Approved for Historic Preservation
Certificate of Appropriateness
Date: 09/21/16

Date: 24 Feb 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:

136 Commercial Street

CHART/BLOCK/LOT: _____ (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

Approved for Historic Preservation Certificate of Appropriateness
Date: 09/21/16

16

rkshop Proposed rooftop alterations Phase 2

Carroll Block, 136 Commercial Street C/B/L: 30-H-4-7

Applicant/Contractor/Billing Address: Scott Lindsay Associates, PO Box 7626, Portland 207-329-7281

Owner: Carroll Block LLC, PO Box 7626, Portland

Architect: Glenn Harmon, Oak Point Associates, 231 Main Street, Biddeford 283-0193

Description

In an effort to determine the feasibility of pursuing a zoning change to allow residential use, the owner, Scott Lindsay, is considering options for the top floor harbor side of 136 Commercial Street The proposal for this phase is to modify the existing rear stepped dormer, which was added in 1982. One option is to add a loft level in order to hide the existing stair enclosure , elevator overrun, and cooling tower. A second option is to expand a portion of the 5th floor out to the line of the existing 4th floor to create usable space at the interior behind the elevator shaft. The expansion will be stepped back at both the east and west facades so that the existing 1982 massing is unchanged when viewed from Commercial Street (it will be different when viewed from the harbor). In either option, we are anticipating curtainwall construction with spandrel infill panels (Reynobond-type product), and re-cladding the existing panels at the 4th floor to match.

Option One requests an addition at the roof to accommodate a loft level. The existing flat roof of the 1982 addition is set back 30" from either gable end wall, which sweeps from the ridge down to the 4th floor. This plane will be maintained. The existing roof elevation is half a story below the ridge, meaning a loft level roof would be located half a story above the ridge, rather than a full story. The existing addition below will remain as is in terms of massing, but we propose to re-clad the exterior with new curtainwall and spandrel panels to match the proposed loft exterior. New horizontal cable rails will be installed at the existing perimeter to replace the metal pipe rail system, and the casement windows will be converted to patio doors to facilitate access to the roof deck. This scheme allows the rooftop clutter (cooling tower, stair enclosure, elevator overrun) to be screened from view.

Option Two requests an expansion at the center bay of the 5th floor out to the plane of the existing 4th floor dormer. The corners will remain set back to maintain the overall massing as seen from Commercial Street, as well as allow for roof decks from the 5th floor space. As in Option One, we propose to re-clad the exterior with new curtainwall and spandrel panels and new horizontal cable rails will be installed at the existing perimeter to replace the metal pipe rail system. The existing casement windows will be converted to patio doors to facilitate access to either roof deck. With this scheme the existing rooftop clutter will remain visible as it is currently, but the 1982 façade will be cleaned up and simplified to a great degree as a result of the new windows and re-cladding investment.

Approved for Historic Preservation
Certificate of Appropriateness
Date: 09/21/16

CT INFORMATION:

LICANT

ıe: Scott Lindsay
ess: P.O. Box 7626
Portland
Zip Code: 04101
Work #:
Cell #: 329-7281
Fax #:
Home:
E-mail: scott@scottalindsay.com

PROPERTY OWNER

Name: Carroll Block LLC
Address: P.O. Box 7626
Portland
Zip Code: 04101
Work #:
Cell #: 329-7281
Fax #:
Home:
E-mail: scott@scottalindsay.com

BILLING ADDRESS

Name:
Address: Same as above
Zip:
Work #:
Cell #:
Fax #:
Home:
E-mail:

ARCHITECT

Name: Glenn Harman
Address: 231 Main St
Biddeford
Zip: 04005
Work #: 283-0193
Cell #: 838-4025
Fax #:
Home:
E-mail: glennharman@gmail.com

CONTRACTOR

Name:
Address: Same as above
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

Applicant's Signature

Owner's Signature (if different)

Approved for Historic Preservation
Certificate of Appropriateness
Date: 09/21/16

c Preservation Application Fee Schedule:

inistrative Review (for minor or standard alterations)	$50.00
Board Review	$100.00
• **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures	$750.00
• **After-the-fact Review** (for work commenced without advance approval)	$1000.00
• **Sign Review** for signs in historic districts	$75.00

Noticing/Advertisements for Historic Preservation Board Review*

• Legal Advertisement:	Percent of total bill
• Notices:	.75 cents each

(notices are sent to neighbors prior to any workshop or public hearing meetings)

* You will be billed separately for these costs.

Approved for Historic Preservation
Certificate of Appropriateness
Date: 09/21/16

s Requiring Approval in Historic Districts

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

Approved for Historic Preservation
Certificate of Appropriateness
Date: 09/21/16

:HMENTS

:ment your application, please submit the following items, *as applicable to your project.*
nind that the information you provide the Historic Preservation Board and staff is the only
n they will have of your project or design. Therefore, it should precisely illustrate the proposed
(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) narrative

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

Approved for Historic Preservation
Certificate of Appropriateness
Date: 09/21/16

Standards for Review of Alterations to Historic Buildings

ering an application for a Certificate of Appropriateness involving alterations, the Historic
ion Board and Staff the following review standards, as provided in the City's historic preservation

(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.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

(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.

(5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

(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.

(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.