

1. Legal Ad

Documents:

[6-21-17 LEGAL AD.PDF](#)

2. Agenda

Documents:

[6-21-17 AGENDA.PDF](#)

3. 180 Falmouth Street

Documents:

[HP MEMO - 180 FALMOUTH STREET.PDF](#)

4. 245 Spring Street

Documents:

[HP MEMO - 245 SPRING STREET.PDF](#)

5. 94 Commercial Street

Documents:

[HP MEMO - 94 COMMERCIAL STREET.PDF](#)

6. 44 Oak Street

Documents:

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

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

On **Wednesday, June 21, 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 Commemorative Marker Installation; former NATHAN CLIFFORD SCHOOL, 172 FALMOUTH ST., Eric Sacknoff, Applicant.

2. WORKSHOP

- i. Preliminary Review of Proposed Exterior Rehabilitation; 245 SPRING STREET; Rock Ledge, LLC., Applicant.

Break for Dinner; Meeting Resumes at 7:00

3. PUBLIC HEARING

- i. Certificate of Appropriateness for Structural and Exterior Repairs/Replacement; 94 COMMERCIAL STREET; BMC, Inc.
- ii. Certificate of Appropriateness for Rooftop Pergola/Planter Addition; 44 OAK STREET; Michael Keon, 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

June 21th, 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 JUNE 7, 2017:

- i. Certificate of Appropriateness for Garage Addition; 276 BRACKETT STREET; Michael Wilson, Applicant. *The Board voted unanimously to approve the application subject to conditions.*

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Commemorative Marker Installation; former NATHAN CLIFFORD SCHOOL, 172 FALMOUTH ST., Eric Sacknoff, Applicant.

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6. CONSENT AGENDA

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

**PUBLIC HEARING
180 FALMOUTH STREET – formerly NATHAN CLIFFORD SCHOOL**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: June 16, 2017
RE: June 21, 2017 **Public Hearing – Commemorative Sign**

Address: 180 Falmouth Street

Applicant: Dr. Eric Sacknoff, Mrs. Carol Sacknoff

Introduction

Dr. Eric Sacknoff and his wife Carol have requested a public hearing with the Board for a review of a proposed informational sign at the former Nathan Clifford School at 180 Falmouth Street. The property is an individually designated landmark which was fully renovated for housing several years ago. Dr. Sacknoff, who currently resides in Virginia, attended the school as a child, and is proposing a sign on the grounds of the property to educate the public about the life and career of Nathan Clifford. The namesake of the school was a well-known jurist, diplomat, and legislator both in Maine and nationally, whose numerous roles included associate justice of the U.S. Supreme Court, and Attorney General of the country. Dr. Sacknoff is seeking to raise money to have a plaque placed in front of the Nathan Clifford Residences to inform the public of Clifford's significance in American history.

The former school Building in the Oakdale neighborhood was designed by John Calvin Stevens and his son John Howard Stevens and was completed in 1909. Closed in 2011, the school building was sold by the City for redevelopment as housing. It was listed on the National Register of Historic Places in December, 2013 and was redeveloped with the help of tax credits.

Having already received the endorsement of the building's owners, the Sacknoffs contacted staff in May and sent concept renderings and text for a metal sign developed by Welch Sign. As Board members will remember, cognizant of the building's status, staff showed the proposed sign to the Board as part of the consent agenda on May 17, 2017. The Board

suggested a different approach for the sign, prompting the Sacknoffs to schedule a formal review at a public hearing on June 21, which coincides with a trip to New England by the applicants.

Included with this memo are the Sacknoff's proposed text for the sign or plaque, and four concepts for mounting the marker at the property in addition to the original sign concept, which Board members saw in May. The Sacknoffs plan to attend the June 21 hearing, along with a representative from Welch Sign, to present their preferred option as well as alternatives, and to respond to questions from the Board.

Subject Property

The Nathan Clifford School was hailed as a model elementary school when it opened in 1909, constructed to the latest standards including fire resistance, and employing up-to-date wiring, heating, and ventilation. Built of brick and stone in the Classical Revival Style, it sits on a granite foundation. It is an imposing, block-wide anchor in the residential Oakdale neighborhood. The central, main entrance is approached by a concrete sidewalk that crosses a wide front lawn.

Initial Proposal and Board Response at May 19, 2017 Meeting

The initial concept shown to Board members at the May 19 meeting was a metal sign with a somewhat ornate, arched-top shape that conveyed the impression of a historic marker. Proposed to be mounted on a metal pole in a spot near the intersection of the front entrance walk to the residences and the public sidewalk in the right-of-way, it included a portrait and a brief biography. Board and staff agreed on a number of points concerning the format, display, and content:

- The appearance and especially the shape of the proposed sign gives one the impression it is part of a system of historic markers, which it is not
- The appearance and location are not well integrated with the site and the architecture of the building
- The text is lengthy, and could be edited to just some essential facts to inspire further interest
- The sign makes no mention of the architectural significance of the school building and its architect, and no mention of Clifford's significance to Portland (if any exists)
- Board members suggested a rectangular plaque mounted on a stone plinth with a sloped top – easy to read, somewhat less prominent, and more readily integrated with the site and the materials of the structure.

Revised Alternatives

Welch sign has prepared photo renderings of four different options, each displaying a rectangular bronze-colored plaque mounted in various ways to stone bases. The text appears to be essentially the same as in the initial proposal.

Staff Comments

Staff believes that since this is a unique “one-of-a-kind” sign, it should not follow the pattern of other systems of historical markers. Of the four options proposed by Welch Sign and the Sacknoffs, staff believes the one that will be easiest to integrate with the site would be Option D, the simple sloped block. The stone recalls the granite foundation of the building, and the simple shape would be appropriate given already prominent proposed location. It is unclear exactly what the proposed dimensions are, though a human form is provided with the renderings for scale. It might be possible to increase the height of the block in Option D slightly, without it becoming overbearing.

Staff finds Options A and B excessively monumental, and is uncertain whether the shelf on which the marker sits is intended to be wide enough for seating, or it is simply a monumental base. Though a rectangular metal plaque was suggested to be mounted on stone, staff finds the contrasting materials in Option C – the metal sign mounted to a granite post - to be poorly integrated and incongruous.

In terms of the proposed text, which is unchanged from the initial proposal, Staff continues to believe the text could be edited to include only brief essentials about the life of Nathan Clifford. The significance of the school building itself, and the reasons for naming the public institution after Clifford deserve mention as well.

Applicable Review Standards

For this rather unique circumstance, a number of sections from Portland’s Signage Design Guidelines are attached.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the June 21, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed commemorative sign at 180 Falmouth 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 project description
2. Proposed plaque format and text (two versions)
3. Photo renderings of four alternatives by Welch Signs
4. Initial proposal by Welch Signs
5. Proposed location of initial proposal, submitted by applicant
6. Google aerial view of subject property and context
7. Applicable sign guidelines



Date: May 5, 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:

Nathan Clifford Residences, 180 Falmouth Street, Portland, Maine

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 Nathan Clifford elementary school was erected in 1907 in honor of Nathan Clifford, Associate Justice of the Supreme Court of the United States. In 2007 the school was closed. In 2013 Developers Collaborative acquired the school building, which is listed on the National Register of Historic Places, and converted it to resident apartments. In 2015 it opened as a residential complex after a \$7 million dollar renovation.

Over time many citizens and school graduates have forgotten the significant regional and national contributions of Nathan Clifford. The goal of this project is to erect an educational sign for all to see on the front lawn of the former Nathan Clifford school commemorating the impressive and important legacy of this historic Maine figure. Nathan Clifford LLC, who currently owns the facility, and Mrs. Janet Carper, Nathan Clifford's great-great-granddaughter are in support of the project.

The proposed sign will be a tasteful 22" x 30" cast aluminum plaque containing an etched image of Nathan Clifford. The plaque will be supported on a post cap mount for easy viewing. See details in the attached Welch sign model. The proposed sign would be located to the right of the sidewalk leading to the front entrance of the building on Falmouth Street.

ATTACHMENT 1

ATTACHMENT 2



Nathan Clifford

1803-1881

Justice of the Supreme Court of the United States

Nathan Clifford, born in Rumney, New Hampshire, was admitted to the bar in 1827. He moved to Newfield, Maine where he set up his law practice. He served as Representative to the Maine State Legislature, Speaker of the Maine House of Representatives, Attorney General of Maine, and Attorney General of the United States. In 1848 Clifford was named Minister to Mexico by President Polk. During this appointment he negotiated the Treaty of Guadalupe Hidalgo ending the American-Mexican War. This treaty authorized the purchase of the Western territories (now, California, Nevada, Utah, parts of Colorado, Wyoming, New Mexico and Arizona), representing the third largest land acquisition for the United States after the Louisiana Purchase and Alaska. He was President of the Electoral Commission which decided the contested Presidential Election of 1877. For 23 years, until his death in Cornish, Maine, Nathan Clifford served as Associate Justice of the Supreme Court of the United States.

Nathan Clifford

1803-1881

Justice of the Supreme Court of the United States



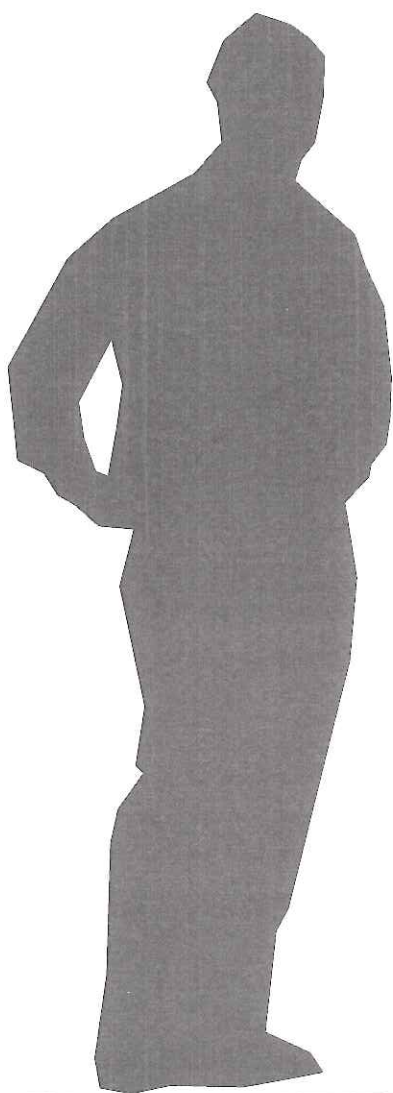
Nathan Clifford, born in
was admitted to the bar in
Maine where he set up his law

Representative to the Maine State

House of Representatives, Attorney General of Maine, and Attorney General of the United States. In 1848 Clifford was named Minister to Mexico by President Polk. During this appointment he negotiated the Treaty of Guadalupe Hidalgo ending the American-Mexican War. This treaty authorized the purchase of the Western territories (now, California, Nevada, Utah, parts of Colorado, Wyoming, New Mexico and Arizona), representing the third largest land acquisition for the United States after the Louisiana Purchase and Alaska. He was President of the Electoral Commission which decided the contested Presidential Election of 1877. For 23 years, until his death in Cornish, Maine, Nathan Clifford served as Associate Justice of the Supreme Court of the United States.

Rumney, New Hampshire,
1827. He moved to Newfield,
practice. He served as

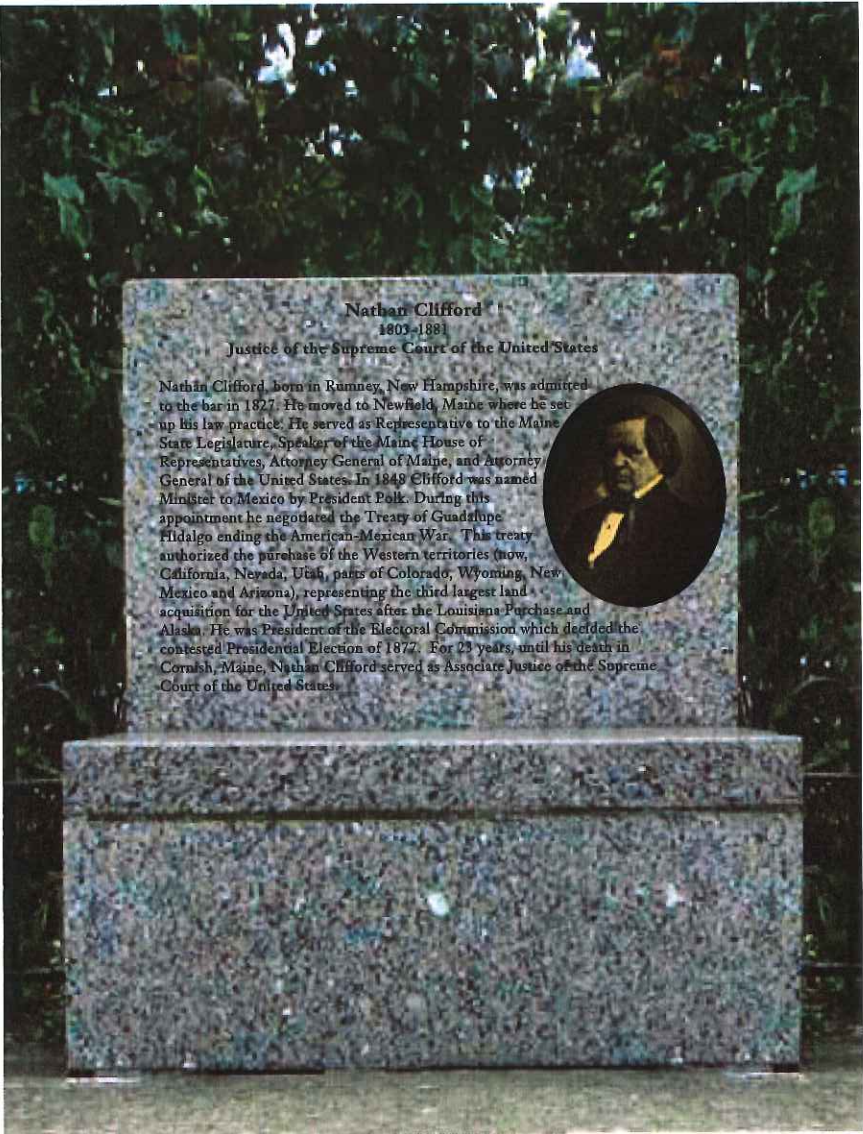
Legislature, Speaker of the Maine



Option A



Option B



Nathan Clifford School History Plaque Concepts



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ATTACHMENT 3

Option C



Option D



Nathan Clifford School
History Plaque Concepts

22"x 30" Cast Aluminum Panel with Etched Image

Cast ALUM Plaque 22w x 30H

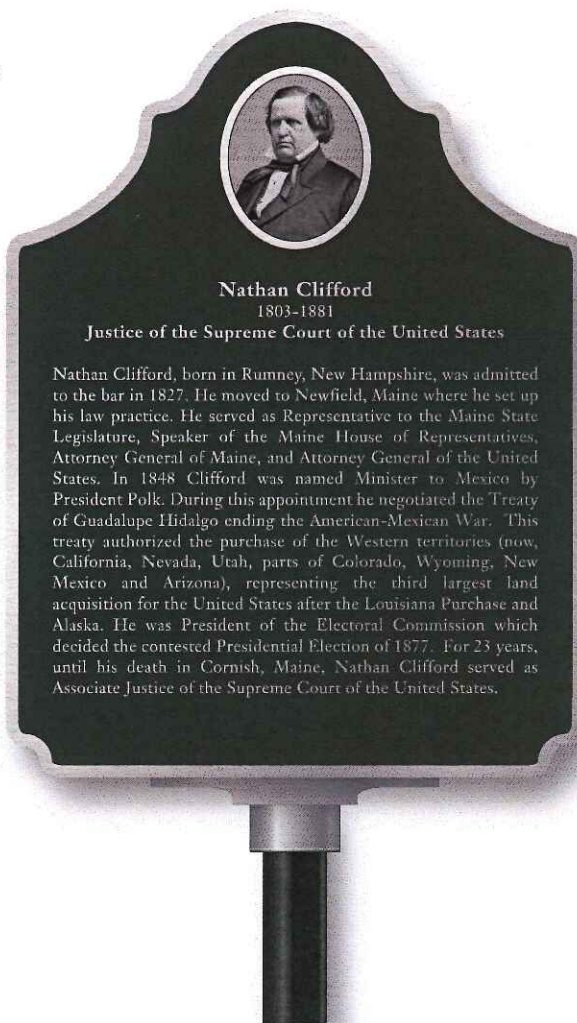
Painted Edges-1/2" deep
Cast
Custom Shape with insert
Raised Copy-Horizontal Stroke
Leatherette -w/Brushed Surface
Single Line Border
Custom Mount
Custom Green color

Plaque (Type R) Post Cap Mount

Post Cap for 3" ID Sch 40 Pipe
Ogee Post Cap Blade

Etch Plaque Insert (up to 9")

Smooth-Brushed Face-Ptd Return
2025 Black Painted
Satin
Photo Etching
Photo etch uses black paint



ATTACHMENT 4
INITIAL
PROPOSAL

Nathan Clifford School History Plaque Concepts



WELCH SIGN

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Date:

January 19, 2017

Job Number

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Version:

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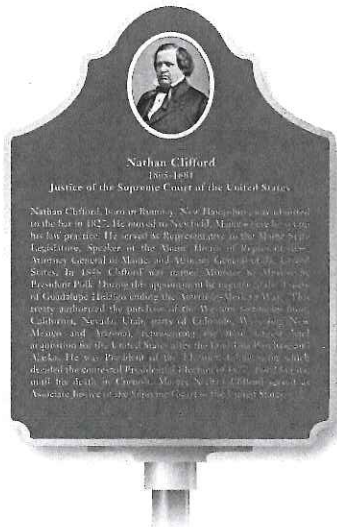
MLH

Nathan Clifford Commemorative Sign at the Former Nathan Clifford School

PORTLAND, MAINE

Dear Friends:

My interest in history led me to a curiosity about Nathan Clifford. While I attended the grammar school named for him from 1951-1957, I never knew who Nathan Clifford was until 14 years ago. My goal is to install an educational sign outside the school for all to read about this historic Maine figure. A brief history of Nathan Clifford follows on the next page.



I am reaching out to family, former students, organizations, and anyone who may be interested, to ask for help in commemorating Nathan Clifford's impressive and important legacy. Welch Signage of Scarborough, Maine, has designed a plaque (see prototype at left), and the proposed cost for the plaque is \$6,000.

Carol and I have had the pleasure of meeting Janet Carper, Nathan Clifford's great-great-granddaughter and her husband Tom. We have met them in Cornish, Maine, where they live in a former Clifford family home. There, Janet and Tom have a room devoted to a collection of memorabilia from Nathan Clifford's life. Janet, Carol, and I have worked on the verbiage for the sign (draft attached). We also met with my cousin, Larry Kane, who has been interested and helpful in this project.

Last fall we met with a representative of DC Management, which manages the Nathan Clifford Residences, and had a tour of the former school. It is a beautiful renovation—updated, yet retaining and respecting the building's history. It was fun to see the playground where I played marbles, baseball, and dodgeball over 60 years ago!

I hope you will want to be a part of this project and that you will consider making a contribution to the sign. Checks should be payable to Nathan Clifford Sign Fund and sent to me at the address below. We are hoping for an early fall celebration to unveil the sign in front of the Nathan Clifford Residences.

Thank you for your consideration. Please call me or send an email if you have any questions.

Best regards,

Eric J. Sacknoff, MD
2182 Old Lake Road
Marion, VA 24354

Cell: (276) 706-1138
Email: urofis@aol.com

180 Falmouth St.



* approximate placement
final had

ATTACHMENT 5
INITIAL
PROPOSED
LOCATION



©2017 Google

Google

43°39'37.23" N 70°16'49.77" W elev 109 ft

ATTACHMENT 6

Guidelines

A. General Design Concerns

- i. Signage on all buildings, historic and contemporary, should be carefully considered, taking into account the scale, character and design of the subject building and its surrounding context.
- ii. Signs should not dominate building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.)
- iii. Design, selection of materials, and workmanship should be of high quality in appearance and character, complementary to the materials and character of the building, and convey a sense of permanence and durability.
- iv. In a downtown setting, the design of signage should be oriented and sized to reflect the nature of movement around the building, with an emphasis primarily on the pedestrian and slow-moving traffic.
- v. The design of signage should be respectful of the building on which it is located, carefully designed to fit a given façade, and complementing the building's architectural features. Signage of a style that predates the building, such as providing "colonialized" signs on a Victorian storefront, is not appropriate. A sign of contemporary design or materials on a historic building may be acceptable, provided it complies with the guidelines herein.
- vi. Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general scale and design, and type of illumination.

B. Size

- i. The size of proposed signs should be compatible with the scale of the overall building and its architectural features. Signs should be sized to fit the specific selected location.
- ii. The size of signs and individual letters should be at an appropriate scale for pedestrians and slow-moving traffic. Except in unique circumstances, projecting signs should not exceed 16 square feet, on the first floor level.
- iii. As a general rule, projecting signs should not extend more than 4 feet into any public right-of-way.
- iv. Signs on adjacent storefronts within the same building should be coordinated in size and proportion.

ATTACHMENT 7

C. Placement and Location

- i. The placement of signage should take into account the traditional location of signage on buildings and the specific architectural features of the given façade. Features to consider include existing sign boards, lower cornices, lintels and piers.
- ii. The placement of signage should not visually obscure architecturally significant features of the building.
- iii. The use of a continuous sign band extending over adjacent shops within the same building is encouraged, as a unifying element.
- iv. Where signage is proposed on (or behind) window surfaces, such signage should not substantially obscure visibility through the window and should be incidental to the scale of the window. Larger window signs will be considered in the overall sign allowances for individual tenants.
- v. Generally, the placement of signage should occur below the sill of the second story windows. Placement elsewhere on a building may be considered under the following circumstances: a) where the design of the base portion of the building establishes some higher point as an appropriate location; b) where unusual site characteristics exist; or c) where the proposed signage exhibits exceptional design merit and is integrated into the design vocabulary of the subject building.
- vi. For historic structures, upper floor signage (including rooftop signs) is generally not allowed, except for permanent window signs or where unique circumstances warrant an exception (e.g. where a historically or architecturally significant rooftop sign is to be recreated).
- vii. Freestanding signs are generally not allowed. However, if the distance of the building or tenant's frontage from the street makes a building sign infeasible or ineffective, a freestanding sign may be considered. Integration of such signs into site features, such as planter walls, is encouraged.
- viii. In addition to placement criteria above, the minimum clearance of projecting signs, awnings, canopies and marquees from the sidewalk must conform to current building codes (generally 8' clearance).
- ix. The placement of signs must not disrupt or obstruct the vision of drivers or pedestrians so as to create a hazardous situation. No signs should be so located as to significantly obstruct pedestrian circulation.

D. Communication

- i. Signage is most effective when it is simple and limited in subject matter to the name of the business or property and the incorporation of a logo, symbol, or other graphic display which is central to the primary tenant or use of the property. General commercial advertising incidental to the principal use is discouraged.

- ii. Typefaces should be selected which are easy to read and scaled appropriately for both the sign and building. Logos or symbols are encouraged where integrated with the sign. Pictographs (such as the creation of a projecting sign in the shape of a key for a lock shop) can be an interesting and appropriate feature.
- iii. A sign should not, by virtue of its color or shape, be distracting from the design and character of the building on which it is located. Signs tend to be most effective when there is a contrast in color between the lettering/symbols and the background of the sign.
- iv. The importance of trademarked corporate identification is recognized in the review of sign applications. However, in order to preserve Portland's unique character and sense of place, standard corporate signage will, in some instances, be required to be reinterpreted to ensure compatibility with the subject building and the surrounding context. Such reinterpretation may include, but not be limited to, use of alternative materials or lighting solutions, adjustments in the scale of trademark logos or graphics, etc.

E. Illumination

- i. Illumination of signage should be compatible with the character of illumination of existing appropriate signs on the building or in the vicinity.
- ii. In residential zones, internally-illuminated signs are not appropriate.
- iii. Where ample lighting exists from street lights or building façade illumination, sign lighting may not be allowed.
- iv. Acceptable forms of internal illumination may include halo-lit signs and dye-cut metal sign panels that illuminate individual letters and symbols only. Neon signs may be acceptable as well where they are custom-designed to be compatible with the building's historic and/or architectural character. As a general rule, standard internally-illuminated box-type signs and individual letters that are internally illuminated are prohibited.
- v. Where internal illumination of a sign causes the scale of the sign to become excessive in relation to architectural features of the building, alternative lighting should be considered.
- vi. External illumination of signage should be concentrated evenly on the sign itself, with no significant glare or spillover onto adjacent buildings. The light source should be concealed from the direct view of the pedestrian and driver.
- vii. All electrical conduit, transformers, raceways and wires should be concealed within or behind the sign or face of the building, be designed as an integral element of the building façade, or be substantially disguised or hidden so as to be unobtrusive to the appearance of the building and sign. The attachment of such devices to the

Fabric awnings should be of a canvas-type material and should not emit light.

- ii. **Public Information Signs:** This category of signage includes informational signage such as traffic regulations, transit information, public announcements or community activity information, and historic markers, as well as directional signage such as street/district signs and wayfinding signs to major civic, arts and cultural destinations. Wherever possible, these signs should be designed and located so that they complement and reinforce the historic character of the environment in which they are placed. Such signs may be freestanding as necessary to effectively serve their purpose and may be located off the premises to which they refer.
- iii. **Painted Wall Art and Signs:** Painted wall art such as murals and tromp l'oeil should be used only to enhance the environment or streetscape and should not be developed for advertising purposes. Such wall art should not disrupt the setting of an historic building or of an otherwise distinctive environment.

Painted walls signs such as business names may be appropriate and should be reviewed according to other applicable guidelines. Concerns about future reversibility may prohibit signs proposed for unpainted masonry surfaces.

In a few instances, historic painted walls signs of a commercial nature are still discernable on the facades of some buildings and serve as reminders of former businesses and activities found therein. Where these signs reflect a significant period of Portland's history, preservation may be required.

- iv. **Portable/Movable Signs:** Sandwich board signs commonly found are the only portable freestanding signs that are permitted (other than special temporary signs and public information signs.) All portable signs placed within the public way require special permitting through the City. In addition to requirements of that process, all such signs should be designed and located in a manner which does not detract from the character of the pedestrian environment, nor create obstacles to pedestrian circulation or visibility. Portable signs are generally not allowed in residential zones.
- v. **Temporary Signs:** Temporary signs or banners are exhibited for a limited time--generally no more than 30 days--to advertise special events or sales and should be removed immediately following the event. Temporary promotional commercial signs or banners should be used on a limited basis and are not allowed as an ongoing form of advertising.
- vi. **Real-Estate Signs:** In commercial districts, real estate signs should be displayed in windows only and removed promptly upon the sale or lease of the property.
- vii. **Non-Commercial Banners, Flags and Pennants:** The number of such elements per business or tenant, however, should be limited to avoid visual clutter. While the flag or banner may be relatively temporary in nature, the brackets or poles from which these elements hang tend to remain for extended periods. Attachment of

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

**WORKSHOP
245 SPRING STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: June 14, 2017

RE: June 21, 2017 **Workshop – Preliminary Review of Proposed
Comprehensive Exterior Rehabilitation**

Address: 245 Spring Street

Applicant: Rocks Edge, LLC

Architect: Lee Hulst

Introduction

Architect Lee Hulst, on behalf of his client Rocks Edge LLC., has requested a workshop to present preliminary plans for the comprehensive exterior rehabilitation of the small Greek Revival mixed-use structure at 245 Spring Street. Today, the building retains little of its original architectural character due to a series of unfortunate renovations. The project calls for recreating most of its original features based on the 1924 tax photo of the building. The project also calls for introducing an additional dormer on the western roof slope and a new covered porch at the main entrance.

Given the preliminary nature of the workshop, Mr. Hulst has provided general elevations to illustrate the proposed scope of work. More detailed drawings and specifications will be provided for the final public hearing.

Subject Structure

The vernacular Greek Revival style building at 245 Spring was built in 1844 for Nathan Mitchell, who was identified in early records as a “trader”. Research also indicates that the 1 ½ story structure was built for both his residence and his business. The building is high-posted, with its main entrance located on the side elevation and accessed from a set of stairs. Facing the street is a storefront that projects beyond the face of the main structure. From the historical information, it appears that the projecting storefront might be part of the original construction. (Or perhaps the store was originally confined to the basement of the main structure and was expanded to project beyond the main block at a later date.)

The 1924 tax photo clearly depicts most of the building's exterior features as of that date. The wide corner boards, deep cornice and door surround all reveal its Greek Revival-era construction and provide a level of architectural interest to this small-scale vernacular structure. As of 1924, the windows were 2/2. The stairs to the main entrance appear rather make-shift and were likely replacements of the original stairs. There is no porch or hood over the main entrance. Beyond the main block of the building, there is a two-story rear ell. The side elevation of the ell is not set back from the main block, creating a "run-on" appearance. There is a separate entrance to the rear ell.

Although the car in the foreground of the 1924 photo obscures most of the storefront, there is enough information to understand its basic organization and features. Two large divided-lite windows flank a center entrance. It also appears that the brick foundation wall of the house continues to form the solid side walls of the store. Note the elaborate wood balustrade above the storefront.

As the current photo shows, little remains of the building's original architectural features, other than its basic form and organization. Not only has the application of vinyl siding and installation of vinyl windows removed or obscured much of the character-defining trim, the addition of an enclosed porch on the west elevation obscures the original Greek Revival entry. (The entablature is still in place within the enclosed porch). At the storefront level, the large-scale storefront windows have been replaced with windows of a dramatically reduced size, trim has been removed and new siding installed across all elevations. In fact, there is little to suggest that this portion of the building was once a store.

Proposed Scope of Work

The proposed exterior rehabilitation project includes:

- Removal of vinyl siding and replacement w/ wood clapboards on front elevation and front portion of west elevation. Vinyl to remain on rear ell and east elevation.
- Replacement of existing vinyl 1/1 windows with 2/2 windows (window manufacturer and specifications not yet determined)
- Replacement of corner boards, cornice, window trim and other trim elements.
- Replacement of stairs and landing and replacement of enclosed side porch with covered porch supported by square posts. Stair details to follow City's *Guidelines for Porch Repair and Replacement*, applicable in historic districts
- Reconstruction of storefront—proportions and general details to be based on information available in 1924 photo.
- Restoration of bricked-in window openings on west elevation.
- Restoration of canopy over entrance to rear ell.
- Addition of a second dormer on western roof plane to match existing.

Staff Comments

At this time, Mr. Hulst is seeking the Board's feedback on the general scope of work. In particular, he is interested to know whether the Board would support the addition of a second

dormer and the construction of a covered porch to replace the existing enclosed porch at the main entrance to the house. (Originally, there was no porch or door hood over the entrance; Mr. Hulst feels that a covered entrance is desirable.) He is also seeking feedback on the proposed storefront design. Given the schematic nature of the enclosed drawings, it is difficult to comment on specific trim details, etc, but the Board is encouraged to call out any details that warrant special attention or a particular profile. A question for consideration is whether replacement details, for example on the storefront, should be simplified so as to avoid introducing conjectural details—see Standards 6 and 9. Feedback on window specifications would be welcome as well.

Setting aside the fact that more detailed drawings and specifications will be needed for final review and approval, staff strongly supports the proposed rehabilitation project. The improvements will restore the original design intent of this small mid-19th century building and hopefully spur commensurate improvements on this transitional block of Spring Street.

Applicable Review Standards

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Attachments

1. Project description
2. 1924 tax photo of subject property
3. Current photo
4. Parcel map showing relationship to abutting structures
5. Elevations
6. Floor plans

Date: 6/6/17

**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:

245 Spring Street

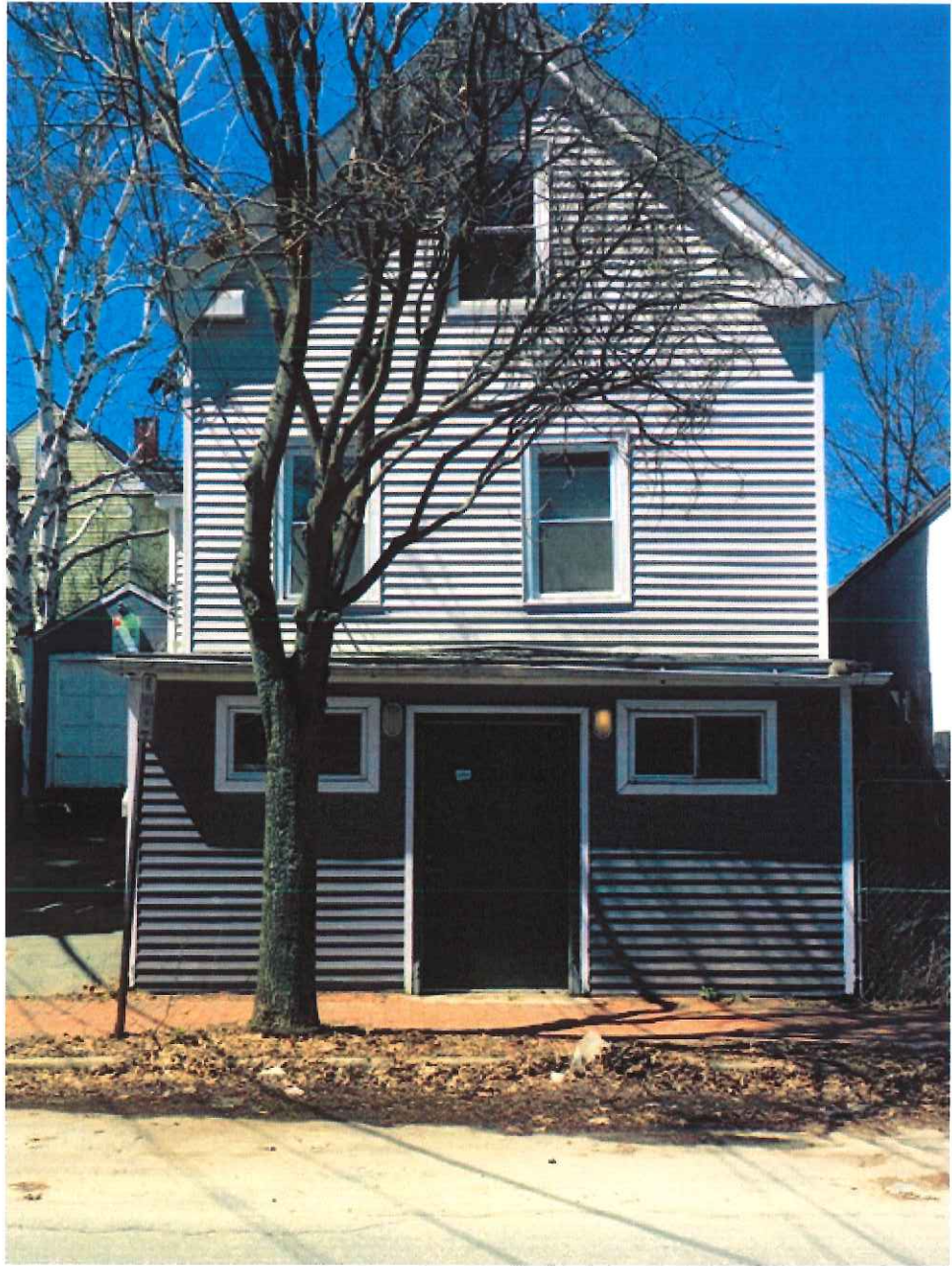
CHART/BLOCK/LOT: 56-G-37 (for staff use only)

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.

RENOVATION OF 3-UNIT APARTMENT BUILDING WITH
RESTORATION OF CLAPBOARDS & TRIM ON SOUTH + WEST
ELEVATIONS OF 3-BEDROOM UNIT 'A', INCLUDING
NEW 2-OVER-2 APPROVED WINDOW UNITS.
PORTIONS OF VINYL GOING TO REMAIN AT REAR &
CONCEALED ALLEY WALLS.
NEW COVERED SIDE PORCH & STAIRS TO BE
CONSTRUCTED IN KEEPING WITH H.R. GUIDELINES,
ALSO NEW STREET LEVEL STOREFRONT AS
PER 1924 PHOTO.





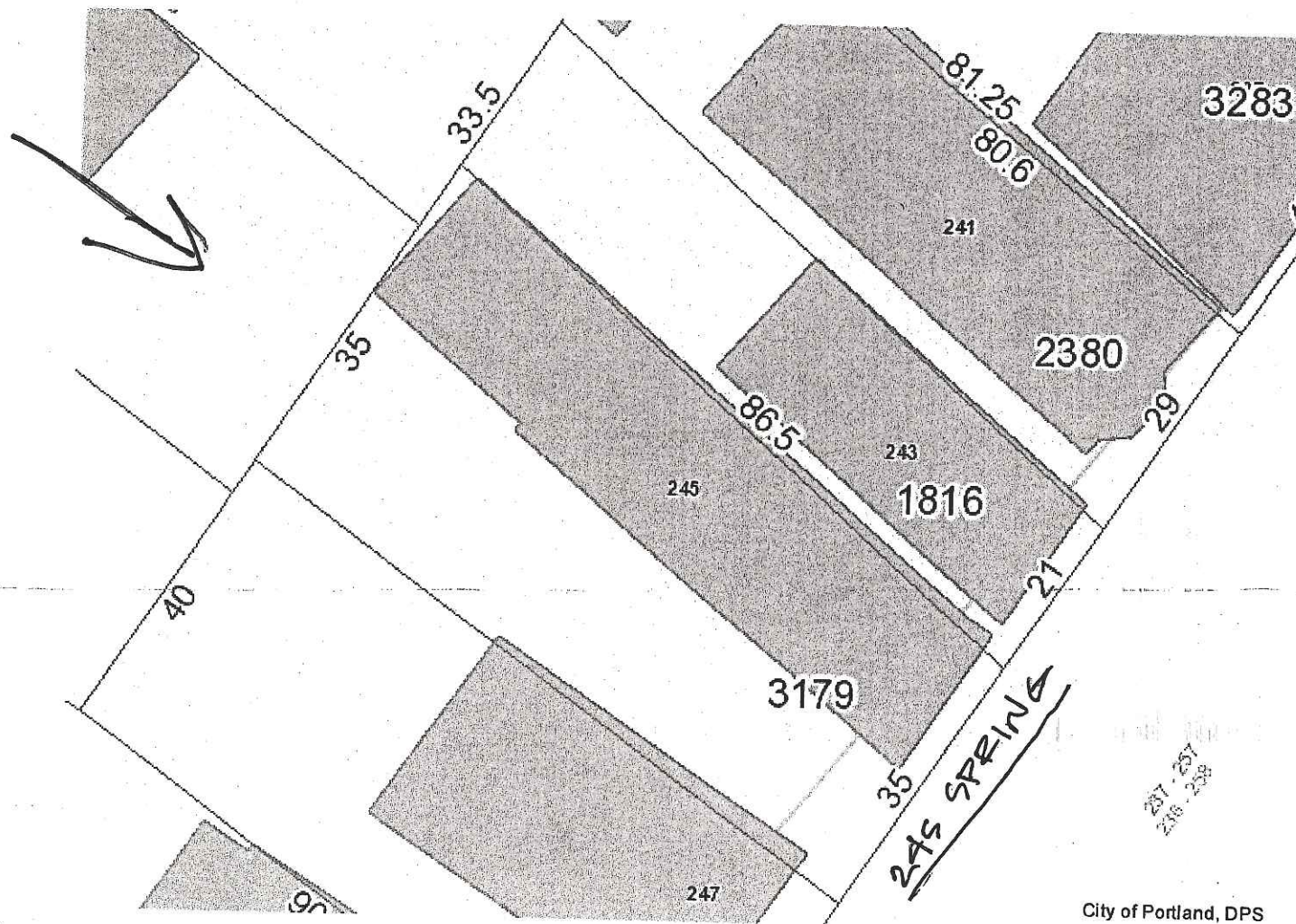




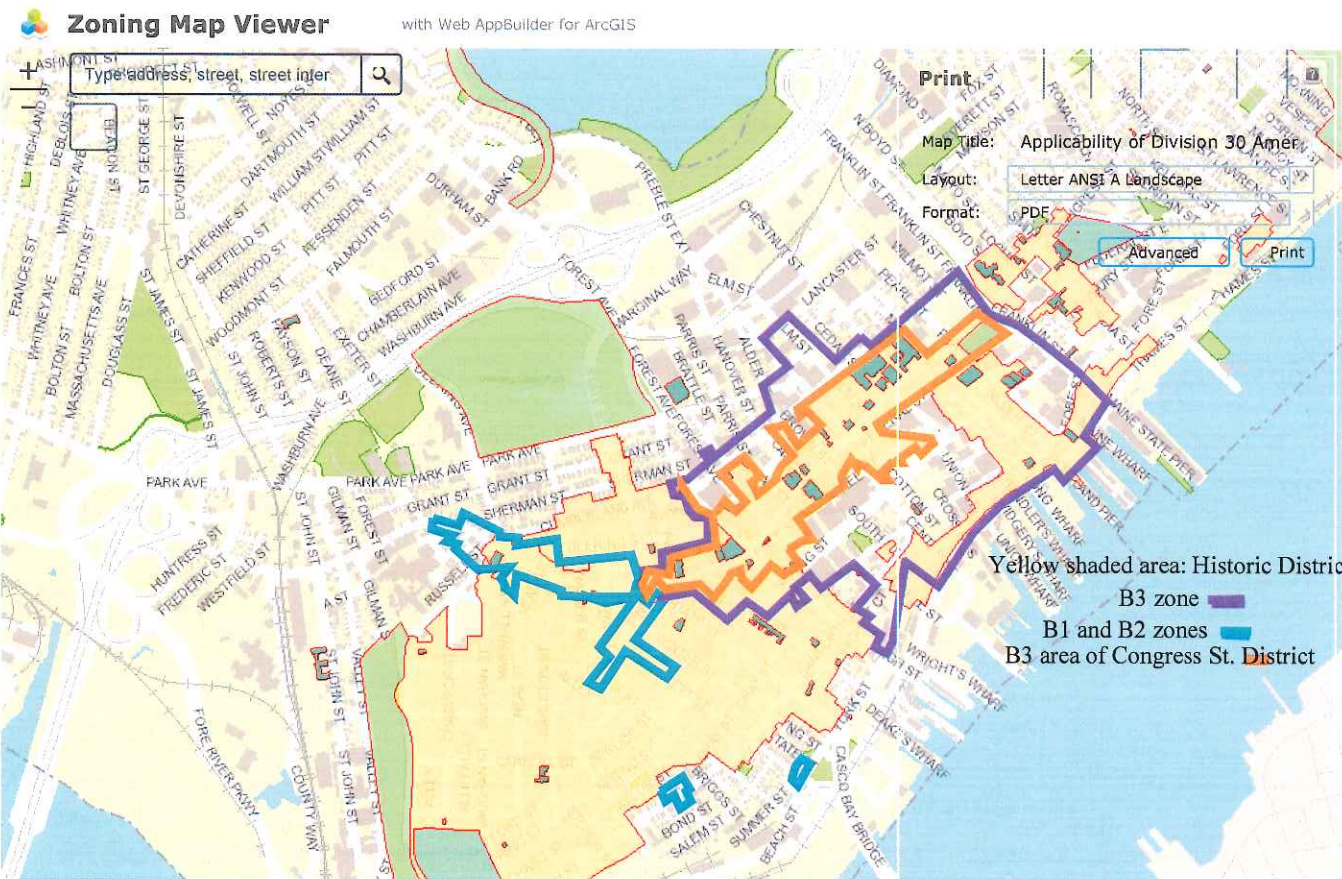








City of Portland, DPS





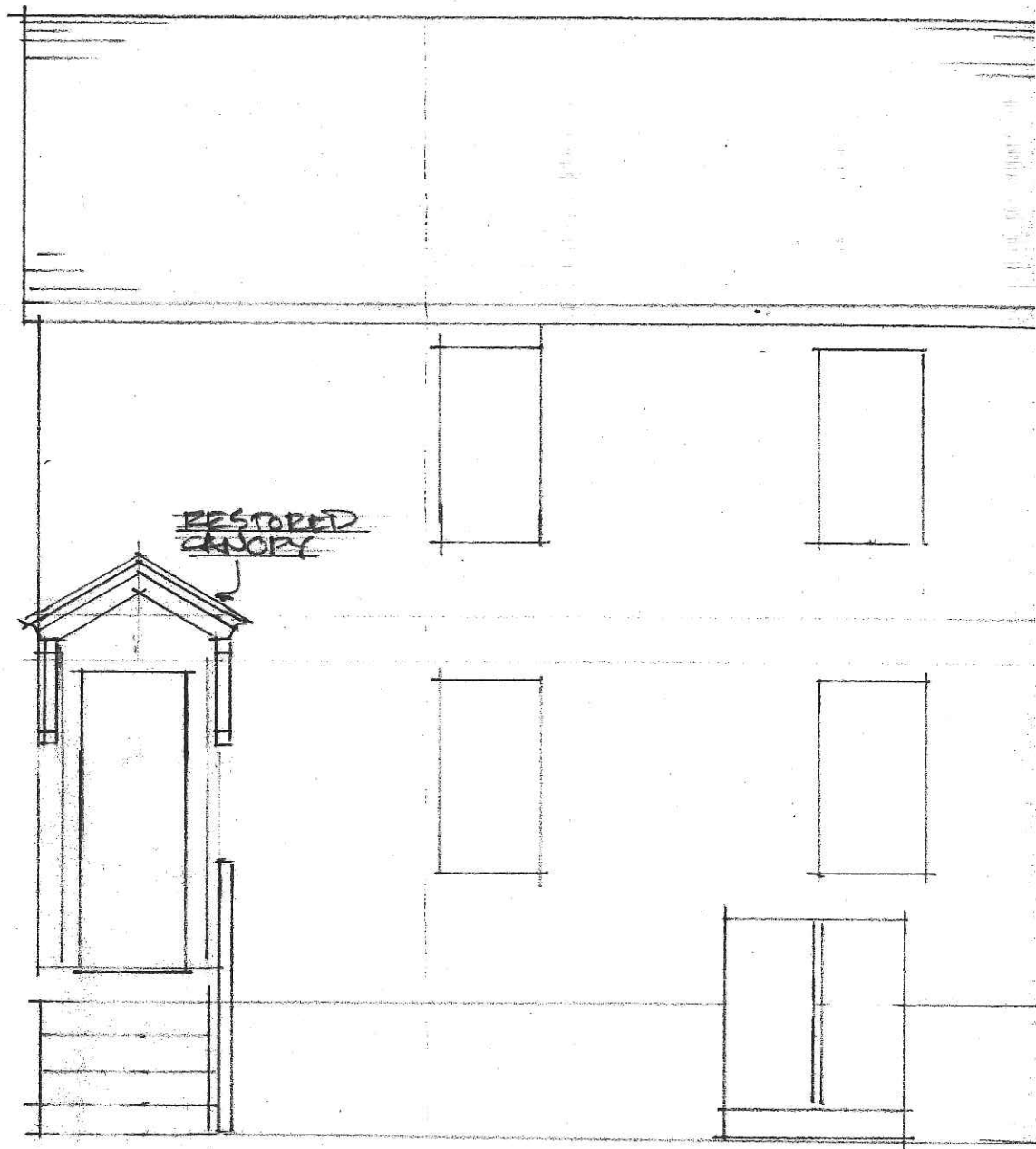
245 SPRING ST. PORTLAND, ME
SOUTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

6/12/07

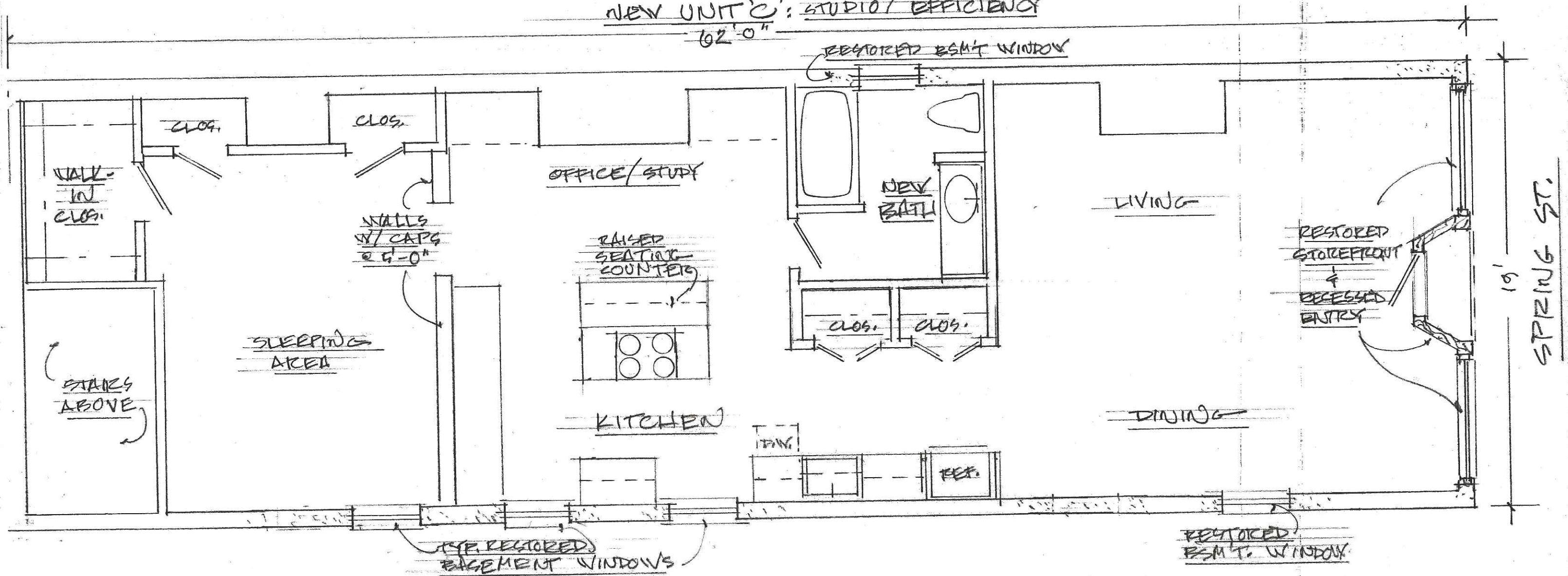


WEST ELEVATION (CONT.)
245 SPRING ST.



(continuation of) 245 SPRING ST.
WEST ELEVATION
1/4" = 1'-0" 6/12/07

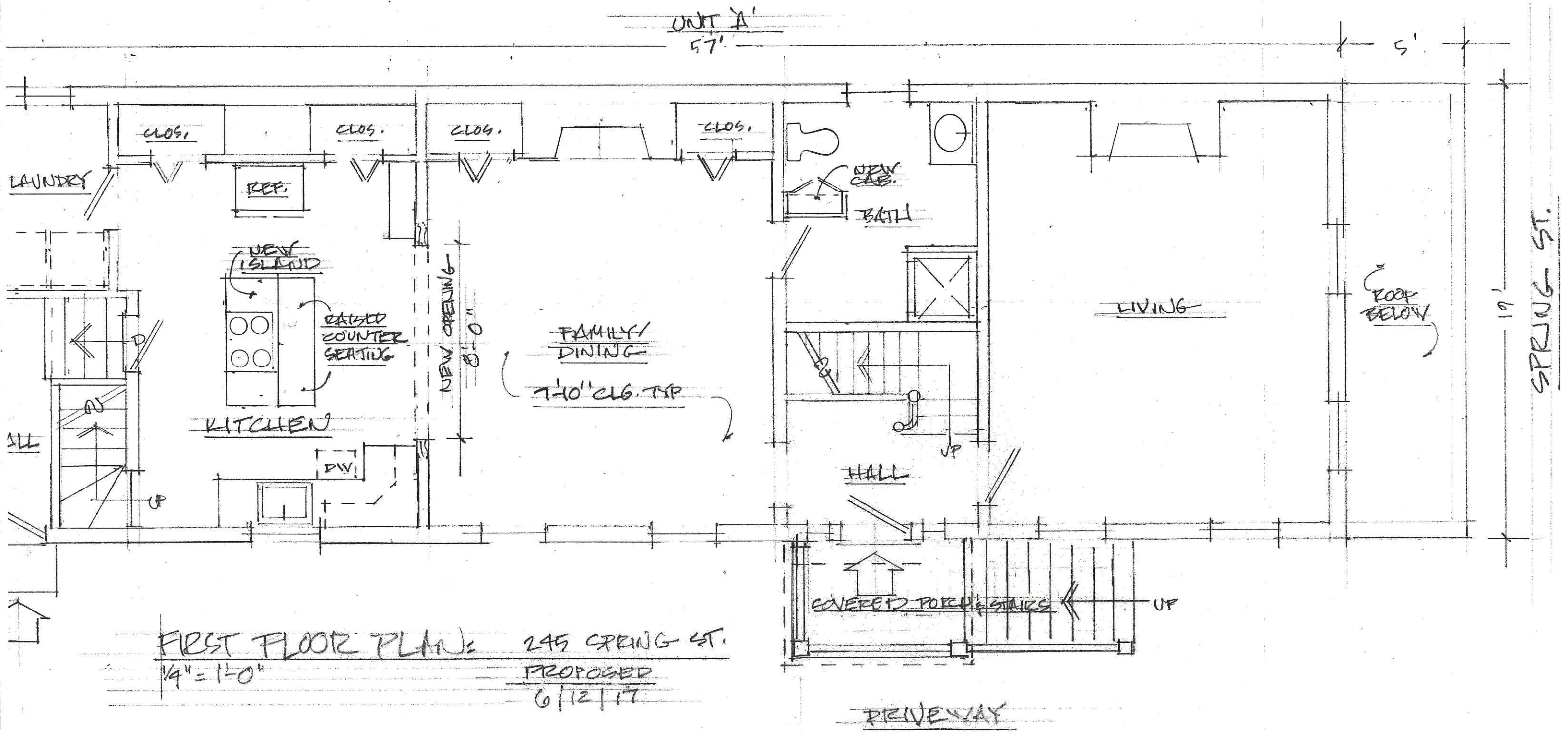
NEW UNIT 'C': STUDIO/ EFFICIENCY
62'-0"



BASEMENT FLOOR PLAN - 245 SPRING ST.

1/4" = 1'-0"

PROPOSED
6/12/17



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

**PUBLIC HEARING
94 COMMERCIAL STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: June 16, 2017

RE: June 21, 2017 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Structural Repair, Reinforcement and Realignment of Building Façade, including replacement of storefront windows, doors and trim

Address: 94 Commercial Street

Applicant: BMC Inc.

Architect: Pamela Hawkes, Scattergood Design

Structural Engineer: Al Hodson, Resurgence Engineering and Preservation

Introduction

A public hearing is scheduled on a proposal by Al Hodson of Resurgence Engineering and Pamela Hawkes of Scattergood Design for the structural rehabilitation of the Creighton Block at 94 Commercial Street. Board members are likely familiar with the building located on the harbor side of Commercial Street at the head of Custom House Wharf because its ground floor lists noticeably toward the east. Mr. Hodson has proposed a program of structural reinforcement and realignment measures which will secure the building and square up the ground floor level to the extent feasible. This structural work will necessitate the replacement of the ground floor façade, including windows, doors, bulkheads and trim. As proposed, all replacement features will match existing. The only change to the current appearance will be the replacement of one set of brick entry steps—which were a later addition—with granite.

While the intent is to replicate all of the building's existing ground floor elements following the structural improvements, staff felt it was important that Mr. Hodson and Ms. Hawkes provide the Board with an overview of how the work will be approached and answer any questions or concerns.

Enclosed is a description of the scope of work, a report prepared by Al Hodson regarding the existing structural conditions and recommended repairs, and before-and-after elevations. Note

that the review has been scheduled as a public hearing (with no preliminary workshop), as most of the exterior alterations can be characterized as replacement in kind. Regarding the proposed stair replacement, Ms. Hawkes has been asked to provide additional detail regarding the proposed finish for the granite and to confirm whether there will be any handrails. Any proposed lighting or changes in signage should be highlighted as well.

Subject Structure

Although known today as the Creighton Block, the three-story brick Italianate commercial building at the head of Custom House Wharf was known historically as the William Widgery Thomas Block. (There were in fact a number of Thomas blocks in this area.) Designed by Francis Fassett, the building was completed in 1873, making it later than many of the warehouse structures on the inland side of Commercial Street. The ground floor of the building is set within a granite frame, with granite piers at each end and a deep granite fascia and projecting cornice above. Cast iron pilasters with Corinthian capitals separate the 9-bay storefront façade. The store entry is recessed and located at the center of the ground floor. The easternmost bay accommodates a recessed entry to the upper floors.

Proposed Scope of Work

See Ms. Hawkes' memo for a list of work items. Mr. Hodson describes the current structural condition and his proposed scope of work in a separate memo.

Applicable Review Standards

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

Attachments

1. Photo of subject property
2. Project description
3. Letter from Resurgence Engineering
4. Historic and current views
5. Existing and proposed elevations



© 2017 Google
© 2017 Google

Good

SCATTERGOOD DESIGN

ARCHITECTURE & PLANNING

94 Commercial Street

Project Description

7 June 2017

- Structural repair, reinforcement and re-alignment of the Commercial Street façade's cast iron columns and granite corner pier.
- Repair of historic cast iron: sandblasting, priming and painting.
- New insulated storefront windows.
- Replacement of wood sills and infill panels to match existing.
- New storefront doors and hardware to match existing.
- Replacement of later brick stair treads with granite.
- Exterior painting of all wood trim, including cornice.

RESURGENCE

ENGINEERING AND PRESERVATION, INC.

132 BRENTWOOD STREET
PORTLAND, MAINE 04103
V/F (207) 773-4880

WWW.RESURGENCEENGINEERING.COM
EMAIL: AL@RESURGENCEENGINEERING.COM

CREIGHTON BLOCK – 92-96 COMMERCIAL STREET, PORTLAND, MAINE STRUCTURAL REHABILITATION AND BUILDING CONSTRUCTION BACKGROUND

The Creighton Block at 94-96 Commercial Street, dates to 1872 and occupies the Commercial Street end of Custom House Wharf. Before the harbor infill that created Commercial Street, Titcomb's Wharf sat at the approximate location of the Creighton Block. The Custom House across Commercial Street was built between 1867 and 1872, following destruction of the earlier building in the fire of 1866.

Timber piles, concrete pile caps, and rubble walls support the building. An 1876 bird's eye view of the Portland Waterfront (MMN #71166) shows the Creighton Block supported by timber piles, and no rubble perimeter wall. It is unknown whether this image contains artistic license by the renderer, or if it was in fact supported on piles. According to Meg Donovan, ships or barges were formerly able to enter the rear of the building to offload goods. An 1898 view of Custom House wharf (MMN #1189) clearly shows a rubble wall along the east side of the building, and a rubble wall extending at least partially beneath the southern side. Sometime during or shortly after its original construction of the wharf, organic and inorganic debris was dumped into the basement. The three-story masonry, timber, and steel structure currently sits upon perimeter rubble bearing walls and pile caps in its unfinished, tidal basement. No information is available to determine how deep any existing piles extend into the subgrade and natural harbor floor. Rubble masonry foundation walls contain fill dumped into the basement, possibly after the 1866 fire, or after the building no longer supported ship unloading.

Years of rail traffic, street traffic, construction activity and tides have caused the building to settle unevenly. By 1924, when the building was approximately 52 years old, Portland Tax Map Photographs show that the storefront columns listed noticeably to the east. We have found no earlier images that show the storefront of the building.

The building foundation and first floor has settled to the east and continues to do so, despite a well-executed structural rehabilitation by Bob Swift and Scott Teas in 1999. Potential reasons for this continued settlement, beyond the loss of fines through the rubble wall and decay of organic debris and piles, include:

1. Lack of positive tie between floor joists and the east and west walls;
2. Removal of a significant portion of the second-floor diaphragm along the east wall to install a long stairway to the second and third floors;
3. East wall floor joist rot at the first-floor level;

Our current plan to stabilize and strengthen the structure, and to rehabilitate the storefront includes:

- a. Interior basement excavation to install riprap, gravel, and filter fabric against the east wall, to slow migration of soil fines out that wall;
- b. Anchoring west wall floor joists to the west wall, to stiffen the first floor and west wall;
- c. Repairing and replacing rotted first floor joists tied to the east wall, to stiffen that wall structure;
- d. Excavation and strengthening of interior pile caps, if possible;
- e. Rebuilding interior brick and timber column bases, compromised by recurring water infiltration;
- f. Strengthening the Commercial Street foundation wall to facilitate repairs to the storefront.
- g.

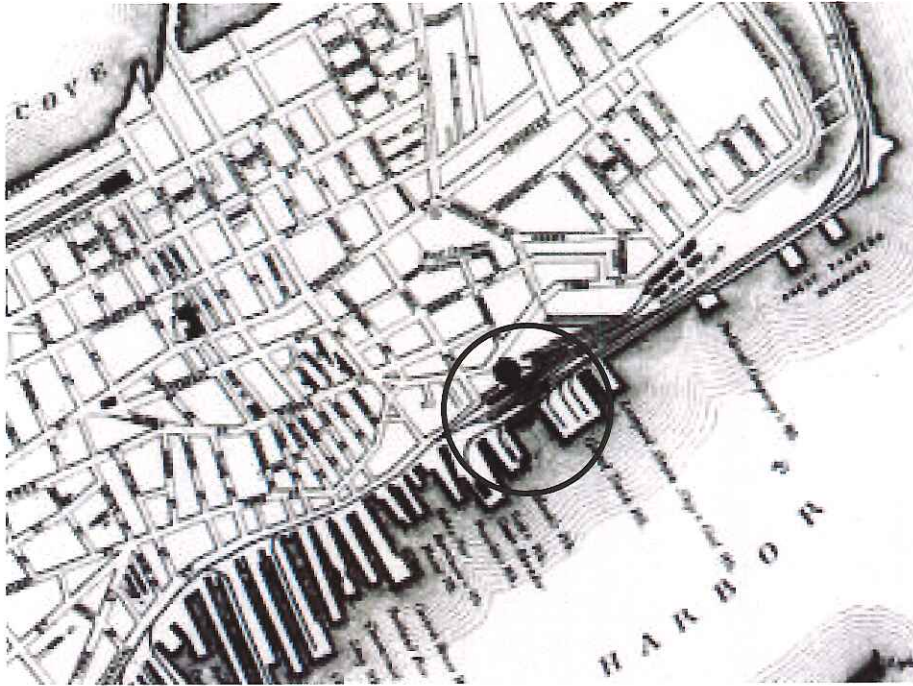
The structural rehabilitation work will proceed from the back to the front of the building, helping provide time for longer-lead windows and storefront items, and allowing time for the project to proceed through appropriate Historic Preservation review.

Sincerely,

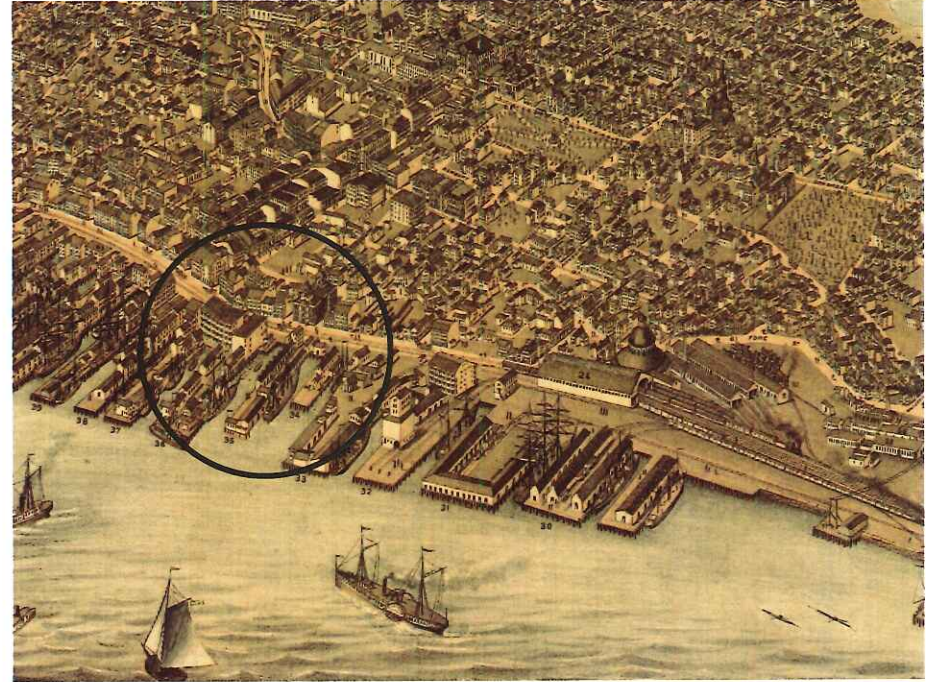
A handwritten signature in blue ink that reads "Alfred H. Hodson III, P.E.". The signature is fluid and cursive, with the "III" and "P.E." clearly legible at the end.

Alfred H. Hodson III, P.E.

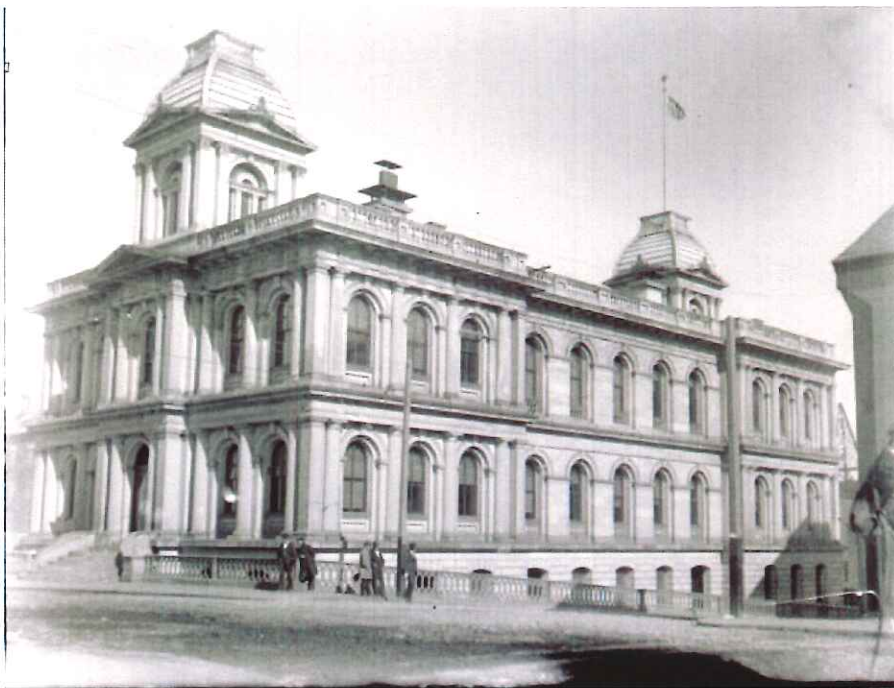
AHH/ah



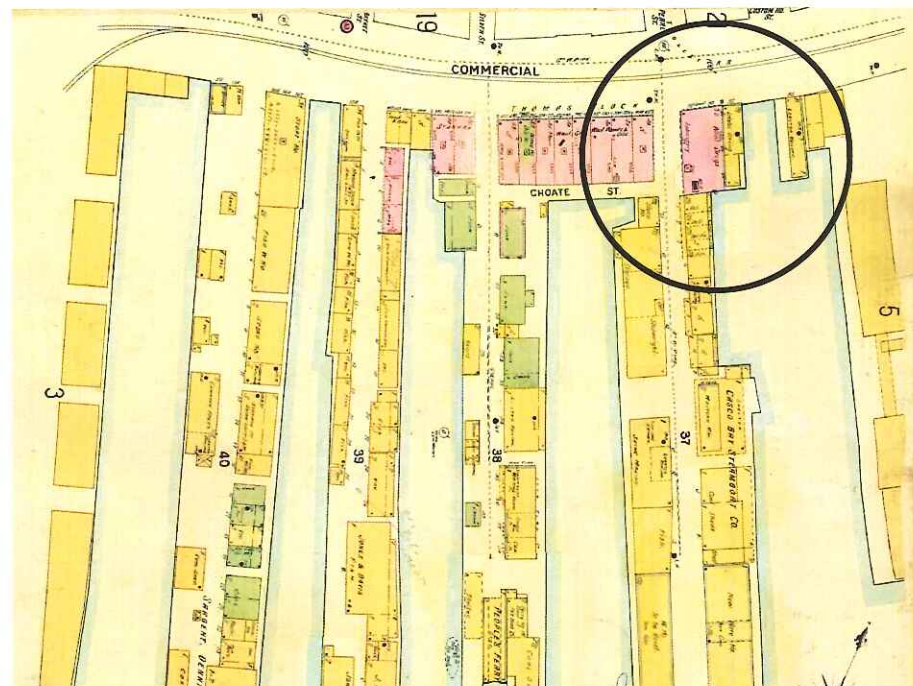
Site of 92-96 Commercial Street, 1866 Plan of Portland (Maine Memory Network).



92-96 Commercial Street, Map of the Horse Rail Lines, 1876 (Digital Commonwealth).



92-96 Commercial Street. View of Customs House c. 1900 (Maine Memory Network).



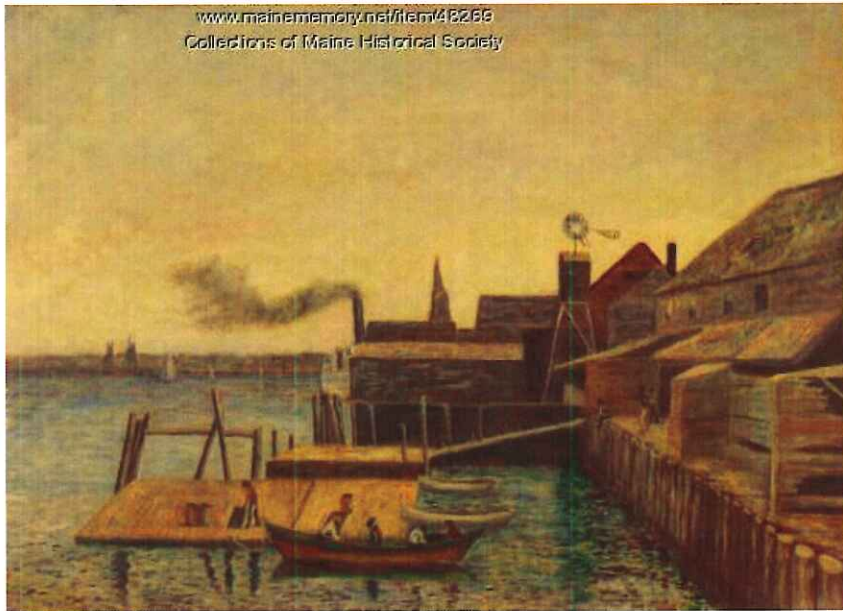
92-96 Commercial Street. 1896 Sanborn Insurance Map (Osher Map Library).



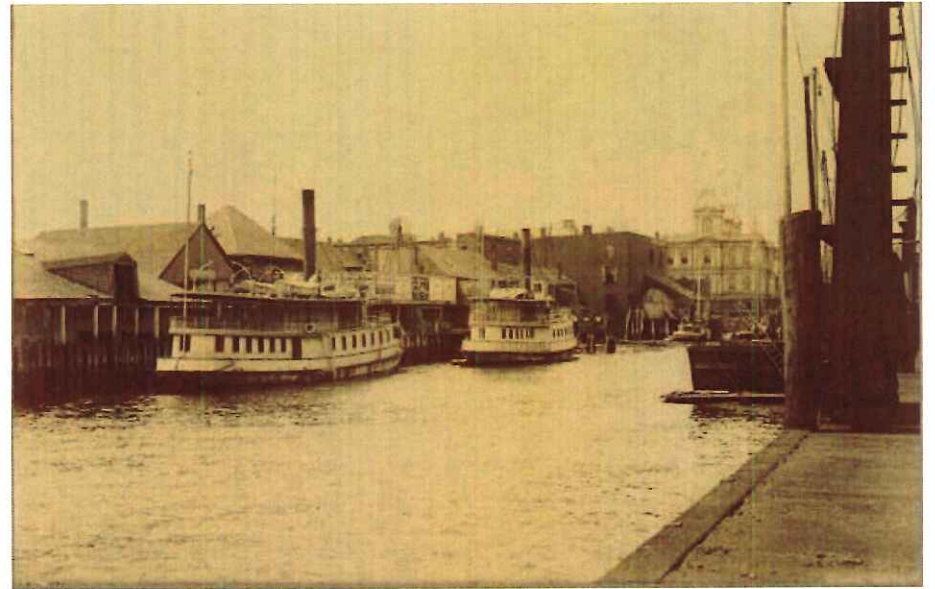
90 Commercial Street, with 92-96 at right. 1924 Tax Assessors Photo (Maine Memory Network).



92-96 Commercial Street. 1924 Tax Assessors Photo (Maine Memory Network).



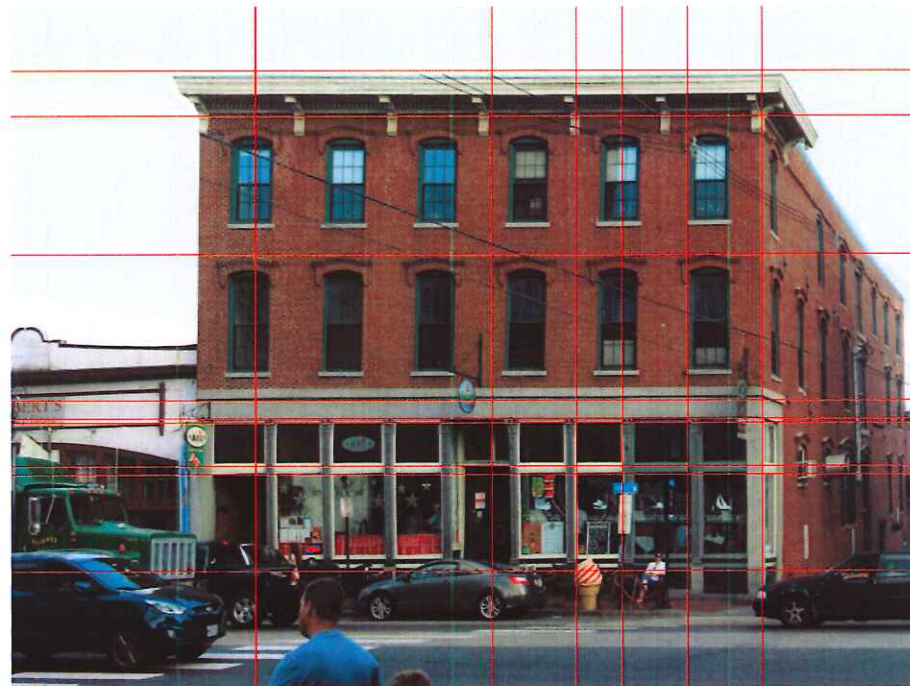
Customs House Wharf, painting by T. F. Oneil, 1902 (Maine Memory Network)



Customs House Wharf c. 1898 (Maine Memory Network)..



92-96 Commercial Street, existing conditions

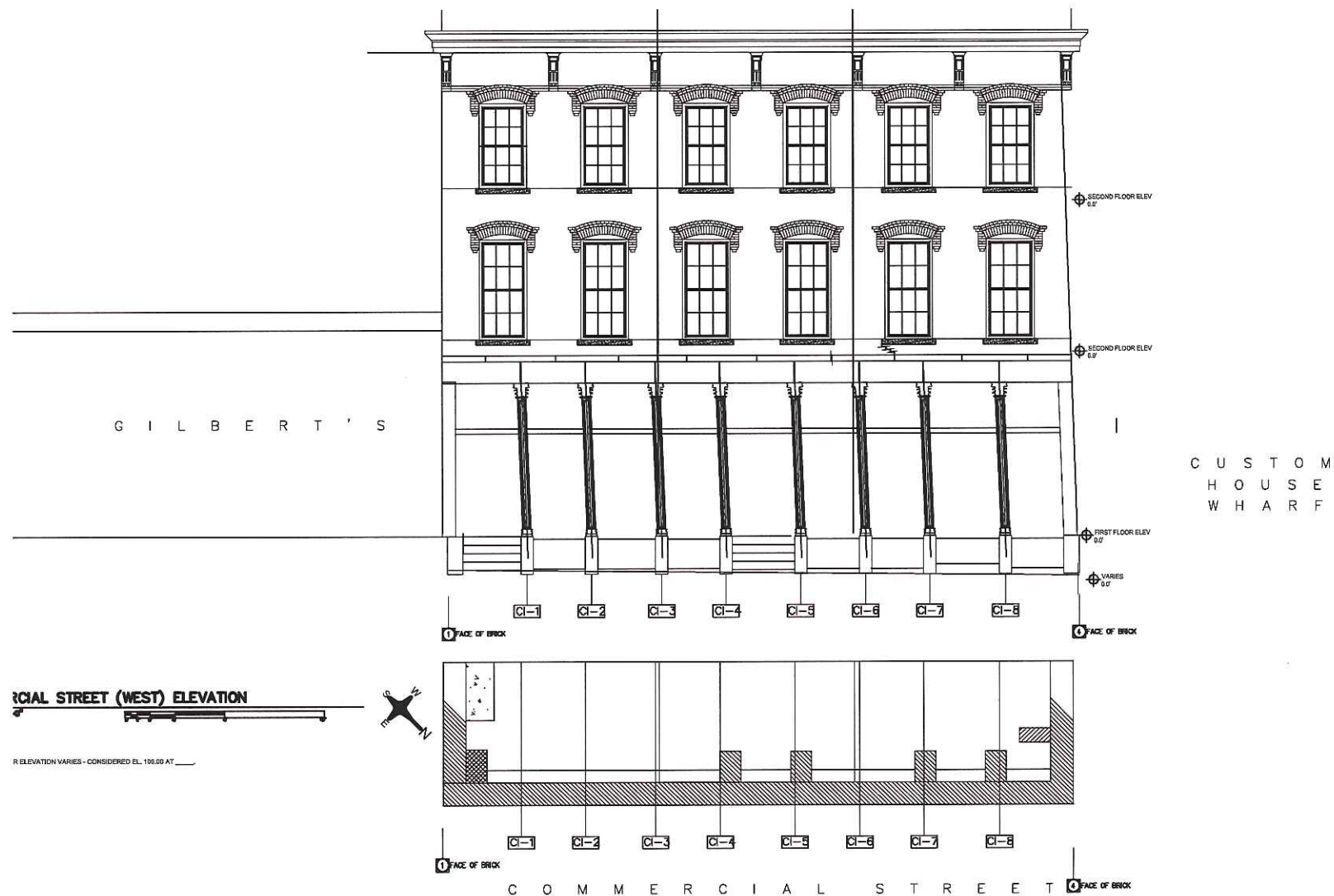


92-96 Commercial Street showing proposed re-alignment



92-96 Commercial Street, detail of transom

scale	date	project #	drawn by	checked by
1" = 1'-0"	JUNE 2017	1504	TST	





SCATTERGOOD DESIGN
 80 middle street
 portland, maine 04101
 207-775-8141
 scattergooddesign.com

CREIGHTON BLOCK / PORTLAND, MAINE

PROPOSED ELEVATION

scale	1" = 10'	title
date	JUNE 2017	
project #	1504	
drawn by	TSB	
checked by		

A2.P

**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: June 16, 2017
RE: June 21, 2017 **Public Hearing – Rooftop pergola and planters,
after-the-fact**

Address: 44 Oak Street, Unit 4

Applicant: Michael Keon

Introduction

On May 17, 2017, condominium owner Michael Keon met with the Historic Preservation Board for a public hearing on an after-the-fact review of a rooftop pergola added without permits last year to the deck atop the penthouse of his residence at 44 Oak Street. At the hearing he also requested that he be allowed to add a number of planters to the deck. At that time the Board was unanimously opposed to the pergola as it exists, though there was general agreement that a simpler, smaller pergola and a modest number of planters positioned well away from the railing and roof edge could be accommodated on the roof given an appropriately restrained design. Board members asked that Mr. Keon return with a revised, scaled-back design for a continuation of the public hearing, treating the May 17 meeting as if it were a workshop.

Board members will recall that 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. Previous 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. At the May 19, 2017 hearing the Board clearly found the as-built pergola inconsistent with these design priorities, but they were willing to consider a much smaller pergola and a limited number of added planters.

For his part Mr. Keon is hoping for a clear sense of how to add amenities to his rooftop – such as planters – that can be permitted under the standards and conditions applied by the Board, whose goal is to avoid adding distracting clutter and new masses to the simple, approved rooftop design. Though he proposes to add more planters than the Board indicated they would find appropriate, the applicant hopes he can do so with Board guidance on how to avoid violating the intent of the Board’s previous approvals and directions. Mr. Keon is hoping for greater clarity concerning the number, type, and nature of objects he is allowed to place on the roof deck, including temporary, portable items. In addition he would like to better understand the reasons for the Board’s findings and their basis in the applicable Standards for Review of Alterations.

Mr. Keon returns to the June 21 Board meeting with a roof plan proposing a 7’ by 18’ pergola on the west side of the stair enclosure, and a planter at each post supporting the western edge of the pergola. He is also proposing a number of additional planters, and has submitted photos showing painted plywood mockups of the proposed boxes in various positions on the roof. Because of their number, and also due to staff’s uncertainty about the location of the planters when the photos were taken, staff has included only a representative selection of Mr. Keon’s photos. Also included are the applicant’s photos of planters existing elsewhere that inspired him.

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.

Board Response at May 19, 2017 Meeting

Despite universal agreement on May 19 that the pergola blends much better with the rooftop addition now that the wood is recessively painted to match the rooftop color palette, Board consensus on how the size and design of the pergola need to be revised was clear:

- A smaller footprint – up to 7’ deep, and only on the 18’ long western side of the stair enclosure
- As a result of only being on one side of the stair mass, there is to be no change of direction in the pergola framing at the southwest corner
- Minimal decoration on the pergola – a more contemporary approach in keeping with the simple design vocabulary of the existing rooftop addition and railing – i.e. no decorative rafter tails and brackets
- Mr. Keon needs to apply for and receive a building permit for new pergola, insuring the

structure is safe and safely anchored

- Planters might be added as long as they minimally extend the existing massing, without adding new highly visible masses
- Planters cannot be arrayed near the railing in a group without adding substantial new mass in a way that might suggest the appearance of a parapet
- Mr. Keon's goal of adding enough planters to create a privacy screen may be incompatible with the governing design standards for the rooftop, unless this can be accomplished with minimal visual impact
- It was suggested that planters be no more than 30" high, and adjacent to the posts at the outer edge of the revised parapet
- It was suggested that plant material should be no higher than the guardrail

Revised Proposal

Mr. Keon's revised pergola plan is responsive to the Board's direction. As described in his summary and depicted on the new roof plan, it projects 7' from the long side of the stair enclosure and is the same length – 18'. The summary promises a pergola "more contemporary and less ornate" than the existing one, but design details have not yet been provided.

Including the four planters to be located at the pergola posts, Mr. Keon is proposing fourteen. (See the roof plan and the project description for the sizes of the boxes and proposed locations and groupings.) Note that staff has marked up the roof plan provided by Mr. Keon (with his agreement) to reflect his elimination of the two freestanding planters between the west side of the pergola and the railing, and adding in the planters intended to be adjacent to the pergola posts.

Staff Comments

Mr. Keon's revised pergola design responds directly to the Board's requirement as expressed at the May 19 meeting. Lacking a detailed design from the applicant, staff has once again printed a photo of a more contemporary pergola at the rear of 6 City Center (3 Spring Street,) to provide an example that might be helpful. At the May 17 meeting and in staff communications with Mr. Keon, it has been communicated that decorative, anachronistic rafter tails and brackets have been strongly discouraged. If the Board is comfortable enough with the outlines of the pergola proposal, final design details could be reviewed by staff, or details could be provided to the Board as a consent item.

In regards to the proposed planters, it is clear that Mr. Keon hopes for a number considerably higher than the four located by the pergola posts that were mentioned at the May meeting. Staff believes some additional planters may be found compatible, but much will depend on the Board's evaluation of several characteristics that will determine the visual impact of rooftop amenities:

- Size, including height
- Design details and color (they are proposed as simple boxes painted to match the recessively colored stair enclosure)
- Location, especially distance from the railing and roof edge – this will heavily influence visibility

- Number of planters and overall size of grouped planters
- Nature and height of plants

Of the photos provided by Mr. Keon, the ones that may be most helpful are the ones supplied by the applicant showing the planters positioned 5' away from the railings. Taken from several points on Spring Street, Oak Street, and Free Street, they demonstrate that the boxes are low as seen from the ground, but somewhat visible in the proposed locations. As shown they introduce another geometric element, despite blending with the color of the stair tower in the background. Would some or all of the planters shown be acceptable if the visual impact were further lessened by any or all of the following?

- Reducing the height? (At least one Board member suggested a maximum planter height of 30", and the tallest box proposed by Mr. Keon is 35" high.)
- Locating them further from the railing?
- Not grouping them – if a smaller number of planters were arranged individually to reduce the total mass?

Staff believes Board members may find the grouping of the planters problematic because of the aggregate mass they embody. Unless the Board finds they blend in to the stair tower so as to become unobtrusive, they may have to be moved further from the railing or separated and reduced in number, or both.

Though it may be difficult to regulate as time goes by, several Board members commented on the height of plants, and it appears that there is Board interest in providing guidelines – such as the suggestion that plants be no higher than the top of the railing (probably 42" above the deck.) There were several Board questions at the May 17 meeting concerning the applicant's gardening plans, and some concern expressed that small trees or dense shrubs might draw attention to the roof to an extent unanticipated by Board members. Staff believes the Board may well want to provide such guidelines for clarity and to support the design goals advanced by the conditions of the rooftop approval.

In summation, staff believes the Board's guidelines for the pergola will give the added structure an appropriate level of restraint that the roof can accommodate. The Board and staff must work with Mr. Keon's additional planter proposals to explore whether a number exceeding the four near the pergola can be designed and positioned to appropriately meet some of the owner's desires while respecting and preserving the clean geometry of the roof.

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 June 21, 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. Applicant's revised roof plan (altered per applicant's revisions)
3. Applicant's photos of proposed planters, positioned as shown on plan provided
4. Applicant's photos of mocked-up proposed planters
5. Applicant's photo of similar planters, seen elsewhere
6. Staff photo of existing pergolas at rear of 6 City Center (3 Spring Street)

The existing pergola will be replaced with a different one that was discussed at the last meeting. The new one will be 18'x7' and be more contemporary and less ornate than the previous one. A 30"x30" planter will be placed at each of the four posts suspending the structure. Additional planters will be built in four different sizes:

18"w x 18"d x 35"h

30"w x 18"d x 24"h

30"w x 18"d x 35"h

30"w x 24"d x 24"h

I would like to have three sets of each for a total of twelve planters. These would be very simple boxes painted the same color as the bulkhead and would not be fixed. They can easily be moved out of sight at the end of the season.

ATTACHMENT 1

PROJECT
DESCRIPTION



Museum of Art

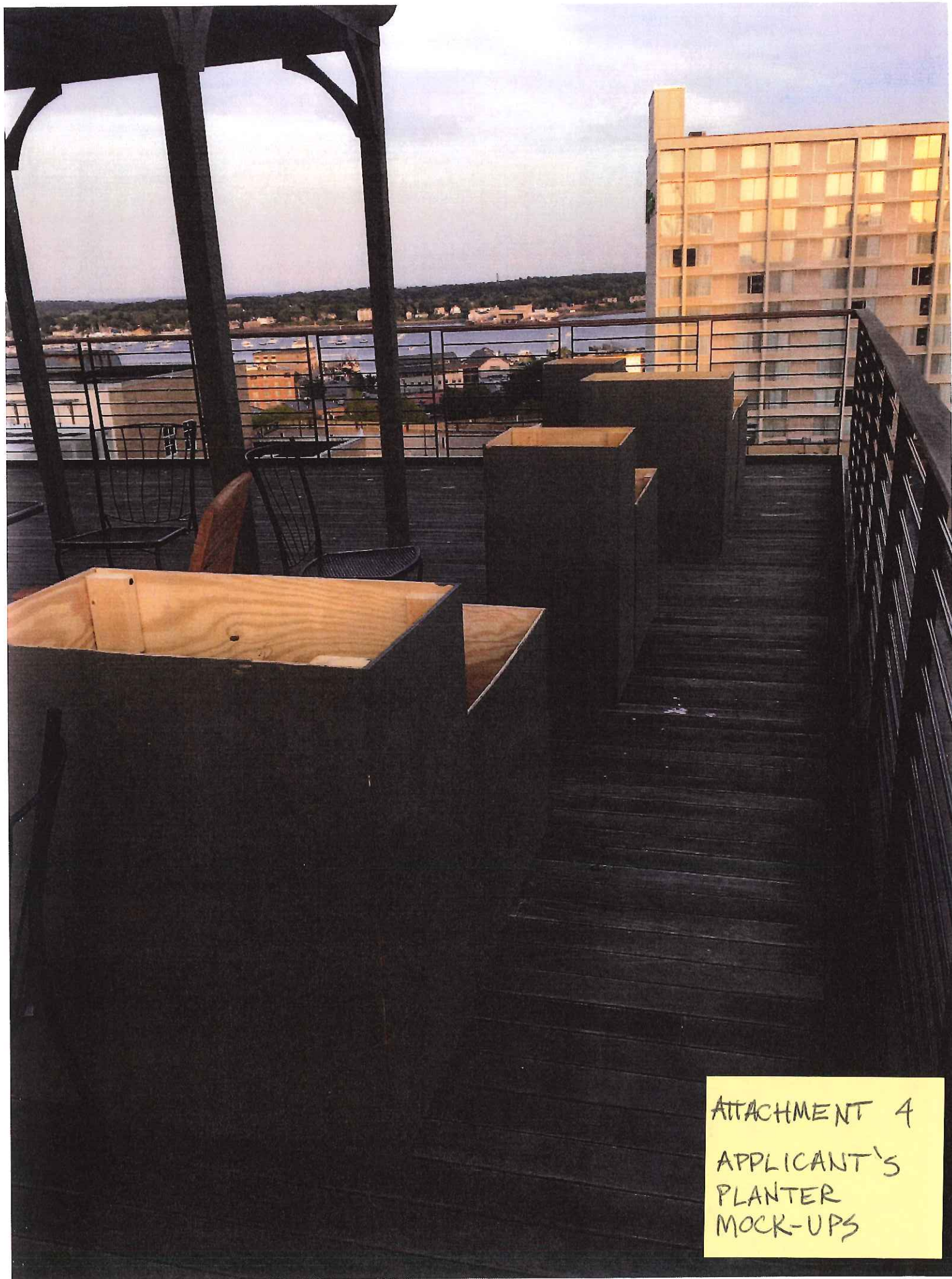
ATTACHMENT 3
APPLICANT'S
PHOTOS
PLANTER
MOCK-UPS











ATTACHMENT 4
APPLICANT'S
PLANTER
MOCK-UPS



ATTACHMENT 5

PLANTER
EXAMPLE



ATTACHMENT 6
CONTEMPORARY
PERGOLA -
6 CITY CENTER/
3 SPRING ST.

