

1. Legal Ad

Documents:

[9-21-16 LEGAL AD.DOCX](#)

2. Agenda

Documents:

[9-21-16 AGENDA.DOCX](#)

3. 1 Commercial Street

Documents:

[HP MEMO - 1 COMMERCIAL STREET.PDF](#)

4. 28 Taylor Street

Documents:

[HP MEMO - 28 TAYLOR.PDF](#)

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

On **Wednesday, September 21, 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. COMMUNICATIONS AND REPORTS

Pursuant to a letter dated 9/1/16 signed by Portland residents K.E. Smith, Michael Bachem, Jean McNanamy, Rita Sudbay, Anne Rand and Herb Adams, an opportunity will be provided for representative(s) of the group to address the Board regarding their request for the Board to initiate the process of designating Fort Sumner as a local landmark site.

2. WORKSHOP

- i. Preliminary Review of Proposed Comprehensive Exterior Rehabilitation; ONE COMMERCIAL STREET; Casco Portland Partners LLC., Applicant

Break for Dinner; Meeting Resumes at 6:45

WORKSHOP, continued

- ii. Preliminary Review of Proposed Exterior Alterations to Principal Residence and Barn; 26 TAYLOR STREET; Valerie Guillet, 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 21, 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

Pursuant to a letter dated 9/1/16 signed by Portland residents K.E. Smith, Michael Bachem, Jean McNanamy, Rita Sudbay, Anne Rand and Herb Adams, an opportunity will be provided for representative(s) of the group to address the Board regarding their request for the Board to initiate the process of designating Fort Sumner as a local landmark site.

3. REPORT OF DECISIONS OF SEPTEMBER 7, 2016:

- i. Certificate of Appropriateness for Comprehensive Program of Exterior Alterations; 164 MIDDLE STREET; NDA 164 Middle LLC, Applicant.

The Board voted 6-0 (Turk recused) to approve the application subject to conditions.

- ii. Certificate of Appropriateness for Replacement of Existing Sunroom Addition; NORTH SCHOOL, 248 CONGRESS, The Wishcamper Companies, Applicant.

The Board voted 7-0 to approve the application subject to conditions.

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

The Board voted 7-0 to deny the application on the basis of findings that the exterior alterations fail to meet Standards #2, #5 and #6 of the Standards for Review of Alterations of the historic preservation ordinance and the City's adopted Policy and Guidelines for the Replacement of Wood Clapboards in Historic Districts. The Board's decision was limited to the readily visible portions of the building; the decision did not apply to those portions which are not readily visible from the street (ie. the rear elevation of the main house and ell and the south elevation of the ell.) In a separate motion, the Board voted 7-0 to approve the applicant's proposal for the installation of a new gutter system.

The Board recommended that any consent agreement prepared by Corporation Counsel to address the cited violation include the following terms: a) that all aspects of the work cited in the violation (window trim encasement, installation of vinyl siding and vinyl windows) be corrected at the same time for each façade; b) that all corrective work on the May Street facade be completed within three years of the date of the Board's decision (by 9/7/2019); and c) that all corrective work on the south and north elevations be completed within 7 years of the Board's decision (9/7/2023).

4. WORKSHOP

- i. Preliminary Review of Proposed Comprehensive Exterior Rehabilitation; ONE COMMERCIAL STREET; Casco Portland Partners LLC., Applicant

Break for Dinner; Meeting Resumes at 6:45

WORKSHOP, continued

- ii. Preliminary Review of Proposed Exterior Alterations to Principal Residence and Barn; 26 TAYLOR STREET; Valerie Guillet, Applicant.

5. CONSENT AGENDA

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

**WORKSHOP
1 COMMERCIAL STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: September 15, 2016

RE: September 21, 2016 **Workshop – Preliminary Review of
Comprehensive Exterior Renovation**

Address: 1 Commercial Street

Applicant: Denny Jacobus, Casco Portland Partners LLC

Architect: David Lloyd, Archetype Architects

Introduction

On behalf of building owners Casco Partners, LLC, architect David Lloyd has requested a preliminary workshop to present his proposal for the comprehensive exterior rehabilitation of 1 Commercial Street, located at the northwest corner of Commercial and India Street, directly across from the former Grand Trunk Railroad station. Although the building has lost some of its historic character over time, it is classified as a contributing structure in the Portland Waterfront Historic District. Once renovated, the building will accommodate a residential unit on the top floor, office uses on the 2nd and 3rd floors and retail/restaurant use on the ground floor.

This 3 ½ story, wood framed, Greek Revival structure is a unique, and rather curious, structure within its Commercial Street context. Its current compromised appearance, the product of numerous renovations, belies the building's rich history. Built circa 1860 as the New England House Hotel serving railroad and steamship passengers arriving or departing from the 19th century transportation hub located at intersection of Commercial and India Streets, the building is the only surviving 19th century wood hotel building in Portland and the only surviving hotel of the several located in this immediate vicinity. Though there have been numerous alterations to the storefronts, windows, roof dormers, and wall treatments, the building has retained its basic form and general appearance, anchoring the bottom of India Street along with the Grand Trunk office building across the street. Today the building houses Benkay restaurant on the ground floor and offices, storage, and vacant spaces on upper floors.

Mr. Lloyd has submitted a package including a brief description of the property and the proposed alterations, photographs and drawings of existing conditions in addition to renderings, elevations, and floor plans of the proposed renovations. Also enclosed are two 1924 tax photos of the property. Note that Mr. Lloyd had only one of the tax photos for reference in developing the plans; staff has subsequently sent him the second photo taken from the west.)

Subject Structure

This 3 ½ story Greek Revival style gable-roofed building is six bays wide by five bays deep with a brick ground floor and wood upper stories. The northeast façade on India Street is six bays wide and three stories high. There are four bays of storefront windows and two entry doors on this first floor elevation. Though remodeled, the current storefronts remain in what appear to be original locations and their treatment is loosely modeled after their 1924 appearance, with transoms and wood bulkheads. The storefronts carry over in three bays on Commercial Street. The fourth bay is solidly infilled with wood, but for a modern door at the west end of the building. There is a corner entry between these two elevations cut diagonally into the building. A freestanding column supports the corner. This corner treatment appears in the 1924 tax photo as well. A shallow shed roof addition wraps the entire ground floor of the building.

On the upper floors, the wood clapboard siding and trim have been replaced in kind and closely resemble what is seen in the historic view. The upper stories on each elevation currently have replacement wooden 1/1 windows throughout. A window opening has been added on the third floor level, India Street elevation. Note that the 1924 photo shows 2/2 windows on the second floor and narrow paired 1/1 windows on the third floor and fourth floor facing Commercial. In the center bay on the Commercial Street façade the original windows were arched-topped; these have been replaced with standard 1/1 windows matching the others on the building. A projecting balcony is shown in the center bay, second floor level. The balcony appears to have turned balusters and is supported by decorative brackets. This element has been removed in previous renovations.

The 1924 tax photos show 4 individual doghouse dormers on both roof planes. These have been removed.

Proposed Scope of Work

The project calls for the comprehensive renovation of the building exterior with the 1924 tax photo serving as the basis for many of the specific design choices. For example, the new storefronts return to the proportions and configuration of the 1924 storefronts and the arched top windows are reintroduced on the upper floors of the Commercial Street façade.

The enclosed perspective views and elevations indicate a number of proposed departures from the building's documented historic appearance, however. For example, the paired narrow 1/1 windows shown at the top floors of the building in the 1924 photo are shown at the second floor level as well. (Historically, these were 2/2 windows.) A balcony has been reintroduced,

but is given a contemporary treatment. In inverted dormer is introduced on the India Street roof plane, rather than individual doghouse dormers. On the west roof plane, the plans show a continuous shed dormer.

Staff Comments

At this initial workshop session, Mr. Lloyd is seeking feedback on the general design direction of the renovation and on some of the individual aspects of the proposal, such as the dormer additions, the proposed fenestration, balcony treatment, etc. As wall sections and details have not yet been provided, it is difficult to comment on finer points. The Board is encouraged, however, to identify those aspects of the proposal that warrant reconsideration, a particular design approach or further development.

Given the fact that the subject building has been extensively altered over time and that a number of original architectural details are now missing, the Board will need to determine whether it is appropriate or acceptable for these details and features to be reinterpreted in a contemporary treatment or whether the project architect should be encouraged to more closely pattern the replacement features on their documented historic appearance or, where specific details are difficult to decipher, on common details for this era construction.

In staff's view, the detailing, materials and design elements, particularly at the ground floor level, should closely follow traditional treatments in order for this building to be understood as a historic structure. That said, some modification seems acceptable to staff. For example, the change to mulled, paired windows on all the upper floors seems acceptable. Also, in staff's view there is no need to replicate the building's original doghouse dormers when reintroducing dormers. The inverted dormer on the east roof plane is effective in preserving the gable roof form. A shed dormer on the west roof plane can be a compatible addition, but should be pulled back from the wall plane below and its window treatment reconsidered. Staff does what appears to be what appears to be the substantial enlargement of all window openings, changing the traditional window-to-wall ratio. Staff also questions the proposed reintroduction of a balcony, in a contemporary design treatment, on the second floor. Will the precedent for a balcony be understood or will the contemporary balcony look like curious addition. Perhaps it would be better to replicate the balcony's historic appearance or eliminate it altogether.

Applicable Review Standards

- (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.*

Attachments:

- 1. Project description
- 2. 1924 tax photos
- 3. Photos of existing conditions
- 4. Perspective views of proposed renovation
- 5. Plans and elevations



Date: 9/12/2016

Att. J

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:

1 Commercial Street

CHART/BLOCK/LOT: 029 N026001 (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.

I would like to start by saying that my client bought the property with the intention of

demolishing the existing structure to maximize his investment . The existing building is in poor

shape structurally and interior and exterior materials need full replacement. There is virtually no

original architectural fabric remaining. Basically only the framing is original and can remain with

structural improvements. All of that being considered we understand that it is a contributing

building and cannot be demolished.

In looking at the 1924 tax photos as a basis for design renovation we replaced all windows and

storefronts with the intent of getting closer to what we believe were the original proportions.

We added a recessed deck into the roof line on the upper story, thus allowing a residential deck to

be added . The top floor is planned for residential , floors 3 and 2 office and the first floor retail or

restaurant.

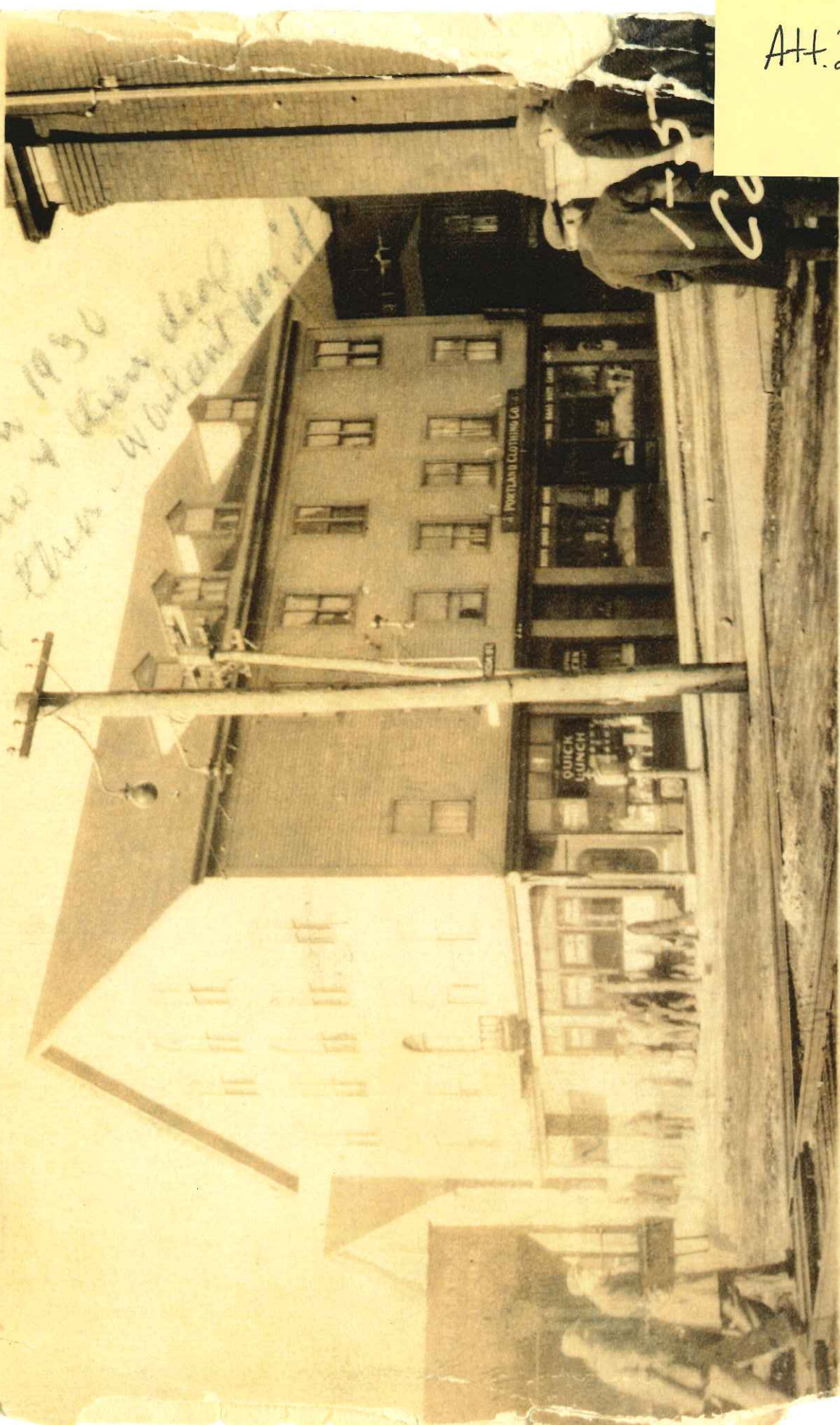
We look forward to discussing our approach with the board.

Att. 2

Good in 1930
to now & then deep
well down - 4 out of 100 ft

1-14000

29-N-26





V. 4700

29-N-25

1.7
Carn

A4.3



3 Commercial St
Portland, Maine

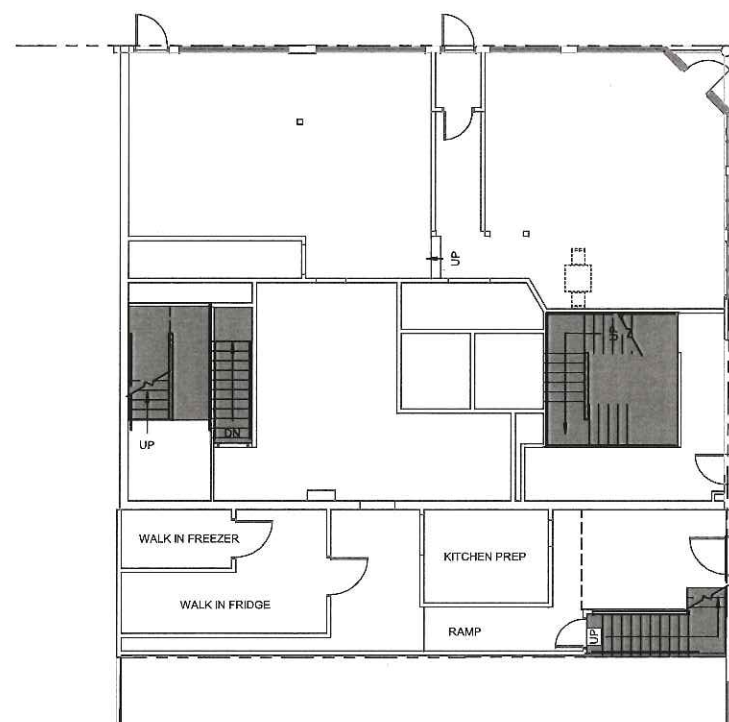
Street View - Nov 2015



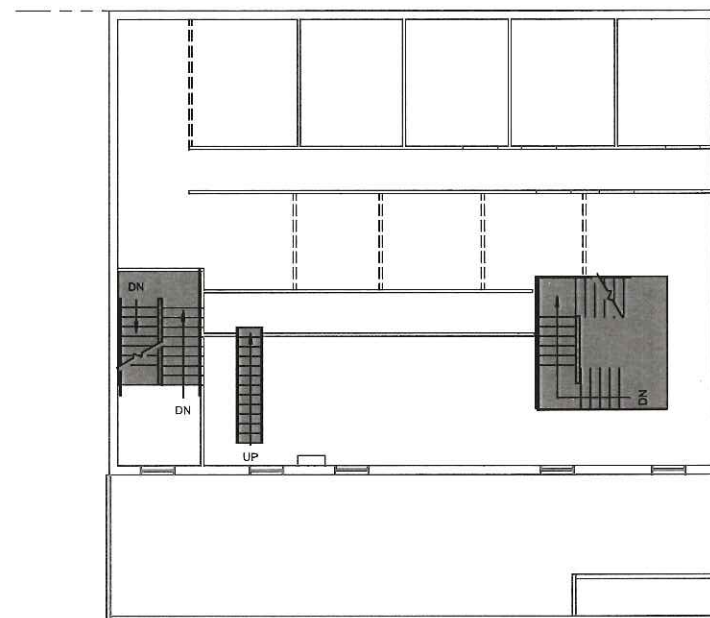
AH.4



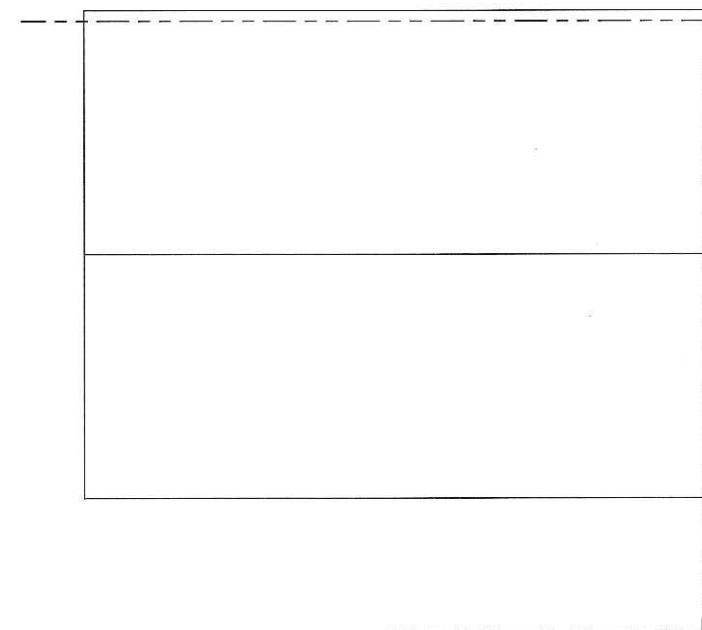
AH.5



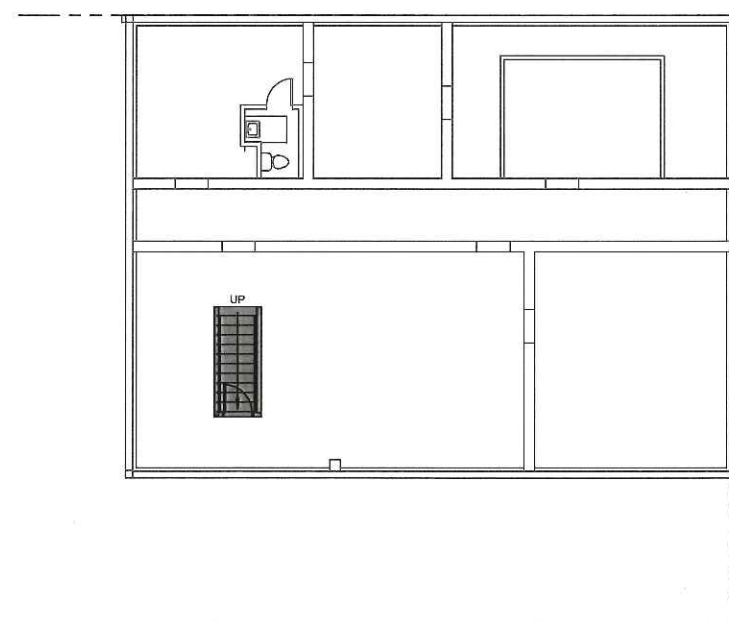
2 | EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"



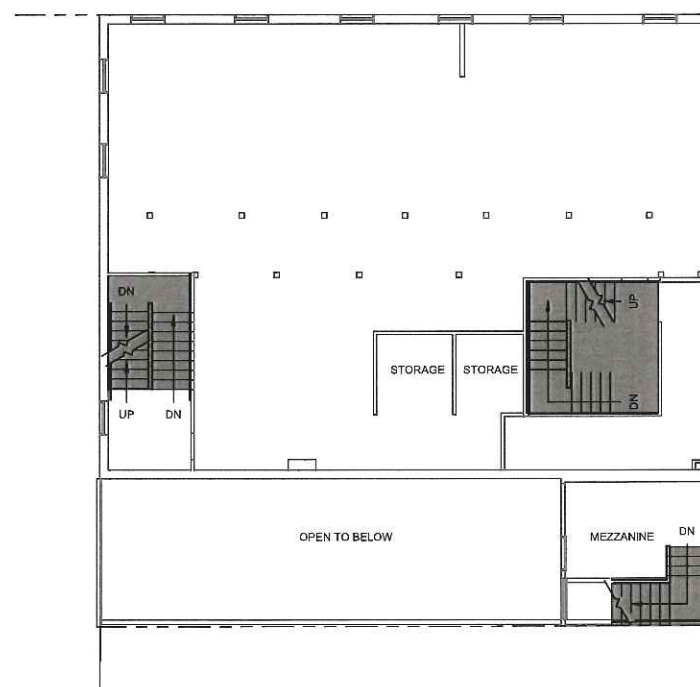
4 | EXISTING 3RD FLOOR PLAN
1/8" = 1'-0"



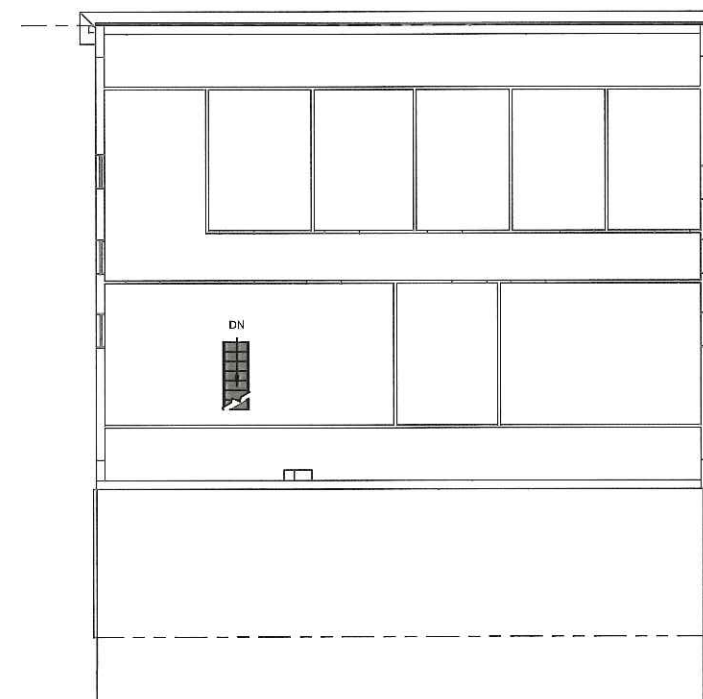
6 | ROOF
1/8" = 1'-0"



1 | EXISTING BASEMENT PLAN
1/8" = 1'-0"



3 | EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"



5 | EXISTING 4TH FLOOR PLAN
1/8" = 1'-0"

AREA CALCULATIONS:

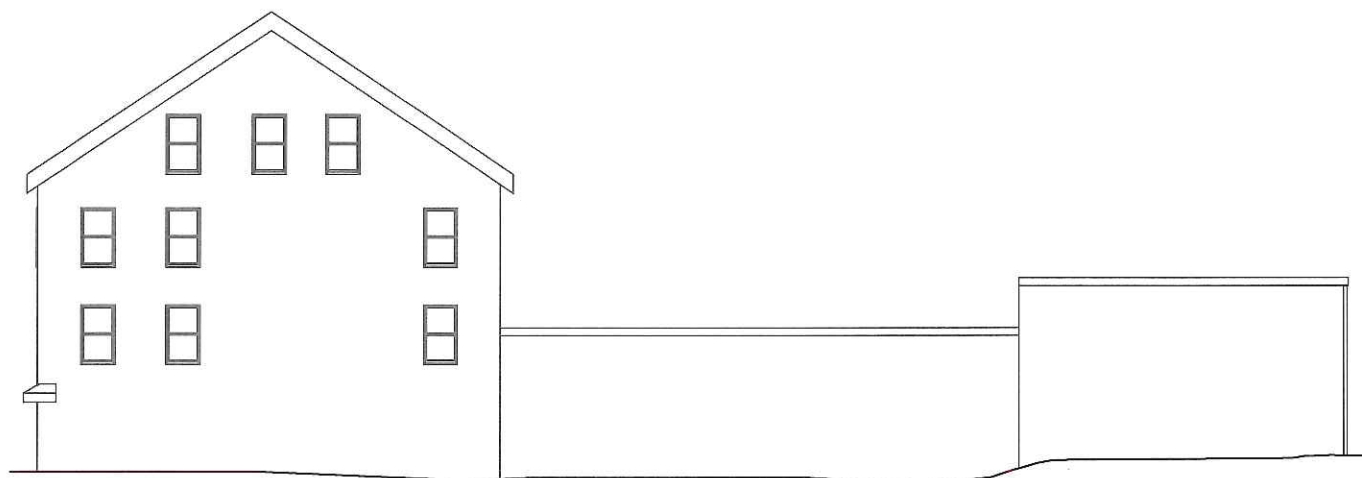
BASEMENT:	2,579 GSF
1ST FLOOR:	3,392 GSF
2ND FLOOR:	2,587 GSF
3RD FLOOR:	2,587 GSF
4TH FLOOR:	2,587 GSF
ROOF:	3,588 GSF
	17,320 GSF



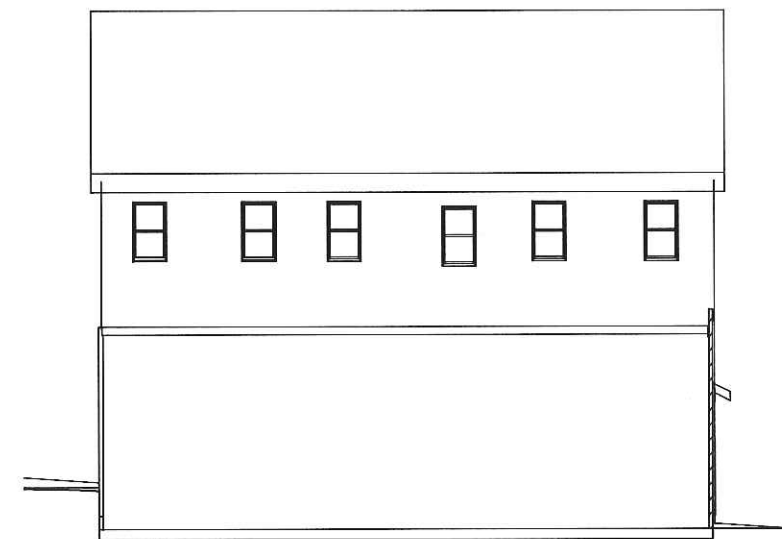
Prepared For:	Owne
Consultant:	
Architect:	ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEA.COM
Project:	1 COMMERCIAL STREET Portland, Maine
Revisions:	
Date:	1 AUG, 2016
Scale:	1/8" = 1'-0"
	EXG FLOOR PLANS
	A0.01



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



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



3 | SOUTH ELEVATION



4 | NORTH ELEVATION

Date: 1 AUG, 2016	Scale: 1/8" = 1'-0"	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect:  448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For:
	EXG ELEVATIONS					Owner

Date: 1 AUG, 2016	Scale: 1/8" = 1'-0"	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect:  448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For:
	EXG ELEVATIONS					Owner

Date: 1 AUG, 2016	Scale: 1/8" = 1'-0"	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect:  448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For:
	EXG ELEVATIONS					Owner

Date: 1 AUG, 2016	Scale: 1/8" = 1'-0"	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect:  448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For:
	EXG ELEVATIONS					Owner

Date: 1 AUG, 2016	Scale: 1/8" = 1'-0"	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect:  448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For:
	EXG ELEVATIONS					Owner

Date: 1 AUG, 2016	Scale: 1/8" = 1'-0"	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect:  448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For:
	EXG ELEVATIONS					Owner

Date: 1 AUG, 2016	Scale: 1/8" = 1'-0"	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect:  448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For:
	EXG ELEVATIONS					Owner

Date: 1 AUG, 2016	Scale: 1/8" = 1'-0"	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect:  448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For:
	EXG ELEVATIONS					Owner

Date: 1 AUG, 2016 Scale: 1/8" = 1'-0" EXG ELEVATIONS	Revisions:	Project: 1 COMMERCIAL STREET Portland, Maine	Architect: ARCHETYPE architects 448 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM	Consultant:	Prepared For: Owner



A0.03

Date: 1 AUG, 2016	Scale: 1/4" = 1'-0"
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EXG SECTION

Revisions:

Project: 10

1 COMMERCIAL
STREET

Architect:

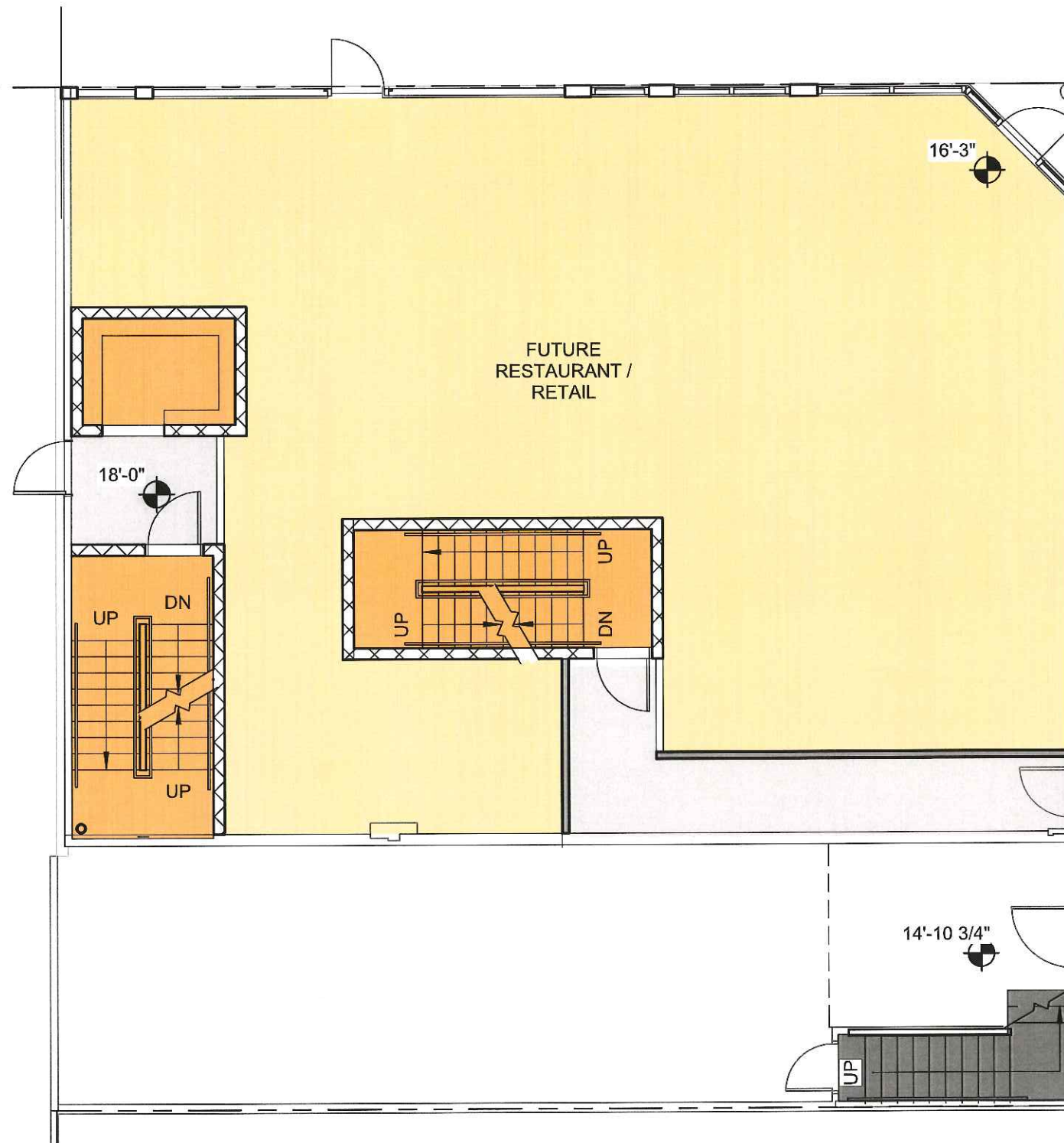
ARCHETYPE
architects

(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Consultant:

Prepared For:

Owner

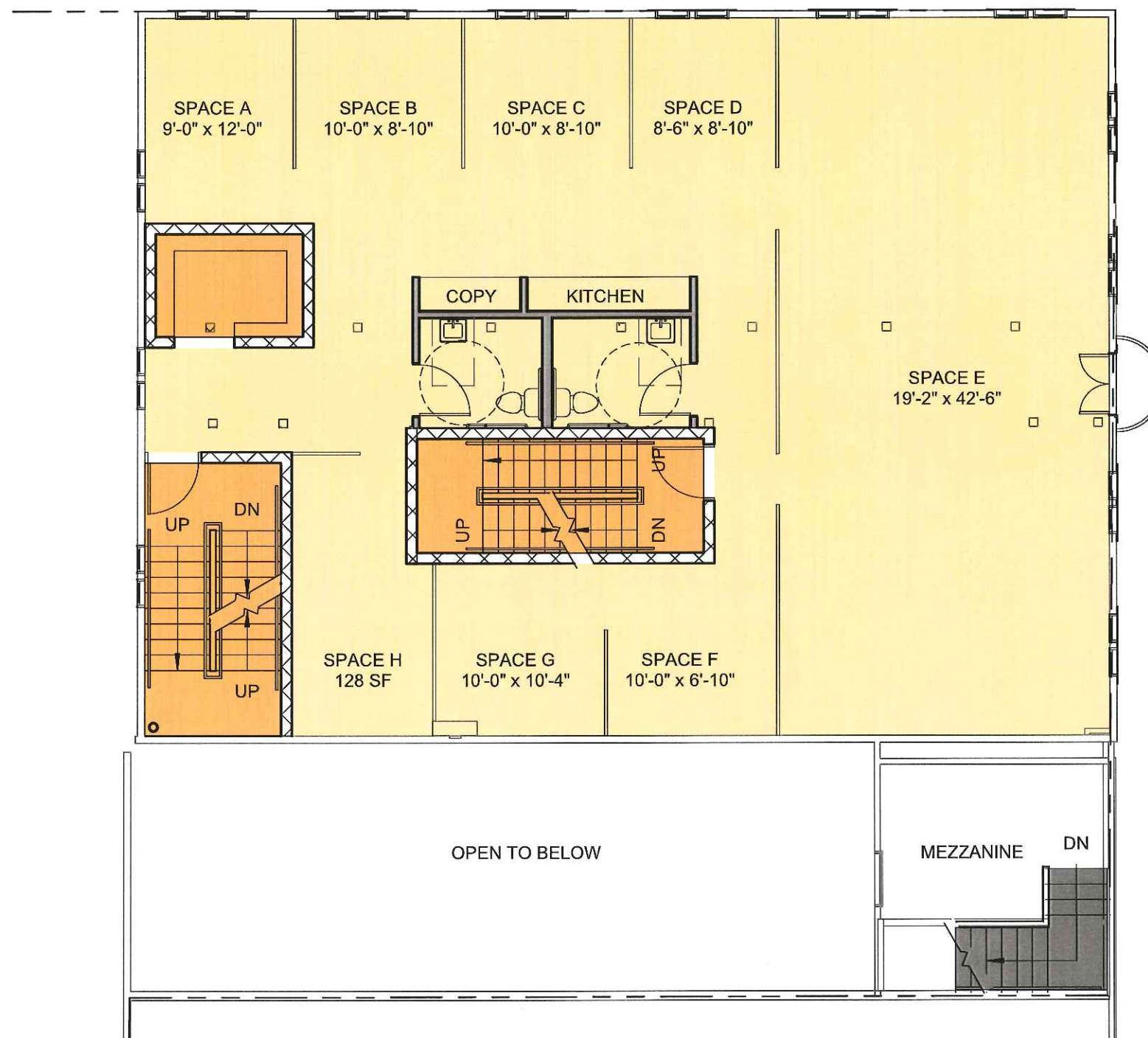


1 | 1ST FLOOR
 1/8" = 1'-0"
 0 2'-0" 4'-0" 8'-0" 16'-0"

1 COMMERCIAL STREET
 Portland, Maine



12 SEP, 2016 48 Union Wharf Portland, Maine 04101



1 | 2ND FLOOR

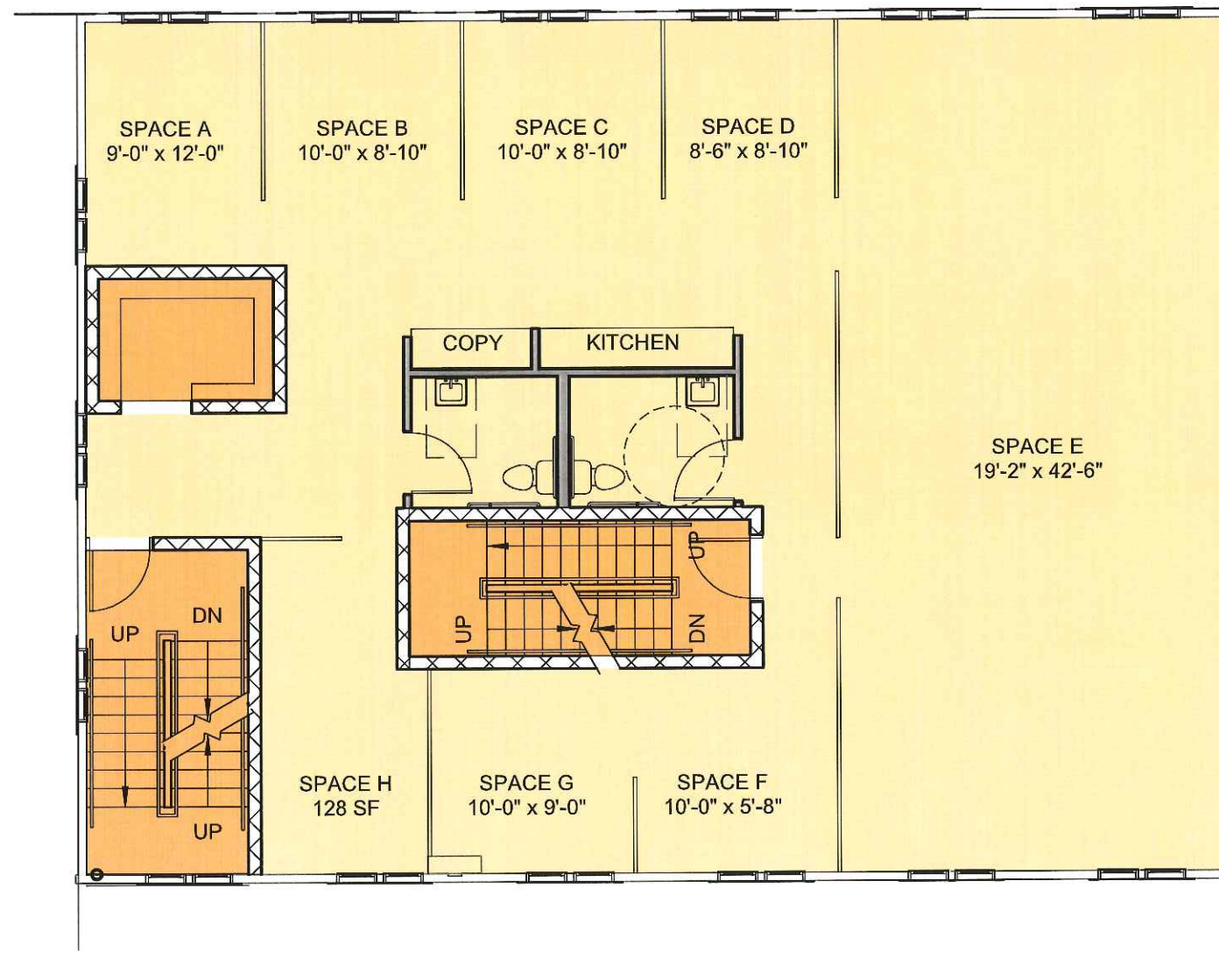
1/8" = 1'-0"

0 2'-0" 4'-0" 8'-0" 16'-0"

1 COMMERCIAL STREET
Portland, Maine

ARCHETYPE
architects

12 SEP, 2016 48 Union Wharf Portland, Maine 04101

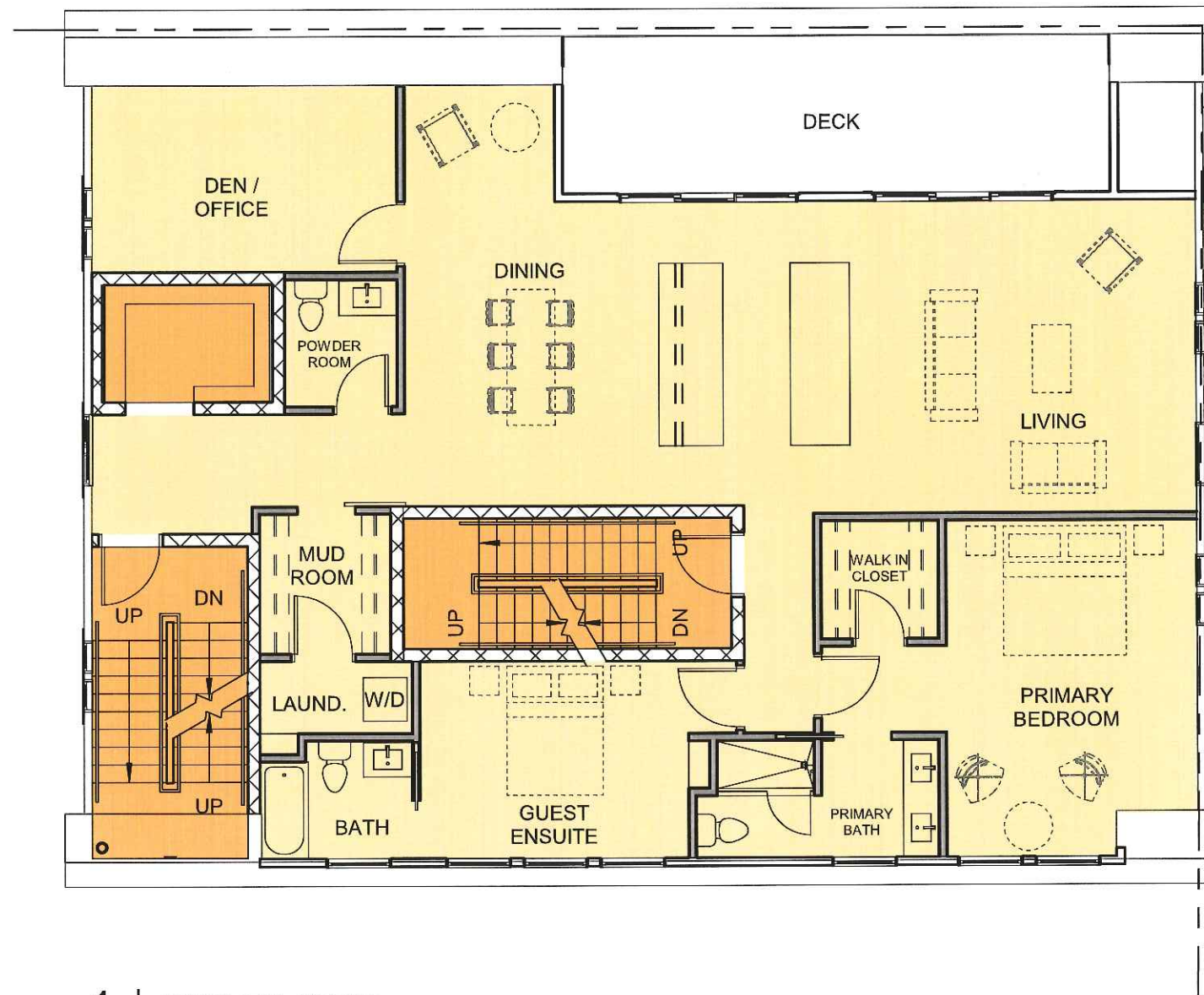


1 | 3RD FLOOR
 1/8" = 1'-0"
 0 2'-0" 4'-0" 8'-0" 16'-0"

1 COMMERCIAL STREET
 Portland, Maine



12 SEP, 2016 48 Union Wharf Portland, Maine 04101



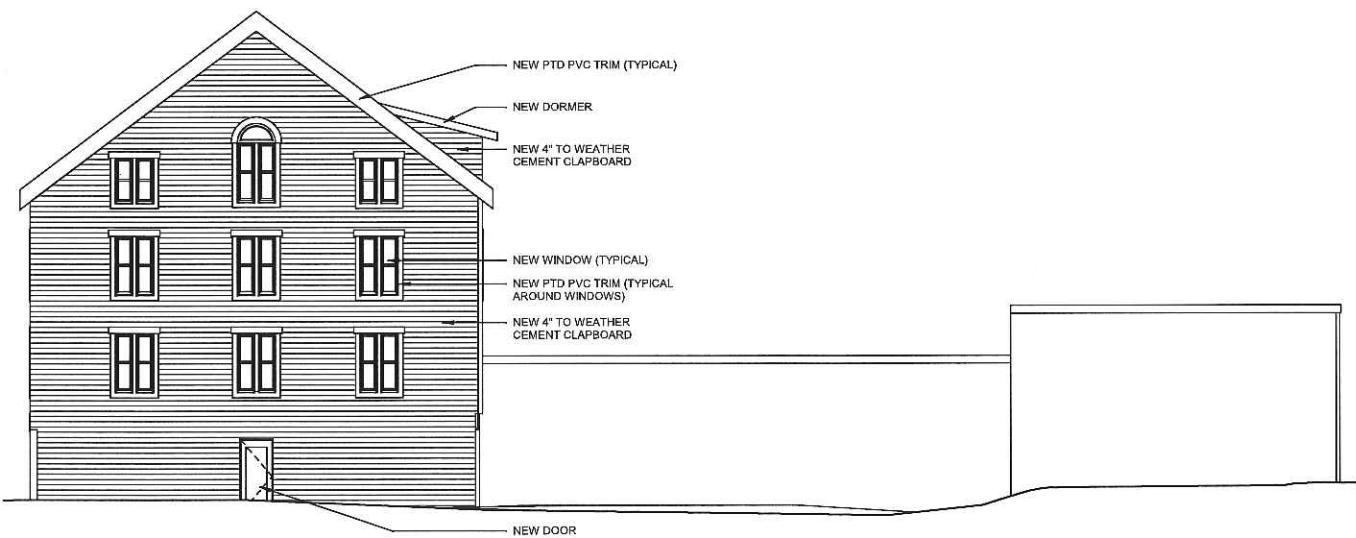
1 | 4TH FLOOR
 1/8" = 1'-0" 0 2'-0" 4'-0" 8'-0" 16'-0"

1 COMMERCIAL STREET
 Portland, Maine



1 | EAST ELEVATION

1/8" = 1'-0" 0 2'-0" 4'-0" 8'-0" 16'-0"



3 | WEST ELEVATION

1/8" = 1'-0" 0 2'-0" 4'-0" 8'-0" 16'-0"



2 | NORTH ELEVATION

1/8" = 1'-0" 0 2'-0" 4'-0" 8'-0" 16'-0"



4 | SOUTH ELEVATION

1/8" = 1'-0" 0 2'-0" 4'-0" 8'-0" 16'-0"

1 COMMERCIAL STREET

Portland, Maine

12 SEP, 2016

A2.1

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

**WORKSHOP
28 TAYLOR STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: September 15, 2016

RE: September 7, 2016 **Workshop – Preliminary Review of Proposed
Exterior Alterations and Dormer Additions**

Address: 28 Taylor

Applicant: Valerie Guillet

Architect: Carol De Tine, Carriage House Studio Architecture

Introduction

Architect Carol De Tine, representing property owner Valerie Guillet, has requested a preliminary workshop to introduce a program of proposed building renovations and additions to the 3-unit residential structure at 28 Taylor Street. The proposed alterations and additions are prompted in large part by the applicant's plans to convert the 3-unit building to 2 units. Under the proposal, the small third floor apartment will be eliminated and a larger-2-level apartment will be created for the owner on the second and third floors. (The first floor apartment will remain.) Other exterior alterations are proposed as well, particularly on the rear elevation. Longer term, the applicant hopes to create an apartment in the existing barn on the property.

The application calls for a phased program of improvements, with changes to the existing residential building accomplished in Phases 1 and 2. The barn will be converted in Phase 3. Note that the enclosed drawings depict work proposed in the first two phases only. Ms. DeTine will return with plans for the barn at a later date.

In this first workshop, Ms. De Tine is particularly interested in getting feedback on the general compatibility of the proposed dormer additions and roof alteration, as the expansion of headroom on the third floor is a key goal of the project. Before proceeding with design development, Ms. DeTine wants to confirm whether the Board could support additions of the size, scale, form and placement proposed. In addition to this threshold question, the Board is being asked to comment

on the replacement entry porch on the east elevation and proposed site changes. (The proposed alterations to the rear elevation would have limited visibility from the street.)

As existing vegetation makes it difficult to capture the current appearance of the property in photographs, Board members are encouraged to visit the property in advance of the workshop.

Enclosed for the Board's review are applicant photos, a site master plan, a proposed roof plan showing dormer additions, existing and proposed elevations and floor plans. Ms. De Tine plans to bring perspective views to the meeting.

Subject Property

Built in 1902 for the Carter and Leavitt families, this Colonial Revival three bay, 2 ½ story double house retains many of its original architectural details. The front façade features a Queen Anne style porch with a flat roof supported by slender turned columns. To the right of the porch is a two-story bay. The cornice return for the porch continues across the front of the building and serves as a belt course separating the first and second floors. Above the porch on the second floor is a Palladian window. The west elevation features another two-story bay and a dormer set back a considerable distance from the street. A narrow side yard separates the west elevation from the abutting residence. The east elevation is much more exposed, but less architecturally composed than the west elevation. Windows are randomly spaced and of different sizes. A hipped roof dormer is positioned close to the street and engages the main roof, which is also hipped. A skylight was added at some point to the street-facing roof plane.

A two-story later porch addition on the rear is partially visible from the street. The side entry porch on the east elevation has been extended to wrap around the back corner of the house and provide access to the rear porch.

At the time Taylor Street was added to the West End Historic District in 1997, the building was sheathed in aluminum siding and the porch stairs railings did not relate to the porch railings. Since 2013, the applicant has made a number of improvements to the property, including removing the aluminum siding, installing new wood clapboards and rebuilding the porch stairs and railings. (See enclosed photos.) These improvements were reviewed and approved by staff.

Little is known about the construction date of the large barn on the site. While some alterations are evident (e.g. the introduction of a large garage door opening), many of the original details on this simple utilitarian structure are still in place.

The expansive side yard is now dominated by the driveway and parking immediately behind the sidewalk. Mature shrubs obscure some of the features of the house and side yard.

Project Description

Briefly, proposed exterior alterations include the following:

- Construction of a new hip-roof dormer on the east roof plane, facing the driveway and side yard. The new dormer will be twice the width of the existing dormer on the east roof plane. This work will require the removal of a secondary chimney.

- Construction of a new shallow-pitch shed dormer at the southwest rear corner of the house.
- Replacement of the hip roof at the southeast corner of the building with a gable roof.
- Removal of the existing 2-story, partially-enclosed rear porch and construction of a one-story rear addition and two-level deck. The new addition and decks will be set back from the southeast corner of the house, eliminating the current pinch point between house and barn and limiting visibility of the new additions
- Replacement of existing entry porch on east side of house (which currently wraps around rear corner of the house) with new steps and landing.
- Site alterations, including reconfiguration of driveway to access future relocated garage space in the barn, expanding green space immediately abutting east elevation of house, and construction of a patio in front of the barn. A second patio is proposed off the west side of the barn. It is not clear when the site alterations are proposed to be undertaken.

Ms. De Tine has informed staff that she will be providing perspective views of the building at the meeting. These views will be particularly helpful in assessing the visual impact of the proposed alterations.

Staff Comments

Although the application calls for fairly substantial alterations and additions to the existing structure, care has been taken to integrate the changes in a way that is respectful of the building's original architectural character. The most significant changes (for example, the change in roof form from hip to gable) occur at the rear of the building and will not be readily apparent from the street. Regarding the dormer addition on the east roof plane, the form and detailing of the new dormer are drawn from the existing dormer. On the west side of the building, the new shed dormer will be located at the rear corner of the house, a considerable distance from the sidewalk. The close spacing between the house and its westerly abuttor also reduces the visibility of this addition. The proposed site changes, particularly expanding the green space abutting the east side of the house, promise to be a very positive improvement.

Applicable Ordinance Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not*

destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

Attachments:

1. Project description
2. Applicant photos of existing conditions
3. 1924 tax photo
4. Photos of building before and after exterior rehab
5. Master site plan, roof plan, existing and proposed elevations, floor plans



Date: September 7

Att. 1

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:

28 Taylor Street

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

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

The property consists of a main house with 3 apartments, an unfinished barn, and site improvements
including an asphalt driveway and parking area, gardens, concrete walks, PT deck and stairs, an historic
front porch and steps, and a 2nd-story 3-season porch on the back of the house.

A master site plan shows work to be completed in 3 phases. This application requests approval for the first two
phases. Phase 1: a new hip-roof dormer with windows on the east elevation, new shed dormer with windows
on the west elevation, and new windows in a new gable wall on the south (back yard) elevation.

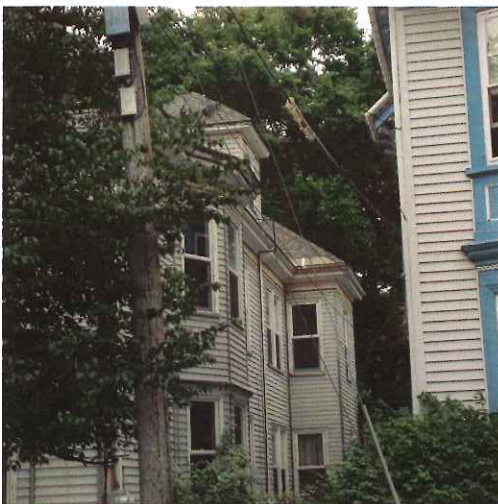
Phase 2: renovations & additions to the rear of the 1st & 2nd floors, including: a 1st floor addition to create
a mudroom/back entry for Apt #2; a new 1st floor deck off of the addition; a new 2nd floor deck; new windows
& doors at the 2nd floor level on the south (rear) elevation; replacement landing & steps to the side door.

Phase 1 creates a single apartment on the 2nd & 3rd floors, eliminating a 3rd floor apartment. Phase 3
will create a new apartment in the barn, maintaining the property's current 3-family status.

Existing unfortunate non-historic elements will be removed in Phase 2, including PT decks & stairs and
a 2nd floor 3-season porch at the back of the house.

AH. 2

28 Taylor Street - PHOTOS



Att. 3

28-30
104



Att. 4

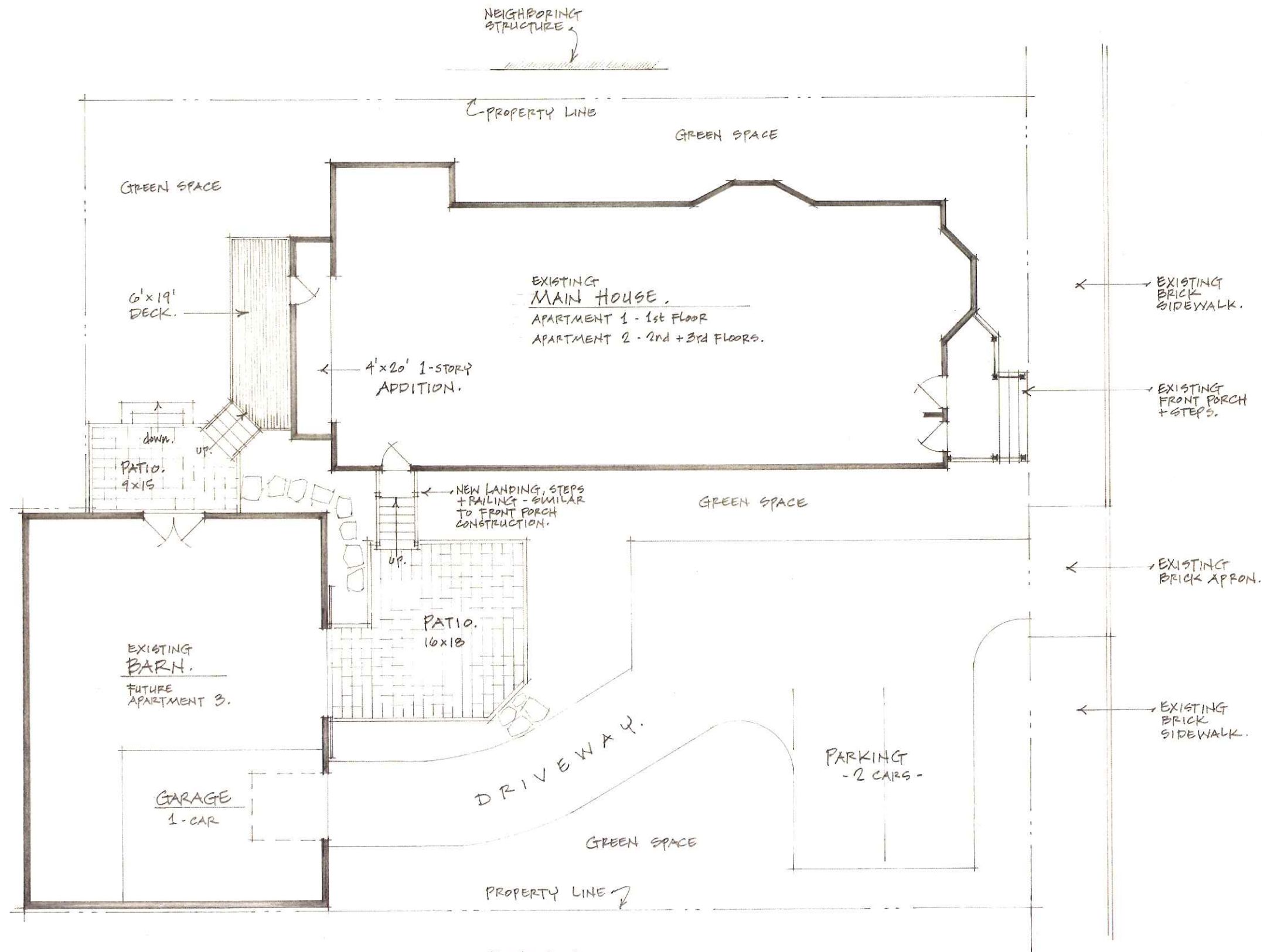
(2013 View
before siding
replacement, porch repair)







A#5.



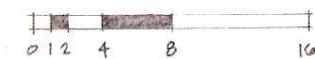
28 TAYLOR ST.

PROPOSED SITE MASTER PLAN.

1/8" = 1'-0"

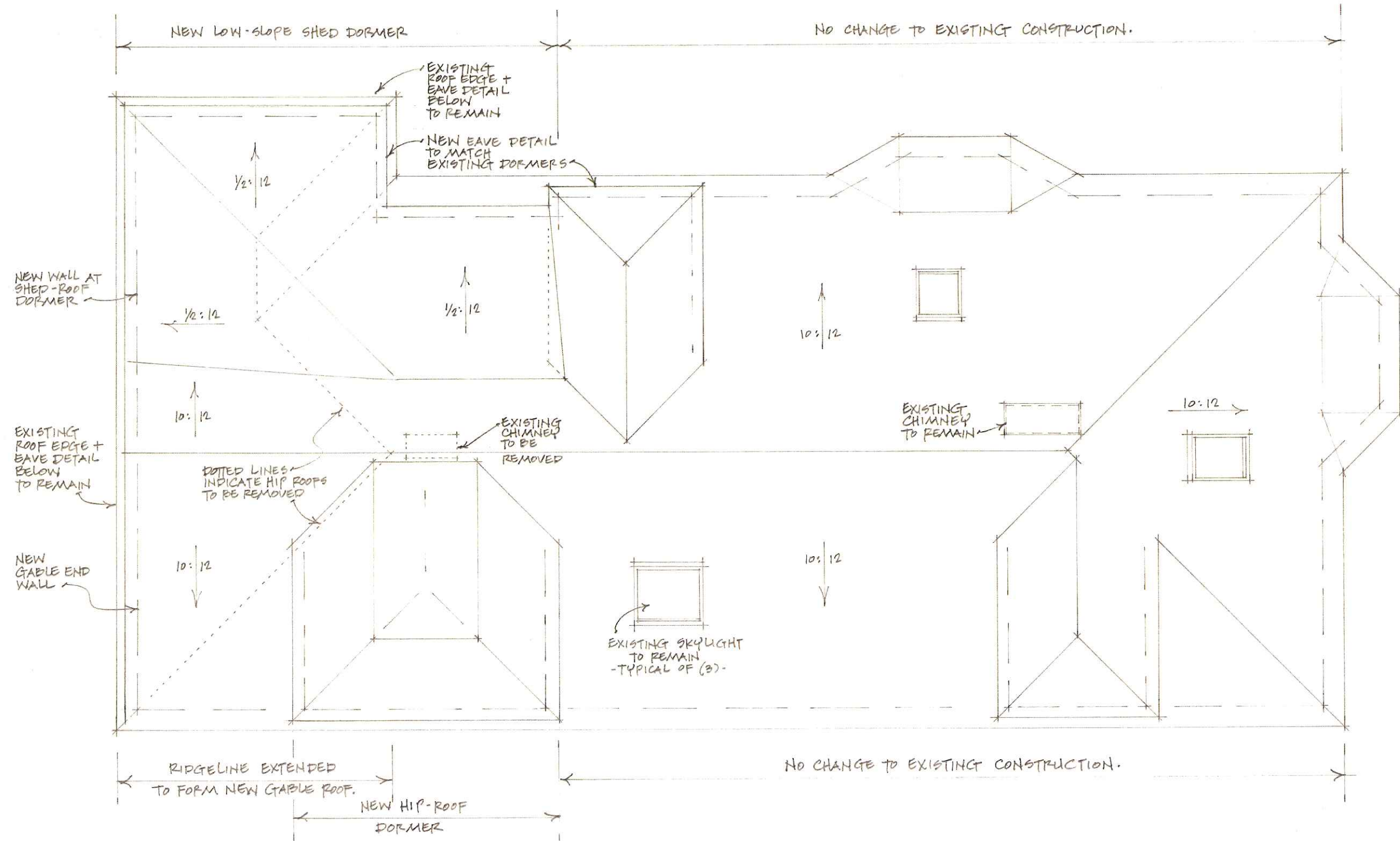
CARRIAGE HOUSE STUDIO . architects .

7 SEPT 2016



NORTH.





28 TAYLOR ST

PROPOSED ROOF PLAN. - PHASE 1 -

1/4" = 1'-0"

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7 SEPT 2016





23 TAYLOR ST.

EXISTING EAST (SIDE YARD) ELEVATION.

1/4" = 1'-0"

CARRIAGE HOUSE STUDIO, architects.

7 SEPT 2010







23 TAYLOR ST.

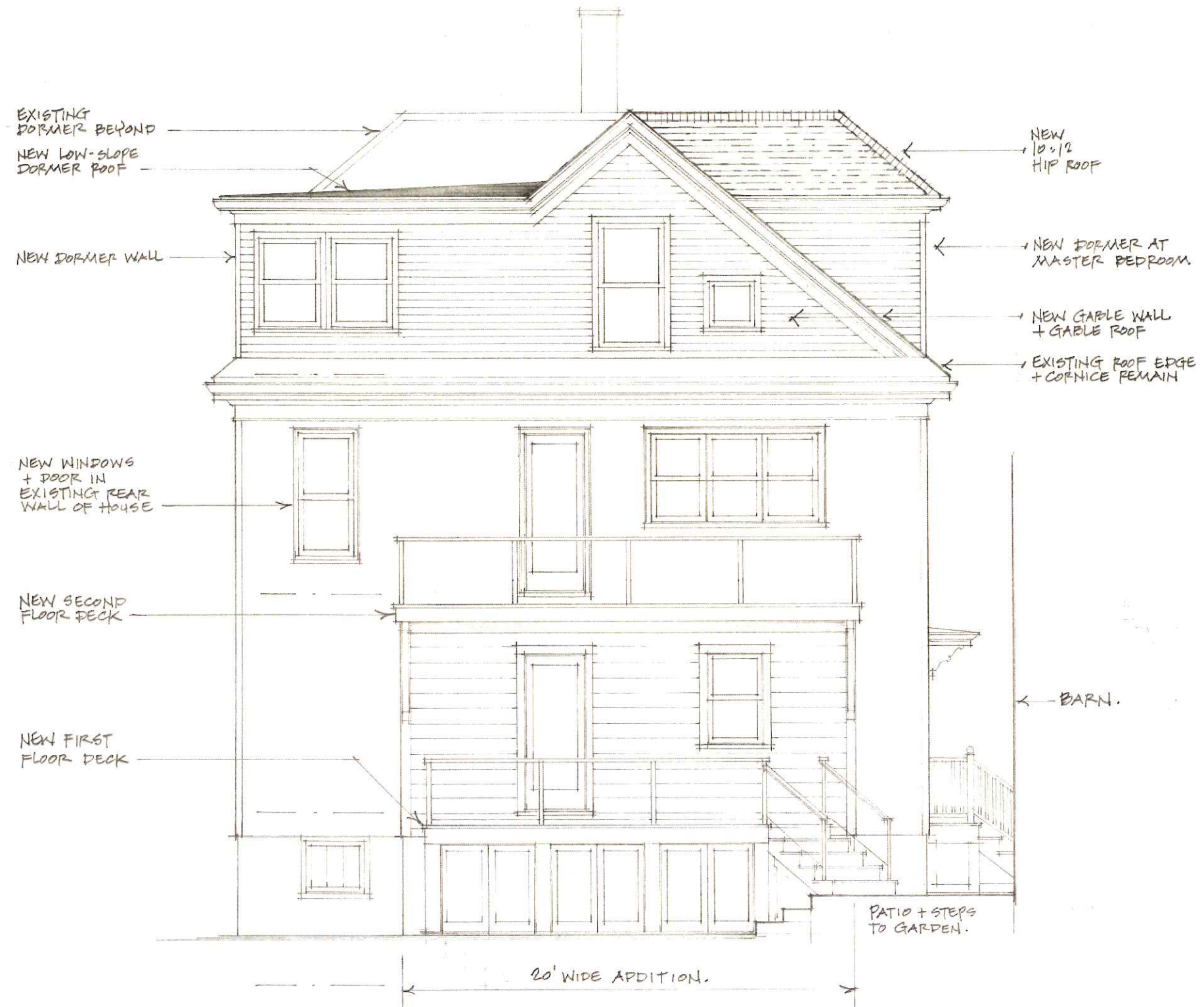
EXISTING SOUTH (BACKYARD) ELEVATION.

1/4" = 1'-0"

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7 SEPT 2016





28 TAYLOR ST.

PROPOSED SOUTH (BACKYARD) ELEVATION.

1/4" = 1'-0"

CARRIAGE HOUSE STUDIO architects.

7 SEPT 2016





28 TAYLOR ST.

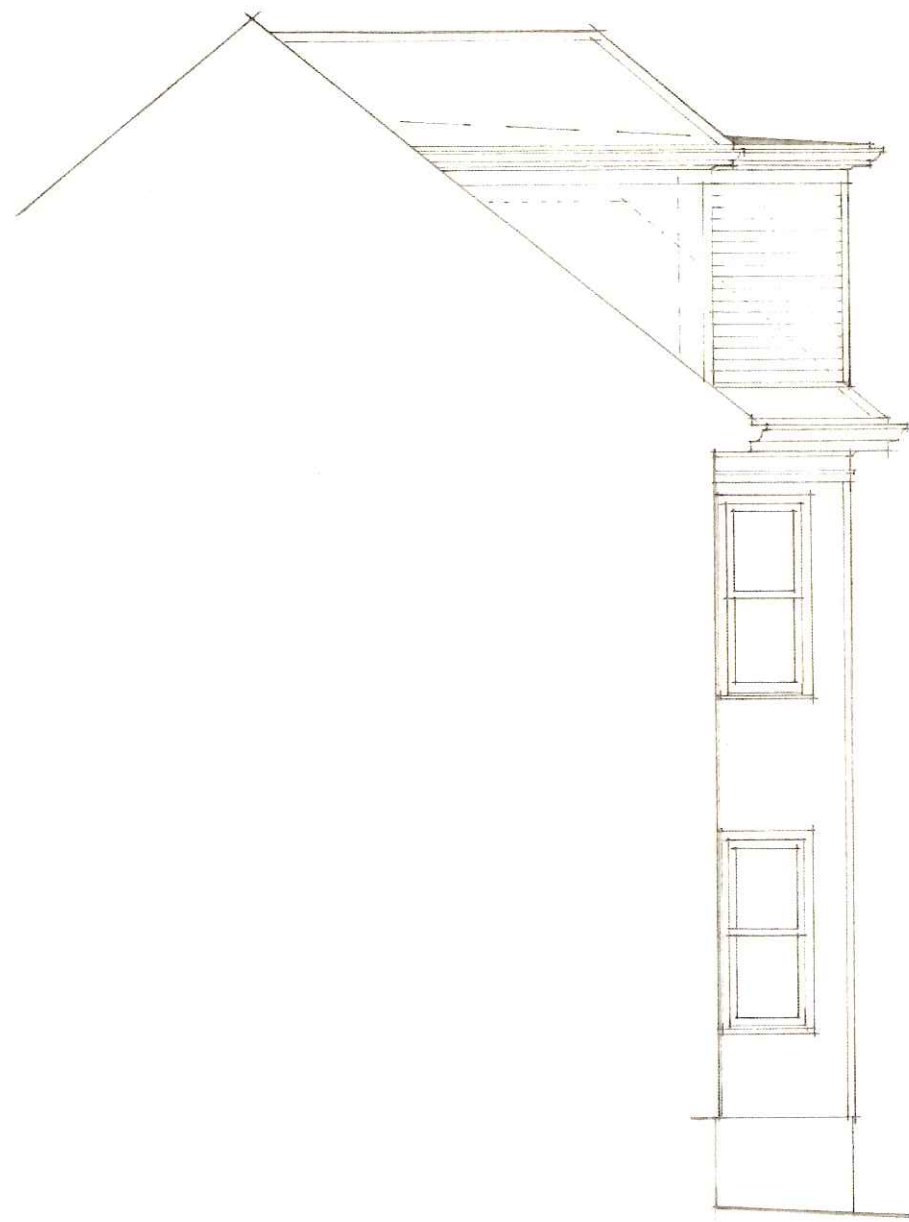
EXISTING WEST ELEVATION.

1/4" = 1'-0"

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NORTH SECTION - ELEVATION



WEST ELEVATION - (PARTIAL)

28 TAYLOR ST.

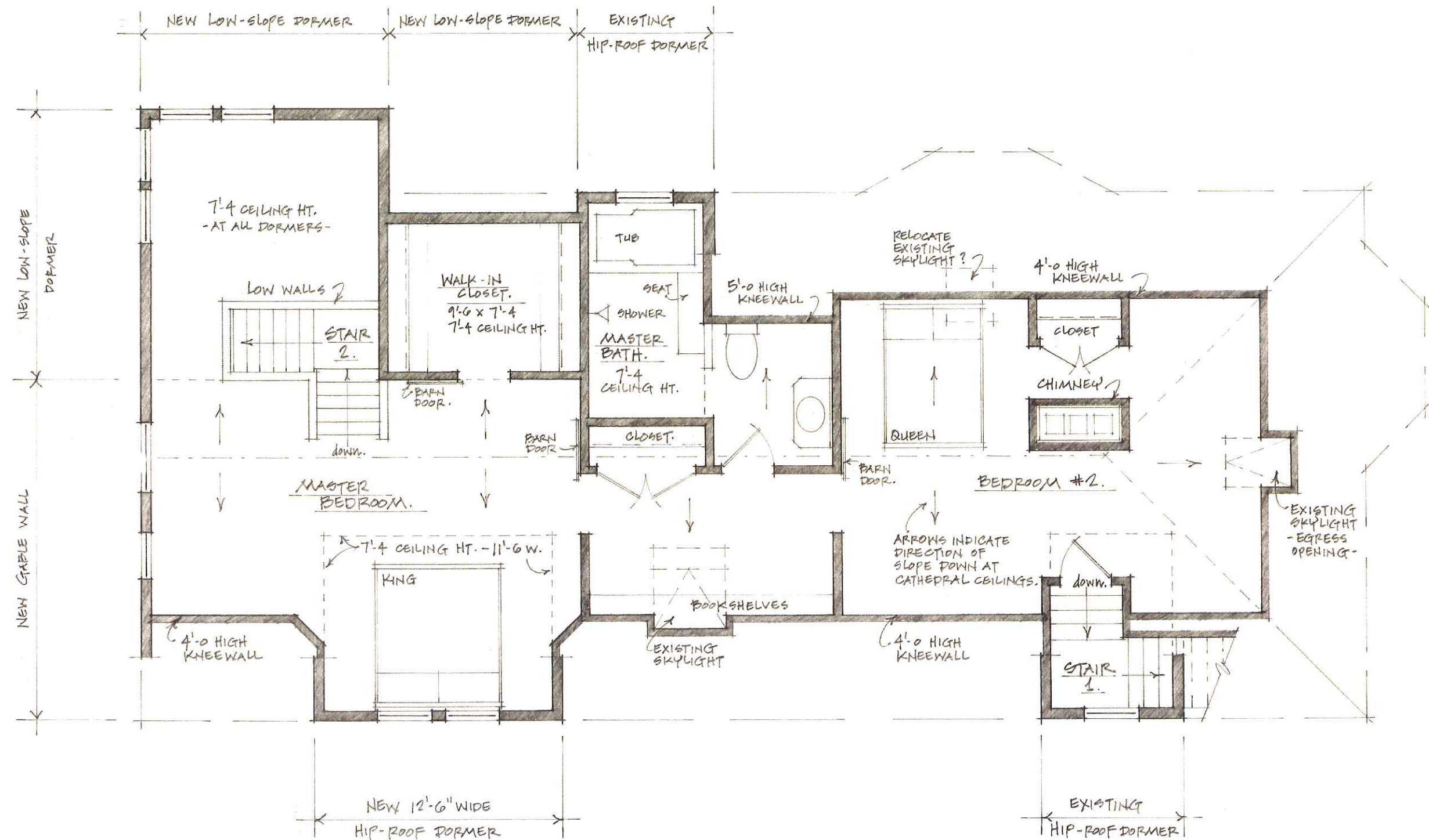
PROPOSED ELEVATIONS.

1/4" = 1'-0"

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20 TAYLOR ST.

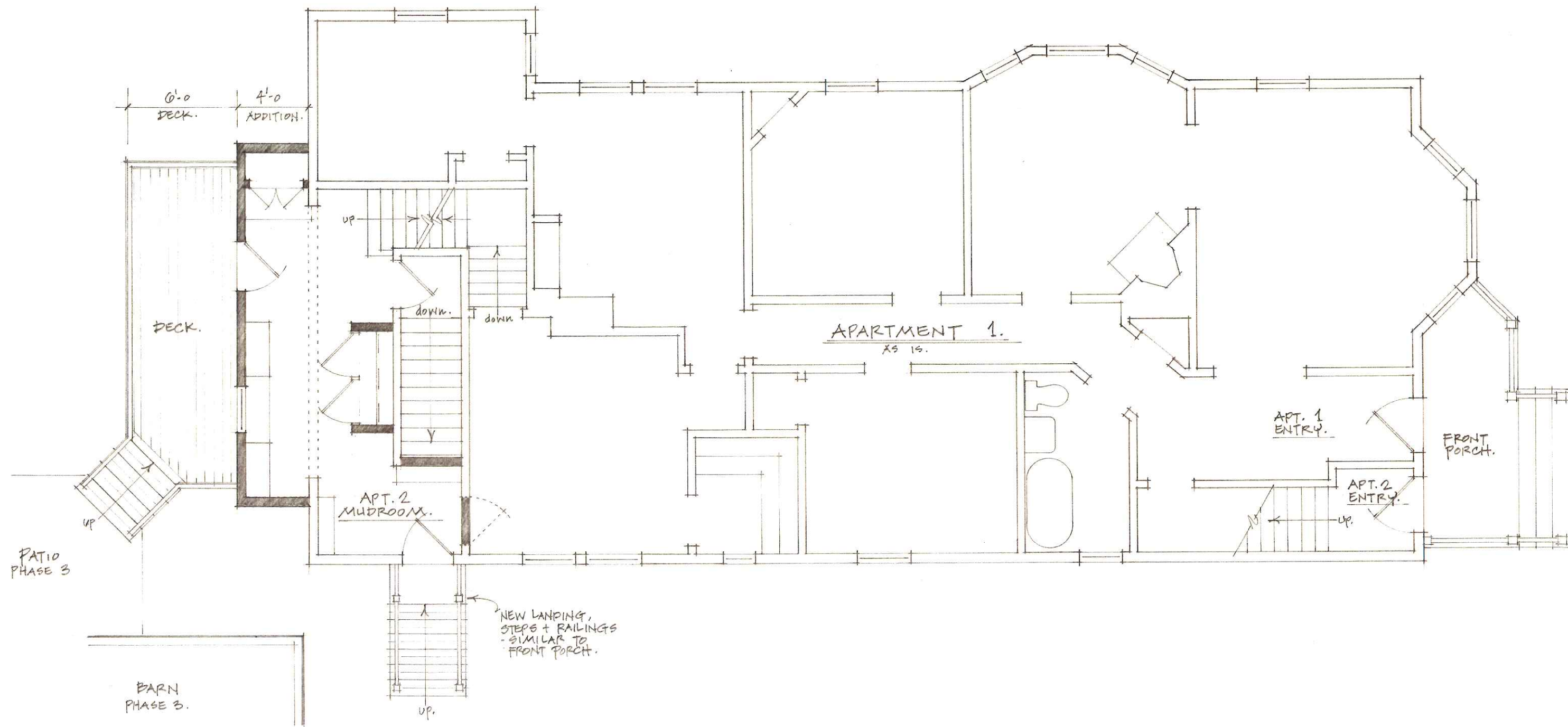
PROPOSED 3RD FLOOR PLAN. - PHASE 1 -

1/4" = 1'-0"

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7 SEPT 2016





28 TAYLOR ST.

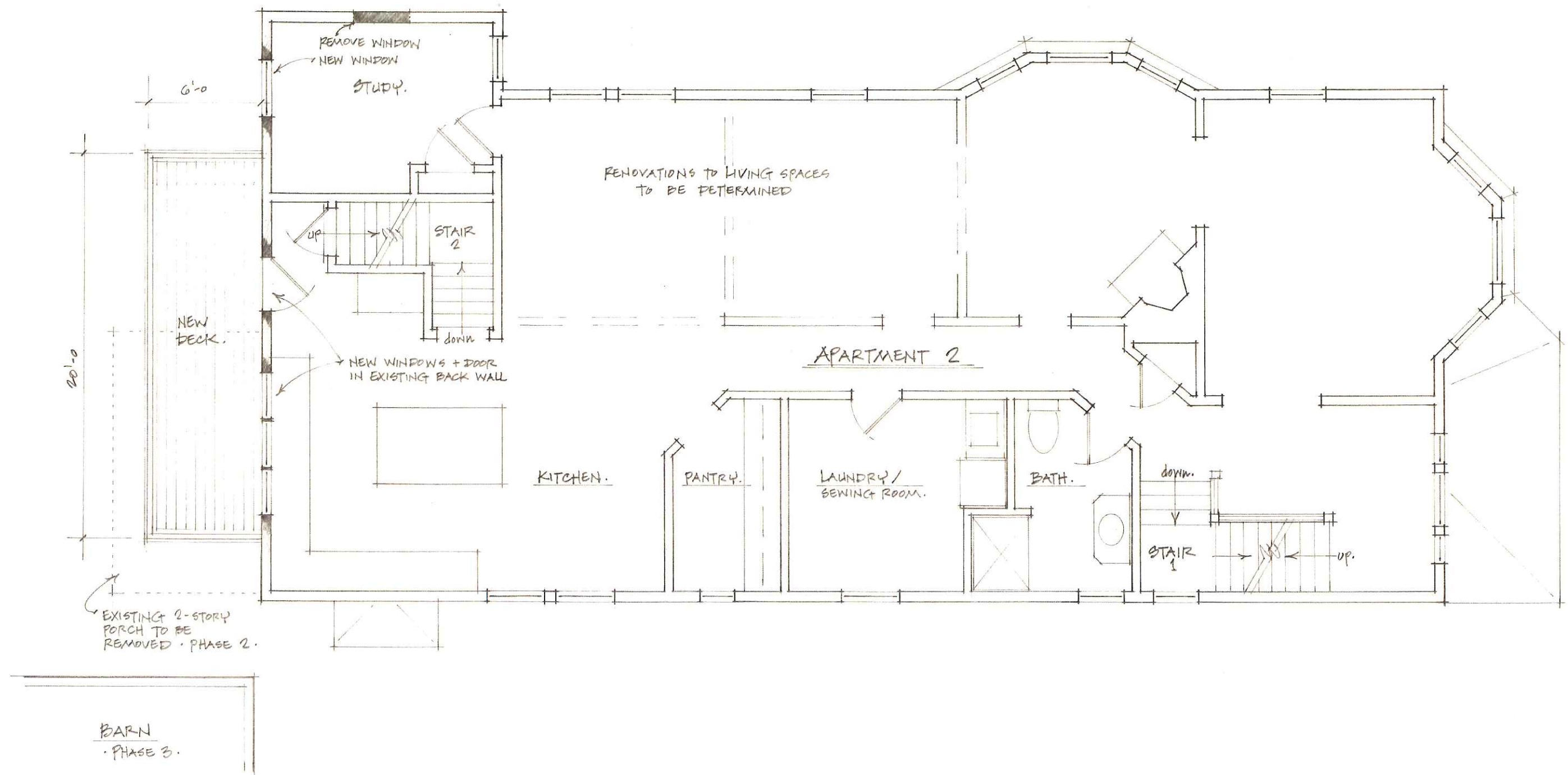
PROPOSED FIRST FLOOR PLAN - PHASE 2.

1/4" = 1'-0"

CARRIAGE HOUSE STUDIO . architects .

7 SEPT 2016





28 TAYLOR ST.

PROPOSED SECOND FLOOR PLAN - PHASE 2 -

1/4" = 1'-0"

CARRIAGE HOUSE STUDIO - architects.

7 JULY 2016

