

1. Legal Ad

Documents:

[4-19-17 LEGAL AD.PDF](#)

2. Agenda

Documents:

[4-19-17 AGENDA.PDF](#)

3. 109 Danforth Street (Victoria Mansion)

Documents:

[HP MEMO - 109 DANFORTH ST \(VICTORIA MANSION\).PDF](#)

4. 44 Oak Street

Documents:

[HP MEMO - 44 OAK ST.PDF](#)

5. 128 High Street

Documents:

[HP MEMO - 128 HIGH ST.PDF](#)

6. 21 Pine Street

Documents:

[HP MEMO - 21 PINE ST.PDF](#)

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

On **Wednesday, April 19, 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. PUBLIC HEARING

- i. Certificate of Appropriateness for Replacement of Infill Carriage House Doors; VICTORIA MANSION, 109 DANFORTH STREET; Victoria Mansion, Applicant.
- ii. Certificate of Appropriateness for Rooftop Pergola Addition; 44 OAK STREET; Michael Keon, Applicant.

Break for Dinner; Meeting Resumes at 6:45

PUBLIC HEARING, continued

- iii. Certificate of Appropriateness for Carport Addition; 128 HIGH STREET; WCSH, Applicant.

2. WORKSHOP

- i. Preliminary Review of Proposed Rooftop Addition; 21 PINE STREET; Jim Beaudry, Applicant.

3. 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 19, 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 April 5, 2017:

No decisions; agenda consisted of workshops only.

4. PUBLIC HEARING

i. Certificate of Appropriateness for Replacement of Infill Carriage House Doors; VICTORIA MANSION, 109 DANFORTH STREET; Victoria Mansion, Applicant.

ii. Certificate of Appropriateness for Rooftop Pergola Addition; 44 OAK STREET; Michael Keon, Applicant.

Break for Dinner; Meeting Resumes at 6:45

PUBLIC HEARING, continued

iii. Certificate of Appropriateness for Carport Addition; 128 HIGH STREET; WCSH, Applicant.

5. WORKSHOP

i. Preliminary Review of Proposed Rooftop Addition; 21 PINE STREET; Jim Beaudry, Applicant.

5. CONSENT AGENDA

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

**PUBLIC HEARING
VICTORIA MANSION, 109 DANFORTH STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: April 13, 2017

RE: April 19, 2017 **Public Hearing**

Application for: Certificate of Appropriateness for Carriage House Infill Door Replacement

Address: Victoria Mansion

Applicant: Victoria Mansion
represented by Tom Johnson, Executive Director

Due to time constraints, the staff memo for this application will be forwarded to Board members on Monday 4/17.



Date: 12 April 2017

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:

109 Danforth 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 project entails the replacement of non-historic glass insert entries from the early 1980s on the historic façade of Victoria Mansion's Carriage House (1860). The deteriorated 1985 wooden doors and transoms are of non-historic design and do not conform to the Secretary of the Interior's Standards for Rehabilitation on alterations to historic buildings for contemporary use. Currently, the Carriage House serves as the museum ticketing and interpretation area, the Museum Shop, and a meeting facility.

We propose to replace the deteriorated units with dark bronze finished aluminum commercial grade entries of a simple design (see attached proposal from O&P Glass). It is our intent to have these features visually receded from the general appearance of the building, and to enforce that we will also be replicating the original barn-type doors. We have photographic evidence of the original appearance of the 1860s doors, which were replaced with faithful replicas during the remodeling of the building for commercial uses in 1985. These later replicas were not constructed correctly, allowing water to infiltrate their structures and pool in joint areas, thus necessitating their removal in 2009. When they were removed restoration carpenter Caleb Hemphill made record drawings of their design and construction and salvaged 1/4 of one of the doors, which has been maintained in the Mansion's architectural fragments collection as a record of what was there. At the time of their removal the original strap hinges were salvaged and retained, and the original pintles remain in the masonry work surrounding the openings. The replacement doors will be operable and will remain open while the Mansion is open to the public and closed at other times.

Based on usage of the Carriage House, we propose that the right hand opening will have out-swinging operable double glass doors with bronzed handles of contemporary simple design and crash bars on the interior. The left hand opening will have sham, non-operable glass panels mimicking the design of the right hand entry. These will not be used for entry of exit.

We wish to minimize the design aspects of the glass and aluminum insert panels to the greatest extent possible, thus the use of a dark bronze finish on the aluminum which is darker than the surrounding painted woodwork and masonry. This should allow them to visually recede from the other design elements of the building and emphasis would thus be on the reproduction barn-type doors. However, as the building serves as our point for admissions and museum shop sales, we are acutely aware of visual cues to the public and wayfinding issues. With this in mind, we are proposing that the right infill consist of doors with pull handles and with transoms above, and the left infill will consist of non-operable glass panels (see proposal drawings). On nearing the building, visitors would receive the visual cue of the door handles and thicker aluminum frames of the doors that this is the obvious entrance to the facility; the left infill would have proportionately thinner framing that serves as a location for signage. At the request of the Historic Preservation Program

Manager, we have also attached an alternate design showing thicker framing in the left infill that mimics the doors on the right. While this would provide visual balance, relative to the above stated wayfinding issues this design would be less advantageous to us in providing an immediate visual cue as to the correct entrance to take. While we understand the potential desire for symmetry on this building's façade, it should be noted that asymmetry is a defining feature of the entire site, and that the modernity of the materials and effort to have these inserts visually recede from the first impressions of the building would potentially negate the need for this balance.

CONTACT INFORMATION:

APPLICANT

Name: Thomas B. Johnson, Director

Address: Victoria Mansion
109 Danforth Street

Zip Code: 04101

Work #: 207.772.4841 ext.100

Cell #: n/a

Fax #: _____

Home: 207.489.9084

E-mail: tjohnson@victoriamansion.org

PROPERTY OWNER

Name: Victoria Mansion

Address: see information to left

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

BILLING ADDRESS

Name: same as above

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

ARCHITECT

Name: n/a

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

CONTRACTOR

Name: O & P Glass

Address: 140 Capitol Street
Augusta, ME

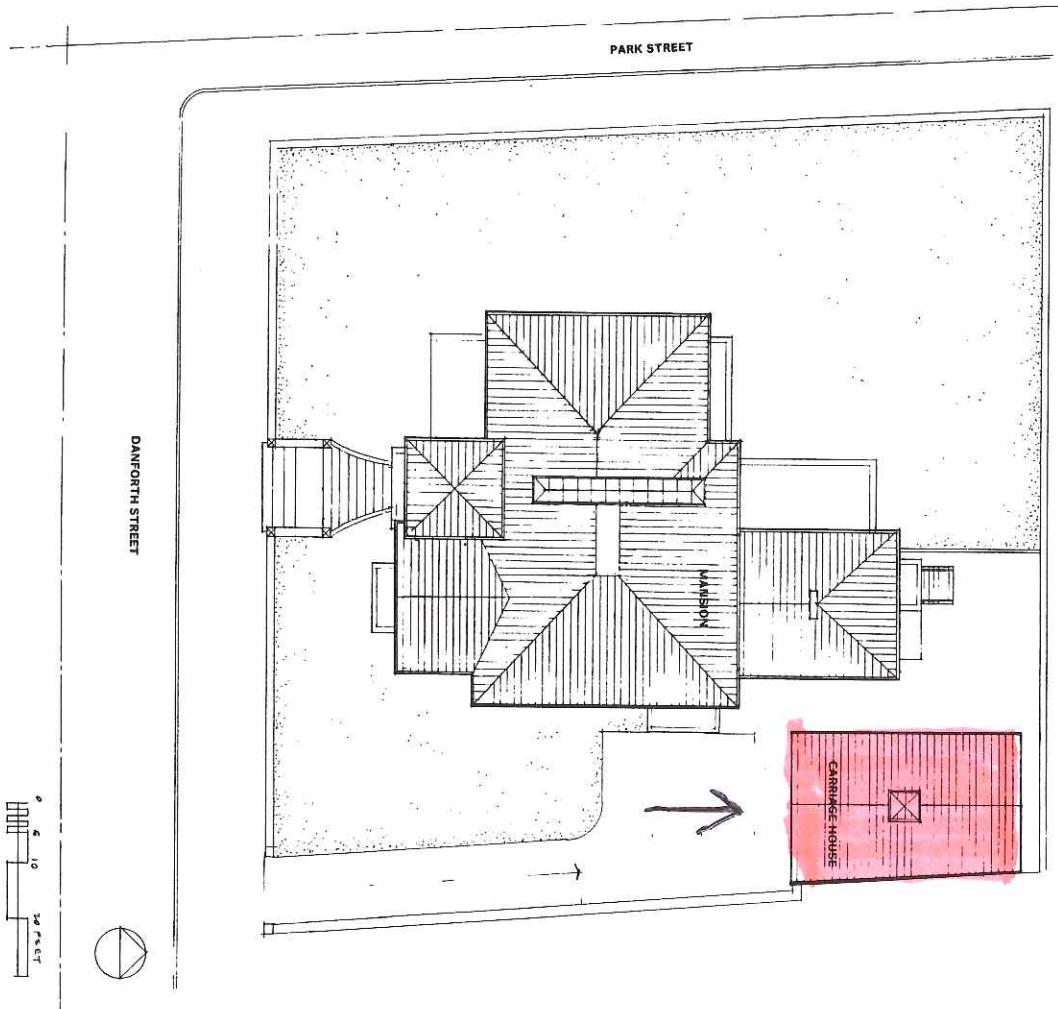
Zip Code: 04330

Work #: 207.622.3652

Cell #: _____

Fax #: 207.622.3268

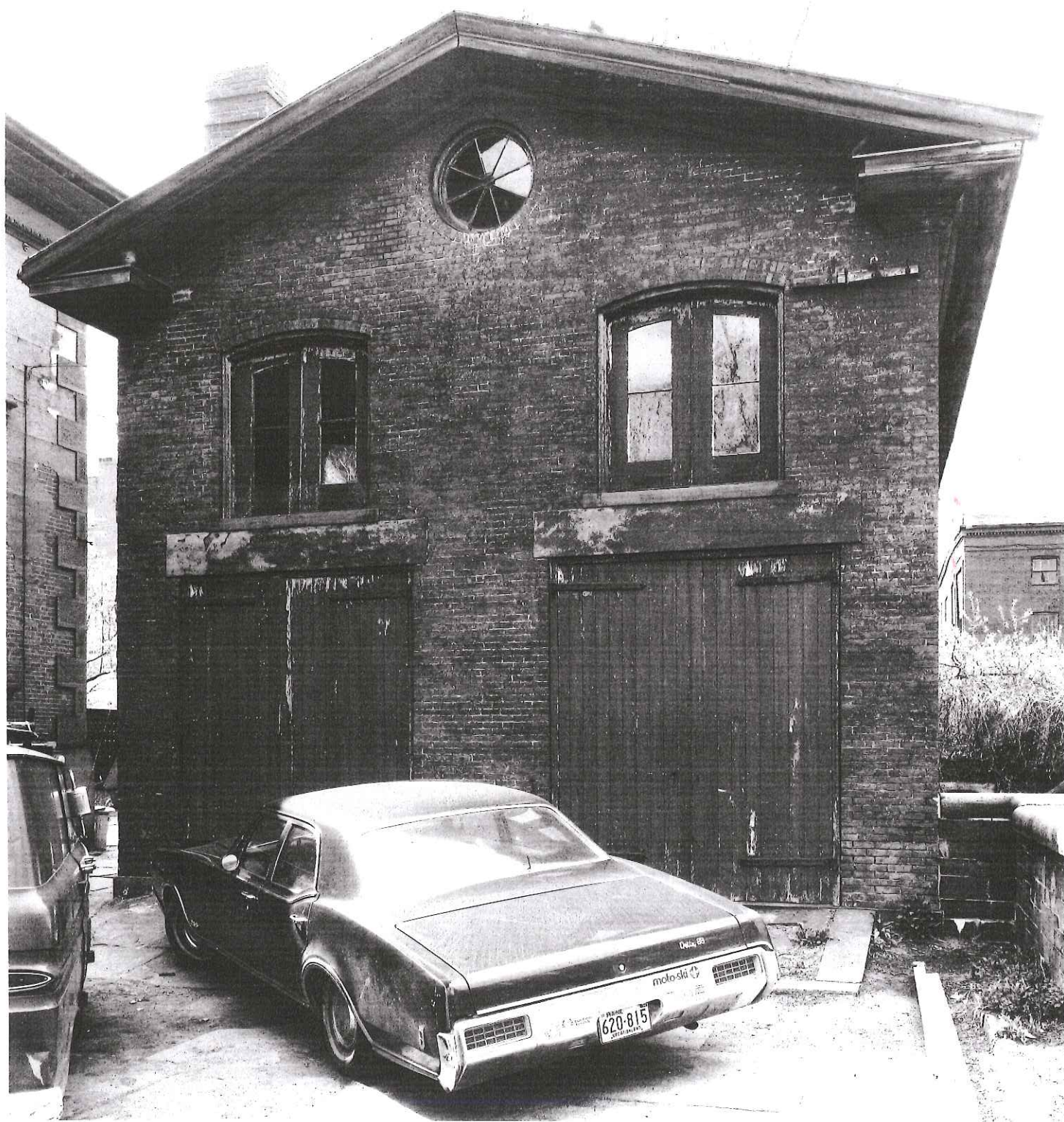
Home: _____



MORSE-LIBBY HOUSE
 109 DANFORTH STREET
 PORTLAND, MAINE

Ann Beha Associates
 Architects, Planning & Historic Preservation
 11 Prentiss St. Boston, MA 02110 617/738-3000

SITE PLAN



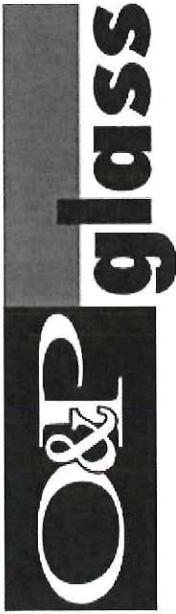
1973 Showing original
doors

Carrage House 2009 Before removal of "barn" doors



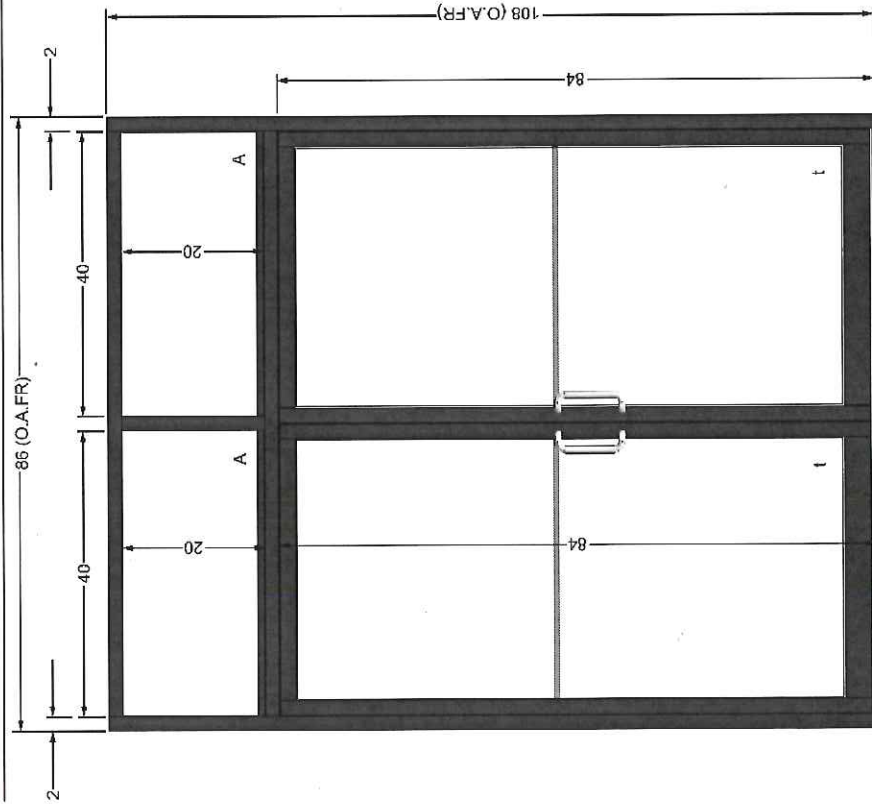




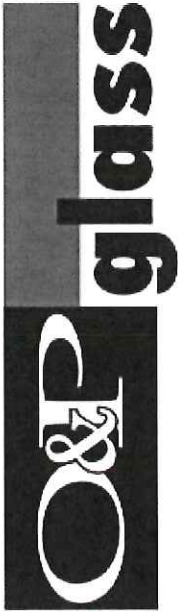


Project Name: Victoria Mansion
Frame Set Name: Frame Set 1
Metal Group: M451T CG/SS/OG STOPS UP
Required: 1 Back Member Color: #40 DARK BRONZE : PERMANODIC
Frame Name: Frame 2
D/S: 1 Frame Type: Standard
Panels: 1 Rows: 2
Frame Width: 86
Frame Height: 108
Face Member Color: #40 DARK BRONZE : PERMANODIC

3/2/2017 9:36 AM

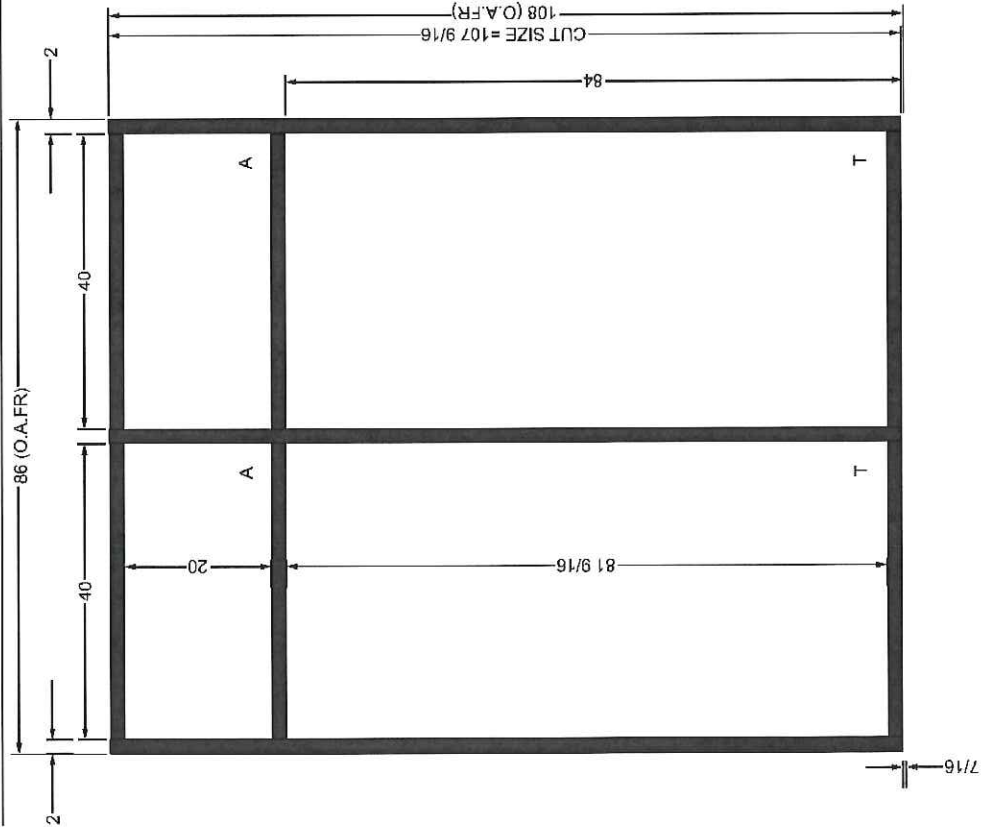


option 1
right



Project Name: Victoria Mansion
Frame Set Name: Frame Set 1
Metal Group: M451T CG/SS/OG STOPS UP
Required: 1 Back Member Color: #40 DARK BRONZE : PERMANODIC
Frame Name: Frame 1
D/S: 1 Frame Type: Standard
Panels: 2 Rows: 2
Frame Width: 86
Frame Height: 108

3/2/2017 9:36 AM



option 1
left



Project Name: Victoria Mansion

4/4/2017 11:29 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 2

Metal Group: M451T CG/SS/OG STOPS UP

D/S: 1 Frame Type: Standard

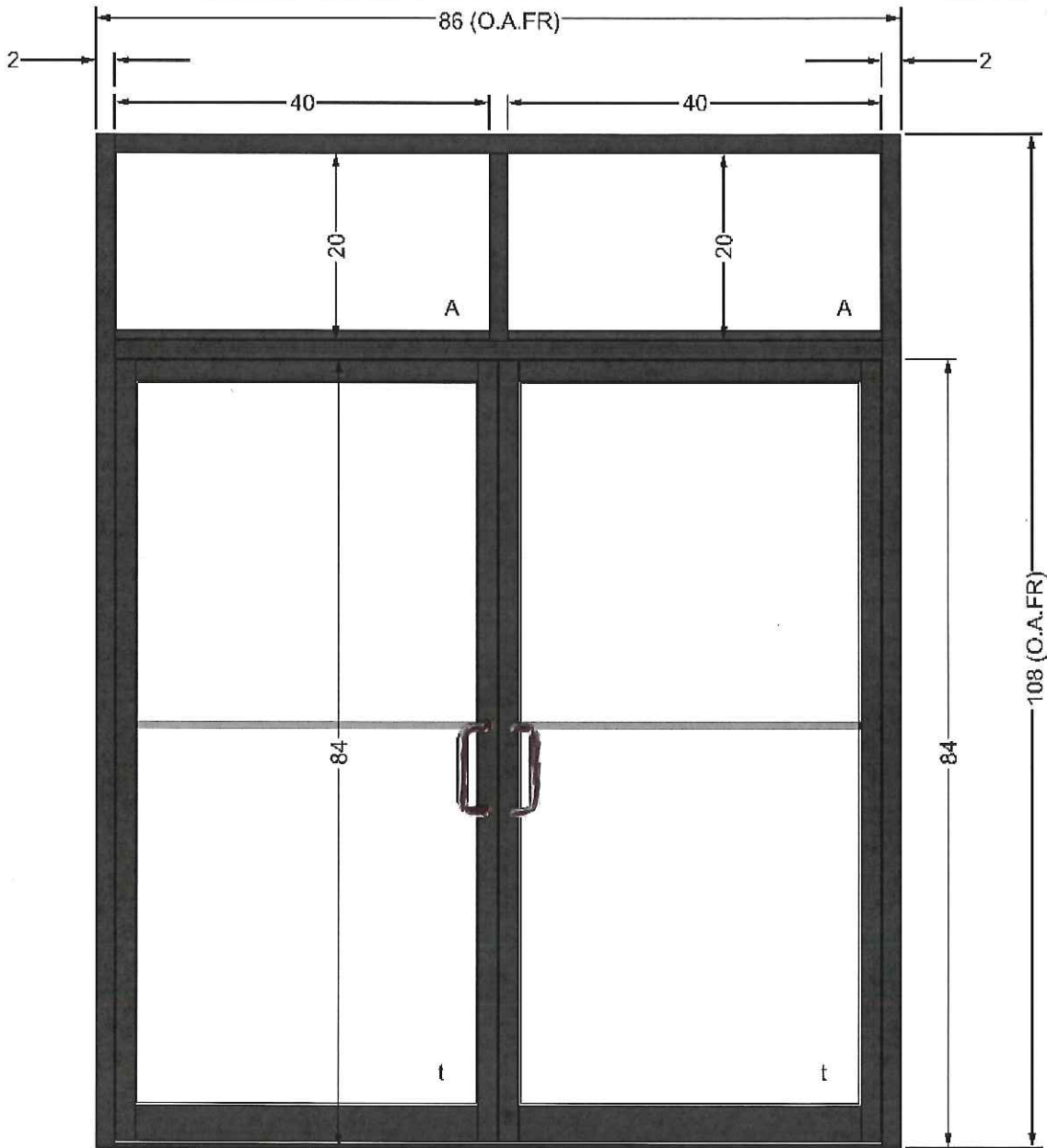
Required: 1 Panels: 1 Rows: 2

Frame Width: 86

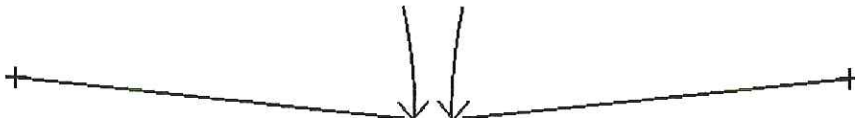
Frame Height: 108

Back Member Color: #40 DARK BRONZE : PERMANODIC

Face Member Color: #40 DARK BRONZE : PERMANODIC



*option 2
right*





Project Name: Victoria Mansion

4/4/2017 11:29 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 1

Metal Group: M451T CG/SS/OG STOPS UP

D/S: 1 Frame Type: Standard

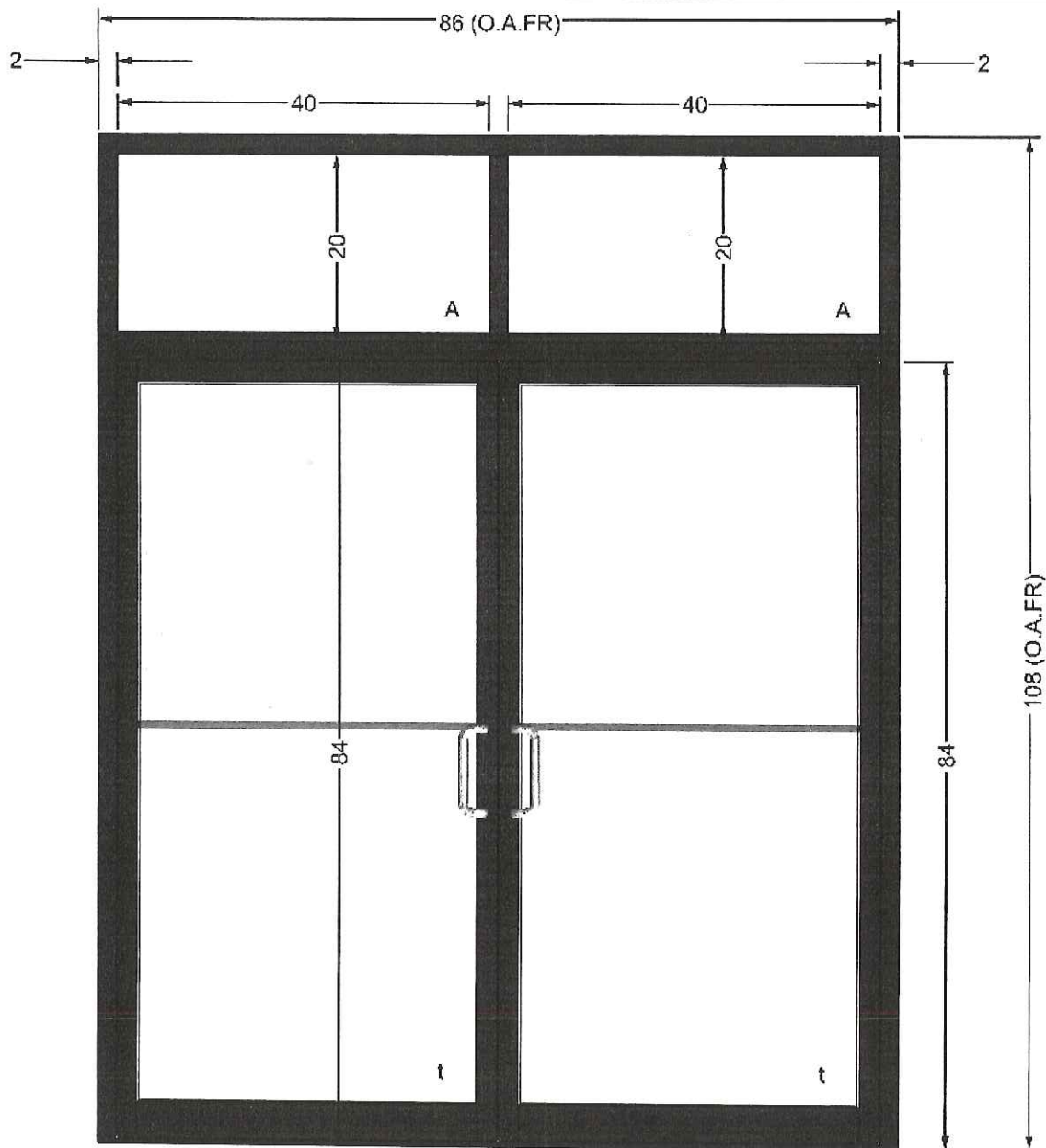
Required: 1 Panels: 1 Rows: 2

Frame Width: 86

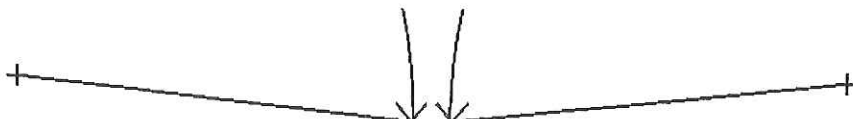
Frame Height: 108

Back Member Color: #40 DARK BRONZE : PERMANODIC

Face Member Color: #40 DARK BRONZE : PERMANODIC



option 2
left



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

**PUBLIC HEARING
44 OAK STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: April 12, 2017

RE: April 19, 2017 **Public Hearing – Rooftop pergola and planters,
after-the-fact**

Address: 44 Oak Street, Unit 4

Applicant: Michael Keon

Introduction

Condominium owner Michael Keon has requested a public hearing for an after-the-fact review of a rooftop pergola added last year to the deck atop the penthouse of his residence at 44 Oak Street. The applicant would also like to add several planters to the deck. The deck, railing, and stair enclosure were part of Mr. Keon's application to renovate the upper floor unit for his living space, which was approved by the Historic Preservation Board on June 3, 2015. Plans approved at that public hearing featured a scaled back version of the rooftop additions, compared to the preliminary plans. Board feedback at the workshop held on May 13, 2015 expressed a clear preference for recessive, minimalist concepts for the deck, railing, and stair enclosure, without any canopy or shade structures. Additional structural concerns had also been raised by project engineers, prompting a conservative approach to rooftop loading.

The pergola in question was constructed in late 2016, following completion of the renovations, and move-in. Mr. Keon told staff he felt the pergola would be a way to provide shade to make the deck more useful in hot summer periods, without building a heavy solid structure. He has provided a plan view of the pergola, a drawing of the proposed planters, and photos of the existing pergola from Free Street. Staff has provided drawings from both the preliminary and the final 2015 proposals, as well as additional photos of the pergola from various vantage points. (Note that as seen, the pergola has not yet been painted as the applicant intends – a charcoal to match the color of the stair bulkhead.)

Background Information

The subject property is a four-story brick, stone, and terracotta commercial building at the corner of Oak and Free Streets (c. 1912) that is notable for its relatively rare two-story storefront facing Free Street. It is also notable for a sensitively designed, 1980's rooftop addition that is minimally visible from a number of vantage points because it sits back from the roof edges. The cladding and windows of this 80's era fifth floor were replaced as part of the 2015 renovations, and finished with a monochromatic, recessive color. As noted in the Historic Resources Design Manual and in the staff memo for the 5/13/15 Board workshop, it "... is successful in large part because it was positioned and designed so as not to introduce a distracting element at the roofline of this noteworthy commercial structure." Staff noted in 2015 that everything on the roof is quite visible from Spring Street because of the open space left by the demolition of the former YWCA, and that is still the case.

The potential for creating a distraction by the addition of highly visible rooftop elements was emphasized in staff comments for the 2015 workshop, and was also a common theme in the Board's comments. In the preliminary plans presented at the workshop, the stair bulkhead was larger than what eventually was constructed, and it was augmented with a large overhanging canopy to create shade. (See Attachments 7 and 8.) By comparison the approved plan scaled back the monochromatic, simple stair tower to the minimum necessary, and eliminated the canopy. The railings around the deck are transparent – simple cable rails.

Staff Comments

Staff has referenced the preliminary and final rooftop designs to illustrate the evolution of the proposal in response to the comments of the Board. Comments made by the Board at both of the 2015 meetings (workshop and public hearing) are clearly in favor of reducing the visual impact and potential clutter on the roof of the penthouse. While there was qualified support for some use of the roof, and even minority support for a small canopy, the feedback offered by Board members emphasized reducing the mass, clutter, and overall visual impact of the additions to a minimum.

Staff believes that had the pergola that presently exists been proposed at the 2015 public hearing, it would not have been considered consistent with the design direction sought by the Board. While the unfinished wood of the pergola now stands out quite prominently, painting or staining it to match the rest of the charcoal additions will not significantly reduce its visual impact. It is not solid, but it is considerably taller and larger than the stair bulkhead that was approved in 2015.

For comparison staff has included a photo of two pergolas on the rear (Spring Street face) of 6 City Center. (See Attachment 6.) Among the key differences between this location and the one in question at 44 Oak Street:

- This section of 6 City Center is only three stories tall, with a backdrop of a taller building while the pergola at Oak Street stands out against the sky and increases the apparent mass of the rooftop addition.

- The Spring Street addition is a late 20th century structure with recent renovations and a jumbled, mixed immediate context, not an historic, single block like the Oak Street property.

Staff sympathizes with Mr. Keon's attempt to extend the utility of his rooftop deck by adding protection from hot sun, but believes the scale and visibility of the pergola make it just the sort of distraction the Board and the architect tried to avoid in the final approved plan. If Board members do not find the recently added pergola consistent with applicable standards, perhaps they can make suggestions for more modest or temporary protection from the sun.

In regards to the proposed planters, the applicant has not specified either a number or the locations. Staff wonders if low planters positioned in the middle of the deck, some distance in from the railings would not be visible and thus avoid causing visual clutter as long as the plantings were not too tall.

Applicable Review Standards

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

- (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.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the April 19, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed pergola and planters at 44 Oak Street **meet (fail to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Applicant's project description
2. Plan view of pergola
3. Detail of proposed planters
4. Photos supplied by applicant of existing pergola, with rendering of proposed planters
5. Staff photos of property with pergola
6. Staff photo of existing pergolas at rear of 6 City Center (3 Spring Street)
7. Preliminary drawing of rooftop additions (May 13, 2015 workshop)
8. Drawing of approved rooftop additions (June 3, 2015 public hearing)



Date: _____

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

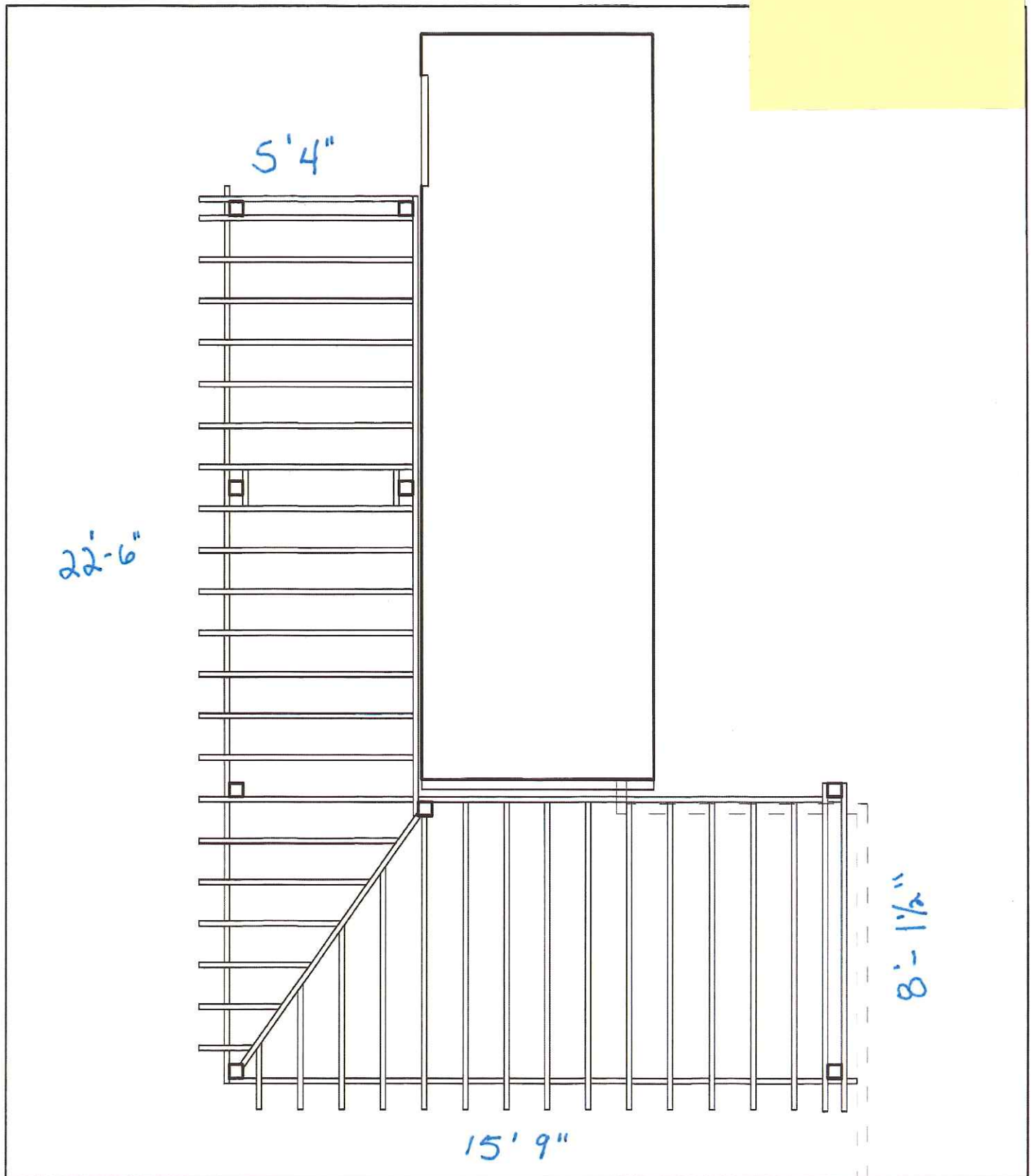
44 OAK ST PORTLAND, ME 04101

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

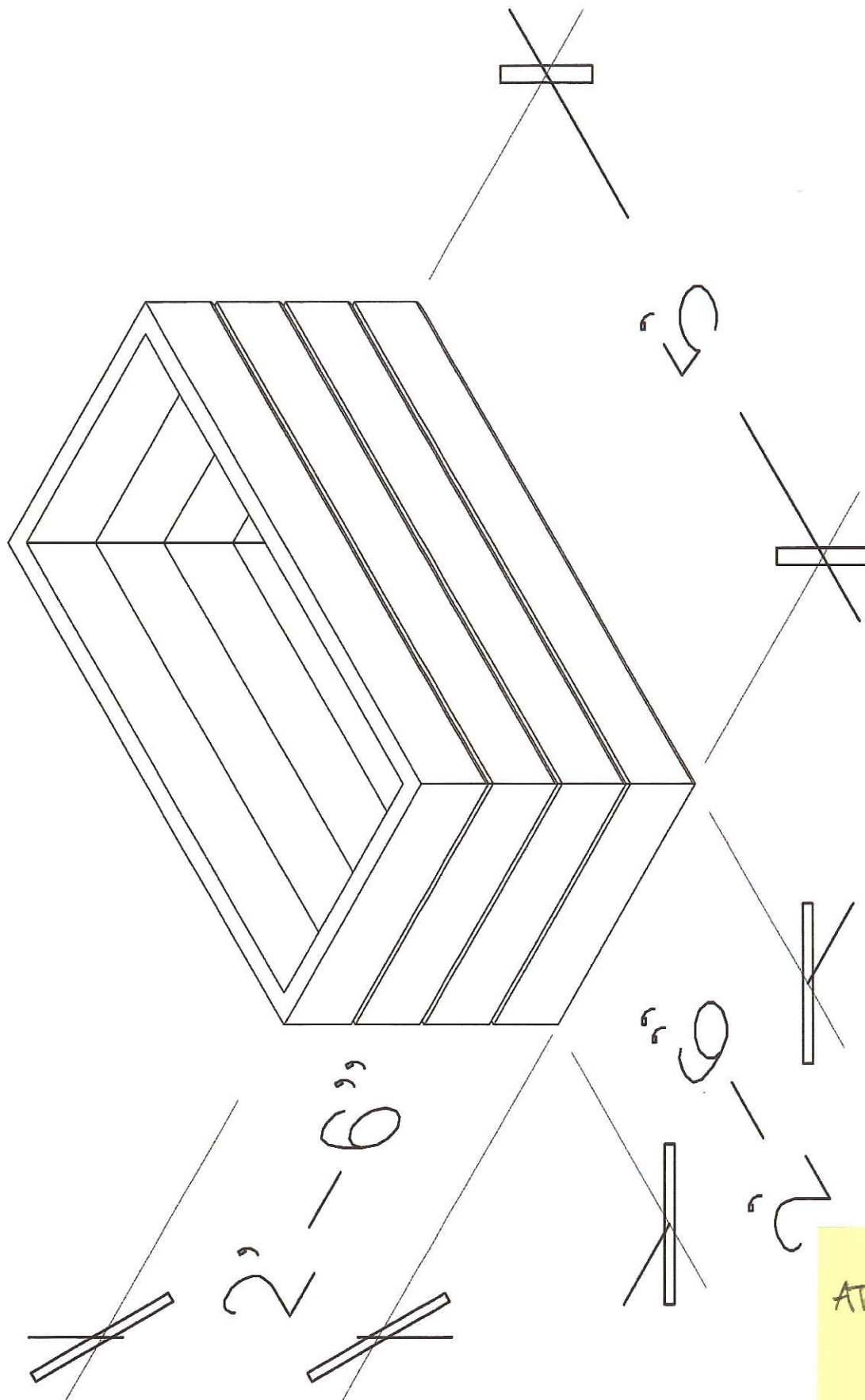
PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully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

THIS PROJECT PERTAINS TO THE FINISHED
ROOFDECK OF THE PROPERTY AND INCLUDES A
PERGOLA (DETAILS ATTACHED) AND PLANTER BOXES (DETAILS
ATTACHED) THE PERGOLA IS CONSTRUCTED FROM 2"x6"
ROUGH SAWN HEMLOCK AND WILL BE PAINTED THE
SAME LIGHT CHARCOAL COLOR THAT WAS APPROVED BY
THE BOARD FOR THE BULKHEAD TO HELP IT BLEND
MOST EFFECTIVELY INTO AN OVERCAST SKYLINE! I
WOULD ALSO LIKE TO PLACE SEVERAL PLANTERS (DETAILS
ATTACHED) FOR VEGETABLES AND FLOWERS. THESE WOULD
ALSO BE PAINTED WITH THE SAME CHARCOAL COLOR.

ATTACHMENT 1



	PIECE TITLE Gate	DRAWN BY: P. Lewis	BILL OF MATERIALS:	PAGE NO. 3
	DRAWING TITLE: 10 10 16	DATE: 10 10 16		
	SCALE: N/A			

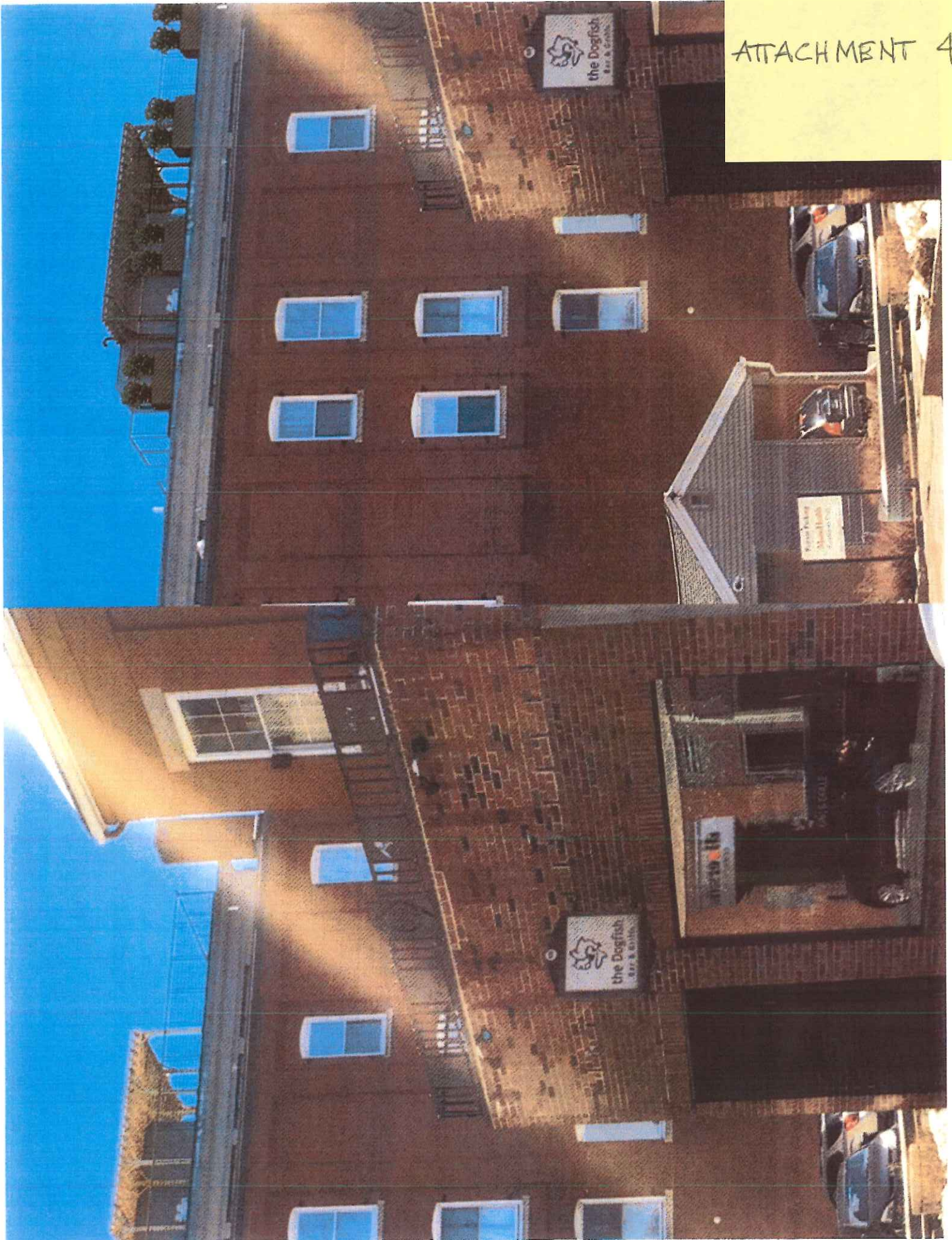


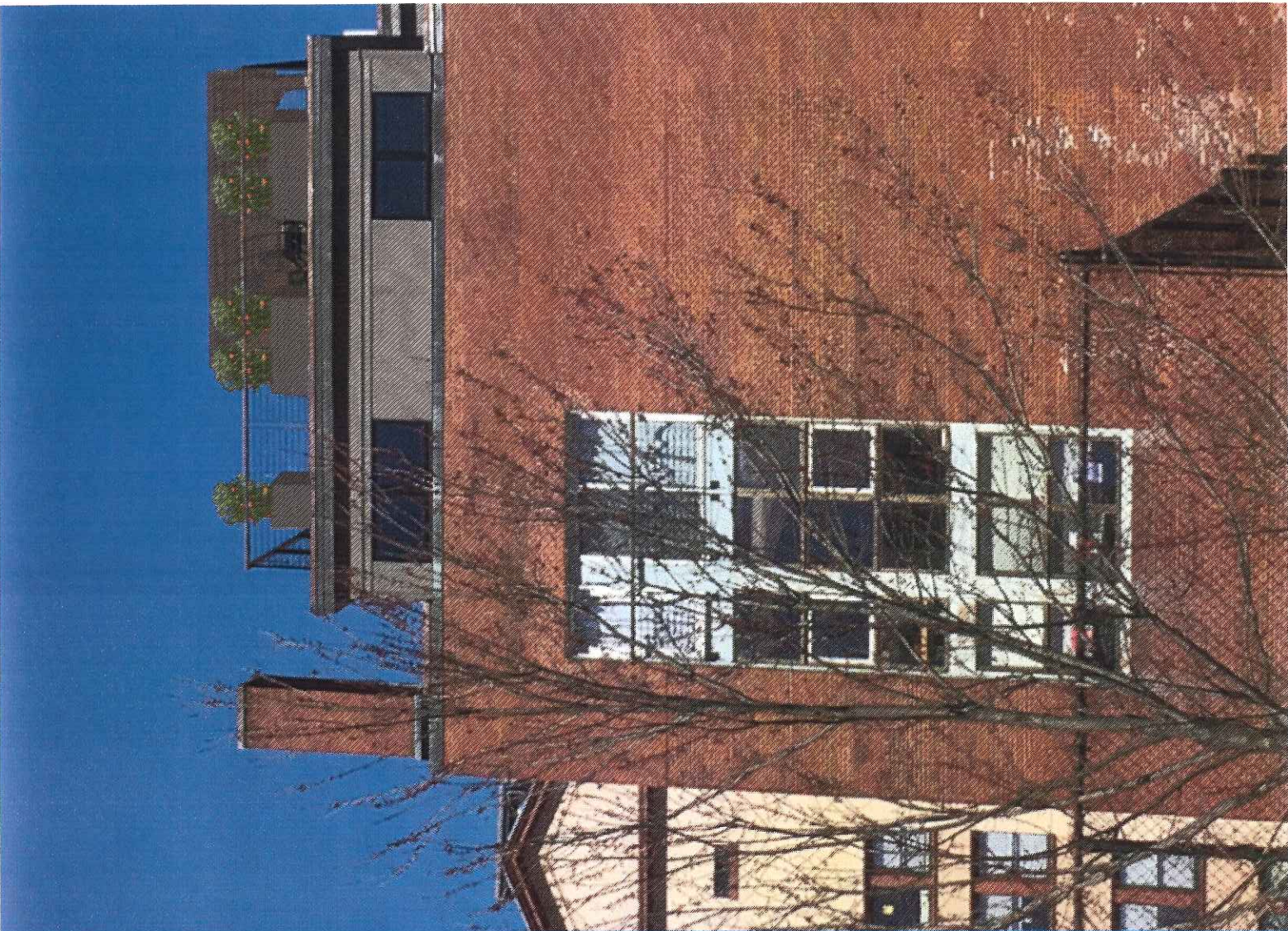
PLANTER NOTES:

- Planter to be painted identical to 5th floor exterior color
- Planter will be secured to decking with screw-down blocking-
- Planter to be constructed of composite materials to prevent decay

ATTACHMENT 3

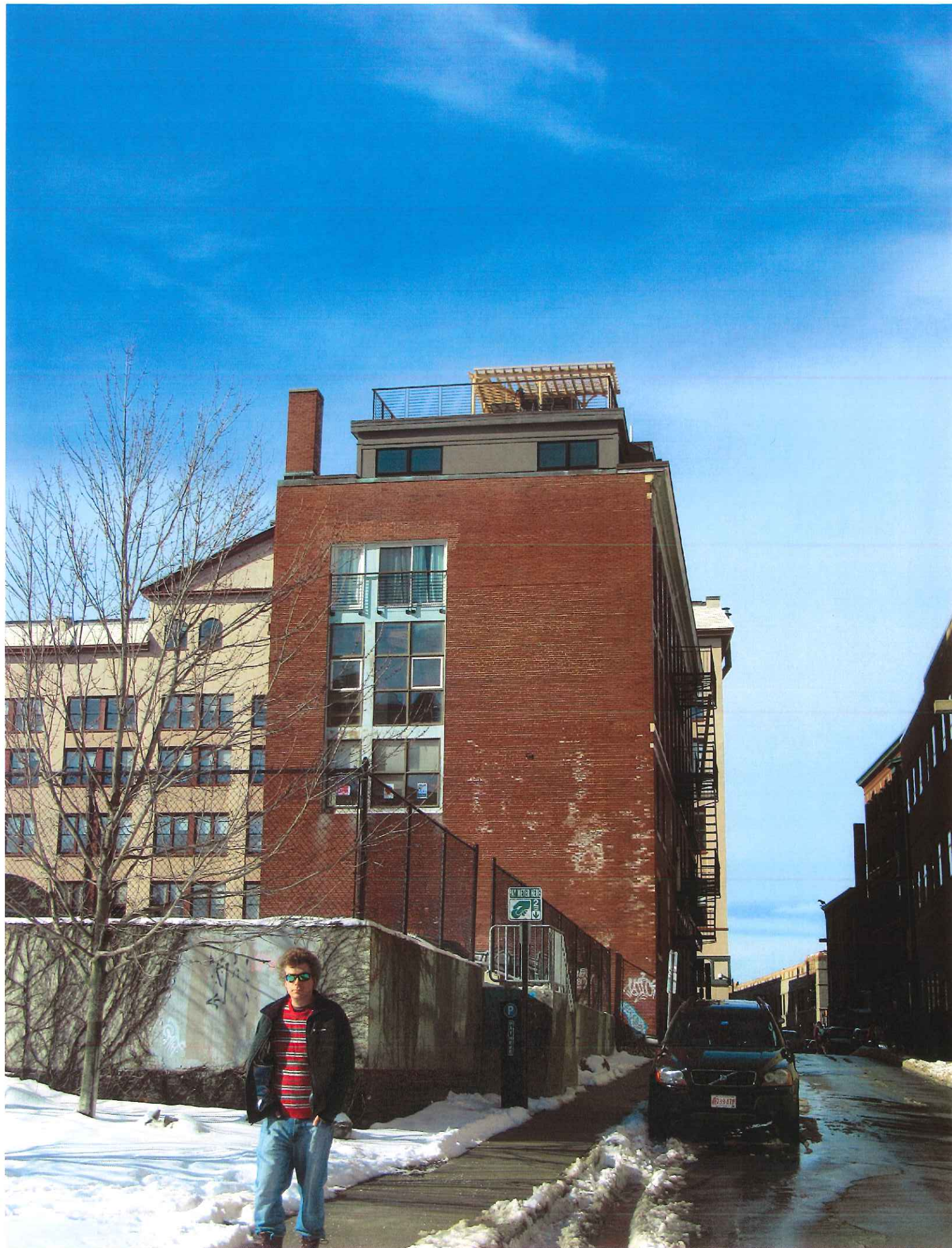
ATTACHMENT 4



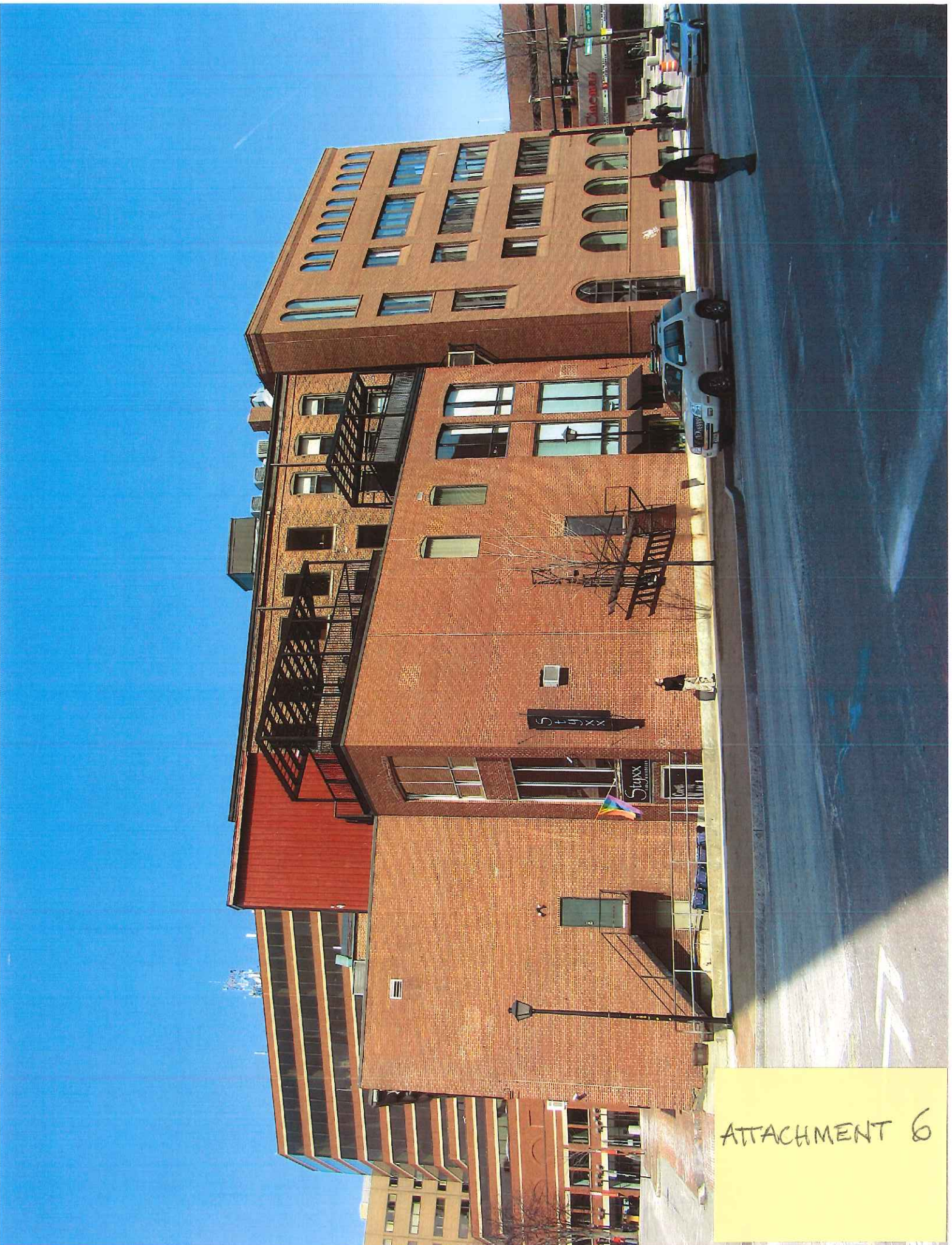




ATTACHMENT 5

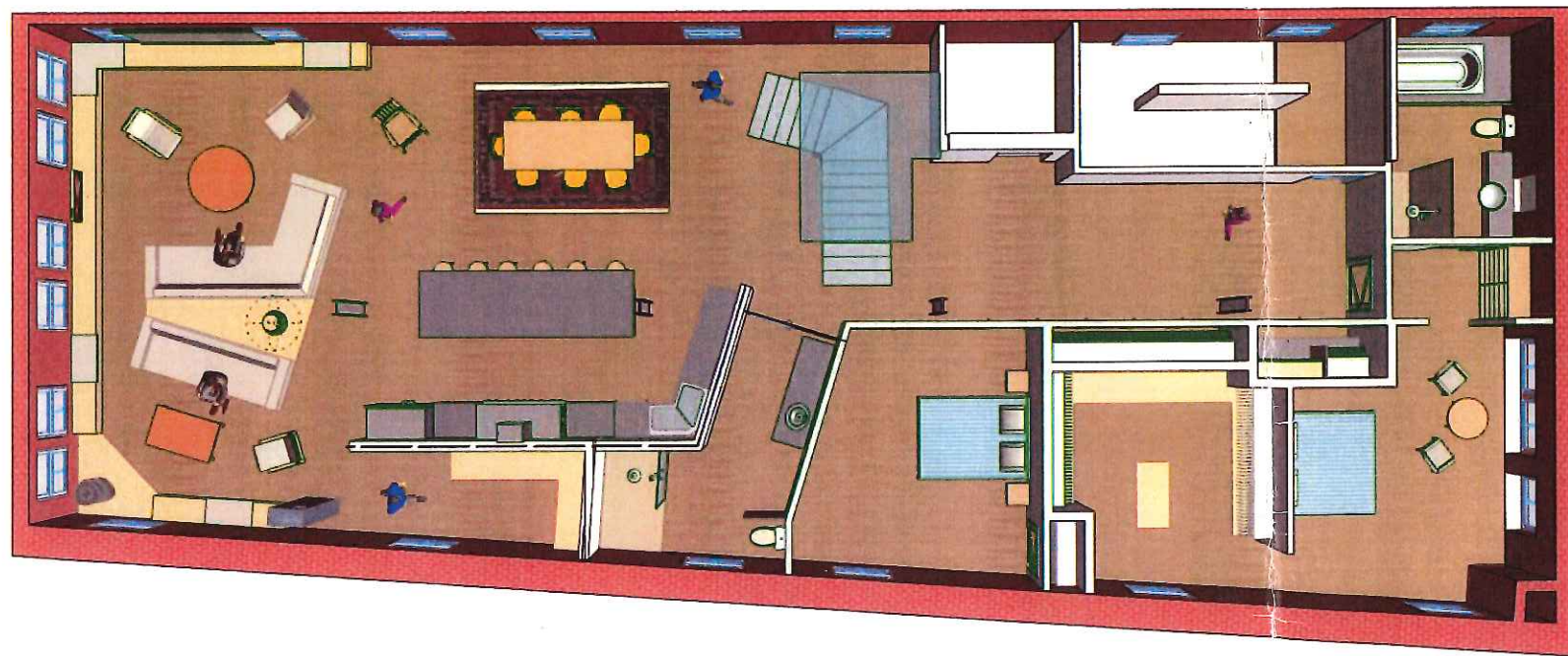




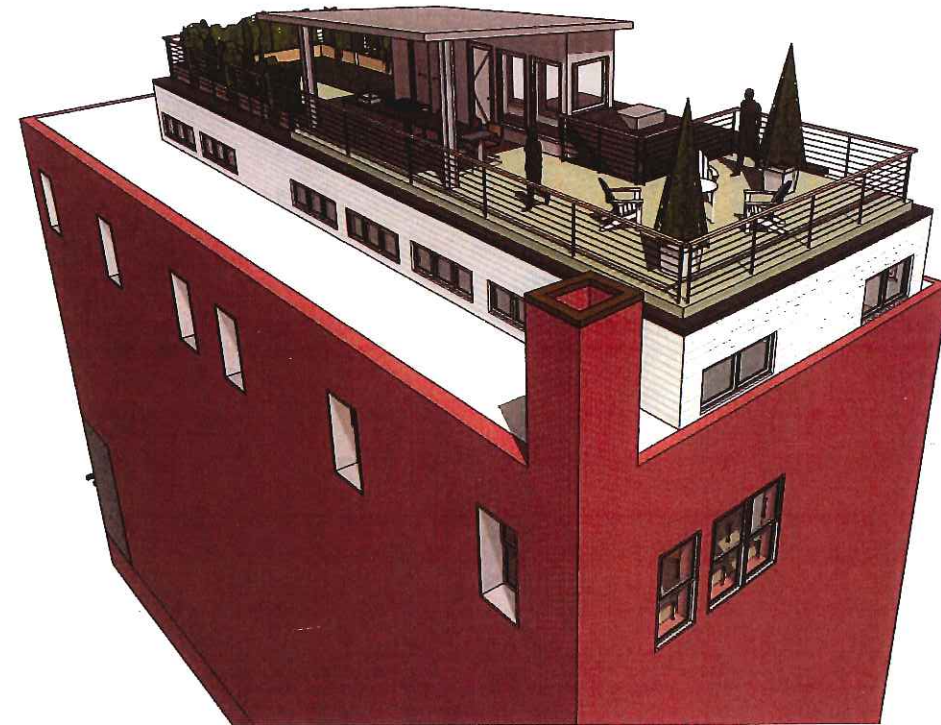


ATTACHMENT 6

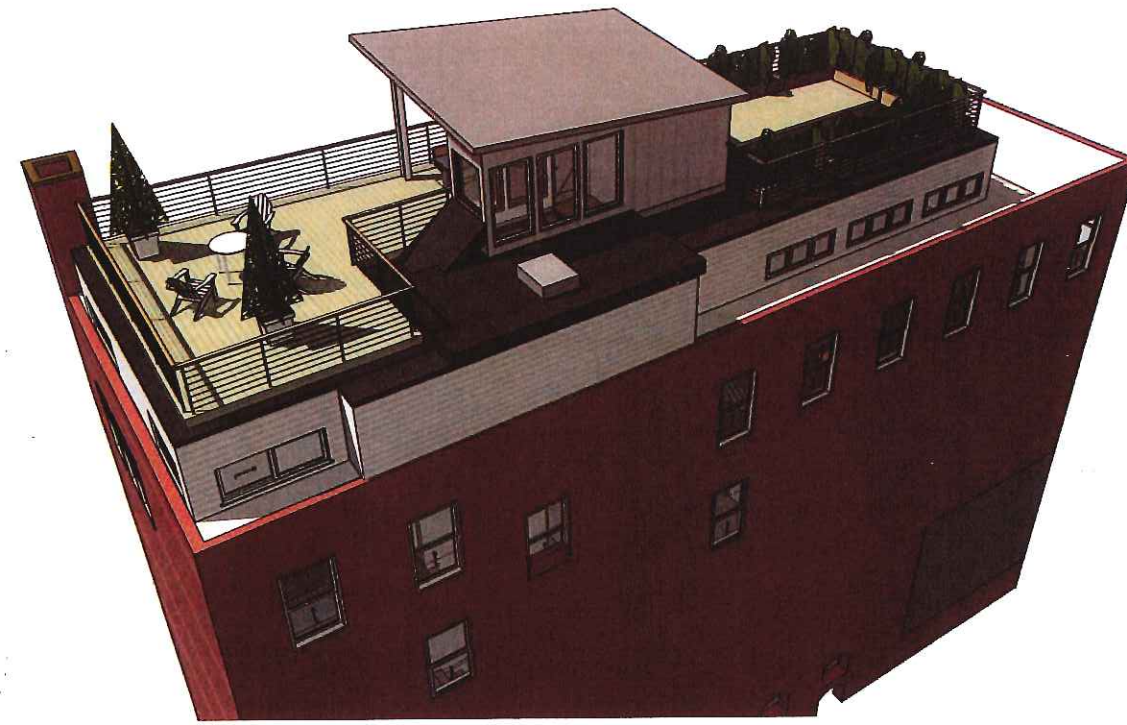
/Users/darelgbrielbridges/Google Drive/Jobs/150406_CJA_Keon/CAD/ArchCad/Keon_C.pln



4th Flr Birds Eye
NOT TO SCALE



Proposed Roof Deck
NOT TO SCALE



Proposed Roof Deck
NOT TO SCALE

ATTACHMENT 7

PRELIMINARY
NOT FOR CONSTRUCTION

Views

A9.1

44 Oak Street
Michael Keon
44 Oak Street Portland ME 04101

DATE/PERSON:
DATE OF ISSUE:
PROJECT STATUS:
Schematic design

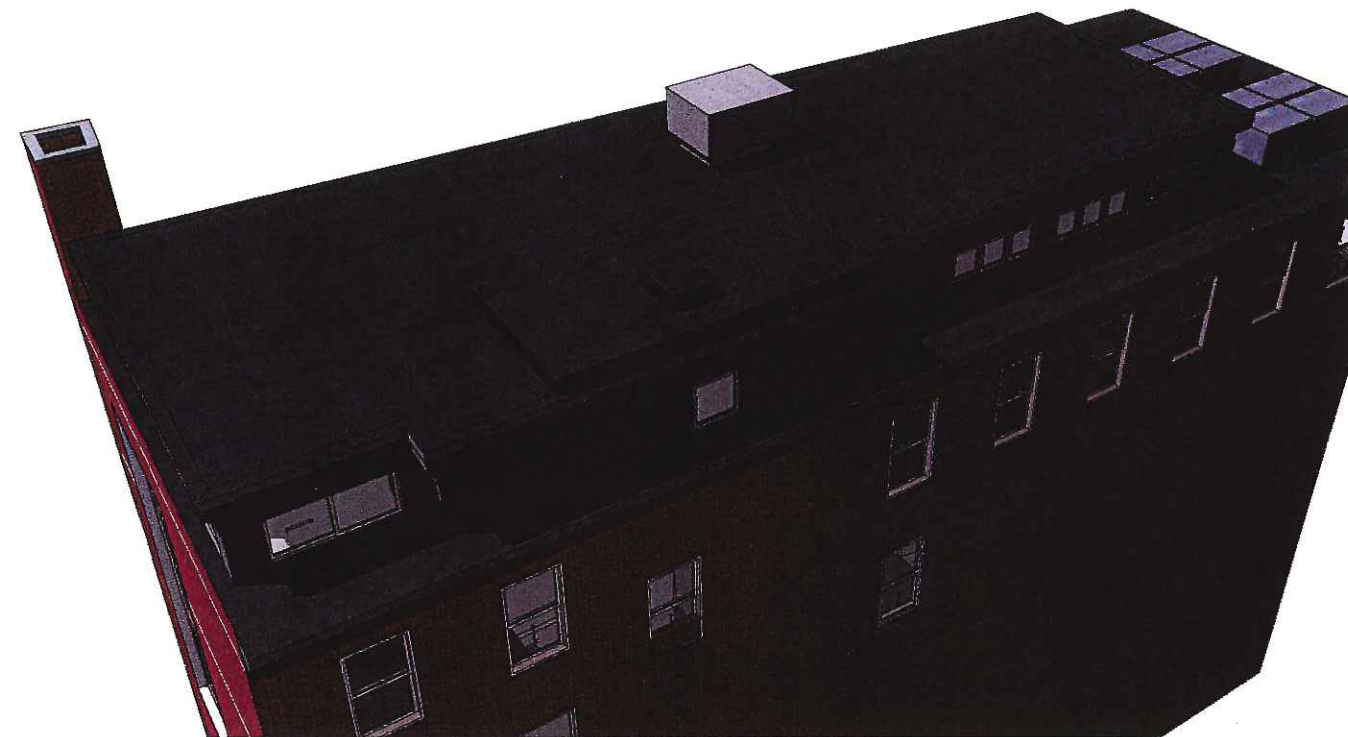
CONSULTANTS:
SAFETY - LOWER VILLAGE SURVEY CO. 2017/07/25/45
STRUCTURE.

SUBMISSIONS:

PROJECT STATUS:
Schematic design
STUDIO MANAGER:
PROJECT ARCHITECT:

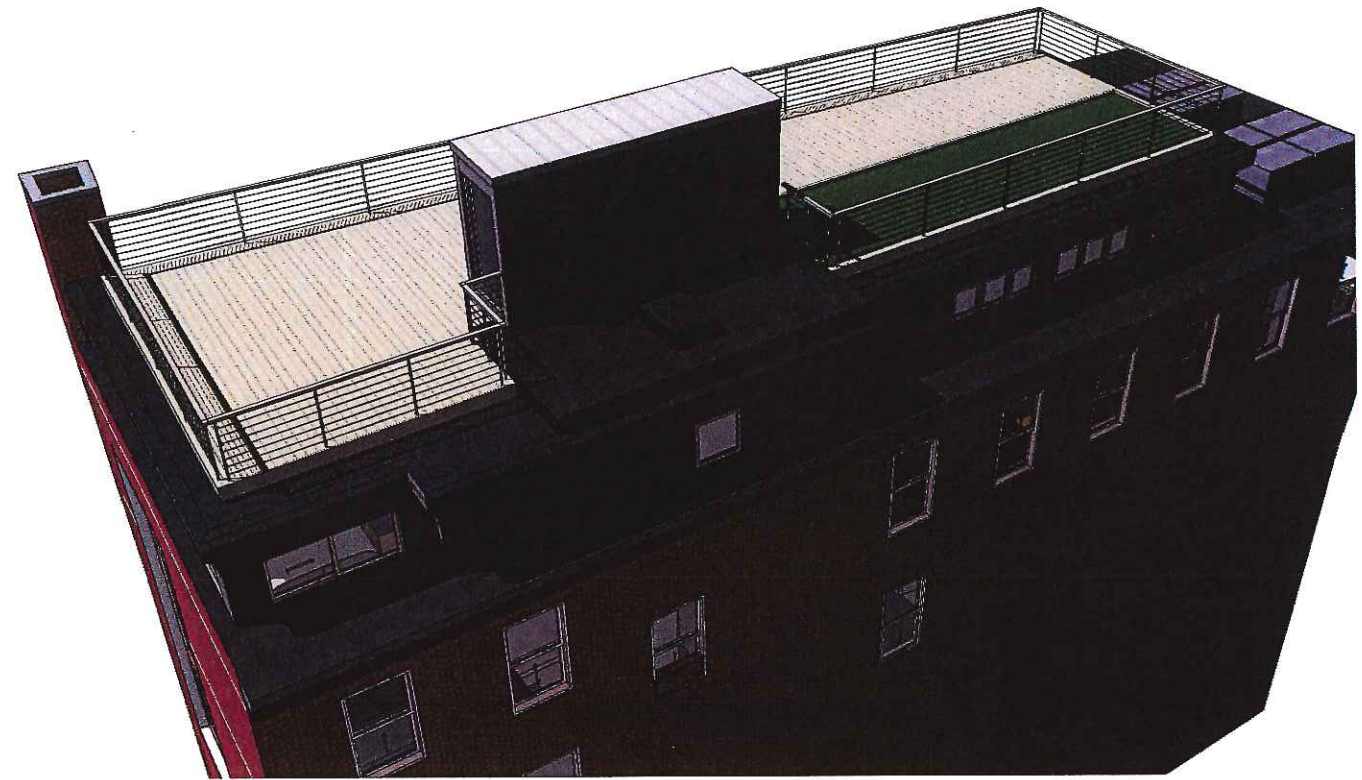
CALEB JOHNSON
ARCHITECTS + BUILDERS
265 MAIN STREET, SUITE 201 BILDEFORD, ME 04005
T: 207.283.8777 F: 207.283.8778 CJA@CJABUILDERS.COM

/Users/DGB/Trans/Google Drive/Projects/150408_CJA_Keon/CAD/ArchiCad/Keon_F.pln



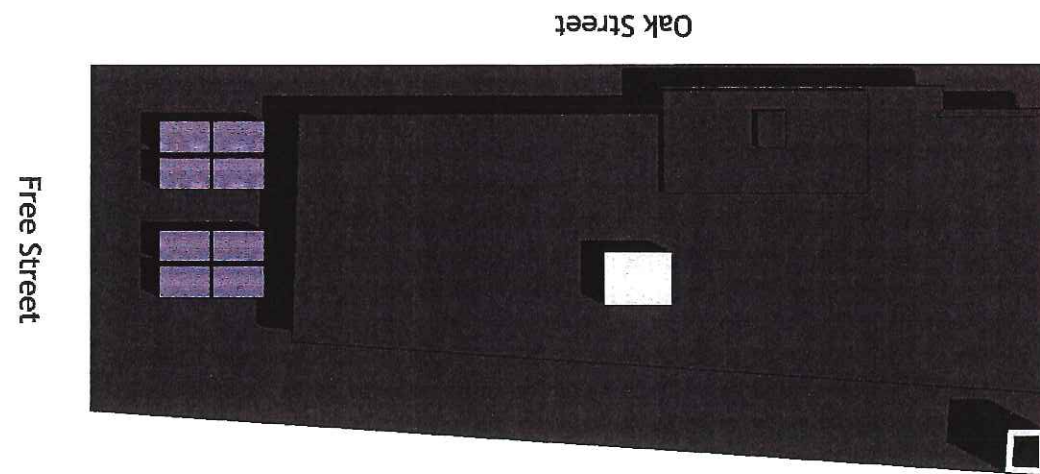
~~EXISTING~~ Proposed Roof Deck

NOT TO SCALE



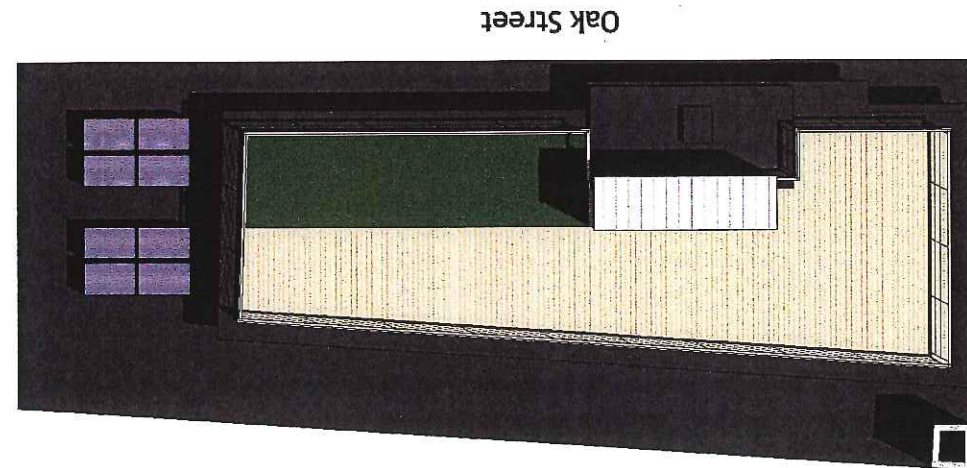
Proposed Roof Deck

NOT TO SCALE



Existing Roof Deck

NOT TO SCALE



Proposed Roof Deck

NOT TO SCALE

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

**PUBLIC HEARING
122-128 HIGH STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: April 14, 2017

RE: April 19, 2017 **Public Hearing** – Quonset hut parking structure,
after-the-fact

Address: 122-128 High Street (WCSH Building, One Congress Square)

Applicant: WCSH6 (Pacific and Southern Company Inc.)

Owner's Agent: Nathan Tinsley

Contractor: Shelter Man

Introduction

In late 2016 WCSH, the television station based at One Congress Square (128 High Street) erected a Quonset hut-like vehicle shelter in the parking lot behind the building, made of galvanized steel tubing and green weatherproof fabric. The purpose of the shelter is to protect two news vehicles that are equipped with satellite broadcasting apparatus. The parking lot is on the south side of the noncontributing, contemporary (c. 1977) WCSH building that sits next to the Schwartz Building (600 Congress Street) which occupies the corner of High and Congress Streets, and across High Street from the Payson Building of the Portland Museum of Art. No permits were pulled for the structure, which sits on the asphalt surface and is anchored with metal rods driven through the paving.

A Park Street condominium owner inquired about the shelter to HP staff in March, 2017. Having been notified last month that the shelter would need an after-the-fact building permit, the facilities manager – Nathan Tinsley - filed an application. He was also informed by HP staff that given its visibility from High Street, the ostensibly “temporary” garage also warranted review by the HP Board. Though it lacks a foundation, the shelter is a durable looking structure – one that might occupy the location for years. Staff felt that given the

potential for the shelter becoming a long-term presence on the site, the Board should be asked to review its appropriateness.

In support of the application Mr. Tinsley submitted a site plan, product information for the shelter, and photographs of the completed installation. Staff has added a google image of the WCSH Building, and additional photos.

Subject Property and Context

As noted above the large, yellow brick WCSH office building is a noncontributing structure in the heart of the Congress Square area. On the south side of the building a large surface parking lot accessed from High Street separates it from the handsome and historic Cumberland Club. The south wall of the WCSH Building has no openings on the lower three floors, and at the rear are several dish antennas and an antenna tower. The parking area is bounded on the west by Spring Street Place, and is also visible between buildings from Park Street, as is the car port itself.

Completed Structure

The car port is 22 feet wide by 25 feet deep, and 17 feet high at the top of the arched, pvc-coated fabric skin. The structure appears considerably more robust than the typically smaller and lighter residential versions of “instant garages” that one sees – usually outside of urban areas. Cables tie the frame to a series of large (18” long) steel anchors driven into the parking lot.

The location is 75 feet from Spring Street Place and approximately twice as far from High Street. It is close to the utilitarian-looking back corner of the building, next to (and below) several antennas and their bases.

Staff Comments

Although the car port is located in a decidedly utilitarian, back parking lot area of the WCSH property, the visibility from the High Street, as well as from historic buildings such as the Cumberland Club and those on Park Street prompted staff to ask the question: “What type of building would be most suitable and least distracting here?” Further, the possibility that the fabric covered Quonset-style structure could persist for 10 years or more in that location raises the question of whether this might be regarded as a temporary protection measure for expensive equipment, while the applicant considers a design for a more permanent solution, to fit the context and not attract attention.

The Board may wish to consider several questions:

- Is the appearance of the car port too much like a temporary structure to permit a long-term approval, given the context, or is the location sufficiently removed from public vantage points to be a concern? Is the Board willing to bless the existence of the car port indefinitely?
- If the shelter were a color that blended with the building, would it be easier to find acceptable?
- If, as seems to be the case, the applicant desires permanent protection for its valuable

vehicles, does the context call for a designed solution that looks permanent and compatible with building to which it is adjacent?

- If the Board decides that a permanent, intentional-looking structure is called for, how long should the applicant be allowed to keep the temporary shelter while designing, permitting, and constructing a permanent garage? Until October 2018? 2019?

Applicable Review Standards

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

- (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.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

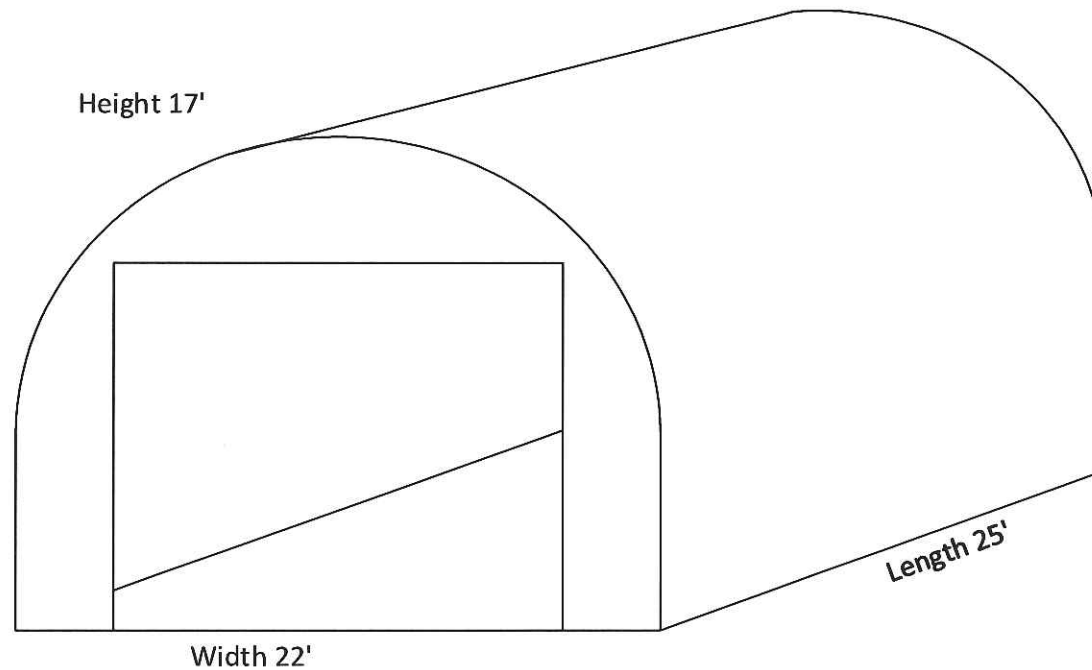
Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the April 19, 2017 public hearing and information included in the accompanying staff report, the Board finds that the vehicle shelter at 128 High Street **meets (fails to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Applicant's sketch and description of shelter
2. Product information
3. Photos supplied by applicant of completed structure, in context
4. Staff photos of shelter, viewed from High Street and Park Street
5. Google street view of WCSH Building
6. Site plan supplied by applicant

WCSH 6
Proposed Car-Port Structure

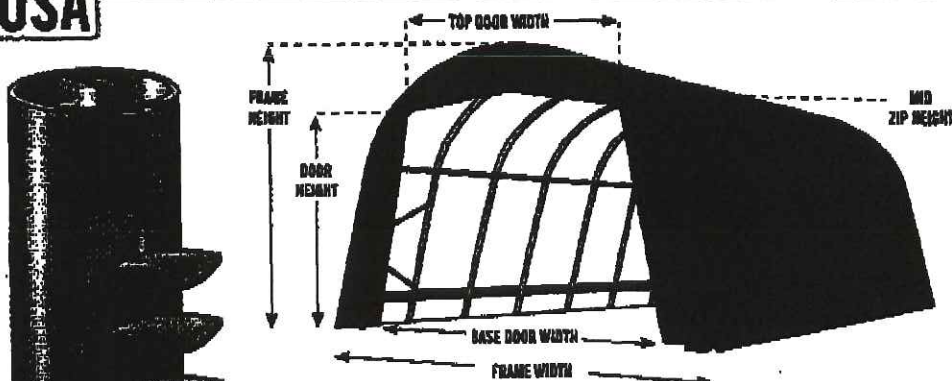


Structure is prefabricated. Made of tube steel for frame and covered in a vinyl fabric. Secured to the pavement with anchors driven into the asphalt and tied to the tube frame. Front opening has a zipper closure. Two Live News Vehicles will be kept inside. Gives protection from ice and snow.

ATTACHMENT 1



PRE-ENGINEERED GALVANIZED LINE



100% Galvanized Steel—We use only high yield USA manufactured carbon steel for ultimate durability, rust protection and superior strength. Each tube undergoes a triple-coating process inside and out that leaves no naked metal exposed to the elements.

SHELTER FEATURES



Our best built shelter line offers custom solutions constructed of the highest quality materials. *Pre-engineered* to exact specifications and dimensions.

Patented **Shelterlock™ Stabilizer Block** at every rib connection adds *rock-solid strength and stability to frame*.

Bolt-together hardware at every connection point ensures maximum strength and durability.

Our **Ratchet Tie™ Tension System** and **Ratchet Rail Tensioning** keep the cover smooth and tight.

Advanced engineered, commercial grade *polyethylene woven fabric* is UV treated inside and out to stand up to the elements. Ultra heavy-duty PVC cover also available.

SIZE OPTIONS AND SPECS

Custom lengths available in 4' increments.

FRAME WIDTH	21' 9"	22' 1"	22' 3"	22' 6"	22' 9"
FRAME HEIGHT	9'		13'		
DOOR HEIGHT	5' 8 1/2"		8' 8"		
MID ZIP HEIGHT	8' 10"		10' 11 3/4"		
TOP DOOR WIDTH	15'		15'		
BASE DOOR WIDTH	15'		15'		

2-3/8" All steel frame
Easy Hook™ anchors (2 per rib)
Triple zippered front door panel
Alternative anchors sold separately

COVER OPTIONS

- PE standard: 9 oz. Gray, Green, Tan, White, Translucent
- PE heavy-duty: 14.5 oz. Gray, Green, Tan, White
- Ultra PVC (Polyvinyl Chloride): 21.5 oz. Hunter Green only



† All fabric weight calculations are in oz. per m².

• Polyethylene

• Fire rated FR fabric CPAI 84 Section 6 compliant.

WARRANTY INFO

	Cover	Back panel/door	Frame
Standard			
Heavy Duty	10 years Prorated	3 years	3 years
PVC			

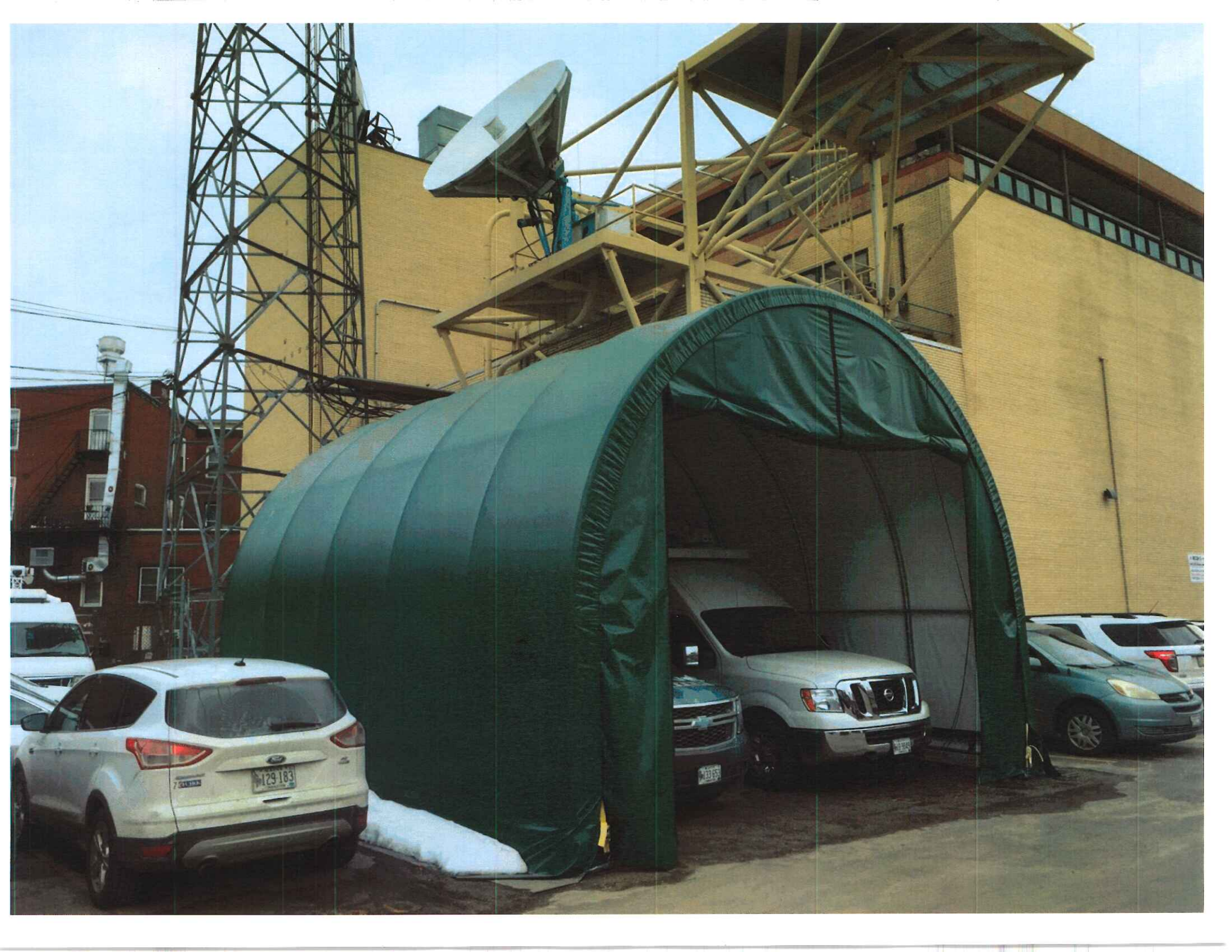
ROUND

22 WIDE

ATTACHMENT 2



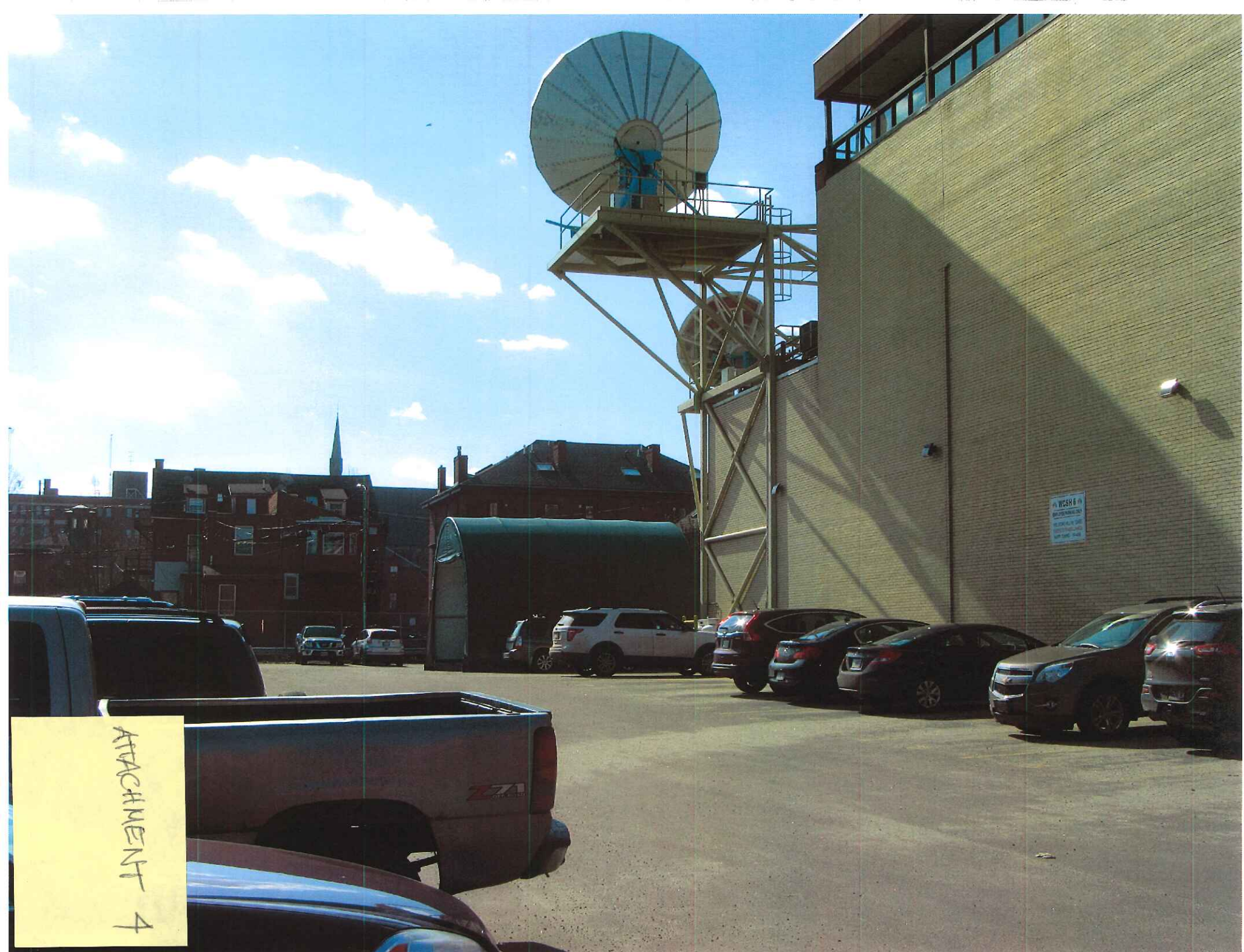
ATTACHMENT 3







More detail of anchors, 6th one is just out of view to the right.

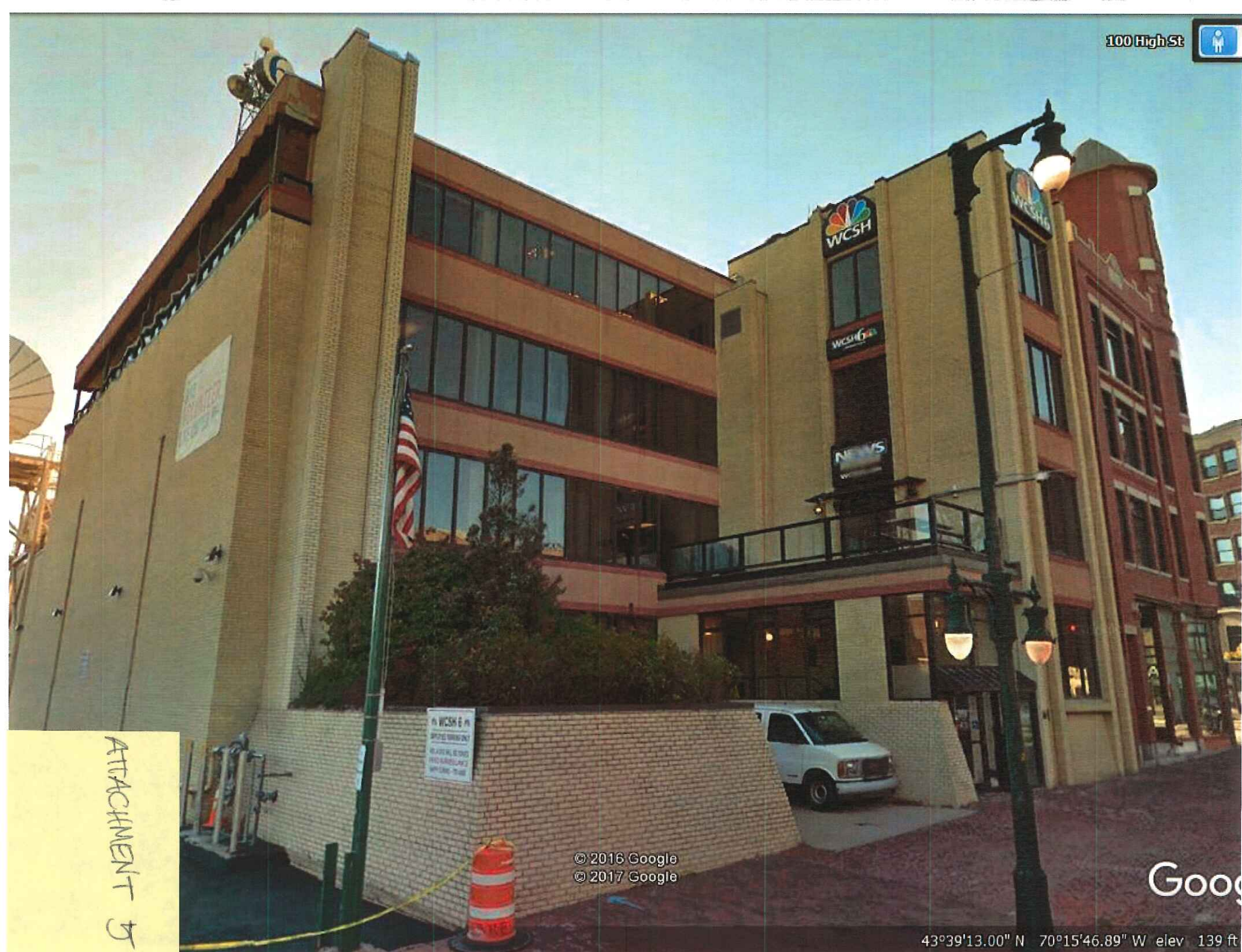


WCSH 8.5
BROADCASTING
1000 W. 10TH ST.
SALT LAKE CITY, UT 84111

ATTACHMENT 4



100 High St



ATTACHMENT 5

© 2016 Google
© 2017 Google

Goog

43°39'13.00" N 70°15'46.89" W elev 139 ft



CONGRESS STREET

GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS CONGRESS PROPERTIES L.L.C. BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15047 PAGE 233.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP # 39 BLOCK A LOT 16.
3. THE BEARINGS SHOWN ON THIS PLAN ARE MAGNETIC 1995.
4. PLAN REFERENCES:
 - A. PLAN SHOWING LAND CONVEYED BY GARDNER LUDWIG TO HAMLIN, VIRGIL THOMPSON, HARRIS & PHANEY BY C. R. GOODALL, DATE UNKNOWN, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 15 PAGE 37.
 - B. PORTLAND TAX ASSESSORS MAP NO 39, DATED 1980, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 5 PAGE 3.
 - C. TOP OF THE PARK CONDOMINIUM, BY ATLAS LAND SURVEY, DATED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 138 PAGE 5.
 - D. RIGHT OF WAY PLAN OF SPRING-MIDDLE ARTERIAL FOR CITY OF 1 BY OWEN HADSELL, INC. DATE UNKNOWN, RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
 - E. PLAN NUMBER 28, SHOWING SPRING STREET, SHEET NO. 1 OF 3, JULY 1925, RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
 - F. PLAN NUMBER 149, SHOWING CONGRESS STREET, SHEET NO. 2 OF 3, 1925, RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
 - G. PLAN NUMBER 34, SHOWING HIGH STREET, SHEET NO. 2 OF 3, 1925, RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
 - H. PLAN OF MAINWAY REVENUE PROJECT, SHEET NO. OF 36 (ALONG GRADING PLAN), BY GRAY ENGINEERING, DATED JULY 11, 1973, AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
 - I. ALTA/ACSM LAND TITLE SURVEY OF W.C.S.H. STUDIO, PORTLAND MAINE DATED THROUGH DECEMBER 23, 1997 BY SEBAGO TECHNIQUES, INC.
5. THE TOTAL AREA OF THE PARCEL IS 22,672 SQUARE FEET (0.52 ACRES) MORE OR LESS.
6. EXCEPTED FROM THE LOCUS ARE AIR RIGHTS GRANTED TO MAINE RADIO AND TELEVISION COMPANY BY JOSEPH A. C. PAULIN AND TANIA PAULIN BY A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6480 PAGE 35. THE EASEMENT CONVEYS THE SPACE ABOVE THE ELEVATION OF 128 FEET ABOVE SEA LEVEL (APPROXIMATELY 14'6" ABOVE THE GROUND) TO M. R. & T. CO. THESE AIR RIGHTS ARE NOW OWNED BY PACIFIC & SOUTHERN, INC.
7. I HEREBY CERTIFY TO GANNETT KENTUCKY LIMITED PARTNERSHIP D/B/A THE COURIER JOURNAL AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS BASED ON A LAND TITLE SURVEY PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF GEODESIC SURVEYORS, CATEGORY 2, CONDITION 2, WITH THE FOLLOWING EXCEPTIONS:
 - A. NO NEW DEED DESCRIPTION HAS BEEN COMPLETED.
 - B. MONUMENTATION WILL BE SET UPON RECEIVING AUTHORIZATION BY THE CLIENT.
 - C. NOT ALL EXISTING IMPROVEMENTS SUCH AS UTILITY CONNECTIONS AND PAVEMENT EDGES HAVE BEEN LOCATED.
8. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND B3 ZONE. FOR DIMENSIONAL REQUIREMENTS SEE SEC 14-229 OF THE CITY OF PORTLAND LAND USE, OF THE CODE OF ORDINANCES.
9. THE FRONTAGE ALONG SPRING STREET PLACE MAY BE SUBJECT TO A 3 FOOT WIDE STRIP WHICH MAY HAVE BEEN SOLD TO EXPAND SPRING STREET PLACE. SEE DEED OF BK 326 PG 427.
10. FOR MATTERS RELATING TO TITLE, REFERENCE IS MADE TO THE COMMITMENT FOR TITLE INSURANCE FILE # 362,006, EFFECTIVE DATE JULY 27, 1999, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THIS TITLE COMMITMENT WAS USED FOR THE PREPARATION OF THIS TITLE SURVEY.

ATTACHMENT 6

SPRING STREET PLACE
A/K/A SPRING STREET COURT

HIGH STREET

SPRING STREET

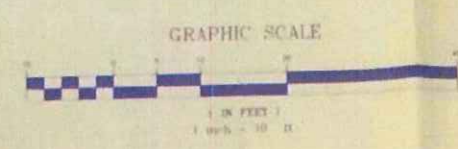
Proposed Structure
Car Port - 22x25'

~75 feet from boundary~

18 feet from boundary

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	ADJUTERS PROPERTY LINE
●	FOUND MONUMENT
+	SET REBAR W/ CAP #2147
—	CHAIN LINK FENCE
—	IRON FENCE
—	GUARDRAIL
—	LEAK HOLE



STATE OF MAINE
COUNTY OF DEEDS
RECEIVED AT _____ M AND RECORDED IN
PLAN BOOK _____ PAGE _____ REGISTER
ATTEST _____

REV	BY	DATE	STATUS

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

LAND TITLE SURVEY OF 122-126 HIGH STREET PROPERTY PORTLAND, MAINE FOR GANNETT KENTUCKY LIMITED PARTNERSHIP ONE CONGRESS SQUARE PORTLAND, MAINE 04101-3800 D.B.A. THE COURIER JOURNAL		DESIGN BY DRAWN BY CHECKED BY DATE SCALE FIELD NO. PROJECT NO. DRAWING NUMBER
 Sebago Technics Engineering & Planning for the Future 12 WESTBROOK COMMON WESTBROOK, ME 04091-1130 TEL (207) 894-1077		SHEET 1 OF

9/29/99

MAY 18

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

**WORKSHOP
21 PINE STREET**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: April 13, 2017
RE: April 19, 2017 **Workshop – Rooftop addition, with deck**

Address: 21 Pine Street, Unit 2

Applicant: James Beaudry and Angelynne Amores

Contractor / Designer: Orson Horchler, Blue Jay Carpentry & Design

Introduction

On behalf of condominium owners Angelynne Amores and James Beaudry, contractor Orson Horchler has requested a preliminary review of a rooftop addition and deck at 21 Pine Street. The work would include removal of an unused chimney (one of two on the roof) that is within the footprint of the proposed addition. Mr. Beaudry and Ms. Amores' property is the second floor unit in a two-unit building that is part of a larger, ten-unit, four-building condominium association. It is located near the Congress Street end of Pine Street opposite Winter Street, and has a small courtyard for parking. The building is a contributing, Colonial Revival structure that is behind, and partially obscured by 23 Pine Street which sits at the edge of the sidewalk in this dense section of Pine Street. Nonetheless, the rooftop addition will be visible atop the flat roof, and when staff looked at the building permit application that had been filed, the judgment was made to call for a Board review. City Zoning officials have approved the building permit for the proposed addition, but plan reviewers in the Inspections Office have requested additional construction details.

Mr. Horchler has submitted a brief description of the project, with plans, elevations, and a rendering of the view from Pine Street. He also included information on materials and a page of engineering drawings with structural details. Staff has added images from Google Earth and the 1924 tax photo showing the building with a hipped roof – before a fire apparently caused the demolition of the original roof and attic.

Subject Property

Built around the turn of the 20th Century, 21 Pine Street has changed relatively little, with the big exception of the loss of the roof. Finishes include wood clapboard siding, with narrow corner trim and 1/1 windows, at least some of which are clad in dark vinyl. The most visible corner, facing southeast - the courtyard parking lot and Pine Street - is clipped, and an angled, two-story bay is near this corner on the south side. The double, hooded entrance doors are on the east end of the building, partially hidden by 23 Pine Street.

Proposed Addition

The new interior stairs are proposed to rise into a shed roofed room, the footprint of which is 15'-9" by 18'-11". The low side of the shed roof is at the east end, closest to Pine Street, and is 7'-2" off the roof. The upper side, facing west, rises to 11'-5 1/2" off the roof. Behind the room, a partially offset - by about 6' - 16' x 16' deck is planned, with 3' high planters and benches around the perimeter. The room addition is set back 5' from the front (east) edge of the roof, and 11'-4" from the south, or courtyard side of the roof. Thus the proposed deck would be approximately 5'-4" from the southern edge of the roof, and 21' from the western end of the building. Plans originally called for the front chimney to be retained and engulfed by the addition, with an extension to rise above the roof, but the most recent proposal calls for the chimney to be removed. On the northeast side of the property (perpendicular to the street,) where visibility from Pine Street is currently non-existent, the addition is quite close to edge of the roof.

Mr. Horschler proposes charcoal grey composite decking, and a similar treatment around the outside of the benches and planters. Proposed siding is charcoal grey metal with horizontal ribs. A black metal roof, black painted pvc trim, and black fiberglass windows and double doors (Marvin Integrity) complete the recessive materials palette.

Staff Comments

A number of characteristics and circumstances favor the proposed addition to 21 Pine Street, though staff still has some questions about several aspects of the design:

- Visibility is greatest from Pine Street, through the courtyard, at some distance and angle, but immediately in front of the property is another house. The courtyard parking area that serves the four buildings comprising the association might also be considered a semi-public vantage point, however, offering a more full view of the side of the addition if one ventures in. Visibility exists from Congress Street, though at a greater distance than from Pine Street.
- Mr. Horschler has chosen a recessive color palette compatible with the dark trim of the main structure. Would it be preferable to make the materials completely monochromatic, or as closely as possible?
- The proposed addition is set back from the most visible edges, though at the front of the roof closest to Pine Street, the set back is only 5 feet. Would it be possible or desirable to increase this set back, or is the location of the stairs a complicating factor?
- The lower end of the shed roof is closest to Pine Street, increasing from 7'-2" to 11'-5" at the rear end. Would it be possible to lower the pitch, reducing the mass of the

addition, or would that cause other complications? Would a flatter roof that echoes the existing main roof present a less obvious addition?

- According to Mr. Horschler, there may be slight revisions to the engineering plans in response to requests from Inspections Office plan reviewers, but that would not necessarily alter the exterior appearance or geometry.
- Staff is not entirely certain whether window sizes and layouts have been finalized.
- No plans for any exterior lighting have been revealed.
- As revealed by the 1924 photo, the flat roof is not the original cap to the structure, and height of the addition is well within the zoning standard. Is the proposed geometry and massing on the roof acceptable within applicable standards, given the particular circumstances of the property?

Applicable Review Standards

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

- (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.*
- (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. Contractor's project description
2. Plot and roof plan
3. Deck plan and details
4. Sections and window placements
5. Materials list and photos
6. Engineering plans
7. Contractor's elevations and rendering
8. Google aerial and street view
9. Street view photo provided by contractor
10. 1924 tax photo of property



Date: 04/11/17

**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 PINE STREET

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

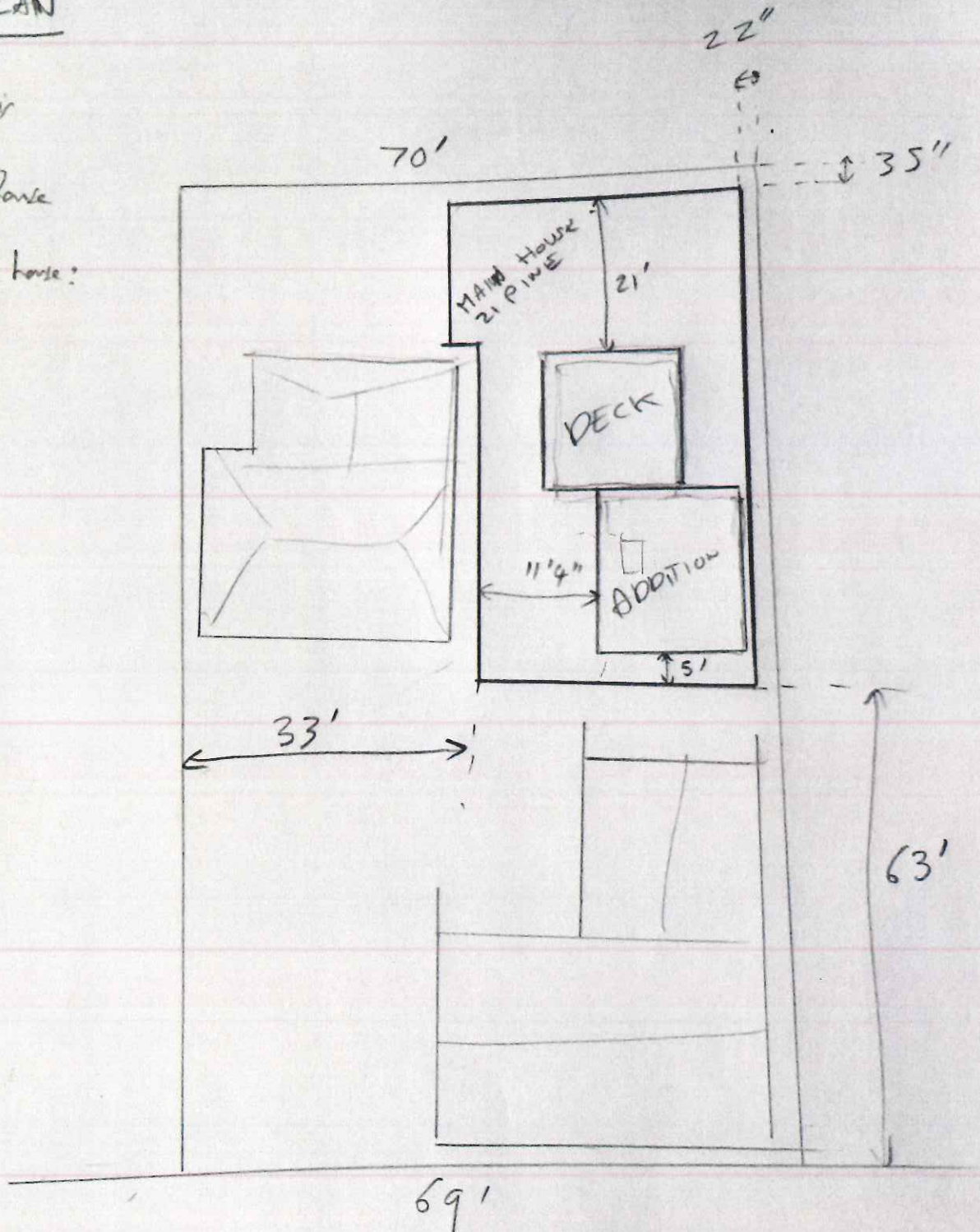
PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully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

- The project would add a single room structure onto the existing flat roof of the house. It would be 18'-11" by 15'-9½" by 10'-5½" to the highest point of the shed roof.
- A deck would be attached to the closed structure, linked by double door. The deck would be 16' x 16'. The overhang of the deck would receive a combination of benches and plants.
- Materials: see list sent to Rob Wiener 04/10/17

ATTACHMENT 1

PLOT PLAN

- Addition is on top of existing house
- Height of house: 23' 8"

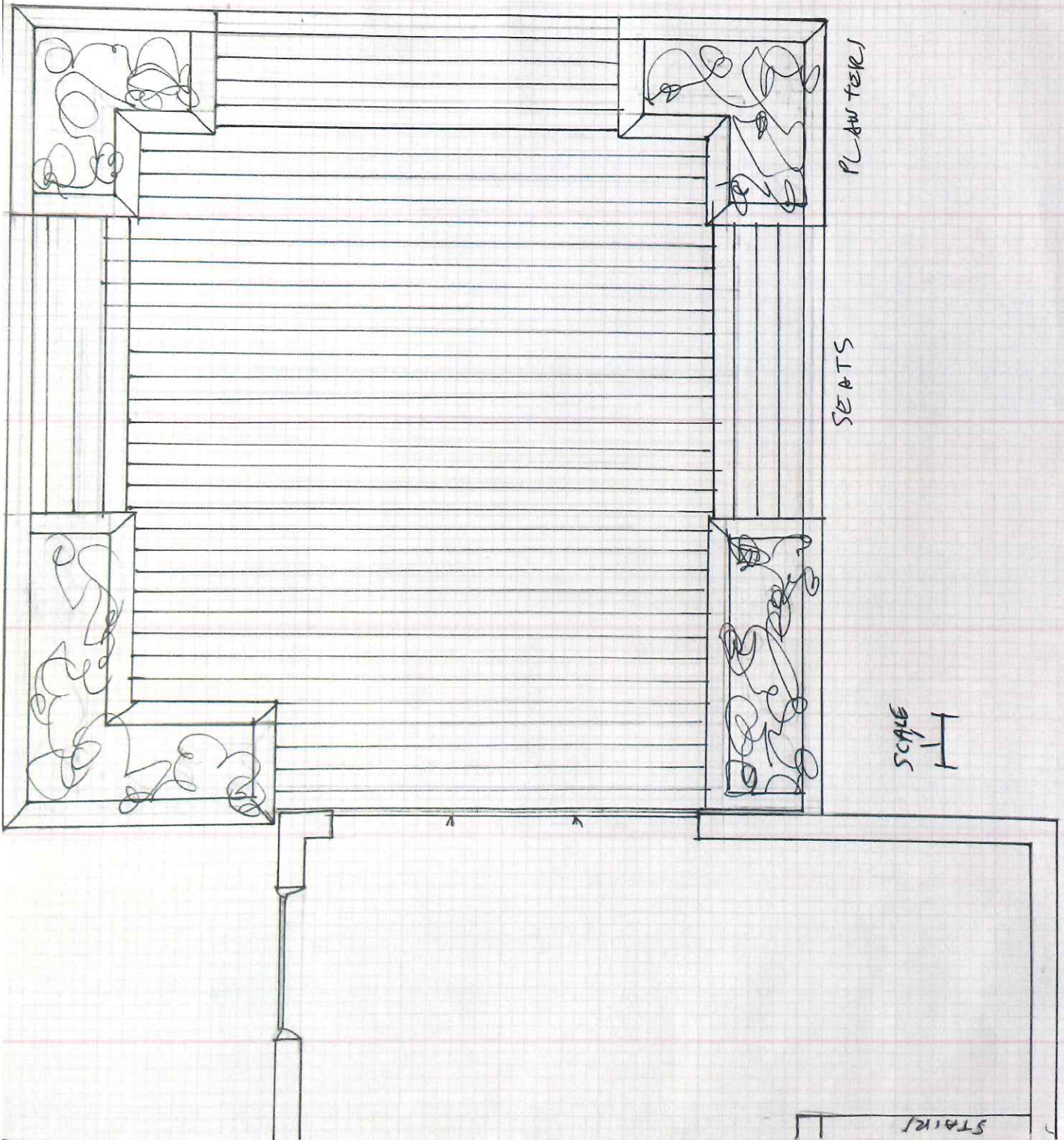


PINE STREET

ATTACHMENT 2

ATTACHMENT 3

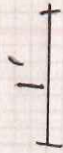
Deck



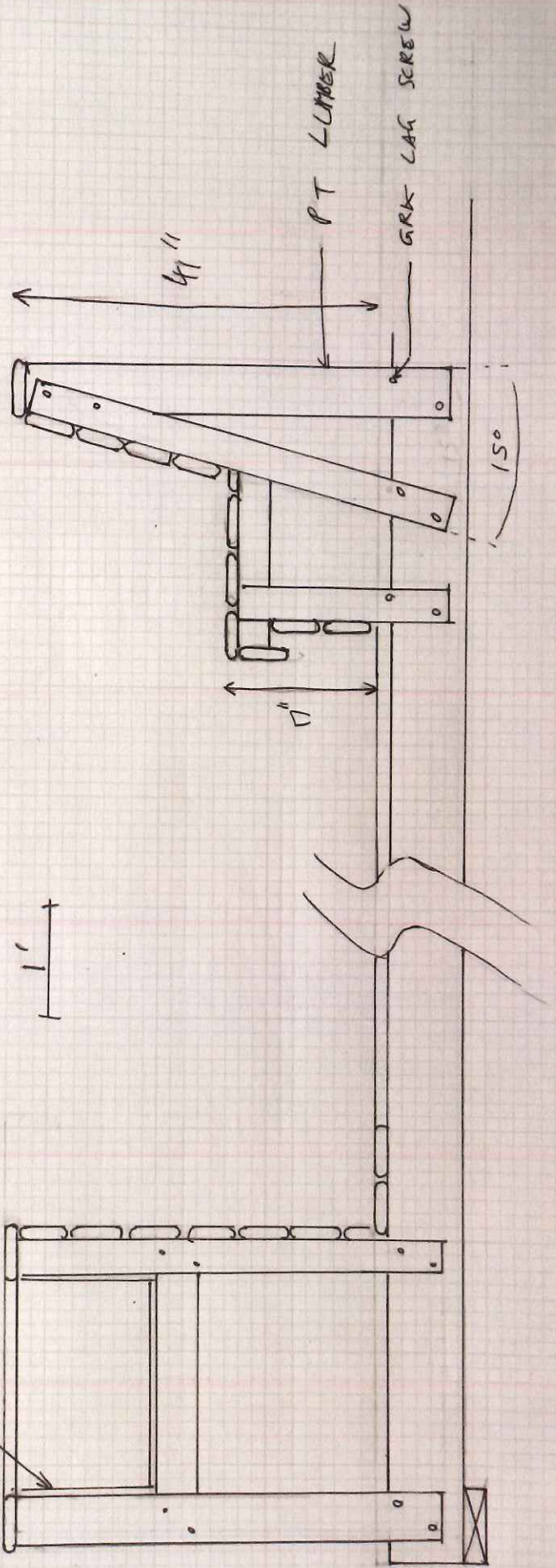
PLANTERS

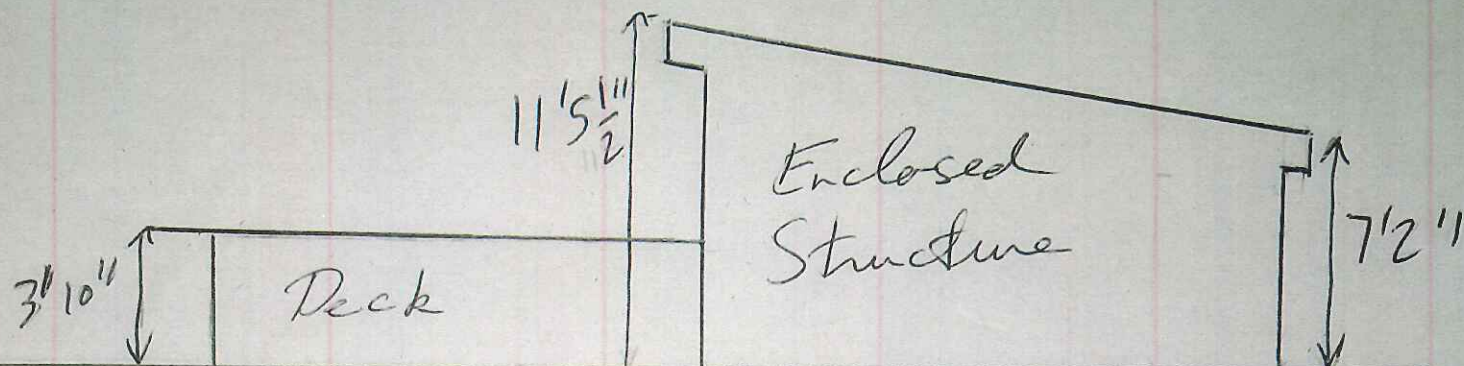
PT PLYWOOD

SCALE



SEAT





Existing House

$23'8''$

to str
63

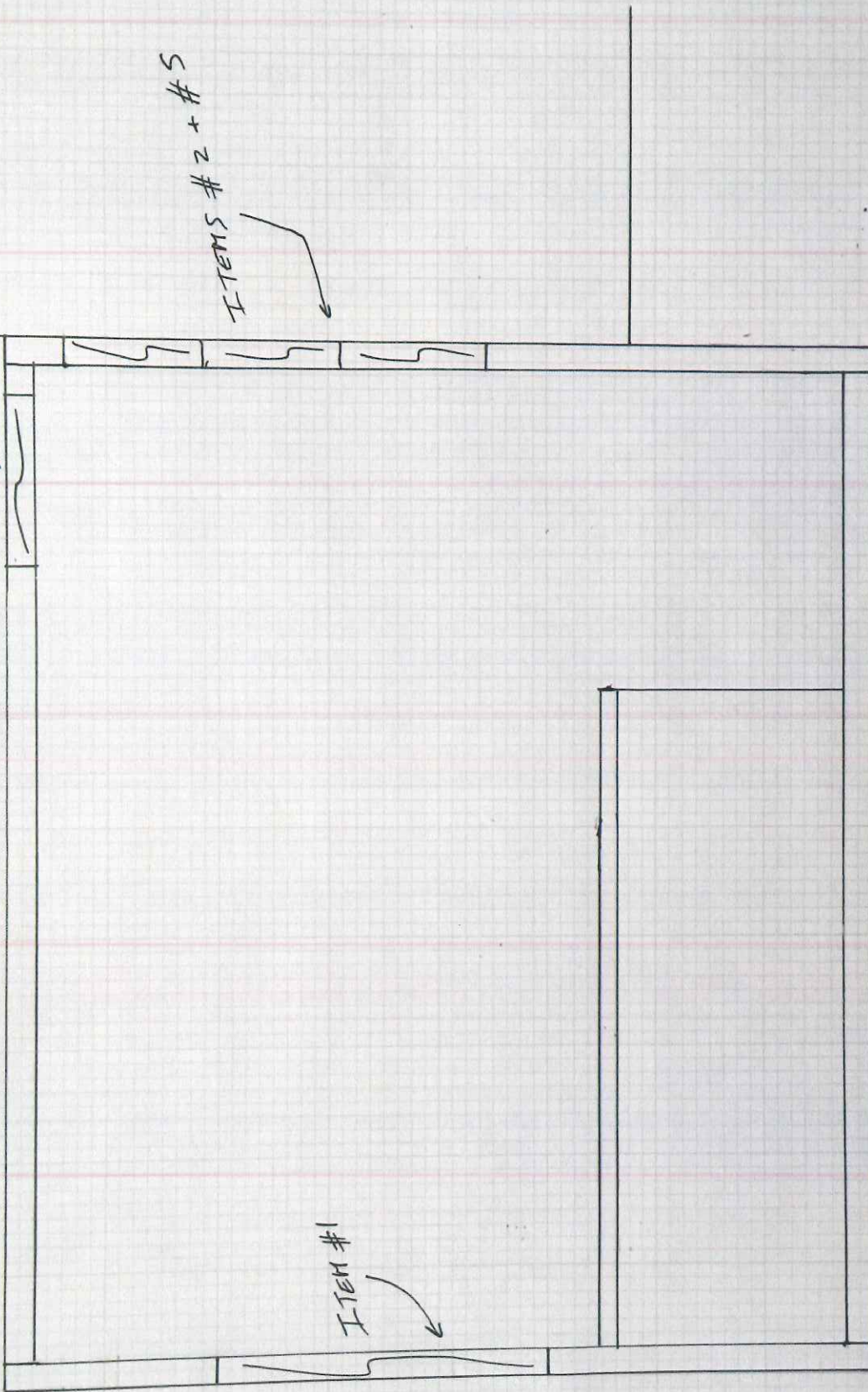
ATTACHMENT 4

WINDOWS

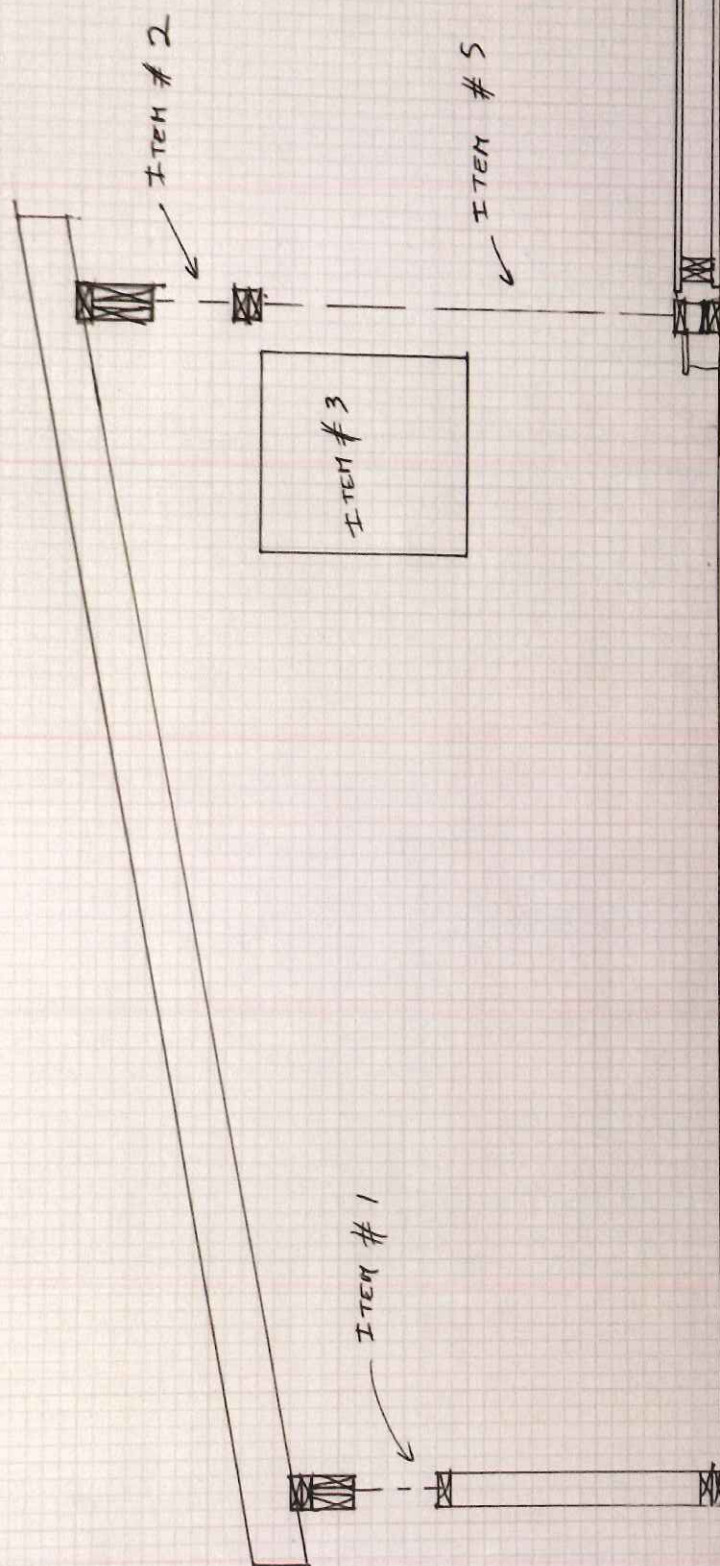
ITEMS # 2 + # 5

ITEM # 3

ITEM # 1



Stromboli



SCALE

I'



blue jay carpentry & design, llc

124 Park Ave/ Apt 4

Portland, ME 04101

(207)214-6069

orsn@hotmail.com

materials list

04/10/17

Client: Jim Beaudry

**Location:
Pine Street**

Area	Material	Color
Decking and guard rail	Composite	Charcoal grey
Roof	Metal raised	Black
Trim	PVC	Painted Black
Siding	Centria CS-660	Charcoal grey

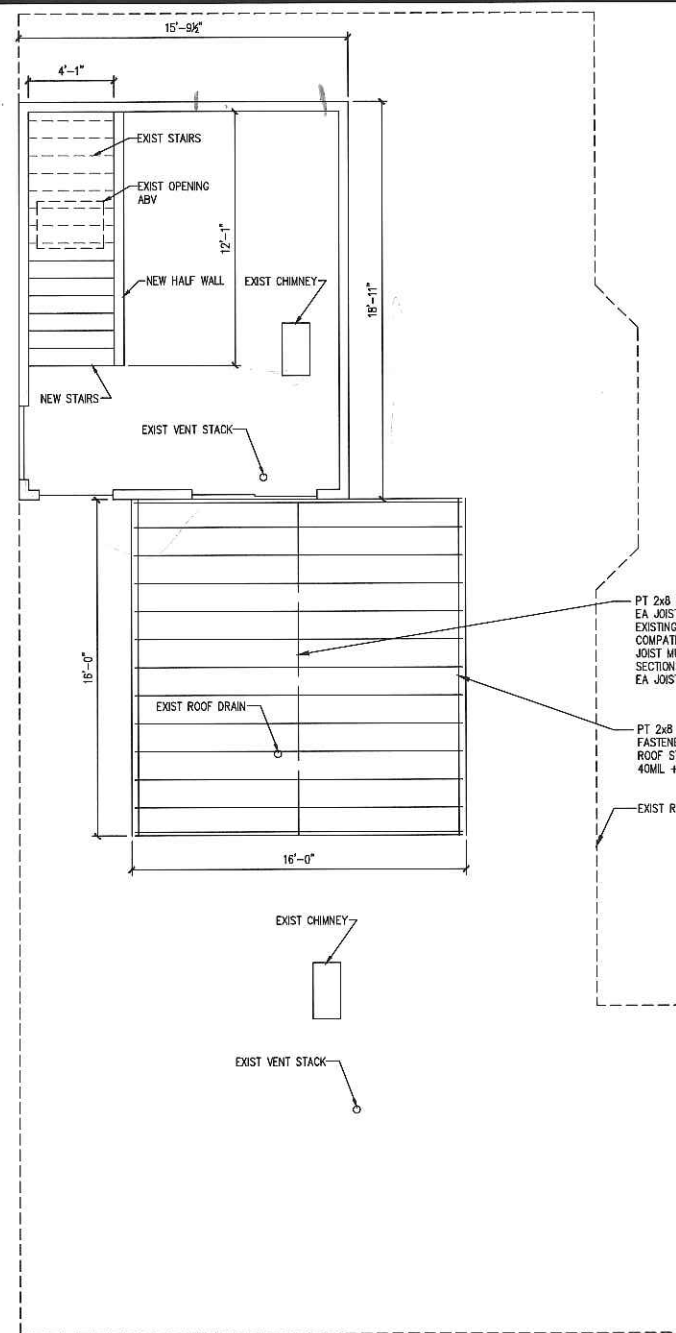
Orson Horchler / President

ATTACHMENT 5





PRINTED: Oct 13, 2016



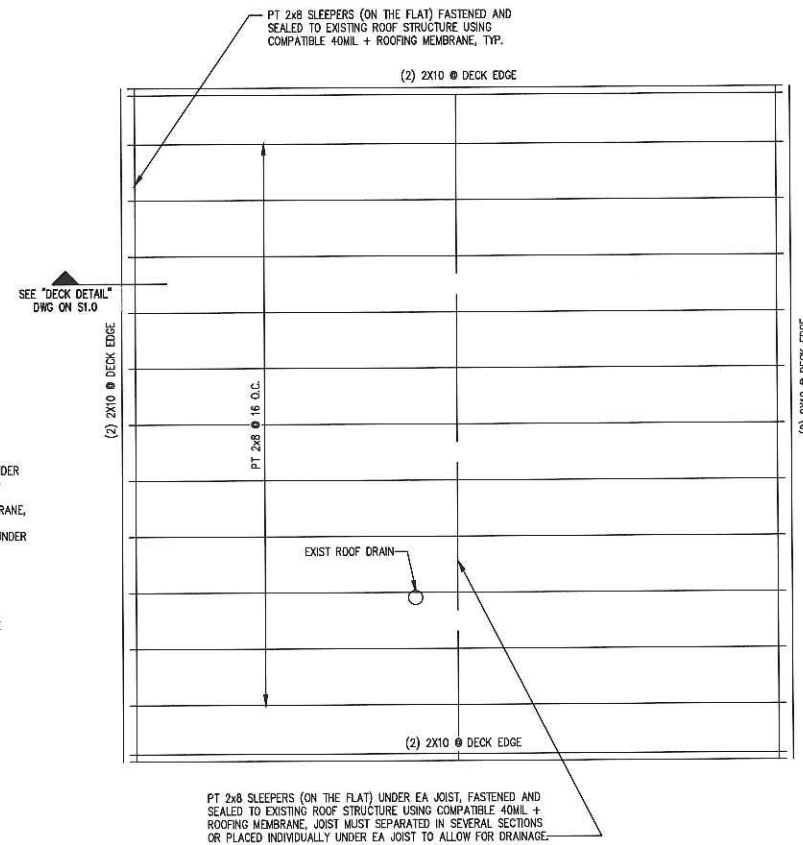
ROOF DECK FLOOR PLAN
SCALE: 1/4"=1'-0"

- PLAN LEGEND
- BEARING WALL
 - SHEAR WALL
 - BEAM
 - HSS COLUMN
 - COLUMN FROM ABOVE
 - COLUMN BELOW
 - COLUMN ABOVE AND BELOW
 - HOLD-DOWN

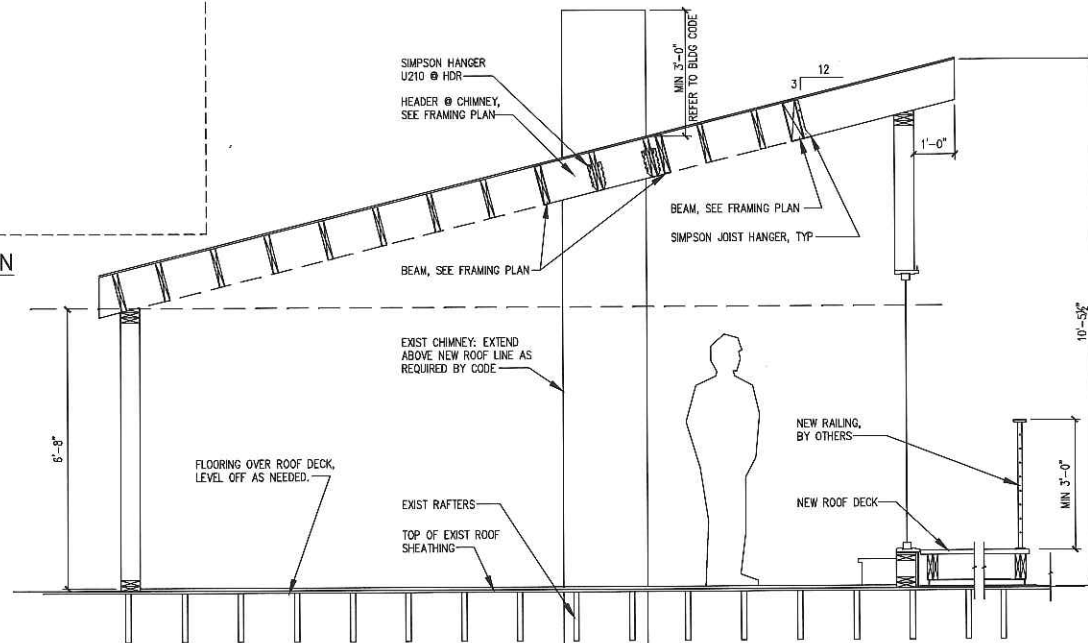
- NOTES:
1. PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST ENDS, TYP.
 2. WINDOW HEADERS SHALL BE (3)-2x10's, U.N.O.
 3. PROVIDE (3)-2x6 COLUMNS, U.N.O.
 4. ALL EXTERIOR WALLS SHALL BE SHEATHED ON ONE SIDE WITH 1/2" APA RATED SHEATHING. NAIL EXTERIOR SHEATHING PANEL EDGES @ 4" o.c. BLOCK AND STAGGER ALL PANEL EDGES. SPACE NAILS AT 12" o.c. AT INTERMEDIATE PANEL EDGES.



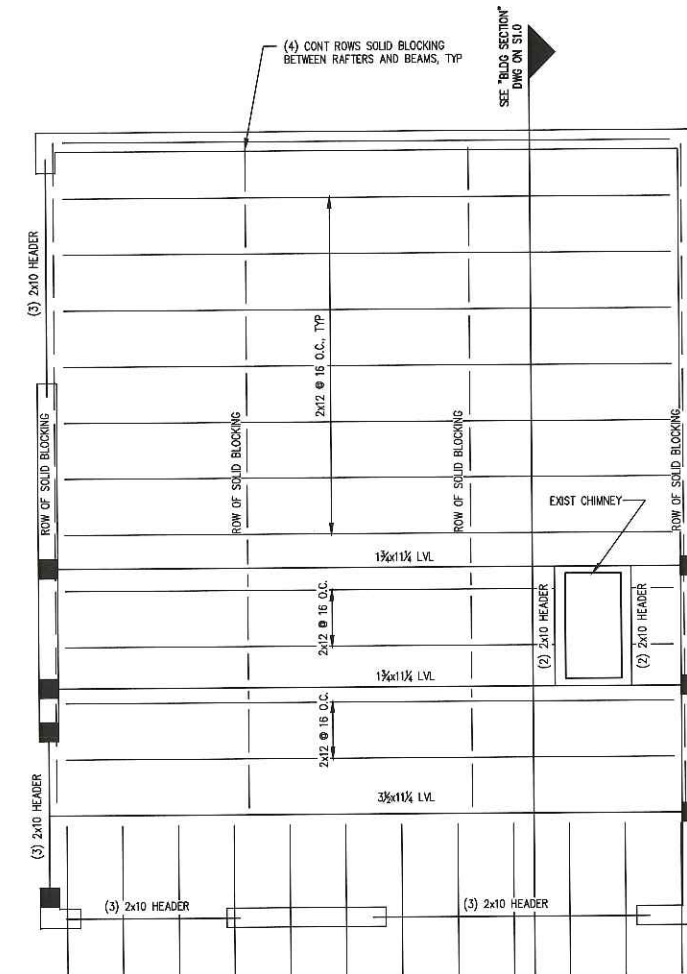
PLAN
NORTH



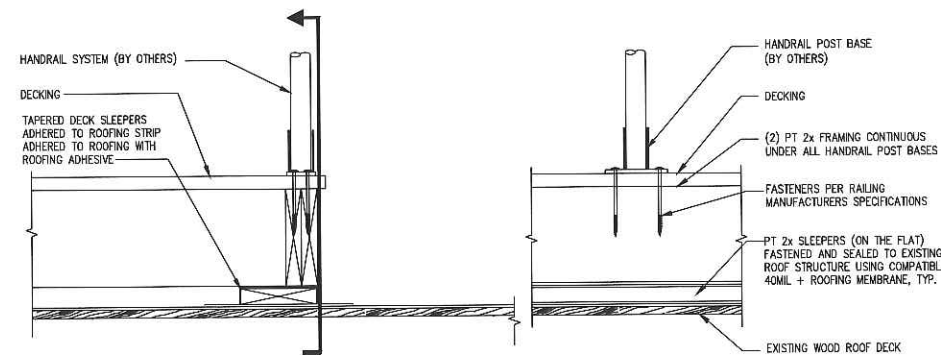
DECK FRAMING PLAN
SCALE: 1/2"=1'-0"



BUILDING SECTION
SCALE: 1/2"=1'-0"



ROOF FRAMING PLAN
SCALE: 1/2"=1'-0"



- NOTES:
1. ALL DIMENSIONAL LUMBER SHALL BE No. 1 SOUTHERN PINE, PRESSURE TREATED UNLESS NOTED OTHERWISE.
 2. HANDRAIL SYSTEM MAY DIFFER FROM SHOWN. CONTRACTOR TO COORDINATE WITH OWNER AND MANUFACTURER.
 3. SPACE HANDRAILS AT MANUFACTURERS RECOMMENDED SPACING.
 4. ALL MATERIALS IN CONTACT WITH THE EXISTING ROOFING SHALL BE COMPATIBLE WITH THE EXISTING ROOFING. CONTRACTOR TO COORDINATE.
 5. SEALING, FLASHING AND PROVIDING A WATERTIGHT ROOF SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR.

DECK DETAIL
SCALE: 1 1/2"=1'-0"

CLIENT:
JIM BEAUDRY

21 PINE STREET
PORTLAND ME 04102

PRELIMINARY
NOT FOR CONSTRUCTION

21 PINE STREET DECK
21 PINE STREET
PORTLAND, ME

RESIDENTIAL ROOF DECK

ISSUED	DESCRIPTION	DATE	BY	CD	ED	CD	ED
No.							
A	ISSUED FOR REVIEW	8-25-16					
B	ISSUED FOR REVIEW	10-13-16					

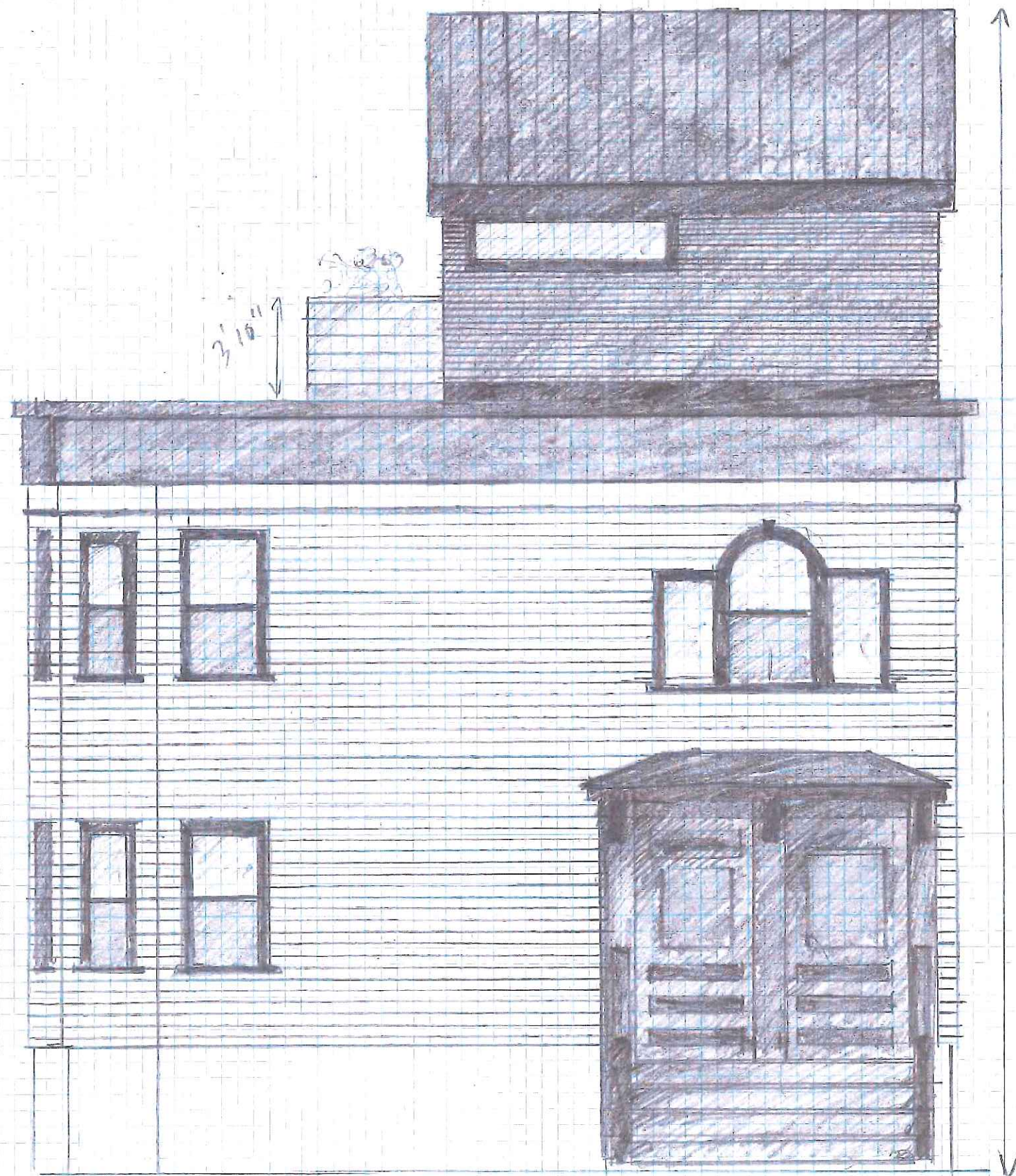
SHEET TITLE:

DECK AND ROOF
FRAMING PLANS

DESIGNED: ED
DRAWN: CD
DATE: 8-25-16
PROJECT NUMBER: 16-142

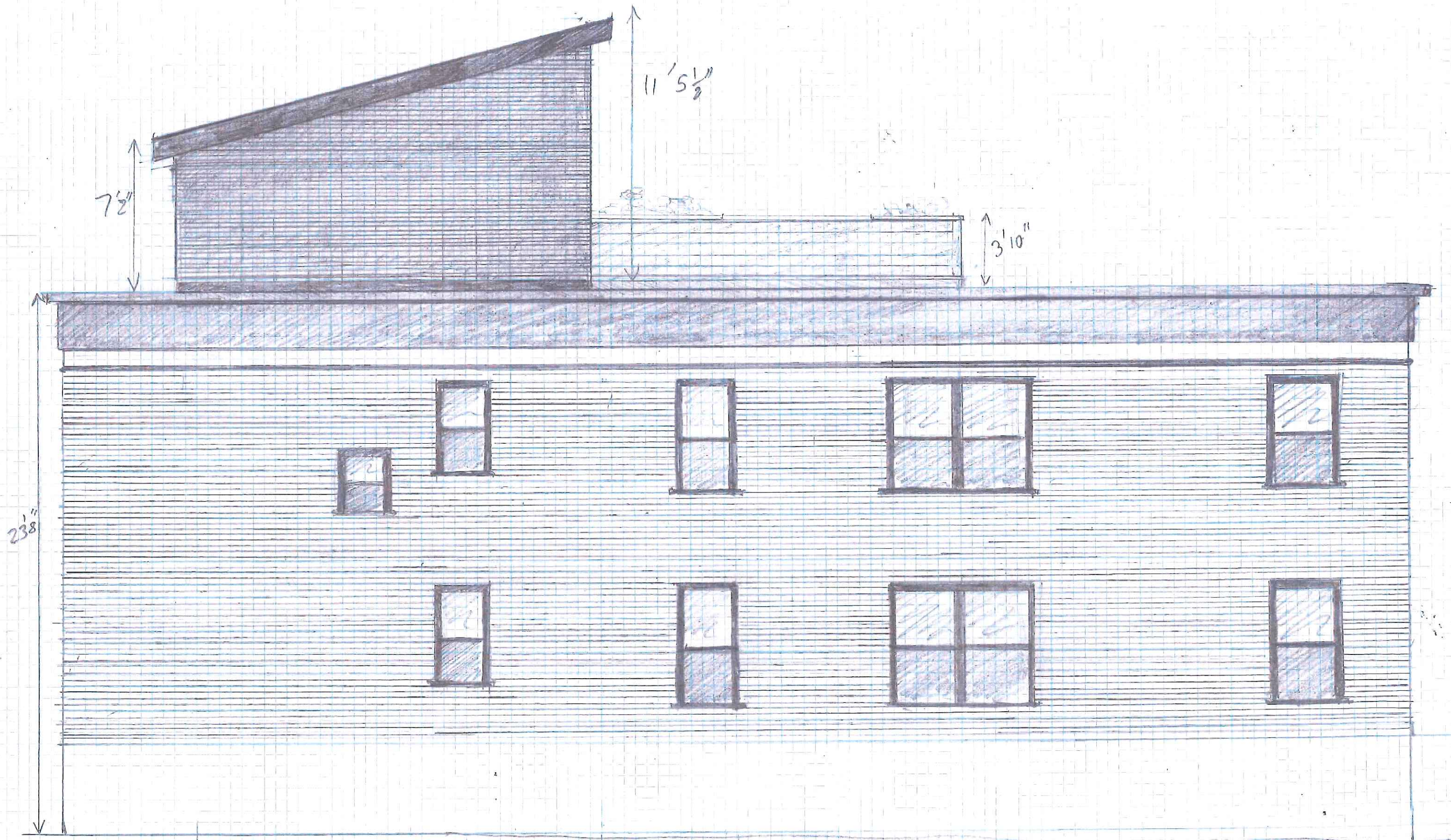
S1.0

ATTACHMENT 6



35' 1/2"

ATTACHMENT 7







21 PINE ST.
- SUBJECT
PROPERTY

21 Pine St

ATTACHMENT 8

© 2016 Google

PINE ST.

Goog

43°39'08.32" N 70°16'04.24" W elev 152 ft



SUBJECT
PROPERTY



© 2016 Google

© 2017 Google

Goog

43°39'10.21" N 70°16'05.88" W elev 150 ft



ATTACHMENT 9



21-21A
Pine

ATTACHMENT 10