

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

**PUBLIC HEARING
390 CONGRESS STREET / 119 EXCHANGE STREET**

TO: Chair Romano and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: December 26, 2013
RE: January 8, 2014 Public Hearing

Application for: Certificate of Appropriateness for Comprehensive Exterior Lighting Program

Address: 390 Congress Street/119 Exchange Street
Former Portland Press Herald Building Complex

Applicant: 119 Development, LLC
Represented by Jim Brady

Architect: David Lloyd, Archetype

Lighting Consultant: Kugler Ning Lighting Design

Introduction

In February 2013, the Historic Preservation Board approved plans for exterior and site alterations associated with the conversion of the former Portland Press Herald building complex to a boutique hotel. At the time of the public hearing, the applicant indicated that their plans for exterior lighting and signage were still in the preliminary design phase and that they would be presented to the Board for review and approval once finalized. On Wednesday, the applicant will be seeking approval for a comprehensive exterior lighting program, which includes lighting at the building entrances, up- and down-lighting of exterior elevations, as well as some lighting at the sidewalk. Note that the applicant's signage plans have not yet been finalized.

The proposed lighting plan was developed by Kugler Ning Lighting Design of New York. Project architect David Lloyd, who is familiar with the details of the lighting proposal, will be presenting the plan for Kugler Ning on Wednesday. Enclosed for the Board's review is an overall lighting plan, a series of night views of the building showing the

intended effect of the proposed scheme, details of the lighting proposed for the Exchange Street and Congress Street entrance canopies, and specifications for the various proposed fixtures.

As photos of existing conditions have not been provided, Board members are encouraged to visit the property to better understand how the installed light fixtures will affect existing features.

Background: Subject Building Complex

The Portland Press Herald Building complex occupies a full city block bound by Congress, Exchange, Federal and Market Streets. The building complex is comprised of two components: a seven-story main block built in 1923 which is located at the southern end of the block and a five-story addition built in 1948 which fronts onto Congress Street. Both the original block and the later addition were designed by the Boston architectural firm of Desmond & Lord.

Please refer to the Part 1 application prepared by Tremont Preservation Services for a detailed architectural description and statement of significance.

Scope of Lighting Proposal

As the applicant's cover letter indicates, the proposed lighting plan was designed to not only provide adequate lighting for functional purposes, but also to highlight/enhance the architecture of the hotel and subtly unify the two buildings that make up the hotel complex. As the two component structures were built at separate times (1923 and 1948) and represent different architectural styles (Beaux Arts style and Moderne) an effort was made to select neutral fixtures that are neither historicist nor visually prominent.

The proposed lighting plan includes the following components (see specification for each fixture type):

- Wall-mounted sconces (KE7) around the entire perimeter of the building complex. Sconces provide both uplighting and downlighting.
- At the Exchange Street entrance:
 - * downlights (KE3) installed on the underside of the entrance canopy to light the ground
 - * an LED continuous light strip (KE13) set just behind the canopy's tracery
 - * uplights (KE1) mounted to canopy roof to illuminate flagpoles and further highlight the hotel entrance
- At the Congress Street entrance:
 - * surface-mounted adjustable fixtures (KE9) set behind the canopy to illuminate the ground
 - * adjustable halogen downlights (KE6) installed within recessed entrance vestibule

- At the Federal Street entrance, a surface-mounted linear light band (KE12 that stands off the building face to illuminate the inscribed *Press Herald* sign above the door
- At the Federal Street sidewalk, at-grade uplighting (KE8) within the four planting beds to illuminate trees
- At the Exchange Street sidewalk, bollard lighting (KE5) at the bump-out in front of the hotel entrance. Lights will be set on inward-face of bollards,
- Industrial fixtures (EX1) at Market Street loading dock.

Applicable Review Standards

The following ordinance standards apply in the review of this project:

- (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.*
- (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.*

Motion for Consideration

On the basis of plans and specifications submitted for the 1/8/14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior and site lighting plan for 119 Exchange Street/390 Congress Street **meets (fails to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards..... **(This decision is made subject to the following conditions...)**