

1. Agenda

Documents:

[4-4-18 AGENDA.PDF](#)

2. Communication Items

Documents:

[COMMUNICATION - 80 EXCHANGE STREET.PDF](#)
[COMMUNICATION - MUNJOY HILL.PDF](#)

3. 61 India Street

Documents:

[HP MEMO - 61 INDIA STREET.PDF](#)

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

HISTORIC PRESERVATION BOARD AGENDA
April 4, 2018 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

- i. Communication re: Expansion of 80 Exchange Street project scope to include mural removal and replacement.
- ii. Update on Munjoy Hill Planning Initiative, including feedback from recent listening sessions, preliminary Planning Department recommendations and next steps.

3. REPORT OF DECISIONS AT THE MEETING HELD ON 2-21-18

- i. Certificate of Appropriateness for Proposed Campground Development; Fort Scammel, House Island; Fortland, LLC., Applicant. *The Board voted 6-1 (Turk absent) to approve the application, subject to conditions.*
- ii. Certificate of Appropriateness for Deck Addition; 742 Congress Street; Tandem Coffee Roasters, Applicant. *The Board voted 6-1 (Turk absent) to table the application pending receipt of a revised design proposal.*

4. PUBLIC HEARING

- iii. Certificate of Appropriateness for Exterior and Site Alterations; 61 India Street; Joe Reynolds, Applicant.

5. CONSENT AGENDA

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

**COMMUNICATION
80 EXCHANGE STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 29, 2018

RE: April 4, 2018 **Communication** – Expanded Scope of Work for 80 Exchange Street rehabilitation project

Last September, when the Historic Preservation Board reviewed plans for the exterior rehabilitation of 80 Exchange Street, it was unclear whether the project would include any repairs or alterations to the building's south elevation. The south elevation faces Tommy's Park and features a trompe l'oeil mural, painted in 1985, which was inspired by the grand post office building that once stood across the street. At the time of the Board's review, the applicant and project architect had not yet determined the condition of the wall itself or the stability of the painted mural. Anticipating the possibility of the wall's inclusion in the project, the Board did approve a potential alteration that would introduce two new window openings in the wall. As there were a few other outstanding issues at the time of the review, the Board authorized staff to review and approve final details of the project.

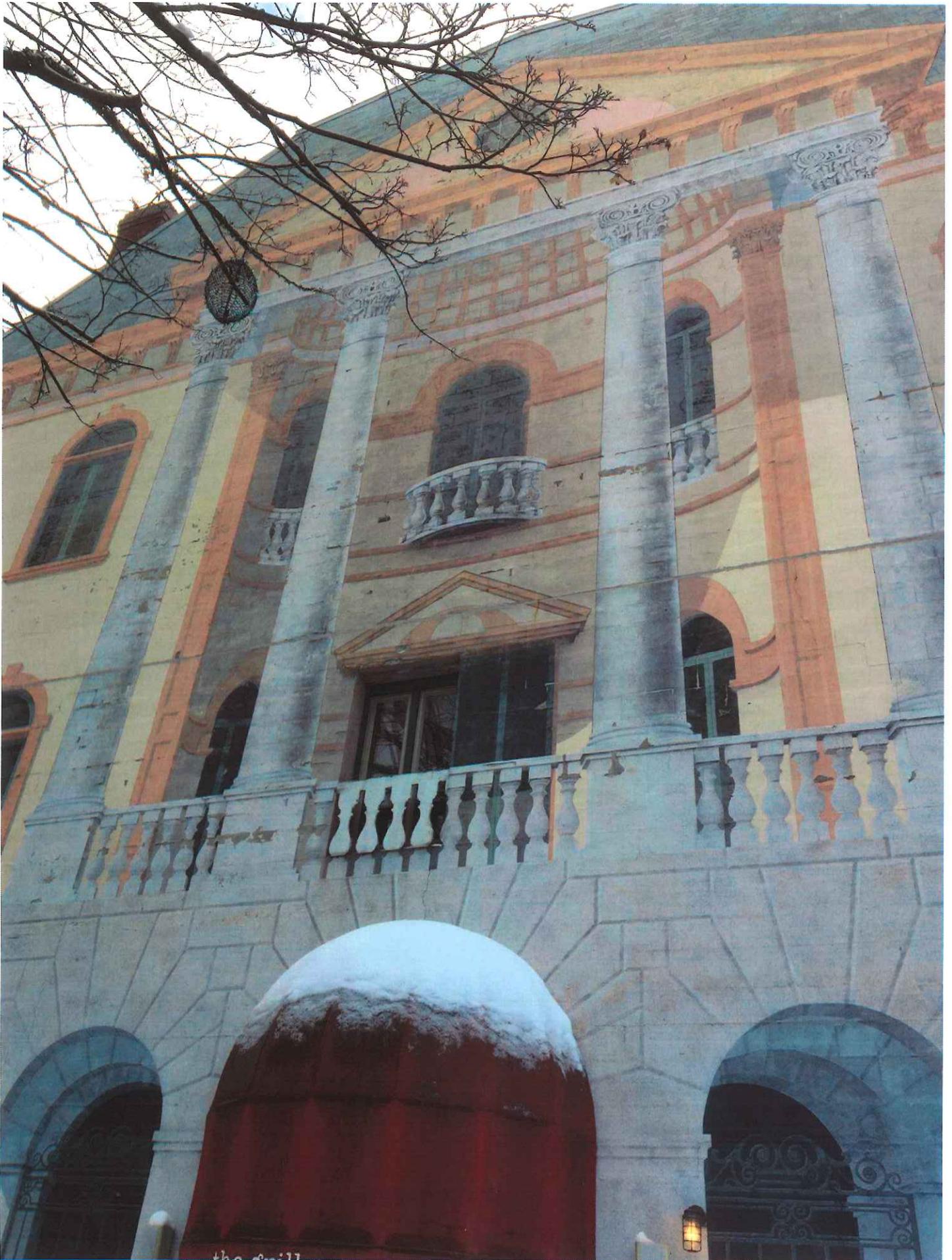
This communication is to confirm that the project scope of work has been expanded to include repairs to the south wall and future replacement of the mural. Given the prominence of the mural within the Old Port Historic District, staff thought it would be appropriate for the applicant to apprise the Board of their plans for replacement of the mural—the process for selection of an artist, an estimate of how long the wall will likely be without a mural, etc. Jim Brady, a partner in 80 Exchange Street LLC, will attend Wednesday's meeting to describe this aspect of the project and how it will be approached. The final design of the mural will be subject to review and approval by the Board.

Attached is an elevation of the south wall with notes describing the proposed repairs. Also shown are the additional window openings.

ATTACHMENTS

1. Photo of existing mural
2. Elevation with notes regarding proposed repairs and added window openings





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

**COMMUNICATION
MUNJOY HILL**

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 30, 2018

RE: April 4, 2018 **Communication** – Staff update on Munjoy Hill Moratorium, Planning Initiative

On Wednesday, staff will provide an update on the Planning Department's current initiative to address concerns regarding recent development trends on Munjoy Hill. Through a series of small-group meetings and public listening sessions, Planning and HP staff have spent the last few weeks soliciting input from a wide range of stakeholders about the issues of particular concern on the Hill and about relative adequacy of current development review tools in managing change. An intern was hired to complete a comprehensive inventory of building heights, roof forms, building setbacks, etc. to better understand and document the prevailing development pattern on the Hill. An update of a 2003 historic resource survey was completed by Landmarks. And an analysis was conducted of recent new construction projects reviewed and approved under the new R6 zoning (amended in 2015) and "Alternative Design Review" option.

Based on this work, Planning and HP staff have developed a preliminary proposal for a "Munjoy Hill Neighborhood Conservation Overlay District" which would replace the current interim measures once the moratorium period has ended in June. The overlay district would put in place a number of new and revised planning tools. These would include amendments to the current zoning as it affects building height, setbacks, garage placement and roof types; a proposed demolition delay ordinance; revisions to the R6 design standards, including possible elimination of the Alternative Design Review option; and designation one or more historic districts within the larger Munjoy Hill neighborhood.

Attached is a printout of the presentation made by Planning Director Jeff Levine at a March 24th neighborhood meeting introducing these draft measures. On Wednesday, staff will review this material and, in particular, the process envisioned for moving forward with historic district designation.

Attachment

1. Printout of Planning Department presentation made at 3/24 Munjoy Hill neighborhood meeting

Munjoy Hill Listening Session #2

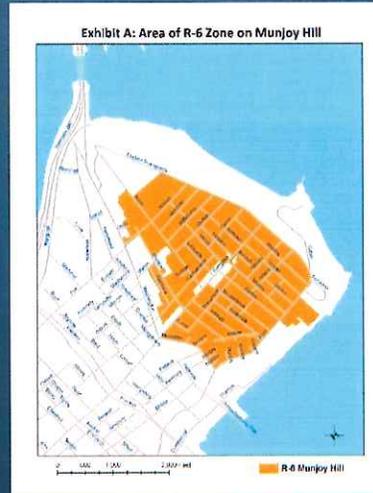
*East End Community School
March 24, 2018*

Overview

- **Moratorium** on Demolitions and Development
- **R-6 Audit** Recap (recent construction activity, factors influencing new development, design trends)
- **IPOD** Overview – Need/Timing/Contents
- **Initial Staff Recommendations**
- **Listening to Attendees**

Moratorium

- **Concerns:** immoderate number of demolitions on Munjoy Hill & compatibility of new construction
- **Components:** 180 day demo moratorium and 65 day application moratorium from 12/4/2017
- **Exemptions:** Applications submitted prior to 12/4, prior approvals, safety hazards



R-6 Audit

Quantitative Assessment

- New housing totals
- Housing by residential type
- Affordable housing
- Demolitions
- Off-street parking
- Density
- Height
- Lot Coverage

Factors Influencing New Design

- Building Code and Life Safety
- Car Ownership and Parking
- Materials and Technology
- Current Real Estate Market

Gentrification is not being caused or exacerbated by the R-6 zoning changes

Audit Findings Example

	Total R-6 New Housing Construction by Project Type				
	Total Projects Munjoy Hill	Total Projects All Other R-6	Total Projects	Total Units Proposed	Net Total Units
Single-Family	5	0	5	5	-1
Two-Family	3	0	3	6	3
Multi-Family (3)	1	1	2	6	4
Multi-Family (4-10)	6	2	8	52	41
Multi-Family (10+)	0	2	2	48	46
Totals	15	5	20	117	93

R-6 Design Trends



104 North Street (2012)



29 Waterville Street (2010)



71 Quebec Street (2014)



88 Walnut Street (2014)

R-6 Design Trends



Adams School Development (2012)



33 and 35 Lafayette Street
(2009/2013)

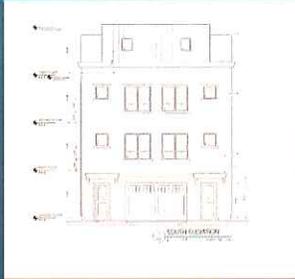


36 Clark Street (2005)



Monument Street (2014)

R-6 Design Trends



5 Merrill Street (2016)



40 Quebec Street (2015)



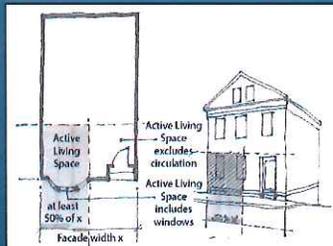
30 Merrill Street (2017)



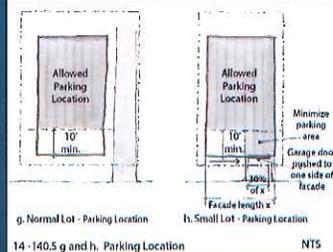
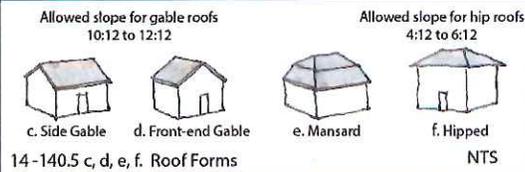
34 Howard Street (2016)

IPOD Design Standards

- No Use of *Alternative Design Review*
- Traditional Roof Forms
- First floor active living space
- Parking placement requirements – to rear of building
- Rooftop appurtenances – integrated or screened
- Building materials – quality and scale



14 - 140.5 f. Front Facade - Active Living Space NTS



IPOD v. Current Zoning v. Pre-2015

	Previous	Current	IPOD
Minimum Lot Size	4,500 sf	2,000 sf.	2,000 sf.
Min. Lot Area/Dwelling Unit	1,000-1,200 sf.	725 s.f.	725 s.f.
Street Frontage	40 feet	20 feet	20 feet
Minimum Front Yard Setback	10 ft.*	5 ft.*	5 ft.*
Minimum Rear Yard Setback	20 feet	10 feet	10 feet
Minimum Side Yard Setback	10-15 ft.	5 ft.**	5-10 ft.**
Side Yard on Side Street	10 feet	None	5 feet
Structure Stepbacks	No	Yes	No
Maximum Lot Coverage	40-50%	60%	60%
Minimum Lot Width	50 feet	20 feet	20 feet
Maximum Height	45 feet	45 ft	45 ft if =>3 units and lot >2,000 sf; or 35 ft

*: Or the average depth of front yards on either side.

** : May reduce one side if you increase other side

TIMELINE & WORK PLAN

DECEMBER JANUARY FEBRUARY MARCH APRIL MAY JUNE

MORATORIUM ON SITE PLANS
(65 DAYS FROM 12/4/17)

MORATORIUM ON DEMOLITIONS
(SIX MONTHS FROM 12/4/17)

Listening
Session #1

Listening
Session #2
(today)

CURRENT ZONING

INTERIM PLANNING
OVERLAY DISTRICT

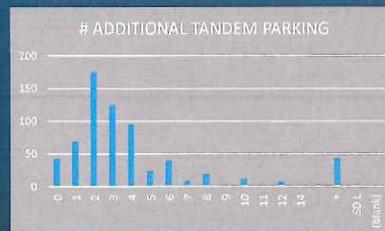
ANY PERMANENT
CHANGES (JUNE 2018)

Staff Recommendations: Data Collected To Date

- Planning Intern Collected Data on Existing Building Stock on Munjoy Hill
- Review of Comprehensive Plan goals
- Reviewed of changes to design brought about by IPOD language
- Study of historic fabric on Munjoy Hill and assessed integrity and condition
- Evaluation of national best practices in similar environments

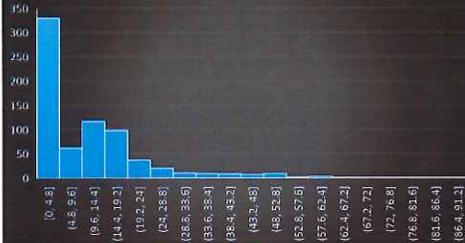
Staff Recommendations: Existing Building Stock DRAFT Findings

- 719 distinct parcels
- Average front setback 5 feet
- Average rear setback 10 feet
- Average side setbacks 10 feet
- Median side setbacks 7 feet (L), 5 feet(R)
- Median total side setbacks 16 feet
- Average total side setbacks 20 feet
- Average parking 1.5 space
- Median parking 1 space (avg 1.5)
- Median tandem parking 3 spaces
- Average height 2.4 stories
- Average building width 30 feet

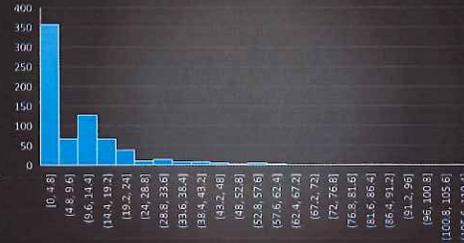


Staff Recommendations: Existing Building Stock DRAFT Findings

Left Side Setbacks (feet)



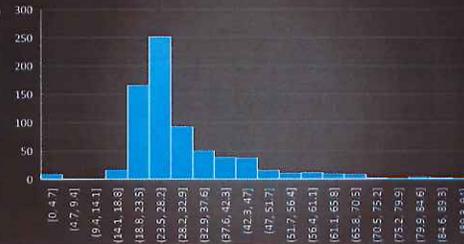
Right Side Setbacks (feet)



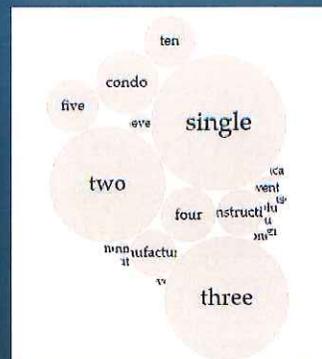
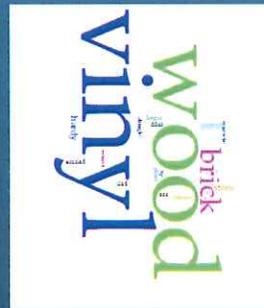
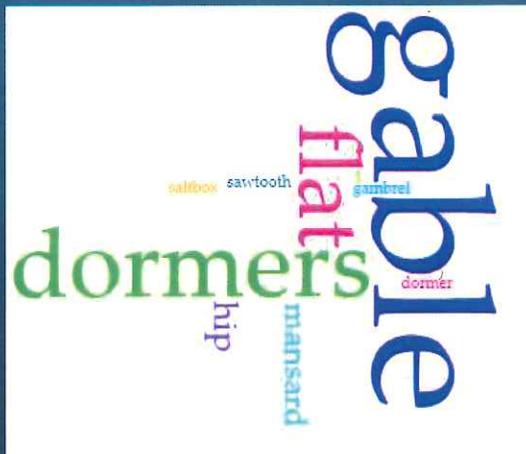
Front Yard Setbacks (feet)



Building Widths (feet)



Staff Recommendations: Existing Building Stock DRAFT Findings



Staff Recommendations: Comprehensive Plan “Density by Design”



DENSITY BY DESIGN

Density is a numerical measure of the number of people or buildings per acre of land. Because it is so often used to illustrate levels of crowding, density has often acquired a negative connotation. However, this connotation fails to take into account the positive contribution that well-designed, dense developments can make to quality of life. High density areas can provide numerous advantages over low density alternatives — they can be more environmentally friendly, they can promote transit use, and they can benefit the health of a community by providing customers for local businesses and opportunities for social interaction.

Portland has a number of neighborhoods that offer traditional urban densities — Munjoy Hill, the West End, Parkside, Deering Center, for example — and these neighborhoods are largely successful. Residents can access stores, schools, dining, and entertainment within walking distance of their homes. By foot or bike, they can easily reach transit, trails, and recreational opportunities. These characteristics are largely possible because of their density. Well-designed density is integral to healthy, walkable city neighborhoods.

Staff Recommendations: How is the IPOD influencing design?

- Staff is reviewing a few proposals
- Not showing specific plans for confidentiality
- Parking is recessed and more use of tandem spaces
- One project is considering reducing from 3 to 2 units, but because of an interest in providing 5 off street parking spaces
- Other projects retaining existing unit counts

Staff Recommendations: Historic Fabric

- Greater Portland Landmarks has updated a 2002 City commissioned survey of buildings on Munjoy Hill
- Staff is currently reviewing those findings
- Clearly areas of historic fabric remain
- A number of “non-contributing” buildings in the mix
- Some “landmark” quality buildings as well

Staff Recommendations: National Practices

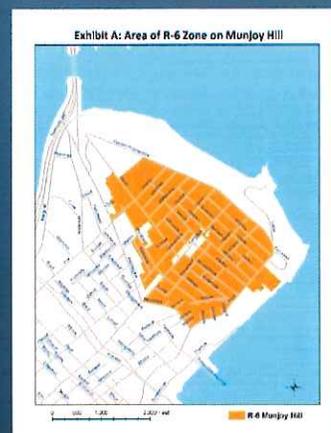
- When in doubt, use a process or tool that has been successfully tested elsewhere.
- For example, we have used successful ordinance language in drafting changes to City affordable housing requirements and incentives.
- Similarly, we looked at other working waterfronts in developing changes to zoning on the Western Waterfront by the International Marine Terminal.
- In all cases, these examples need to be tailored to the specific situation in Portland.

Staff Recommendations: Three Elements

1. *Munjoy Hill Neighborhood Conservation Overlay District*: Based on IPOD and additional demolition controls
2. *Revised Design Standards*: Base standards to be rightsized to reduce need for "alternative design review." Alternative Design Review to be potentially reintroduced with additional review and standards
3. *Consideration of Some Historic Designation*: Much of the Hill does not meet the requirements for designation in terms of maintaining integrity, but there are parts that do.

Staff Recommendations: Munjoy Hill Neighborhood Conservation Overlay District

- Start with IPOD language
- Add flexibility for green design and affordable housing development
- Matching side setbacks to neighborhood when possible
- Add language regarding demolitions
- Address current language in zoning that discourages additions on existing nonconforming buildings
- Add some flexibility for smaller lots & preexisting nonconformities



Demolition Delay: What is it?

- Local ordinance allowing City to “hit the pause button” on a building’s demolition if the building meets certain standards
- Usual delay is between 6 months and 18 months
- Goal is to allow for time for alternatives to demolition to be explored and potentially advanced
- City can lift the delay if a mutually agreeable solution is developed
- While landmark designation is a possible outcome, most often that is not the result
- Good resources here:

<http://www.capecodcommission.org/resources/historicpreservation/Worshop2009Skelly.pdf>

<http://ohp.parks.ca.gov/pages/1072/files/09%20protecting%20landmarks%20demo%20review.pdf>

https://www.nh.gov/nhdhr/publications/documents/demolition_review.pdf

Staff Recommendations: Revised Design Standards

- Existing design standards are solid but in some cases too prescriptive
- Combination of that specificity and the existence of “alternative design review” (ADR) as a right results in most projects choosing ADR
- ADR process allows projects to only meet a subset of the standards, without much discretion about whether that subset makes sense
- Staff proposes *revising the design standards* and *potentially reintroducing alternative design review* to produce desired results

Staff Recommendations: Alternative Design Review

- Could return but be clarified as a *privilege* that the City has ultimate authority not to grant
- Rather than the current “buffet” style, the applicant would have more guidance about what standards could be waived and which could not; may have incentives based on affordability and/or alternative energy use
- Review of alternative design review requests could be directed to an existing board with expertise in design

Staff Recommendations: Potential Local Historic Districts



Areas for further review as potential Local Historic Districts in blue: North Street and Eastern Promenade

Worthy buildings outside of these areas would be brought forward for individual designation

As always, significant support from property owners in potential districts would be important

Process & Next Steps

- Proposals for Zoning Changes–
 - ✓ Planning Board April 2018
 - ✓ City Council late May
 - ✓ Moratorium expires June 5, 2018

- Proposals for Design Standard Changes–
 - ✓ Planning Board July-September 2018

- Proposals for Local Historic Districts–
 - ✓ City Council for support of concept May 2018
 - ✓ District Report Preparation Summer 2018
 - ✓ Designation Process to HP Board & Planning Board
Summer-Fall 2018
 - ✓ City Council vote late Fall 2018
 - ✓ Interim controls would govern until decision made

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

**PUBLIC HEARING
61 INDIA STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 30, 2018

RE: April 4, 2018 – **Public Hearing**

Application for: Certificate of Appropriateness for Exterior and Site Alterations

Address: 61 India

Applicant: Joseph Reynolds

Architect: John Turk, Resurgence Engineering and Preservation

Introduction

John Turk, representing property owner Joseph Reynolds, has requested review and approval of a proposal for exterior and site alterations at 61 India Street. The subject property, known historically as the Larrabee House and Stable, features a brick Second Empire style house with its main entrance located on the south side elevation. Behind the main block is a series of brick rear ells. An attached brick stable faces the street. The configuration of the building complex creates something of a courtyard between the stable and the sidewalk. The main building was occupied for many years by the Tackle Shop. Over time, as the owner completed the rehab of additional areas of the building, the spaces have been rented to office, retail and residential tenants.

Note that the application seeks approval for two specific alterations: 1) installation of a painted steel fence that would enclose the courtyard; and 2) installation of ornamental porch posts and wood balustrade at the porch located at the inside corner of the main house and rear ell. The enclosed drawings, however, call for a number of additional alterations, including replacement of brownstone lintels over the windows on the main building with granite lintels; window replacement; masonry repointing; and installation of new concrete stairs accessing the side porch. Replacement of the brownstone lintels with granite would be consistent with work completed by the applicant prior to designation of the India Street Historic District, when he replaced the building's deteriorated brownstone sills with granite. Similarly, some of the original wood windows on the main building were replaced prior to district designation.

The applicant assumes that given this previous work and in the interest of achieving visual consistency, he would be allowed to continue the program of replacement. By similar reasoning, the applicant assumes that the installation of new concrete steps at the side porch would be acceptable given the presence of concrete steps at the adjacent main building entrance.

Subject Structure

See enclosed building description from the India Street Historic Building Inventory.
Staff comments

Proposed Alterations

Fence Installation

The proposal calls for installing a powder-coated decorative steel picket fence to fully enclose the front courtyard of the property. The fence would extend 16 feet from the corner of the main building along the sidewalk edge to the southeastern corner of the property, then return along the property line toward an existing brick half wall that encloses the rear portion of the courtyard—see Sheet A-1.1 An iron gate with a 9’3” opening would provide access into the courtyard. The gate would include an active and passive leaf, providing pedestrian access during regular business hours.

At the sidewalk, the fencing would run level across the entire frontage. Along the side property line the fence would be stepped to accommodate the change in grade.

The height of the fencing itself is about 4 ½’ and the posts are just under 5’. The design of the fence has drawn, in part, from decorative elements found on the entry porch of the main house. Note that the post tops replicate the inverted finials or pendants on the porch. The pickets vary in height and design. Some pickets are twisted, others not; some pickets have terminating finials, others not.

Staff Comments: Staff has no objection to introducing a fence at this location given some of the troublesome activities that have been reported in this area during evening hours and the desire to create a sense of courtyard in this location. Staff also appreciates the fact that the fence is highly transparent so as not to close visually close off the space. Staff does question, however, the proposed design of the fence. Given the fact that the 1924 photograph shows no fence at this location, the proposed fencing should be viewed as a new, added site feature. As such, staff questions the decidedly ornamental design of the fence. Although staff understands that the applicant favors an ornamental design, ordinance Standards # 3 and 9 clearly discourage alterations or additions that create a false sense of historical development.

Porch Reconstruction

Although the location of the subject side porch, which is already partially constructed, is somewhat curious, the applicant reports there has been a side porch (or remnants thereof)

at this location since he has owned the building. A supporting porch bracket remained as well as ghost paint to confirm the porch's original configuration.

The applicant is requesting approval to complete porch work he started prior to the building's inclusion in a historic district. Prior to designation, the applicant installed a new entry (a full-lite contemporary aluminum door with sidelite) and reconstructed the porch roof with decorative trim. The bracket supporting the roof, shown in the photograph, matches the remnant found in this location as well as the bracket on the main entrance hood.

Recently, Mr. Reynolds commissioned John Turk to design supporting posts for the porch as well as a balustrade. Although there was no photograph or other documentation on which to base the design, the proposed design solution is patterned after porch elements from other buildings of this architectural style and era.

Staff Comments: Although one could argue, under Standard #3, that the proposed work is based on conjecture and should be discouraged, staff finds the proposed design of the posts and balustrade acceptable in this instance. Given the fact that a bracket remained as evidence of the original porch design, we know the general level and type of ornament featured in the original porch. The proposed balustrade and post design are ones found on numerous buildings from this period and are therefore not unique designs. Perhaps an option would be to substitute a simpler balustrade design for the more elaborate jigsaw design, but the proposed design is not problematic in staff's view. Staff does note, however, the incongruity of the previously installed entry door within the context of a traditional porch design. Doors of a more traditional design would enhance and unify the overall composition.

Applicable Review Standards

Standards for Review of Alterations:

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (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.*

Motion for Consideration

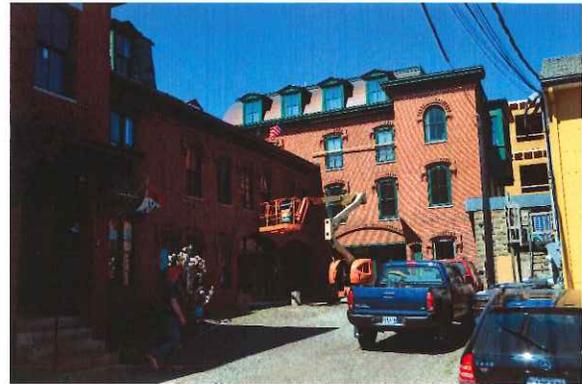
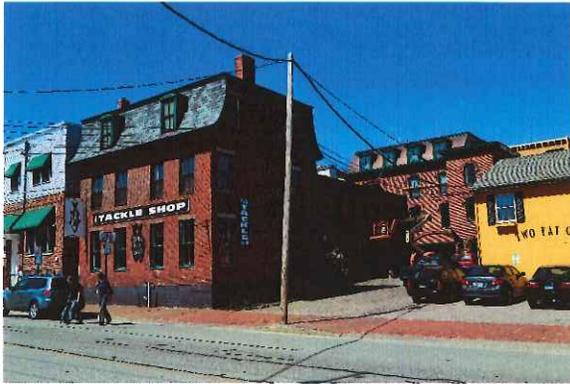
On the basis of plans and specifications submitted by the applicant for the April 4, 2018 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior and site alterations at 61 India Street **meet (fail to meet)** the historic preservation ordinance standards for review of alterations (**subject to the following conditions.....**)

ATTACHMENTS

1. Building description from India Street Historic Resources Inventory
2. Cover memo from project architect John Turk
3. Photographs of existing conditions
4. Plans, details and specifications

61 India Street
Contributing

Larrabee House and Stable, 1866-67



Architectural Description

The brick building at 61 India Street is a collection of four distinct masses. The primary block of the house is a two-and-a-half story 2x4 with the entry along the south facing facade. The main block abuts the sidewalk and rests on a painted granite foundation. The roofline is a distinctive mansard extrusion with no mansard at the north and south facades. The main entry appears at the second bay within a recessed alcove. A short run of concrete stairs provides access to a pair of original wooden doors with arched half lights and panel below. The walls of the alcove are paneled in wood and the original Italianate hood with elaborately carved brackets appears above. The first bay is a two-over-two wood double hung window set in a simple masonry opening with modern granite lintel and sill. The two bays at the second floor match the first bay of the first floor and the two except the original wood double hung windows and wood casings and brickmould have been replaced with modern two-over-two double hungs. Two bay of smaller two-over-two modern wood double hungs appear slightly inset from the bays below. The primary facade is capped with a projecting eave profile that extends from the two mansard roof planes and the center flat roofed section. The four bay secondary facade that fronts India Street has all its original two-over-two wood double hung windows at both the first and second levels. All windows are set within their original masonry openings that have simple brownstone lintels and simple wooden sills. All painted wood casings and brickmoulds remain at these eight windows. The granite foundation wall has one small window between the first and second bays above and one opening that has been infilled with brick and appears between the third and fourth bays above. The India Street facade is capped with a mansard roof plane that does not wrap the corners. Two dormers appear within the mansard, each containing one two-over-two modern wood double hung window and an arched gable roof with projecting carved pediment. The mansard is slate shingle with metal snowguards at the bottom. The top is capped with a wood cornice and an interior brick chimney appears towards the north and south ends.

A long two story flat roofed brick ell connects the main block of the building to a three story ell towards the rear of the property. The two story block is five bays with a secondary entrance at the first bay. A wooden door with half light and three panels below is set within the masonry opening. The opening is capped with a corbelled brick arch with projecting crenolated supports. Two two-over-two wood double hung windows appear to the immediate

right, each set within a masonry opening with an identical corbelled lintel and with a modern granite sill. The final two bays are a pair of large arched openings that share a single cast iron column with decorative capital. These openings once served a stable, but now have storefront window and door infill set back slightly from the masonry opening. The second story of the ell has six bays of two-over-two wood windows each with a corbelled lintel identical to the first floor and a modern granite sill. The windows at the third and sixth bays are shorter than the others and appear to have originally been doors that have had their bottom sections bricked in. The wall is capped with a band of half round projecting brick set two courses below a wooden frieze and projecting eave.

The two story ell leads to a three-and-a-half story ell set toward the rear of the property. This brick mass is oriented perpendicular to the ell, matching the orientation of the main block at the front. The first floor has a single broad arched masonry opening where the arch has been infilled with brick. The lintel of the arch features a crenolated brick pattern. Modern storefront infill appears below the infilled brick arch and is set back somewhat from the masonry opening. Two modern two-over-two double hung windows appear at the second level above the large arched opening. Each of these windows is set in a masonry opening that matches the ell with crenolated and corbelled lintels and modern granite sills. Two identical, but somewhat shorter masonry openings with two-over-two double hungs appear above at the third story. A single broad masonry opening appears to the left and above the roof of the ell. this has a similar corbelled lintel and appears to contain a pair of double French doors accessing the rooftop. The brick facade is capped with a belt course of half round brick with a course of brick set in a three-dimensional sawtooth pattern below. A wooden frieze with projecting eave appears above and receives a modern rooftop addition. The roof is an inverted mansard with four dormers. Each gable dormer has a modern wood two-over-two double hung window and a projecting peaked pediment. The mansard is clad in flat seamed copper panels and terminates in a wooden cornice profile. The sides of the fourth story elevation appear to be clad in painted wood clapboards .

Finally, a three story flat roofed ell appears at the southeast corner of the property. The street facing facade is quite narrow and features a two-over-two double hung with corbelled lintel and modern granite sill and an entry door set on a diagonal at the left corner. The arched lintel at the door supports a triangular section of corbelled wall that rises to intercept the full square facade at the second story. The second and third levels each feature a single masonry opening with crenolated and corbelled lintel, modern granite sill and wood two-over-two double hung window. The third story opening has a full half round shape at the top rather than a shallow arch. The front facade terminates in a band of brick set in a three-dimensional serrated pattern. A painted wooden frieze appears three courses above and a projecting wooden eave appear caps the facade.

Historical Narrative

1871 Map shows a brick house and attached wooden outbuildings belonging to D. E. Larrabee. The 1882 map shows the outbuildings in brick.

Daniel F. Larrabee, the stable keeper, his wife Henrietta, daughter Anna and son Frank, all lived at 61 India Street beginning around 1870, until Daniel's death in 1919 at the age of 87.

“Larrabee, in choosing 61 India Street for the site of his house and stable, certainly put himself at a center of traffic.”¹ The neighborhood, as the 1871 maps shows, boasted three hotels within two blocks of the Grand Trunk station and the wharves. By 1880, Daniel had brought on a young helped, a hostler named Frank W. Bennett, who lived there into the 1920s. In 1920, although Larrabee was gone, Bennet, now 60, stayed on as the keeper of the livery stable, with Ida, 54, the housekeeper, and a 64 year old lodger who worked as a shipping clerk in a gum factory. When, by 1930, Frank had retired to Scarborough, Ida Davis accompanied him. Various tenants occupied the warren of rooms and apartments, including, in 1890, Charles K Winslow and William K Austin. By 1900, Robert L. Allen, a clerk in a candy store into the 1920s, and his wife Georgia, lived in one of the apartments until at least 1925.

From about 1939 until sometime after 1953, Israel and Etta Dansky lived in the building. Israel and Etta were both Jewish immigrants from Poland. Israel was a junk peddler; his grandson remembered that he never had a knack for bringing in much money. Etta was remembered by the Jewish community for providing a home for travelers and transients, many of whom did not pay for the services rendered. In his memoir, Philip Candelmo remembers the house as a sort of haunted house, full of shadowy rooms and corridors.² Two of the Dansky daughters worked as clerks in a dry goods store to help support the large family. Rebecca would marry a neighborhood man named Dominic Candelmo. The Italian Catholic family and the Eastern European Jewish family never warmed to each other or to the marriage.³

In the 1990s, the building was owned by the Klamans, the owners of a secondhand bottle shop on Fore Street.

¹ John Pancoast, “61 India Street file,” *Pancoast Files* at Greater Portland Landmarks.

² Philip Candelmo, *Shiftin Tides: Memoirs of an Ordinary Man* (Scarborough, ME: Fiddlehead Pub., 1998), 46.

³ *Ibid.*, 14.

RESURGENCE

ENGINEERING AND PRESERVATION, INC.

59B INDIA STREET
PORTLAND, MAINE 04103
(207) 773-4880
WWW.RESURGENCE207.COM
AL@RESURGENCE207.COM
JOHNTURK@RESURGENCE207.COM

Application for Certificate of Appropriateness

March 22, 2018

Deb Andrews
Historic Preservation Program Manager
389 Congress Street
Portland, ME 04101

Dear Deb,

On behalf of property owner Joseph Reynolds, we submit the following proposal for the construction of a new painted steel fence and gate to enclose the entire courtyard at 61 India Street as well as a proposal for a new painted wood balustrade at the side entry to the ell located within the courtyard.

We look forward to meeting with the Historic Preservation Board to review this application.

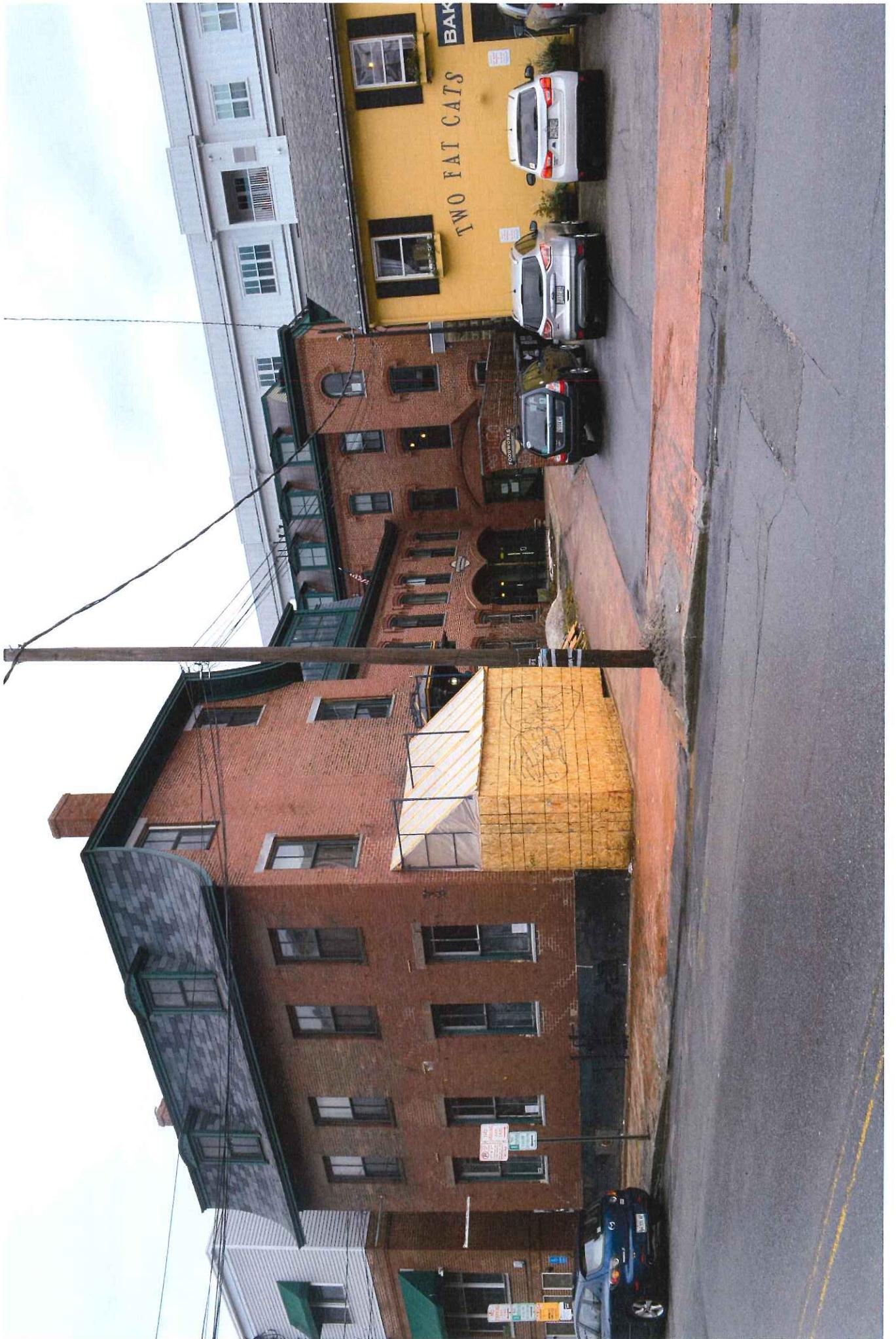
Sincerely,



John Turk, AIA





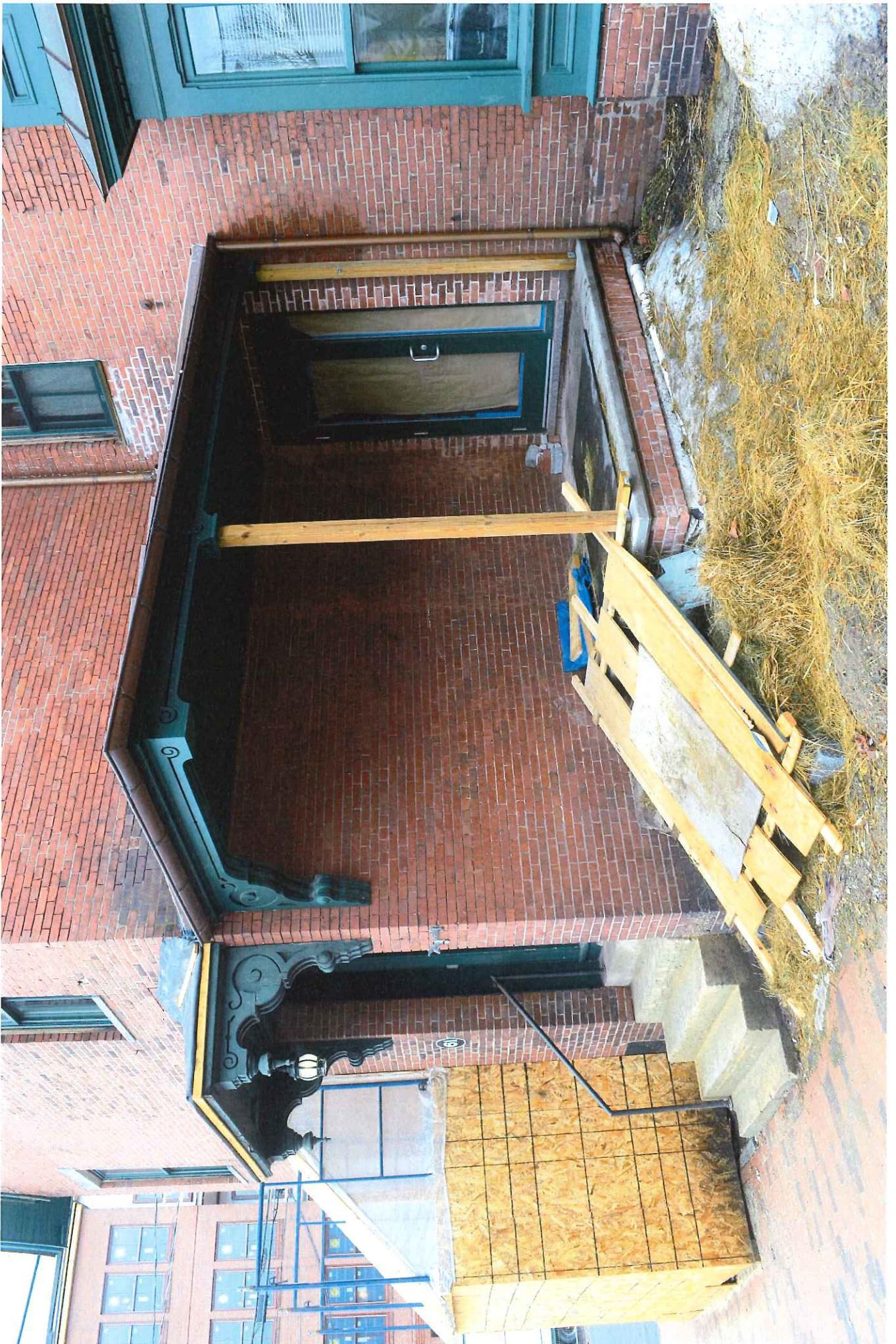


TWO FAT CATS
BAKERY

NO PARKING
ANYTIME
ON THIS STREET

NO PARKING
ANYTIME
ON THIS STREET

NO PARKING
ANYTIME
ON THIS STREET



61 INDIA STREET - PORTLAND, MAINE MASONRY REPAIR, REPLACEMENT WINDOWS AND PROPOSED SIGNAGE MASTER PLAN

HISTORIC PRESERVATION REVIEW - FEB 16, 2018

Engineer:

RESURGENCE

ENGINEERING & PRESERVATION, INC.

ALFRED H. HODSON III, P.E.
JOHN D. TURK, AIA

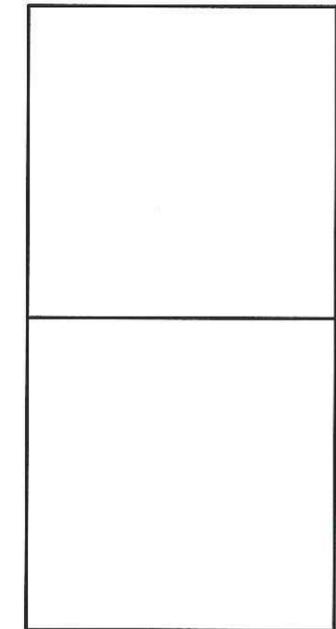
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PORTLAND, MAINE

207.773.4880



1924 Tax Photo courtesy City of Portland - Planning & Development



DRAWING INDEX

- A-1.1 Front Elevation
- A-1.2 Side Elevation
- A-1.3 Rear Courtyard Elevation
- A-1.4 Existing Window Details
- A-1.5 Proposed Window Details

PHOTO INDEX

- A-1.6 Main Block Photos 1-4
- A-1.7 Main Block Photos 5-8
- A-1.8 Main Block Photos 9-12
- A-1.9 Main Block Photos 13-16
- A-1.10 Main Block Photos 17-20
- A-1.11 Main Block Photos 21-24

C0.0

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132 BRENTWOOD STREET
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207.773-4860

61 INDIA STREET

SIDE ELEVATION



KEY NOTES

- (A) DISASSEMBLE 13 CORNER BRICKS. SALVAGE 5 BRICKS. REPLACE WITH 8 MATCHING BRICKS. REBUILD. (PHOTO 6)
- (B) DISASSEMBLE 5 JAMB BRICKS. REBUILD WITH 5 MATCHING BRICKS. (PHOTO 11)
- (C) DISASSEMBLE 6 JAMB BRICKS. REBUILD WITH 6 MATCHING BRICKS. (PHOTO 12)
- (D) DISASSEMBLE 5 JAMB BRICKS. REBUILD WITH 5 MATCHING BRICKS. (PHOTO 13)
- (E) DISASSEMBLE 6 JAMB BRICKS. REBUILD WITH 6 MATCHING BRICKS. (PHOTO 14)
- (F) DISASSEMBLE 6 JAMB BRICKS. REBUILD WITH 6 MATCHING BRICKS. (PHOTO 15)
- (G) DISASSEMBLE 6 JAMB BRICKS. REBUILD WITH 6 MATCHING BRICKS. (PHOTO 16)
- (H) DISASSEMBLE 6 JAMB BRICKS. REBUILD WITH 4 MATCHING BRICKS AND TWO SALVAGE BRICKS. (PHOTO 17)
- (I) DISASSEMBLE 6 JAMB BRICKS. REBUILD WITH 4 MATCHING BRICKS AND TWO SALVAGE BRICKS. (PHOTO 18)
- (J) DISASSEMBLE 7 JAMB BRICKS. REBUILD WITH 7 MATCHING BRICKS. (PHOTO 19)
- (K) CUT AND REPOINT MORTAR JOINT WITH RESTORATION MORTAR. TYPE O, 1:2:9 TO MATCH.
- (L) REMOVE EXISTING BROWNSTONE LINTEL. REPLACE WITH GRANITE LINTEL TO MATCH SIDE FACADE.
- (M) REPOINT MASONRY ABOVE ENTRY HOOD AND INSTALL COPPER STEP FLASHING.
- (N) REMOVE EXISTING WOOD WINDOW SILL AND INSTALL MATCHING GRANITE SILL.
- (O) REMOVE EXISTING SIGN BRACKET. PATCH HOLES WITH RESTORATION MORTAR.
- (P) REMOVE EXISTING SIGN BRACKET. PATCH HOLES WITH RESTORATION MORTAR. ATTACH NEW BLADE SIGN BRACKET SELECTED BY OWNER.
- (Q) RESERVED ZONE FOR FUTURE SIGN BOARD. 24'-0" WIDE X 1'-3" TALL.
- (R) REMOVE EXISTING, DECAYED WOOD WINDOW AND SURROUND. INSTALL NEW PELLA UNIT REPLACEMENT WITH INTEGRAL BRICKMOULD TO MATCH EXISTING REPLACEMENT UNITS.
- (S) RESERVED ZONE FOR FUTURE CUSTOM SIGN BOARD. 12 FEET SQ.
- (T) RESERVED ZONE FOR FUTURE CUSTOM SIGN BOARD. 30 FEET SQ.
- (U) RESERVED ZONE FOR FUTURE CUSTOM DIRECTORY SIGN. 6 FEET SQ.
- (V) REMOVE EXISTING SIGN BRACKET. PATCH HOLES WITH RESTORATION MORTAR.

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SHEET
A-1.2
SHEET 2 OF 11

SIDE ELEVATION

1/4" = 1'-0"

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61 INDIA STREET

COURTYARD ELEVATION

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SHEET
A-1.3
SHEET 3 OF 11

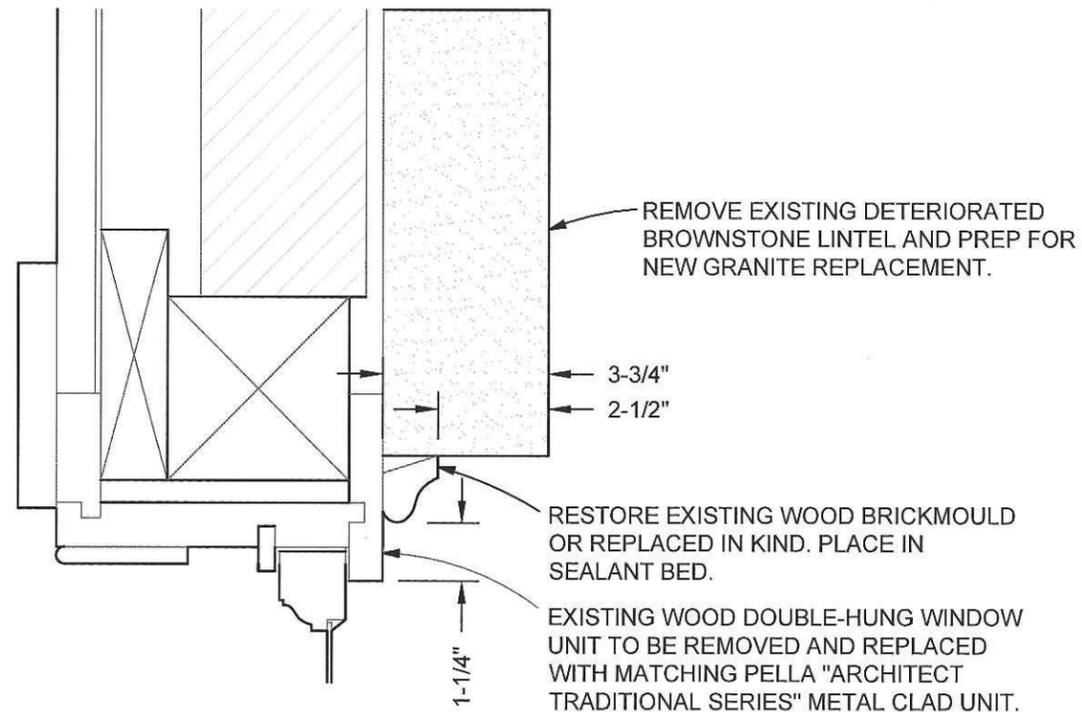
KEY NOTES

- (A) DISASSEMBLE 13 CORNER BRICKS. SALVAGE 5 BRICKS. REPLACE WITH 8 MATCHING BRICKS. REBUILD. (PHOTO 6)
- (B) DISASSEMBLE 5 JAMB BRICKS. REBUILD WITH 5 MATCHING BRICKS. (PHOTO 11)
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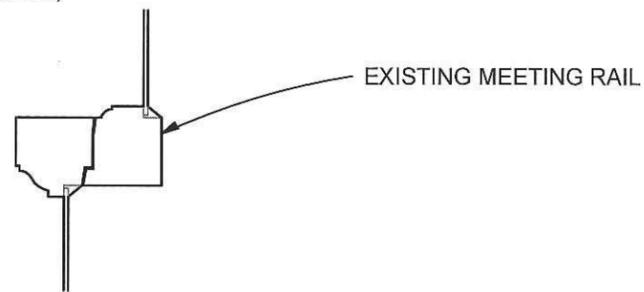


REAR ELEVATION

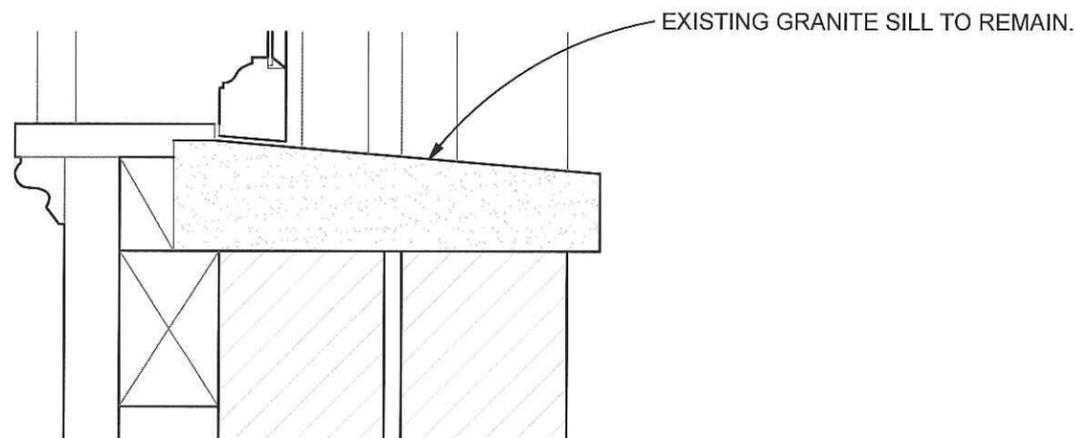
1/4" = 1'-0"



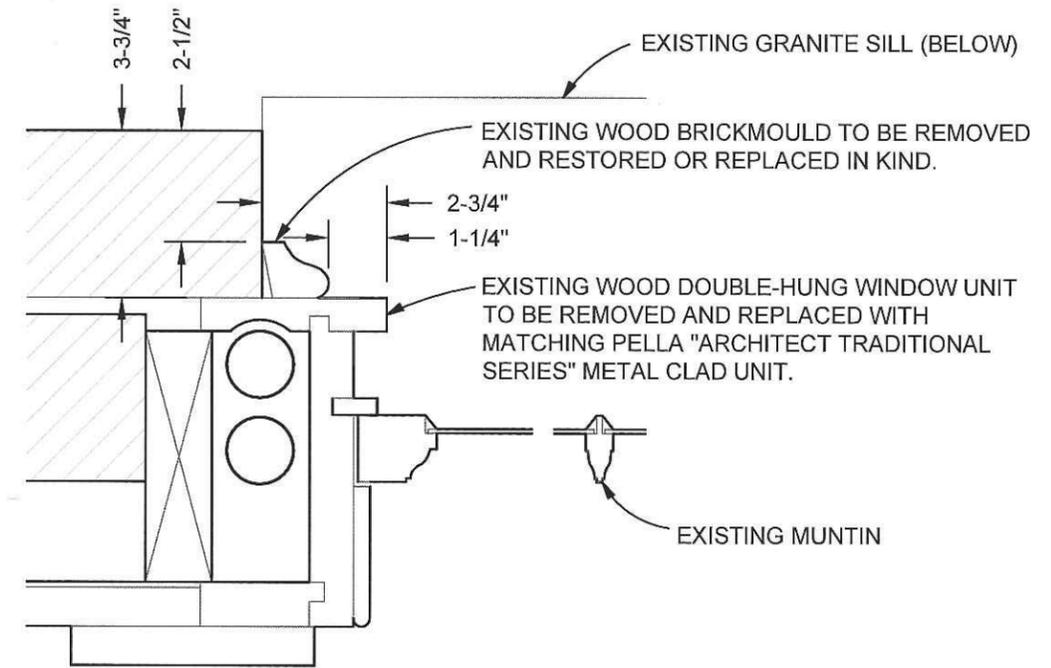
1
A1.4 EXISTING WINDOW HEAD CONDITION
3" = 1'-0" (ON 22 X 34 SHEET)



2
A1.4 EXISTING MEETING RAIL CONDITION
3" = 1'-0" (ON 22 X 34 SHEET)



3
A1.4 EXISTING WINDOW SILL CONDITION
3" = 1'-0" (ON 22 X 34 SHEET)



4
A1.4 EXISTING WINDOW JAMB CONDITION
3" = 1'-0" (ON 22 X 34 SHEET)

NOT FOR
CONSTRUCTION

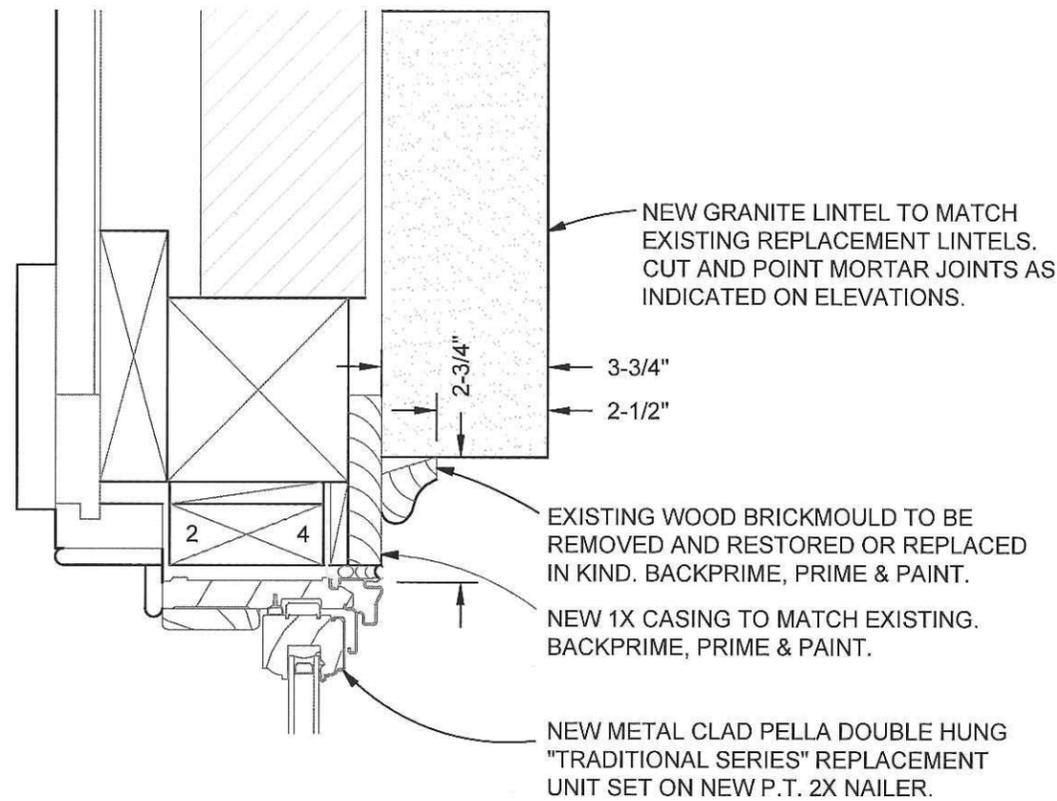
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61 INDIA STREET
EXISTING WINDOW DETAILS

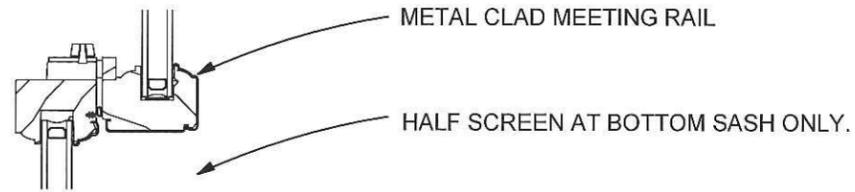
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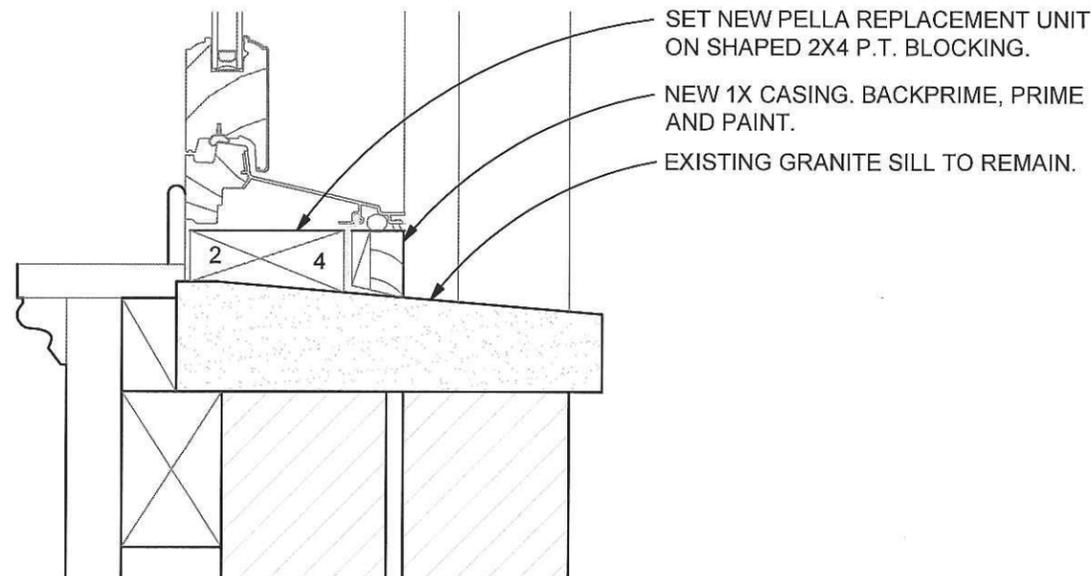
SHEET
A-1.4
SHEET 4 OF 11



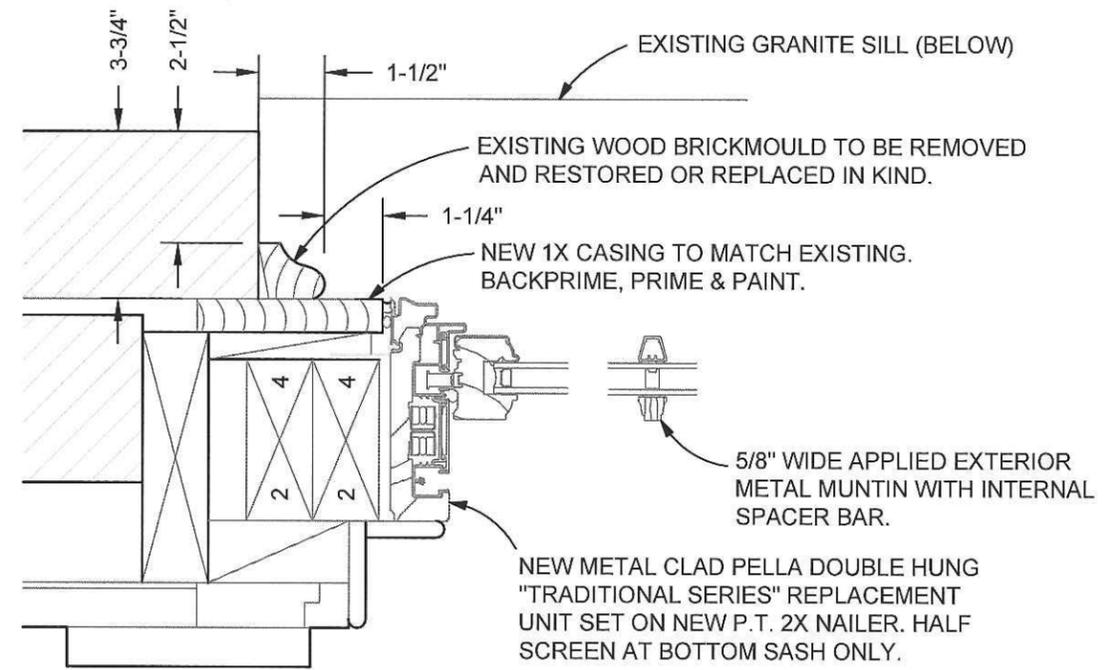
1 PROPOSED REPLACEMENT WINDOW HEAD CONDITION
A1.5 3" = 1'-0" (ON 22 X 34 SHEET)



2 PROPOSED REPLACEMENT MEETING RAIL CONDITION
A1.5 3" = 1'-0" (ON 22 X 34 SHEET)



3 PROPOSED REPLACEMENT WINDOW SILL CONDITION
A1.5 3" = 1'-0" (ON 22 X 34 SHEET)



4 PROPOSED REPLACEMENT WINDOW JAMB CONDITION
A1.5 3" = 1'-0" (ON 22 X 34 SHEET)

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61 INDIA STREET
PROPOSED WINDOW DETAILS

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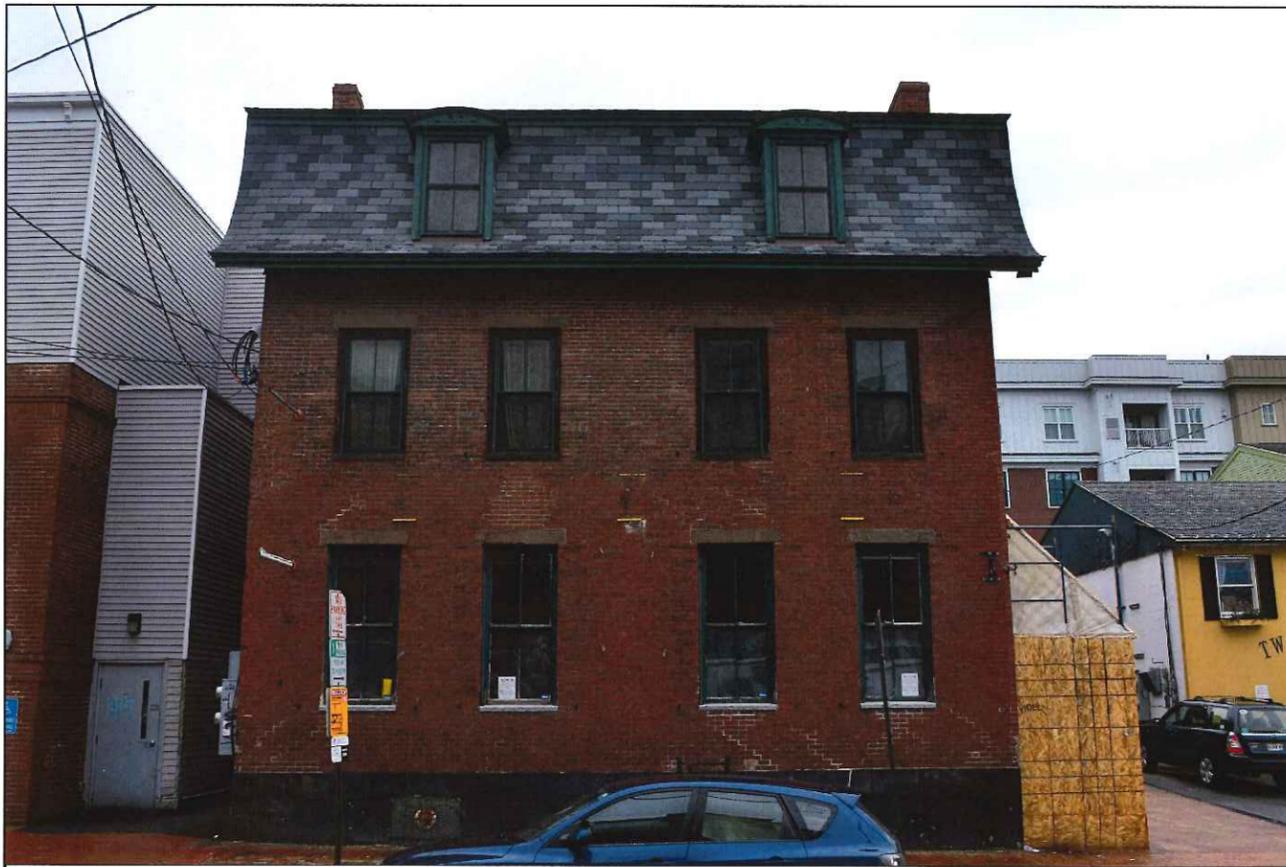
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SHEET

A-1.5

SHEET 5 OF 11



① ACROSS INDIA



② LOWER LEFT



③ LOWER RIGHT



④ UPPER LEFT

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61 INDIA STREET

MAIN BLOCK PHOTOS

Project # 18-001

Date: 02/13/18

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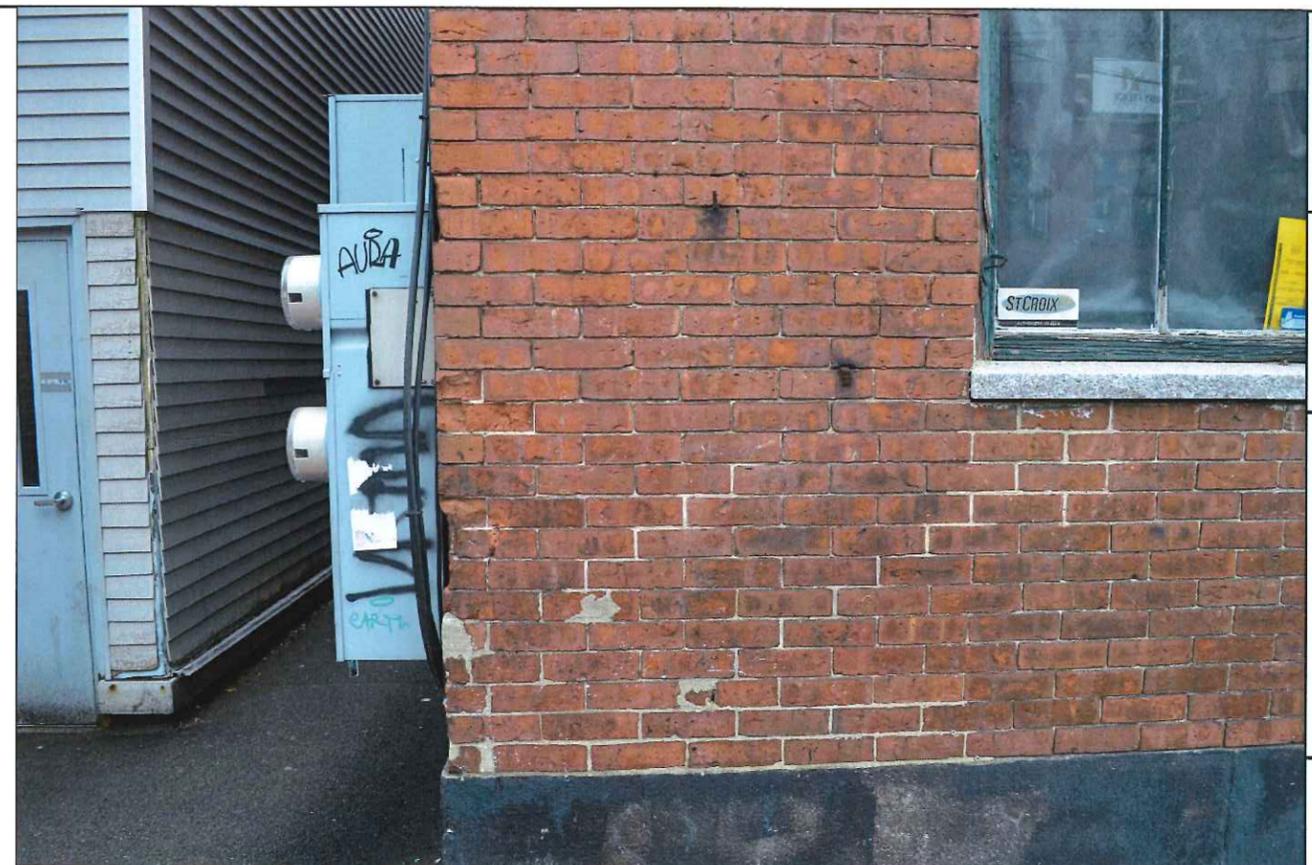
SHEET

A-1.6

SHEET 6 OF 11



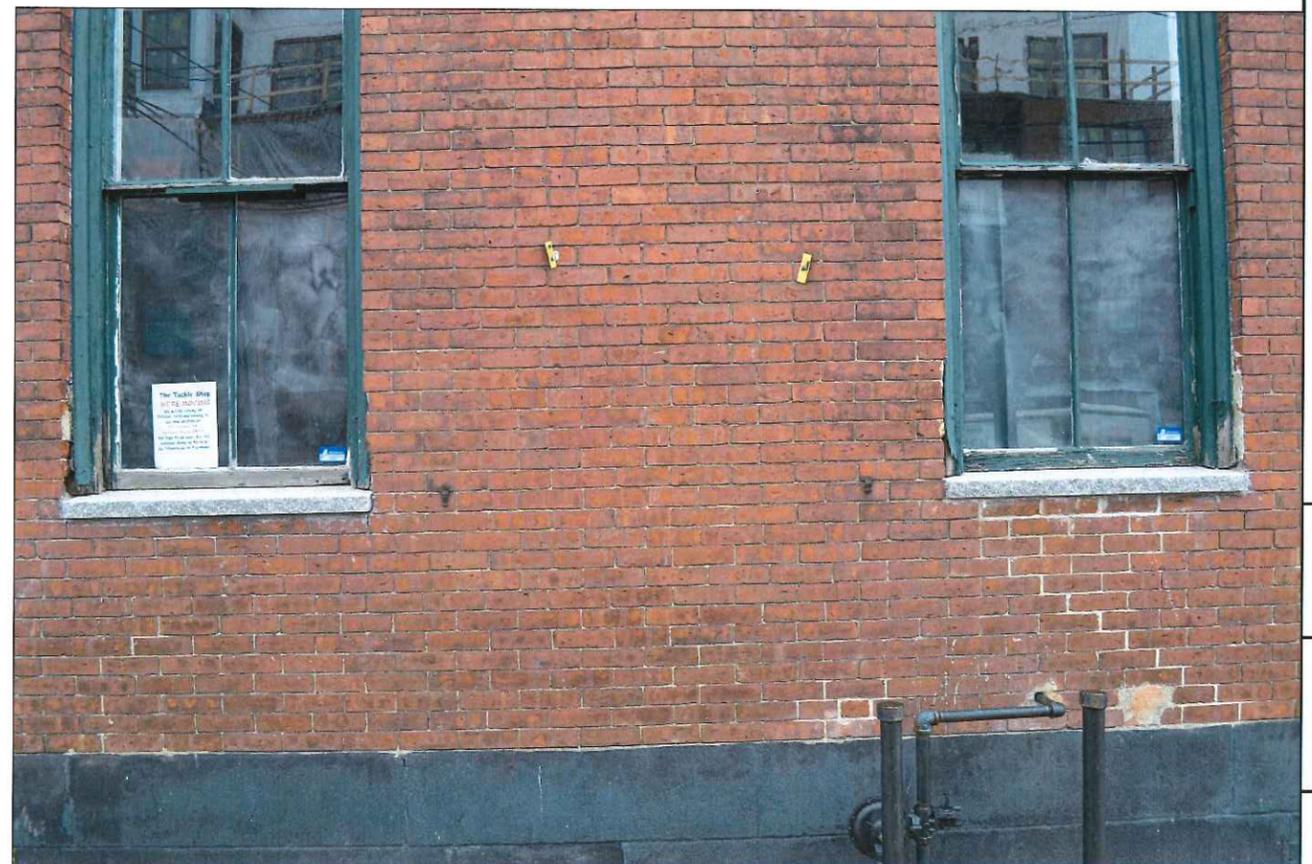
5 UPPER RIGHT



6 LOWER



7 LOWER



8 LOWER

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CONSTRUCTION

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61 INDIA STREET

MAIN BLOCK PHOTOS

Project # 18-001
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SHEET
A-1.7
SHEET 7 OF 11



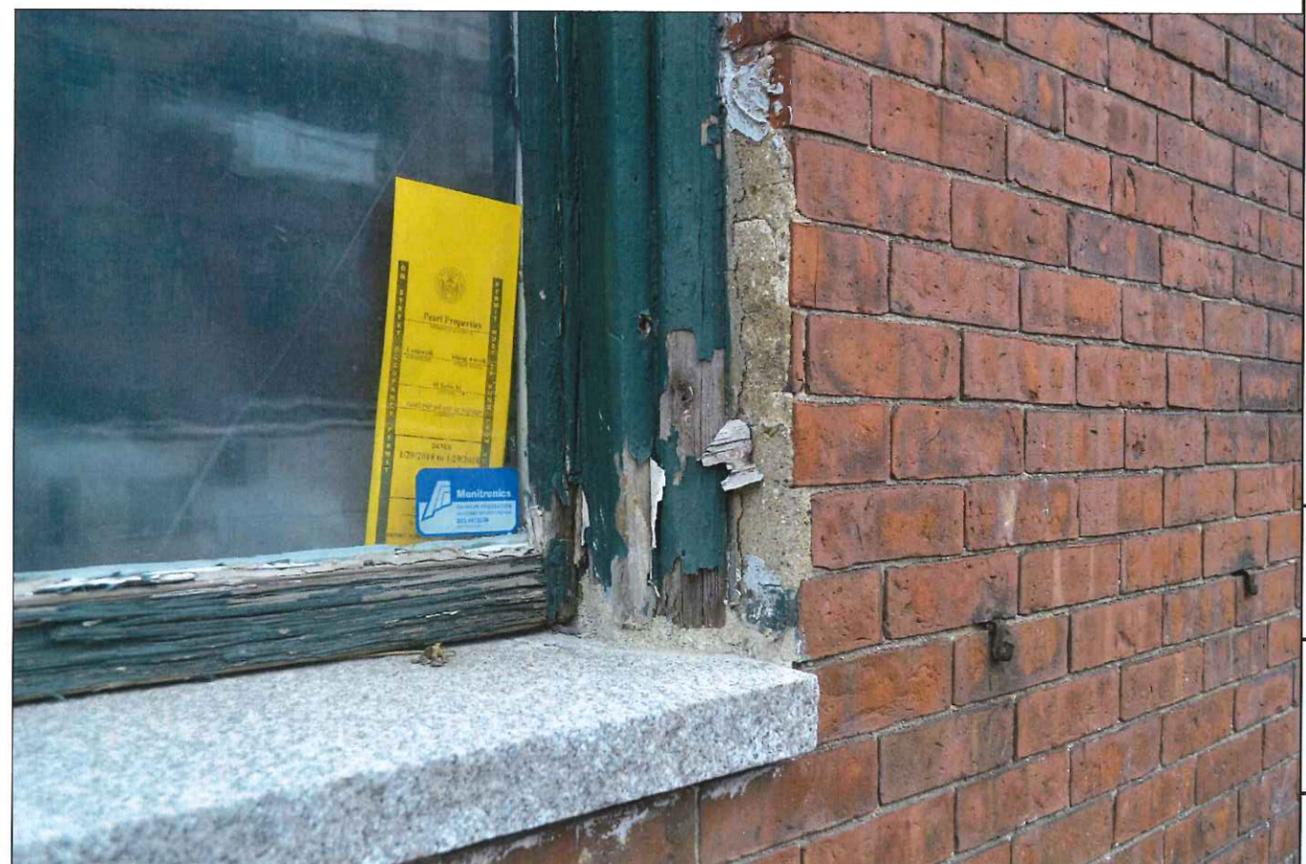
9 LOWER



10 LOWER



11 WINDOW JAMB



12 WINDOW JAMB

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61 INDIA STREET

MAIN BLOCK PHOTOS

Project # 18-001

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SHEET

A-1.8

SHEET 8 OF 11



13 WINDOW JAMB



14 WINDOW JAMB



15 WINDOW JAMB



16 WINDOW JAMB

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61 INDIA STREET

MAIN BLOCK PHOTOS

Project # 18-001
Date: 02/13/18
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SHEET
A-1.9
SHEET 9 OF 11



17 WINDOW JAMB



18 WINDOW JAMB



19 LINTEL



20 SIDE SHOWING GRANITE LINTEL

NOT FOR
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PORTLAND, ME 04103
207.773.4660

61 INDIA STREET

MAIN BLOCK PHOTOS

Project # 18-001

Date: 02/13/18

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NO. DATE

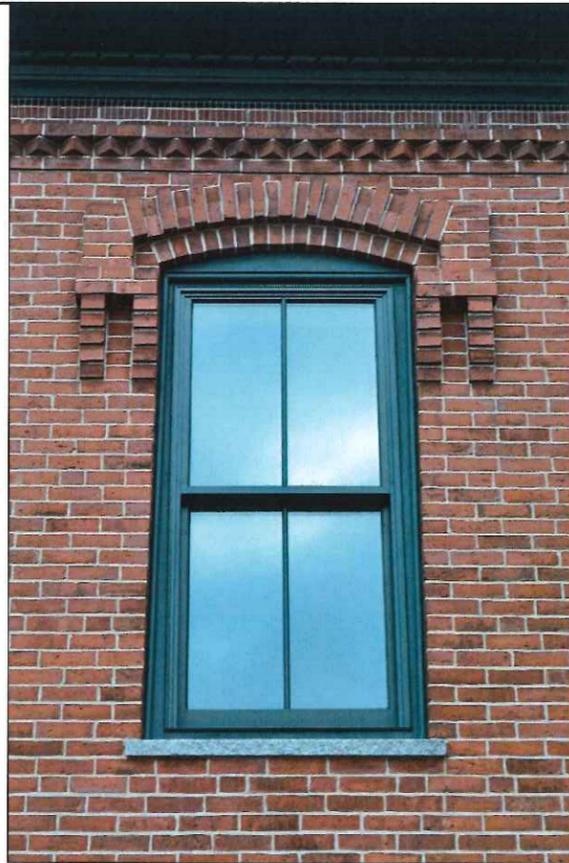
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SHEET

A-1.10

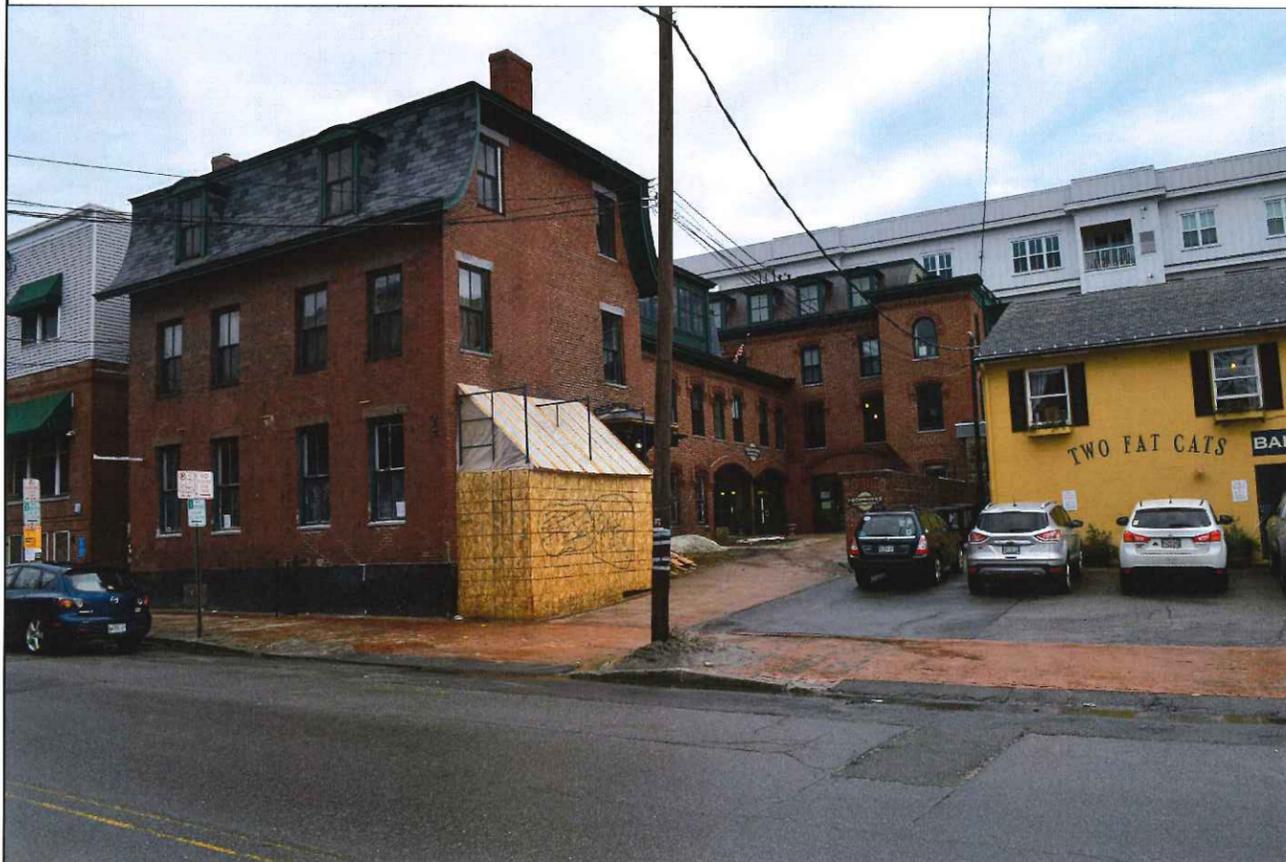
SHEET 10 OF 11



21 PELLA MATCH



22 SIGN CLIP



23 ACROSS STREET TWO FAT CATS



24 CORNER MIDDLE & INDIA

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61 INDIA STREET

MAIN BLOCK PHOTOS

Project # 18-001

Date: 02/13/18

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△ MM-DD-YY

SHEET

A-1.11

SHEET 11 OF 11

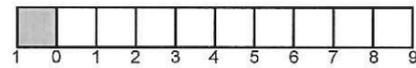
EXISTING BRICK HALFWALL

PROPOSED IRON FENCE

NOT FOR
CONSTRUCTION

PEARL PROPERTIES LLC 61 INDIA STREET

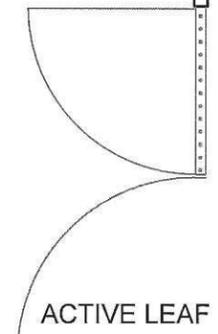
PROGRESS SET - NOT FOR CONSTRUCTION



SCALE: 1/4" = 1'

6'-0"

PASSIVE LEAF



NEW IRON GATE

9'-3"
+/- 16'-0"

PLANTING BED

COURTYARD

NEW CONCRETE STAIR
W/EXPOSED AGGREGATE

NEW WOOD BALUSTRADE

ENTRY PORCH

BRICK SIDEWALK

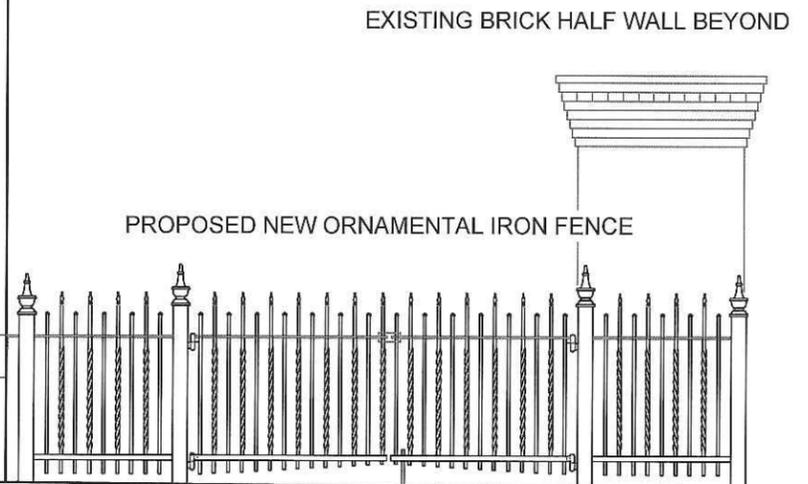
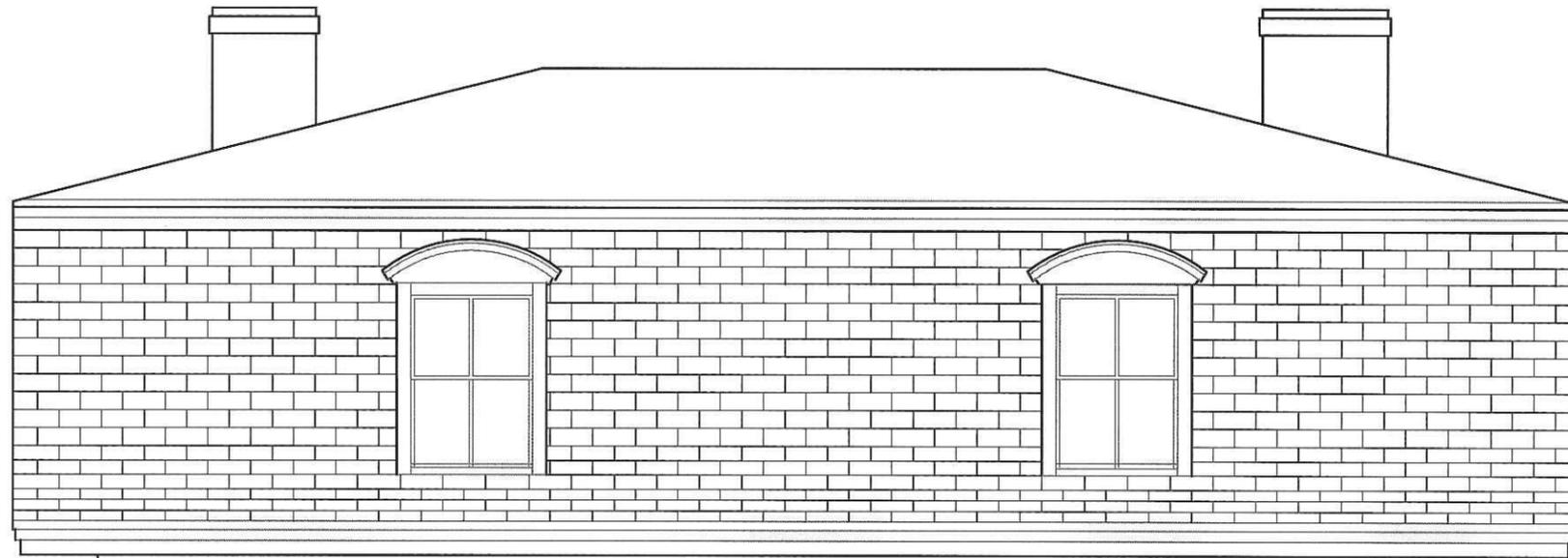
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ENGINEERING & PRESERVATION, INC.
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PORTLAND, ME 04103
207.773.4880

61 INDIA STREET
ENTRY GATE AND FENCE PLAN

Project # 18-001
Date: 03-10-18
Issued for:

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NO.	DATE
△	03-10-18
△	MM-DD-YY

SHEET
A-1.1
SHEET 1 OF 6



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PORTLAND, ME 04103
207.773.4660

61 INDIA STREET
ENTRY GATE ALONG SIDEWALK

Project # 18-001
Date: 03-10-18
Issued for:

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NO.	DATE
△	MM-DD-YY
△	MM-DD-YY

SHEET
A-1.2
SHEET 2 OF 6

1 FRONT FACADE SHOWING PROPOSED IRON FENCE AND GATE
A-1.2 1/4" = 1'-0" (ON 11" X 17" SHEET)

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132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4680

61 INDIA STREET

FENCE ALONG SIDE PROPERTY LINE

Project # 18-001
Date: 03-10-18
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NO. DATE
△ MM-DD-YY
△ MM-DD-YY

SHEET
A-1.3
SHEET 3 OF 6



1 SIDE FACADE SHOWING PROPOSED IRON FENCE
A-1.3 1/4" = 1'-0" (ON 11" X 17" SHEET)

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ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
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207.773.4690

61 INDIA STREET

NEW WOOD BALUSTRADE

Project # 18-001

Date: 03-10-18

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NO. DATE

△ MM-DD-YY

△ MM-DD-YY

SHEET

A-1.4

SHEET 4 OF 6

EXISTING HOOD AND ORNAMENTAL BRACKET

NEW BUILT-UP ORNAMENTAL WOOD COLUMN

NEW BUILT-UP ORNAMENTAL WOOD BALUSTRADE

NEW CONCRETE STAIR WITH
EXPOSED AGGREGATE

EXISTING PORCH PLATFORM WITH CONCRETE CAP

2'-4"

1

A-1.4

REAR PORCH FACADE SHOWING PROPOSED WOOD BALUSTRADE AND COLUMNS

3/4" = 1'-0" (ON 11" X 17" SHEET)

NOT FOR
CONSTRUCTION

RESURGENCE
ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
PORTLAND, ME 04103
207.773.4690

61 INDIA STREET

BALUSTRADE DETAILS

Project # 18-001

Date: 03-10-18

Issued for:

REVISIONS

NO. DATE

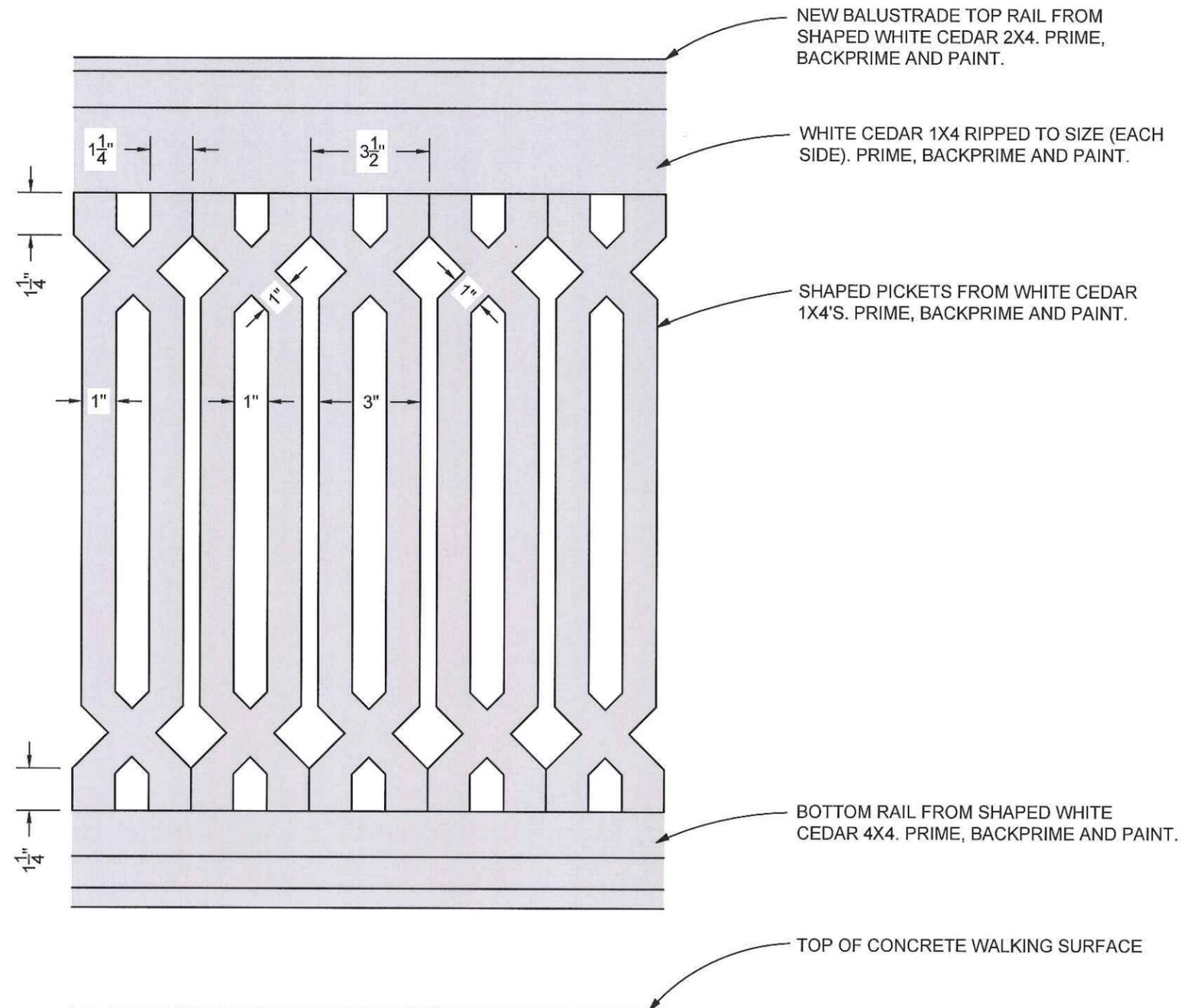
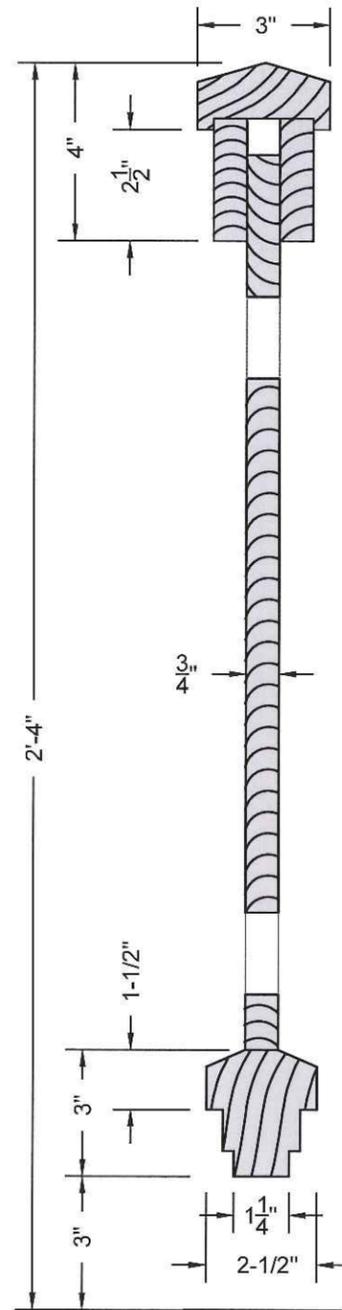
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SHEET

A-1.5

SHEET 5 OF 6



NEW BALUSTRADE TOP RAIL FROM SHAPED WHITE CEDAR 2X4. PRIME, BACKPRIME AND PAINT.

WHITE CEDAR 1X4 RIPPED TO SIZE (EACH SIDE). PRIME, BACKPRIME AND PAINT.

SHAPED PICKETS FROM WHITE CEDAR 1X4'S. PRIME, BACKPRIME AND PAINT.

BOTTOM RAIL FROM SHAPED WHITE CEDAR 4X4. PRIME, BACKPRIME AND PAINT.

TOP OF CONCRETE WALKING SURFACE

1 SECTION DETAIL AT NEW PAINTED WOOD BALUSTRADE
A-1.5 3" = 1'-0" (ON 11" X 17" SHEET)

2 ELEVATION DETAIL AT NEW PAINTED WOOD BALUSTRADE
A-1.5 3" = 1'-0" (ON 11" X 17" SHEET)

NOT FOR
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ENGINEERING & PRESERVATION, INC
132 BRENTWOOD STREET
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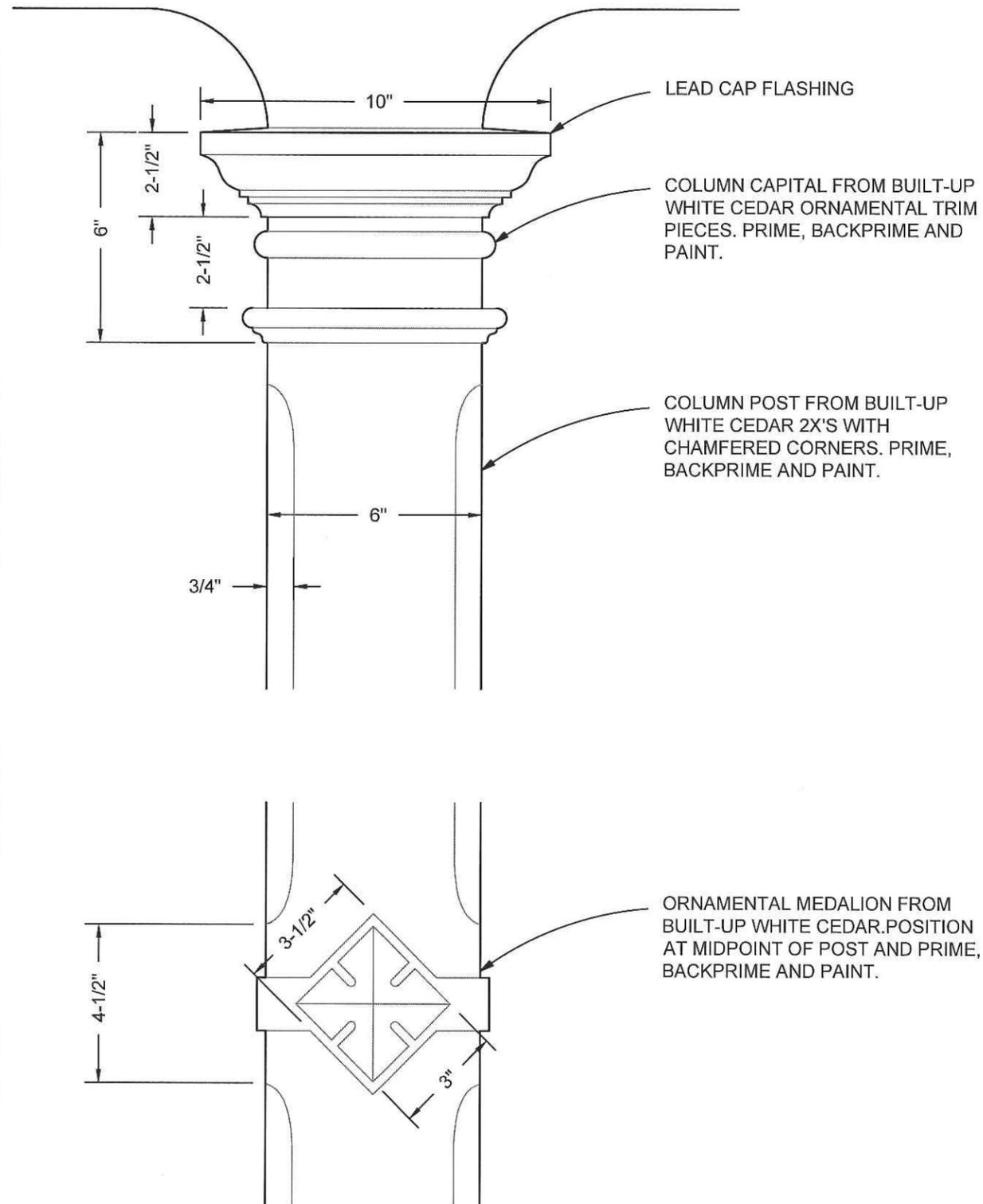
61 INDIA STREET

BALUSTRADE DETAILS

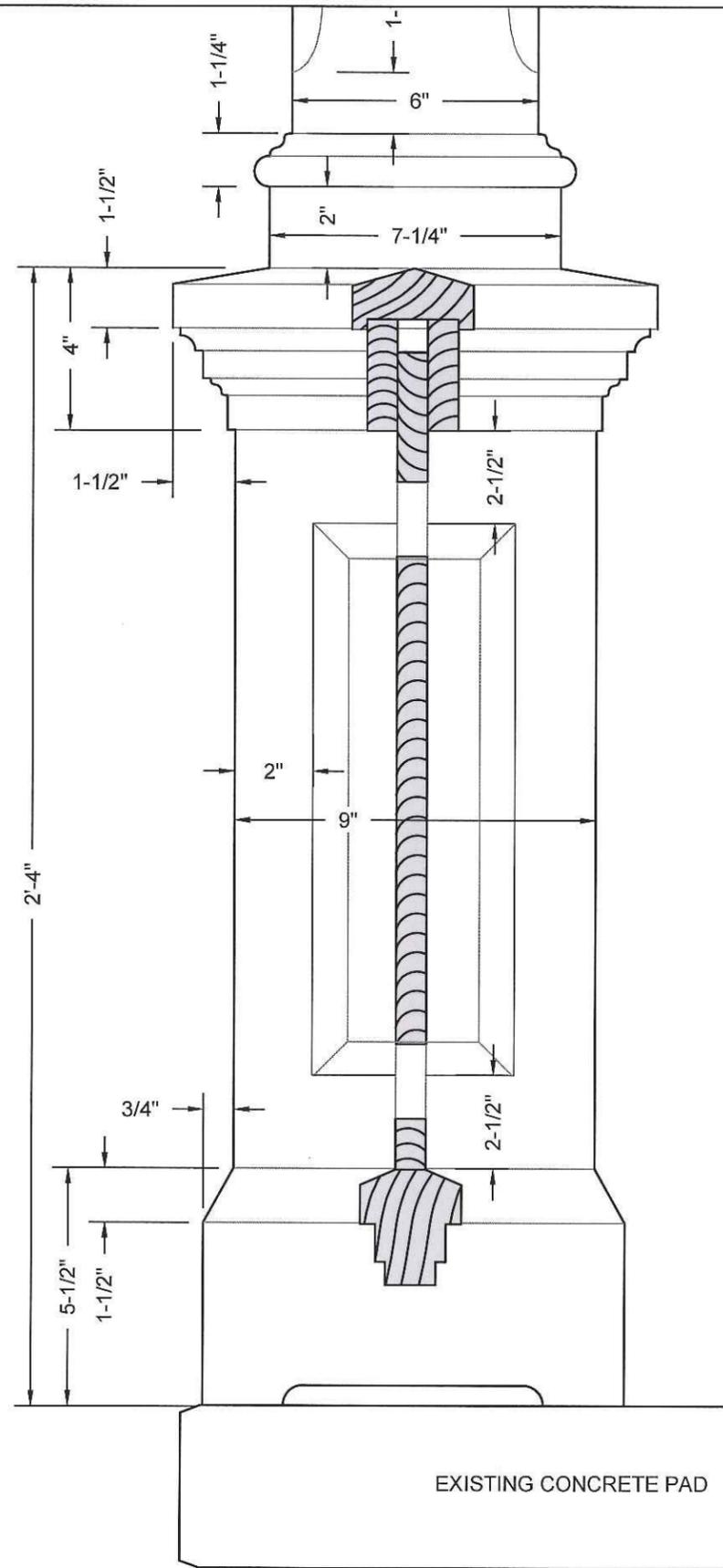
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SHEET
A-1.6
SHEET 6 OF 6



1 ELEVATION DETAIL AT NEW PAINTED WOOD COLUMN
A-1.6 3" = 1'-0" (ON 11" X 17" SHEET)



2 ELEVATION DETAIL AT NEW PAINTED WOOD COLUMN PIER
A-1.6 3" = 1'-0" (ON 11" X 17" SHEET)

