1. Legal Ad

    Documents:

        4-5-17 LEGAL AD.PDF

2. Agenda

    Documents:

        4-5-17 AGENDA.PDF

3. One Joy Place

    Documents:

        HP MEMO - ONE JOY PLACE.PDF

4. 71 India Street

    Documents:

        HP MEMO - 71 INDIA STREET.PDF

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

On **Wednesday, April 5, 2017** 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. WORKSHOP

i. Preliminary Review of Proposed New Construction; ONE JOY PLACE; One Joy Place LLC, Applicant.

ii. Preliminary Review of Proposed Building Addition (2nd workshop); 71 INDIA STREET; Dominic Reali Realty LLC, Applicant.

2. CONSENT AGENDA

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Robert O'Brien
Penny Pollard
Julia Sheridan
John Turk

HISTORIC PRESERVATION BOARD AGENDA
April 4, 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 March 15, 2017:

i. Certificate of Appropriateness for Fence Installation; 29 WEST STREET; Bruce and Eva McVikar, Applicant. *The Board voted 5-0 (Pollard, Turk absent) to approve the application, subject to conditions.*

ii. Certificate of Appropriateness for Sign Installation; 136 COMMERCIAL STREET; Saco & Biddeford Savings Institution, Applicant. *The Board voted 5-0 (Pollard, Turk absent) to approve the application, subject to conditions.*

4. WORKSHOP

i. Preliminary Review of Proposed New Construction; ONE JOY PLACE; One Joy Place LLC, Applicant.

ii. Preliminary Review of Proposed Building Addition (2nd workshop); 71 INDIA STREET; Dominic Reali Realty LLC, Applicant.

5. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
ONE JOY PLACE

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: March 31, 2017

RE: April 5, 2017 Workshop – Second Workshop Review of Proposed Residential Construction

Address: One Joy Place
(property is located behind 165-167 Brackett)

Applicant: One Joy Place LLC
Todd Alexander, principal

Architect: David Lloyd, Archetype

Introduction

Applicant Todd Alexander and project architect David Lloyd have requested a second workshop to review revised plans for a new 12-unit residential structure at One Joy Place. On March 1, 2017 the applicants presented plans for a preliminary review, and Mr. Lloyd has submitted revised drawings based on Board comments.

Enclosed for the Board's review are the project architect's summary of plan revisions, and revised site plans, building elevations and perspective views from various vantage points. Few construction details have been provided for this workshop, but in several instances specific materials or design details have been called out in response to Board comments at the March 1 workshop. Staff has also attached elevations and selected images from that first review, for comparison.

Board Response to Initial Plans

Responses to the initial concepts presented by Mr. Lloyd on March 1 were generally favorable, but not without suggested changes. In the architect's words, "The building design is intended to be a clean, simple, contemporary design. In a sense [it is] a modern version of some of the typical early 1900 apartment buildings in the neighborhood." Board members and members of the public appeared to support this approach, with varying levels of comfort with the degree to which the design might stand out in the neighborhood, due to the generally contemporary concept in a traditional context, and the possible incorporation of eye catching materials, palettes, and design elements. As the design and the review progress, the search for an

appropriate balance of visual interest, utility, and quiet, complimentary aesthetics will go on.

At the first workshop Mr. Alexander pointed out the maximum buildout allowed by the applicable zoning would be a four story building with sixteen units. There was widespread agreement that by proposing a building with three stories and twelve units, the applicants were displaying sensitivity to the context that was both appropriate and appreciated.

Comments and questions raised by Board members included particular emphasis on the following:

- As proposed, tall first-floor windows (almost to grade) on the most visible south face interrupted and weakened the base, raised privacy questions, and projected a contemporary appearance in contrast to a more traditional grounding with a solid, slightly raised base. Board members suggested shorter windows (eliminating the bottom sash section,) and a more weighted, base, but also noted that the black color proposed might be too severe. (The applicants noted that they would seek a solution for the base that would preserve the accessibility of at least one ground floor unit.)
- Most Board members agreed with staff in questioning the horizontal orientation of the fenestration on the east face, because the proposed windows were inconsistent with other elevations and a departure from typical window proportions in the surrounding neighborhood.
- The Board strongly encouraged a continuous cornice to cap the walls at the roof edges, recommending elimination of the interruptions where vertical panels were proposed to break up the horizontal siding. Members also suggested a slightly shallower overhang.
- Response to the randomly arranged, projecting box window "bays" was somewhat mixed. Board members seemed to feel the added texture would be a welcome addition to the facades, and some were more comfortable with the random arrangement of the projecting bays than others.
- It was agreed that placement of rooftop mechanicals should be considered carefully, positioned to minimize or eliminate visibility from the ground, and reviewed as part of the historic preservation permitting process.
- Several comments mentioned the importance of the color palette proposed for the materials, with a bias toward a quiet palette to fit in rather than stand out in the context. It was noted that the design will stand out somewhat, even with a quiet palette, because of its contemporary character that responds to the context while incorporating distinctly modern elements.

Proposed Development – Revised Plans

Generally, the project massing and overall appearance have not changed significantly since the March workshop, but the revised design responds directly to most of the Board's suggestions. Please see Mr. Lloyd's summary of the changes. Staff also notes:

- Introduction of some randomly arranged box bay windows on the northeast elevation (facing Winter Street) has added some texture there.
- Staff notes that as listed on the site plan, the proposed footprint of the new building is slightly larger than what was on the March 1 site plan, but the lot size has been

corrected to a larger area, so the total lot coverage is unchanged.

- Landscaping has been slightly altered, and outdoor space once again proposes to reserve two private patios, one for each of the ground floor rear units.

Staff Questions and Comments

In staff's view, the proposed revised design is responsive to most of the concerns raised at the first workshop, and the result is solutions that help it respond more appropriately to the context. In particular:

- The appearance of the southeast side elevation has become more consistent with the rest of the design, with the elimination of the vertical break in the siding and cornice, and the change to vertically oriented windows.
- The more continuous cornice makes for a more coherent and traditional cap to the building. (The cornice is still proposed to be interrupted at the vertical section over the main entrance in the southwest elevation.)
- The material change at the base looks less severe than the previous black colored masonry. It appears that the new base design includes recesses beneath the windows, but these have not been detailed or called out on plans.

Among the outstanding questions to be resolved in preparing final plans:

- It appears some windows have been eliminated from the left, or western end – the final bay of the southwest elevation, this change has not been described or related to a floor plan.
- No details have been provided for the height or exact location of the rooftop mechanicals. Renderings offer unsubstantiated assurance that these will not be visible from the street.
- The drawings do not call out the window types. At this time the architects are considering a fixed top and bottom panel and an operable awning window in the middle of the tall, three-part units. Other alternatives could be 1/1 double-hung units, with the upper floors and rear ground floor units having a third panel, but they could also be casement units, with or without an extra fixed panel. No doubt these construction details, as well as details on the box bay windows, will be provided for a future public hearing.

Applicable Review Standards

The historic preservation ordinance's Standards for Review of Construction apply in the review of the proposed project. Building characteristics used to gauge compatibility of new construction in an existing context include the following:

Scale and Form

Height
Width
Proportions of principal facades
Roof Shapes
Scale of the structure

Compositions of Principal Facades

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

Relationship to the Street

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

Attachments

1. Cover letter from project architect
2. Site plan
3. Revised elevations
4. Aerial view of project context, with key to perspective views
5. Perspective views from Brackett and Winter Streets
6. Preliminary elevations and rendering from March 1 Workshop

A R C H E T Y P E

March 30, 2017

ATTACHMENT 1

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: 1 Joy Place

Dear Ms. Andrews,

We are pleased to submit our revised drawings for our second workshop with the board. Please note the following changes we have incorporated based upon board comments:

1. We changed the black brick base to a grey ground block.
2. We raised the first-floor windows, making a 3-bay typical window unit a two bay.
3. The roof cornice has been reduced in depth and made more consistent in height.
4. We have located the roof top units and have positioned them so they are not visible from the street as indicated in the street views included in this submission.
5. We have added an identity element on the south west corner showing the building address and proving a sense of entry.
6. The south elevation has been redesigned picking up on vertical window pattern.
7. The north elevation is more a reflection of the interior space and not seen from a public way.
8. The color scheme has been subdued.

Respectfully Submitted,

David Lloyd
Maine Licensed Architect

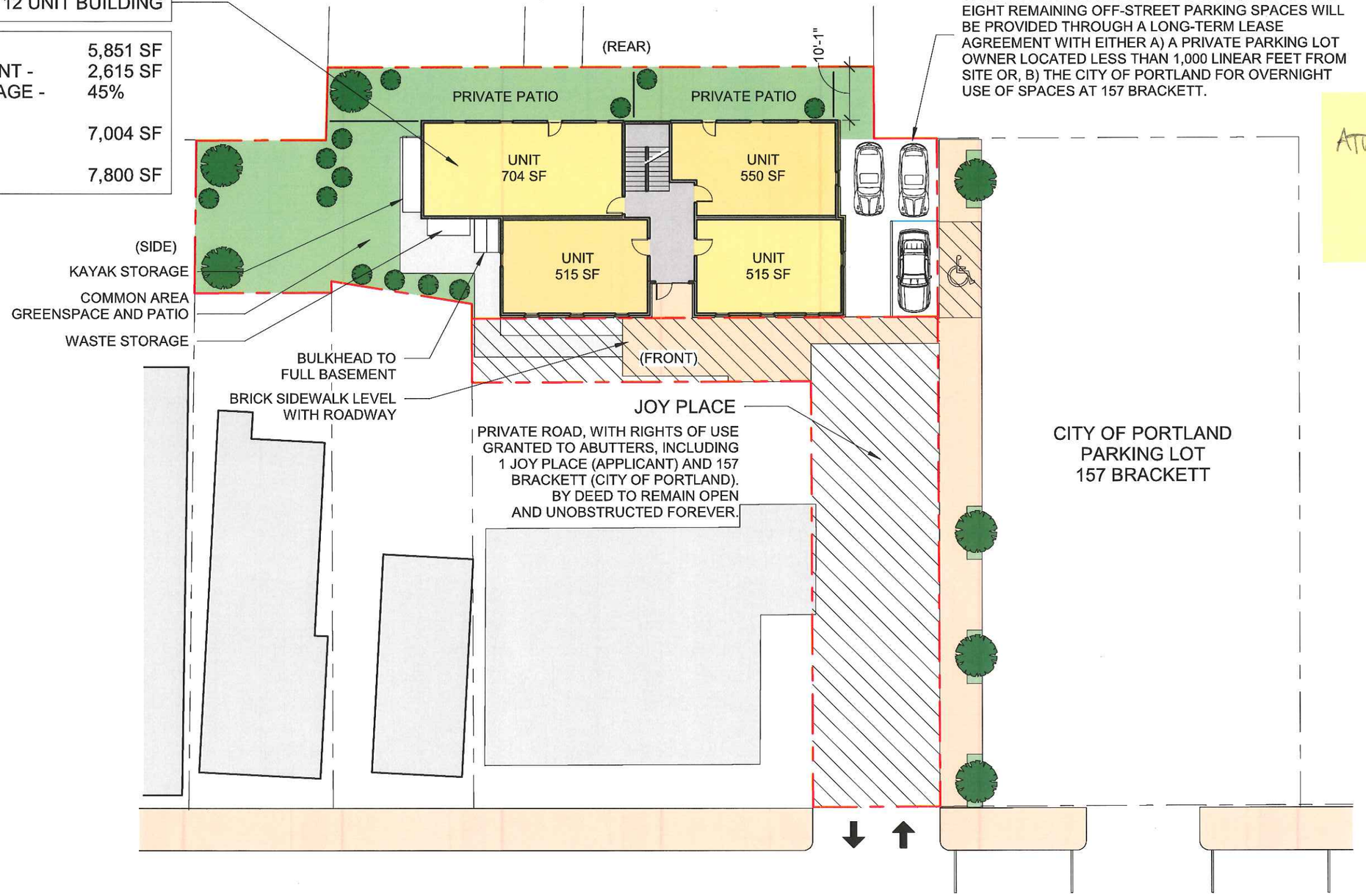
48 Union Wharf, Portland, Maine 04101 (207) 772-6022· Fax (207) 772-4056

PROPOSED 3 STORY,
12 UNIT BUILDING

LOT SIZE -	5,851 SF
BUILDING FOOTPRINT -	2,615 SF
TOTAL LOT COVERAGE -	45%
HISTORIC GROSS BUILDING SQ FT -	7,004 SF
NEW GROSS BUILDING SQ FT -	7,800 SF

SPONSOR WILL PROVIDE 3 PRIVATE TANDEM PARKING SPACES AND ONE ACCESSIBLE VAN PARKING SPACE. EIGHT REMAINING OFF-STREET PARKING SPACES WILL BE PROVIDED THROUGH A LONG-TERM LEASE AGREEMENT WITH EITHER A) A PRIVATE PARKING LOT OWNER LOCATED LESS THAN 1,000 LINEAR FEET FROM SITE OR, B) THE CITY OF PORTLAND FOR OVERNIGHT USE OF SPACES AT 157 BRACKETT.

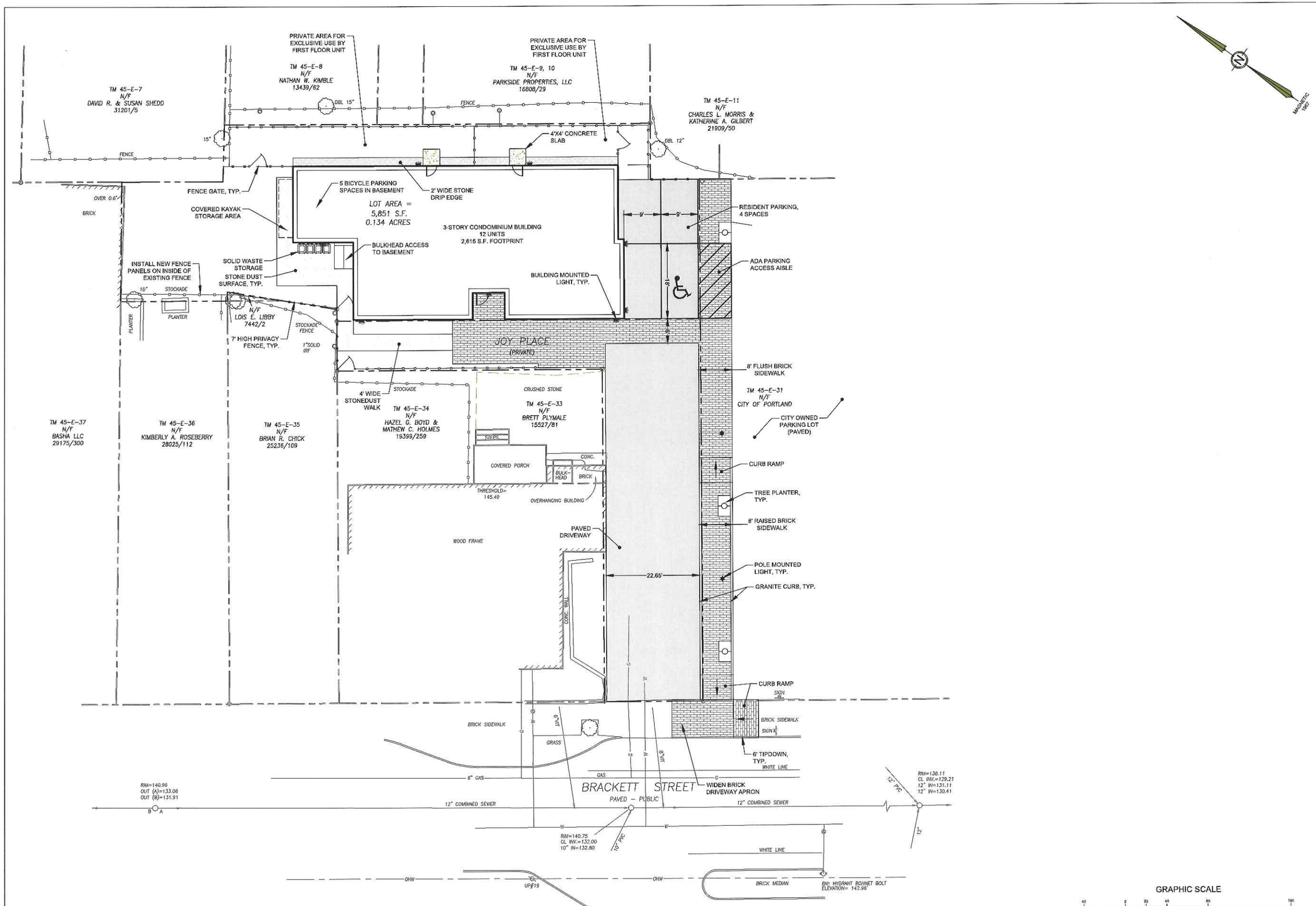
ATTACHMENT 2



1 | SITE PLAN
1" = 20'-0"
0 5'-0" 10'-0" 20'-0" 40'-0"

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Scale: 1" = 20'-0"
Date: 30 FEB 2017
SITE PLAN
Project: JOY PLACE
A0.04



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	APP'D BY

P.E.: MICHAEL E. TADEMA-WIELANDT

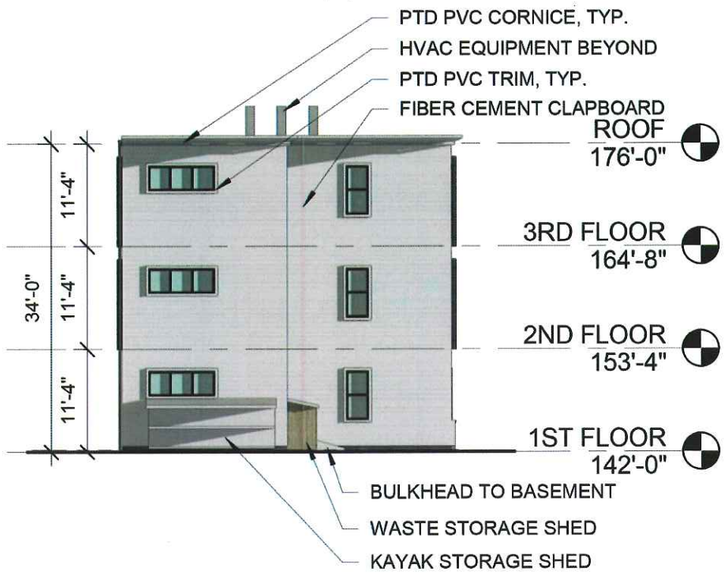
TERRADYN CONSULTANTS, LLC
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com
P.O. BOX 339
111 ELDERBERRY LANE
NEW GLOUCESTER, ME 04260
565 CONGRESS STREET
SUITE 310
PORTLAND, ME 04102

SHEET DESCRIPTION
JOY PLACE
1 JOY PLACE, PORTLAND, MAINE 04102
SITE PLAN

PREPARED FOR:
RENEWAL HOUSING ASSOCIATES
THREE CANAL PLAZA, SUITE 501
PORTLAND, MAINE 04101

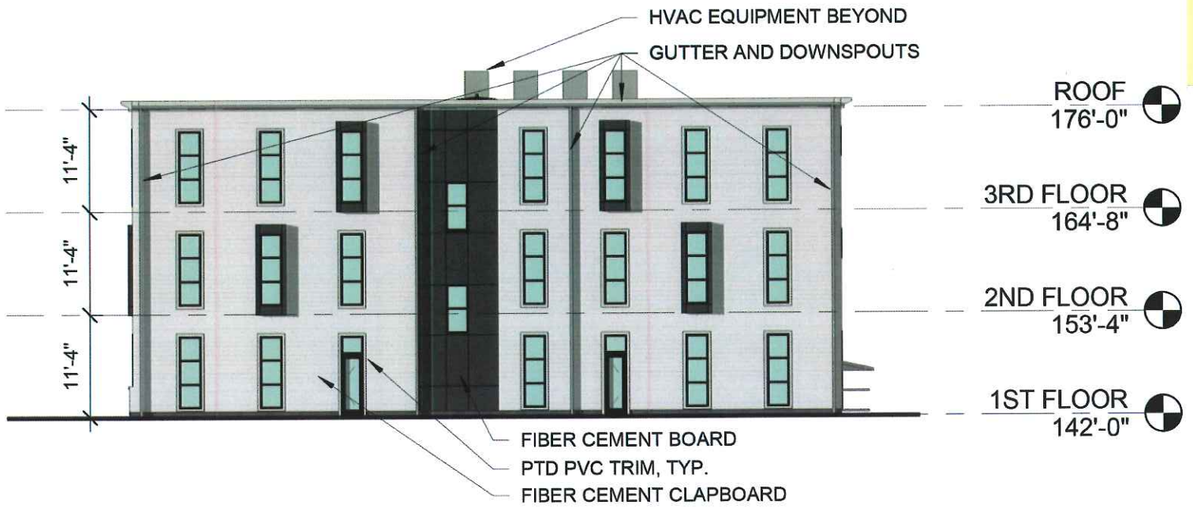
DATE:	3/7/2017
SCALE:	1" = 10'
DESIGNED:	MTW
JOB NO:	1704
FILE: 1704-BASE.DWG	
SHEET	C-3.0

ATTACHMENT 3



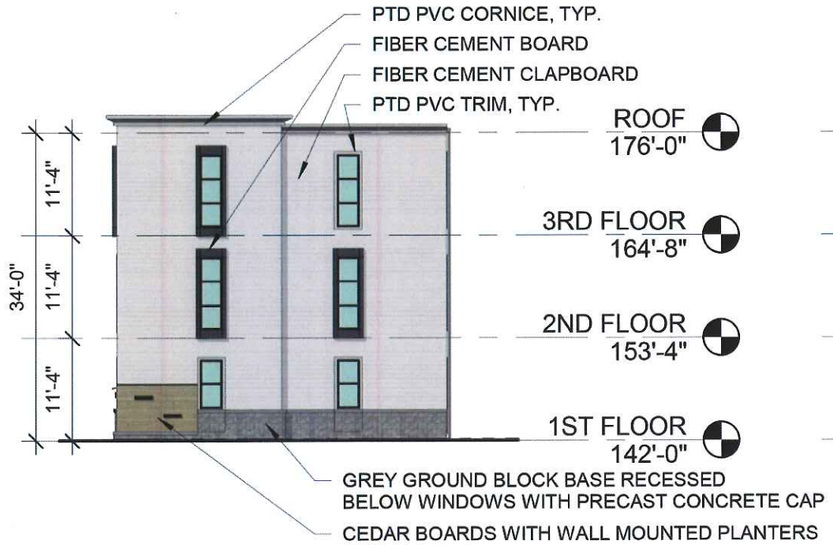
4 | NORTH ELEVATION

1/16" = 1'-0"



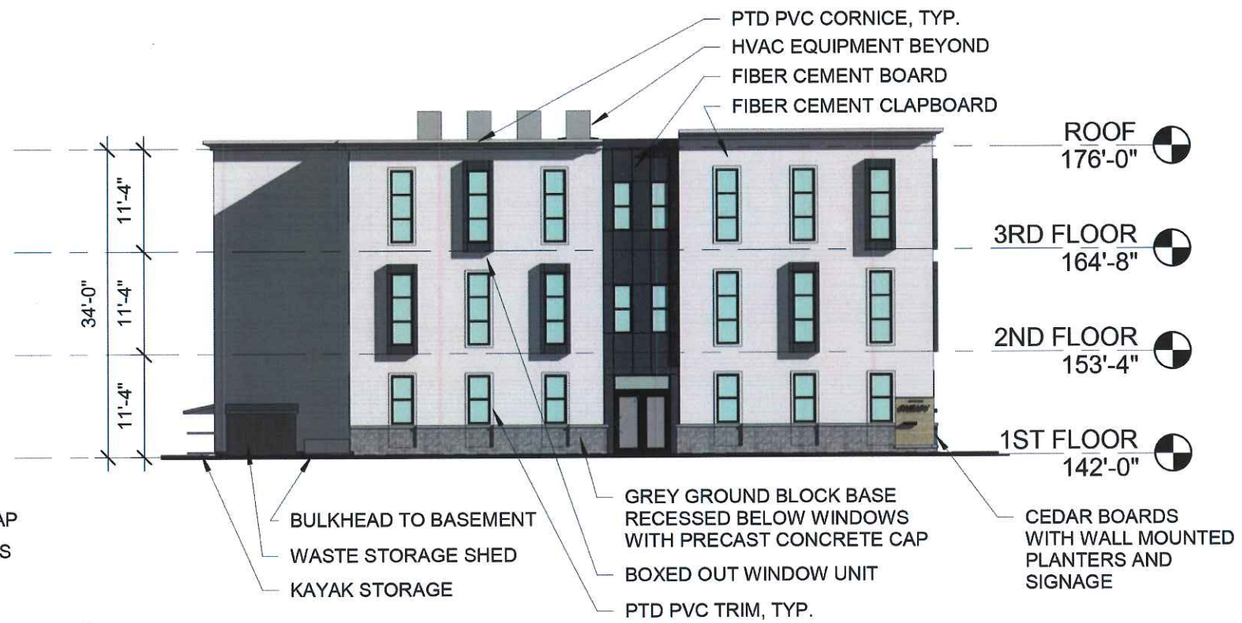
3 | EAST ELEVATION

1/16" = 1'-0"



2 | SOUTH ELEVATION

1/16" = 1'-0"



1 | WEST ELEVATION

1/16" = 1'-0"

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Scale: 1/16" = 1'-0"

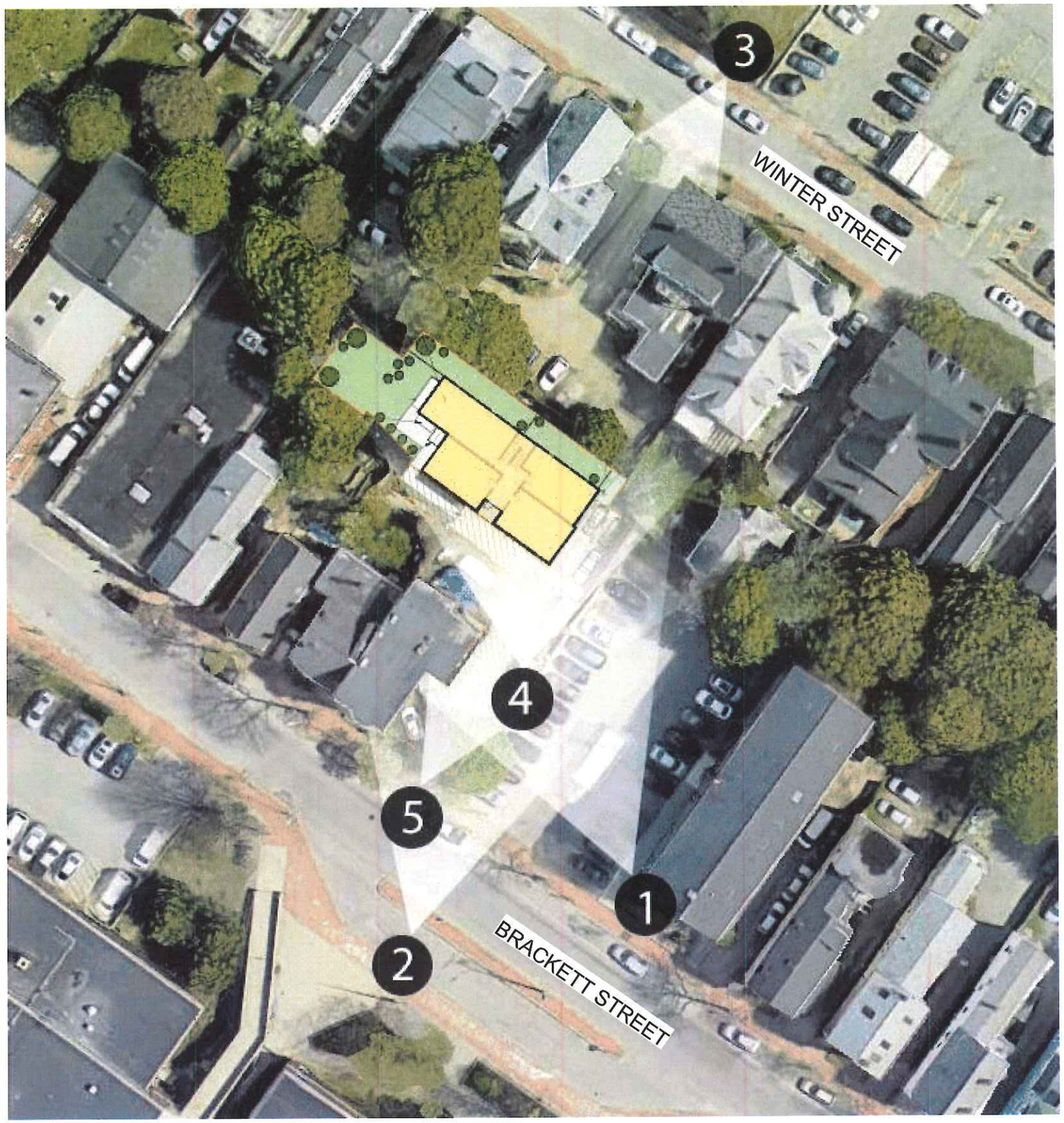
Date: 30 MAR 2017

BUILDING ELEVATIONS

Project: JOY PLACE

A2.01

ATTACHMENT 4



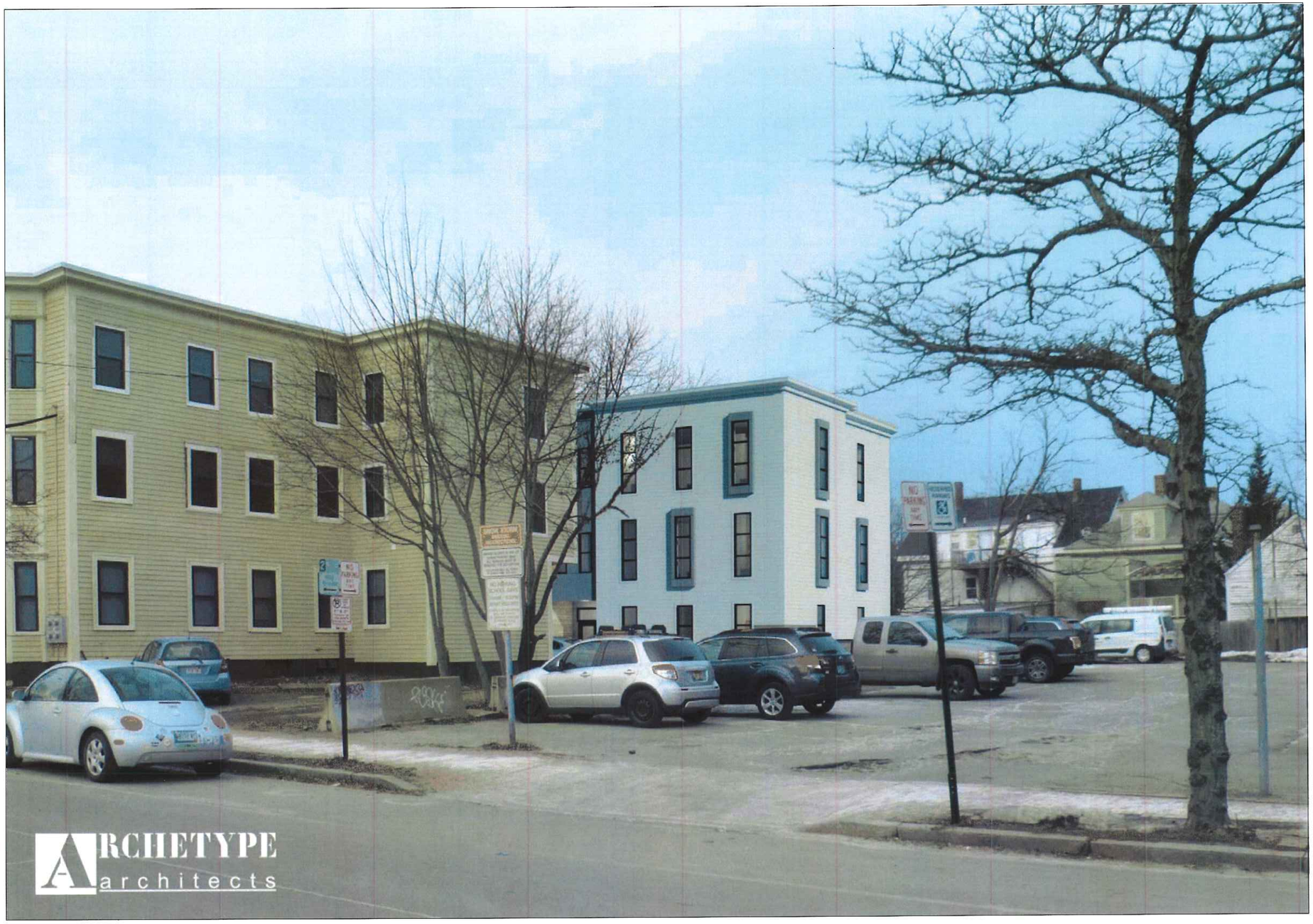
JOY PLACE

30 MAR 2017

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101

ATTACHMENT 5

ARCHETYPE
architects



VIEW 2 - BRACKETT STREET VIEW

JOY PLACE

30 MAR 2017

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101

VIEW 3 - WINTER STREET VIEW

JOY PLACE

30 MAR 2017

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101

VIEW 4 - CLOSE UP ENTRY VIEW

JOY PLACE

30 MAR 2017

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101

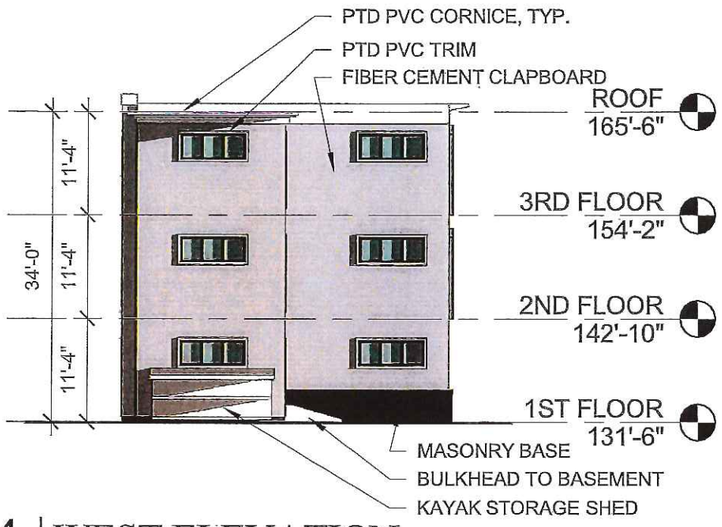
VIEW 5 - DRIVEWAY VIEW

JOY PLACE

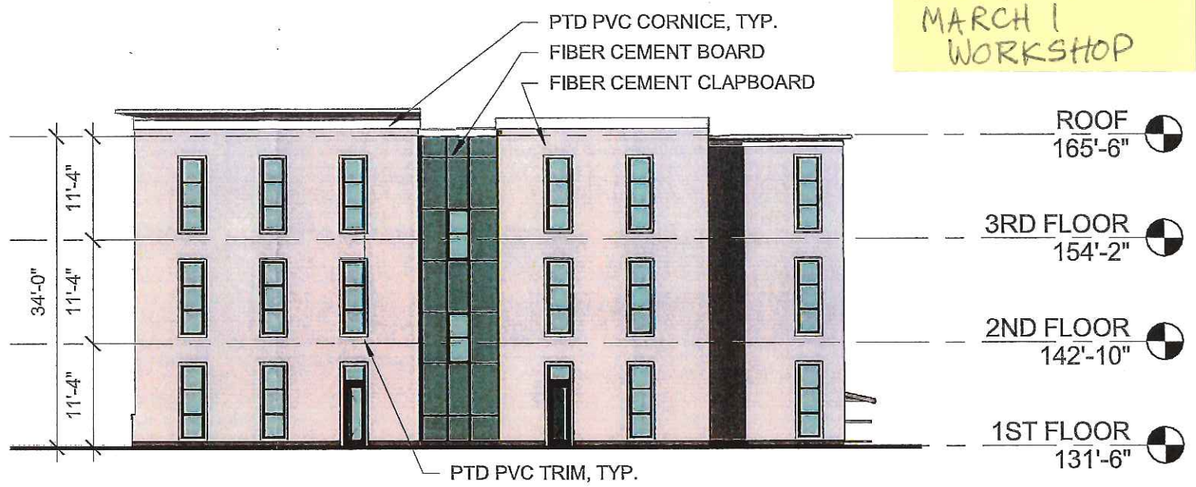
30 MAR 2017

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101

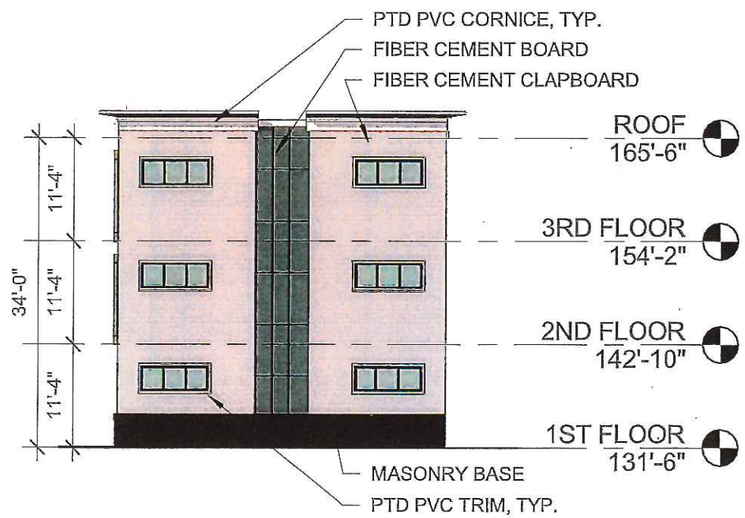
ATTACHMENT 6
VIEWS SUBMITTED FOR MARCH 1 WORKSHOP



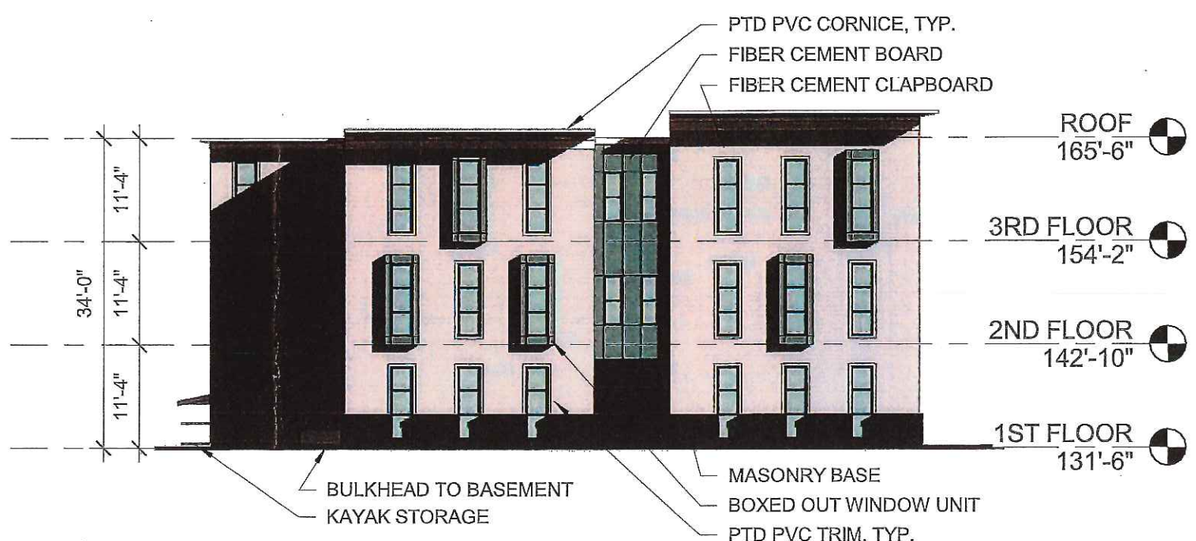
4 | WEST ELEVATION
1/16" = 1'-0"



3 | NORTH ELEVATION
1/16" = 1'-0"



2 | EAST ELEVATION
1/16" = 1'-0"



1 | SOUTH ELEVATION
1/16" = 1'-0"

Architect:
ARCHETYPE Architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Scale: 1/16" = 1'-0"

Date: 08 FEB 2017

BUILDING ELEVATIONS

Project: JOY PLACE

A2.01

VIEW 1 - BRACKETT STREET VIEW ACROSS PARKING LOT

JOY PLACE

ARCHETYPE architects
48 Union Wharf, Portland, Maine 04101

16 FEB 2017

VIEW 2 - BRACKETT STREET VIEW

JOY PLACE

16 FEB 2017

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101

VIEW 3 - WINTER STREET VIEW

JOY PLACE

ARCHETYPE architects
48 Union Wharf Portland, Maine 04101

16 FEB 2017

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
71 INDIA STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 31, 2017

RE: April 5, 2017 **2nd Workshop** – Preliminary Review of Proposed Building Addition

Address: 71 India Street, addition to existing Amato's store

Applicant: Dominic Reali Realty LLC.

Architect: Evan Carroll, Bild Architecture

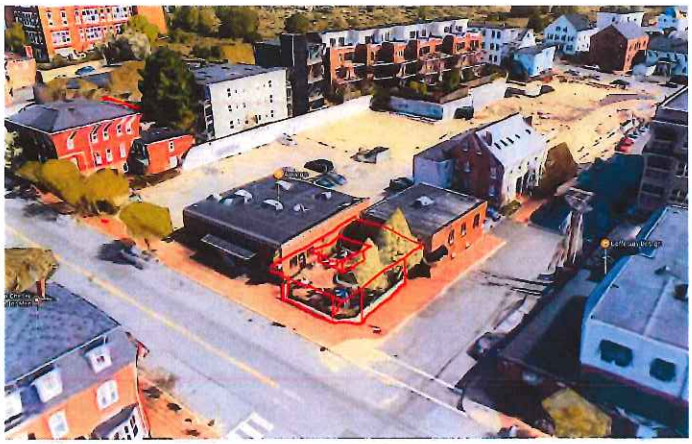
Introduction

Architect Evan Carroll is returning to the Board for a second workshop on a proposed building addition to the existing Amato's store at the corner of India and Newbury. The Board reviewed preliminary plans on March 15th. As Board members will recall, the one-story, 1,400 square foot addition is proposed to be built on top of an existing foundation that currently serves as a retaining wall around the outdoor seating area adjoining the store. The addition will accommodate a dining room and bar and will feature a display about the origins and history of Amato's. The project site is the location of the original Amato's and as such has special significance for the India Street-based company.

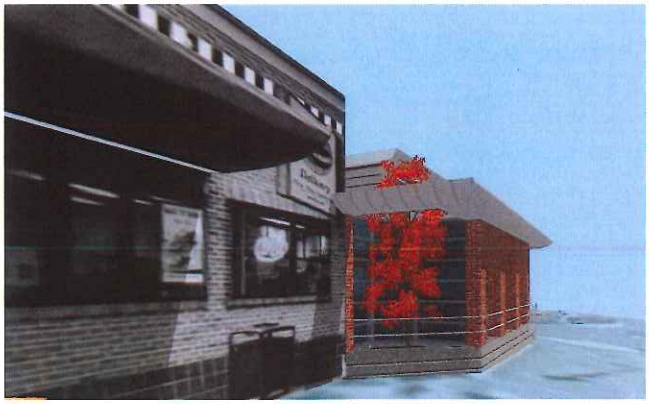
The design proposal has changed considerably in response to feedback from the Board at the March 1 workshop. In addition to the most recent submission staff has enclosed for the Board's reference images from the first submission.

For the first workshop staff provided a detailed description of the project context – both its immediate surroundings and its general India Street District context. Staff also described the challenges of achieving an appropriately compatible design solution where the proposed addition will adjoin a non-contributing structure that does not reflect the prevailing development patterns of the neighborhood. Rather than repeat that information here, staff has attached a copy of the 3/15 report for the benefit of those members not in attendance at the first session.

Initial Proposal



Aerial, with proposed addition location.



A written description of the applicant's initial proposal is included in the March 15 staff report—see ATTACHMENT 3.

Board Response to Initial Proposal

While acknowledging the inherent constraints and challenges presented by the project's circumstances, Board members expressed the view that the proposed addition failed to meet the ordinance's compatibility requirements. They noted that the addition related neither to the existing Amato's structure nor to the prevailing patterns of its larger India Street context. As proposed, Board members were concerned that the addition, as rendered, would result in yet another incongruent element on India Street. Specific concerns included:

- the proposed scale of the addition (it appeared to be considerably lower in height than Amato's existing store)
- the degree to which the decision to build on top of the existing retaining wall (which is angled or clipped at the corners and projects beyond the face of the existing building) drove (and limited) the design solution
- the extent to which the addition presented itself as a separate, distinct, and freestanding building when it is not
- the arched window openings at the ground floor level, which were found to be inconsistent with traditional storefront design principles and proportions.

Revised Design Proposal

The enclosed modified design represents a significant reworking of the original design concept and one which takes more of its cues from the building it adjoins. Major design revisions include:

- the height of the addition has been increased to match that of the existing structure
- the rooftop "lantern" element has been eliminated
- the corners of the addition's foundation have been squared off, allowing for a building footprint more in keeping with the abutting structure and other buildings on the street
- the window openings are now rectangular, separated by brick piers.
- the upswept canopy that was used as a continuous roof edge in the original design has been eliminated. Replacing it is a simpler flat canopy over the corner entrance and extending onto a portion of the India Street elevation.
- the corner of India & Newbury still features a recessed entry where the abutting brick walls terminate to reveal a glazed entrance
- where the addition abuts the existing store on India Street, the transition wall is mostly glazed, allowing the brick elevation facing India to appear freestanding. A similar treatment is shown for the rear wall next to the Reali Realty building.
- the black-and-white tile band below the roofline on the existing structure is continued on the new addition
- a sign, consisting of open metal channel letters is shown on the India Street elevation. The letters are unlit and are intended to read as an architectural element as much as a sign. The existing illuminated box sign on the Amato's store will likely be moved to another location on the building.

Staff Comments

In staff's view, the new proposal represents a substantial improvement over the initial design in terms of compatibility with its surrounding context. While the existing Amato's building is a noncontributing building in the district, it exists and is not proposed to be remodeled. Accordingly, it is appropriate that any addition take at least some of its design cues from the building it adjoins. The new addition relates to the existing structure in scale, form, massing and materials and carries forward a bit of its design vocabulary. At the same time, it succeeds in introducing a more sophisticated design solution.

While generally supportive of the new proposal, staff offers the following questions/comments for consideration:

- The side wall of the addition that abuts the existing Amato's store on India appears unresolved and awkward. Its current treatment (which features a mostly glazed wall and a foundation that is lower than that of the abutting building) creates a problematic transition and calls attention to the distinctions between the two structures. Perhaps a solid brick wall in this location would be more successful.

- Perhaps consideration should be given to replacing the existing upswept canopy over the entrance to the existing Amato's building. The existing canopy design will likely soon appear dated and its replacement with one matching that on the new addition would do much to tie the buildings together.

Applicable Review Standards

Note that the historic preservation ordinance includes standards for alterations to non-contributing structures, as the issues presented by such projects are distinct from those for alterations to historic structures.

<u>Sec. 14-651.5 Standards for Review of Alterations to or Redesign of Noncontributing Structures</u>

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

<u>Sec. 14-651 Standards for Review of Construction</u>

In considering a certificate of appropriateness involving new construction, the historic preservation board shall consider the following compatibility factors *as may be applicable to the context of the proposed construction.*

Scale and Form

Height
Width
Proportions of principal facades
Roof Shapes
Scale of the structure

Compositions of Principal Facades

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

Relationship to the Street

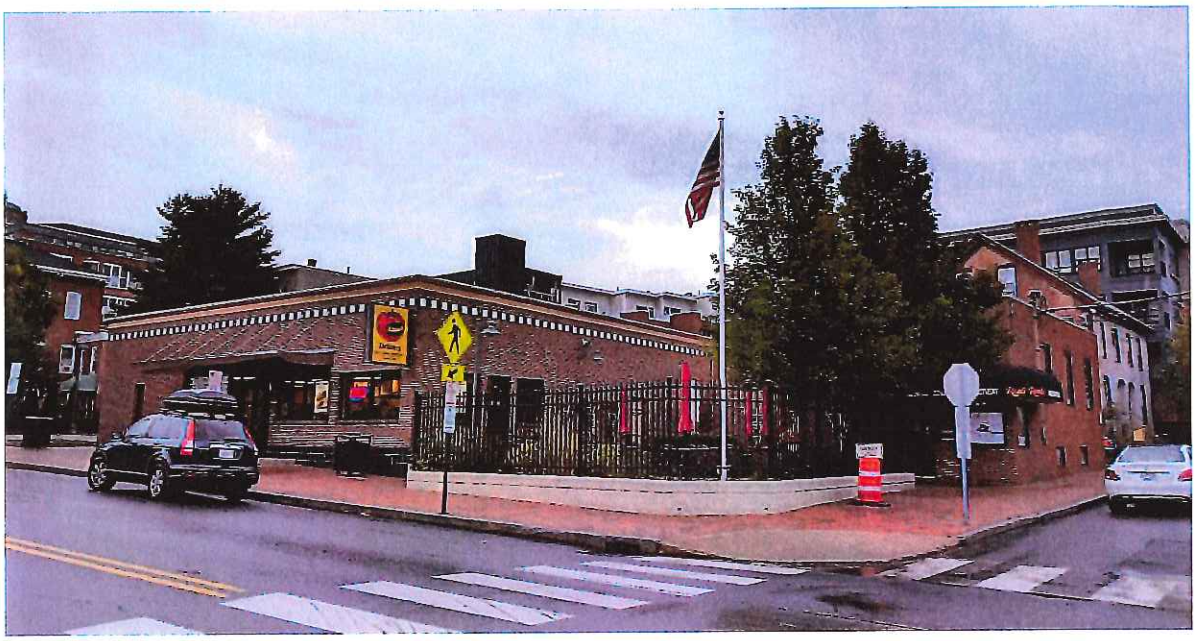
Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

Attachments

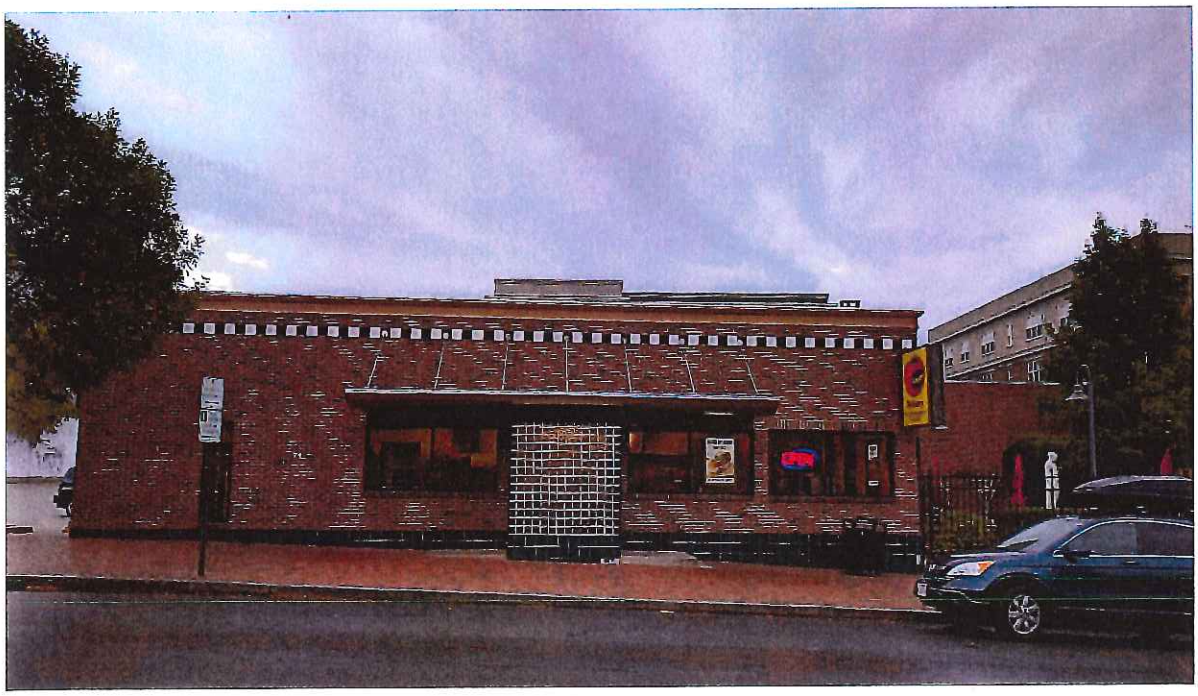
1. Photos of existing conditions
2. Computer-generated views of revised design proposal
3. March 1 staff report

bild
ARCHITECTURE

ingenuity thoughtfulness empathy



Street perspective of existing buildings and proposed site.



Front of existing Amatos Store.

bildarchitecture.com • evan@bildarchitecture.com • (207)408-0168
PO Box 8235, Portland, ME 04104 • 17 Chestnut Street, Portland, ME 04104

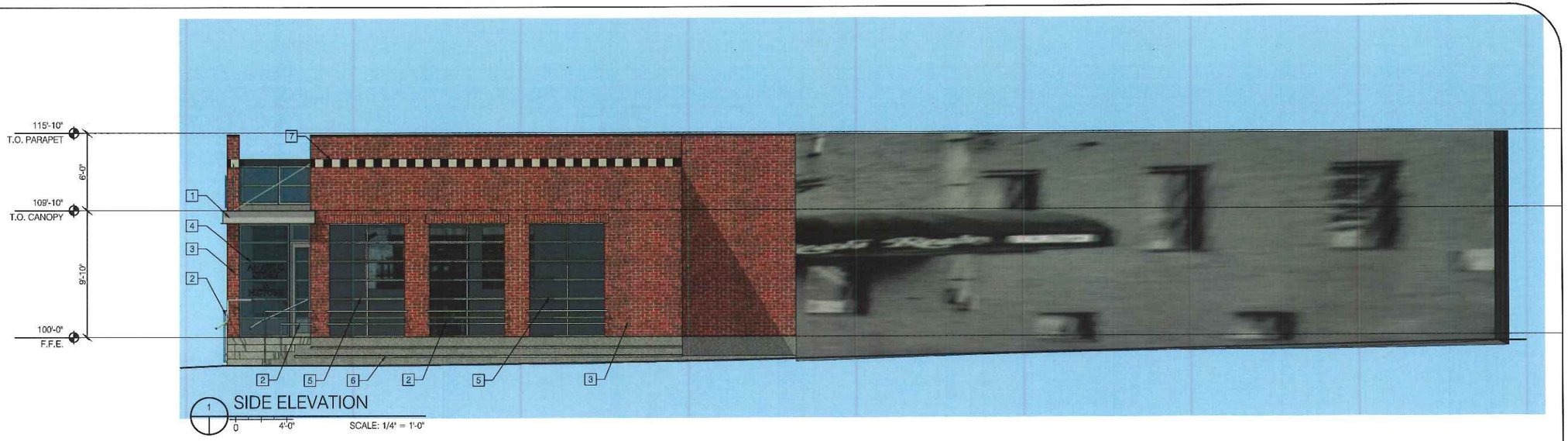
Front of existing Reali Realty Building

Close-up of existing foundation and dining garden.

bildarchitecture.com • evan@bildarchitecture.com • (207)408-0168
PO Box 8235, Portland, ME 04104 • 17 Chestnut Street, Portland, ME 04104

ATT. 2 REVISED PROPOSAL

COPYRIGHT: Reuse or reproduction of the contents of this document is not permitted without written permission of Bild Architecture LLC



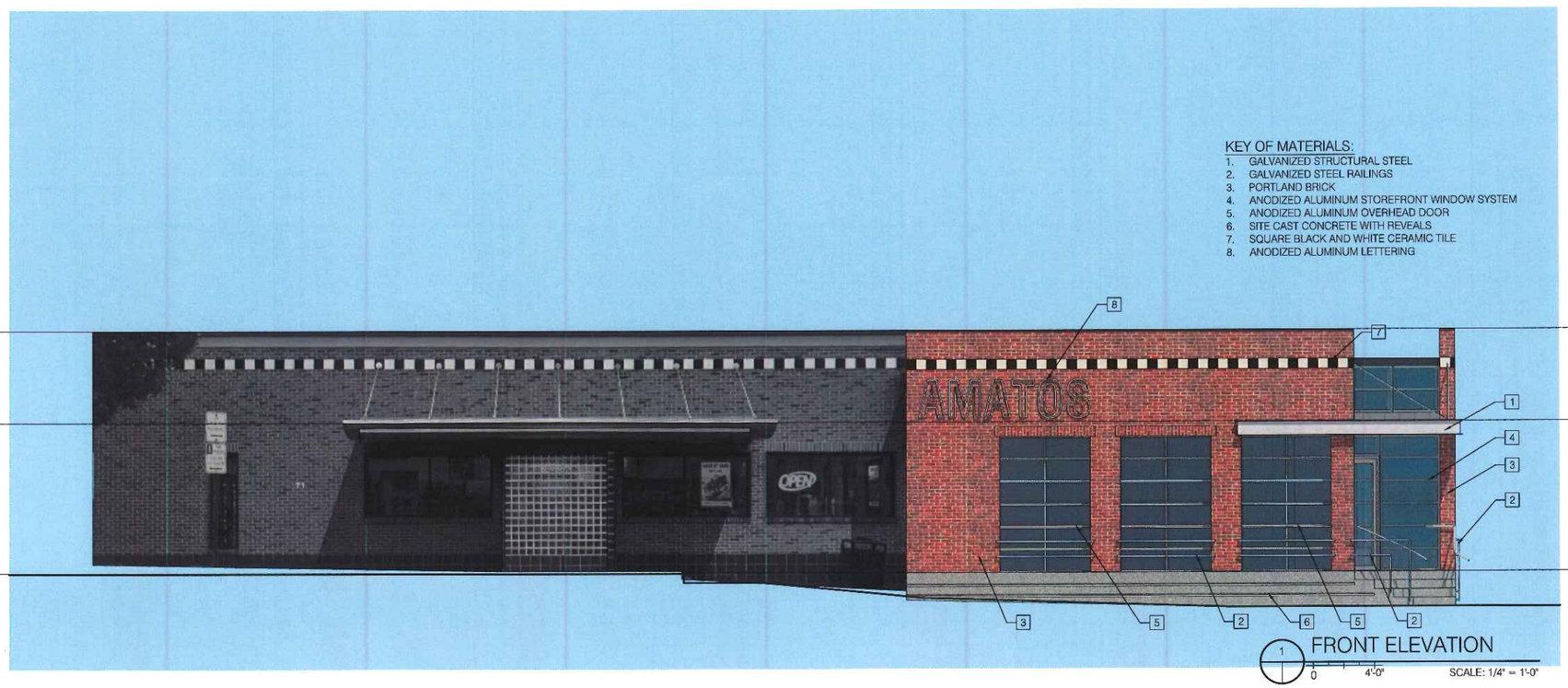


Bild Architecture
PO Box 8235
Portland, ME
04104
207.408.0168
evan@bildarchitecture.com

PROJECT NO.
16001
PROJECT NAME
AMOTO'S
71 INDIA ST, PORTLAND ME

REVISIONS
1 -
2 -
3 -
4 -
5 -

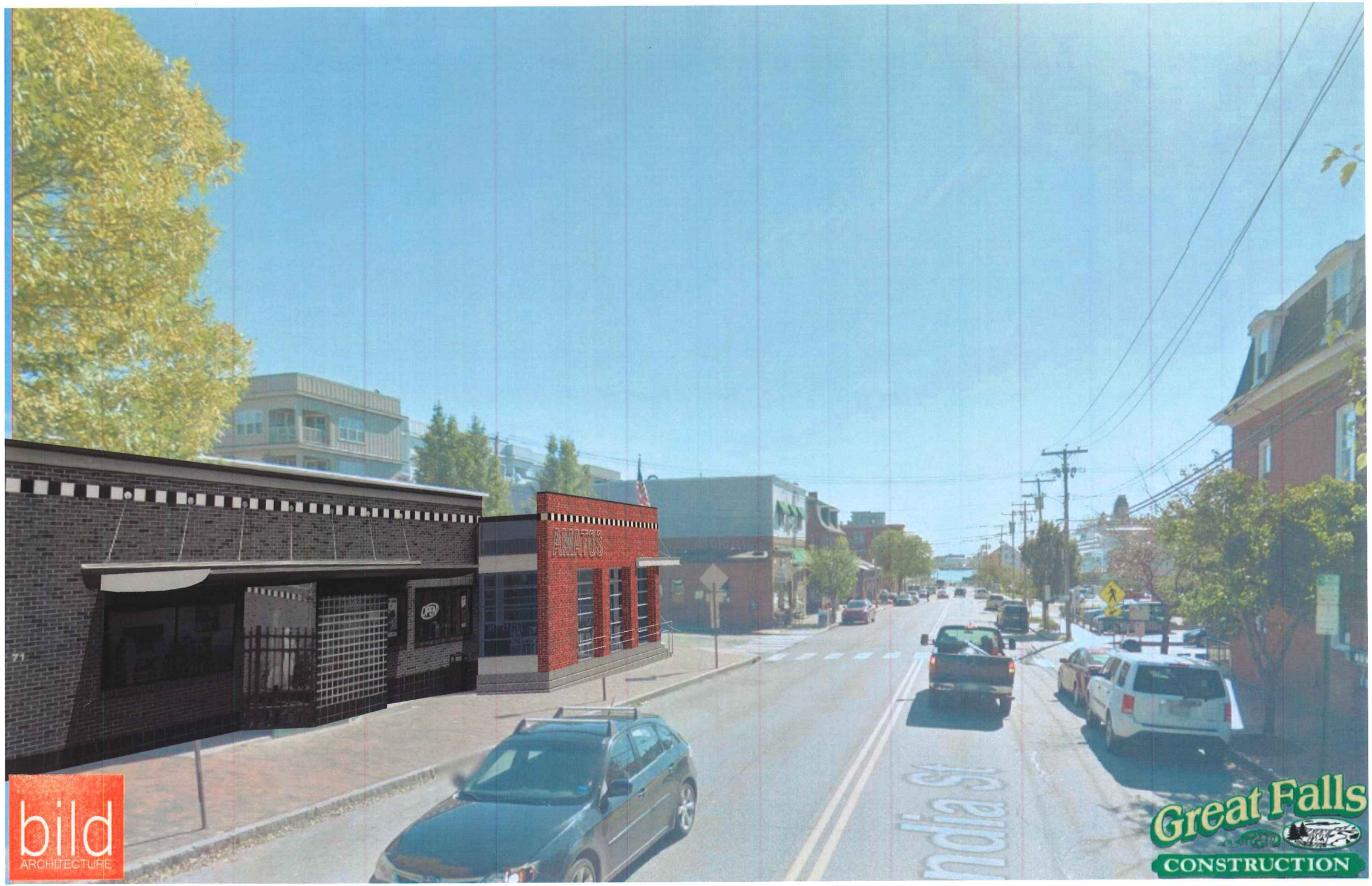
DOCUMENTS NOT FOR CONSTRUCTION

DRAWN BY
EMW
SHEET TITLE
ELEVATIONS

ISSUE DATE
3/29/17
SHEET SCALE
1/4" = 1'-0"

A
2.0

AMATOS
bild
ARCHITECTURE
Great Falls
CONSTRUCTION


AMATOS
bild
ARCHITECTURE
Great Falls
CONSTRUCTION

India st
COFFEE BAR ROASTERY
bild
ARCHITECTURE
Great Falls
CONSTRUCTION

AMATOS
AMATO'S
STORY
&
HISTORY
bild
ARCHITECTURE
Great Falls
CONSTRUCTION

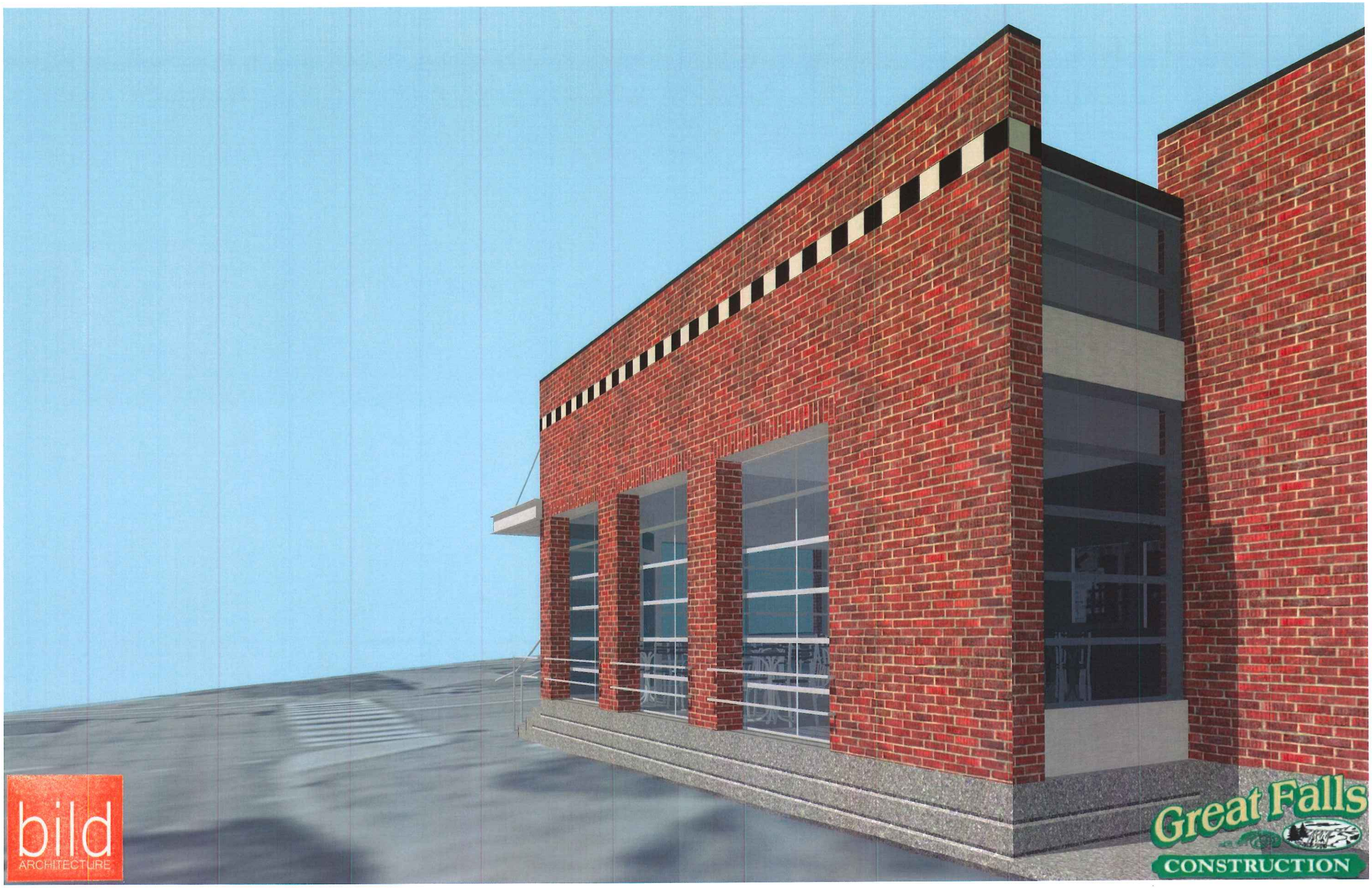


bild
ARCHITECTURE
Great Falls
CONSTRUCTION

AMATOS
OPEN
bild
ARCHITECTURE
Great Falls
CONSTRUCTION

Att. 3
3/15 report

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
71 INDIA STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 6, 2017

RE: March 15, 2017 Workshop – Preliminary Review of Proposed Building Addition

Address: 71 India Street, addition to existing Amato's store

Applicant: Dominic Reali Realty LLC.

Architect: Evan Carroll, Bild Architecture

Introduction

Architect Evan Carroll, on behalf of Dominic Reali Realty LLC, has requested a workshop to present preliminary plans for a building addition to the existing Amato's store at the corner of India and Newbury. The addition is proposed to be built on top of an existing foundation that currently serves as a retaining wall around the outdoor seating area adjoining the store. The 1,400 square foot addition will house a dining room and bar and will feature a display about the origins and history of Amato's. As noted in the application, the project site is the location of the original Amato's and as such has special significance for the India Street-based company.

Mr. Carroll has provided photographs of the building context, numerous perspective views of the proposed addition, as well as a floor plan, and images of proposed materials.

Project Context

Immediate Abutting Structures

The existing Amato's building was completed in 1999. Given its recent construction, it is classified as a noncontributing structure within the India Street Historic District. The one-story brick structure features a simple rectangular form and a flat roof. Ornamentation consists of a green tile base, a projecting glass block entry vestibule, a projecting, natural-finish metal

canopy suspended from metal rods, and a checkered tile band just below a simple precast cornice. Fenestration consists of a horizontal band of square mulled windows in dark aluminum frames. Abutting the store is an outdoor seating area which can be accessed from the south elevation of the building. The seating area is surrounded by a concrete retaining wall that projects beyond the face of the store itself and is clipped or angled at its three outside corners. A six-foot metal fence surmounts the wall. At the rear of the outdoor courtyard is a two-story flat-roofed office building owned and operated by applicant Dominic Reali Realty.

The existing structure has little architectural relationship to its India Street context, apart from its brick exterior. The scale of the building, its fenestration and architectural details do not reflect the established building patterns or architectural character of the historic structures that dominate and visually "define" the street. The existing building's scale is not at odds with its immediate vicinity, however. The commercial block on the south side of the Newbury Street intersection is a single story and the Reali Realty building immediately behind the existing patio area is two stories.

General India Street Historic District Context

Although the India Street Historic District exhibits a wide variety of building types, a number of common visual characteristics serve to unify the district. The area's preponderance of brick buildings provides a strong level of visual consistency, as does its relatively consistent architectural vocabulary. Much of the existing historic building stock was built during the second half of the 19th century when the Italianate and Second Empire styles were popular and the two styles are architecturally quite similar. The scale and form of development is also generally consistent. Buildings are typically 2 ½ to 3 stories tall and many exhibit the strong, blocky massing associated with the area's many double houses or duplexes. With few exceptions, the buildings fill their respective lots and sit directly at the sidewalk like. With respect to fenestration, the upper floor windows are almost exclusively vertical in proportions. Bays, projecting cornices, door hoods and rich architectural trim provide visual interest and variety.

The strong level of consistency exhibited on the upper end of India Street becomes fragmented as one moves south toward Commercial Street. Here, the continuity of the street wall is interrupted by several large gap sites and one-story buildings have been constructed that are inconsistent with the established development pattern of the upper end of the street.

Several of the new or remodeled commercial storefronts at the lower end of India depart from long-established storefront design principles that one can observe on Middle Street's commercial blocks and on the diminutive Coffee by Design storefront at 67 India. Storefronts, regardless of architectural period or design, typically feature the same basic formula, the key elements of which are large, rectangular display windows extending low to the ground and framed by vertical piers. Amato's current storefront and Micucci's remodeled storefront at 45

India do not follow this traditional formula and therefore stand out as exceptions to this prevailing development pattern. Micucci's storefront, for example, is largely opaque and its limited fenestration consists of arched windows which are not characteristic of traditional storefront glazing.

Intent of Form-Base Code and Historic District Designation

The new Form-Based Code that was adopted in 2016 was developed specifically to encourage new development that relates to the scale and character of the traditional building stock in the India Street neighborhood. The new code reflects a careful analysis of the established building patterns in the area and codifies these characteristics in the new zoning. The adoption of a historic district for the historic core of the neighborhood was also pursuant to an interest in encouraging compatible new development as well as sensitive rehabilitation of historic structures.

Proposed Addition

See architect Evan Carroll's written description of the proposed building addition, which is to accommodate a dining room, bar, bathroom and salad bar. The addition is to be constructed on top of the existing concrete wall that surrounds the outdoor patio area adjoining Amato's store. As you will note, the retaining wall projects beyond the face of the store building and is clipped at a 45-degree angle at three corners. Access to the addition will be provided from the store through an expanded opening in the side wall as well as from a new entrance at the corner of India and Newbury.

As proposed, the exterior brick façade features a series of large arched openings that extend to floor level. Set behind this arched wall façade are operable glazed overhead doors with natural finish aluminum frames. Horizontal aluminum railings between the arched openings provide a barrier when the overhead doors are raised.

The brick exterior is broken at each outside corner of the building. The corners are highly glazed, with the framing of the glass echoing the framing of the overhead doors. At the corners abutting the existing store and the Reali Realty Building, the glazed wall is set back behind a landscape bed with small ornamental tree. A deep, stainless steel overhang surmounts the building. Where the footprint of the addition is clipped at the corners, the overhang is square to the abutting sidewalks, creating a deeper overhang at the corners. The material and design of the overhang is patterned after the entrance canopy at the Amato's store. A louvered clerestory is shown centered on the roof. The clerestory is intended to provide additional natural light during the day and to emit light during evening hours.

Staff Questions and Comments

Achieving an appropriate contextual design solution is particularly challenging in this instance given the parameters of the project and the architectural character of the building the addition will adjoin. If the proposed development were a new stand-alone building, the Form-Base Code applicable in the India Street neighborhood would require a building of at least three stories, consistent with typical heights in the neighborhood. As an addition to an existing structure, however, the Form-Base Code requirements do not apply and a single-story structure is allowed. A single-story structure by its very nature is inconsistent with the prevailing development pattern that both the Form-Base Code and historic preservation review standards were adopted to reinforce in any new construction. Further complicating the matter is the fact that the addition is proposed for a non-contributing structure that has a very definite architectural expression. The architectural character of the existing structure is neither consistent nor generally compatible with that of the area's historic building stock.

As the Board begins its review of the proposal, threshold questions for consideration include: To what extent should the proposed addition relate to the design of the existing Amato's building? Is the goal of architectural cohesiveness important in this circumstance, even though the existing structure does not relate to the prevailing development patterns in the neighborhood? Should the addition be treated as an independent structure, despite its physical connection to the existing Amato's building? How might the new addition help reinforce some of the strongest and most positive visual characteristics of India Street? Should the existing retaining wall dictate the footprint of the building addition? Should the proposed addition be approached as a "signature" structure, as would appear to be Amato's goal from Mr. Carroll's written narrative, or is a more recessive design appropriate in this circumstance? The Board is encouraged to consider both the ordinance's Standards for Review of Alterations to Noncontributing Structures as well as the Standards for Review of Construction—see following section of this report.

Setting aside these threshold questions, staff does wish to comment on one specific aspect of the proposed design—the arched openings that dominate the building façade. In a preliminary discussion with Mr. Carroll, staff raised questions about the compatibility of this architectural treatment, noting that the storefront level of commercial buildings, regardless of architectural style or construction period, exhibit a fairly standard composition (described above) and that the purpose-built commercial structures on India, Middle and Congress Street all share this same basic composition. Arched windows or openings, although featured in the remodeled Micucci's storefront, are not traditionally found on commercial storefronts. Also, they are not a feature of Amato's existing façade. Mr. Carroll has included with his application numerous examples of arched openings from the neighborhood to establish that there is precedent for this feature. Staff notes, however, that the examples are of arched upper story windows, recessed arched entrances on residential structures and arched elements from religious and institutional buildings. Although arches are found on numerous buildings in the neighborhood, they are not

an element of traditional storefront design and therefore not necessarily precedent-setting for this project.

Applicable Review Standards

Note that the historic preservation ordinance includes standards for alterations to non-contributing structures, as the issues presented by such projects are distinct from those for alterations to historic structures.

Sec. 14-651.5 Standards for Review of Alterations to or Redesign of Noncontributing Structures

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

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

Sec. 14-651 Standards for Review of Construction

In considering a certificate of appropriateness involving new construction, the historic preservation board shall consider the following compatibility factors *as may be applicable to the context of the proposed construction.*

Scale and Form

Height
Width
Proportions of principal facades
Roof Shapes
Scale of the structure

Compositions of Principal Facades

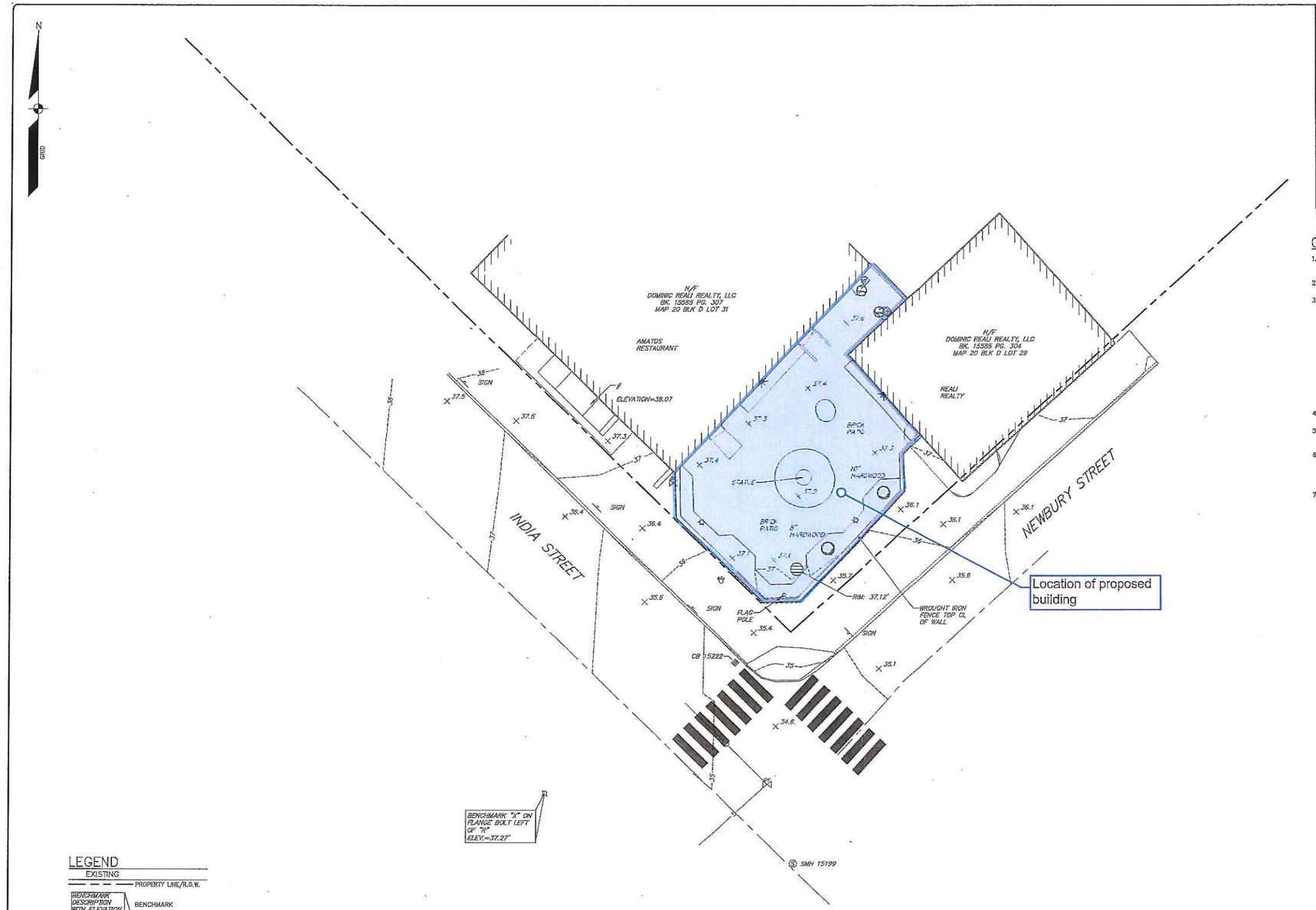
Proportion of Openings
Rhythm of solids to voids in facades
Rhythm of entrance porch and other projections
Relationship of materials, texture and color
Presence of signs, canopies and awnings

Relationship to the Street

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

Attachments

1. Project description
2. Photos of immediate context
3. Perspective renderings
4. Wall section
5. Photos of India Street neighborhood buildings with arched window openings
6. Site plan
7. Floor plan
8. Materials and details



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS DOMINIC REALI REALTY, LLC BY DEED DATED DECEMBER 31, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14437, PAGE 288.
2. THE PROPERTY IS SHOWN AS LOT 24, BLOCK D ON THE CITY OF PORTLAND TAX MAP 20 AND IS LOCATED IN THE IS-FSB ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IS-FSB ZONING DISTRICT ARE AS FOLLOWS:
   - NET RESIDENTIAL DENSITY:
   - MINIMUM LOT SIZE:
   - MINIMUM STREET FRONTAGE:
   - MINIMUM FRONT YARD:
   - MINIMUM SIDE YARD:
   - MINIMUM REAR YARD:
   - MAXIMUM BUILDING HEIGHT:
   - MAXIMUM BUILDING COVERAGE:
   - * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY 2017.
5. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
6. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
7. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0014 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING. (NO SHADING)

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- BENCHMARK (BENCHMARK DESCRIPTION WITH ELEVATION)
- BUILDING
- DECK/STEPS/
- EDGE PAVEMENT
- PAVEMENT PAINT
- CURB LINE
- 120 118 CONTOURS
- ×120.00 SPOT GRADE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN
- GAS
- GAS GATE VALVE
- GAS METER
- WATER SHUT OFF
- HYDRANT
- CATCH BASIN
- LIGHT POLE

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 INCH = 10 FT.

PROGRESS PRINT

CHARLES D. MARCHESE, PLS 2009

DESIGNED	CHECKED
CDM	CHK BY

REV.:	BY:	DATE:	STATUS:
A	CDM	1-23-17	ISSUED TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-3836

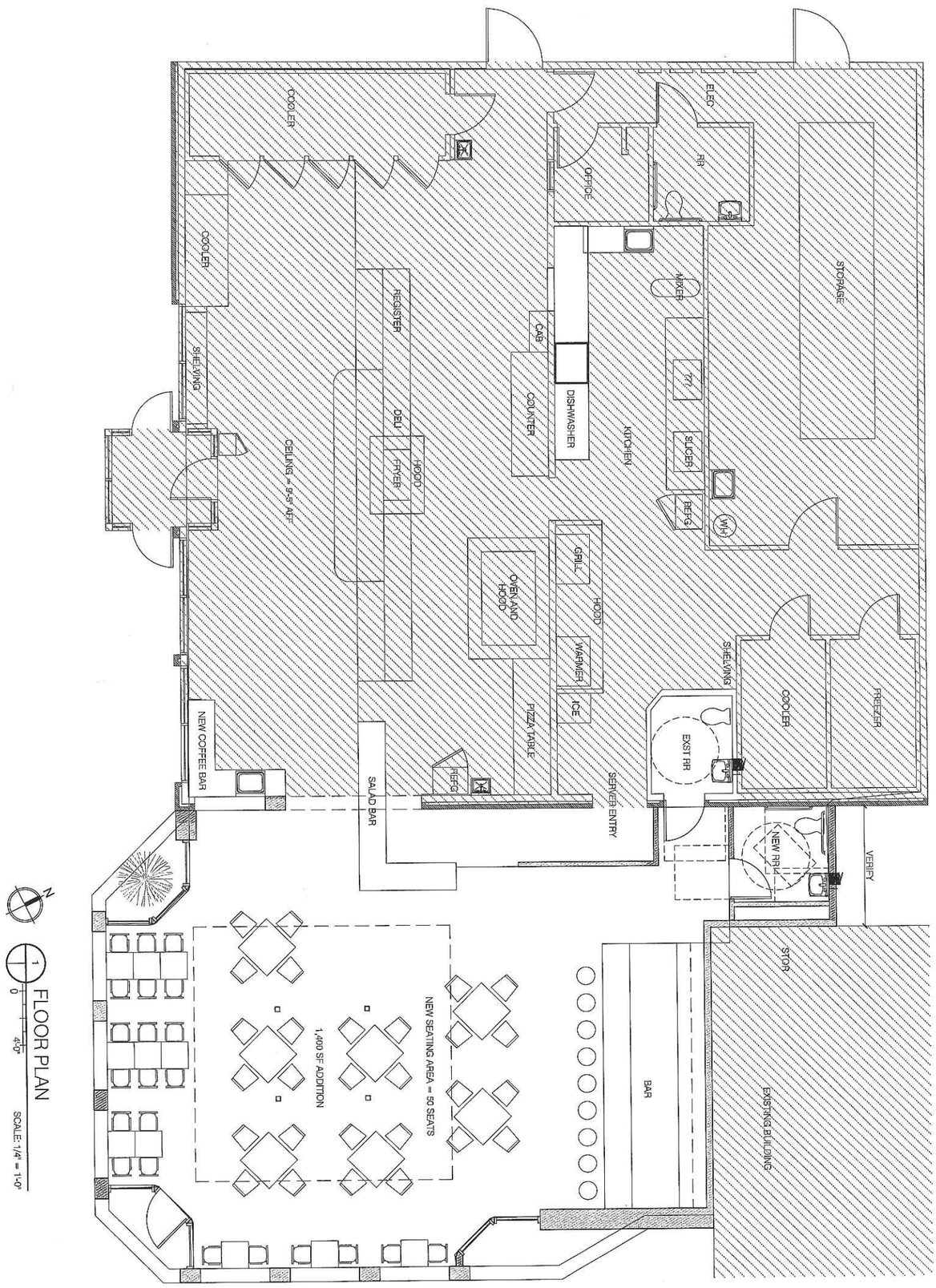
EXISTING CONDITIONS PLAN
OF:
71 INDIA STREET
INDIA STREET
PORTLAND, MAINE
FOR:
DOMINIC REALI REALTY, LLC
312 ST. JOHN STREET, 2ND FLOOR
PORTLAND, MAINE 04102

PROJECT NO.	SCALE
16539	1" = 10'

SHEET 1 OF 1

16539EC.dwg, TAB: 16539EC

COPYRIGHT: Reuse or reproduction of the contents of this document is not permitted without written permission of Bild Architecture LLC



A 1.0

ISSUE DATE
2/20/16
SHEET SCALE
1/4" = 1'-0"

DRAWN BY
EMW
SHEET TITLE
SCHEMATIC PLAN

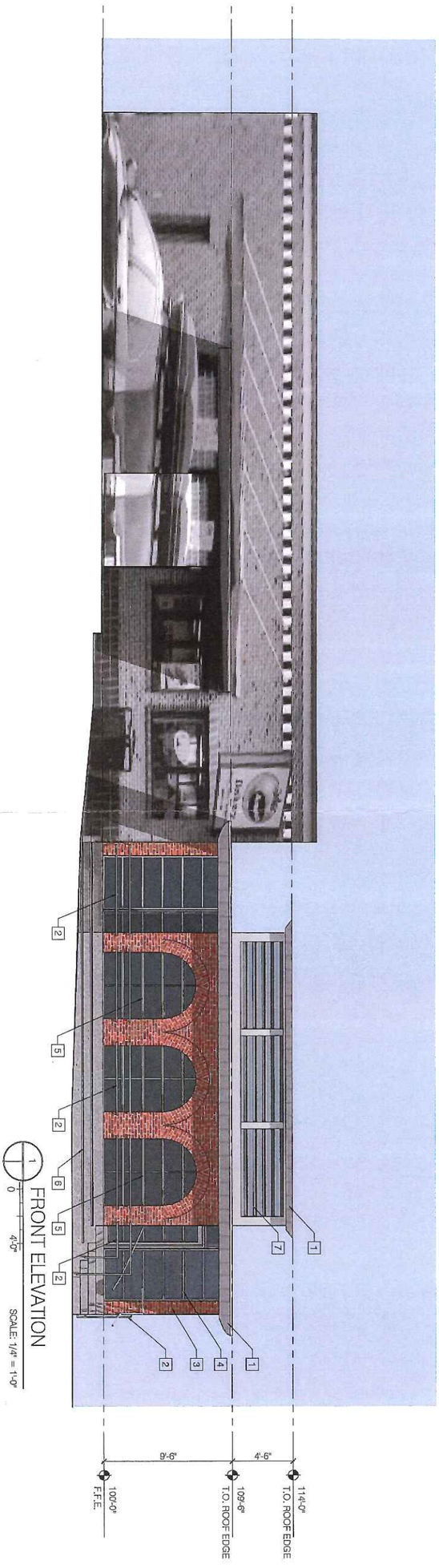
DOCUMENTS NOT FOR CONSTRUCTION

REVISIONS
1 -
2 -
3 -
4 -
5 -

PROJECT NO.
16001
PROJECT NAME
AMOTO'S
71 INDIA ST, PORTLAND ME

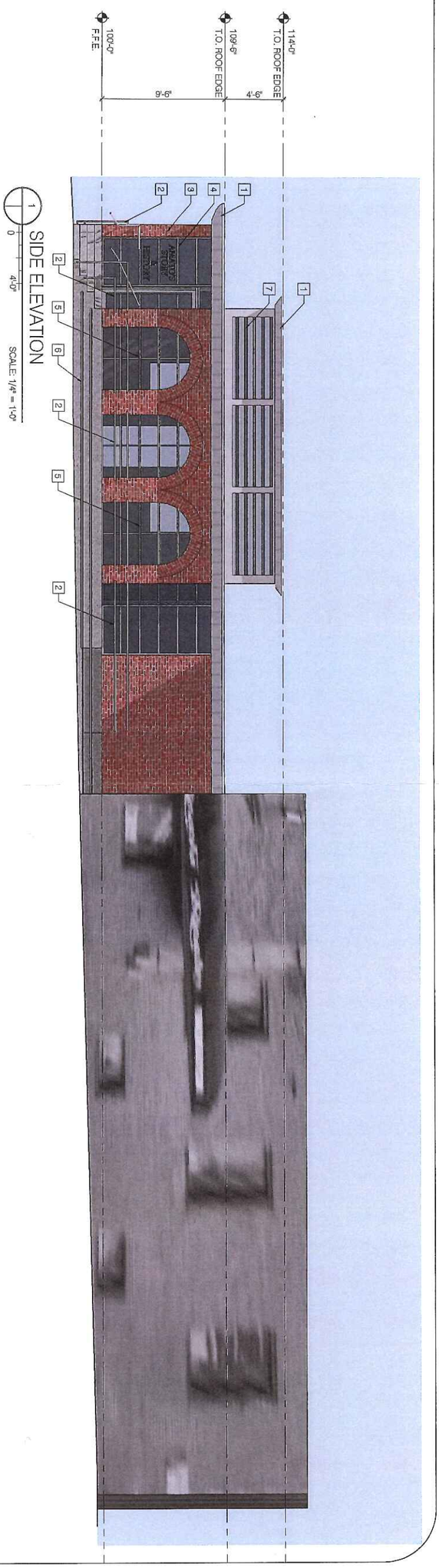
bild ARCHITECTURE
Bild Architecture
PO Box 8235
Portland, ME
04104
207.408.0168
evan@bildarchitecture.com

COPYRIGHT: Reuse or reproduction of the contents of this document is not permitted without written permission of Bild Architecture LLC



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

KEY OF MATERIALS:
1. STAINLESS STEEL FLAT SEAM SHEET METAL
2. STAINLESS STEEL RAILINGS
3. PORTLAND BRICK
4. ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM
5. ANODIZED ALUMINUM OVERHEAD DOOR
6. SITE CAST CONCRETE WITH REVEALS
7. ANODIZED ALUMINUM SHADE LOUVERS



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2.0	A	ISSUE DATE **2/20/16** SHEET SCALE 1/4" = 1'-0"	DRAWN BY **EMW** SHEET TITLE ELEVATIONS	**DOCUMENTS NOT FOR CONSTRUCTION**	REVISIONS 1 - 2 - 3 - 4 - 5 -	PROJECT NO. **16001** PROJECT NAME **AMOTO'S** **71 INDIA ST, PORTLAND ME**	**Bild Architecture** PO Box 8235 Portland, ME 04104 207.408.0168 evan@bildarchitecture.com