



Date: JULY 26, 2016

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

58 FORE STREET, PORTLAND, ME 04101

CHART/BLOCK/LOT: 018 4001 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

SEE ATTACHED CPB2 NARRATIVE DATED JULY 25, 2016

CONTACT INFORMATION:

APPLICANT

Name: CPB2 LLC
Address: P.O. BOX 7987
PORTLAND, ME
Zip Code: 04112
Work #: 207.358.1994
Cell #: 207.653.9990
Fax #: _____
Home: _____
E-mail: JAMESHBRADY@GMAIL.COM

PROPERTY OWNER

Name: CPB2 LLC
Address: P.O. BOX 7987
PORTLAND, ME
Zip Code: 04112
Work #: 207.358.1994
Cell #: 207.653.9990
Fax #: _____
Home: _____
E-mail: JAMESHBRADY@GMAIL.COM

BILLING ADDRESS

Name: SCOTT SIMONS ARCHITECTS
Address: 75 YORK STREET
PORTLAND, ME
Zip: 04101
Work #: 207.772.4656
Cell #: _____
Fax #: 207.828.4656
Home: _____
E-mail: _____

ARCHITECT

Name: SCOTT SIMONS ARCHITECTS
Address: 75 YORK STREET
PORTLAND, ME
Zip: 04101
Work #: 207.772.4656
Cell #: _____
Fax #: 207.828.4656
Home: _____
E-mail: SCOTT@SIMONSARCHITECTS.COM
AUSTIN@SIMONSARCHITECTS.COM

CONTRACTOR

Name: NOT YET DETERMINED
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

Applicant's Signature

Owner's Signature (if different)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.

Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

Details or wall sections, where applicable.

Floor plans, where applicable.

Site plan showing relative location of adjoining structures.

Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures, fencing)

Materials - list all visible exterior materials. Samples are helpful.

Other(explain) SITE MASTER PLAN MATERIAL

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726, dga@portlandmaine.gov or Rob Wiener (756-8023), rwiener@portlandmaine.gov)

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101



July 25, 2016

RE: Portland Company, Historic District

The primary purpose of the Historic Preservation (“HP”) Board workshop is to review and seek guidance from the HP Board regarding the challenges of the location of Building #12, the former Pattern Storehouse Addition.

HISTORY

On February 17, 2016, the Council designated two specific Historic District boundaries within the Portland Company district. One of those boundaries encircled the existing footprint of Building #12, by itself, and separate from the historic core which included 6 additional contributing structures, including buildings 2, 3, 6, 6B, 16 & 24.

The Pattern Storehouse Addition, according to Sutherland Conservation & Consulting:

“Construction Date: 1895

The Patter Storehouse Addition was built immediately adjacent to the original storehouse (Bldg #11), built a decade earlier, using the same materials and technology...”

The Pattern Storehouse Addition, being built adjacent to, actually shares the same common wall with the earlier Building 11, which has been determined to not be a contributing structure due to structural integrity.

CONTEXT

The Eastern Waterfront Master Plan, adopted 2004, contemplates additional public infrastructure in the means of new roadways to the East (extension of Commercial St – now called Thames St) as well as 3-4 connector roads connecting Thames St up to Fore St. During the Ocean gateway project, the first of these new connector roads was constructed, stepping up the slight grade at that location for the Hancock St extension. Additional connector roads were envisioned to the East with the furthest East being a Street immediately adjacent to the Portland Company Western property boundary. Building 12 sits on this Western most property boundary.

The grade changes at this specific location are best seen in the profile image prepared by Woodard & Curran (Civil Engineers), for the City of Portland, dated

February 26, 2016. Here the significant grade from the finished floor elevation of Building #12 of 12.83 and 13.08 (Approx. 13.0') up to the nearby connection at Fore Street at elevation 29.0' create a challenging situation for Building #12 once the new connector road is constructed. As shown in this profile section, the new roadway would bury a large portion of the first floor of Building #12. The northwest corner of Building 12 would be 8.47' below the roadway, and the southwest corner would be 5.87' below the plane of the new roadway. In essence this would "bury" much of the first floor of this building, in the new grade required for the roadway. The result of this roadway intervention would be the uncomfortable relationship of Building 12 to its new surroundings on the west side.

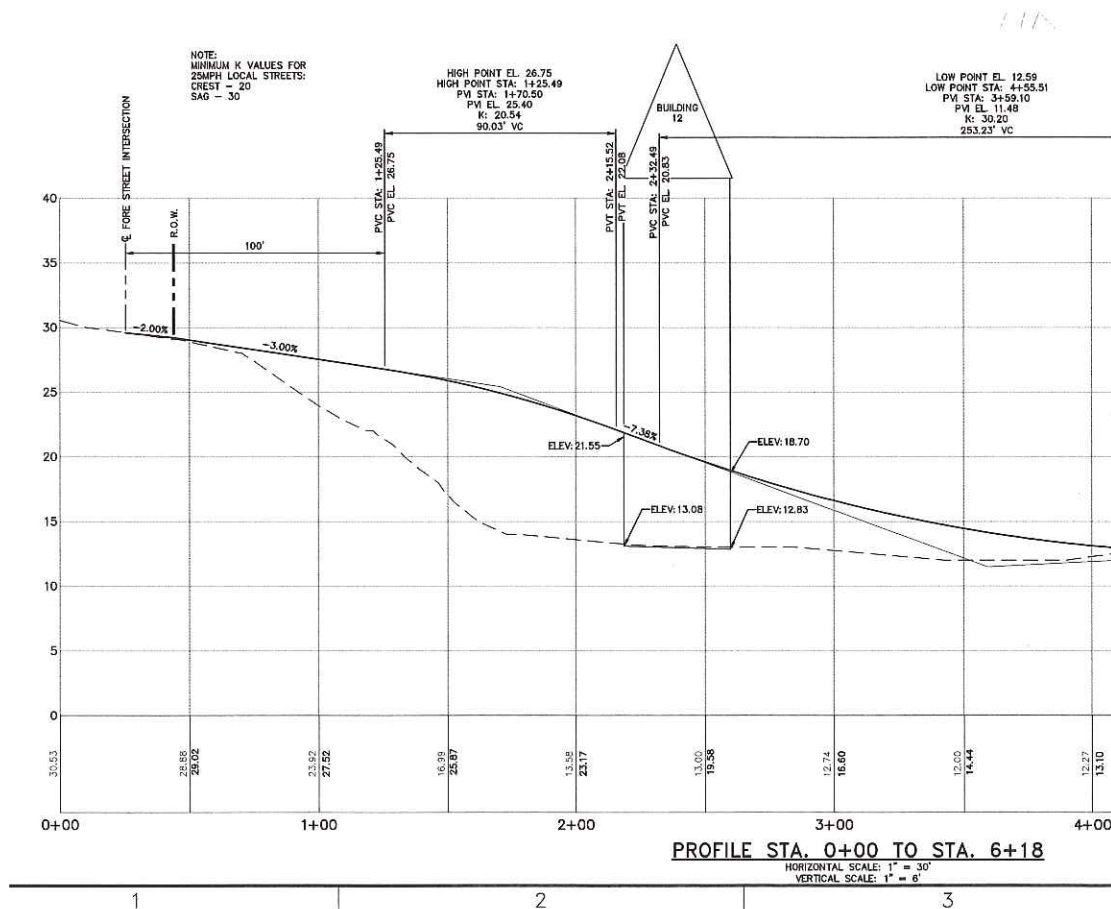


Figure 1-1: Section at Building #12 and proposed new connector road.

On the other three sides of Building 12, CPB2 proposes to develop Parcel 1 with a mixture of commercial and residential buildings, and structured parking below. The layout and efficiency of these buildings is important to the success of the

development. To keep the majority of parking off the streets and surface areas of the overall development, CPB2 proposes to build a one level parking structure under Parcel 1. This parking structure will enclose approximately the lower 10' of Building 12 on three sides, again further compromising the relationship of Building 12 to its original site and the other buildings in the Historic Core. Essential the lower floor of the building will be concealed by the roadway on the west and the garage on the other three sides.

A four-story building, with one level of retail on the ground floor along Thames Street (and parking under the back portions of the ground floor) and three floor levels above, will be built along the south edge of the Parcel 1 site. A three-story building will be built on top of the parking structure along the north side, following approximately the line of Fore Street. These proposed developments will enclose Building 12, removing it visually from the context of the Historic Core buildings to the east.

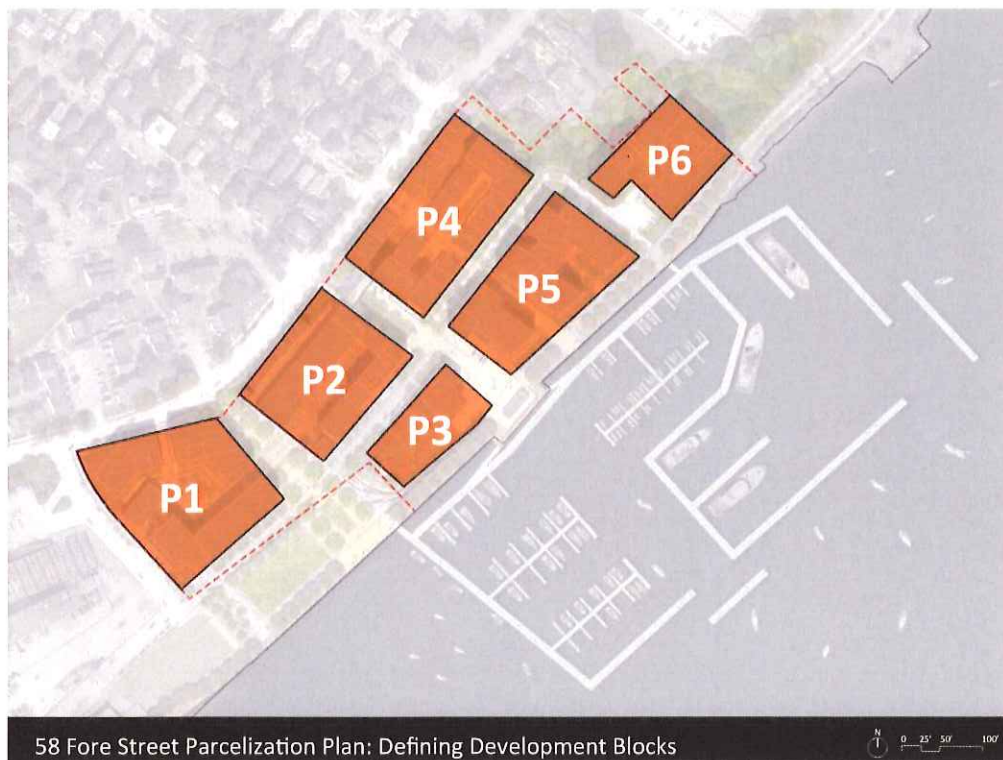


Figure 1-2: Concept Parcel Plan for Portland Company site, for reference

While seeking to resolve the challenging design conditions with the current location of Building 12, the design team have considered a number of possible alternate locations to better suit and integrate Building 12 to the larger historic

core located to the East. In consideration of this, the team has reviewed Land Use code, Chapter 14, section 652, regarding *Standards for review of relocation*.

Chapter 14-562. Standards for review of relocation.

In acting upon an application for a certificate of appropriateness involving relocation, the historic preservation board and the planning board shall apply the following general standards and any design guidelines in the ordinance designating the landmark or district:

- (a) Whether the historic or urban design character in a static interest of the structure or object contribute to its present setting*
- (b) If located within a district, whether there are definite plans for the area to be vacated and what the effect of those plans is on the character of the surrounding area. In such cases, consideration of additional design guidelines for construction to be imposed as a condition of approval is appropriate.*
- (c) Whether the relocation of the structure or object can be accomplished without significant damage to its physical integrity.*
- (d) Whether the proposed relocation area is compatible with the cultural historical or architectural character of the structure or object.*

Considering the proposed 50' Public access easement option CPB2 has offered to the City of Portland, located West of Building #2, this creates a break from the historic core, yet provides for a visual connection and relationship to the large complex to the East, included the six additional contributing structures of the Portland Company historic district. Upon looking at potential relocation alternatives, the design team reviewed relocation at the SW corner of Parcel 1. Discuss the proposed relocation, adjacent to the proposed public 50' easement – how that holds Building 12 away from the core 9as it always was since it was the pattern storage and was kept away for fire protection. Also want to highlight the alignment with the Portland Company historic core buildings (linear nature of the complex). Also discuss situating Building 12 proud of the new construction proposed at Parcel 1 along the easement access, to allow for better visual identification. Highlight the three primary viewpoints:

- Upon vehicular and/or pedestrian movement Eastward on Thames St – visually connecting to the West façade (one with Portland Company painted on brick)
- From Fore St, as approaching the proposed 50' public access easement
- From the waterfront and Portland trails

We look forward to a open discussion regarding a possible relocation of Building #12, to create a unique a special historic district benefiting the public, both visitors and residents to this area of the city.

Sincerely,

A handwritten signature in blue ink, appearing to read "J H B" with a stylized flourish at the end.

For CPB2, LLC

Jim Brady, Co-Manager
CPB2 Management, LLC