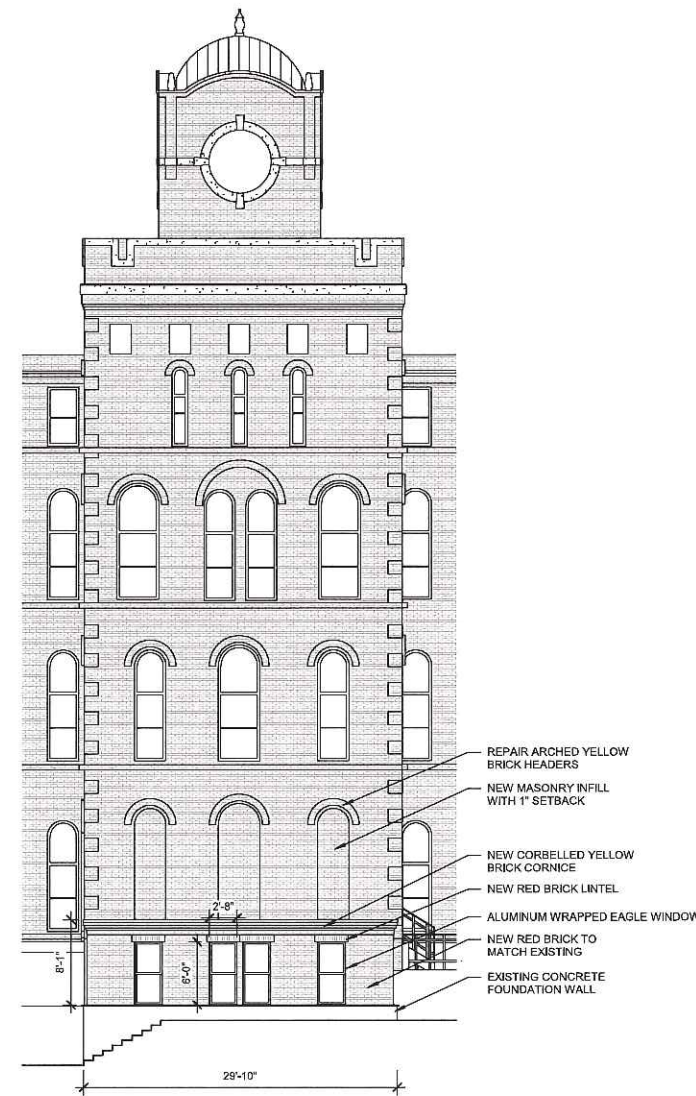
1 | GROUND FLOOR- EXISTING
1/8" = 1'-0"



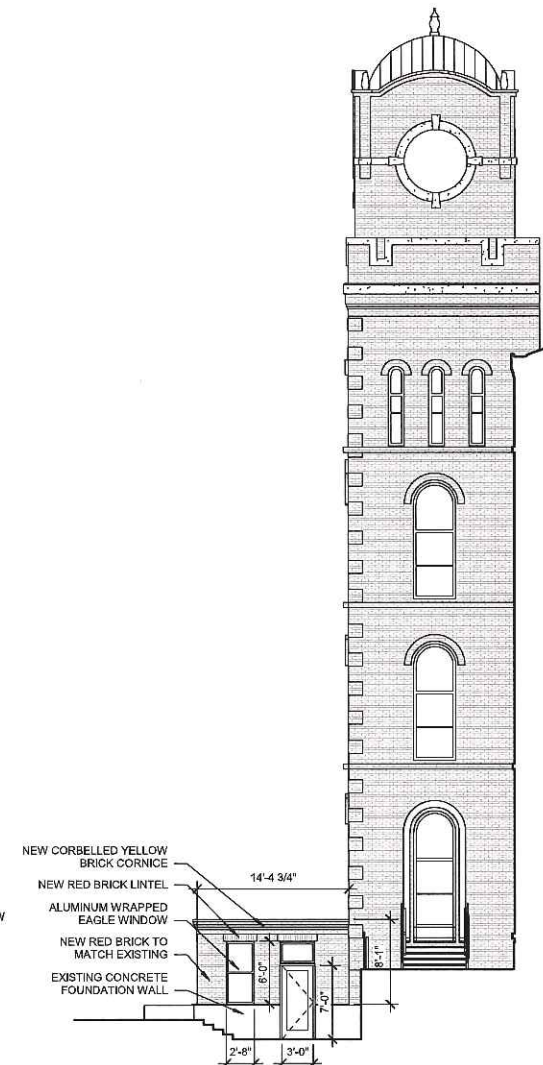
Prepared For:	Preserva Managen
Consultant:	ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEDA.COM
Project:	NORTH SCHOOL APARTMENTS COMMUNITY SPACE 248 Congress St. Portland ME 04101
Revisions:	
Date:	8/16/16
Scale:	As indicated
EXISTING CONDITIONS	
A1.00	



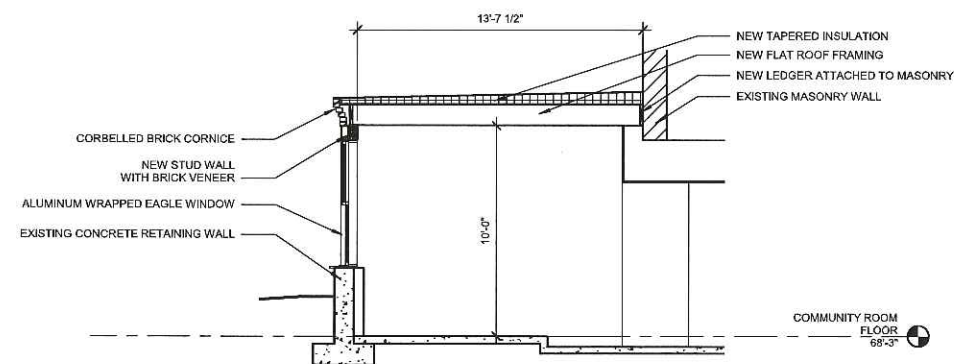
3 | WEST ELEVATION NEW
1/8" = 1'-0"



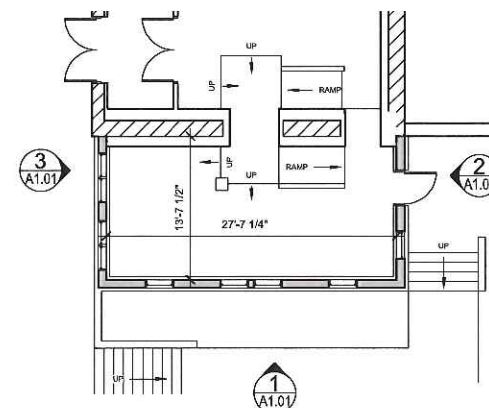
1 | SOUTH ELEVATION - NEW
1/8" = 1'-0"



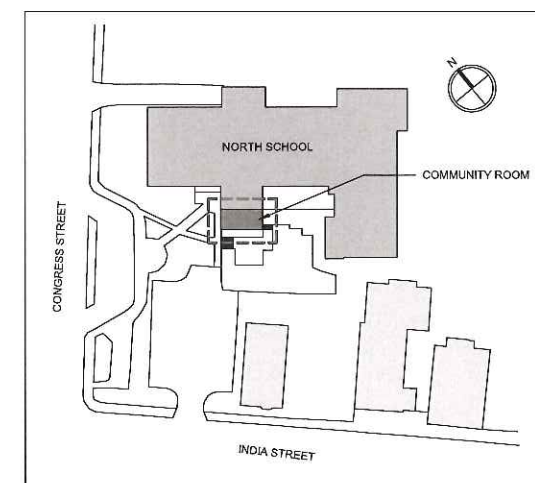
2 | EAST ELEVATION - NEW
1/8" = 1'-0"



5 | COMMUNITY ROOM SECTION
1/4" = 1'-0"



4 | GROUND FLOOR - NEW
1/8" = 1'-0"



Prepared For:		Preservation Management	
Consultant:		ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project:		NORTH SCHOOL APARTMENTS COMMUNITY SPACE 248 Congress St. Portland ME 04101	
Revisions:		Date: 8/16/16 Scale: As Indicated NEW PLANS AND ELEVATIONS	
A1.01			



A++ 3,
2010 Proposal



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

**PUBLIC HEARING
21 MAY STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: August 31, 2016

RE: September 7, 2016 **Public Hearing**

Application for: Certificate of Appropriateness for Siding, Trim and Window Replacement (After-the-Fact Review)

Address: 21 May Street

Applicants: Kristen Cobb

Introduction

The Board is being asked to consider a request for a Certificate of Appropriateness for siding, trim and window replacement at 21 May Street. The application is being reviewed after-the-fact, as the work has already been completed. The work was brought to the attention of staff by an area resident as the project was nearing completion during the week of August 21st. Staff visited the property and then contacted the property owner to inform her that the work would require review and approval by the Historic Preservation Board notwithstanding the fact that the work was completed.

Enclosed is a cover letter and application prepared by property owner Kristen Cobb. Also enclosed are numerous photographs of the building. The dated photographs document conditions before and since the applicant purchased the property in 2012. To assist the Board in its review, staff has also enclosed a copy of the City of Portland's *Policy and Guidelines for the Replacement of Wood Clapboards in Historic Districts*, which was adopted by the Board in 2013 to describe how the ordinance review standards are interpreted as they relate to the issue of siding replacement.

Subject Structure

The residential structure at 21 May Street is located within the West End Historic District and has been part of the district since 1997 when the former Western Promenade Historic District

was expanded to include numerous blocks of 19th century vernacular housing stock. Although a number of the structures on May Street (as well as other added streets) had been re-sided or otherwise altered prior to district designation, most retained sufficient historic integrity (including key architectural details) to warrant preservation. Historic designation was also seen as a tool to ensure more sensitive building improvements in the future. A significant number of previously compromised buildings within the expansion area have been rehabilitated since designation, restoring much of their original character.

The 2 ½ story wood frame structure at 21 May was built circa 1870 and is typical of the vernacular Greek Revival style residences that populate much of the West End. Oriented with its narrow gable end to the street, the building exhibits details characteristic of the Greek Revival style, including wide corner pilasters, deep cornice and cornice returns, and simple rectangular door surround. The 1924 tax photo confirms that the building exterior featured wood clapboards and 6-over-6 wood windows.

The subject property abuts the boundary line of the West End Historic District. See ATTACHMENT 3 for location of property in relation to the district boundary.

Chronology of Documented Conditions, Scope of Work Subject to Review

As the dated photographs in ATTACHMENT 5 illustrate, the building retained wood clapboard siding and most of its 6/6 wood windows until the time of the applicant's purchase of the property in 2012. (The gable window on the front façade, as well as a few windows on the rear ell, appear to have been replaced with 1/1 windows before the applicant's ownership.)

Prior to the current owner's purchase of the property, the building was owned by Portland West Neighborhood Planning Council (later known as Learning Works.) PWNPC owned the building from 1989 to 2012. Historic Preservation files indicate that PWNPC applied for a Certificate of Appropriateness in 2007 for window replacement at 21 May Street as part of a "bundled application for window replacement at four of its West End properties. Approval was granted for replacement with 6/6 Trimline Ultra-Fit wood sash and track replacements. (See enclosed decision letter from 2007). Based on later photos of the building and the reported condition of the windows recently replaced, however, it appears that Portland West never moved forward with the window replacement project. It appears that the building was in significantly deteriorated condition at the time it was sold to the applicant due to years of deferred maintenance.

Following the applicant's purchase of the property in 2012, she began selective window replacement. This was done in conjunction with a program of interior renovations. In reviewing the applicant's pre-project photos (see enclosed), it appears that the second floor windows on the front façade were replaced at that time with 1/1 vinyl windows. These two windows were replaced again (with 6/6 vinyl) as part of the most recent program of work.

The most recent work on the building, completed last week, included removal of all exterior wood clapboards and installation of vinyl siding; wrapping of wood window trim with flat metal coil stock; and additional window replacement. 6/6 vinyl sash were installed on the front façade. 1/1

windows were installed on the sides of the principal structure and on the rear ell (which has limited visibility from the street). The work also included replacing in kind the deteriorated wood corner pilasters.

Role of the Historic Preservation Board in the Review of After-the-Fact Applications

In reviewing an after-the-fact application, the Board's responsibility is to review the application as if it were a "paper proposal", without consideration of the fact that the work has already been completed. Certainly, the Board may consider the applicant's explanation as to why the work was undertaken without advance approval as well as the applicant's basis for selecting the replacement materials and windows that were installed. As with any application, the Board takes into consideration all of the relevant factors and arguments that have prompted an applicant's proposal. The principal question before the Board, however, is whether the proposed (or completed) work meets the historic preservation ordinance's review standards. A close reading of the applicable standards (Standards #2, #5 and #6) is encouraged.

As Board members are aware, the language in each standard includes some provision for latitude in considering and accepting solutions other than strict *in-kind* replacement. For example, Standard #6 includes the following statement: *...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.* The most relevant consideration under this review standard is whether the proposed replacement *matches the feature being replaced in composition, design, texture and other visual qualities.* The Board will need to decide whether the recently completed work matches the visual qualities of the materials and features being replaced.

Precedents for Vinyl Siding Installations in Historic Districts

Since the ordinance went into effect in 1990, the Historic Preservation Board has approved the installation of vinyl siding in a limited number of cases. In one instance, the building was set back a considerable distance from the sidewalk, making the finer details of the building difficult to discern. In the other cases, vinyl siding was approved for rear elevations or side elevations where there was very limited visibility from the street (for example, where the spacing between structures was very tight.) Vinyl siding has not been approved for visually prominent elevations of contributing structures. Where vinyl siding has been approved, the Board has required that the wood trim be retained and not wrapped.

Policy Adoption

In 2013, at the Historic Preservation Board's direction, staff drafted a written policy and guidelines for the replacement of wood clapboards in historic districts. The document summarized the rationale for the Board's policy as regards siding replacement and outlined the characteristics considered in the Board's review of alternative materials. It was prepared to provide guidance to applicants and to assist future Board members in evaluating applications. The document was reviewed in public meetings, revised and edited by the Board and formally adopted following a public hearing on 9/18/13.

Staff Comments, Resolution Alternatives

Should the Board determine that some or all of the work completed does not meet the ordinance review standards and not approve the applicant's request for a Certificate of Appropriateness, the ordinance allows the City to prosecute or to impose financial penalties if the violation is not corrected. In the interest of a more positive outcome, the Board could deny the application, but recommend specific terms of a consent agreement that would resolve the resulting notice of violation. Several potential options might be considered. The terms of agreement might establish a deadline by which the property is brought into compliance. The Board could set an earlier deadline for the front façade to be brought into compliance and a more lenient deadline for the side elevations of the principal structure. Another option would be to stipulate that specific elements of the overall project be corrected sooner than others. It should be noted that the Board is not required to provide direction for a resolution should be application be denied, however it might find it appropriate in the interest of a constructive outcome.

Alternatively, the Board could issue a Certificate of Appropriateness subject to the applicant meeting certain conditions. The conditions might stipulate that the alterations on the front and south elevations, which are the more visually and architecturally prominent elevations, be corrected within a specified timeframe, but allow the alterations on the north elevation to remain, given that this elevation is less prominent and that the windows are set back a considerable distance from the street. Depending on the Board's findings, other conditions might be considered.

As with any denial, the applicant has the right to appeal the decision of the Historic Preservation Board to the Planning Board. To reverse the decision, the ordinance requires that the Planning Board find that the decision of the HP Board was arbitrary or capricious or was not based on substantial evidence.

Applicable Ordinance Review Standards and Guidelines

Division 7. Sec. 14-650. Standards for Review of Alterations

Standard #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.

Standard #5: Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.

Standard #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.

Replacement Siding Guidelines

Also applicable in this review is the City of Portland's *Policy and Guidelines for the Replacement of Wood Clapboards in Historic Districts*, formally adopted by the Historic Preservation Board in 2013. See ATTACHMENT 7.

Motion for Consideration

On the basis of review of the application and supporting materials submitted by the applicant for the September 7, 2016 public hearing, information included in the accompanying staff report and inspection of the completed work in question at 21 May Street, the Board finds that the exterior alterations at 21 May Street **meet (fail to meet)** the historic preservation ordinance Standards for Review of Alterations, specifically Standards 2, 5 and 6 (**subject to the following conditions.....**)

Attachments:

1. Letter from applicant
2. Application
3. Vicinity map showing location of 21 May Street within West End Historic District
4. 1924 tax photo of property
5. Dated photos of property (2007 to 2016)
6. 2007 approval letter for siding replacement at 21 May (Portland West, applicant)
7. *Policy and Guidelines for the Replacement of Wood Clapboards in Historic Districts* (adopted 2013)

A++ I.

**After the fact Application for Certificate of Appropriateness
21 May Street Application Cover Letter
Applicant name: Kristen Cobb**

As the property owner and tax payer of 21 May Street, I feel there needs to be, not an exception to the ordinance, but a common sense application to keeping with the integrity of the street on which the property is located.

I recognize much of this review could have been prevented if I had filed the proper paperwork, but that is hindsight, and I can honestly tell you there was no premeditated effort to circumvent the Historic Preservation Board, or hide the work that was being completed by a professional contractor during regular business hours. It simply didn't enter my mind. In 2012, I purchased this home from Learning Works as a two family multiunit that was unfit for dual occupancy. I was able to obtain a rehab loan that allowed me to bring the building up to code, which required extensive repair to the interior deferred maintenance, as well extensive plumbing, electrical, and water damage repair that was caused from when the building was broken into and the copper piping was stolen. My contractor obtained proper building permits, I followed all of my contractors recommendations, this included replacement of an exterior door and rotten siding. The property was sold to me with vinyl windows, and aluminum casings. I can honestly say that after several years of ownership, and seeing the work done around my neighborhood, it never dawned on me to consider my property as being historic in any way. When meeting with Deb Andrews, she explained the historic preservation sends mailings as an out reach initiative to the property owners in the historic district. Unfortunately, if the mailing were sent to the correct unit # in the building, the mailings failed to reach my eyes. As we all know, it is expensive to live in this city. I am a single property owner who does not believe in charging an unfair inflated rent. Even working two jobs, through the years I have had to have several roommates live with me to make ends meet and to pay for the renovations I have financed at May Street. That said, it is entirely possible that if the mailer did indeed reach my address, it is possible and unfortunate that it was in the trash before I ever saw it. Either way, I plead ignorance, and when the resources finally came together this summer to update the remaining disrepair and deferred maintenance of the exterior of the property, the thought of being in the historic district was not on my mind. I met with several contractors and each determined the old siding was not able to be restored to a usable and sustainable condition. The wood was rotted, splintered, and cracked over a substantial majority of the building. The only option was a complete removal and residing as the rotten wood had been causing an ant infestation that I have been battling since I purchased the building. Real cedar was too costly for my budget, so considered and discussed vinyl and composite options.

As previously mentioned, on May street there were only 3 wood sided homes left, now there are two, and I feel the potential "loss" to this street's historical value is minimal at best when my house went from wood to vinyl. In fact, every house on my side of the street is sided with vinyl. The building next door was resided in vinyl in 2014. In the past year alone, there have been two new constructions with frontage on May street, both

not in character of the historic district. If anything, my house being vinyl maintains a certain continuity of style on my side of the street.

I ask you to review and consider that I made a conscience decision to preserve what little historical significance this building had before the alterations were made. Without realizing I needed to contact the city, I feel I made the personal choice to help preserve the best feature of my old building, the wooden columns and capital that form the corners of the building, and the woodwork that surrounds the entryway. They were left as is or repaired with primed pine. I also chose to leave the existing wood of the fascia and soffits, preferring the aesthetics of wood over the coil and vinyl that complete the fascia and soffits of neighboring vinyl houses. These features have been contracted out to a painter to be restored to their original conditions and painted to match the trim around the rest of the house. It may be minor, but I also chose to upgrade the replacement windows on the front of the house to grids because I feel it maintains a better curb appeal. While I understand these decisions I've made to maintain curbside appeal are subjective, I feel some decisions made in what to preserve historically and what not to preserve fall in the same category. Everything can be made flexible.

Again, this project was not undertaken with the intent of dodging or ignoring the great work this city does in preserving the beautiful architecture found throughout our streets. It was an oversight on my behalf, and I take responsibility of not being a more informed property owner. However I feel any recommendations of removal and replacement to be an undue and unfair burden placed upon a situation where a property owner bought, salvaged, and created a safe and long lasting, tax paying property. I believe the \$1000 application fee and, if need be, any minor adjustments deemed to be necessary to the front of the building, is an adequate and fair price to pay for the my failure to contact your department prior to the work being done. Lastly, I request that you please review my additional comments when completing your Standards for Review.

Standards for Review:

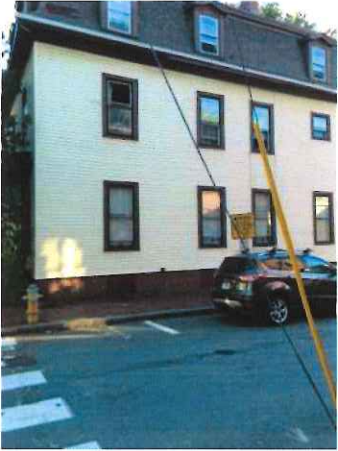
- 1) I believe the Character-defining features of the structure have been maintained, the columns, fascia, soffits, entry way and trim have been kept original. I don't believe wooden window trim or "historical replacement windows" have a major affect on overall appearance, as does having multiple siding materials, if these features are different, they are more noticeable.

- 2) The removal of the old siding was necessary due to the condition of the original wood. According to the National Park Service:

"For historic residential buildings, aluminum or vinyl siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the above mentioned first two conditions are met."

- 3) The aluminum gutters were on the house were broken when I bought it, I am planning on replacing them because I need to get water away from the base of the building, it is a stone foundation and it leaks. The element added from other properties is vinyl, the standards state adding these features is discouraged, not forbidden.
- 4) The most recent history of the structure is that the Minimum Maintenance Provision was not adhered to, it was left to decay into uninhabitable conditions. The previous owners added vinyl windows and aluminum to the building, if that is part of its history, than I am just making it uniform. At least it's now being maintained to current building codes.
- 5) Stated in 1st explanation, and I would argue the workers who sided this home with vinyl paid attention to limiting the impact of vinyl j-channels.
- 6) Yes, the window trim and vinyl siding are not the same material, but the work is completed and what was done was authorized to be completed before this review.
- 7) N/A
- 8) N/A
- 9) I feel the alterations to this property did not destroy significant cultural, historical, architectural, or archaeological materials that categorize this property. If this property was of any real historical value, there should have been a plaque placed on it. That way, nobody would forget they are the owners of a historical home.
- 10) If future owners want to replace the vinyl with wood, it can be done. No other historical features have been altered in a way that can not be restored to their original form.

A PREVIEW of what May Street looks like TODAY



258 Spring Street/ vinyl



33 May Street/vinyl



27 May Street/ exterior
sides vinyl



23 May Street/vinyl



21 May Street



17 May Street/vinyl



15 May Street/vinyl



2016 New Construction



3 May Street/vinyl



Date: 8/30/16

A++2.

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: 21 May Street, Portland ME 04102

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.

Please see attached document

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

21 May Street, Portland, Project Descriptions

Please see attached document labeled Exhibit A Proposal, Replacement of Siding which outlines the siding project that was completed which is being submitted for an after the fact review. Please note that the corners of the home were replaced with pine wood to maintain the buildings curb appeal. The corners, and fascia and soffits are scheduled to be painted in October to complete the exterior repair renovations.

Please see attached document labeled Proposal, Exterior Painting of Fascia and Soffit. This document outlines the remaining work that is pending approval of review. If approved the gutters will be replaced in October with the same size, and location as the previous system.

Home was purchased with existing vinyl siding windows. Remaining wooden windows were determined to be damaged beyond repair when I tried to have fixed in 2012. Remaining windows were replaced with vinyl which is being submitted for an after the fact review.



Oceanside Exteriors, 273 Presumpscot St. Portland, Maine 04103

EXHIBIT A -- PROPOSAL

Project: Replacement of siding

Client: Kristen Cobb; 21 May St Portland, Me; 592-3709; cobbka@gmail.com

Job Description:

Strip and re-side entire house

1. Strip all existing layers of siding from the house and dispose of all debris.
2. Apply Wrex wrap synthetic house wrap to all exposed walls as well as ice and water shield as needed.
3. Install white aluminum coil wrap to all window and door trim. Any wood sills or trim found to be in rotted will be replaced prior to wrapping
4. Repair existing outside corners in front of house using primed pine to maintain curb appeal. All other corners will be replaced using 5/4 x 8 primed pine.
5. Install mounting blocks behind all exterior lights, electrical meters and boxes .
6. Install Certainteed Mainstream Granite Gray vinyl siding to all exterior walls according to manufacturer specifications.
7. Clean up job site and dispose of all debris.
8. It is likely there will be rot and decay found under siding. If rot is discovered, pictures will be taken and affected areas will be repaired on a time and material basis.

Estimated Cost:

Stripping of siding - labor and materials	\$825.00
Wrapping window and door trim with aluminum coil- labor and material	\$2,900.00
Installation of siding - labor and materials	\$15,300.00
Cost of debris removal	\$500.00
Total estimated cost	\$19,525.00

We appreciate the opportunity to submit this proposal. Oceanside Exteriors crew is fully insured. We strive to complete the job in a clean and timely manner and will stand by our work!

Patrick Landers and Jeff Marxhausen
May 6, 2016



Landmarx Construction
273 Presumpscot Street
Portland, Maine 04103

PROPOSAL

Project: Exterior Painting of Fascia and Soffit

Client: Kristen Cobb; 21 May St, Portland, ME; 592-3709; cobbka@gmail.com

Job Description:

1. Remove all loose or failing paint from all surfaces in work area.
2. Scuff sand surfaces in work area.
3. Remove dust on surface of work area.
4. Fill any major cracks and voids with advanced repair tech epoxy.
5. Sand repairs smooth.
6. Prime all bare wood and fill exposed during prep work.
7. Caulk all trim seams and joints with siliconized acrylic caulking.
8. **Change order:** Install 88 lft of gutter.
9. Apply two coats of Benjamin Moore Regal Select Exterior High Build paint to all trim on building. Color and sheen level to be determined by the client*.
10. Clean job site.

*Benjamin Moore Regal Select is Landmarx standard paint. We can up and down grades of paint and are happy to use products from other retailers. Material cost on final invoice will reflect any changes to product.

Estimated Cost:

Material cost (Benjamin Moore Regal Select)	\$530.00
Labor cost	\$3,400.00
Change order: replace approximately 88 lineal feet of gutter	\$880.00
10% discount on painting labor	-\$340.00
Total estimated cost	\$4,470.00

We appreciate the opportunity to submit this proposal. Landmarx crew is fully insured. We always strive to complete all jobs in a clean and timely manner and will stand by our work!

Patrick Landers and Jeff Marxhausen
August 30, 2016

Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$65.00
- **HP Board Review** \$125.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$750.00
-  **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

Noticing/Advertisements for Historic Preservation Board Review*

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
(notices are sent to neighbors prior to any workshop or public hearing meetings)

* You will be billed separately for these costs.

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 *After the fact*
- ☐ 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 *After the fact*
- ☐ 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 *Gutters to be replaced w/ same system and location*
- ☐ 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.

A++3

21 MAY STREET
WEST END HISTORIC DISTRICT
SHOWN IN SHADED AREA



A+4

Surveyed by

(Remarks on other Side)

21 May



A++ 5

2007 - photos submitted
as part of PWRRC
app.





2007

GOOGLE
EARTH IMAGE

JUNE 2011



Google earth

feet
meters



Google 2015







21



PRE-PROJECT

IMG_0819.JPG



PRE-PROJECT

AUGUST 30, 2016
PROTECT NEAR
COMPLETION







AUGUST
2016



CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Att 6.

, Chair
e Chair
Deprez
y Geyer
s Baron
Rick Romano
Ted Oldham

May 22, 2007

Glenda Demers
Portland West Neighborhood Planning Council
181 Brackett Street
Portland, Maine 04102

Re: Proposed window replacement: 170-172 Clark Street
8 Cushman Street
22 Cushman Street
21 May Street

Dear Ms. Demers:

This office has concluded its review of your proposal for window replacement at four PWNPC-owned properties within the West End Historic District, including 170-172 Clark Street, 8 Cushman Street, 22 Cushman Street and 21 May Street. In an effort to coordinate the required local and state historic preservation review processes, staff consulted with the Maine Historic Preservation Commission to find a repair/replacement solution that would meet the City of Portland's ordinance standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Each property was evaluated individually, taking into consideration the relative historical/architectural significance of the property and the condition of the existing windows. Based on our review, this office will support the following treatment for the respective buildings:

170-172 Clark Street

- All windows on front façade (with the exception of dormer windows) to be restored and new low-profile storms installed. Sash and storms to be black. We would be happy to provide names of local contractors who specialize in the repair/weatherization of historic windows at an affordable cost.
- Windows on the sides of the main block of the building and the front dormer to be 6/6 Trimline Ultra-Fit wood sash and track replacements with 5/8" muntins. Black finish, to match front windows. Low-E glass must have a minimum VTI of 75 on new windows and storms.
- Windows on rear portions of the building may be vinyl replacement units, as these are not visible from the street.
- If funds allow for partial replacement/restoration only, the scope of work must include all the windows on any given façade.

8 Cushman Street

- Your request for partial window replacement on the west façade is approved in this instance, given the fact that the windows in question are located a considerable distance from the street.
- Windows on side façade to be 2/2 Trimline Ultra-Fit wood sash and track replacements with 7/8" muntins. New windows to be painted to match existing windows. Low-E glass must have minimum VTI of 75 on new windows. Storms to be retained until all windows on a side are replaced. Missing storm components may be salvaged and moved from rear side of building.
- Windows on rear façade may be replaced with vinyl replacement units.

30 Cushman Street

- Window replacement to be undertaken on front façade first. All windows on first and second floor to be replaced with Trimline Ultra-Fit wood sash and track replacements. Muntin configuration for each window to match existing configuration. Storms on front façade to be removed once new insulated windows are installed. Paint color to match existing, including on the dormer window storms which will remain until those sash are eventually replaced as well. Low-E glass must have minimum VTI of 75 on new windows.

21 May Street

- Beginning with front façade and working toward the rear on the right (south) side of the house, replace windows on as many elevations as possible with 6/6 Trimline Ultra-Fit wood sash and track replacements, 5/8" muntins, painted black. Remove storms where windows are replaced and paint storms on remaining old windows to match new sash (black). Low-E glass must have minimum VTI of 75 on new windows.

General requirements

- For each window to be replaced, the dimensions of the replacement sash (including top and bottom rail, stiles, muntin width, etc.) shall match the dimensions of existing windows, with minimal reduction in sightlines. Also, the style of the replacement window shall match the existing—e.g 1/1, 2/2, 6/6.
- Window contractor to submit final scope of work and specifications. Applicant to provide photographs of each property indicating which windows will be replaced as part of this project.

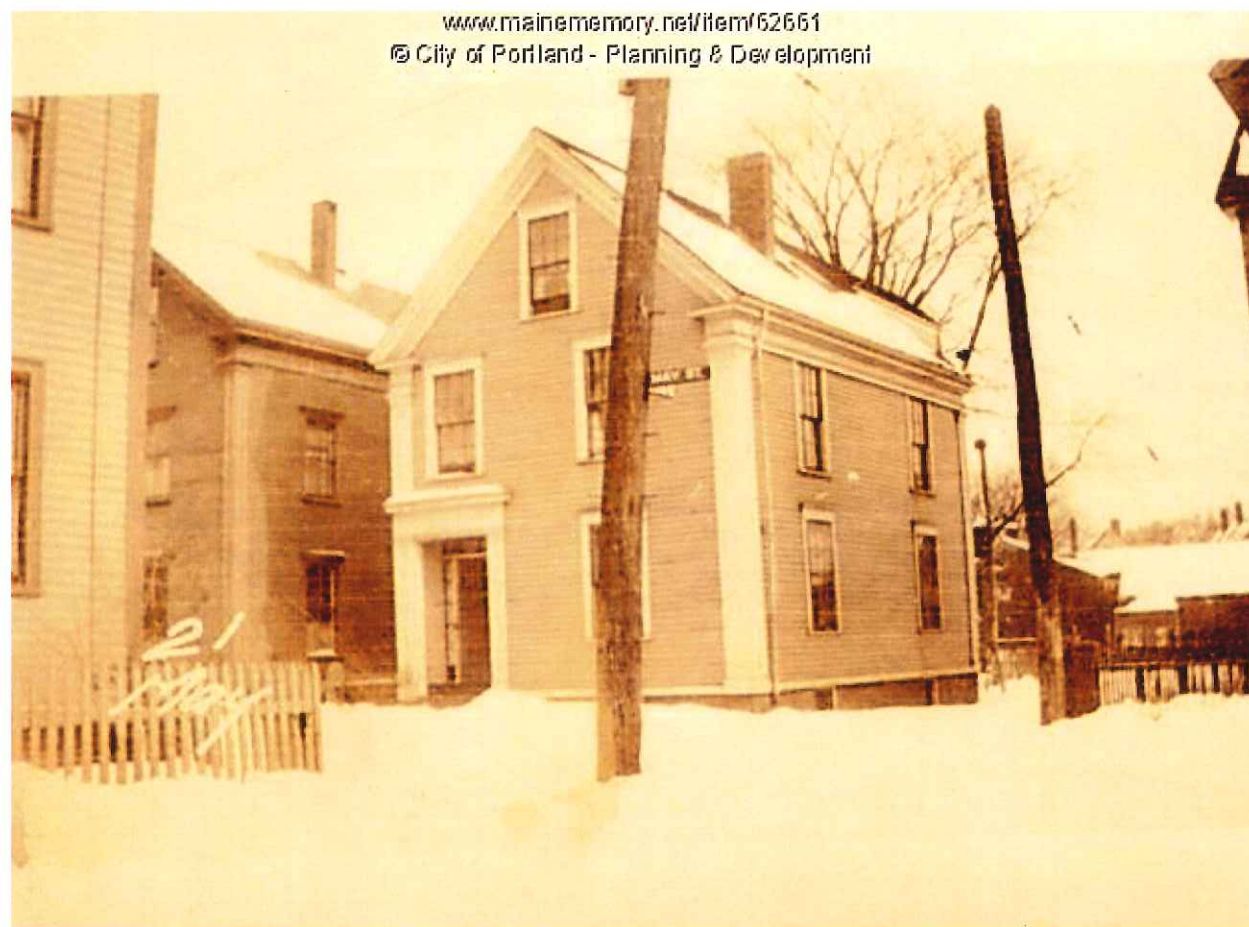
Note: Although staff has consulted with the Maine Historic Preservation Commission (MHPC) and understands that the conditions of approval outlined in this letter are consistent with those that will be required by the state historic preservation office, you will need to submit a formal application to MHPC, as required under the Section 106 process.

Maine Memory Network

Maine's Online Museum

19-21 May Street, Portland

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Item 62455

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Description

Dwelling - Two family at 19-21 May Street in West End, Portland, was owned by Heirs of George H. Cummings in 1924.

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Att. 7

City of Portland, Maine

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

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

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*

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

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

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

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

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

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

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

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