

1. Legal Ad

Documents:

[12-20-17 LEGAL AD.PDF](#)

2. Agenda

Documents:

[12-20-17 AGENDA.PDF](#)

3. 61 Deering Street And 510 Cumberland Avenue

Documents:

[HP MEMO - 61 DEERING ST. AND 510 CUMBERLAND AVE..PDF](#)

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

On **Wednesday, December 20, 2017**, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. WORKSHOP

- i. Preliminary Review of Proposed New Construction, Building Addition and Alterations to Existing Non-Contributing Structure; 61 DEERING ST. and 510 CUMBERLAND AVENUE; Avesta Housing, Inc., Applicant.

2. ANNUAL REVIEW of COMPLETED PROJECTS

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

HISTORIC PRESERVATION BOARD AGENDA

December 20, 2017 at 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 NOVEMBER 29, 2017:**

No decisions; workshop items only.

4. WORKSHOP

- i. Preliminary Review of Proposed New Construction, Building Addition and Alterations to Existing Non-Contributing Structure; 61 DEERING ST. and 510 CUMBERLAND AVENUE; Avesta Housing, Inc., Applicant.

5. ANNUAL REVIEW OF COMPLETED PROJECTS

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

**WORKSHOP (3rd)
61 DEERING STREET and 510 CUMBERLAND**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: December 15, 2017

RE: December 20, 2017 **3rd Workshop** – Preliminary Review of Proposed
New Construction, Alterations to Existing Non-
Contributing Buildings and Building Addition

Address: 61 Deering Street and 510 Cumberland

Applicant: Avesta Housing Development Corporation

Architect: David Lloyd, Archetype

Introduction

Architect David Lloyd, representing Avesta Housing Development Corporation, is returning for a third workshop to present design revisions made in response to input from the Board at its November 29th workshop. In addition to design modifications, Mr. Lloyd has provided additional renderings of the proposed Cumberland Avenue addition as viewed from various vantage points. Several key details and wall sections have been provided as well.

Following Wednesday's workshop, Avesta is hoping to schedule a public hearing on January 3rd. It will be important that the Board identify any outstanding design issues as well as any details or specifications that should be provided with the applicant's final submission.

Summary of 11/29 Workshop, Outstanding HP Issues

The Historic Preservation Board's response to the revised proposal presented on November 29th was generally quite favorable. The Board expressed appreciation for the revisions made in response to the initial workshop, especially the decision to eliminate a floor on the Deering Street building, which allowed the floor-to-ceiling heights to be adjusted and brought into greater conformity with the proportions of neighboring buildings. The Board responded favorably to a number of other design revisions as well. That said, the following outstanding issues were identified as warranting further revision and/or more detailed design development:

Renovation of House of Lights Building

- As of the 11/29 workshop, staff had not yet heard back from the Maine Human Rights Commission about the possibility of introducing separate entries directly from the sidewalk to the individual units on the ground floor. As such, this remained an open issue. The Board reiterated its concern about this building having no direct entries from the street. In the Board's view, introducing a series of raised stoops would result in activating the ground floor façade and better integrating the residential development with the neighborhood.

Since the last workshop, staff has had an opportunity to speak with staff at the Maine Human Rights Commission. At their suggestion, staff prepared a letter making the Board's case for introducing stairs on the House of Lights building. (See Attachment 4.) Staff expects to hear back from the MHRC shortly with a decision.

Building Addition at Corner of Cumberland and Mellen

- Noting that Mellen Street is an architecturally distinguished streetscape in and of itself, Board members expressed the view that the Mellen Street façade, while moving in a more positive design direction, warranted further design development. Board members suggested that the massing of the building be broken along this frontage, with the break occurring over the proposed entrance. This would help reduce its apparent scale.

Board members also asked for additional renderings of the building, including as reviewed from across the intersection of Cumberland and Mellen.

Deering Street Infill Construction

- With respect to the two options for roof forms for the Deering Street building, the Board favored the mansard roof solution, as it helped achieve the overall façade proportions that characterize most of the abutting residential structures.
- Although a mansard roof was shown in one of the design options and ground floor bays were featured in both options, Board members expressed the view that the proposed structure was still notably spare in overall architectural expression. As proposed, for example, the ground floor entries featured no projecting entry hoods. Given the nature of the surrounding architecture, which is noteworthy for its "weightiness" and its richness of detail, the Board expressed the view that the building's architectural detailing needs to appear substantial, well integrated and not "applied". Further articulation of the façade should be considered as well. In making these suggestions, Board members cautioned that they were not recommending that historic details be faithfully copied on this new building. Rather, they were suggesting that common details of surrounding buildings be studied and interpreted in a contemporary treatment.

Latest Revisions, Staff Comments

Mr. Lloyd has provided a cover memo identifying the latest design modifications and the additional renderings and details included in this submission.

In reviewing the attached elevations, renderings and details, staff has identified the following details as perhaps warranting further revision or clarification:

- Treatment of street-facing entries on Deering Street infill building—see Detail 8 on Sheet A3.21. Based on the detail provided, staff has some reservations about the proposed trim around the door, particularly the multiple panels above the doors. The design of the doors themselves also is curious. Staff suggests that the design be simplified.
- Treatment of the mansard dormers on both the Deering Street and Cumberland Avenue buildings may need to be adjusted through the introduction of additional trim or a change in the window-to-wall ratio. As rendered, the wall plane surrounding the dormer window looks large and unarticulated. The same is true for the ground floor bays. This lack of detail makes the proposed detail around the entry doors all the more incongruous.
- As a final decision has not yet been rendered by the Maine Human Rights Commission, there has been no additional design development on treatment of the ground floor of the House of Lights building. Hopefully, there will be some resolution on this issue before Wednesday's workshop. Regardless of the final decision, more detail on the ground floor treatment will be needed for the public hearing.
- While several key details have been provided for the Deering Street building, a few additional details and dimensions should be provided. For example, drawings should indicate height of entry railings, etc.
- Details and wall sections should be provided for the Cumberland Avenue addition as well. For example, the final submission should include a detail of the main building entrance in the new addition.
- It will be important that the final submission show the location of all mechanicals and utilities.

Applicable Review Standards

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

(a) In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 shall apply as applicable. The intent of the review shall be to ensure no further erosion

of an existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

Sec. 14-651 Standards for Review of Construction

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

Scale and Form

Height

Width

Proportions of principal facades

Roof Shapes

Scale of the structure

Compositions of Principal Facades

Proportion of Openings

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections

Relationship of materials, texture and color

Presence of signs, canopies and awnings

Relationship to the Street

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Attachments

1. Letter from David Lloyd summarizing design revisions
2. Aerial view and renderings
3. Elevations, details and plans
4. Staff letter to Maine Human Rights Commission

Att. 1

A R C H I T E C T

December 11, 2017

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

RE: Deering Place Re-Submission – Portland, Maine

Dear Deb,

We are pleased to re submit plans based upon last meeting critiques with the HP Board.
Following is a summation of changes:

1. Cumberland Ave. addition windows made larger yielding better proportions.
2. Cumberland addition colors darkened on base and trim.
3. Mellen St. elevation, recess at entry shown with brick and setback 12 inches.
4. Neighborhood context renderings developed showing views looking east on Cumberland Ave. and north on Mellen St.
5. Main entry on Cumberland Ave. shown as painted wood entry and sidelights.
6. Mellen St. details and elevations added showing stair and entry details, granite base details, wall sections, horizontal brick recess shown and bay window details.
7. Mellen St. elevations, windows on first and second floor increased in size for better proportions. Note, windows on first floor larger than second and dormer windows are smaller than all.

We will also bring to the HP meeting an alternate design for direct porch entries into existing building on Cumberland Ave.

Please feel free to call or e mail with any concerns or questions.

Respectfully Submitted,

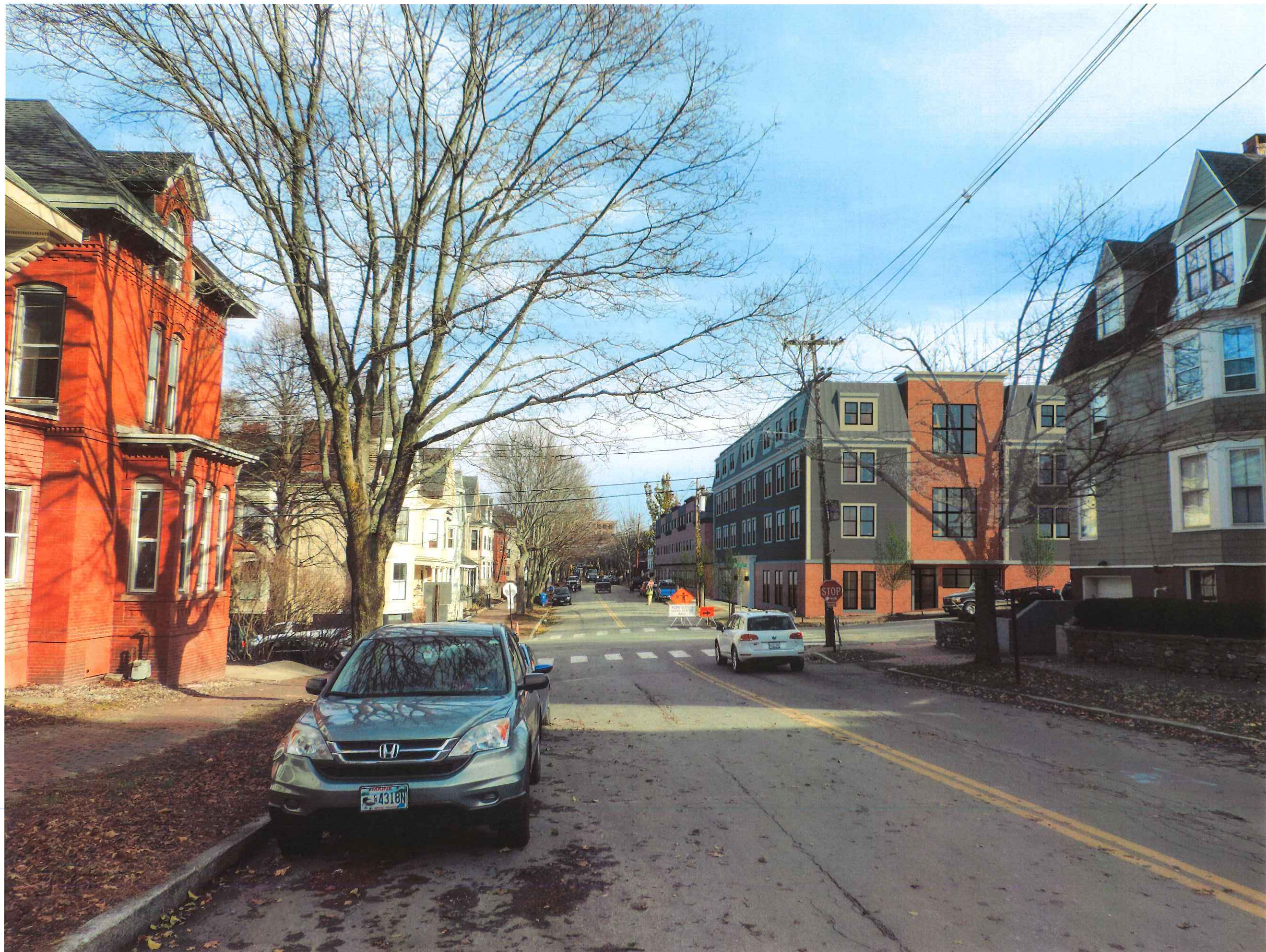


David Lloyd
Maine Licensed Architect

Att 2









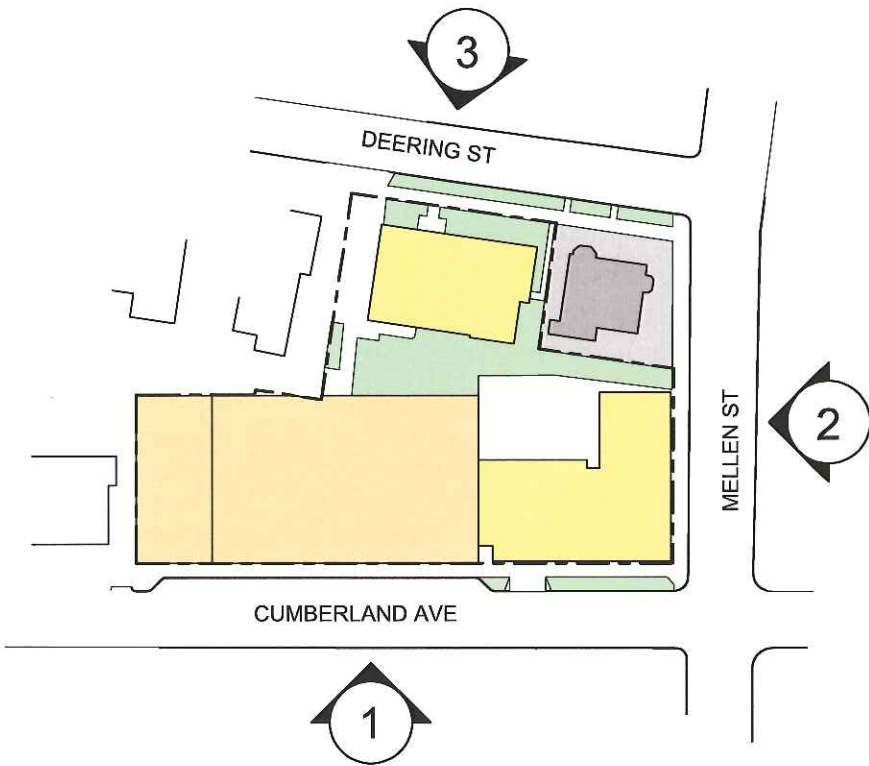
Att. 3



VIEW 1 - CUMBERLAND AVE ELEVATION



VIEW 2 - MELLEN ST ELEVATION

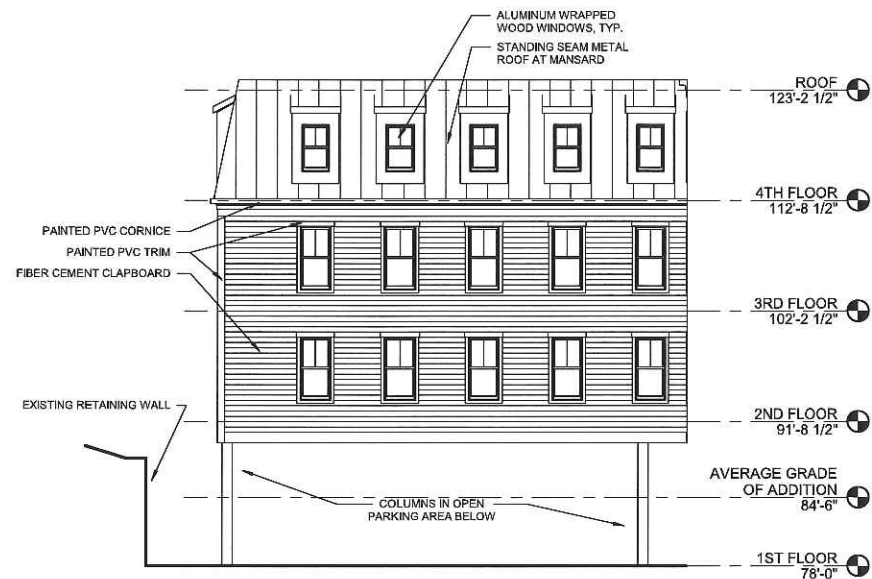


DEERING PLACE

Portland, ME 04101

11 DEC 2017

A2.00



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



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



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



ELEVATION KEY
1" = 60'-0"



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

Prepared For:

AVESTA
HOUSING

Consultant:

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-5022 ARCHETYPE@ARCHETYPEPA.COM

Project:
DEERING PLACE

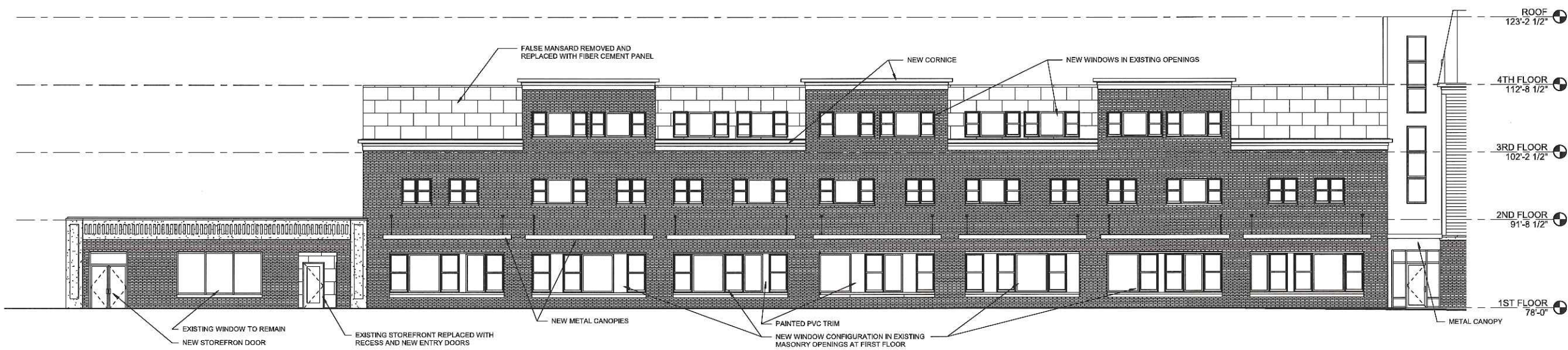
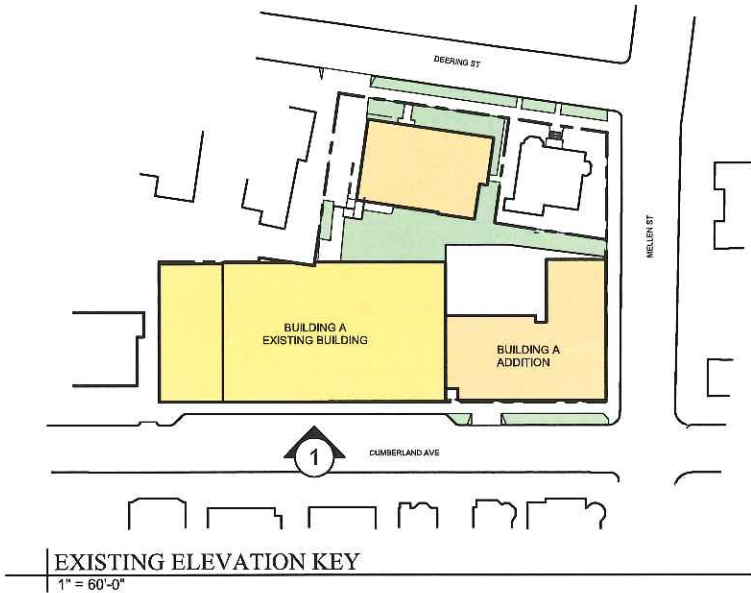
Portland, ME 04101

Revisions:

Date: 11 DEC 2017
Scale: As indicated
BUILDING A ADDITION
ELEVATIONS

A2.02

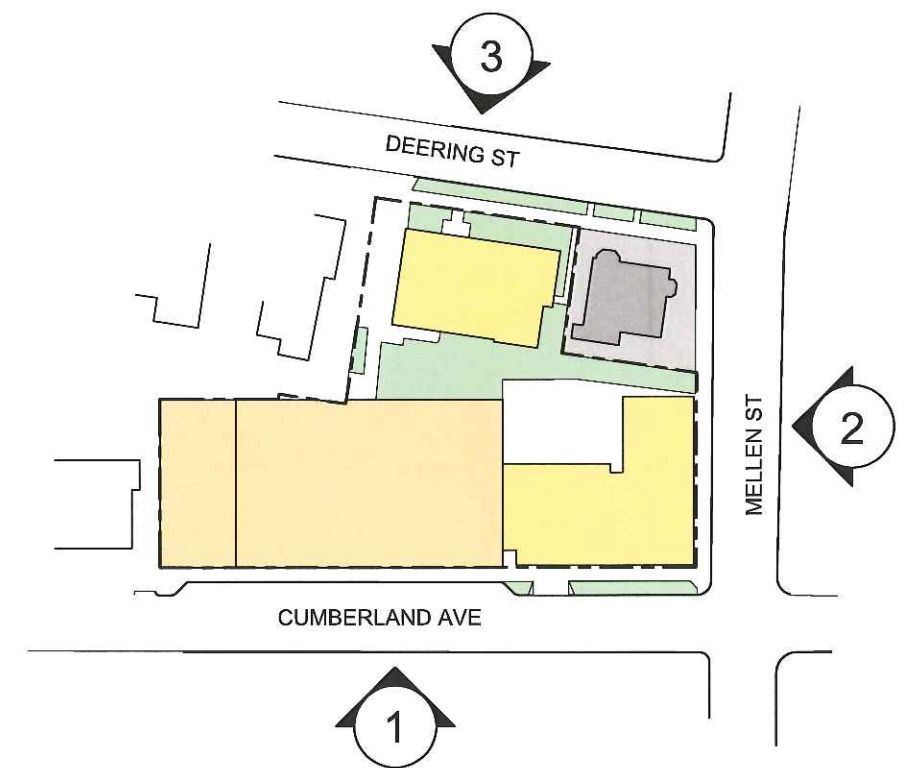
Prepared For:		AVESTA HOUSING	
Consultant:		ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project:		DEERING PLACE	
Revisions:		Date: 11 DEC 2017 Scale: As indicated	
		BUILDING A ELEVATIONS	
		A2.03	



1 | RENOVATED NORTH ELEVATION
1/8" = 1'-0"



VIEW 3 - DEERING ST ELEVATION

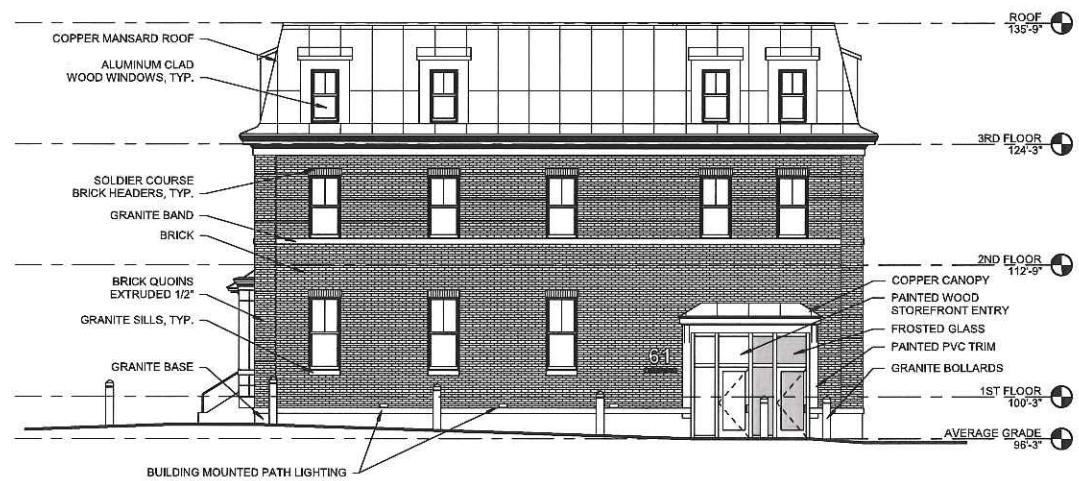


DEERING PLACE

Portland, ME 04101

11 DEC 2017

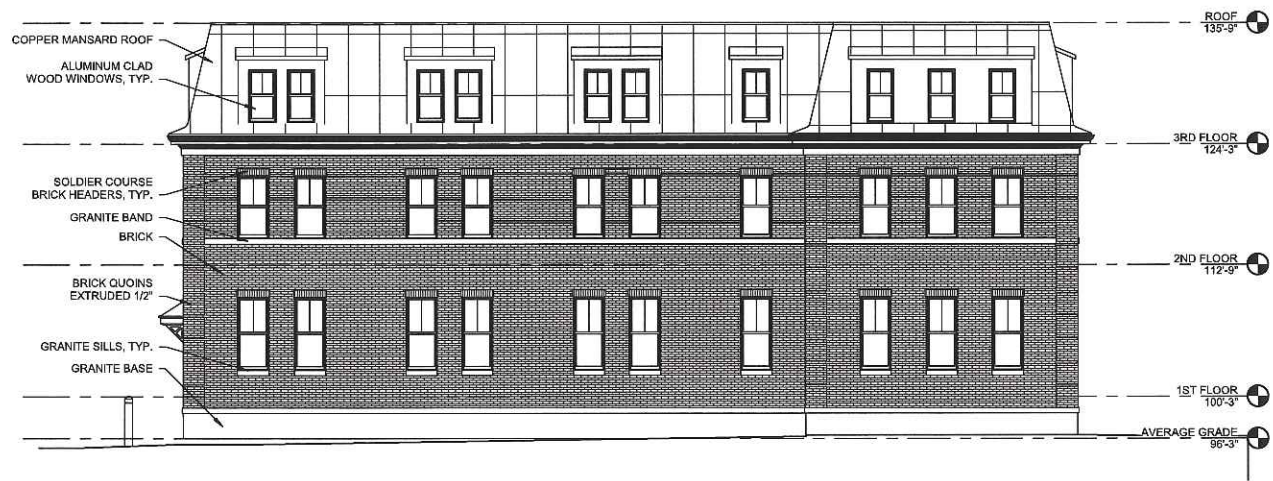
A2.01



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



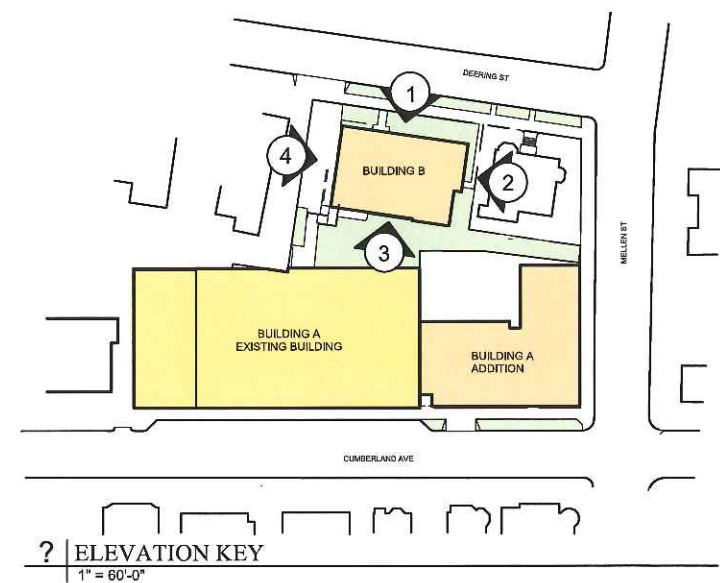
2 | WEST ELEVATION
1/8" = 1'-0"



3 | NORTH ELEVATION
1/8" = 1'-0"



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



? | ELEVATION KEY
1" = 60'-0"

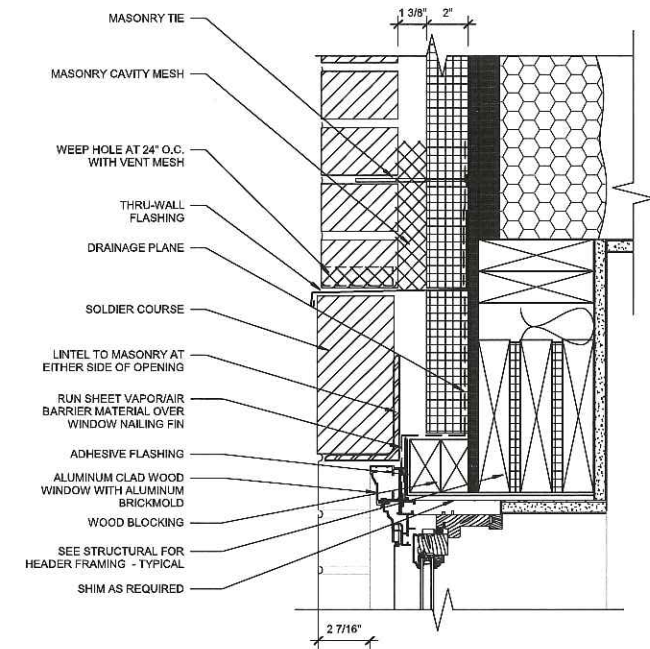
Prepared For:
**AVESTA
HOUSING**
Address
City, State

Consultant:
**ARCHETYPE
architects**
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(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

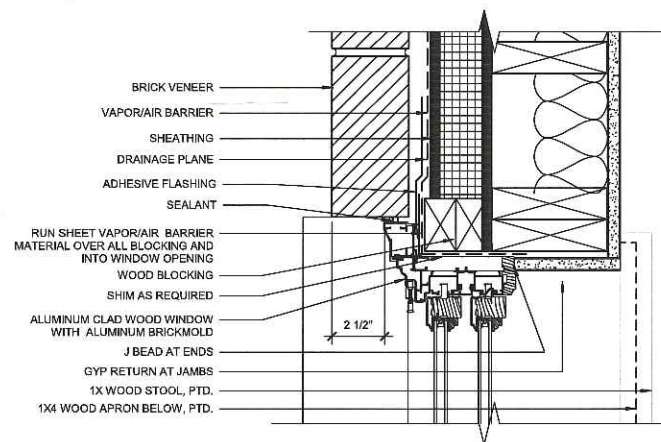
Project:
**510 CUMBERLAND
AVENUE HOUSING**
510 Cumberland Ave,
Portland, ME 04101

Revisions:
Date: 11 DEC 2017
Scale: As indicated
**BUILDING B
ELEVATIONS**

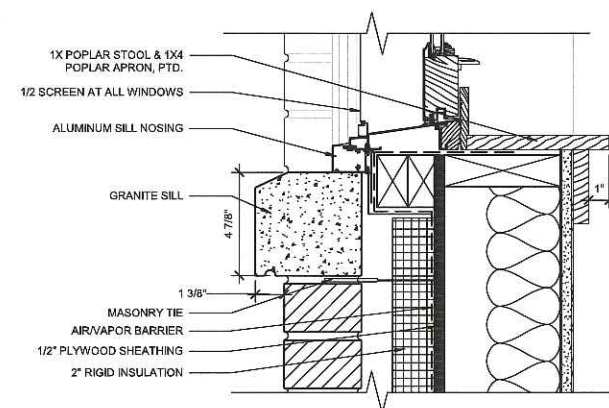
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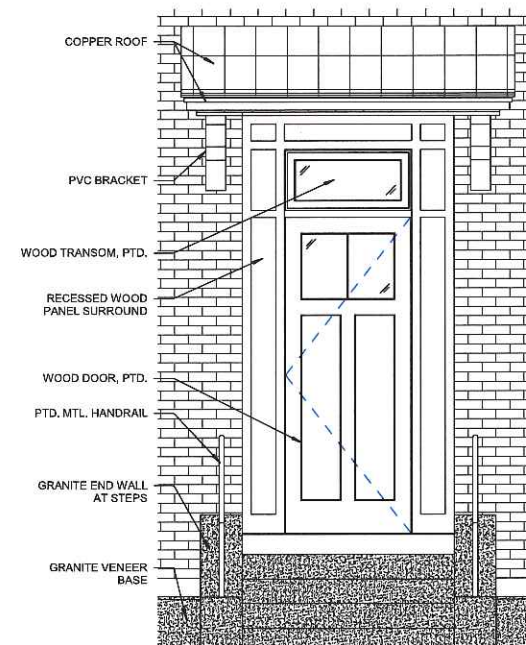
6 WINDOW HEAD AT BRICK
3\"/>



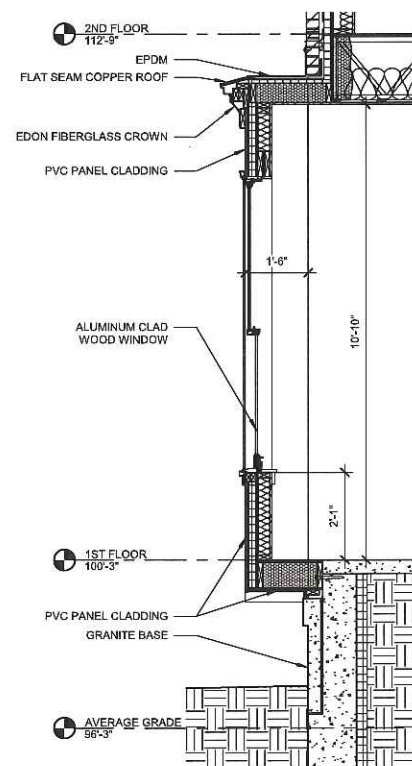
5 WINDOW JAMB AT BRICK
3\"/>



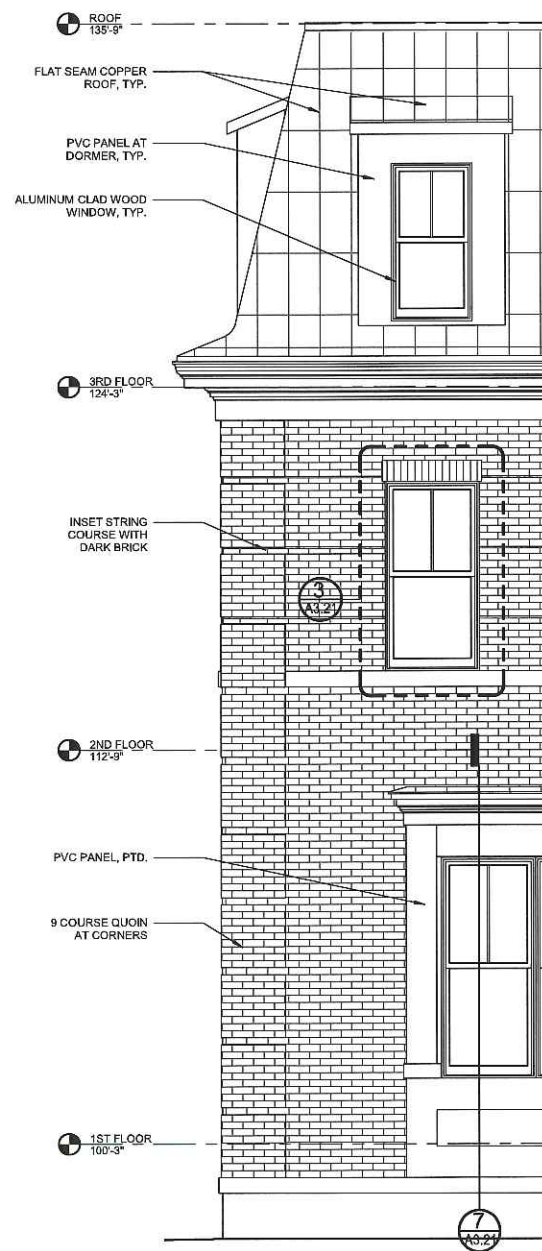
4 WINDOW SILL AT BRICK
3\"/>



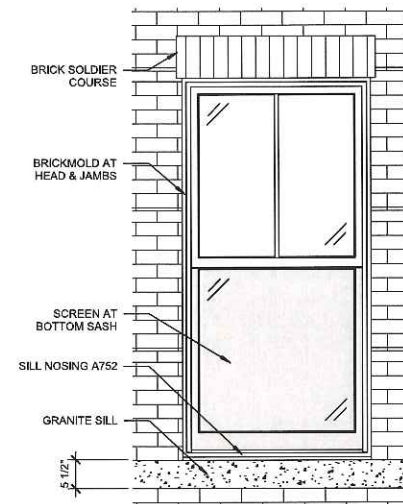
8 ENTRY DOOR ELEVATION
1/2\"/>



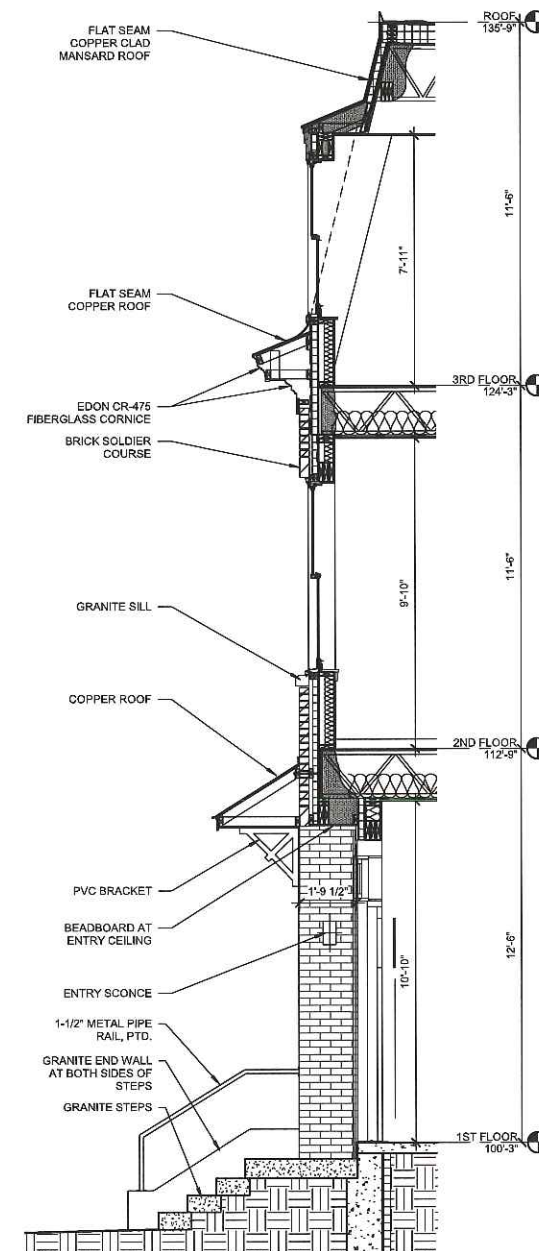
7 BOX WINDOW SECTION
1/2\"/>



2 FACADE DETAIL
3/8\"/>



3 TYPICAL WINDOW ELEVATION
3/4\"/>



1 WALL SECTION
3/8\"/>

Prepared For:
**AVESTA
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Address
City, State

Consultant:
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architects**
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(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
**510 CUMBERLAND
AVENUE HOUSING**
510 Cumberland Ave.
Portland, ME 04101

Revisions:
Date: 11 DEC 2017
Scale: As indicated
**WALL SECTION &
EXTERIOR DETAILS**

A3.21

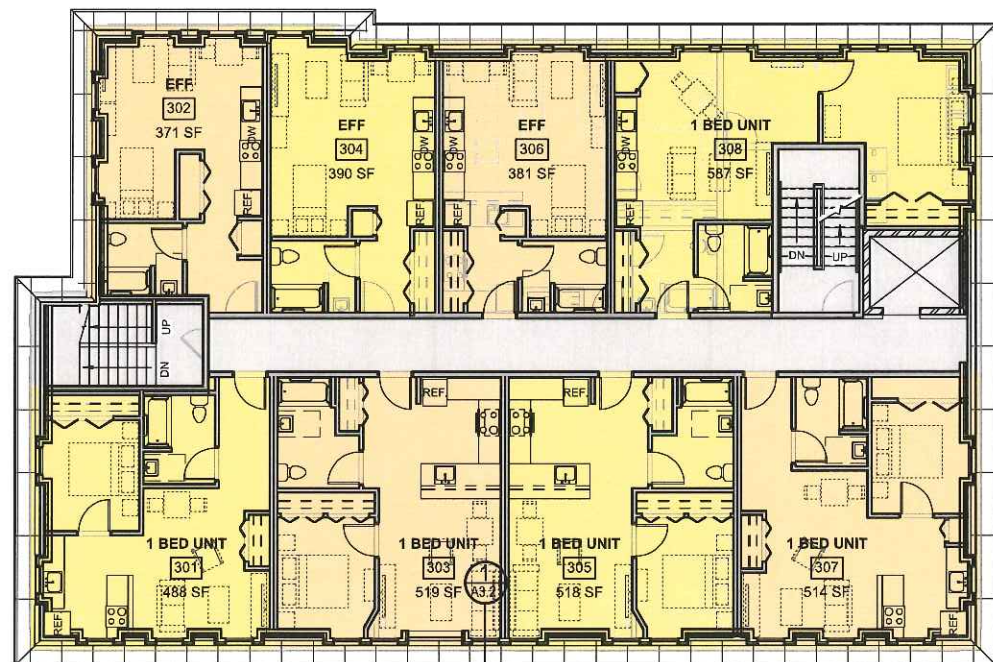


A1.01

BUILDING B TOTALS

10 - EFFICIENCY UNITS
13 - 1 BEDROOM UNITS

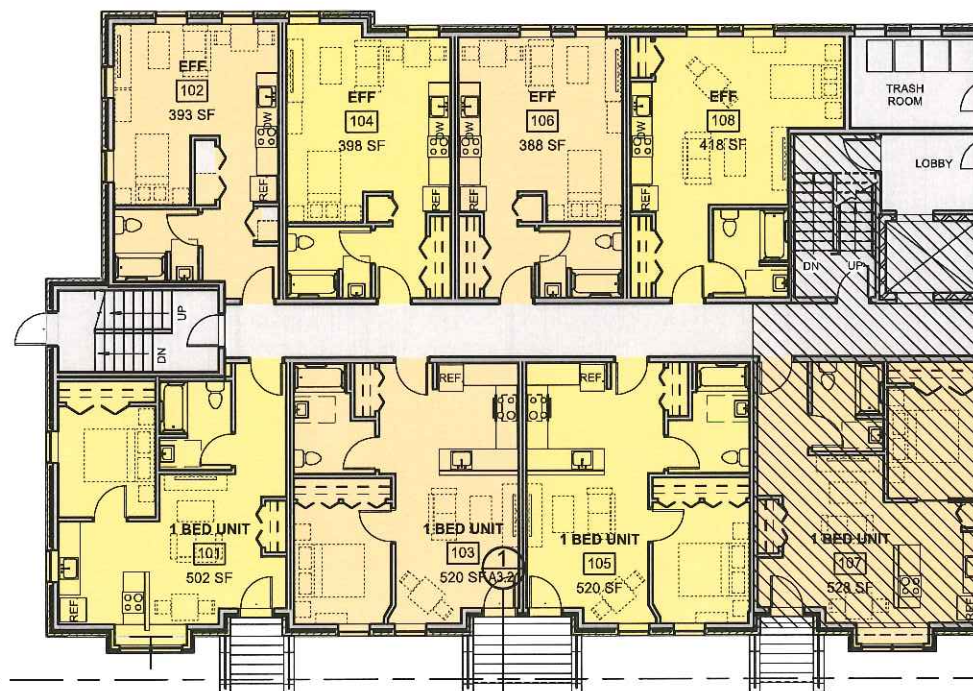
24 UNITS TOTAL
15,495 TOTAL GROSS SF
5 PARKING SPACES



3 | 3RD FLOOR 5,165 SF GROSS
1/8" = 1'-0"



2 | 2ND FLOOR 5,165 SF GROSS
1/8" = 1'-0"



1 | 1ST FLOOR 5,165 SF GROSS
1/8" = 1'-0"

Prepared For:
**AVESTA
HOUSING**

Consultant:

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-4022 ARCHTYPE@ARCHETYPEPA.COM

Project:
**510 CUMBERLAND
AVENUE HOUSING**

510 Cumberland Ave,
Portland, ME 04101

Revisions:

Date: 11 DEC 2017

Scale: 1/8" = 1'-0"

**BUILDING B FLOOR
PLANS**

A1.02

Att. 4

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

MEMORANDUM

TO: Barbara Archer Hirsch, Commission Counsel, Maine Human Rights Commission

FROM: Deborah Andrews, Historic Preservation Program Manager

CC: Chair Benson and Members of the Historic Preservation Board
Jeff Levine, Director of Planning and Development
Stuart O'Brien, Planning Division Director

DATE: December 11, 2017

SUBJECT: Avesta housing project at 510 Cumberland Avenue, Portland - Request for exception to MHRA's requirements to meet local historic preservation ordinance review standards

The City of Portland's Historic Preservation Board is requesting reconsideration of the Maine Human Rights Commission's ruling regarding the granting of an exception that would allow the provision of individual raised entries into 7 ground floor units of Avesta's "Deering Place" housing project. The subject units are located in an existing building on Cumberland Avenue that is to be renovated as part of Avesta's overall project.

The properties at 510 Cumberland Avenue and 61 Deering Street in Portland that are affected by Avesta's proposed Deering Place project are located within the boundaries of the Deering Street Historic District. The Deering Street Historic District is listed in the National Register of Historic Places and is a locally-designated district as well. As such, the project is subject to review under the standards of Portland's historic preservation ordinance. The ordinance includes review standards for several categories of work in historic districts, including demolition, alterations to "contributing" and "landmark" properties, new infill construction, as well as alterations to "non-contributing" structures.

As you are aware, Avesta's multi-component development program includes the renovation of an existing structure on Cumberland Avenue, the former House of Lights building. Built in the 1950's and renovated in the 1980's, the building is classified as a "non-contributing" structure in the Deering Street Historic District. In reviewing the proposed alterations to the "House of Lights" building, the Board is guided by the following general review standard:

Article IX. Historic Preservation, Sec. 14-651.5 Standards for Review of Alterations to or Redesign of Noncontributing Structures

- (a) *In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in section 14-650 shall apply as applicable. The intent of the review shall be to ensure no further erosion of an existing architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.*

In reviewing the project architect's elevations depicting proposed alterations to the House of Lights building, Historic Preservation Board members expressed concern about the absence of any entries along the frontage of the building. See rendering below.



VIEW 1 - CUMBERLAND AVE ELEVATION

Although the building will be physically attached to the new addition at the corner and technically needs no separate entrance, it is obvious that the House of Lights building was originally a separate building. In the Historic Preservation Board's view, it is appropriate and necessary to maintain a separate architectural identity for each of the individual buildings that will make up Avesta's connected complex on Cumberland Avenue in order to break down the scale of the complex. In a neighborhood characterized by relatively small-footprint buildings, the House of Lights building is already an anomalous structure in terms of its size and character. The removal of all ground floor entrances from this structure, with access provided through the corner building, further exacerbates its incompatibility. In the Board's view, the absence of building entrances is inconsistent with the prevailing development pattern on the street and would serve to segregate, rather than integrate, the building's residents from Cumberland Avenue's street life. In other words, the Board found that in this key respect, the proposed renovation failed to meet the review standard for alterations to noncontributing buildings (Sec. 14-651.5).

Pursuant to this concern, members of the Historic Preservation Board recommended that in addition to raising the sill heights of the former storefront windows (as proposed), an entrance be added at each of the ground floor bays on the House of Lights building. Introducing stairs leading to "raised" ground floor units would be consistent with the prevailing development pattern on the street, where ground floors are typically raised above the street. This solution would also set the entrance back slightly from the street, providing a greater level of security. Converting the former storefront window openings to recessed entrances would achieve two goals: 1) enliven the ground floor of the building by introducing

entrances at each bay and 2) avoid the inevitability of closed curtains along the entire building frontage. Experience has shown that where ground residential floor units feature large windows, residents feel exposed without the blinds being drawn.

In response to the Board's comments and recommendation, project architect David Lloyd of Archetype explained that his original design proposal called for separate entries on the House of Lights building, but that the proposal was found not to meet the Maine Human Rights Act by the Maine Human Rights Commission.

Given the Board's concerns about this aspect of Avesta's proposal and the Board's understanding that the building's location within a designated local historic district was not presented in Archetype's original request for an exception, members of the Historic Preservation Board encouraged staff to request reconsideration by the MHRC.

If you have any questions about the Historic Preservation Board's review or wish to discuss this matter further, please do not hesitate to contact me.