

1. Legal Ad

Documents:

[1-10-18 LEGAL AD.PDF](#)

2. Agenda

Documents:

[1-10-18 AGENDA.PDF](#)

3. 61 Deering St. And 510 Cumberland Ave.

Documents:

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

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND**

Public comments are taken at all meetings.

On **Wednesday, January 10, 2018**, 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. PUBLIC HEARING

- i. Certificate of Appropriateness for New Construction, Building Addition and Alterations to Existing Non-Contributing Structure; 61 DEERING STREET and 510 CUMBERLAND AVENUE; Avesta Housing, Inc., Applicant.

2. WORKSHOP

- i. 2018 Work Plan and General Discussion re: Board Meeting Procedures, Administrative Reviews, Etc.

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
January 10, 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**
- 3. REPORT OF DECISIONS OF DECEMBER 20, 2017:**

No decisions; workshop items only.

4. PUBLIC HEARING

- i. Certificate of Appropriateness for New Construction, Building Addition and Alterations to Existing Non-Contributing Structure; 61 Deering Street and 510 Cumberland Avenue; Avesta Housing, Inc., Applicant.

5. WORKSHOP

- i. 2018 Work Plan and General Discussion re: Board Meeting Procedures, Administrative Reviews, Etc.

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

**PUBLIC HEARING
61 DEERING STREET and 510 CUMBERLAND**

TO: Chair Benson and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: January 5, 2018
RE: January 10, 2018 **Public Hearing**

Application for: Certificate of Appropriateness for New Construction and
Renovation of Non-Contributing Structure

Address: 61 Deering Street and 510 Cumberland
Deering Street Historic District

Applicant: Avesta Housing Development Corporation

Architect: David Lloyd, Archetype

Introduction

Following three preliminary review sessions, architect David Lloyd, on behalf of client Avesta Housing Development Corporation, is requesting a final public hearing and decision on the applicant's proposal for new construction and building renovation at 510 Cumberland Avenue and 61 Deering Street in the Deering Street Historic District.

At the Board's third and final workshop on December 20th, Board members identified a few outstanding design issues as well as specific details that would need to be addressed in the applicant's final submission. In response to the Board's input, Mr. Lloyd has provided a letter summarizing the latest design revisions and identifying additional information and specifications provided in the final submission—see Attachment 1. Also enclosed are the final plans, elevations and details (Attachment 2) and product specifications (Attachment 3). A copy of the Maine Human Rights Commission decision letter regarding the inclusion of entries in the former House of Lights building is also enclosed for the record (Attachment 4).

Summary of December 20 Workshop, Outstanding HP Issues

Responding to the revised proposal presented on 12/20, Board members noted that each element of the overall development proposal had continued to evolve in a very positive

direction. Both the new infill structure on Deering Street and the major building addition at the corner of Cumberland and Mellen had achieved a higher level of compatibility with their surrounding contexts in terms of their scale, composition and proportions of building facades, and incorporation of key architectural elements characteristic of the Deering Street/Parkside neighborhood. The proposed alterations to the former House of Lights building, classified as a non-contributing structure in the Deering Street Historic District building inventory, were also seen as having a positive impact on the building's overall architectural cohesiveness and contribution to the streetscape.

Board members will recall that the one major outstanding issue going into the December 20th workshop was the question of whether it would be possible to include a series of entries along the ground floor level of the existing House of Lights building. The inclusion of entries at the ground floor level was seen by the Board as important in order to engage the building with the street and achieve compatibility with the residential development pattern on Cumberland Avenue. Resolution of this question depended on a positive finding from the Maine Human Rights Commission, which had previously ruled against individual raised entrances. The day before the 12/20 workshop, staff learned that the MHRC had approved the HP Board's request for the waiver. Given the timing of the decision, David Lloyd had not yet had an opportunity to modify the design accordingly. The final proposal includes a proposed treatment for the ground floor level of the existing structure—see rendering and elevations.

Final design issues/questions identified at the final workshop include:

General issues:

- Final plans to include location of mechanicals, vents, utility meters for all structures
- Locations of all proposed light fixtures to be identified and product specifications to be provided

Deering Street new construction:

- Additional details to be provided for proposed bays, raised entrances and railings. Architect to confirm code requirements for railings as they will effect final railing design.
- Questions were raised about the proposed roof form over the side entrance and about the material proposed for the entry door and surrounding trim
- Height of bollards defining edge of walkway to side entrance to be shortened
- Color/tone of building trim to be adjusted (darkened) to be more compatible with surrounding context
- Questions were raised about the position of the beltcourse separating the second and third floors.

Building addition at Cumberland/Mellen:

- Questions were raised about the glazing proposed for the garage door and for the ground level windows. Would these be frosted or textured?

Renovation of House of Lights building

- Elevations and details to be provided for ground floor treatment. (Board members appeared to support the general design approach as shown in a sketch provided at the meeting. The conceptual design called for a series of paired, recessed entries with individual double hung windows between the entries.)
- Given the fact that it will be difficult to match the existing brick of the upper floors, Board members recommended a shift in brick color or texture for the ground level.

Final Design Proposal, Staff Comments

Mr. Lloyd has provided a cover memo itemizing final design modifications and addressing several details (e.g. mechanicals) not addressed in previous submissions—see Attachment 1.

In reviewing the final elevations and details, the Board will want to focus particular attention on the proposed treatment for the ground floor treatment of the House of Lights building, as this aspect of the proposal is being shown in detail for the first time. With respect to the ground floor treatment, staff finds one aspect to be a bit unresolved: the relationship between the projecting precast band separating the ground floor from the upper floors and the steel lintels above the entry bays. The transition between these two elements appears awkward in staff's view. Staff also questions whether the decision to expose the steel lintels is a good one, given the fact that a key goal of the renovation has been to provide a more residential character to the building.

Regarding the proposed infill building on Deering Street, staff finds the position of the beltcourse to be visually awkward. Staff would recommend that either it be lowered, consistent with its traditional position, or eliminated altogether.

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the January 10, 2018 public hearing and information included in the accompanying staff report, the Board finds that:

- 1) *the proposed infill construction at 61 Deering Street **meets (fails to meet)** the historic preservation ordinance Standards for Review of New Construction (subject to the following conditions...);*
- 2) *the proposed renovation of the existing structure at 510 Cumberland Avenue **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Alterations to or Redesign of Noncontributing Structures (subject to the following conditions...); and*
- 3) *the proposed building addition at the northeast corner of Cumberland Ave. and Mellen Street **meets (fails to meet)** the historic preservation ordinance Standards for Review of New Construction (subject to the following conditions...); and therefore*

approves (denies) the applicant's request for a Certificate of Appropriateness.

Attachments

1. Letter from David Lloyd summarizing design revisions
2. Renderings, elevations, plans and details
3. Product specifications
4. Dec. 19 decision letter from Maine Human Rights Commission

A R C H I T E C T Y P E

January 3, 2018

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 submit our drawings for the finale submission on Deering Place, please note the following:

1. In answer to utility locations and access. We will be proposing to CMP electric meter locations in the basement of the Deering Street building and in the garage on the Cumberland Street location. CMP tries to discourage this interior placements of meters but we have been successful in locating them inside in historic districts. The gas meters are now located on the attached site plans. They are located as discretely as possible.
2. Exterior light fixture has been located on the buildings and cut sheets attached.
3. The new entries on the Cumberland Street existing building façade have been incorporated with recessed porches and all new face brick on the first floor. The new brick color will be a dark brown to distinguish itself from the above old port blend.
4. The granite bollards on the entry to the Deering Street building have been lowered to 30 inches.
5. We are proposing no exposed venting on the on the Deering Street elevations east, west and south walls with a few on the north elevation. Presently planning a central ERV system which will limit the exterior wall venting. We do request that during construction documentation we can negotiate with staff on any exterior wall penetrations that go beyond this goal.
6. We are also proposing a central ERV system for the Cumberland Street building with no venting along Mellon or Cumberland. Again, any venting that becomes necessary during full documentation will be discussed with Staff.
7. We have darkened trim colors on the Deering Street building.
8. We have simplified the trim details on the Deering Street entry doors
9. Please note that guard rails are not required for porches that are 30 inches or less above grade, so we can keep our simplified railing systems.
10. We have detailed the entry on the Cumberland Ave. façade.

We look forward to our final public meeting with the board. Please call with any concerns.

Respectfully Submitted,



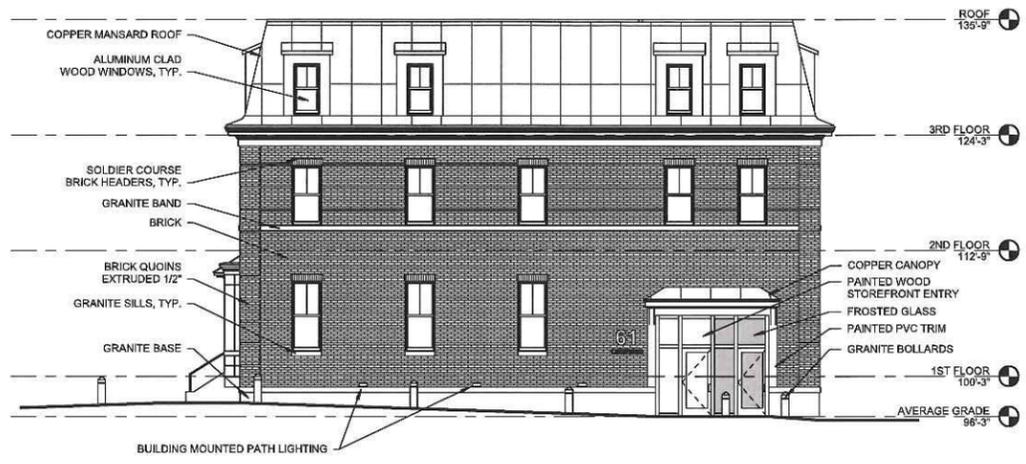
David Lloyd
Maine Licensed Architect

48 Union Wharf, Portland, Maine 04101 (207) 772-6022 • Fax (207) 772-4056









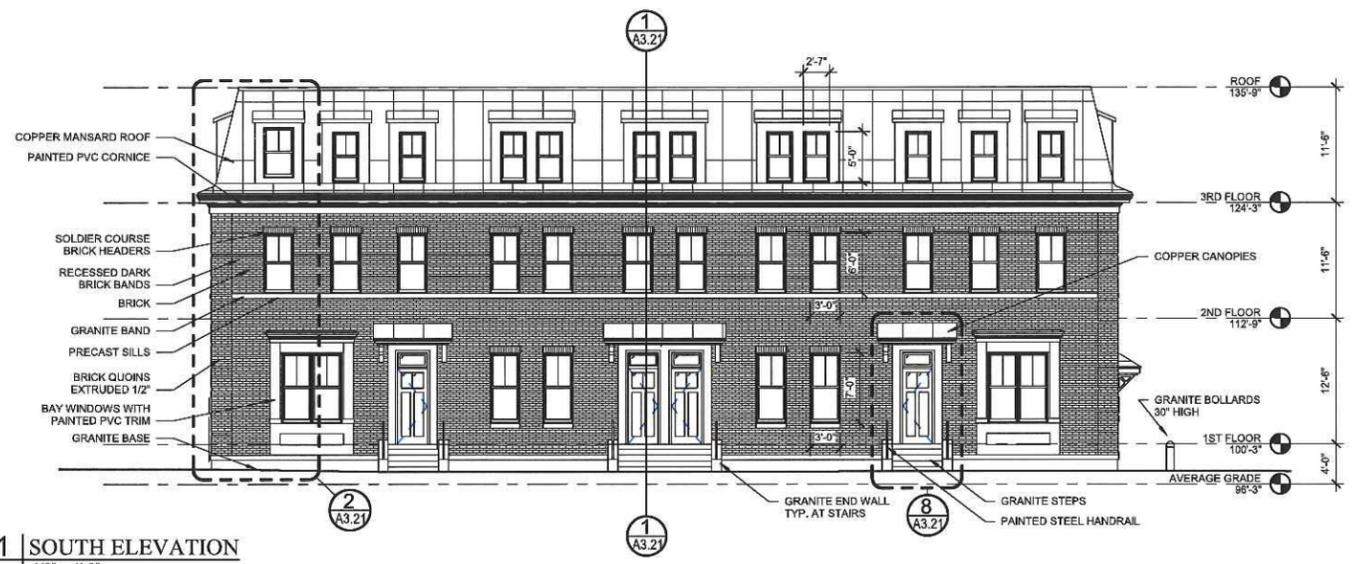
4 | EAST ELEVATION
1/8" = 1'-0"



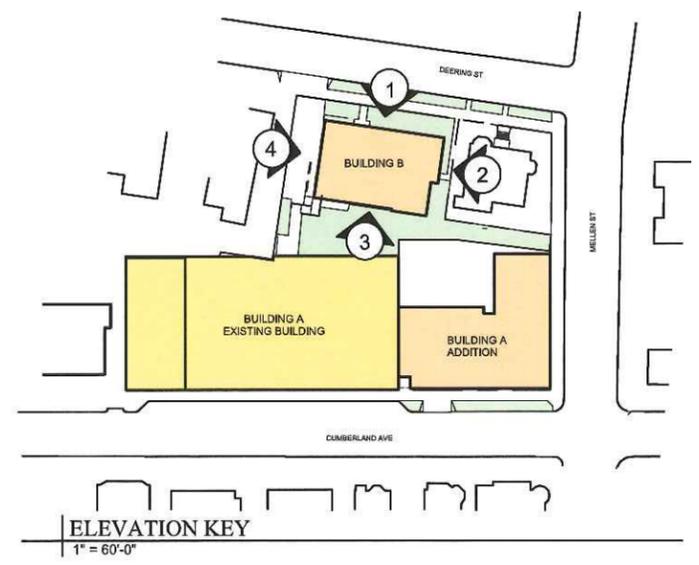
3 | NORTH ELEVATION
1/8" = 1'-0"



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



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



ELEVATION KEY
1" = 60'-0"

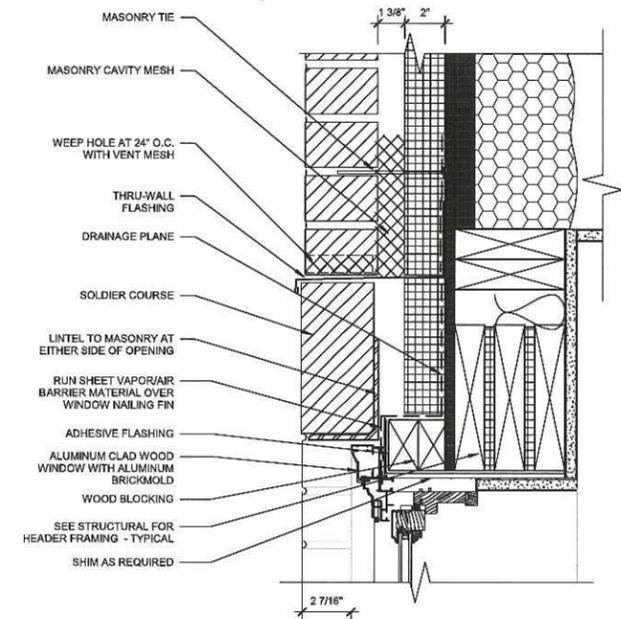
Prepared For:
AVESTA HOUSING
Address
City, State

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

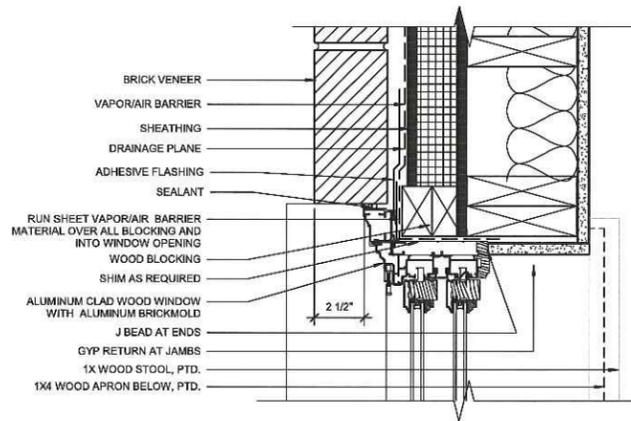
Project:
510 CUMBERLAND AVENUE HOUSING
510 Cumberland Ave,
Portland, ME 04101

Revisions:
Scale: As indicated
Date: 03 JAN 2018
BUILDING B ELEVATIONS

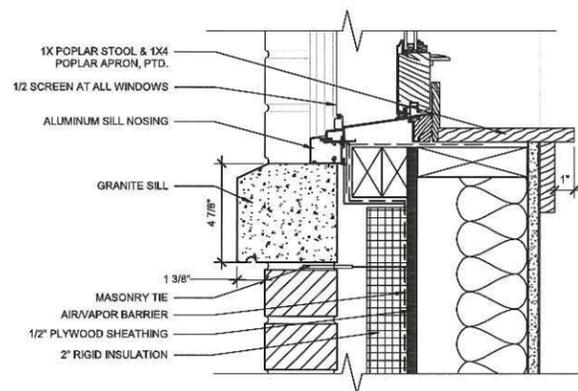
A2.01



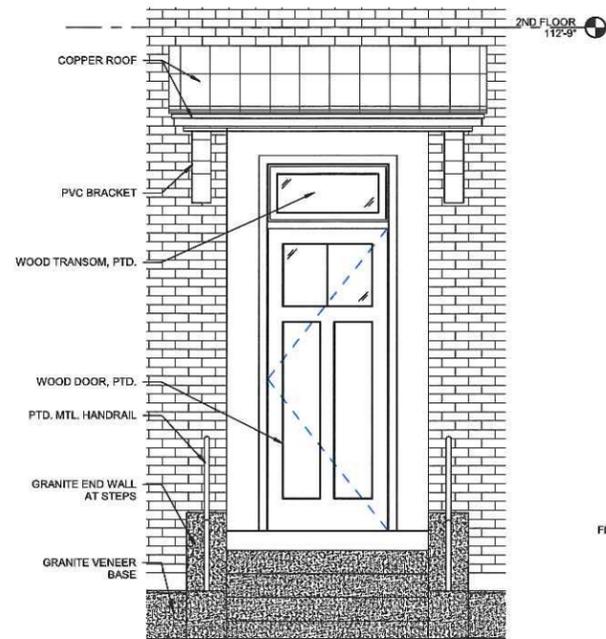
6 WINDOW HEAD AT BRICK
3" = 1'-0"



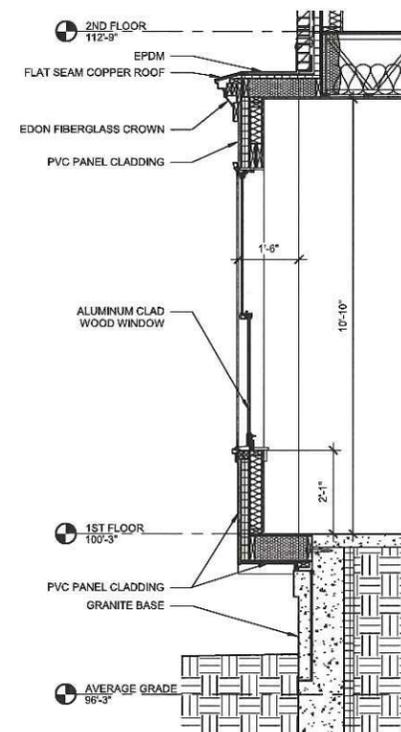
5 WINDOW JAMB AT BRICK
3" = 1'-0"



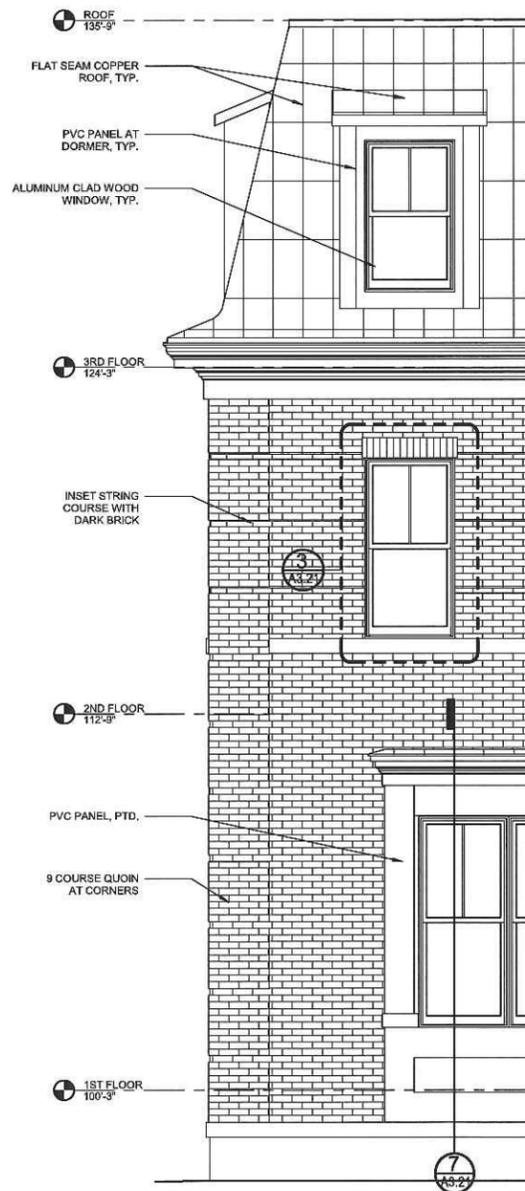
4 WINDOW SILL AT BRICK
3" = 1'-0"



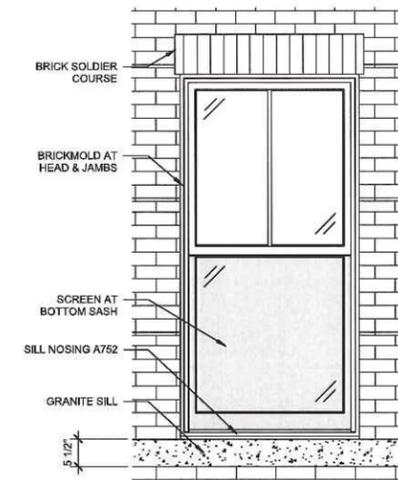
8 ENTRY DOOR ELEVATION
1/2" = 1'-0"



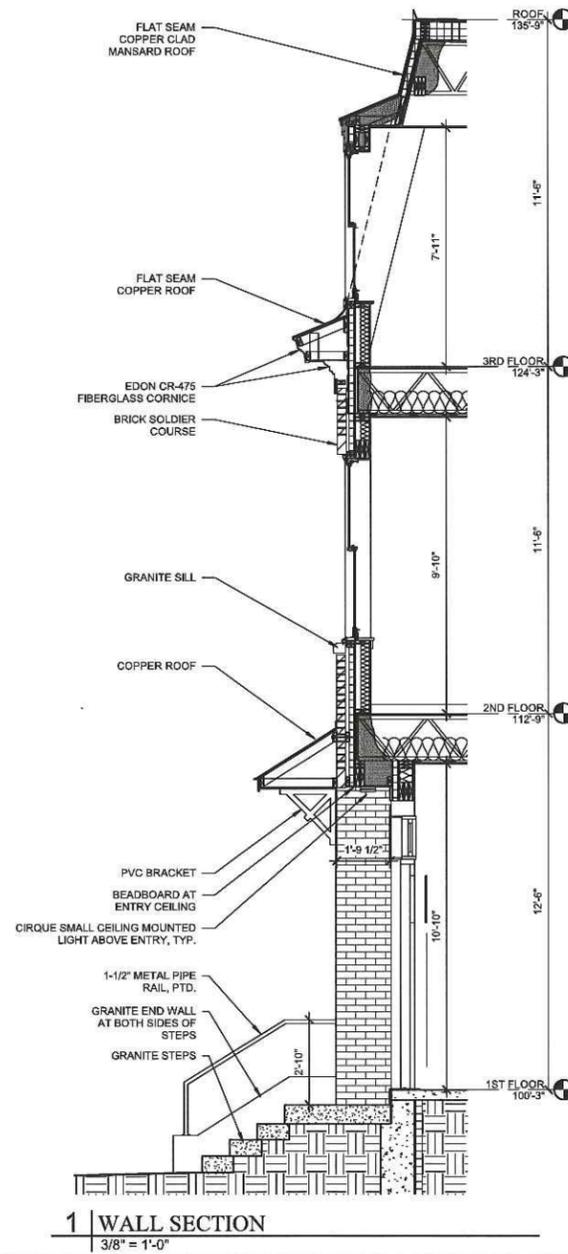
7 BOX WINDOW SECTION
1/2" = 1'-0"



2 FACADE DETAIL
3/8" = 1'-0"



3 TYPICAL WINDOW ELEVATION
3/4" = 1'-0"



1 WALL SECTION
3/8" = 1'-0"

Prepared For:
AVESTA HOUSING

Consultant:

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

Project:
510 CUMBERLAND AVENUE HOUSING

510 Cumberland Ave.,
Portland, ME 04101

Revisions:

Scale: As indicated
WALL SECTION & EXTERIOR DETAILS

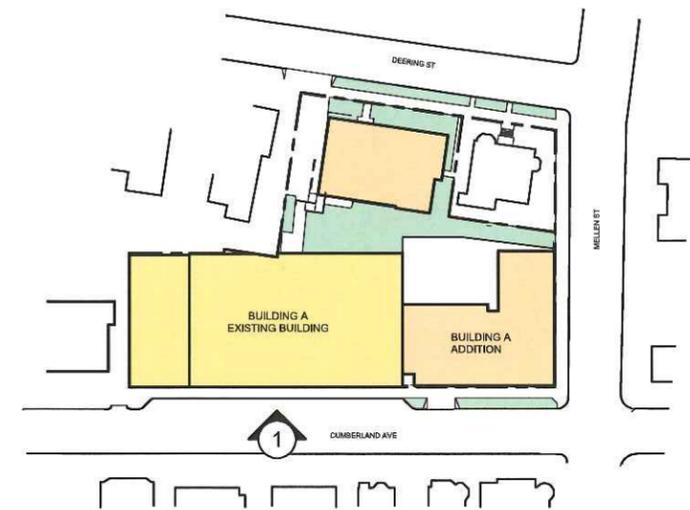
Date:

03 JAN 2018

A3.21



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



EXISTING ELEVATION KEY
1" = 60'-0"

Prepared For:
**AVESTA
HOUSING**

Consultant:

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

Architect:

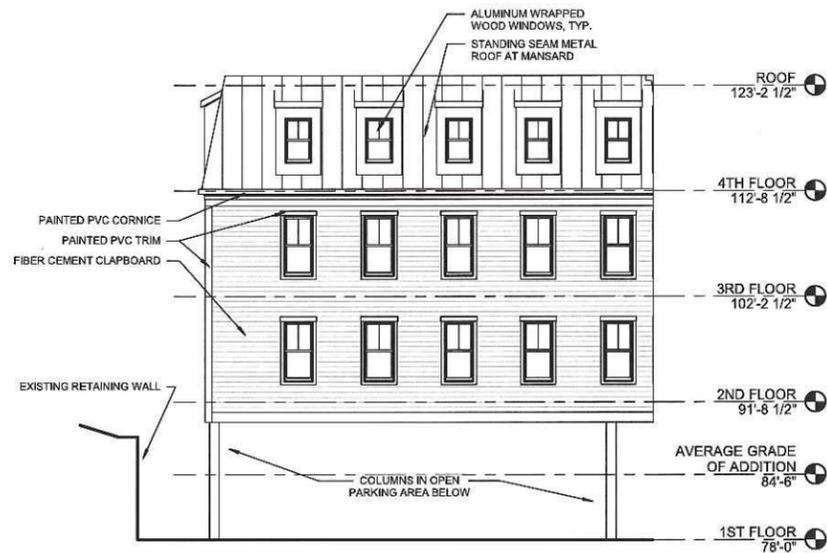
Project:
DEERING PLACE

Portland, ME 04101

Revisions:

Date: 03 JAN 2018
Scale: As indicated
**BUILDING A
ELEVATIONS**

A2.03



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) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Architect:

DEERING PLACE

Portland, ME 04101

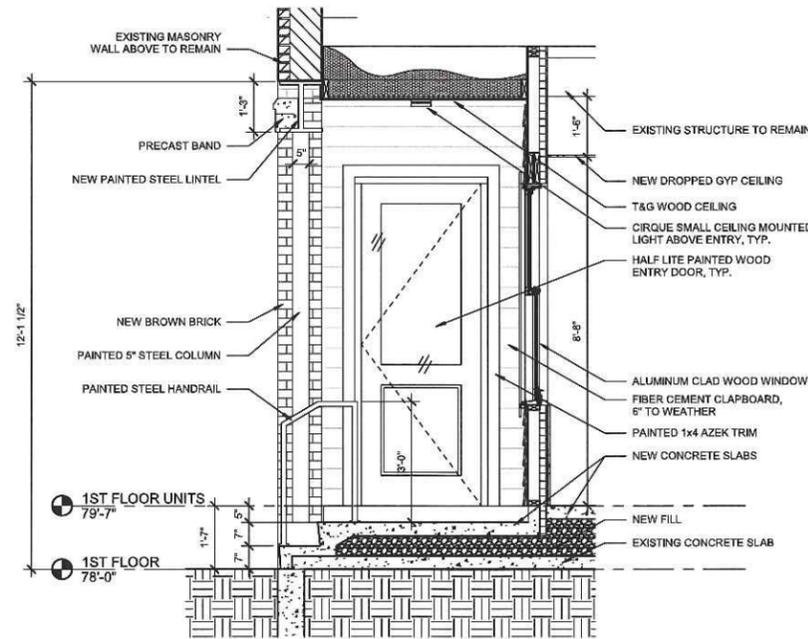
Project:

Revisions:

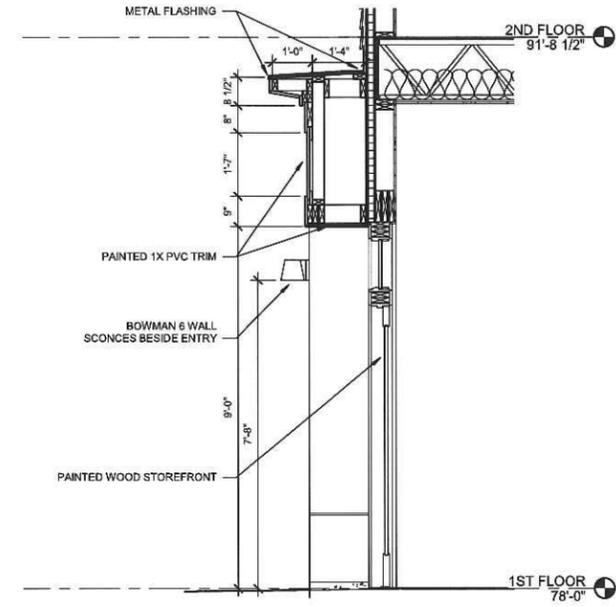
Date: 03 JAN 2018
Scale: As indicated

BUILDING A ADDITION
ELEVATIONS

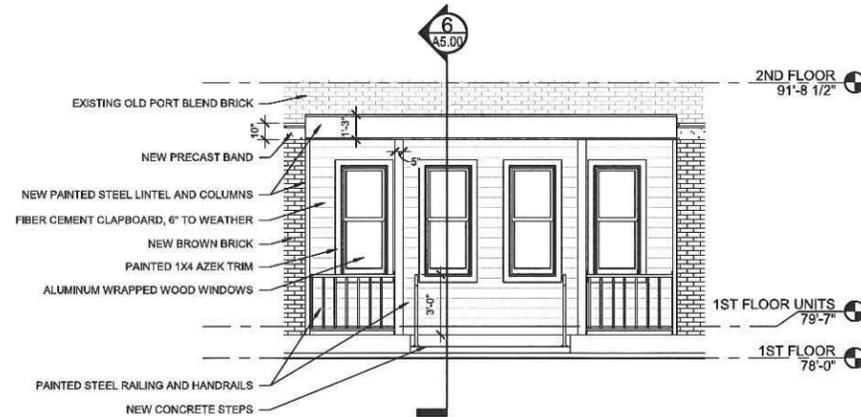
A2.02



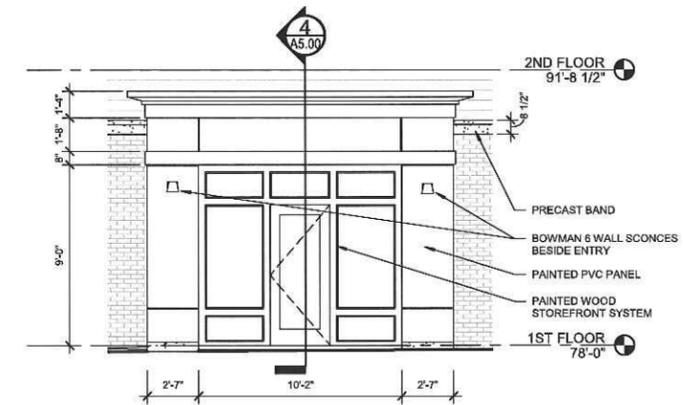
6 | TYPICAL PORCH SECTION
1/2" = 1'-0"



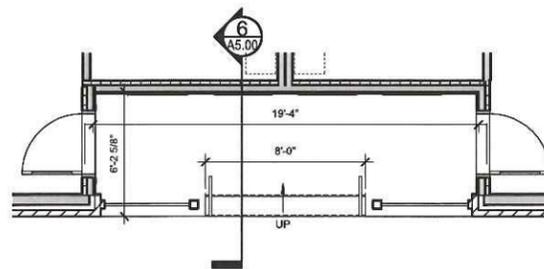
4 | ENTRY SECTION
1/2" = 1'-0"



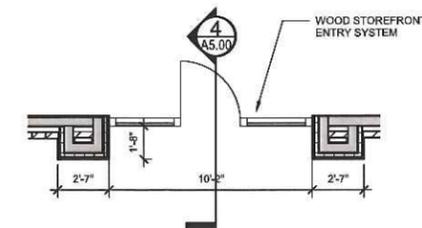
3 | ENLARGED PORCH ELEVATION
1/4" = 1'-0"



1 | NEW ENTRY ELEVATION
1/4" = 1'-0"



5 | 1ST FLOOR - ENLARGED PORCH
1/4" = 1'-0"



2 | 1ST FLOOR - ENLARGED ENTRY
1/4" = 1'-0"

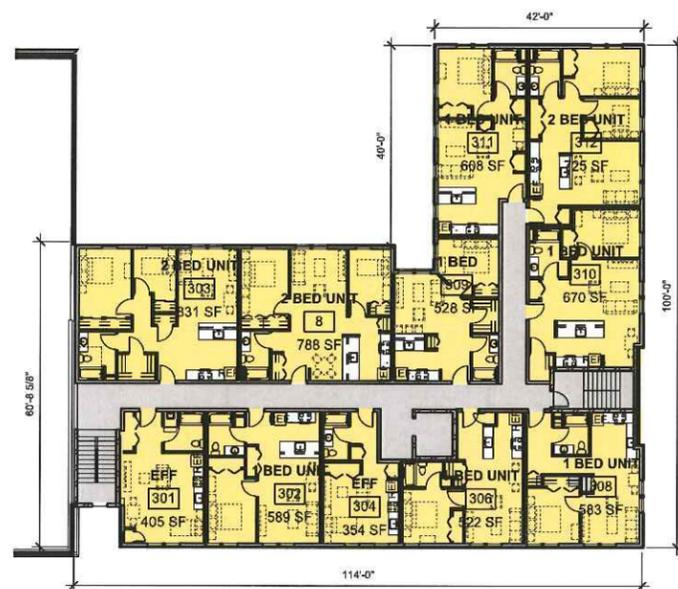
Prepared For:
AVESTA HOUSING
Address
City, State

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

Project:
DEERING PLACE
Portland, ME 04101

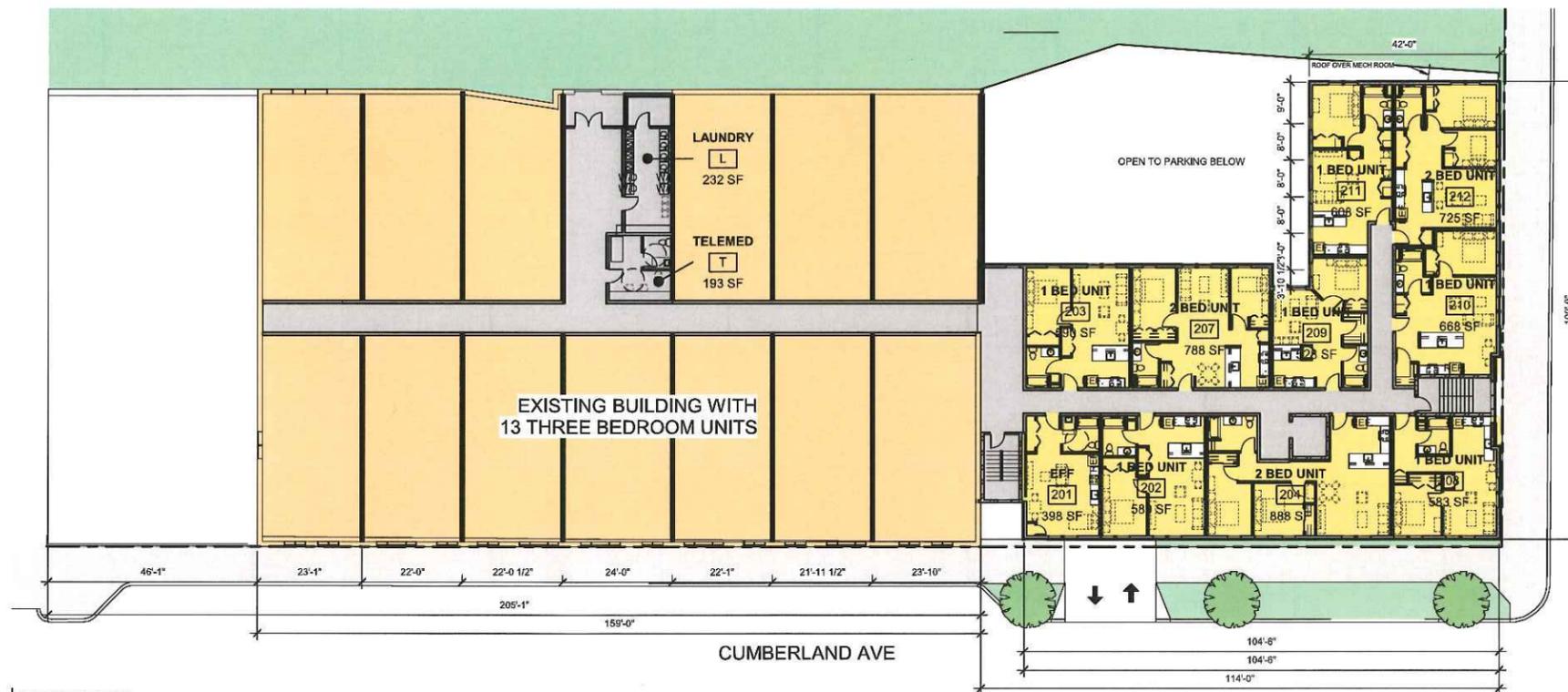
Revisions:
Date: 03 JAN 2018
Scale: As indicated
ENLARGED ENTRIES AND DETAILS

A5.00



3 | 3RD & 4TH FLOOR PLANS
1/16" = 1'-0"

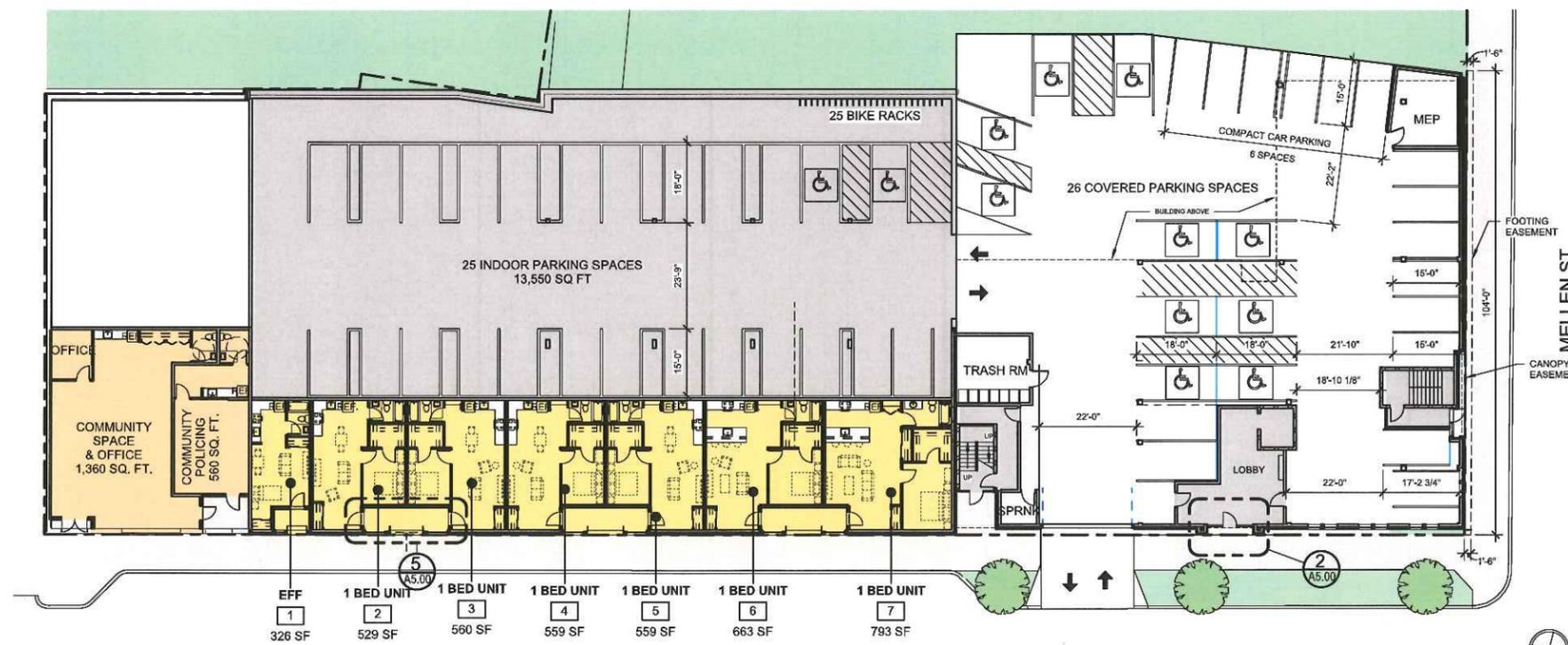
NEW CONSTRUCTION 8,584 SF



2 | 2ND FLOOR
1/16" = 1'-0"

NEW CONSTRUCTION - 8,584 SF

BUILDING A TOTALS
EXISTING UNITS -
 13 - THREE BEDROOM UNITS
NEW UNITS -
 6 - EFFICIENCY UNITS
 24 - ONE BEDROOM UNITS
 9 - TWO BEDROOM UNITS
52 TOTAL UNITS
51 TOTAL PARKING SPACES
 34,870 SF - TOTAL NEW CONSTRUCTION
 (INCL NEW UNITS & COMM RM.
 IN EXIST BLDG)



1 | 1ST FLOOR
1/16" = 1'-0"

NEW CONSTRUCTION - 1,534 SF
 NEW UNITS & COMMUNITY IN EXIST BLDG - 5,915 SF

Prepared For:
AVESTA HOUSING

Architect:
ARCHETYPE architects
 48 Union Wharf Portland, Maine 04101
 (207) 772-8022 ARCHETYPE@ARCHETYPEA.COM

Project:
DEERING PLACE
 Portland, ME 04101

Revisions:
 Date: 03 JAN 2018
 Scale: 1/16" = 1'-0"
BUILDING A - FLOOR PLANS

A1.01

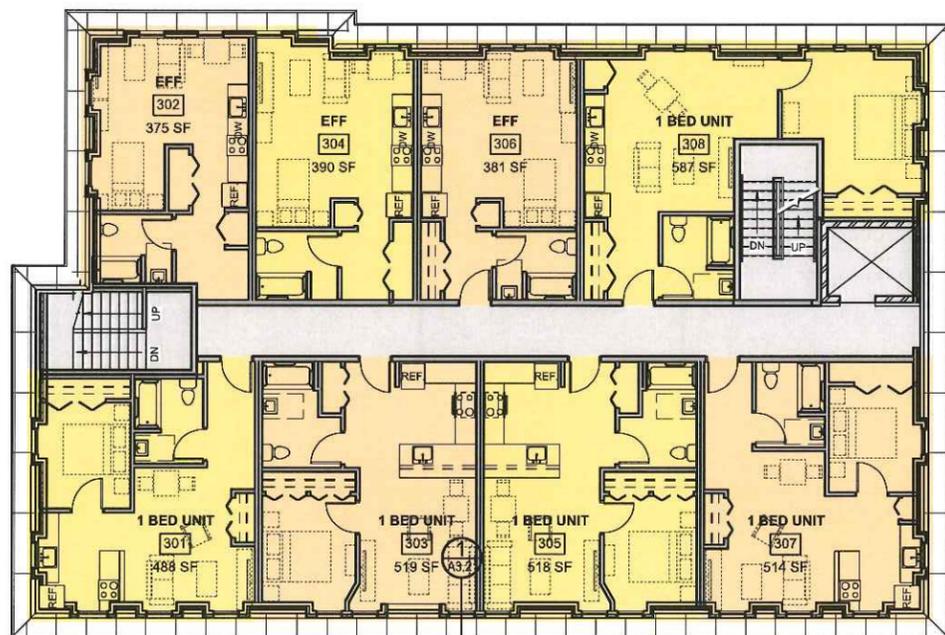
BUILDING B TOTALS

10 - EFFICIENCY UNITS
13 - 1 BEDROOM UNITS

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



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



3 | 3RD 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:

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

Architect:

510 CUMBERLAND AVENUE HOUSING
510 Cumberland Ave., Portland, ME 04101

Project:

Revisions:

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

Date: 03 JAN 2018

BUILDING B FLOOR PLANS

A1.02

BOWMAN 6 WALL SCONCE



The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights.

High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	1163
WATTS	47.2
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years

* Visit techlighting.com for specific warranty limitations and details.



BOWMAN 6
shown in black



BOWMAN 6
shown in bronze



BOWMAN 6
shown in charcoal



BOWMAN 6
shown in silver

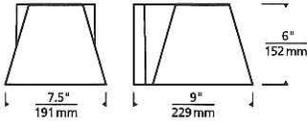


BOWMAN 6
shown in white

ORDERING INFORMATION

700WSBOW	LENGTH	FINISH	LAMP
	6 6"	B BLACK	-LED830 LED 80 CRI, 3000K 120V
		Z BRONZE	-LED830277 LED 80 CRI, 3000K 277V
		H CHARCOAL	
		I SILVER	
		W WHITE	

BOWMAN 6 WALL SCONCE



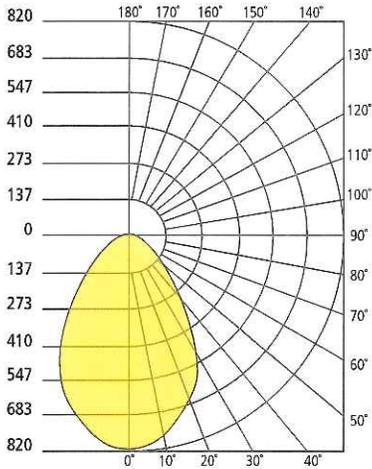
Bowman 6

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

BOWMAN 6

Total Lumen Output: 1163
 Total Power: 47.2
 Luminaire Efficacy: 24.6
 Color Temp: 3000K
 CRI: 80+
 BUG Rating: B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES



GENERATION BRANDS

7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

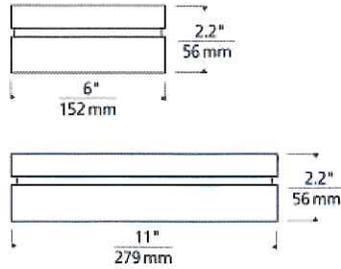


© 2016 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C. Tech Lighting reserves the right to change specifications for product improvements without notification.

Cirque Ceiling

DESCRIPTION

Beautiful round pressed glass shade with polished surface suspended from a die-cast base. May be mounted on the ceiling or wall. Available in three lamp configurations: incandescent, fluorescent, and LED. Large incandescent includes two 120 volt, 40 watt G9 base halogen lamps; Small incandescent includes one 120 volt 40 watt G9 base halogen lamp; Large fluorescent includes two 13 watt 2GX7 base twin tube lamps and electronic ballast; Large LED includes one 20 watt, 1000 net lumen, LED module; Small LED includes one 12 watt, 500 net lumen LED module. Incandescent version dimmable with a standard incandescent dimmer (not included). LED version dimmable with low-voltage electronic dimmer (not included). Suitable for wet locations. ADA compliant.



INSTALLATION

This product can mount to either a 4" square electrical box with round plaster ring or an octagonal electrical box (not included).

WEIGHT

9.1lb / 4.13kg ±



cirque large

cirque small

ORDERING INFORMATION

700CQ	SHAPE OR SIZE	FINISH	LAMP
L	LARGE	Z ANTIQUE BRONZE	INCANDESCENT 120V
S	SMALL	C CHROME	-CF 277 COMPACT FLUORESCENT 120V
		S SATIN NICKEL	-CF277 COMPACT FLUORESCENT 277V
			-LED LED 2700K 120V
			-LED277 LED 2700K 277V
			-LED3 LED 3000K 120V
			-LED3-277 LED 3000K 277V
			-PSUNV COMPACT FLUORESCENT PROGRAMMED START 120V-277V

Compact fluorescent lamp option available only with Large Size.



TECH LIGHTING®

7400 Linder Avenue
Skokie, Illinois 60077

T 847.410.4400
F 847.410.4500

Tech Lighting, L.L.C.

700CQ _____

FIXTURE TYPE: _____

JOB NAME: _____

NOTES: _____



©2016 Tech Lighting, L.L.C. All Rights Reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C. Tech Lighting reserves the right to change specifications for product improvements without notification.



Maine Human Rights Commission

51 State House Station, Augusta, ME 04333-0051

Physical location: 19 Union Street, Augusta, ME 04330

Phone (207) 624-6290 ▪ Fax (207) 624-8729 ▪ TTY: Maine Relay 711

www.maine.gov/mhrc

Amy M. Sneirson
EXECUTIVE DIRECTOR

Barbara Archer Hirsch
COMMISSION COUNSEL

VIA E-MAIL: DGA@PORTLANDMAINE.GOV

December 19, 2017

Deborah Andrews, Historic Preservation Program Manager
City of Portland Planning and Urban Development Dept.
389 Congress Street
Portland, ME 04101

Re: *Housing project at 510 Cumberland Avenue*

Dear Deb:

This letter is written regarding your request that the Maine Human Rights Commission (“Commission”) reconsider its earlier advisory opinion regarding the planned housing project at 510 Cumberland Avenue. The earlier opinion denied approval to that aspect of the project concerning raised entrances for seven apartments facing Cumberland Avenue. Based on new information that has been provided to us, the Commission is now willing to approve this facet of the project.

The project as we understand it consists of a complete renovation of the existing building at 510 Cumberland Avenue (the “HOL”) and construction of a new structure which will be physically attached to it. Given the scope of the project, the entire project is considered “new construction” within the meaning of the Maine Human Rights Act (“MHRA”). The project is located within the Deering Street Historic District (the “District”), which is on the National Register of Historic Places as well as being locally-designated as historic. The building is categorized as “non-contributing”, but because it is located within the District, it is subject to review by the Portland Historic Preservation Board (the “Board”).

The HOL building is a large brick building, which currently appears to have a single central entrance and large storefront windows facing out onto Cumberland Ave. Your memorandum about the project suggests that no separate entrance to the HOL is needed, but that the Board wishes to maintain the separate identities of the new building and the HOL. The Board also expressed concern about the large building face having no entrances to break it up, given the nature of the neighborhood in which it is located, which consists largely of single-family homes and duplexes.

According to the Board¹, the District “represents a homogeneous and cohesive grouping of major Victorian residences dating from 1850 to 1898 and representing all the prevailing late-nineteenth century architectural styles: Italianate, Second Empire, Victorian Gothic, Richardsonian Romanesque, Queen Anne, and Colonial

¹ <http://www.portlandmaine.gov/1609/Deering-Street-Historic-District> (retrieved 12/18/17).

Revival.” The HOL building, on the other hand, was built in the 1950s. It does not currently appear to bear any obvious visual similarity to the neighborhood around it.

Because the building is located in an area where safety is an issue, the proposal was to add raised entries, rather than street level entries. This proposal also would allow the building to conform more to the visual character of the surrounding historic homes in the District. Like many of the surrounding dwellings, each of the seven apartment units would have several stairs up to a recessed entrance. None of these apartments would have an accessible entry; the architect has opined that it is infeasible to create back entrances (from the covered parking lot, which is accessible), as doing so would substantially shrink the planned apartments.

The Commission is concerned about the plan to create raised entrances instead of street-level entrances. This makes the seven apartments inaccessible to individuals with mobility-related disabilities. While the reasons for building the apartments with these entries are certainly understandable, the message the visual impact of the Cumberland Avenue entryways sends might be perceived as off-putting to individuals with disabilities. I fully understand that this is not the intent of anyone associated with the project, but would encourage those involved to be sensitive to those issues as the project progresses.

That said, given the particular nature of the project, the Commission is willing to deem the project to be in substantial compliance with the MHRA, subject to conditions described below. This decision is made based on the following factors: the historic nature of the neighborhood and its placement on the National Register of Historic Places, which led the Board to impose certain criteria related to the historic features of the project’s surroundings; the safety issues previously raised; and the substantial number of accessible units (both Type A and Type B) which will be added to the area because of the project, including the fact that the project already had voluntarily pledged an additional Type A unit. Given the issues raised by the project, the Commission will require the following additional measures be taken to mitigate the effect of the seven street-level inaccessible units: 1) two additional Type A units (for a total of 12), at least one of which must be a one-bedroom unit; and 2) two additional audio/visual accessible units, at least one of which must be one of the seven street-level units on Cumberland Avenue. Please let me know if you are willing to take these measures at your earliest possible convenience.

Please note that this decision is based on the limited information provided to me, and is not binding on the Commission should a complaint be filed concerning the project. I do hope it is of assistance in moving the project forward. I will look forward to hearing from you about the additional units.

Sincerely,

Barbara Archer Hirsch
Commission Counsel