

1. Legal Ad

Documents:

[10-3-18 LEGAL AD.PDF](#)

2. Agenda

Documents:

[10-3-18 AGENDA.PDF](#)

3. 562 Congress Street

Documents:

[HP MEMO - 562 CONGRESS STREET.PDF](#)

4. 84 Commercial Street

Documents:

[HP MEMO - 84 COMMERCIAL STREET.PDF](#)

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

The Portland Historic Preservation Board will hold a meeting on Wednesday, October 3, 2018, Room 209, 2<sup>nd</sup> Floor, City Hall, 389 Congress Street. Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to [hp@portlandmaine.gov](mailto:hp@portlandmaine.gov)

1. PUBLIC HEARING - 5:00 p.m.
  - i. Certificate of Appropriateness for Exterior Siding Replacement; 562 CONGRESS STREET; Terbax Realty, Inc., Applicant. (5:00 - 5:45 p.m. estimated time)
  - ii. Certificate of Appropriateness for Building Additions, Exterior Alterations and Site Alterations; 84 COMMERCIAL STREET; 84 Commercial Street LLC, Applicant.  
(5:45 - 6:30 p.m. estimated time)
2. CONSENT AGENDA

**3CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

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

**AGENDA**  
**HISTORIC PRESERVATION BOARD MEETING**

The Historic Preservation Board will hold a meeting on Wednesday, October 3, 2018, Room 209, 2<sup>nd</sup> Floor, City Hall, 389 Congress Street. Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to [hp@portlandmaine.gov](mailto:hp@portlandmaine.gov)

**PUBLIC HEARING - 5:00 p.m.**

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS AT THE MEETING HELD ON 9-19-18:**
  - I. Certificate of Appropriateness for Window Replacement; 59 CHADWICK STREET; Patty and Ed Howells, Applicant. The Board voted 7-0 to approve the application subject to conditions.
- 4. NEW BUSINESS**
  - i. Certificate of Appropriateness for Exterior Siding Replacement; 562 CONGRESS STREET; Terbax Realty, Inc., Applicant. (5:00 - 5:45 p.m. estimated time)
  - ii. Certificate of Appropriateness for Building Additions, Exterior Alterations and Site Alterations; 84 COMMERCIAL STREET; 84 Commercial Street LLC, Applicant. (5:45 - 6:30 p.m. estimated time)
- 5. CONSENT AGENDA**

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

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**PUBLIC HEARING  
562 CONGRESS STREET**

**TO:** Chair Sheridan and Members of the Historic Preservation Board  
**FROM:** Rob Wiener, Preservation Compliance Coordinator  
**DATE:** September 28, 2018  
**RE:** October 3, 2018 **PUBLIC HEARING** – Certificate of Appropriateness for façade replacement

**Address:** 562 Congress Street  
**Applicant:** Terbax Realty, Inc.  
**Property Manager:** Bruce Kistler, Fore River Company  
**Contractor:** Keeley Construction

### **Introduction**

Property manager Bruce Kistler of the Fore River Company has requested a public hearing to review a Certificate of Appropriateness for exterior façade renovations at 562 Congress Street. On June 20, 2018 Peter Quesada of Fore River Company and a representative of Keeley Construction attended the preliminary workshop at which they presented concept drawings for stabilizing the existing stucco facing with a new steel framework, and covering the external frame with a new skin of fiber-cement panels. Plans included preliminary details of the proposed panel installation and conceptual plans for a new entry and canopy treatment.

At the time of the workshop, a full engineering survey of the facades had not occurred, and while that study still has not occurred yet, plans are somewhat more developed and Mr. Kistler has addressed the Board questions summarized by staff and forwarded to the property manager after the June 20 workshop. The questions and Mr. Kistler's responses are included in Attachment 2.

In addition to his responses to the questions of Board members and staff, Mr. Kistler has supplied revised elevations, a page of details showing two views of the proposed entrance and canopy, and the relationships between the new fiber-cement panels, new flashings, and existing windows that are to remain. He has also provided photos of a similar fiber-cement panel installation at 7 Custom House Street in Portland. For reference, the packet includes photos of the existing facades and the property manager's initial project description, presented at the June 20 workshop.

### **Subject Structure**

Board members will recall that the original ornate brick Queen Anne façade was stripped and covered up when the property was renovated in the 1950's. Window openings also shrank as part of the facelift. The existing canopy does not date back to the 50's, nor do the existing aluminum windows, which are inside the steel frames left from the installations sixty years ago. Mr. Kistler's responses to questions about the

condition of the existing brick structure are in Attachment 2, and more will be known before renovations begin, as full engineering plans for the new skin will be generated prior to obtaining building permits.

### **Board Responses – 6/20/18 Workshop**

While Board members anticipated the need for more design details and more information about existing conditions at the property, they did not question that the façade replacement presented an opportunity for an upgrade, deserving of careful design notwithstanding the property's noncontributing status. Among the specific requests and comments at the workshop - also see Attachment 2:

- A comprehensive sign program
- Some members suggested design exploration of possible patterning, and perhaps color, especially in the wider bands of panels
- More details on the new main entry and canopy

### **Revised Proposal and Scope of Work**

Proposed alterations are described in the property manager's original submission (Attachment 1.) Installation details are in the submission drawings (Attachment 5,) including the recommended pattern for exposed fasteners. Mr. Kistler's responses in Attachment 2 detail the rationale for the material choice. Following are staff notes about specific components of the project:

- Except for the Congress Street entry and canopy, no changes are proposed below the tops of the storefronts.
- No changes are proposed for the west wall, above Cross Jewelers (570 Congress Street.)
- No changes are proposed for the aluminum storefront system at the main entry doors.
- No changes are proposed for the windows, except in the way the new siding returns into the window frames and the continuous flashing at heads and sills of window openings.
- All of the polished black granite panels around the entry are proposed to be replaced with concrete panels – in the same location.
- New precast concrete panels at the entry are expected to be in the same plane as the fiber-cement panels on the rest of the façade.
- All of the fiber-cement panels are to be in the same plane, a change from the existing façade where the verticals between the windows are dominant, interrupting the slightly set back horizontals between the floors.

### **Staff Comments**

Staff is in complete agreement with Board members who noted at the workshop that a careful design approach to the new façade at 562 Congress Street is warranted, and the project offers an excellent opportunity to improve a significant Congress Street building. The Historic Preservation Ordinance includes the following Standards for Review of Alterations to Noncontributing Structures (Sec. 14-651.5):

*(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 any 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.*

*(b) In considering an application for a certificate of appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction set forth in section 14-651 shall apply.*

While staff understands that the applicants are perhaps more interested in investing in the structural integrity of their building's exterior than in making a strong design statement with the new façade, it may be case that some elements deserve further study. Staff recognizes that while the mass and form of the building are not being altered and the window openings are not proposed to be changed, but the composition of materials, colors, textures, and patterns offers a palette that could both enliven the façade and foster compatible relationships with neighboring buildings – keeping in mind the eclectic nature of Congress Street's architecture. Further, once the engineering of the new framework and panel installation has been closely studied, if any design changes result they should be reviewed by staff and/or the Board.

The Sign Design Guidelines certainly point to consideration of a master plan:

**I. Master Signage Plans**

i. A master signage plan will be required for all major projects (rehab and new construction) as part of the site plan and/or historic preservation review process. Signage on new buildings should be related to, and read as an integral part of, the design and material palette of the building. The master sign plan should allow adaptability for changing tenants and uses over time.

And in Section A.vi.:

vi. Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general scale and design, and type of illumination.

Staff offers the following additional questions and comments for the Board's consideration:

- Perhaps the section of panels above the storefronts could be patterned differently to anticipate the addition of signs and break up the expanse differently.
- Is more design consideration called for in the broad section of panels above the fifth floor windows to possibly break up the expanse?
- Staff and/or the Board should perhaps review more details on the finishes and materials on the proposed canopy.
- Few details are provided on the relationship and intersection of the fiber-cement panels and the precast concrete panels around the canopy and entry.
- No details are provided on lighting at the new canopy on Congress Street.

**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.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (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, 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 at 562 Congress 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. Applicant's project description, submitted for June 20, 2018 workshop
2. Applicant's responses to questions generated at June 20 workshop
3. Applicant's photos of 7 Custom House Street
4. Staff photos of existing conditions
5. Revised elevations and details

April 30, 2018

Deb Andrews, Historic Preservation Program Manager  
Robert Wiener, Preservation Compliance Coordinator  
City of Portland Historic Preservation Program  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, ME 04101

**RE: Certificate of Appropriateness, Noncontributing Structure  
Chart, Lot, & Block: G014001**

Dear Deb and Robert,

We are applying for a Certificate of Appropriateness for the proposed alterations as shown on the attached drawings and outlined below.

Applicant:

Bruce Kistler  
Fore River Company  
P.O. Box 7525  
Portland, Maine 04112  
Work #: (207) 772-8286 x 207  
Email: [bkistler@forerivercompany.com](mailto:bkistler@forerivercompany.com)

Property Owner and Billing Address:

Terbax Realty, Inc  
P.O. Box 7525  
Portland, Maine 04112

Project description including scope of work:

Work to the existing noncontributing office/retail building to include:

1. Renovations to the Congress Street, Oak Street, & Free Street facades:
  - a. Stabilization of the existing stucco and window headers by installing new structural steel over the outside of the stucco and anchoring the new steel to the existing /stable wall structure.
  - b. Covering the stucco and new steel with a cement board panel and flashing system from approximately the top of the 1<sup>st</sup> floor storefronts to the bottom of the roof/soffits at approximately the top of the 6<sup>th</sup> floor.
2. Replacement of the 562 Congress St entry marquee with a new painted steel awning and precast wall panels.

ATTACHMENT 1

Note:

1. Existing double hung windows to remain.
2. Existing painted brick and metal to be repainted.
3. No work to the southwest masonry division wall façade.
4. It is anticipated that the proposed work can take place while the building is occupied and will require sidewalk protection.

Attached Drawings:

- Elevations showing existing conditions
- Elevations and details of proposed alterations.
- Survey show existing and abutting building.

Photographs of building facades:

- See attached .jpeg

Engineer:

TBD

Contractor:

Keeley Construction  
149 Front Street  
South Portland, Maine 04106  
Work #: (207) 883-8499

Please call with questions or comments.

Sincerely,

Bruce Kistler

Note: 8/22/18 responses shown in "blue" italics.

\* Board members asked for clarification regarding the condition of the original brick behind the stucco.

- *When the building was renovated in the 1950's, projections were removed, cut, or chipped for the new stucco skin and the window openings were reduced in size by installing new concrete encased structural steel window headers and infilling the window openings to raise the sills.*
  - *The corner brick turrets were removed,*
  - *Brick corbelling was chipped flush,*
  - *Column capitals were chipped flush,*
  - *Plaques above 5th and 6th floor windows were chipped flush,*
  - *Window sashes were removed,*
  - *6th floor arched window openings were infilled flush with brick,*
  - *5th floor brick arched window heads were removed and replaced with horizontal concrete encased steel headers that lowered the window head,*
  - *Horizontal window heads on 1st, 2nd, 3rd, & 4th floors were replaced with concrete encased steel headers that lowered the new window head heights on all floors,*
  - *Window sills on the 2nd, 3rd, 4th, & 5th floors were infilled with masonry to increase the sill heights on these floors,*
  - *1st floor windows and curbs removed,*
  - *Cast iron sills were removed on upper floors,*
  - *Various spandrels were removed or cut,*
  - *Cast iron entries were removed, and*
  - *Entry stairs removed.*

\* In response to Peter's statement that pieces of stucco had been falling from the building, Board members asked what was known about the root cause of the problem and whether the application of a new skin over the stucco would prevent the problem from continuing.

- *I believe two pieces of the concrete that was used to encase the new steel headers on the 5th floor have spalled off and fallen to the ground I also believe the cause of this is that wire fabric used to reinforce the concrete that is encasing the structural steel lintels and in some places the steel lintels on the 5th floor became exposed to the elements when a portion of the concrete was removed. When it became exposed to the elements it corroded. When steel rusts/corrodes it expands. This expansion caused the two pieces of the underside of the concrete header to spall and fall..*

\* Have you done any hydrothermal studies of the wall assembly to satisfy some of these questions?

- *No, I believe the wall problems are isolated to concrete reinforcing fabric and in some cases the steel lintel at the 5th floor window heads being directly exposed to water and not a problem with the moisture in the wall.*

\* Do you anticipate a potential repair procedure if you find that the underlying wall is in compromised condition?

- *The underlying conditions will be investigated as part of the structural engineering of a new skin. Any issues found would be addressed then.*

\* What consideration did you give to other cladding materials? What was the rationale for this choice?

ATTACHMENT 2

- *The engineer that looked into the spalling concrete noted that the stucco has been in service for over 60 years and that we should look into stabilizing the existing stucco and installing a new skin.*
- *Major considerations for materials for a new skin were:*
  - *A product that would integrate into the stabilization of the existing skin.*
  - *Allow the existing windows to remain,*
  - *Update the finishes with more current and modern materials that will serve for the next 50 years.*
  - *Economical to install and maintain,*
  - *Relatively light weight,*
  - *Allow easy modifications for field conditions.*
  - *Be installed quickly to minimize disruptions to the streets, sidewalks, building and neighboring businesses and customers.*
  
- *Three options other than the selected Cement Board Panels that were given the most consideration were:*
  - *New stucco - Relative to cement board panels new stucco was found to be:*
    - *Too expensive.*
    - *Too slow to install.*
    - *Too costly to maintain.*
  - *EFIS - Relative to cement board panels EFIS was found to:*
    - *Be more susceptible to damage.*
    - *Breakdown or wear down more quickly than other materials.*
    - *Delaminate prematurely.*
  - *Insulated metal panels – Relative to cement board panels Insulated Metal Panels were found to:*
    - *Require a true/flat substrate that would be harder to obtain.*
    - *Potentially require a different/thinner material at the window jambs.*
    - *Be susceptible to corrosion,*
    - *Be more susceptible to damage,*
    - *Have damages that would be more visible,*
    - *Be harder to repair./replace,*
    - *Required more maintenance,*
    - *May be difficult to make field changes, and*
    - *Be more costly to install and maintain,*

*Cement board panels were found to be the best option for this project and therefore we decided a cement board product would be the better choice.*

\* The drawings call for "new metal flashing at heads & sills". Is this flashing continuous across the facade?

- *Yes continuous sills & heads on three facades on 2nd, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> floor windows.*

\* The pattern of exposed fasteners is not illustrated in the drawings. This should be illustrated. Are there other ways to attach the panels besides exposed screw heads?

- *The Congress Street elevation has been revised to show fasteners to manufacturer's recommended spacing.*

\* How will you finish the bottom edges of the panels above the windows? How are the returns handled?

- *There will be exposed flashing at the head and sills and cement board panels at the jambs. See drawing details.*

\* Board members asked for photos of other installations that illustrate the appearance of the proposed system.

- *See separately submitted photos of 7 Custom House, Portland, Maine.*
  - *Photo #1 shows the cement board panels on the Custom House facade .*
  - *Photo #2 shows a portion of the 7 Custom House façade with horizontal and vertical joints that are similar to the proposed panel joints.*
  - *Photo #3 shows the corner cement board panel and flashing details at 7 Custom House that are similar to the proposed details.*

\* Board members noted that re-cladding the building necessitates consideration of the project from a design perspective as well. For example, how the transition from the storefronts to the upper facade is handled should be given careful consideration.

- *Except for the new 562 Congress St entry, no work is planned below 1<sup>st</sup> floor window heads at this time; there is no stucco below the first floor window heads.. At the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> floors there is a horizontal band between the windows. Traditionally upper bands would be narrower than lower bands. This is not the case with this building. Less attention is brought to the varying height or the bands between the windows if all the bands are treated in a similar more uniform manner.*

\* Has consideration been given to changing the window openings above the fifth floor level? These will appear even more incongruous in the new rectilinear cladding system.

- *While these windows may appear incongruous on the elevations, because of the restricted view angles, these windows are barely noticeable to even the discerning passerby; we also respectfully suggest that making structural changes to the building is inconsistent with the letter and spirit of review of repairs to a non-contributing building..*

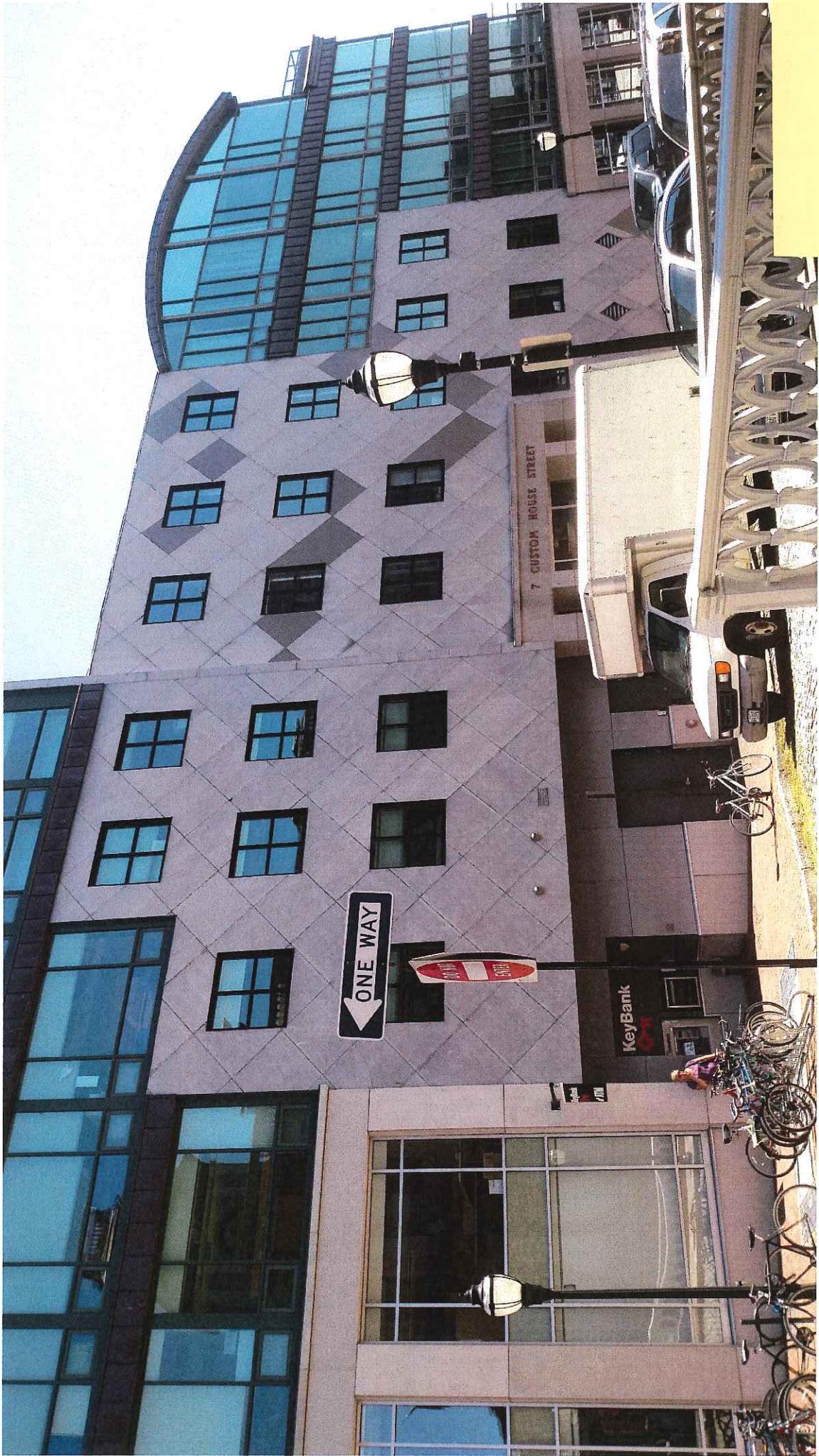
\* Developing a master signage program will be important, particularly if signs are to be installed in this new material. You will want to eliminate numerous penetrations over time.

- *I believe tenant's should be allowed to have signage they feel best promotes their needs. All allowable signage options should be available to merchants to encourage them to locate on upper Congress St. A feature of the proposed new skin is that a new panel is relatively easy to remove and replace if and when it becomes too holey.*

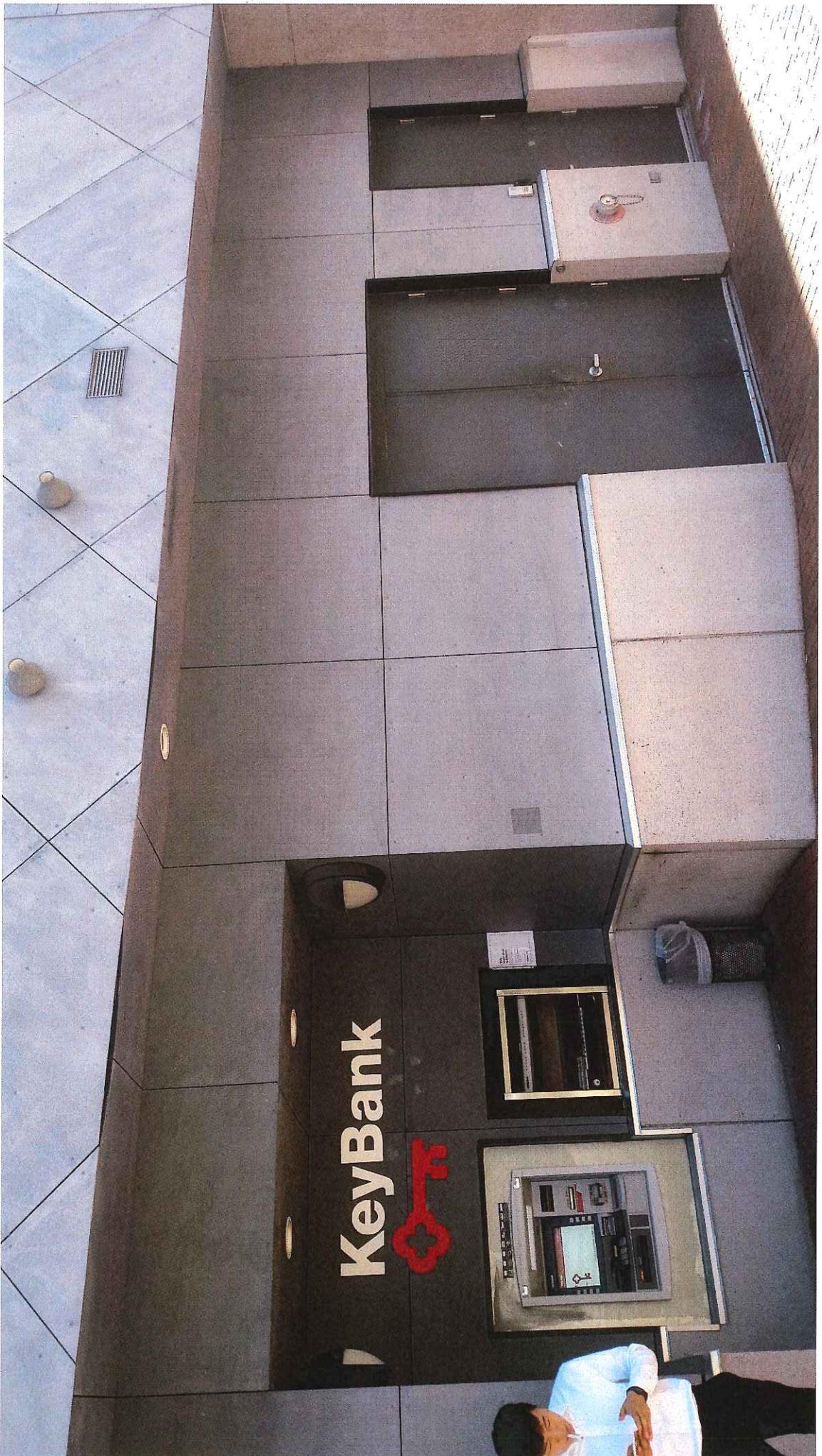
\* Peter stated that a number of design details had not yet been given a lot of consideration (e.g. the main entrance treatment), as the owners had been focusing primarily on the cladding itself. From comments and questions of the Board, it was clear they wanted to see how all the elements of the renovation would relate to one another.

- *Concrete panels are also proposed for the new entry. Because material weight is not as significant at this location and durability/resistance to vandalism is a greater concern precast concrete panels are being proposed. See revised drawings.*

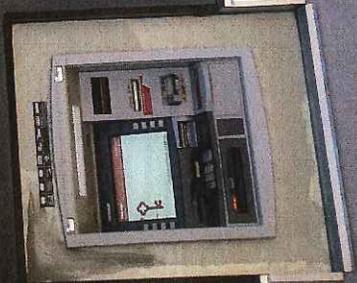
I think this list captures most of the Board's comments and questions. It seemed clear from their discussion that they will want to see more detailed elevations, wall sections and details when you return for review. This level of documentation is standard for a projects of this scope.



ATTACHMENT 3



KeyBank





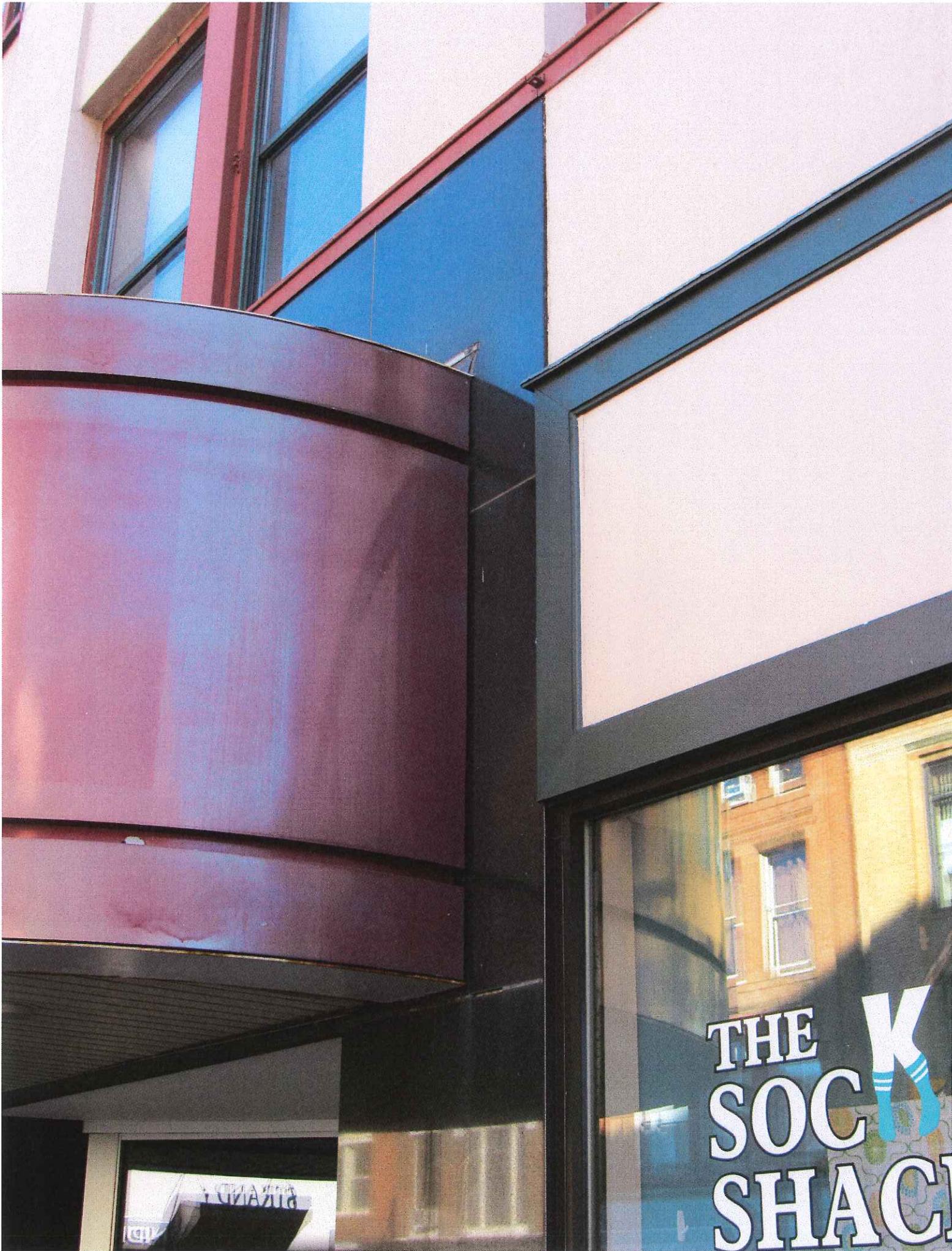


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ATTACHMENT 4



THE K  
SOCCER  
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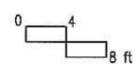
THE BAXTER BUILDING  
562 CONGRESS STREET  
PORTLAND, MAINE

CONGRESS STREET  
ELEVATION

REVISIONS:  
18 July 2018

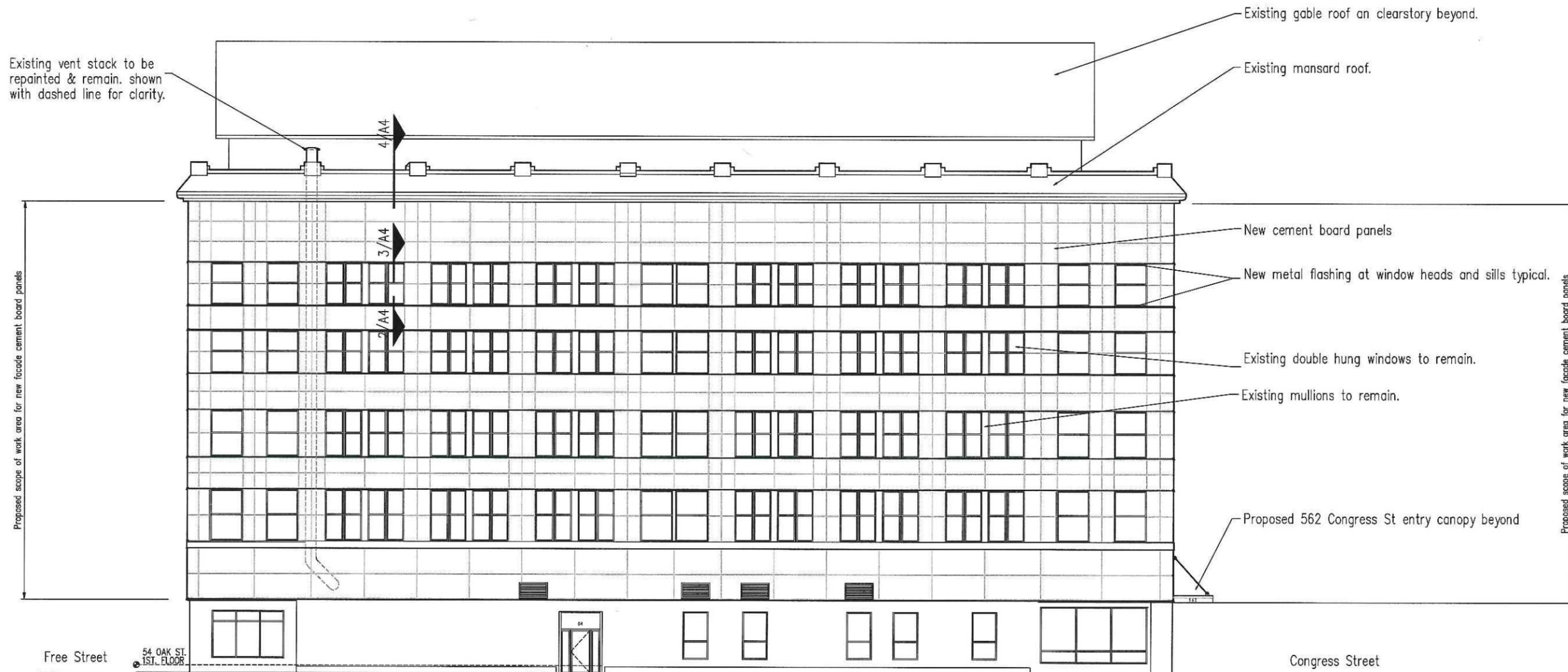
A-1  
30 APRIL 2018

1 Proposed Congress Street Elevation



ATTACHMENT 5

Note:  
Subject to code approval and prior lease.  
Panel fasteners shown on Congress St elevation only. Fasteners on  
Free and Oak St elevations similar.  
Field verify.



THE BAXTER BUILDING  
562 CONGRESS STREET  
PORTLAND, MAINE

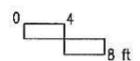
OAK STREET  
ELEVATION

REVISIONS:  
18 July 2018

A-2

30 APRIL 2018

1 Proposed Oak Street Elevation



Note:  
Subject to code approval and prior lease.  
Panel fasteners shown on Congress St elevation only. Fasteners on  
Free and Oak St elevations similar.  
Field verify.



THE BAXTER BUILDING  
562 CONGRESS STREET  
PORTLAND, MAINE

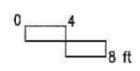
FREE STREET  
ELEVATION

REVISIONS:  
18 July 2018

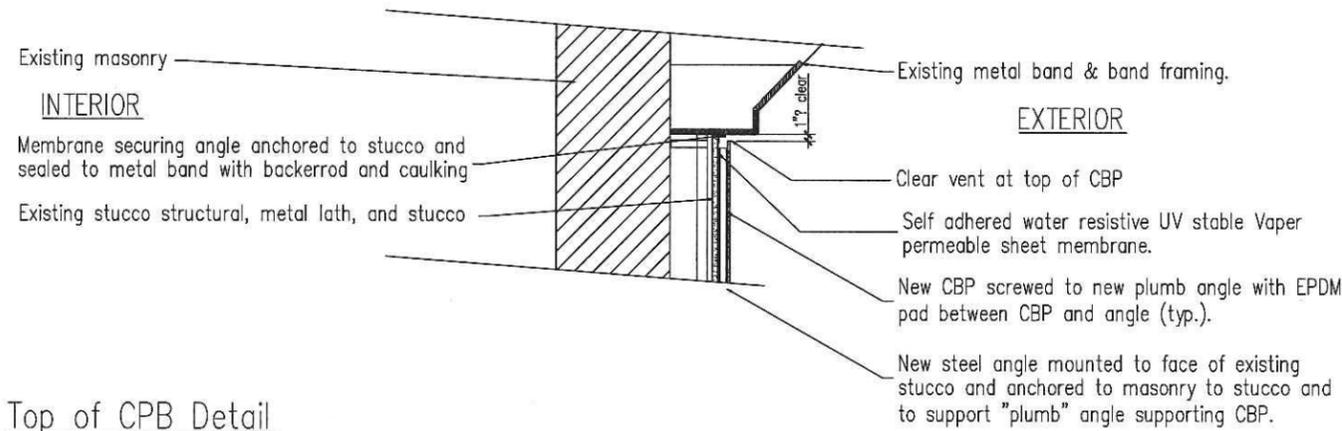
A-3

30 APRIL 2018

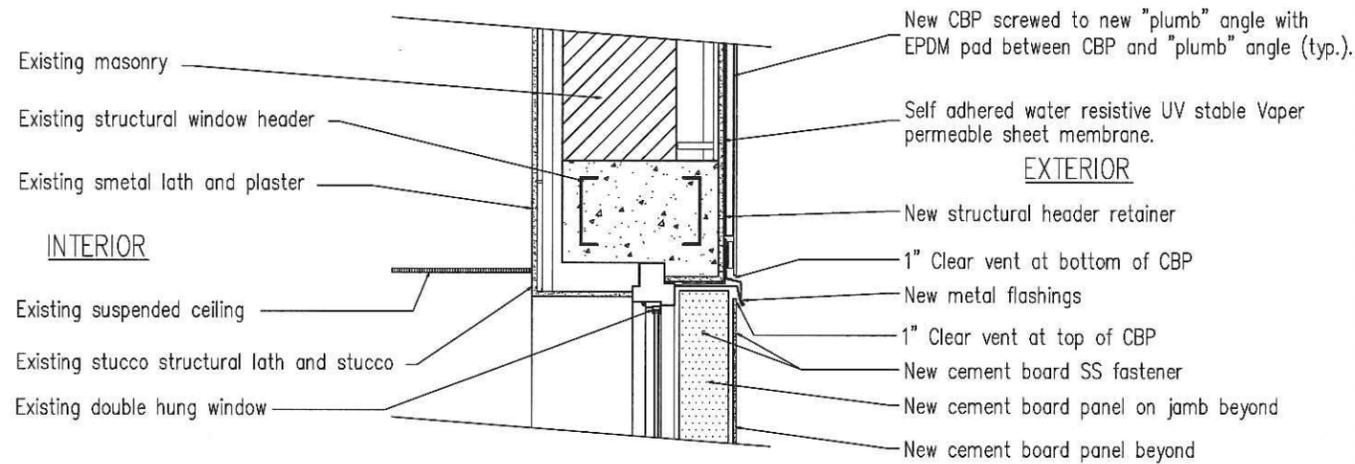
1 Proposed Free Street Elevation



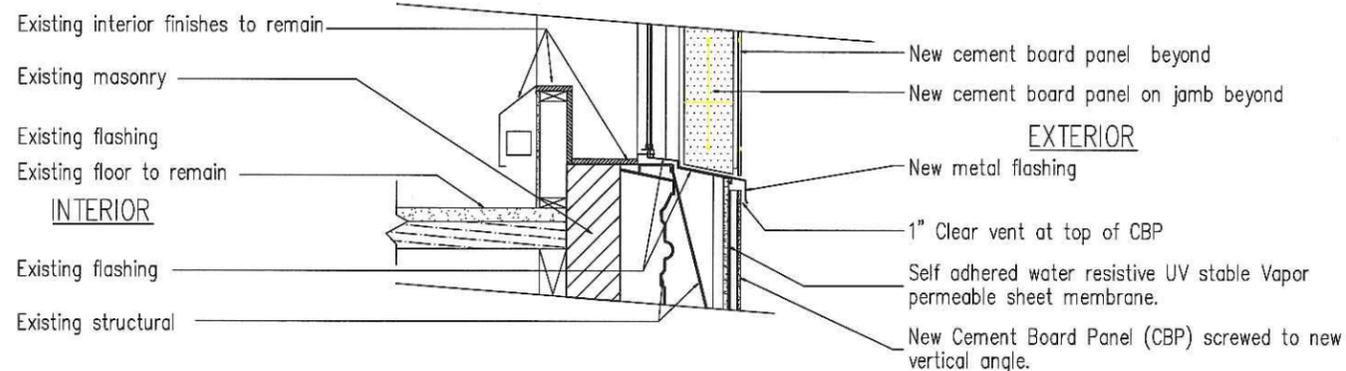
Note:  
Subject to code approval and prior lease.  
Panel fasteners shown on Congress St elevation only. Fasteners on  
Free and Oak St elevations similar.  
Field verify.



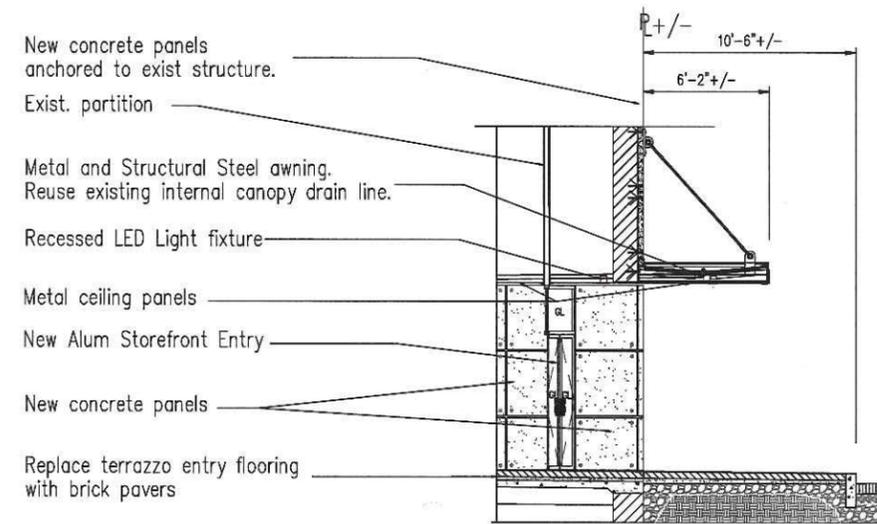
4 Top of CPB Detail



3 5th floor Window Head Detail (other floor similar)



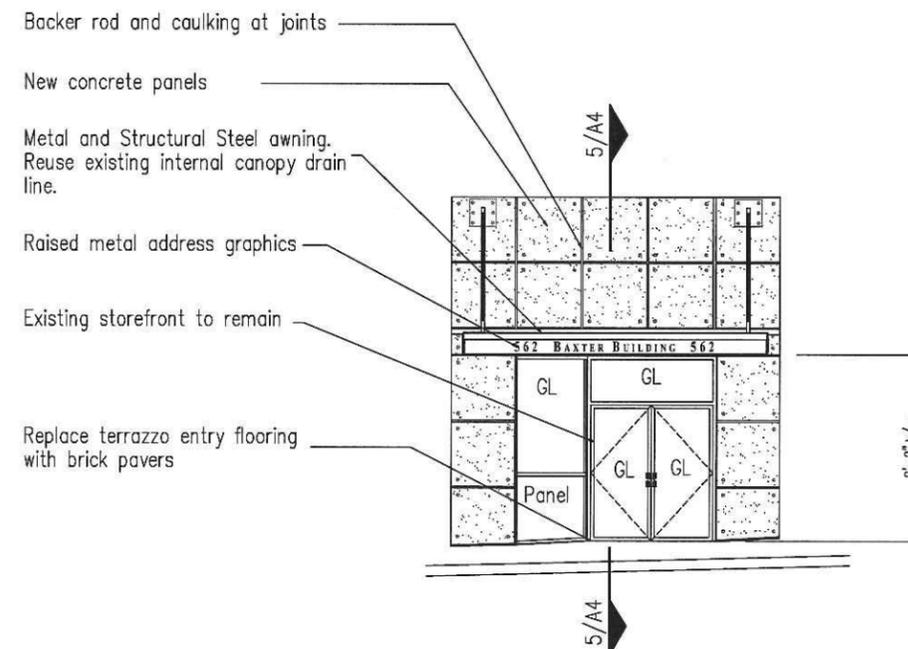
2 5th floor Window Sill Detail (other floors similar)



5 Proposed 562 Congress St Entry Section

General Notes:

1. Exterior Cement Boards Panels (CBP) on upper floors to be Cement Board Fabricators, Inc, Silbonit panels or equal.
2. Structural Drawings to follow.
3. Field verify drawings. Notify Owner of any discrepancies.
4. All work to be in compliance with applicable codes and ordinances.



1 Proposed 562 Congress St Entry Elevation

THE BAXTER BUILDING  
562 CONGRESS STREET  
PORTLAND, MAINE

DETAILS & NOTES

REVISIONS:  
15 June 2018  
18 July 2018

A-4

30 APRIL 2018

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

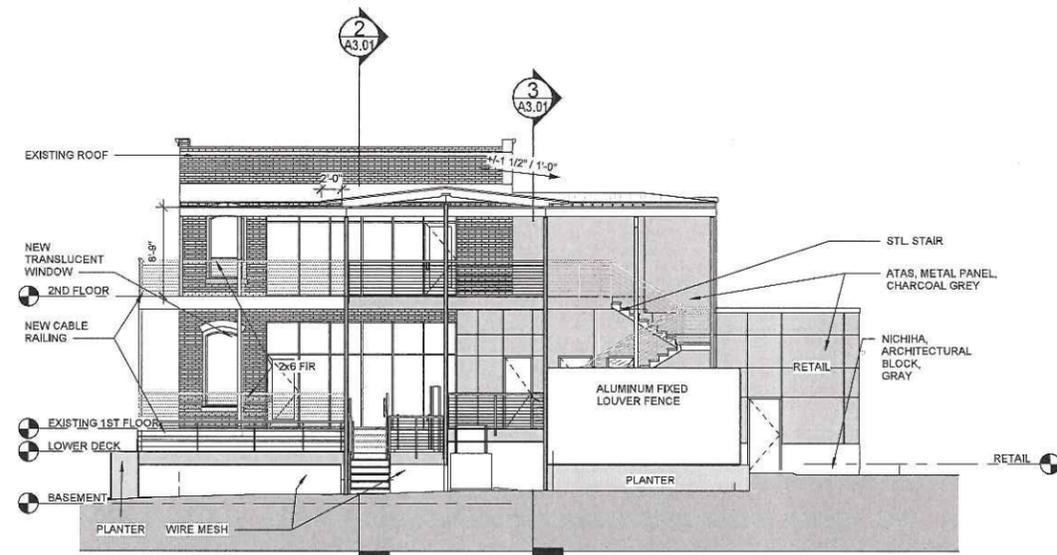
The attached drawings are also being uploaded to where ever it is things need to be uploaded to.

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

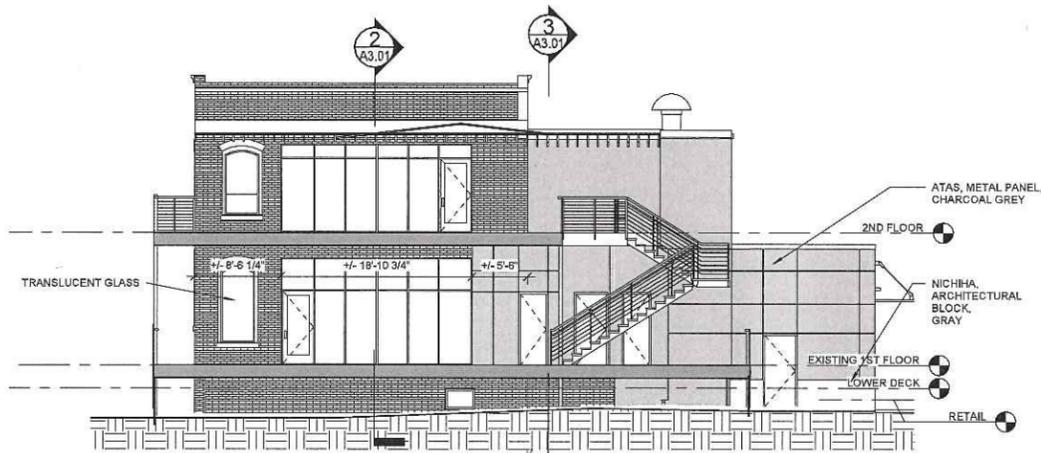
ATT. 2  
FINAL  
PROPOSAL



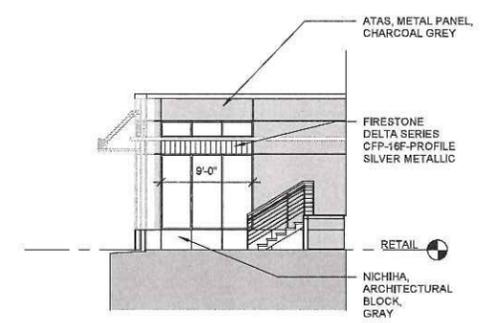
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1/8" = 1'-0"



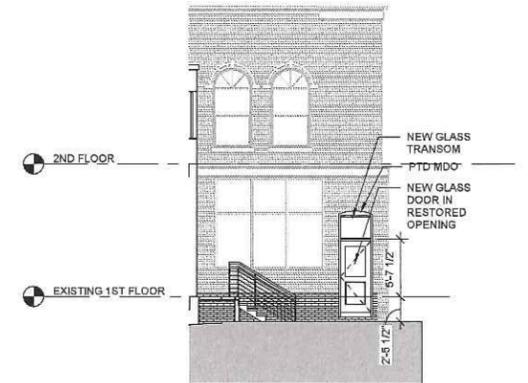
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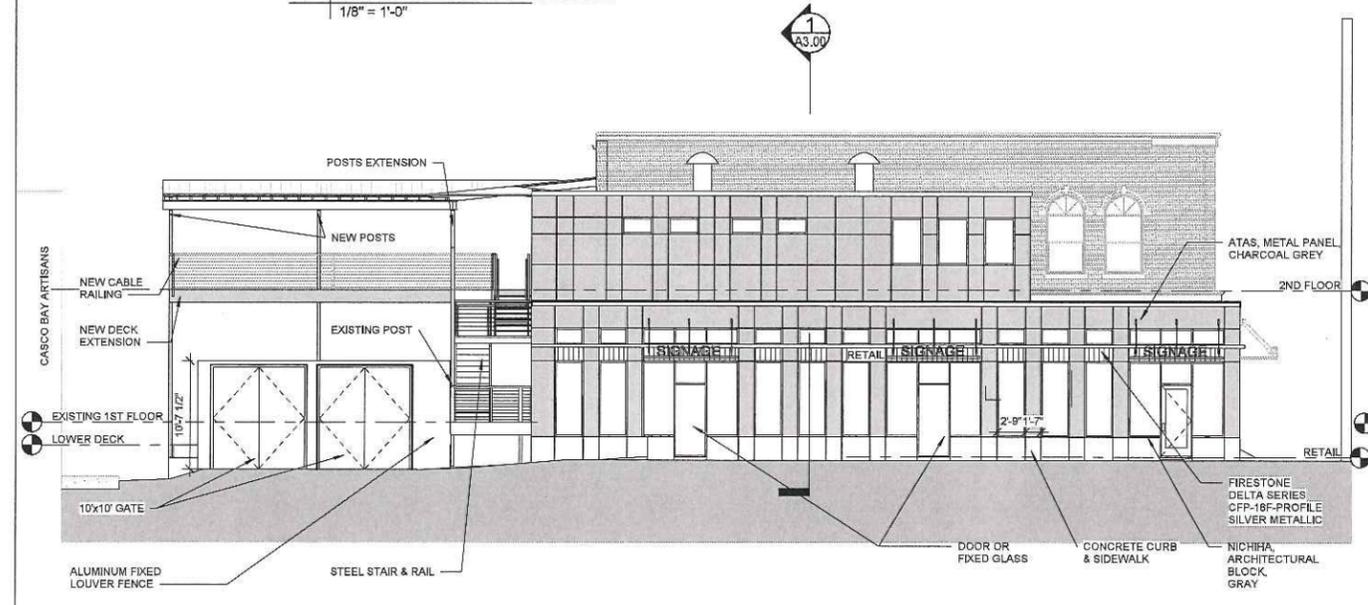
7 | UPPER DECK ELEVATION  
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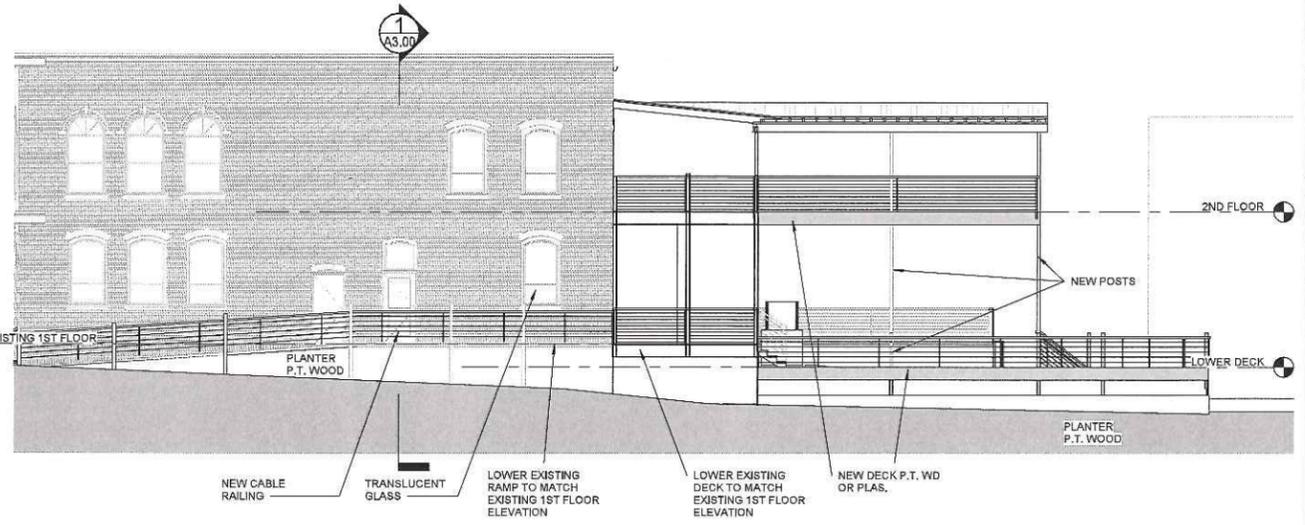
8 | WEST ELEVATION RETAIL  
1/8" = 1'-0"



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@ARCHETYPEPA.COM

Project:  
DRY DOCK  
Portland, ME

Submission:  
TO CITY OF  
PORTLAND

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

A2.00



PORTLAND

STORAGE









PORTLAND SCIENCE CE

58

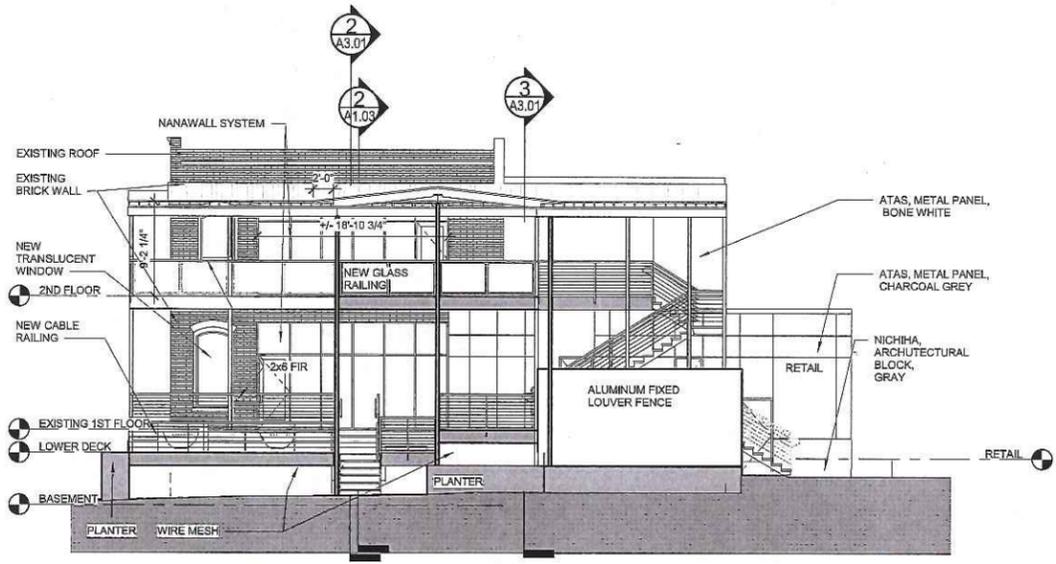
CBA

SIGNAGE

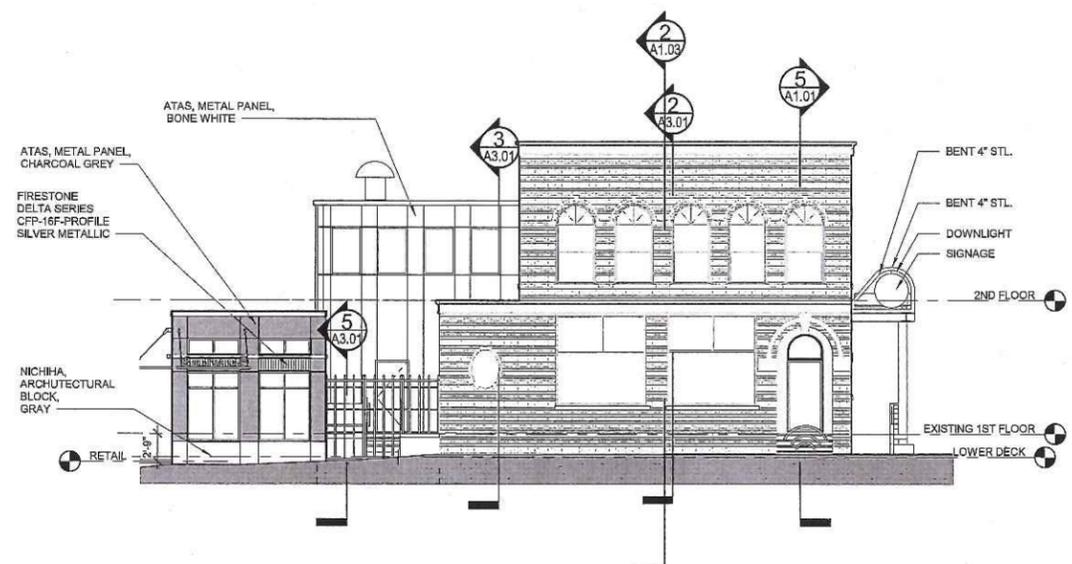
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RESTAURANT TAVERN

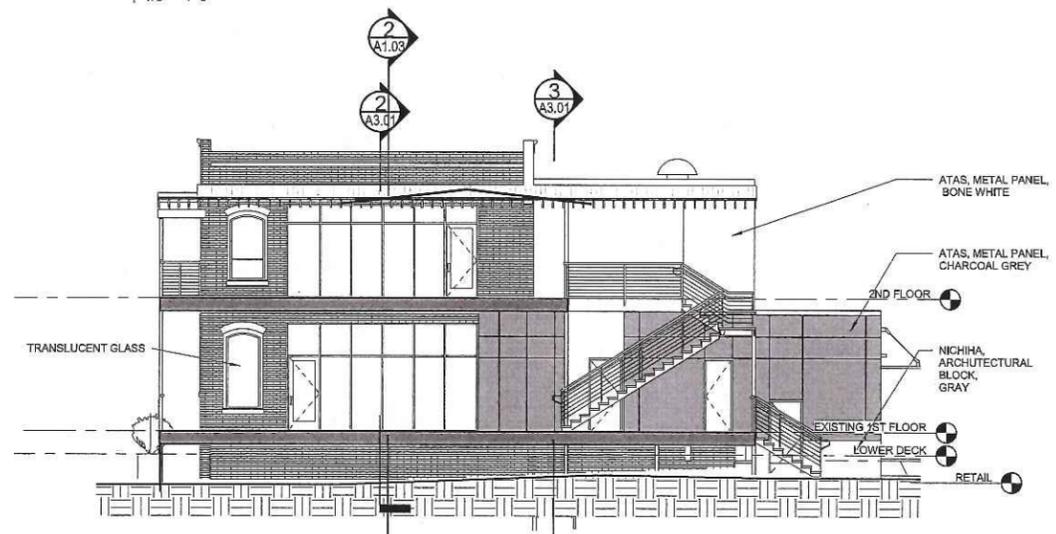
ATT. 3  
 9/19  
 ELEVATIONS -  
 RENDERINGS



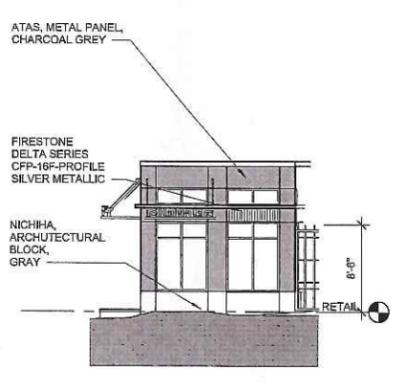
1 | SOUTH ELEVATION  
 1/8" = 1'-0"



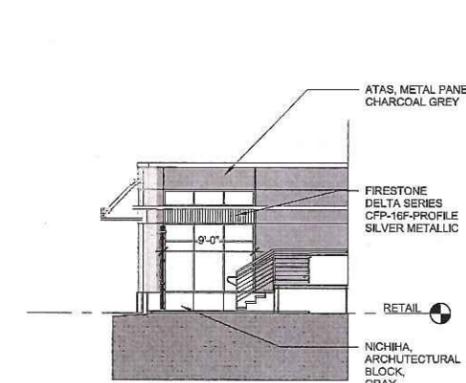
2 | NORTH ELEVATION  
 1/8" = 1'-0"



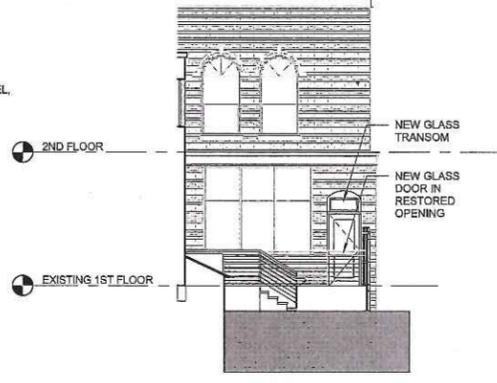
7 | UPPER DECK ELEVATION  
 1/8" = 1'-0"



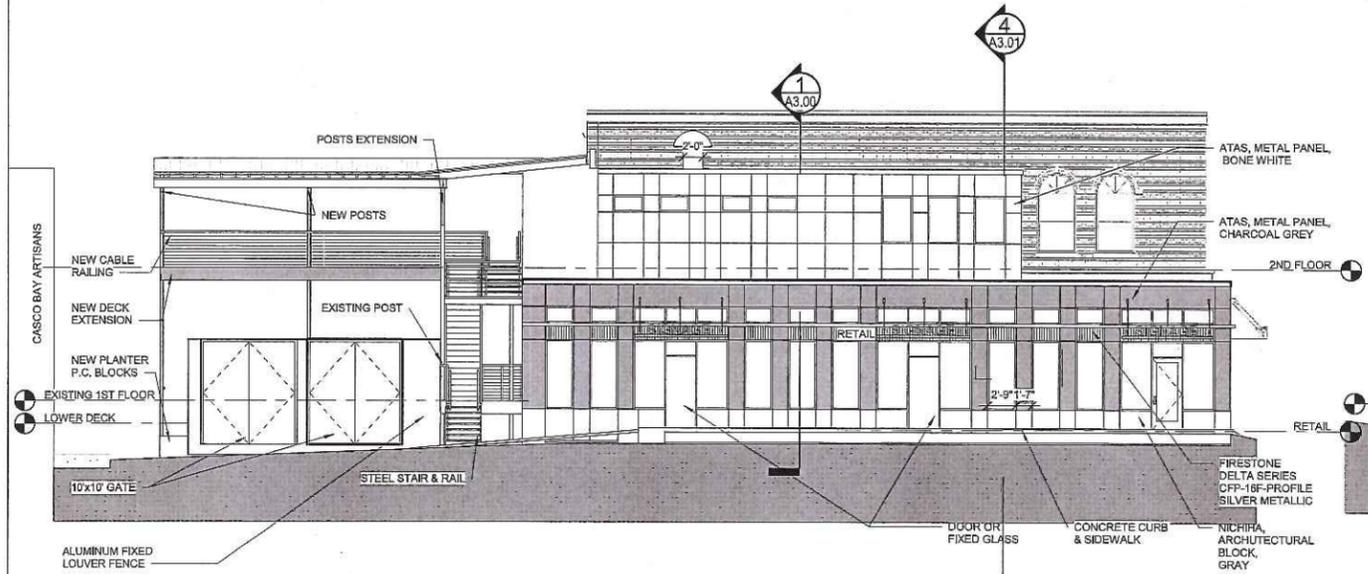
3 | RETAIL FRONT ELEVATION  
 1/8" = 1'-0"



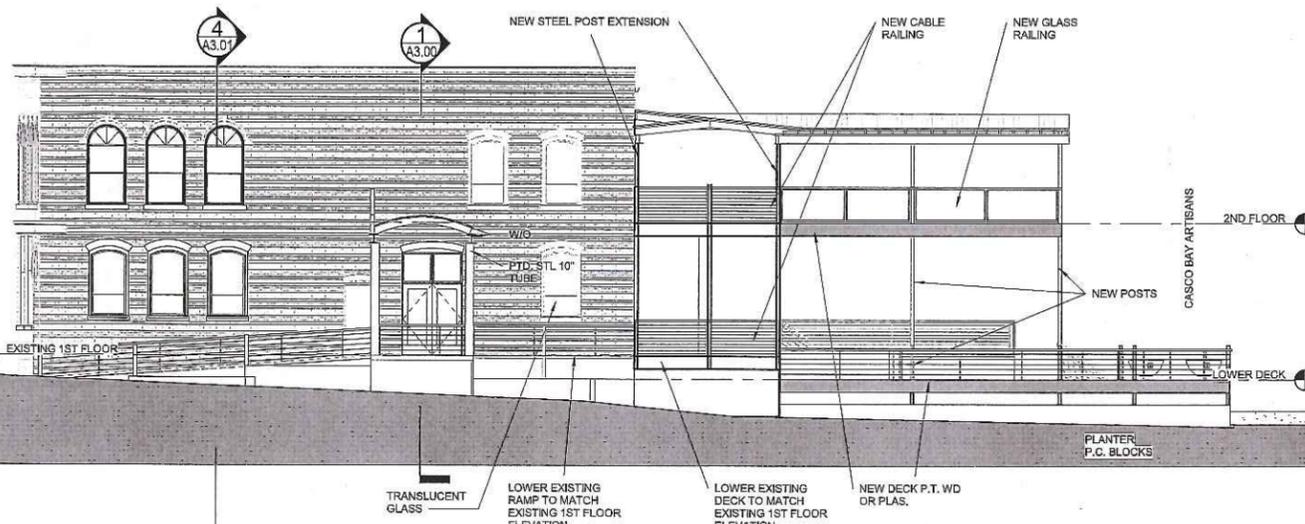
8 | EAST RETAIL SIDE ELEVATION  
 1/8" = 1'-0"



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



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



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

84  
 COMMERCIAL  
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PORTLAND SCIENCE

SIGNAGE

+/- 11'-2"

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C  
B  
A