

HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE

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PUBLIC HEARING  
84 COMMERCIAL STREET

**TO:** Chair Sheridan and Members of the Historic Preservation Board  
**FROM:** Deb Andrews, Historic Preservation Program Manager  
**DATE:** September 27, 2018  
**RE:** October 3, 2018 PUBLIC HEARING

**Application for:** Certificate of Appropriateness for Proposed Exterior Alterations,  
Building Additions and Site Alterations  
**Address:** 84 Commercial Street  
**Applicants:** Dry Dock, 84 Commercial Street LLC  
**Property Owner:** 84 Commercial Street LLC  
**Project Architect:** Bill Hopkins, Archetype

### Introduction

Architect Bill Hopkins, representing 84 Commercial Street LLC., is requesting a public hearing and final decision regarding his proposal for exterior building alterations, two building additions, modifications to existing rear decks and site alterations at 84 Commercial Street. The public hearing follows two preliminary workshops on the project.

Mr. Hopkins has submitted a modified proposal for the public hearing as well as a list of the most recent design changes. Modifications were made in response to input from Board members at the second workshop, held on September 19<sup>th</sup>. Note that the final submission includes a rendering of the complex as viewed straight-on from Maine Wharf. It does not include revised floor plans, wall sections or details. These have been requested of the project architect.

For reference purposes, staff has enclosed a copy of the elevations and renderings presented at the last workshop.

### Summary of Board Comments at 9/19 Workshop

Because the Board provided feedback on the overall scope of work at the initial (July 11) workshop, much of the Board's discussion on September 19<sup>th</sup> focused on design modifications made since the first workshop. A common theme among their comments about specific aspects

of the proposal, however, was a concern about the cumulative effect of the various proposed alterations and additions and the potential for these changes to overwhelm or distract from the designated historic resource. Their requests for additional modifications all appeared to stem from a desire to simplify the composition and massing of additions, eliminate extraneous, or visually distracting features and treat like-elements in a consistent manner.

Following is a summary of specific questions and concerns raised by the Board:

- Discontinued Use of Existing Front Entrance: Board members did not support removing the front door and replacing it with glass, as shown in the submitted elevation. Nor did Board members support the installation of barriers on the front steps to discourage access. Members noted that the main entrance of the subject structure is the key architectural focal point of the building and that it would be inappropriate to render it obsolete. Acknowledging that the tenant preferred relocating the main entrance to the west elevation, the Board noted that its role was to ensure that the project met the ordinance standards and encourage a compatible reuse solution. Board members were reminded that Standard #1 requires that a compatible use be found “which requires minimal alteration to the character-defining features of the structure.”
- Proposed Entrance Treatment, West Elevation: Board members expressed concern about the pergola-like structure proposed to highlight the entrance on the west elevation. Board members found the proposed treatment architecturally heavy and exaggerated. They also noted that it diminishes the prominence of the historic main entrance and shifts the directional expression of the existing building. They suggested that lighter support posts be used and the overall treatment toned down. Members also suggested that the same architectural vocabulary be used for the entrance surround as is used for the deck railings.
- Second Floor Deck: Concerns were raised about the proposed width of the second-floor rear deck and the fact that it extended beyond the outside edges of the existing structure. Although Board members acknowledged that the decks currently exceed the width of the building, they found the addition of a second-floor roof canopy over the deck to be visually distracting. Board members noted that these projections contributed to a general concern about the cumulative effect of the proposed alterations and additions and the potential for undermining the architectural integrity of the existing building. Board members recommended that, at a minimum, the outside edge of the roof/canopy be pulled back and confine it to the area width of the existing building.
- Position of Elevator Enclosure on East Side: Board members requested that the elevator enclosure be pulled back from the southeast corner of the building to simplify the massing of the addition.

- Exterior Materials for Building Additions: Board members favored using the same metal siding material and color palette (dark gray) for the exteriors of both additions.
- Fencing/Gate and Retaining wall at Sidewalk Edge of Proposed Courtyard: Board members did not support the installation of fencing at the sidewalk edge, because it cluttered and complicated the overall building complex. Board members noted that interior lighting within the highly glazed retail addition would likely discourage vagrancy in this area and indicated that if a gate was found to be needed, it could be considered at a later time. Board members also recommended lowering the side door of the existing building's ell to grade to eliminate the raised landing. Steps leading to the lowered door could be provided inside the building.
- Rear decks. One Board member noted that the rendering of the rear decks and canopies was likely misleading, as it depicted the decks and canopies as having a very light visual appearance. In reality, the decks and canopy will likely need to be heavier to provide the necessary structural support, etc. The project architects were encouraged to provide more accurate renderings with the second submission. The consultants were also asked to consider what exterior lighting would be proposed for the rear decks.
- Alignment of Kitchen Addition Windows: It was noted that the second-floor windows on the kitchen addition did not appear to align exactly with the tops (or bottoms) of the existing building's second floor windows. The architect was asked to adjust the alignment.
- Deck Railing Types. Some Board members questioned the proposal to introduce different railing types for the first and second floor decks and recommended that a cable railing be used throughout.

### Final Design Revisions

Along with the revised elevations and renderings, Mr. Hopkins has provided an itemized list of design changes made since the last workshop—see Attachment 1. At the request of the Board and staff, the final submission includes a rendering of the full east elevation as viewed from straight-on.

Staff notes one additional design change not included on Mr. Hopkins' list. A number of the large storefront windows on the east elevation of the retail addition have been replaced with narrower windows.

### Staff Comments

The final proposal appears to respond to the concerns and suggestions expressed by Board members at the most recent workshop. In staff's view, the modifications succeed in quieting

down the overall complex and eliminating the most distracting elements that threatened to undermine the historic integrity of the designated historic structure.

As of this writing, no wall sections, details or updated floor plans or site plan have been provided with the submission. Staff will inquire about the status of these outstanding documents in hopes they are submitted in advance of the public hearing. If not, staff recommends that any approval of the project be made subject to the condition that the additional drawings be submitted for final staff review and approval.

While signage has not been discussed in detail during the review, the applicant is reminded that any new signage will require separate review and approval. Any general input from the Board regarding the character, scale, number or placement of signs in the enclosed drawings would be welcome.

### **Applicable Review Standards**

Given the nature of the project, the Board will be reviewing the proposed additions under the Standards for Review of Alterations and the Standards for Review of New Construction

#### Standards for Review of Alterations

- (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.*
- (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.*
- (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.*

#### Standards for Review of Construction

In considering a certificate of appropriateness involving new construction [*including additions*], 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*

**Motion for Consideration**

On the basis of plans and specifications submitted by the applicant for the October 3, 2018 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations, building additions and site alterations at 84 Commercial Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations and Standards for Review of New Construction **(subject to the following conditions.....)**

**Attachments:**

1. E-mail from Architect Bill Hopkins listing latest revisions
2. Revised elevations and renderings and specifications
3. 9/19 elevations and renderings



Deb Andrews &lt;dga@portlandmaine.gov&gt;

ATT. 1

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**RE: Dry Dock submission**

1 message

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**Bill Hopkins** <hopkins@archetypepa.com>  
To: Deb Andrews <dga@portlandmaine.gov>

Thu, Sep 27, 2018 at 12:21 PM

Deb,

The following changes have been made to the drawings.

1. Front door is shown as is
2. Gate removed on commercial street
3. Exit door at ATM location shown at grade
4. Kitchen door noted as hollow metal
5. Kitchen and retail additions shown with same color
6. Mullions eliminated on retail windows
7. Bump out at southeast corner of kitchen addition removed. East wall shown as flush.
8. Roof at southwest corner of exterior roof removed
9. Roof modified for items 6 and 7' Cable rail noted on all guard and hand rails
10. West elevation shown as is

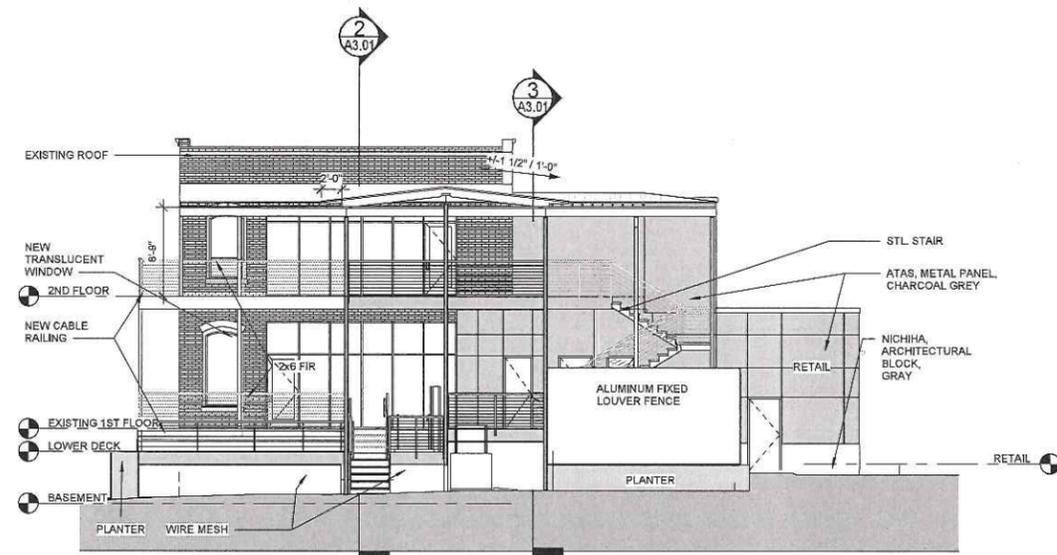
The attached drawings are also being uploaded to where ever it is things need to be uploaded to.

Thanks

Bill

**Bill Hopkins, Architect**48 Union Wharf | Portland, ME 04101  
207.772.6022 office | 207.671.9194 cell[hopkins@archetypepa.com](mailto:hopkins@archetypepa.com)  
<http://www.archetype-architects.com>**From:** Deb Andrews [mailto:[dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)]  
**Sent:** Thursday, September 27, 2018 9:58 AM  
**To:** Bill Hopkins  
**Subject:** Dry Dock

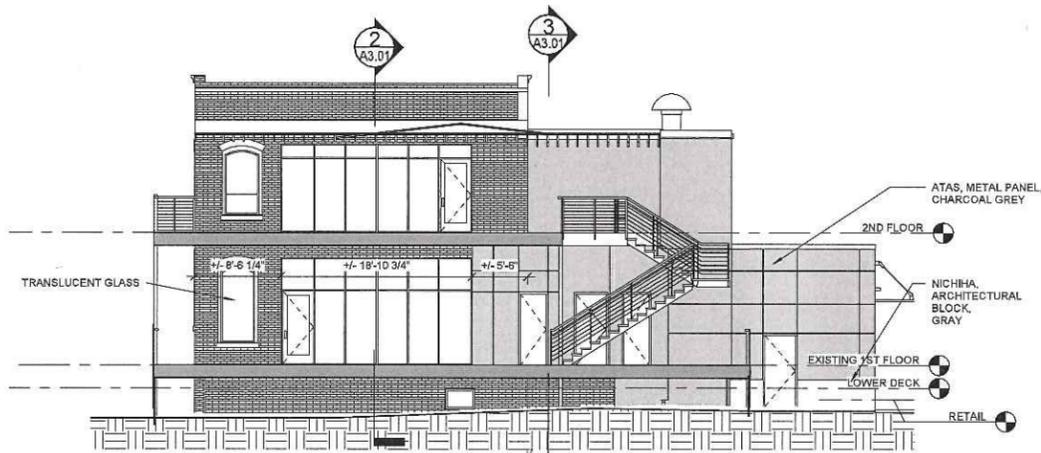
ATT. 2  
FINAL  
PROPOSAL



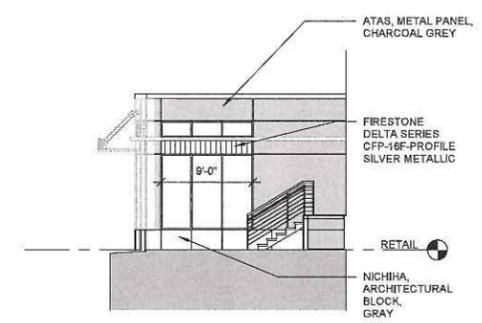
1 | SOUTH ELEVATION  
1/8" = 1'-0"



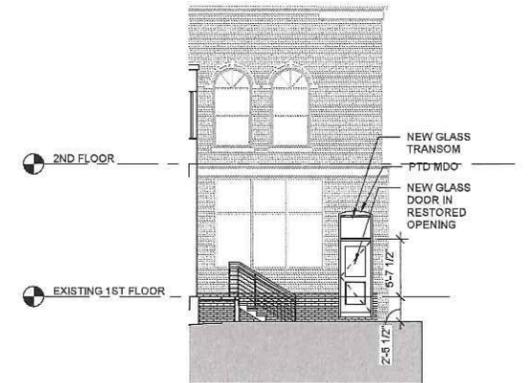
2 | NORTH ELEVATION  
1/8" = 1'-0"



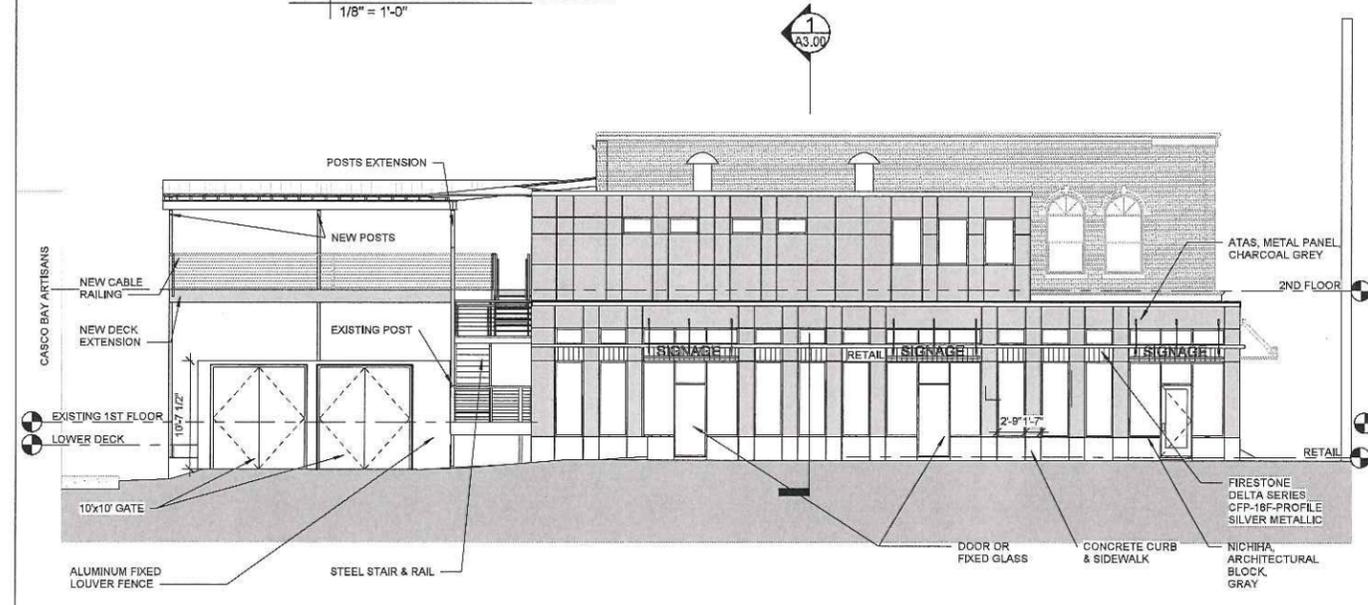
7 | UPPER DECK ELEVATION  
1/8" = 1'-0"



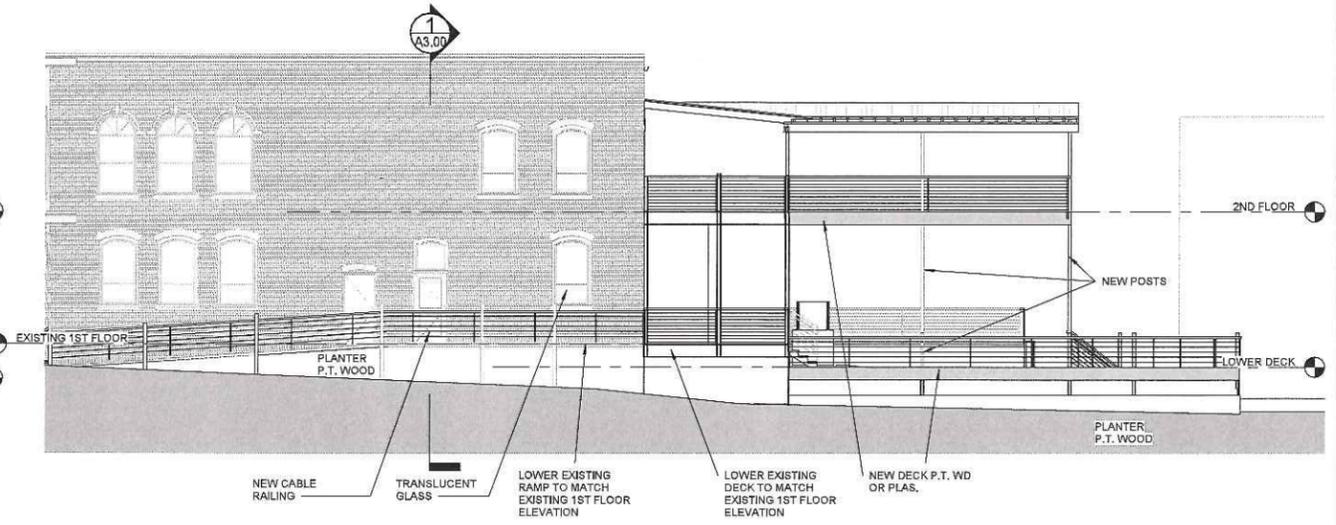
8 | WEST ELEVATION RETAIL  
1/8" = 1'-0"



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



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



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

84  
COMMERCIAL  
STREET

Architect:  
**ARCHETYPE  
ARCHITECTS**  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 ARCHTYPE@ARCHTYPEPA.COM

Project:  
DRY DOCK  
Portland, ME

Submission:  
TO CITY OF  
PORTLAND

Date:  
9-27-2018  
Scale:  
1/8" = 1'-0"  
BUILDING  
ELEVATIONS

A2.00





DRY DOCK  
RESTAURANT  
& CATERING

Dry Dock  
Restaurant & Catering  
301 S. 1st St.  
603-233-1111

DRY DOCK

30

AGENT







PORTLAND SCIENCE CE

58

CBA

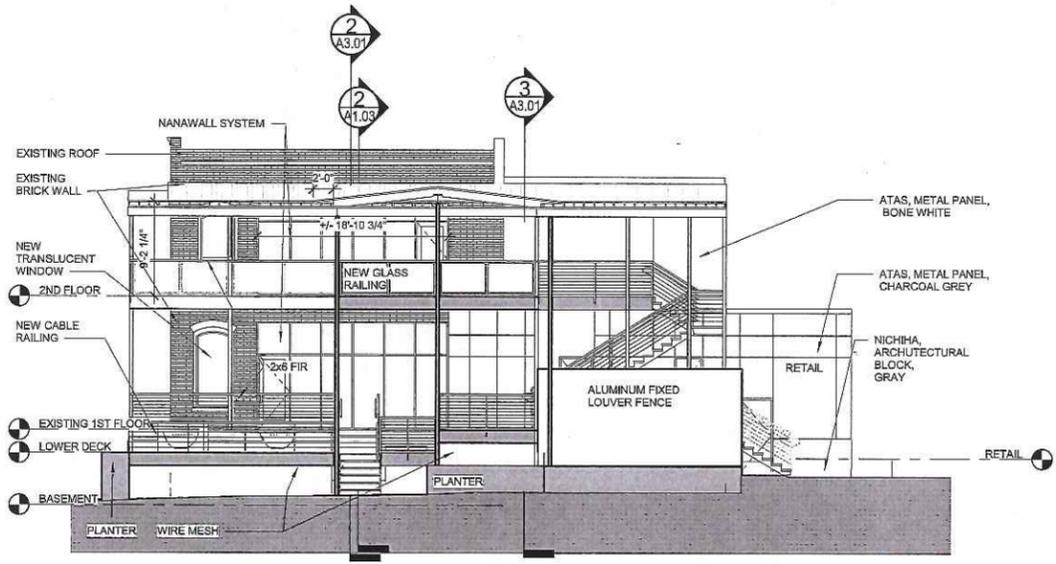
SIGNAGE

+/- 11'-2"

RESTAURANT  
TAVERN



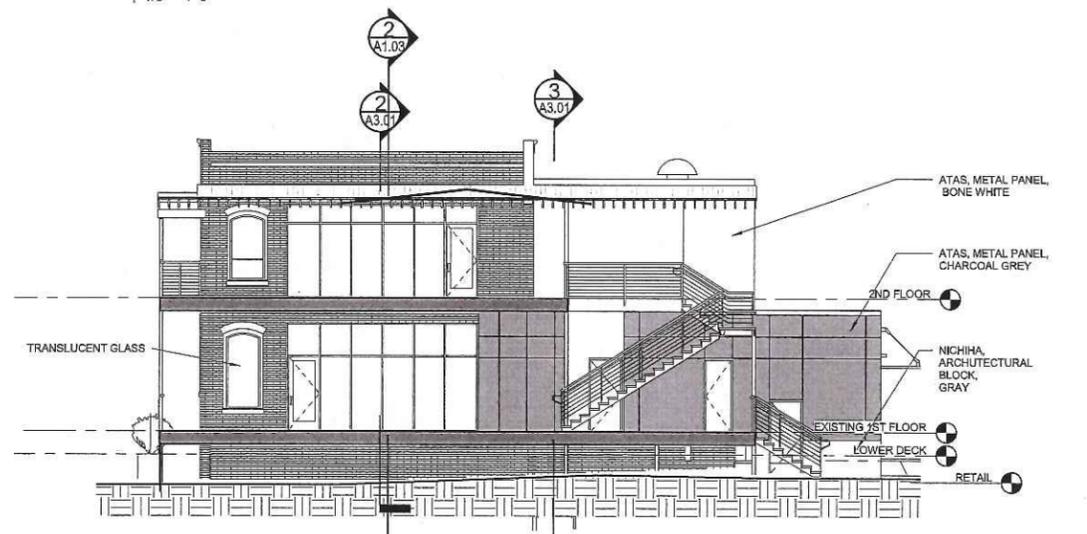
ATT. 3  
 9/19  
 ELEVATIONS -  
 RENDERINGS



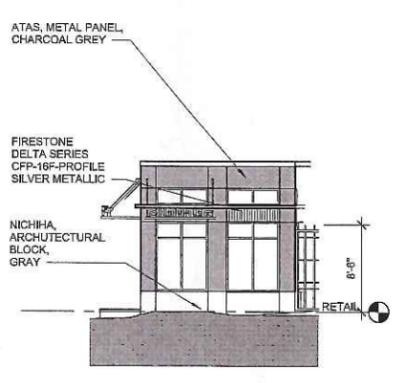
1 | SOUTH ELEVATION  
 1/8" = 1'-0"



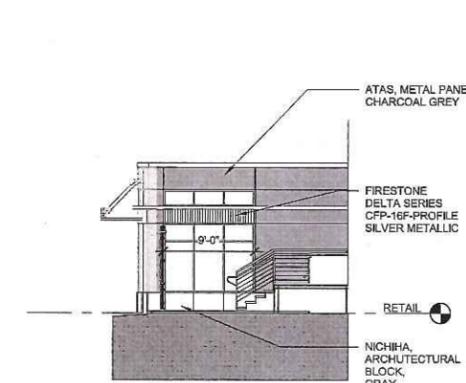
2 | NORTH ELEVATION  
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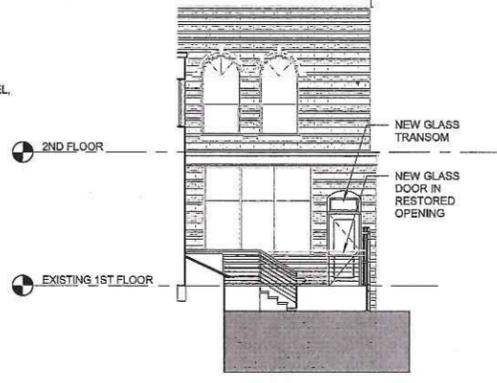
7 | UPPER DECK ELEVATION  
 1/8" = 1'-0"



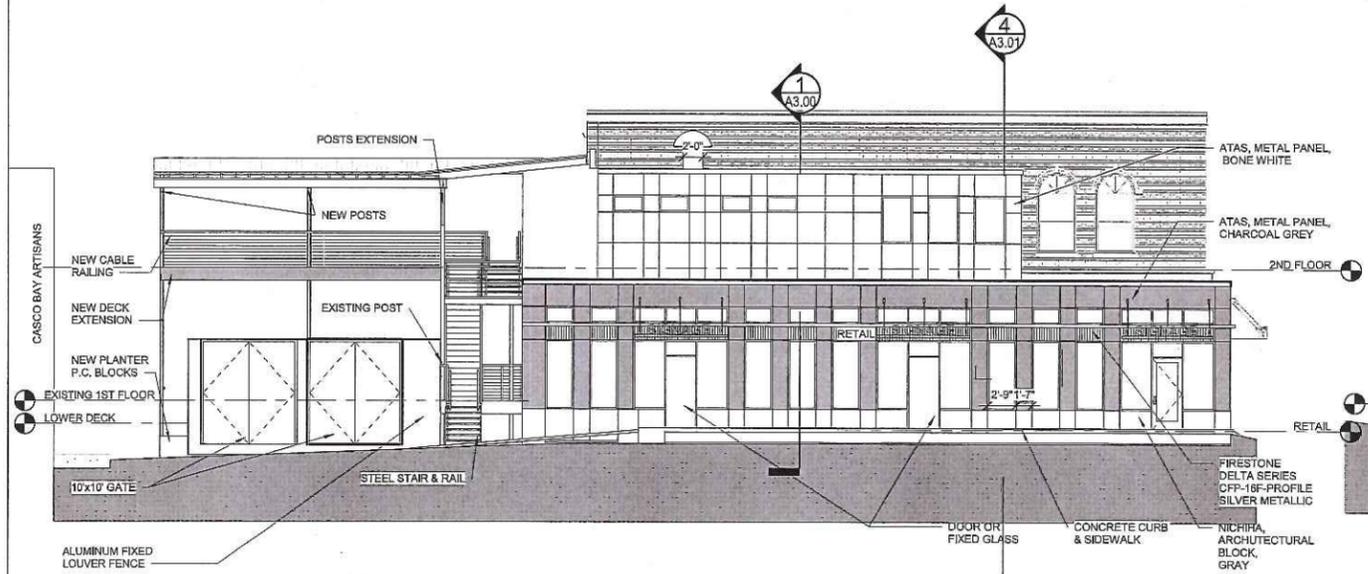
3 | RETAIL FRONT ELEVATION  
 1/8" = 1'-0"



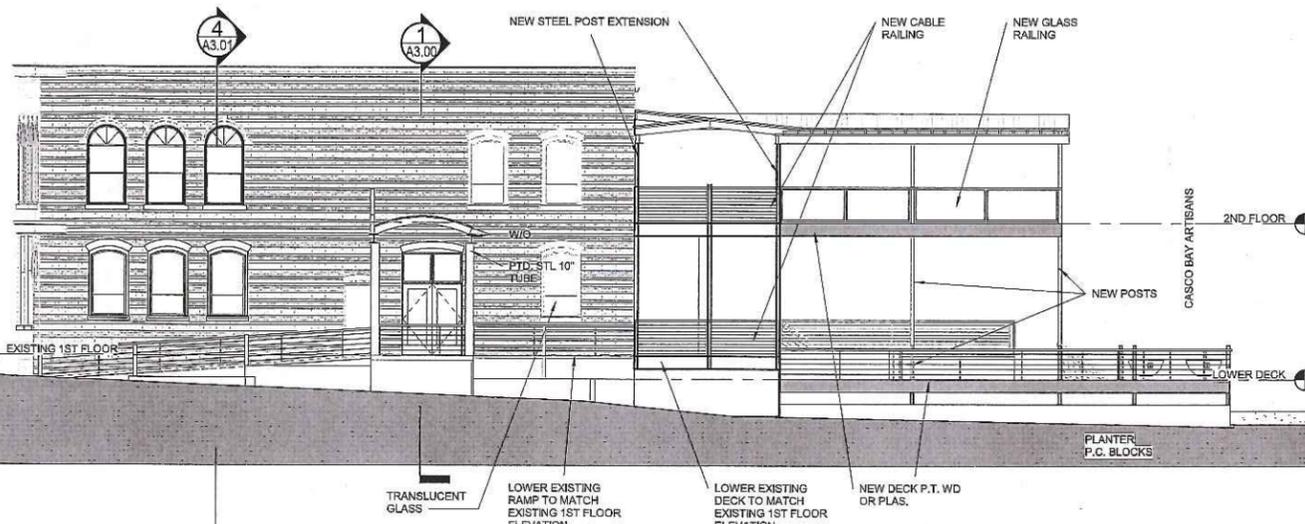
8 | EAST RETAIL SIDE ELEVATION  
 1/8" = 1'-0"



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



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



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

84  
 COMMER  
 STREET

Architect:  
**ARCHETYPE**  
 architects  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:  
 DRY DOCK  
 Portland, ME

Submission:  
 TO CITY OF  
 PORTLAND

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

Date:  
 8/17/2018

A2.00



PORTLAND SCIENCE

SIGNAGE

+/- 11'-2"

RESTAURANT TAVERN

C  
B  
A