32-5-3

2000-0160

161 Commercial St.

Building addition

John & Sonia Robertson

added to Spreadsheet

Prudential

Akers Real Estate
386 Fore Street
Portland, ME 04101
Bus 207 774-8300
Fax 207 774-8347

September 21, 2000

Planning Board
City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Chairman and Members of the Planning Board:

We appeared before the Historic Preservation Committee's Public Hearing on August 2, 2000 to speak in support of Jock and Sonia Robertson's proposed renovation of their building at 161 Commercial Street.

We have reviewed Scott Teas' most recent design that is before you. We supported the original design and enthusiastically support this one as well. Mr. Teas has responded to the Historic preservation Committee's concerns with creativity and sensitivity. The reduction in height, width and volume of the dormer respect the roof plane and ensure that it remains an important feature of the building. This design, even more successfully than its predecessor, preserves the historic character of this building while providing for dramatic new 21st century space.

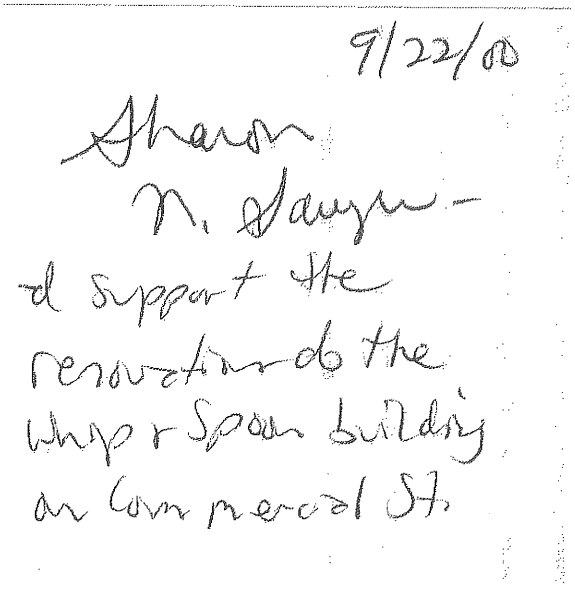
We urge you to grant a certificate of Appropriateness now.

Sincerely,

Frank G. Akers

Andrew P. Juris

This is a note from Sharon Sawyer of H. H. Sawyer Realty and Daughters which indicates her support of the proposed renovation of the William Moulton Block. You have already received a letter of support from her father, Harry Sawyer, addressed both to the Historic Preservation Committee and the Planning Board.



9/22/00

Sharon
N. Sawyer -
d support the
renovation of the
Whip & Spoon building
on Commercial St.

CHESTER & VESTAL

A PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

EDWIN P. CHESTER
BARBARA A. VESTAL

107 Congress Street
Portland, Maine 04101
Telephone (207) 772-7426
Fax (207) 761-5822
E-mail: chester@ime.net

October 10, 2000

Portland Planning Board
389 Congress Street
Portland, Maine 04101

Re: Whip & Spoon Proposal

Dear Chair Caron and Members of the Planning Board:

I am unable to attend your public hearing on this matter, but would like to offer the following comments. While most of the alterations proposed for the Whip & Spoon building will contribute to the stability and viability of the building, I am concerned about the magnitude of the two-story dormer. It appears to violate the standards of the historic preservation ordinance because it would make such a major change in the roof line, a fundamental, character-defining feature of the structure.

While some dormer additions on historic buildings have been approved as consistent with the standards of the historic preservation ordinance, those applicants have been careful to design the dormers so as to minimize the visual intrusion and to keep those dormers at a scale that would not overpower the historic building. In contrast, I believe the large, two-story dormer proposed for the front of the Whip & Spoon building would be extremely prominent, to the point of overpowering the lines and scale of the original structure, particularly when viewed from the level of a pedestrian on Commercial Street.

I would urge the Board to table the proposal so the applicant can explore alternative designs for a less intrusive, probably one-story dormer which might be able to meet the standards.

Very truly yours,

Barbara A Vestal

Barbara A. Vestal

BAV/aj

Department of Public Works

William J. Bray
Director

CITY OF PORTLAND

4 October 2000

Mr. Thomas S. Greer, P.E.,
Pinkham & Greer, Consulting Engineers, Incorporated,
170 U.S. Route One,
Falmouth, Maine 04105.

RE: The Capacity to Handle an Anticipated Increase in Wastewater Flows, from the Proposed Renovation and Expansion to the Molton Block, 165 Commercial Street.

Dear Mr. Greer:
The existing three-foot by four foot-six inch diameter brick sanitary sewer pipe, located in Commercial Street has adequate capacity to transport the anticipated wastewater flows of 1,368 GPD, from your proposed renovation and expansion to the Molton Block. The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 1,368 GPD, from your proposed renovation and expansion to the Molton Block.

Proposed Wastewater Flows from the Proposed Renovation & Expansion

Proposed Expansion to 22,396 S.F. @ 15 GPD/200 S.F.	= 1,679 GPD
Less Existing Wastewater Flows	= 311 GPD
Total Proposed Increase in Wastewater Flows for this Project	**= 1,368 GPD**

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as stormwater mitigation, in order to offset any increase in sanitary flows, from all projects.

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely

Frank J. Brancely, BA, MA.
Senior Engineering Technician

FJB

cc: Joseph E. Gray, Director, Department of Planning, & Urban Development, City of Portland
William Needleman, Planner, Dept. of Planning & Urban Development, City of Portland
Katherine A. Staples, PE, City Engineer, City of Portland
Bradley A. Roland, PE, Environmental Projects Engineer, City of Portland
Anthony W. Lombardo, PE, Project Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Desk File

O:\Engshare\CSO\161CommercialSt.Doc

DiMillo's SINCE 1954
FLOATING RESTAURANT & MARINA

September 21, 2000

Planning Board
City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Chairman and Members of the Planning Board.

I am writing you to express my opinion regarding the proposed development of the Moulton Block building.

I appeared before the Historic Preservation Committee on August 2, 2000, to speak in support of the renovation by Jock and Sonia Robertson. After reviewing the changes made by Scott Teas, I continue to support the project. The reduction in height and width of the dormer will preserve the historic character of the building, while allowing for the new office space.

I feel that the owners of the building have compromised their renovation in a way that all parties will be pleased.

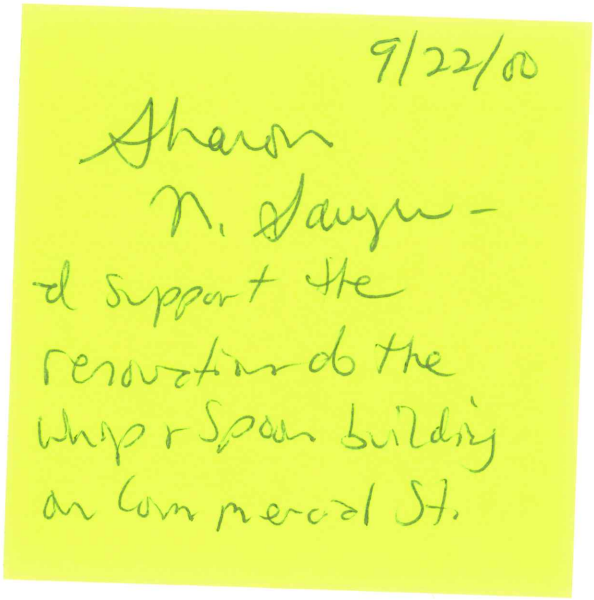
Please issue them the necessary approval today!

Sincerely,

Steve DiMillo

25 LONG WHARF PORTLAND, MAINE 04101-4735 (207) 772-2216 FAX 772-1081
www.DiMillos.com

This is a note from Sharon Sawyer of H. H. Sawyer Realty and Daughters which indicates her support of the proposed renovation of the William Moulton Block. You have already received a letter of support from her father, Harry Sawyer, addressed both to the Historic Preservation Committee and the Planning Board.



October 5, 2000

Planning Board
City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Chairman and Members of the Planning Board:

Below is a copy of a totally unsolicited letter to the editor of the Portland Press Herald. As it speaks eloquently to the issues involved with our proposed renovation of the the William Moulton Block, I thought it would be of interest to you.

Dear John Porter:

As an architect who works with Portuguese villages trying to preserve their character and architecture while adaption to our world today, I have several thoughts about your editorial Sept. 27, 2000 oppoing the proposed renovation to the 1851 William Moulton Block on Commercial St.(The Whip and Spoon building.)

Because the photo in the editorial isolated the building, I was unable to have an opinion about the project. A building doesn't live by itself, especially in old city centers--but lives and plays a role with other buildings in their environment.

Later, on Commercial St., I observed the building and its neighbors. I felt that the proposed renovation would work well. Nearby buildings--new, old and renovated--have proportions and lines that would harmonize with the changes proposed.

I feel strongly that we must preserve our buildings while we allow our own generation's sensibilities to pass through them--so that they continue to evolve with the patina of all their pasts. Buildings must not stagnate, but speak to their neighbors and acknowledge their past while adapting to the future. The proposed changes to the Moulton Block, seen in conjunction to the Commercial Street scape, make sense beautifully.

Yours truly,
Maria Madalena Azevedo
Architect
Av. Alimirante Reis 75- 2esq
Lisbon, Portugal

Sincerely yours,

Sonia B. Robertson

Sonia B. Robertson

September 21, 2000

Planning Board
City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Chairman and Members of the Planning Board:

We wrote letters to the Historic Preservation Committee before the Public Hearing on August 2, 2000 in support of Jock and Sonia Robertson's proposed renovation of their building at 161 Commercial Street.

We have reviewed Scott Teas' most recent design that is before you. We supported the original design and enthusiastically support this one as well. Mr. Teas has responded to the Historic Preservation Committee's concerns with creativity and sensitivity. The reduction in height, width and volume of the dormer respect the roof plane and ensure that it remains an important feature of this building. This design, even more successfully than its predecessor, preserves the historic character of this building while providing for dramatic new 21st century office space.

We urge you to grant a Certificate of Appropriateness now.

Sincerely yours,

CD EXCHANGE

Bakehouse Cafe

Old Port Tavern

DANNE STEIN
PHILIP STEIN
STEIN GALLERY CONTEMPORY GLASS

Prudential

Akers Real Estate
386 Fore Street
Portland, ME 04101
Bus 207 774-8300
Fax 207 774-8347

September 21, 2000

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City Hall
389 Congress Street
Portland, Maine 04101

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Sincerely,

Frank G. Akers

Andrew P. Juris

Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

October 5, 2000

Mr Alex Jaegerman
City of Portland
389 Congress St
Portland, Me. 04101-3503

Re: 165 Commercial St.-Moulton Block

Dear Sir

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed office building on the corner at 165 commercial Street in Portland. Checking District records, I find there is a 12" water main on the north side of the street.

The current data from the nearest hydrant indicates there should be adequate capacity of water.

Hydrant Location: Commercial St..
Hydrant # 48
Static pressure = 98 PSI
Flow = 1404 GPM
Last Tested = 7/24/90

If the district can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

PLANNING BOARD REPORT #51-00A

RENOVATION AND ADDITION TO THE WILLIAM MOULTON BLOCK

161 COMMERCIAL STREET

JOHN AND SONIA ROBERTSON, APPLICANTS

Submitted to:

Portland Planning Board
Portland, Maine

October 10, 2000

I. Introduction

John and Sonia Robertson propose to construct 4,317 square feet of building additions including a two-story front dormer on the William Moulton Block (the Whip and Spoon building) at the corner of Commercial and Market Streets. The proposal is part of a comprehensive rehabilitation of the entire building six story building. The project is being reviewed for change of use for top five floors of the building from mixed storage, office and vacant space to commercial office use. The first floor will remain retail. Both the change of use and the addition will be reviewed under the Site Plan and Historic Preservation City Codes.

NOTE: The public hearing for this project had been scheduled for September 26, 2000 but was tabled at the applicant's request. This report has been amended slightly to reflect a revised motion, but is otherwise unchanged. Information which has been received after the September 26, meeting date is attached to the front of the report attachments. This information includes an updated site plan set and a letter of concern.

The project is in the B-3 zone and the Waterfront Historic District and is proposed for retail and office use. This is the first workshop for this development.

In addition to the B-3 zone, the project falls within the Pedestrian Activities District (PAD) along Commercial Street. Other requirements and standards that apply to this proposal include the Downtown Urban Design Guidelines [14-221(1)], and because of its location within the Waterfront Historic District, the standards of review for alterations under section 14-615.

The Planning Board has held two workshops on the project, in addition to Historic preservation review. The Historic Preservation Committee provided positive recommendations regarding the rear additions and alterations to the existing structure, and the Committee provided a negative recommendation regarding a previous design of the proposed two story front dormer. As recommended by the Planning Board, the applicant held an additional workshop with the Committee on September 20, 2000 to discuss the updated dormer design. A summary of the September 20th Historic Preservation Committee informal workshop is provided below. Additionally, a representative of the Historic Preservation Committee will be available at the Public Hearing to answer questions regarding the September 20th meeting and the Historic Preservation Review process.

Site Description:

The subject parcel fronts on Commercial Street, Market Street, and an alley behind the Mariner's Church building and contains approximately 3900 square feet. The addition on the rear of the building proposes to occupy property currently providing rear access to residential apartments which front on Moulton Street. The Moulton Street building is under the same ownership as the subject building and access to the apartments will be retained through a courtyard entry to the proposed addition.

The site is currently fully developed and totally impervious to stormwater.

The existing building is the 1851 William Moulton Block which is purported to be the oldest warehouse structure constructed on Commercial Street. Built in the Greek Revival style, the building has retained

its original form with a steeply pitched gabled roof with the roof plane facing Commercial Street. The proposed alterations to the structure represent the first major changes to the form of building since its construction. The building is well know as the location of the Whip and Spoon retail store.

Project Description:

The underlying interest of this proposal is to rehabilitate the structure and gain usable floor space on the now vacant fifth and sixth floors. Due to the steep pitch of the roof, the floor plates of the upper most stories are confined and difficult to access. The proposed design utilizes a six story rear addition with a five story stair tower to provide adequate access to the entire building and provide an entrance lobby on the first floor off Market Street. The proposal includes a two story dormer to serve the fifth and sixth floors of the structure. The dormer provides light, ventilation and highly marketable views to the upper floors.

The style of the alterations are highly contemporary, attempting to clearly distinguish the additions from the form and style of the original structure. Utilizing curtain wall glass, for the dormer and the bulk of the rear addition, and split granite veneer for the prominent Market Street stair tower, the design is a bold departure from the brick and granite composition of the original structure.

The design of the two story front dormer has proved to be problematic in terms of its compatibility with the review standards of the Historic Preservation Code. As now submitted, the dormer is two stories tall and occupies approximately 27% of the roof plane on the primary facade of the building. Utilizing both inverted and projecting elements, the dormer provides exterior deck space for the fifth floor and additional floor space and a window wall on the sixth floor. The shape of the dormer is that of a large radius curve with glass and aluminum window partitions to be colored to match a restored slate roof. The sixth floor (the projecting section) is approximately 27 feet wide, while the fifth floor (the inverted section) is approximately 15 feet wide. Skylights benefitting the fifth floor flank the deck section of the dormer. See the Historic Preservation section below and previous memos included for further discussion of the project design.

II. Findings

Zoning:	B-3 Downtown Business Zone
Districts:	Waterfront Historic District PAD
Land Area:	3,900 +/- square feet
Total floor area:	18,079 square feet of Existing Building 4,317 square feet of Addition 14,582 square feet of Change of Use 22,396 square feet of Gross Area
Developer:	John and Sonia Robertson
Architect:	Scott Teas, TFH Architects
Noticing:	391 area property owners were noticed for this hearing

III. Site Plan Standards

1. Traffic/Circulation/Parking:

Traffic: A traffic study by Casey & Godfrey engineers states that the project will generate 18 more peak hour trips and will not negatively impact the existing street system.

Pedestrian Circulation: The site is currently surrounded on two sides by public streets and the condition of sidewalks varies considerably. The Commercial Street sidewalk has been recently reconstructed and is in excellent condition. The Market Street sidewalk is narrow and pedestrian flow is restricted by an existing loading ramp. The applicant indicates that the sidewalk will be reconstructed in brick with new granite curbing and that the existing ramp will be eliminated. The sidewalk currently contains three granite cellar wells (with brick in-fill) which are typical for the Commercial Street area. The applicant indicates that the granite well frames will be re-installed in the new sidewalk with granite paver in-fills which integrate with the new rear lobby area.

Access to the rear of the building and to the Moulton Street Apartments will be through a narrow alley to a rear court yard. Public Safety representatives from the Police Department suggest that a security management plan be devised and implemented for this area due to troubles that have occurred in the Old Port where visibility from the Street is restricted. A security gate near Market Street is proposed

Loading: The applicant indicates that there will be retail space on the first floor. Loading for the retail will need to occur from Market Street, either from the existing side entry, or through the courtyard entry in the rear.

Off street Parking: The change of use for the existing structure is exempt from parking requirements under B-3 Section 14-221(2). The additions proposed are largely service and hall areas which are exempt from the parking calculations, but approximately 3 spaces will be needed for new usable space. The applicant has provided evidence that 18 spaces will be made available to the project at the Bill's Pizza lot (+/- 250 feet by the sidewalk from the proposed lobby area.) Zoning Officer, Marge Schmuckal, indicates that the proposed parking plan meets existing regulations

2. Utilities

All utilities are available to the project from existing infrastructure. Water and sewer capacity letters have been requested by the applicant, but have not yet been received. A suggested condition of approval has been included

Electricity, cable and telephone will be provided from an existing pole at the corner of Commercial and Market Street. The lines will drop from the pole and will access the building under-ground

3. Landscaping

Landscaping is not proposed for this site.

4. Drainage

The site currently sheet flows from the roof drains onto the sidewalk and into the rear courtyard. The applicant proposes to add two catch basins, one in the rear courtyard which accesses a second at the edge of Market Street. Storm water will route from the courtyard, to Market Street, and southerly along Market Street in a proposed pipe to an existing catchbasin at the corner of Commercial Street. The DRC and Public Works have indicated that the proposed stormwater system is acceptable.

5. Lighting

Low wattage lighting is proposed for the courtyard with details included in Attachment 8.

6. Fire Safety

Fire Safety has approved the site layout of the project. The alley will serve as access to the Moulton Street Apartments as well as the subject building, and while gating is needed, free emergency egress must be accounted for.

IV. Historic Preservation Review

Prior to Planning Board public hearing review of this project, the Historic Preservation Committee held workshops and a Public Hearing to make their recommendation on the Certificate of Appropriateness. Additionally, the Planning Board held a September 12th workshop on this project which dealt with historic preservation issues in detail, and the Historic Preservation Committee held an informal workshop on September 20th to discuss revisions to the front dormer design.

As the Board will recall, the original proposal received a negative recommendation from the Historic Preservation Committee for the front dormer design (with a positive recommendation for the balance of the project.) The findings and analysis for this recommendation are discussed in detail in the September 12th memo which is included at the end of this report. Subsequent to the Committee recommendation, the Planning Board received an updated design of the front dormer for review on September 12th. At the September 12th workshop, several Board members suggested that the applicant go back to the Historic Preservation Committee for review of the updated design.

As requested by the Planning Board, the Historic Preservation Committee reviewed the latest design revisions at its September 20th meeting. Due to the lack of time to provide legal notice of the workshop, the Committee's deliberations were strictly informal and no vote was taken on the revised plan. Following a lengthy presentation by Mr. Teas in which he provided his analysis of the intent of the applicable review standards, Committee members provided their individual comments on the changes. Four of the five Committee members who originally voted on the plan were present at the meeting. The fifth, architect Cordelia Pitman, was absent due to illness, but had called the chair in advance of the meeting to convey her response.

The conclusion of all five members was that the new dormer proposal, while realigned and

reduced somewhat in scale, still failed to meet Standards # 1,2, and 9 of the ordinance's Standards for Review of Alterations. While recognizing that the overall percentage of the roof being affected had been reduced, the matter was not simply one of percentages. Committee members stated that the size of the revised dormer was still too large, particularly in terms of its height, for this particular building and served to "overpower and confuse the Commercial Street facade." In response to Mr. Teas' representation of the intent of the applicable standards, Committee members also commented that their interpretation differed in some critical respects.

V. **B-3 Standards** Site Plan Standard 14-526(16) relate to development in the B-3 zone.

1. Relationship to the Pedestrian Environment

14-526(16)a.1 encourages the exterior design of the lower stories of buildings to enhance the pedestrian environment. Issues to consider relevant to this development are storefront design, building entrances, avoidance of blank facades.

Additionally, 14-526(16)a.3., Pedestrian Activities District encouragement areas, applies to this area along Commercial Street. This provision dictates that development in this area should be convertible to pedestrian friendly uses. As retail is the proposed first floor use (as is encouraged in the PAD district), this development adheres to this section of the standard.

The Urban Design Guidelines suggest that blank walls be avoided along streets within the B-3, with linear limits set at 30 feet for B-3, and 15 feet for PAD areas. This project presents no difficulties with these guidelines

2. Relationship to Existing Development

The B-3 site plan standards require that "proposed development shall respect, enhance, and be integrated with the existing character of the general pattern of development in the downtown, surrounding building environment and street scape, as described and illustrated in the Downtown Urban Design Guidelines. Factors to be considered include the relationship to the following patterns: (a) Street walls and building setbacks; (b) Open Space; (c) Building form, scale, and massing; (d) Facade proportion and composition; (e) Pedestrian circulation and building entrances; and (f) parking." [14-526(b)1 (a)-(f)]

Zoning Officer, Marge Schmuckal, has indicated that there is a 5 foot maximum set back line for development in the B-3 and that the rear addition is slightly in conflict with this dimensional requirement. The rear addition is set back from the street at an angle to the right of way line. The nearest point of the addition sets 4 feet from Market Street and the farthest point sets 6 feet back. The Historic Preservation Committee specifically encouraged the separation of the addition from the historic structure, and the set backs provided are intended to reflect preservation issues. The Board has the ability to waive set back requirements in the B-3 under City Code 14-220(3), but recent court rulings have made planning board waivers to dimensional zoning requirements invalid. The applicant has been made aware of this conflict with the build-to line, and a condition of approval is suggested requiring moving the addition footprint one foot to Market Street.

VII. Motions for the Board to Consider

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Board Report # 51-00 and Historic Preservation Report #10-00, the Planning Board finds:

1. That the alterations to the William Moulton Block **(meet/fail to meet)** the Standards for Review of Alterations of the Historic Preservation Ordinance.

2. That the plan **(is/is not)** in conformance with the site plan standards of the land use code. Subject to the following (potential) Conditions of Approval:

    I. That the applicant supply letters of utility capacity for planning authority review and approval.

    ii. That the footprint of the proposed rear addition be moved closer to the Market Street right-of-way line to satisfy the maximum set-back requirements of the B-3 zone.

Attachments

1. Applicant's Written Statement
2. Deed Information
3. Technical and Financial Capability
4. Parking Statement
5. Traffic Report
6. Geotechnical Information
7. Utility Capacity Request
8. Lighting

9. Square footage Table
10. Greater Portland Landmarks Letter
11. Letters
12 Zoning E-mail and Code references
13. Plans and Details
14. Floor Plans and Section
15. Elevations and Renderings
16. September 12, 2000 Planning Board Memo

PLANNING BOARD REPORT #51-00A

RENOVATION AND ADDITION TO THE WILLIAM MOULTON BLOCK

161 COMMERCIAL STREET

JOHN AND SONIA ROBERTSON, APPLICANTS

Submitted to:

Portland Planning Board
Portland, Maine

October 10, 2000

I. Introduction

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As requested by the Planning Board, the Historic Preservation Committee reviewed the latest design revisions at its September 20th meeting. Due to the lack of time to provide legal notice of the workshop, the Committee's deliberations were strictly informal and no vote was taken on the revised plan. Following a lengthy presentation by Mr. Teas in which he provided his analysis of the intent of the applicable review standards, Committee members provided their individual comments on the changes. Four of the five Committee members who originally voted on the plan were present at the meeting. The fifth, architect Cordelia Pitman, was absent due to illness, but had called the chair in advance of the meeting to convey her response.

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reduced somewhat in scale, still failed to meet Standards # 1,2, and 9 of the ordinance's Standards for Review of Alterations. While recognizing that the overall percentage of the roof being affected had been reduced, the matter was not simply one of percentages. Committee members stated that the size of the revised dormer was still too large, particularly in terms of its height, for this particular building and served to "overpower and confuse the Commercial Street facade." In response to Mr. Teas' representation of the intent of the applicable standards, Committee members also commented that their interpretation differed in some critical respects.

V. **B-3 Standards** Site Plan Standard 14-526(16) relate to development in the B-3 zone.

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Zoning Officer, Marge Schmuckal, has indicated that there is a 5 foot maximum set back line for development in the B-3 and that the rear addition is slightly in conflict with this dimensional requirement. The rear addition is set back from the street at an angle to the right of way line. The nearest point of the addition sets 4 feet from Market Street and the farthest point sets 6 feet back. The Historic Preservation Committee specifically encouraged the separation of the addition from the historic structure, and the set backs provided are intended to reflect preservation issues. The Board has the ability to waive set back requirements in the B-3 under City Code 14-220(3), but recent court rulings have made planning board waivers to dimensional zoning requirements invalid. The applicant has been made aware of this conflict with the build-to line, and a condition of approval is suggested requiring moving the addition footprint one foot to Market Street.

VII. Motions for the Board to Consider

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Board Report # 51-00 and Historic Preservation Report #10-00, the Planning Board finds:

1. That the alterations to the William Moulton Block **(meet/fail to meet)** the Standards for Review of Alterations of the Historic Preservation Ordinance.

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    I. That the applicant supply letters of utility capacity for planning authority review and approval.

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2. Deed Information
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4. Parking Statement
5. Traffic Report
6. Geotechnical Information
7. Utility Capacity Request
8. Lighting

9. Square footage Table
10. Greater Portland Landmarks Letter
11. Letters
12 Zoning E-mail and Code references
13. Plans and Details
14. Floor Plans and Section
15. Elevations and Renderings
16. September 12, 2000 Planning Board Memo

Supplied to Ltr 6

TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 PHONE 207-775-6141 FAX 207-773-0194 ARCHITECTURE AND PLANNING

T. Scott Teas, AIA
Principal

Lori E. Rohr
Senior Associate

Will Tinkelenberg
Senior Associate

David Richards
Project Architect

Oana Lauric
Project Architect

Chris Briley
Associate

Wendi Cosgrove
Associate

October 10, 2000

Planning Board, City of Portland
City Hall, 389 Congress St.
Portland, ME 04101

Dear Chair Caron and Members of the Portland Planning Board:

On behalf of our clients, John and Sonia Robertson, and at your request, I am writing to further articulate why we believe that the dormer addition to the front roof of the Moulton Block building at the corner of Commercial and Fore Streets here in Portland's Old Port should be approved.

In reading the National Park Service's Preservation Briefs and Portland's own Historic Resources Design Manual, it is evident that the underlying core of preservation is to retain a link with the past. To this end, it must be understood that in its physical presence, an historic building is a living record of the past. According to the Design Manual, "exterior changes should not obscure one's ability to identify the original intended use (of a building)" and " retaining key features...will allow present and future generations to understand the history of (a) building...". This fundamental concept is especially reflected in the applicable Review Standards 1, 2 and 9 of Portland's Land Use Ordinance.

Standard No. 1 reads as follows: "Every reasonable effort shall be made to provide a compatible use for a 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." There has never been any question that the proposed uses for the building - of retail on the Ground Floor and of offices on the upper floors - are appropriate, both within the context of the Old Port, and within the building itself. The Ground Floor, with sidewalks on two sides and its storefront, has been, and will continue to be, ideal for retail. The upper floors, accessed from the addition behind the building, and with their generous fenestration - at least at the three levels below the roof eave - will readily accommodate offices. It is the development of the two uppermost levels, under the roof and with few existing windows, that creates the pressure which results in the dormer, the subsequent alteration to the roof, and finally the supposed violation of Standard No. 1. But the term "minimal alteration" is easily open to interpretation, as is the nature of the roof as a prime "character-defining" feature of the building.

Standard No. 2 states that "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." Consistent with restoring the storefronts to their former double-door configurations, replacing the windows with traditional 6 over 6 double hung windows, cleaning the granite and re-pointing the brick, the existing asphalt roof is to be replaced with slate. Clearly, no historic materials will be removed to make way for the dormer; rather, the opposite is proposed. The removal of a portion of the roof plane itself is well precedented in the wide acceptance of dormers that are exclusively inverted. Consequently, the dormer's alleged non-compliance with Standard No. 2 can only manifest itself in the "destruction" of the roof... yet another term open to interpretation. As designers we have carefully respected the roof's surface by holding the projecting portion of the dormer well back from the plane's edges. In fact the dormer sits back in excess of 11 feet from the Commercial Street façade.

Standard No. 9 stipulates that "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." In accordance with this standard, the clearly contemporary character of the dormer has not been questioned; to the contrary, it has been embraced in conjunction with the strong acceptance of the addition behind the building. It is actually its very contemporary stance, realized through its bowed form, the use of an aluminum curtain wall, its stepped back fascia, and muntin-free planes of glass that clearly differentiates it from the existing building as being new. As previously indicated, no existing historical or architectural materials are removed, or even altered, let alone destroyed, by the presence of the dormer. The scale of the curtain wall is in fact derived from the building's double-hung sash units, the size is clearly subordinate, being a mere 20% of the original roof surface.

While most significant character defining features of historic buildings are readily identifiable, and their extents clearly apparent, the roof of the Moulton Block eludes such simple classification. The roof is certainly one of the buidling's most significant features, yet its dramatic presence is experienced through the powerful edges that define it: the deep, corbelled eaves and gable rakes. The center of the roof plane is almost incidental by comparison.

The projected portion of this dormer addition only interrupts the center of the roof plane: in no way does it even begin to compromise the roof at the eaves or at the rakes. At its closest point to the roof edge, where it is set back from the front eave, and even set in from the wall plane below, it is only 15' wide... and more importantly, it is inverted. Referring to this addition as a "two-story" dormer is a gross misnomer, as it actually consists of a one-story projected dormer in conjunction with an inverted component.Consistently the three Standards emphasize that alterations to significant character defining features of buildings should be minimized, and

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

ANGUS S. KING, JR.
GOVERNOR

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DIRECTOR

September 21, 2000

Mr. Edward Hobler, Chair
Portland Historic Preservation Committee
Portland Planning Department
City Hall
389 Congress Street
Portland, Maine 04101

Re: Exterior Alterations and Additions to 157-163 Commercial Street (Moulton Block), Portland, Maine

Dear Mr. Hobler:

I am writing in response to our recent telephone conversation and your letter dated September 19, 2000, in which you requested the Maine Historic Preservation Commission's opinion on the appropriateness of the subject project.

Having carefully reviewed the packet of material you provided to us, we have concluded that the proposed alterations and additions meet the *Secretary of the Interior's Standards for Rehabilitation*, with the exception of the proposed rooftop addition on the Commercial Street facade of the building. We believe that this addition fails to meet Standards 1, 2 and 9, which are as follows:

> **1**. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
> **2**. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
> **9**. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and

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massing to protect the integrity of the property and its environment.

Constructed in 1851, the William Moulton Block has the distinction of being the first building completed on Commercial Street. This building is also the finest example of Greek Revival commercial building construction on Commercial Street. Whereas the granite storefront and side wall fenestration of this building are consistent with the other masonry buildings on Commercial Street, the expansive slope of the roof and articulated gable end and return on the Market Street facade are singular character defining features of this building alone.

The proposed two story rooftop addition conflicts with the historic character and function of the Moulton Block's gable roof, and it is incompatible with the materials, features, size, scale and proportion of that roof. Furthermore, the addition not only alters the spatial relationship of the fifth and sixth floors on the exterior of the building to the floors below, but also the relationship of those floors to the roof plane. Finally, the excision of a portion of the roof plane to insert exterior deck space introduces a non-historic function to the roof structure.

If you have any questions relating to our review of this project, please do not hesitate to contact me.

Sincerely,

Earle G. Shettleworth, Jr.
Director

PLANNING BOARD REPORT #51-00A

RENOVATION AND ADDITION TO THE WILLIAM MOULTON BLOCK

161 COMMERCIAL STREET

JOHN AND SONIA ROBERTSON, APPLICANTS

Submitted to:

Portland Planning Board
Portland, Maine

October 10, 2000

I. Introduction

John and Sonia Robertson propose to construct 4,317 square feet of building additions including a two-story front dormer on the William Moulton Block (the Whip and Spoon building) at the corner of Commercial and Market Streets. The proposal is part of a comprehensive rehabilitation of the entire building six story building. The project is being reviewed for change of use for top five floors of the building from mixed storage, office and vacant space to commercial office use. The first floor will remain retail. Both the change of use and the addition will be reviewed under the Site Plan and Historic Preservation City Codes.

NOTE: The public hearing for this project had been scheduled for September 26, 2000 but was tabled at the applicant's request. This report has been amended slightly to reflect a revised motion, but is otherwise unchanged. New information includes an updated site plan set (Attachment 13) and an additional letter of concern, (Attachment 11.8).

The project is in the B-3 zone and the Waterfront Historic District and is proposed for retail and office use.

In addition to the B-3 zone, the project falls within the Pedestrian Activities District (PAD) along Commercial Street. Other requirements and standards that apply to this proposal include the Downtown Urban Design Guidelines [14-221(1)], and because of its location within the Waterfront Historic District, the standards of review for alterations under section 14-615.

The Planning Board has held two workshops on the project, in addition to Historic preservation review. The Historic Preservation Committee provided positive recommendations regarding the rear additions and alterations to the existing structure, and the Committee provided a negative recommendation regarding a previous design of the proposed two story front dormer. As recommended by the Planning Board, the applicant held an additional workshop with the Committee on September 20, 2000 to discuss the updated dormer design. A summary of the September 20th Historic Preservation Committee informal workshop is provided below. Additionally, a representative of the Historic Preservation Committee will be available at the Public Hearing to answer questions regarding the September 20th meeting and the Historic Preservation Review process.

Site Description:

The subject parcel fronts on Commercial Street, Market Street, and an alley behind the Mariner's Church building and contains approximately 3900 square feet. The addition on the rear of the building proposes to occupy property currently providing rear access to residential apartments which front on Moulton Street. The Moulton Street building is under the same ownership as the subject building and access to the apartments will be retained through a courtyard entry to the proposed addition.

The site is currently fully developed and totally impervious to stormwater.

The existing building is the 1851 William Moulton Block which is purported to be the oldest warehouse structure constructed on Commercial Street. Built in the Greek Revival style, the building has retained its original form with a steeply pitched gabled roof with the roof plane facing Commercial Street. The proposed alterations to the structure represent the first major changes to the form of building since its construction. The building is well know as the location of the Whip and Spoon retail store.

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Project Description:

The underlying interest of this proposal is to rehabilitate the structure and gain usable floor space on the now vacant fifth and sixth floors. Due to the steep pitch of the roof, the floor plates of the upper most stories are confined and difficult to access. The proposed design utilizes a six story rear addition with a five story stair tower to provide adequate access to the entire building and provide an entrance lobby on the first floor off Market Street. The proposal includes a two story dormer to serve the fifth and sixth floors of the structure. The dormer provides light, ventilation and highly marketable views to the upper floors.

The style of the alterations are highly contemporary, attempting to clearly distinguish the additions from the form and style of the original structure. Utilizing curtain wall glass, for the dormer and the bulk of the rear addition, and split granite veneer for the prominent Market Street stair tower, the design is a bold departure from the brick and granite composition of the original structure.

The design of the two story front dormer has proved to be problematic in terms of its compatibility with the review standards of the Historic Preservation Code. As now submitted, the dormer is two stories tall and occupies approximately 27% of the roof plane on the primary facade of the building. Utilizing both inverted and projecting elements, the dormer provides exterior deck space for the fifth floor and additional floor space and a window wall on the sixth floor. The shape of the dormer is that of a large radius curve with glass and aluminum window partitions to be colored to match a restored slate roof. The sixth floor (the projecting section) is approximately 27 feet wide, while the fifth floor (the inverted section) is approximately 15 feet wide. Skylights benefitting the fifth floor flank the deck section of the dormer. See the Historic Preservation section below and previous memos included for further discussion of the project design.

II. Findings

Zoning:	B-3 Downtown Business Zone
Districts:	Waterfront Historic District PAD
Land Area:	3,900 +/- square feet
Total floor area:	18,079 square feet of Existing Building 4,317 square feet of Addition 14,582 square feet of Change of Use 22,396 square feet of Gross Area
Developer:	John and Sonia Robertson
Architect:	Scott Teas, TFH Architects
Noticing:	391 area property owners were noticed for this hearing

III. Site Plan Standards

1. Traffic/Circulation/Parking:

Traffic: A traffic study by Casey & Godfrey engineers states that the project will generate 18 more peak hour trips and will not negatively impact the existing street system.

Pedestrian Circulation: The site is currently surrounded on two sides by public streets and the condition of sidewalks varies considerably. The Commercial Street sidewalk has been recently reconstructed and is in excellent condition. The Market Street sidewalk is narrow and pedestrian flow is restricted by an existing loading ramp. The applicant indicates that the sidewalk will be reconstructed in brick with new granite curbing and that the existing ramp will be eliminated. The sidewalk currently contains three granite cellar wells (with brick in-fill) which are typical for the Commercial Street area. The applicant indicates that the granite well frames will be re-installed in the new sidewalk with granite paver in-fills which integrate with the new rear lobby area.

Access to the rear of the building and to the Moulton Street Apartments will be through a narrow alley to a rear court yard. Public Safety representatives from the Police Department suggest that a security management plan be devised and implemented for this area due to troubles that have occurred in the Old Port where visibility from the Street is restricted. A security gate near Market Street is proposed

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Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

Applicant: John & Sonia Robertson

Application Date: July 28, 2000

Applicant's Mailing Address: 336 Danforth St., Portland, ME 04102

Project Name/Description: William Moulton Block, Renovations & Addition

Consultant/Agent: TFH Architects

Address Of Proposed Site: 161 Commercial St.

Assessor's Reference, Chart#, Block Lot#: Tax Map 32, Block S, Lots 3 & 4

Applicant/Agent Daytime telephone and FAX: 775-6141; 773-0194

Proposed Development (Check all that apply) ____ New Building X Building Addition X Change of Use ____ Residential X Office X Retail ____ Manufacturing ____ Warehouse/Distribution ____ Other(Specify) ____

Proposed Building Square Footage and /or # of Units	Acreage of Site	Zoning
22,396 sf	.14	B-3

You must Include the following with you application:

1) A Copy of Your Deed or Purchase and Sale Agreement

2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist. 2 - 24x36 Site Plans

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are $ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant:	Date:
[signature]	72700

Site Review Fee: Major $500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

Application Narrative
The William Moulton Block I Renovation and Addition

The following is in response to items requested in the zoning ordinance and on the City of Portland Site Plan Checklist. To facilitate the review process, our responses use the checklist's item numbering system. Information not included herein can be found on the accompanying drawings.

(9) The location of water courses, marshes, rock outcroppings and wooded areas is not applicable to this submission.

(18) The parking requirements are based on an addition of 1,205 square feet; accordingly, three off-site parking spaces are to be provided at the parking lot adjacent to Bill's Pizza. Refer to the site plan and the attached letter for more information.

(19) A formal loading dock is not required for this project as the office space is less than 100,000 square feet and the retail space is existing. It should be noted that the size of the existing retail space will be somewhat reduced by the renovations.

(20) There will be no curb cut for this project and, therefore, ingress and egress of vehicles to public streets will not be an issue.

(22, 23, 24, 25, 26, 27, 28, 29) The structure occupies the entire site except for a small courtyard accessed through a 4-foot-wide walkway. Because of the nature of the small urban site and the already narrow sidewalk, the designers feel it is not possible to provide additional landscaping. There does exist one 20-foot-high +/- tree in front of the southeast face of the building on Commercial Street.

(30) No fencing or screening is proposed; however, there will be a 42-inch-wide security gate constructed of ornamental iron work with limited access provided by a touch pad entry system. This control point will provide access as well as security to the four apartment units on 7 - 9 Moulton Street, access to the trash storage room, access to bicycle storage, access to the Mariners' Church trash and utility rooms as well as providing egress from the rear stair tower.

(31) There presently exist wall-mounted light fixtures on the brick in-fill panels on both Commercial and Market Streets. We propose to eliminate this lighting as it does not appear to be necessary with regard to safety and it is inconsistent with the applicant's historic preservation intentions. Refer to the "Proposed Lighting" page, attached.

(34) This project falls within two use groups: mercantile on the ground floor and commercial or office on the upper five floors. The building is located on .14 acres. The total floor area of the project is 22,396 square feet with a ground floor ground coverage of 3,947 square feet.

(38) There presently exists an access easement with legal covenants providing ingress and egress to the Mariners' Church property and to 7-9 Moulton Street (see survey).

(39) Solid waste disposal will be handled through the engagement of a professional waste removal company. An interior trash storage and recycling center of over 62 square feet has been constructed to the rear of the elevator shaft and accessible from the aforementioned right-of-way. Building cleaning crews will collect paper goods in plastic bags and temporarily store them in this structure. Access will be through the aforementioned ornamental iron gateway security gate to a parked curb-side vehicle. Collection times typically are off hours. This collection system will also hold true for the ground floor retail tenant. At present the bulk of this trash consists of broken down cardboard containers.

(40) Preliminary indications suggest that the existing utility entrances, water, sewer and gas, will be maintained. It is the applicant's intent, however, to install underground electrical service originating at the power pole located on the corner of Commercial and Market Streets and thereto extend conduit down the pole underground to an electrical room located within the existing structure's basement below the new Market Street entrance

(41) Currently the site is 100% impervious surfaces of building and paving. All stormwater is directed off site by gutters or surface drainage to the City's stormwater sewer system on Market and Commercial streets. The renovated building will continue to direct the stormwater to the City's system via roof drains, surface drainage, a catch basin in the courtyard, and gutters. No change in the flow characteristics should occur.

(42) It is anticipated that construction will begin in October 2000 with a completion date estimated to be early summer of 2001.

(43) The architects have presented this project to the Maine State Fire Marshall for review of compliance with Life Safety NFPA 101 and for compliance with the Americans with Disabilities Act and the accessibility requirements of the Maine State Human Rights Commission.

(44) A final set of construction documents will be submitted upon completion in late September, 2000 with (45) a Certificate of Compliance issued within two weeks of this submission.

(47) TFH Architects has 30 years of experience in restoration/ adaptive re-use projects throughout New England. Notable projects include the Thomas Block at 100 Commercial Street; the Store Brothers Building on Middle Street; North School on Congress Street; Academy Park in Presque Isle; Milford Mill in Milford, New

Hampshire. TFH Architects has the support of experienced consultants in all major disciplines, all of whom have had extensive experience working in the City of Portland on historically significant structures. They include: Pinkham and Greer, Falmouth, Maine (civil); Swift Engineering, Norway, Maine (structural); Hendry Engineering, Gray, Maine (mechanical); Bartlett Design, Bath, Maine (electrical).

AH2.1

That DOWNEAST MOVING AND STORAGE CORP.

a corporation organized and existing under the laws of the State of Maine

and located at Portland

in the County of Cumberland *and State of* Maine

in consideration of One ($1.00) Dollar and other good and valuable consideration

paid by JOHN O. ROBERTSON and SONIA B. ROBERTSON, of Gray, Maine, County of Cumberland and State of Maine

the receipt whereof it *does hereby acknowledge, does hereby* give, grant, bargain, sell and convey *unto the said* John O. Robertson and Sonia B. Robertson as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

a certain lot or parcel of land and bounded and described as follows:

Beginning at the intersection of the westerly side line of Market Street with the northerly side line of Commercial Street; thence westerly by said Commercial Street forty-nine and twelve hundredths (49.12) feet to the center of the division wall between the building on the lot under description and that of the building next westerly sold by William H. Moulton et al to Charles H. Robinson by deed recorded in the Cumberland County Registry of Deeds, Book 867, Page 387; thence northwesterly by the center of said division wall seventy-five and eight-tenths (75.8) feet to land now or formerly belonging to the estate of the late Mary J. E. Clapp; thence northeasterly by land now or formerly belonging to the estate of said Clapp, forty-seven (47) feet, more or less, to Market Street; thence southeasterly by said Market Street seventy-six and fifty-five one hundredths (76.55) feet, more or less, to said Commercial Street and the point of beginning. Together with all of its rights to the maintenance of eaves on the northerly end of said building if they are not within the limits of the above description said building and eaves having been in existence during the past one hundred and seventeen (117) years. ans 120

Being the same premises conveyed to the Grantor herein by deed of Earl W. Noyes, Jr. and Shirley E. Noyes dated April 5, 1971 and recorded in the Cumberland County Registry of Deeds in Book 3224, Page 307.

157-161 Commercial/Deed

their heirs and assigns, to them and their use and behoof forever.

And does COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises that they are free of all encumbrances:

that it does have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said DOWNEAST MOVING AND STORAGE CORP. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Earle W. Noyes, Jr. its President thereunto duly authorized, this 21st day of February in the year one thousand nine hundred and seventy four.

Signed, Sealed and Delivered
in presence of

DOWNEAST MOVING AND STORAG
CORP.

By

(Corporate Seal)

State of Maine,
CUMBERLAND } ss.

February 21 1974

Then personally appeared the above named Earle W. Noyes, Jr.
President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Justice of the Peace
Notary Public

41275 BK12072PG082 (1)

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that we, HOLLY S. FARRALLY-PLOURDE of Portland, County of Cumberland and State of Maine, and PAYSON S. ADAMS of Windham, County of Cumberland and State of Maine, ("Grantors"), for consideration paid, GRANT to JOHN O. ROBERTSON of Portland, County of Cumberland, and State of Maine, whose mailing address is: 336 Danforth Street, Portland, Maine 04102, with WARRANTY covenants, the land in Portland, County of Cumberland, and State of Maine, which is more particularly described as follows:

MAINE REAL ESTATE TAX PAID

A certain parcel of land, with the buildings thereon, situated between Moulton and Market Streets, in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northwesterly corner of land conveyed to Charles H. Robinson by William H. Moulton and another by Deed dated November 21, 1910 and recorded in the Cumberland County Registry of Deeds in Book 867, Page 337; thence northwesterly by said Moulton Street about forty (40) feet to the southwesterly corner of the old Mariner's or Bethel Church building, so-called; thence northeasterly by said building and continuing the same course to Market Street; thence southeasterly by said Market Street about thirty and one-half (30-1/2) feet to the northeasterly corner of land now or formerly of William H. Moulton and another; thence southwesterly by said Moulton land and by said Robinson land to said Moulton Street at the point of beginning; containing about three thousand one hundred and sixty-seven (3,167) square feet.

7-9 Moulton + play

Grantee, his heirs and assigns, shall have the right to use the chimney now in the southerly wall of said Mariner's or Bethel Church building and to maintain in said wall the timbers of the wooden building now on the premises hereby conveyed, so long as said wooden building remains upon the premises or until Robert J. Levine, Trustee under the Levine Real Estate Trust, created by Declaration of Trust dated April 29, 1976, recorded in the Cumberland County Registry of Deeds in Book 3836, Page 147, his heirs or assigns, remove or materially alter said wall.

This conveyance is made subject to and with the benefit of a conveyance by Nancy B. Akers of a portion

ATT 2.4

of the above-described premises to Portland Grog Shop dated January 26, 1976, and recorded in the Cumberland County Registry of Deeds in Book 3799, Page 23.

This conveyance is also made subject to those rights granted by Nancy B. Akers to Earl W. Noyes, Jr., et al. to maintain eaves as set forth in a deed dated April 5, 1971, recorded in said Registry of Deeds in Book 3164, Page 818. WHPBLDG

Meaning and intending to convey the same premises conveyed to Holly S. Farrally-Plourde by deed from Yana Farrally-Plourde dated March 6, 1992 and recorded in said Registry of Deeds in Book 9952, Page 263 and the same premises conveyed to Payson S. Adams by deed from Holly S. Farrally-Plourde dated August 3, 1992 and recorded in said Registry of Deeds in Book 10213, Page 75.

WITNESS our hand and seal this 16 day of August, 1995.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Holly S. Farrally-Plourde

Holly S. Farrally-Plourde

Payson S. Adams

STATE OF MAINE
CUMBERLAND, SS

August 16, 1995

Then personally appeared the above-named HOLLY S. FARRALLY-PLOURDE and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney-at-Law
Printed Name: Timothy Bennett

STATE OF MAINE
CUMBERLAND, SS.

August 16, 1995

Then personally appeared the above-named PAYSON S. ADAMS and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney-at-Law
Printed Name: Timothy Bennett

RECEIVED
RECORDED REGISTRY OF DEEDS
95 AUG 23 AM 10:33
CUMBERLAND COUNTY -2-
John B O'Brien

CC2/11/AB3/BANK

3.1

July 28, 2000

Mr. Joseph Gray, Jr.
Director Planning and Urban Development
City Hall
389 Congress Street
Portland, Maine 04101

Dear Joe:

Item # 47 – "Evidence of financial and technical capability..." – will be added to our submittal about the middle of next week. Our accountant is getting information to Jim Robbins at Key Bank who will get the letter to you as soon as he possibly can. The delay is caused only by logistics.

Mark Woodward of Benchmark is our construction manager and is providing the "technical capability".

I spoke with Rick in your office this morning and he assured me that getting the financial letter to you next week would be acceptable.

If you have any questions or if I may be of help in any way, please leave me a message at 774-1288 and I will call you on Wednesday, August 2.

Best regards,

Sonia

Sonia B. Robertson

AH 3.2

PrivateBank

KeyBank National Association
One Canal Plaza
Portland, ME 04101-4035

(207) 874-7387
(800) 452-8762
(207) 874-7287 Fax

July 31, 2000

Mr. Joseph Gray Jr.
Director Planning and Urban Development
City Hall
389 Congress Street
Portland, Maine 04101

Reference: Moulton Block Renovation, Jock and Sonia Robertson

Dear Mr. Gray:

This letter is intended to comply with the City of Portland's requirement for evidence of financial capacity and likelihood of the bank's participation.

I have reviewed John and Sonia Robertson's Personal Financial Statement and preliminary plans for the renovation and expansion of real estate located in the Moulton Block in Portland. Further, I find the scope and quality of the project as well as the financial capacity of the principals to be within the credit risk guidelines of the bank.

The Robertson's are clients in excellent standing with Key PrivateBank. Should you have questions or need further information please call me at 207-874-7082.

This letter does not constitute a commitment for financing.

Sincerely,

James E. Robbins
Vice President
Private Banking and Investing

AH9.1

July 27, 2000

Mr. Joseph Gray, Jr.
Director Planning and Urban Development
City Hall
389 Congress Street
Portland, Maine 04101

Dear Joe:

Attached please find a survey of our parking lot on Commercial Street. The only reason it is stamped preliminary is that we are in a dispute with CMP.

As of April 1, 2001 there will be 18 spaces available in this lot for tenants of the Moulton Block.

Because we are minor (12%) owners of the Casco Bay Garage, we also have approximately 20 spaces there we could make available to tenants of the Moulton Block.

Best Regards,

Sonia B. Robertson

AH 5.1

Casey & Godfrey
Consulting Engineers

263 Water Street
Gardiner, ME 04345
(207) 582-4526
FAX (207) 582-6526
E-mail: cge@ime.net

SUMMARY MEMORANDUM

TO: Mr. Will Tinkelenberg
TFH Architects, P.A.
100 Commercial Street
Portland, Maine 04101

DATE: July 26, 2000

RE: Off-Site Traffic Impact for Proposed Moulton Block Renovation and Addition

---

INTRODUCTION

The purpose of this summary memorandum is to assess the level of traffic that will be generated, and any associated off-site traffic impacts, of a proposed renovation and expansion of the Moulton Block building in Portland, Maine. The building is located in the southwest quadrant of the intersection of Market Street and Commercial Street in the historic Old Port. The six story building is currently occupied by the Whip & Spoon. The first floor is currently used for the retail store while the second floor contains offices, workrooms and storage. Floors three through six are currently used for warehousing and storage purposes.

The proposed addition will not significantly increase the net square footage of floors one through four. Since the use will remain the same for the first floor, with a similar square footage, no significant change in trip making is projected. The second floor use is expected to change to all office use. The fifth and six floors will be enlarged to allow for increased use. Future uses for floors three through six will be office use, as opposed to the current warehousing/storage use.

TRIP GENERATION

The number of new trips which will be generated by the proposed renovation and expansion, and associated change in use, was estimated based upon the 1997 Institute of Transportation Engineers (ITE) "Trip Generation" report. Land use codes (LUCs) 150-Warehousing and 710 - General Office were used as the basis of the estimates to determine the increase in trips due to the change from storage to office use. As previously noted, the retail use on the first floor is assumed to remain unchanged in regard to trip making.

AH 5.2

The calculations were performed for the PM peak hour period since that is the typical design hour period since adjacent street volumes are generally at their highest and this type of development generates a peak amount of traffic. The calculations, obtained using average rates based upon square footage and use, for existing and proposed conditions are summarized in the following table:

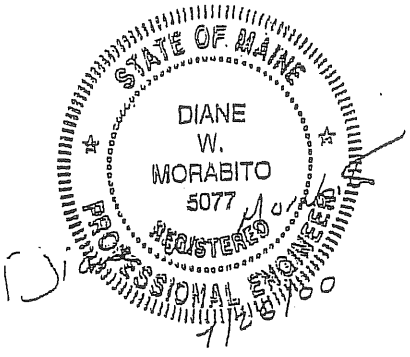
PM Peak Hour Trip Generation

Floor	Existing Use and Trips	Proposed Use and Trips	New Trips
Two	1,500 Office, 2,000 WH 3 trips exiting	4,000 Office - 6 Trips 1 entering, 5 exiting	1 entering 2 exiting
Three	3,500 WH - 2 Trips 1 entering, 1 exiting	4,000 Office - 6 Trips 1 entering, 5 exiting	4 exiting
Four	3,500 WH - 2 Trips 1 entering, 1 exiting	4,000 Office - 6 Trips 1 entering, 5 exiting	4 exiting
Five	2,600 WH - 1 Trip exiting	3,400 Office - 5 Trips 1 entering, 4 exiting	1 entering 3 exiting
Six	1,500 WH - 1 Trip exiting	3,000 Office - 4 Trips 1 entering, 3 exiting	1 entering 2 exiting
Totals Trips	9, 2 entering, 7 exiting	27, 5 entering 22 exiting	18, 3 entering 15 exiting

As can be seen above, the addition and conversion from storage space to office space is projected to generate 18 new one-way PM peak hour trips, 3 entering and 15 exiting. A similar increase in overall trips would be expected for the peak AM period, with a greater percentage of trips entering and fewer trips exiting. Since the expansion and renovation will generate far fewer than 100 trips in any hour, a Traffic Movement Permit will not be required from the Maine Department of Transportation.

This level of traffic, 18 one-way trips per hour, does not have any significant impact on off-site operations, assuming that there is adequate sight distance at the associated drives and/or parking lot accesses. No field review has been conducted of any associated parking lot accesses to determine if the sight distances are adequate.

If you or the City of Portland have any questions regarding these findings, please do not hesitate to call me.



Sincerely,

Diane W. Morabito

Diane W. Morabito, P.E.

PETERSON-RABASCA
GEOENGINEERS
Consulting Geotechnical Engineers

Project: Moulton Block Addition
Location: Portland, Maine
Client: TFH Architects
Portland, ME

Boring No.: B-1
File No.: 10010

Contractor:	Circut Works Test Boring Inc.	Drilling Method:	Cased Wash Boring
Operator:	Sean	Bore Hole ID/OD:	4.0/4.5
Logged By:	SJR	Auger ID/OD:	NA
Date Start/Finish:	6/14/00	Sampler:	Std Split Spoon-24 inches
Boring Location:	See Figure 1	Hammer Wt./ Fall:	140# / 30 inches
Ref. Elevation[1]:	11.5 ft MSL	Water Level[3]:	3 to 4 ft. below ground surface

Definitions:
S = Split Spoon Sample
U = Thin Wall Tube Sample
R = Rock Core Sample
V = Inelin Vane Shear Test
q_u = Unconfined Compressive Strength (psf)
S_u = In situ Field Vane Shear Strength (psf)
T_v = Pocket Torvane Shear Strength (psf)
woh = weight of 140 lb. hammer
wor = weight of rods
wc = Water Content, percent

Depth	Sample No.	Pen/Rec (in.)	Depth (Ft.)	Blows (6") Shear Strength (psf) or RQD (%)	q_p (psf)[2]	Sample Description and Classification	Unified Class.	Remarks	Equipment Installed	Elevation
	S1	24/10	0.0-2.0	8/5/4/5		Brown fine to coarse SAND, little to trace fine gravel and brick pieces, trace silt. Loose, moist. (Fill)	SW		None Installed	
	S2	24/3	2.0-4.0	2/1/3/2		Similar to S1, but no brick pieces. Moist.		▼	Note 2	
5	S3	24/8	4.0-6.0	2/3/2/3		Gray brown fine to coarse SAND, some silt, some fine gravel, containing zones of dark brown organic sandy silt. Loose, wet. (Fill)	SM			6.5
	S4	24/12	6.0-8.0	2/2/4/8		Gray organic sandy, gravelly SILT. Loose, wet. (Fill)	OL			
	S5	24/16	8.0-9.5	5/5/5/4		top 4" - similar to S4. bottom 12" - Dark gray SANDY SILT, with organic fibers and trace brick fragments. Loose, wet. (Fill)	ML	3		1.5
10										
						Bottom of Exploration at 10.0 feet below ground surface. Casing Could Not Penetrate Wood Encountered at 9.5 ft.				
15										-3.5
						DRAFT				
20										-8.5
										-13.5
25										
										-18.5
30										

Notes
1. Reference elevation estimated based on ground surface topography shown on site plan provided by TFH Architects.
2. Static water levels were not achieved during the course of the investigation. The water level indicated is based on an interpretation from soil moisture in samples recovered, and open borehole measurements after completion.
3. Spoon sample was driven to 10.0 ft. depth, but subsequent advancement with casing could not penetrate wood at approximately 9.5 ft. Boring location was abandoned, and B-2 was drilled 4 ft. east.

Stratification lines represent approximate boundaries between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

Att 6.2

6.2

PETERSON-RABASCA
GEOENGINEERS
Consulting Geotechnical Engineers

Project: Moulton Block Addition
Location: Portland, Maine
Client: TFH Architects
Portland, ME

Boring No.: B-2
File No.: 10010

Contractor:	Great Works Test Boring Inc.	Drilling Method:	Cased Wash Boring
Operator:	Sean	Bore Hole ID/OD:	4.0/4.5
Logged By:	SJR	Auger ID/OD:	NA
Date Start/Finish	6/14/00	Sampler:	Std Split Spoon-24 Inches
Boring Location:	See Figure 1	Hammer Wt./ Fall:	140# / 30 inches
Ref. Elevation[1]:	11.5 ft MSL	Water Level[2]:	

Definitions:
S = Split Spoon Sample
U = Thin Wall Tube Sample
R = Rock Core Sample
V = Insitu Vane Shear Test
q_u = Unconfined Compressive Strength (psf)
S_u = In situ Field Vane Shear Strength (psf)
T_v = Pocket Torvane Shear Strength (psf)
woh = weight of 140 lb. hammer
wor = weight of rods
wc = Water Content, percent

Depth	Sample Information: Sample No.	Pen/Rec (in.)	Depth (Ft.)	Blows (/6") Shear Strength (psf) or RQD (%)	q_p (psf)[3]	Sample Description and Classification	Unified Class.	Remarks	Equipment Installed	Elevation
								2	None Installed	
5						drive casing without sampling from 0' to 10'				6.5
10						10.0				1.5
	S1	24/6	10-12	2/3/3/4		Dark gray SANDY, GRAVELLY SILT, trace brick fragments. Loose, wet. (Fill)	ML			
15	S2	24/6	15-17	22/29/57/25		Brown fine to course SAND, little silt, little fine to coarse gravel. Dense, wet. (Fill)	SM			-3.5
						17.0				
20						roller cone in wood from 17' to 20', very slow drilling. 20.0		3		-8.5
25						Bottom of Exploration at 20.0 feet below ground surface. Bedrock Surface Not Encountered.				-13.5
30						DRAFT				-18.5

Notes

1. Reference elevation estimated based on ground surface topography shown on site plan provided by TFH Architects.
2. Casing was driven to 10 ft. without sampling to approximate the depth at which the adjacent boring B-1 (4 ft. away) had to be terminated. Pieces of wood were noted in the wash water at 10 ft.
3. Boring was terminated at 20 ft. after advancing 3 ft. into wood due to extremely slow drilling progress.

Stratification lines represent approximate boundaries between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

Page 1 of 1

Boring No: B-2

6.3

PETERSON-RABASCA
GEOENGINEERS
Consulting Geotechnical Engineers

Project: Moulton Block Addition
Location: Portland, Maine
Client: TPH Architects
Portland, ME

Boring No.: B-3
File No.: 10010

Contractor:	Great Works Test Boring Inc.	Drilling Method:	Solid Stem Auger Probe
Operator:	Sean	Bore Hole ID/OD:	4.0/4.5
Logged By:	SJR	Auger ID/OD:	NA
Date Start/Finish	6/14/00	Sampler:	Std Split Spoon-24 inches
Boring Location:	See Figure 1	Hammer Wt./ Fall:	140ft / 30 Inches
Ref. Elevation[1]:	11.5 ft MSL.	Water Level[3]:	

Definitions:
S = Split Spoon Sample
U = Thin Wall Tube Sample
R = Rock Core Sample
V = Insitu Vane Shear Test
q_u = Unconfined Compressive Strength (psf)
S_v = In situ Field Vane Shear Strength (psf)
T_v = Pocket Torvane Shear Strength (psf)
woh = weight of 140 lb. hammer
wor = weight of rods
wc = Water Content, percent

Depth	Sample Information: Sample No.	Pen/Rec (in.)	Depth (Ft.)	Blows (/6") Shear Strength (psf) or RQD (%)	q_p (psf)[2]	Sample Description and Classification	Unified Class.	Remarks	Equipment Installed	Elevation
								2	None Installed	
5										6.5
						drill auger probe without sampling from 0' to refusal on wood encountered at 16.5'				
10										1.5
15								3		-3.5
						16.5				
20						Bottom of Exploration at 16.5 feet below ground surface. Bedrock Surface Not Encountered.				-8.5
25										-13.5
30										-18.5

Notes

1. Reference elevation estimated based on ground surface topography shown on site plan provided by TPH Architects.
2. B-3 located about 5 east of B-2 and 10 ft. east of B-1, and represented the third attempt to penetrate wood obstructions in fill materials at the site. A solid stem auger probe was used in an attempt to rapidly drill a hole without soil sampling.
3. Boring was terminated at 16.5 ft. after encountering wood with the solid-stem auger.

Stratification lines represent approximate boundaries between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

6.4

PETERSON-RABASCA
GEOENGINEERS
Consulting Geotechnical Engineers

Project: Moulton Block Addition
Location: Portland, Maine
Client: TPH Architects
Portland, ME

Boring No.: B-4
File No.: 10010

Contractor:	Great Works Test Boring Inc.	Drilling Method:	Solid Stem Auger Probe
Operator:	Sean	Bore Hole ID/OD:	4.0/4.5
Logged By:	SJR	Auger ID/OD:	NA
Date Start/Finish	6/14/00	Sampler:	Std Split Spoon-24 inches
Boring Location:	See Figure 1	Hammer Wt./ Fall:	140# / 30 inches
Ref. Elevation[1]:	11.5 ft MSL	Water Level[3]:	

Definitions:
S = Split Spoon Sample
U = Thin Wall Tube Sample
R = Rock Core Sample
V = Inslitu Vane Shear Test
q_u = Unconfined Compressive Strength (psf)
S_u = In situ Field Vane Shear Strength (psf)
T_v = Pocket Torvane Shear Strength (psf)
woh = weight of 140 lb hammer
wor = weight of rods
wc = Water Content, percent

Depth	Sample Information: Sample No.	Pen/Rec (in.)	Depth (Ft.)	Blows (/6") Shear Strength (psf) or RQD (%)	q_p (psf)[4]	Sample Description and Classification	Unified Class.	Remarks	Equipment Installed	Elevation
								2	None Installed	
5										6.5
						drill auger probe without sampling from 0' to surface of weathered rock at 18.0'.				
10										1.5
15										-3.5
						18.0				
						Weathered Bedrock		3		
20						19.9				-8.5
								4		
						23.5				
25										-13.5
						Bottom of Exploration at 23.5 feet below ground surface. Bedrock Surface Encountered 18.0 ft. below ground surface				
30										-18.5

Notes

1. Reference elevation estimated based on ground surface topography shown on site plan provided by TPH Architects.
2. B-4 located about 5 east of B-3 and 15 ft. east of B-1, and represented the fourth attempt to penetrate wood obstructions in fill materials at the site. A solid-stem auger probe was used in an attempt to rapidly drill a hole without soil sampling.
3. After encountering firm resistance at 18.0 ft.(interpreted to be weathered rock), the solid stem auger was advanced to refusal at 19.5 ft. (interpreted to be the surface of competent rock).
4. An NX sized double-tube core barrel was used to sample the bedrock.

Stratification lines represent approximate boundaries between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

Page 1 of 1

Boring No: B-4

PINKHAM & GREER
CONSULTING ENGINEERS, INC.

Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

A#7

July 27, 2000
File: 00167

Mr. James Pandiscio
PORTLAND WATER DISTRICT
P.O. Box 3553
Portland, ME 04101-3553

RE: WATER SERVICE FOR THE MOLTON BLOCK, COMMERCIAL ST.

Dear Jim:

On behalf of John and Sonia Robertson, we are requesting a letter on the ability of Portland Water District to provide water service to 165 Commercial Street to the City's Planning Department. The building is being renovated and expanded. The expected water use will be 600 gallons per day. The building will have a sprinkler system for fire protection as well.

Please send the letter to

Mr. Alex Jaegerman
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101-3503

with a copy to me.

Thank you very much for your assistance with this project.

Sincerely,

PINKHAM & GREER

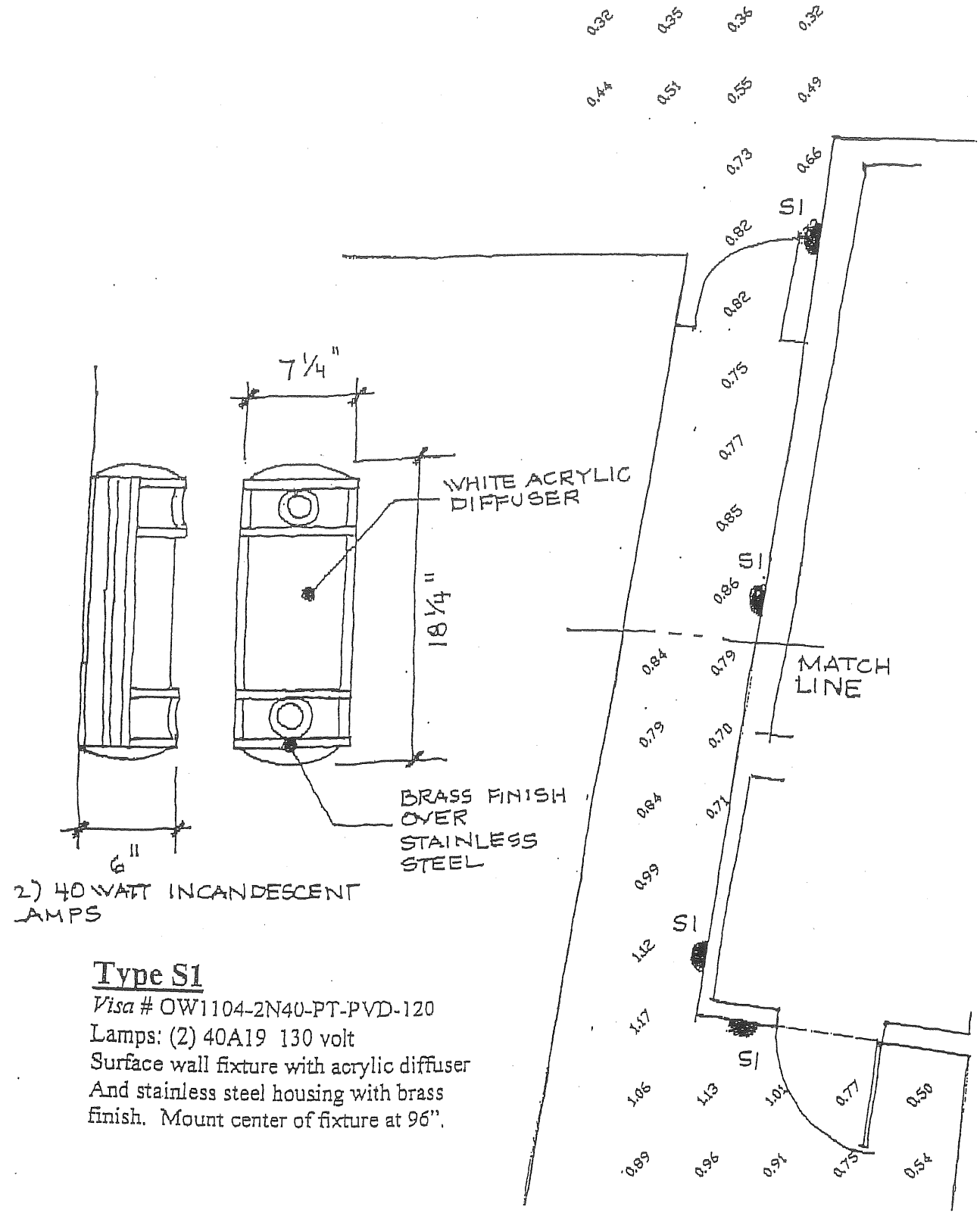
Thomas S. Greer, P.E.

TSG/lh

8.1

The Moulton Block
Portland, Maine
Proposed Renovation and Addition
Jock and Sonia Robertson
July 26, 2000

Calculated Illuminance at Grade
(Footcandles)

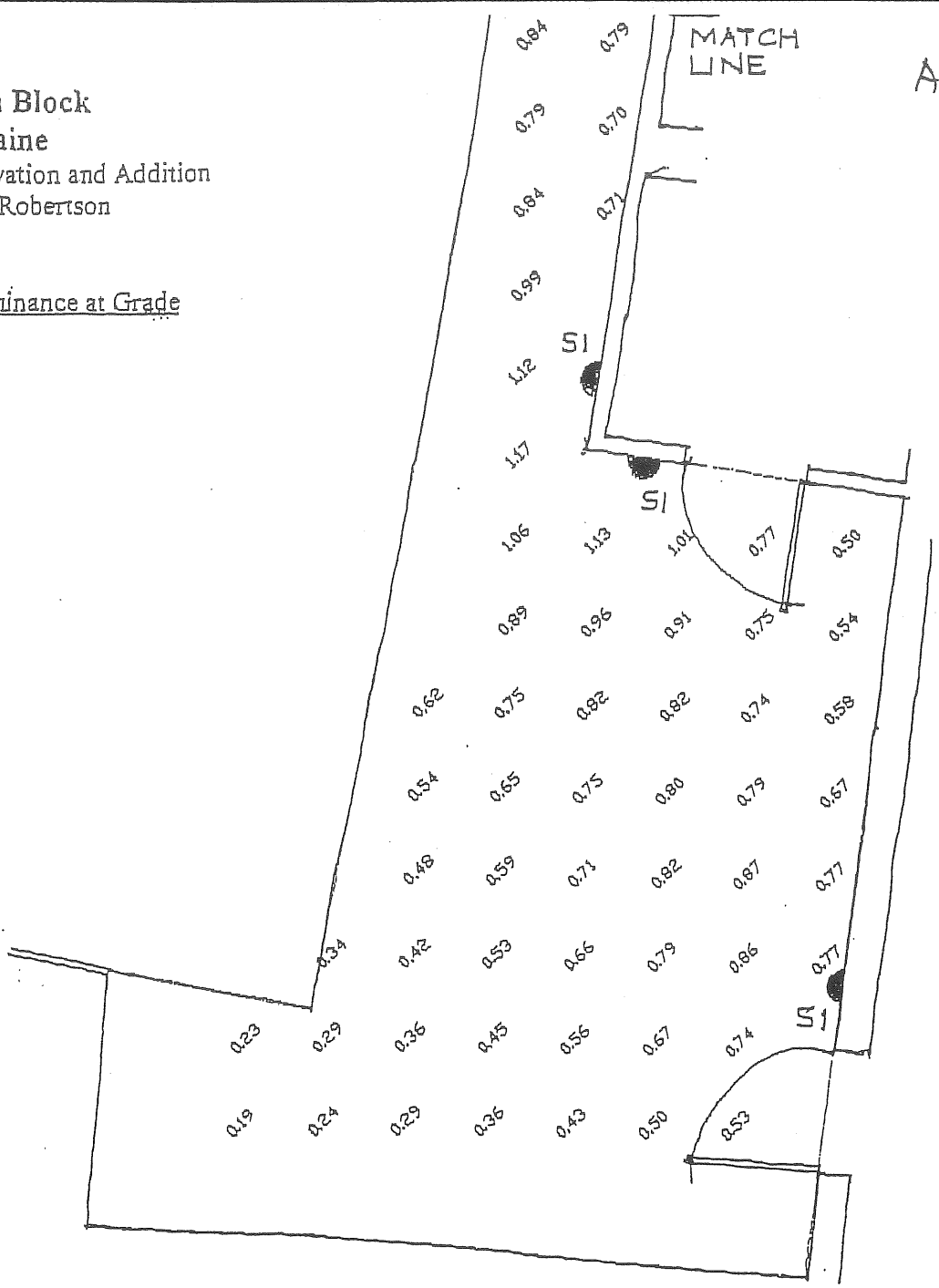


Type S1

Visa # OW1104-2N40-PT-PVD-120
Lamps: (2) 40A19 130 volt
Surface wall fixture with acrylic diffuser
And stainless steel housing with brass
finish. Mount center of fixture at 96".

The Moulton Block
Portland, Maine
Proposed Renovation and Addition
Jock and Sonia Robertson
July 26, 2000

Calculated Illuminance at Grade
(Footcandles)



MOULTON BLOCK
Square Footage Compilation

	Existing	New	Gross	Net	Efficiency	Parking
Ground Floor	3,497	450	3,947	3,226	81.73%	0
Second Floor	3,500	532	4,032	3,589	89.01%	0
Third Floor	3,500	532	4,032	3,589	89.01%	0
Fourth Floor	3,500	532	4,032	3,589	89.01%	0
Fifth Floor	2,566	818	3,384	2,872	84.87%	337
Sixth Floor	1,516	1,453	2,969	2,602	87.64%	868
TOTALS	18,079	4,317	22,396	19,467	86.92%	1,205

NOTES:

General
- Measurements taken to face of glass, etc., as indicated on Area Calculation drawings.
- Spaces with ceiling height lower than 5' not included in calculation.
- Recessed entrances not included in calculation.

New
- Additional gross square footage.

Gross
- Includes net, vertical circulation, common lobbies and common mechanical.

Net
- Rentable area including tenant lobbies, restrooms and tenant mechanical spaces.

Parking
- Additional space added excluding lobbies, mechanical and bulk storage.

7/19/2000

AT 10.1

AT 10.1

Greater Portland Landmarks

Comments on Proposed Additions to 157-163 Commercial Street

(Whip & Spoon building)

8/2/00

Greater Portland Landmarks appreciates the opportunity to comment on the proposed additions to and rehabilitation of 157-163 Commercial Street, of 1851, the Whip and Spoon Building. This building retains much of its historic character, as documented in early photographs. We commend the building owners for employing a highly-qualified architect, for participating in two Historic Preservation Committee workshops, and for developing design modifications in response to suggestions raised by the Committee. We also appreciate the opportunity the owner and architect provided to the Landmarks public issues committee to review project plans and answer questions.

After extensive thought and discussion, Landmarks has comments in three areas: (a) the rehabilitation and reuse of the core building, (b) the addition of a stair tower and entrance at the rear of the structure, and (c) the addition of a two-story dormer at the roof of the principal facade.

First, the rehabilitation of the building beyond the first floor is welcome news, part of the exciting and ongoing revitalization of Commercial Street. The return of the windows to their documented six-over-six double-hung sash, the restoration of storefronts, and replacement of roof slates are thoughtful and significant steps in reasserting the overall historic character of the building. While not the province of this review process, we are pleased to learn that many of the character-defining interior features -- beams, floors, etc. -- will be retained as well.

Second, we believe that the proposed stair tower and entrance at the rear of the Market Street facade, clad in granite and glass, successfully addresses the need for increased access to upper level office space. Set back and clearly differentiated from the historic building, this addition allows the Market Street facade to retain its distinctive historic shape and character. By lowering the tower to five levels from six, the architect has significantly reduced the impact of this addition.

Third, it is our opinion that the scale of the proposed two-story rooftop dormer is too large for the scale of the building. While the current design is an improvement on the original proposal -- smaller and set back farther -- it still overwhelms the front facade and significantly alters the character-defining, steeply pitched gable roof. Review standards 1, 2 and 9 clearly discourage alterations to a building that radically change original, character-defining historic features, such as in this case, the roof. While a smaller-scale, one-story dormer might be acceptable, in our view, the proposed two-story dormer simply asks this historically significant structure to do too much.

Landmarks focuses its advocacy on the long term, to preserve the historic character that gives Portland its unique identity. In this project, the building owners and the architect have worked very hard to match the programmatic demands of a potential tenant with the needs of a historic building -- a process that is extremely challenging, and often must address conflicting interests. We deeply respect their efforts. While the proposed project offers creative solutions to most of its challenges, the proposed design for the dormer detracts too much from the historic character of the building.

Thank you for the opportunity to comment.

Fore River Company 5 Milk Street P.O. Box 7525 Portland, ME 04112 (207) 772-6404

July 26, 2000

Joe Gray, Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Re: Historic Preservation Committee—Jock & Sonia Robinson

Dear Joe,

We received a notice that Jock and Sonia Robinson will be coming before the Historic Preservation Committee next week for review of their proposed renovation of the Whip & Spoon building on Commercial Street. We own several buildings in the historic district. I have looked at Scott Teas' plans dated July 25 and have the following comments, which I ask that you include in the Committee's handout package.

We are confident Scott Teas' proposed design will be a welcome addition to the heart of the Old Port. The proposed roof addition is responsive to the City's guidelines that the new should declare itself as new, rather than mimic the old, while also being compatible with the existing building. Taken together with its immediate neighbors—Winton Scott's newer building, 5 Moulton with its older addition, and Eric Ciancette's new building—this part of Commercial Street will present excellent examples of adaptive reuse and new construction which honors the past, while also meeting present and future needs. The proposed design, with its stairs and elevator at the rear does an excellent job of providing the functional larger floor plates which the Old Port increasingly needs to remain competitive with other locations. Differences of opinion on the proposed design would have to be characterized as "design review" rather than "appropriateness" review. Overall, this is a very well balanced development proposal which we support. We urge the Historic Preservation Committee to do the same.

Sincerely,

Peter W. Quesada

11.2

July 26, 2000

Dear Mr. Gray,

My name is Charles McGee and I am part owner of the Mariner's Church building situated on the land surrounded by Moulton and Market and Fore Streets in Portland, Maine. My building abuts the building owned by Jock and Sonia Robertson located on the corner of Commercial and Market Streets.

Yesterday I had a visit with Sonia and she showed me her plans for the revitilization and modernization of her building. I am usually happy whenever anyone tries to improve or even preserve their property, especially when it close to mine. In this case I am very happy. I believe her design is in keeping with the architectural feeling of the Old Port even as it addresses the need for diversity in a neighborhood that at times can seem repetitive.

I wish her project well and I hope others do also.

Thank you,

C T. McGee

Charles T. McGee

Bakehouse Cafe
205 Commercial Street
Portland, ME 04101

Mr. Joseph Gray, Jr.
Director of Planning and Urban Development
City Hall
389 Congress Street
Portland, ME 04101

July 27, 2000

Dear Mr. Gray:

I am writing as a neighbor and as a citizen who cares about the architectural heritage of the city. The plans and architectual renderings I have seen for the renovation of 161 Commercial Steet, proposed by the owners, Jock and Sonja Robertson, seem to work very effectively.

The proposed window treatment is certainly a great improvement over what exists presently and is an honest effort to conform to historic precedent.

The elevator/stairwell tower appears to be well thought out, with its setback from the present corner of the building. The exterior cladding and moderate height, surmounted by a glazed area, tend to minimize its presence. The necessity for the addition is obvious. The placement and design does not mar the appearance of the building; it is clearly acknowledged as a modern alteration.

The dormer proposed for the roof is large, but does not overwhelm the building when viewed from street level. Many of the other buildings on Commercial street have had additional stories, fronts or dormers added. The most successful are a bit of a dramatic addition to an historic facade. This dormer, in being an obviously modern addition, follows a path I have thought to have been encouraged by preservation groups. Although the shape is hardly traditional, this is a point in its favor.

A row of steel or aluminium framed windows, which has been commonly used in the more conventional upper story alterations, is really just a fudging and a cheaper solution. Had those developers used historically appropriate materials in these more traditional alterations, the additions would blend in more pleasingly with the rest of the building. In short, either approaching the renovations with some degree of historical accuracy or stating an addition in an obviously modern idiom is preferable to an economically driven mess of both.

I encourage the city and the Historic Preservation Committee to endorse the plans as they stand. Would you please see that the Historic Preservation Committee gets a copy of this letter? Thanks for your taking the time to consider my comments.

Sincerely,

Nicholas Burnett, prop. Bakehouse Cafe

July 30, 2000

Joe Gray
Director of Planning
City of Portland

Dear Mr. Gray,

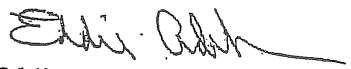
After reviewing the Robertson's plans for remodeling The Moulton Block, I walked away with not only a positive response, but clearly an enthusiastic one. It's apparent that the Robertsons have gone to considerable lengths to ensure that this project is in sync (not the pop group) with the distinctive textural design that is the Old Port.

How refreshing to see a model that, if implemented, should reenergize the neighborhood. It's a far cry from the degradation that has plagued Fore Street and lower Exchange Street the last 10 years. Enough said.

This is precisely the type of renovation that the city should not only welcome, but nurture at this critical juncture. I don't know much about landmarks (I don't even own a bowtie). I just know what I like. And after 23 years in the area, that should count for something.

I'm on board. It's time to put down the mutiny and set a new course. Boy, is it ever!

Sincerely,



Eddie Adelman
CD exchange
2 Exchange St
Portland, Me.

H.H. SAWYER REALTY COMPANY & DAUGHTERS
Harrison H. Sawyer, Broker
395 Fore Street, P.O. Box 7225, Port land, ME 04112
Office: 207.772.6579 Fax: 207.773.0680

July 31, 2000

The Historic Preservation Committee
C/o Deb Andrews
Planning Department
389 Congress Street
Portland, ME 04101

Dear Mr. Hobler and Members of the Committee:

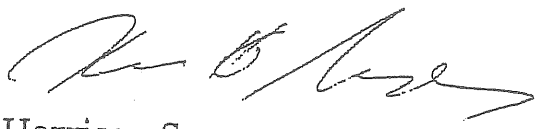
As a member of the Old Port community and as a member of Portland's real estate community, I am writing to urge you to approve the renovation plans of the William Moulton Block as Jock and Sonia Robertson have submitted them to you.

The architect, Scott Teas, has done a masterful job of developing a design that honors and respects the historic character of the building. I applaud his return to the original six over six windows on the upper floors as well as the use of large windows on the ground level which echo the original doorways. The dormer, which rises from the roof rather that appearing to be deposited upon it, is a graceful contemporary addition. Being in the business, I understand the value of the view from the upper floors. It would have been easy to overwhelm the building with a larger dormer. Scott's addition is sensitive, creative and in scale to this building as well as to the surrounding ones. The core tower at the rear of the building preserves the building's interior integrity and provides handsome housing for utilitarian purposes. The fact that it is pushed back from the building line on Market Street keeps the viewer's eye focused on the Moulton Block.

For years Market Street has been more of an alley than a street. With Eric's new building on the right and the newly renovated Moulton Block on the left, the Old Port will be given a truly user friendly street. These two new projects together will beckon pedestrians either towards Commercial Street or up towards the shops on Market Street.

I fully support the Robertson's project as presented and hope you will approve it as is.

Sincerely,



Harrison Sawyer

11.7

From: "liz kallem" <steinglass@ime.net>
To: Portland.CityHall(JEG)
Date: Wed, Aug 2, 2000 4:34 PM
Subject: moulton block

hi joe,

just some quick thoughts on the proposed renovations on the moulton block.

some obvious, but important upsides to the project:
- bottom of market street currently looks and feels like an alley, and is a visual roadblock to pedestrian traffic. restoring the sidewalk to market street is an important benefit.
- restores underutilized upper floors of a prominent old port building, while maintaining retail on the street level.
- adding ~18000 sq ft of class a office space to the area adds to the vitality and viability of the neighborhood.

obviously, the only controversial piece of the proposed renovation is the design of the dormer for the top two floors. the proposed glass dormer adds a contemporary flavor, while the street level retains the warehouse feel of its neighbors. it is not out of scale with the neighboring buildings, nor will it be an overpowering visual impact. more importantly, the dormer will allow conversion to a more contemporary and practical usage for the space. warehouse space, the original use, was designed to be dark, airless, mostly windowless. office space needs windows, light, air.

one of portland's strengths is that it honors its history without becoming a slave to it. that allows the city to evolve and grow.

thanks for letting me air my thoughts.

anne stein
the stein gallery contemporary glass

AH 11.8

HOWARD H ARNOLD III

Wednesday, October 04, 2000

Mr. Joseph Gray Jr.
Director of Planning and Urban Development
City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Gray:

RE: Moulton Block

I have read Planning Board Report 51-00 (William Moulton Block) and suddenly feel as though I have been transported back to my hometown of Atlanta, Georgia where promoting development at any cost is the overriding sentiment.

While I have no problem with the majority of the proposed renovation, the scale of the massive dormer on the top floor is overwhelming. This addition, if approved, would not only destroy the historic significance of one of Portland's most important buildings but also pave the way for similar alterations to other historically significant buildings in the Old Port

I know that other dormer additions to buildings in the Old Port have been approved in the past; however, I believe that happened, in large part, before the current Historic Review procedures were in place. But that was then and this is now. At a time when the city is preparing to make massive investments to attract tourists on cruise ships, it seems short-sighted to compromise the primary reason why tourists visit Portland: its unique historic character.

Currently, when cruise ship passengers disembark at the International Ferry Terminal, they are given the option of traveling to Freeport and Kennebunkport or staying in Portland. Unfortunately, a large percentage chose to venture out because there is nothing particularly attractive about West Commercial Street. It is hoped this will change when the new cruise facility is opened adjacent to the Old Port. Or will it? Will these tourists want to look up at a modernized office building rather than an authentic 150-year-old building?

The upside to this project for the developers is that it adds about two percent to the enclosed leaseable area (400 square feet) plus undoubtedly increases the rent potential for the upper two floors. However, the cost to the city could be immense.

With the investment the city is making to attract tourists, it is critical that we win the competition for tourist dollars, and part of that depends on getting good reviews. When a positive article on the Victoria Mansion appeared in the New York Times on July 13, 1997, attendance for that year increased by 38 percent, from 14,329 to 19,743. I am concerned that as we nibble away at our historic fabric we will lose our current positive press coverage.

It is my sincere hope that the Planning Board will follow the recommendation of the Historic Planning Commission and reject the roof modifications to the Moulton Building. I hope I did not move from Atlanta to Portland six years ago to have Atlanta follow me here.

Yours very truly,

Howard Arnold

138 VAUGHAN STREET
PORTLAND, MAINE 04102
207.774.2533 FAX 207.871.5778 HOWARD3@MAINE.RR.COM

AH 12.1

From: Marge Schmuckal
To: William Needleman
Date: Thu, Sep 21, 2000 9:53 AM
Subject: 161 Commercial St - Whip & Spoon

Bill, I have reviewed the latest plan submitted to me at the 9/20/00 site plan meeting for this project. This property is located in the B-3 business zone. The use of offices and retail is allowable. The support uses of stairways and elevators are allowable.
Section 14-220(3) Street wall build-to line requires 5 feet unless the Planning Board gives an ok. Presently the plans are showing 4' and 6' setbacks. Either that part of the building would have to be brought forward one foot to meet the 5 foot requirement or the Planning Board would have to approve the 6 foot.
Previously I reviewed the parking that was shown at their other location and it met the regulations.

pedestrian activities district (PAD) encouragement areas, as shown on the pedestrian activities district map, a copy of which is on file in the department of planning and urban development, shall be designed and constructed to be reasonably capable of being converted to accommodate uses permitted in the PAD overlay zone in accordance with the factors set forth in subsection 2 of this section.

4. *Sidewalk areas and open space:* The design of publicly accessible sidewalk areas and open space shall complement the general pattern of the downtown pedestrian environment, conform with special City of Portland streetscape programs described in the Technical and Design Standards and Guidelines, and enhance the attractiveness, comfort, security, and usability of the pedestrian environment. Factors to be considered include the design, placement, character, durability, and quality of the following:
   (a) Sidewalk, crosswalk, and street paving materials;
   (b) Landscaping, planters, irrigation, and tree guards and grates;
   (c) Lighting;
   (d) Pedestrian amenities such as benches and other seating, trash receptacles, kiosks, bus shelters, artwork, directional and informational signage, fountains, and other special features; and
   (e) Sidewalk vendors and sidewalk cafes.

b. *Relationship to existing development:*

1. *General:* Proposed development shall respect, enhance, and be integrated with the existing character of the general pattern of development in the downtown, surrounding building environment and streetscape, as described and illustrated in the Downtown Urban Design Guidelines. Factors to be considered include the relationship to the following existing patterns:
   (a) Street walls and building setbacks;
   (b) Open space;
   (c) Building form, scale and massing;
   (d) Facade proportion and composition;
   (e) Pedestrian circulation and building entrances;
   (f) Parking.

2. *Standards for increasing setback beyond street build-to line:* A proposed development may exceed maximum setbacks as required in section 14-220(3) only where the applicant demonstrates to the planning board that the introduction of increased building setbacks at the street level:
   (a) Provides substantial and viable publicly accessible open space or other amenity at the street level that supports and reinforces pedestrian activity and interest. Such amenities may include without limitation plazas, outdoor eating spaces and cafes, or wider sidewalk circulation areas in locations of substantial pedestrian congestion;

(b) Does not substantially detract from the prevailing street wall character by introducing such additional setback at critical building locations such as prominent form-defining corners, or create a sense of discontinuity in particularly consistent or continuous settings;

(c) Does not detract from existing publicly accessible open space by creating an excessive amount of open space in one (1) area or by diminishing the viability or liveliness of that existing open space; and

(d) The area of setback is of high quality and character of design and of acceptable orientation to solar access and wind impacts as to be attractive to pedestrian activity.

c. *Roof top appurtenances:* All mechanical equipment, ventilating and air conditioning and other building systems, elevators, stairways, radio or television masts or equipment, or other rooftop elements not intended for human occupancy shall be fully enclosed in a manner consistent with the character, shape and materials of the principal building, as described and illustrated in the Downtown Urban Design Guidelines;

d. *Shadow impact on open space:* The location, massing and orientation of portions of buildings in excess of sixty-five (65) feet in height shall be such that substantial shadow impacts on public plazas, parks, and other publicly accessible open space are avoided. In determining the impact of shadows, the following factors shall be taken into account: the amount of area shadowed, the time and duration of the shadow, and the importance of sunlight to the utility of the type of open space being shadowed, as described and illustrated in the Downtown Urban Design Guidelines;

e. *Wind impacts:* The location, massing, orientation and architectural design of a new building or a building addition shall be such that no significant adverse wind impacts are created. In determining the impact of winds, the following factors shall be taken into account: the pre-development and projected post-development wind speeds and their impact on pedestrian movement, comfort and safety; and the impact of projected wind speed on the use of and comfort within existing and proposed pedestrian seating areas and other adverse impacts upon the surrounding area;

f. *Setbacks from existing structures:* The location and design of proposed structures shall not create a detrimental impact on the structural integrity or the safety of adjacent structures or the occupants thereof;

g. *Building tops:* Buildings or structures which exceed one hundred fifty (150) feet in height shall be designed so as to provide a distinctive top to the building which visually conveys a sense of interest and vertical termination to the building, as described and illustrated in the Downtown Urban Design Guidelines;

(17) The applicant has submitted all information required by this article and the development complies with all applicable provisions of this Code;

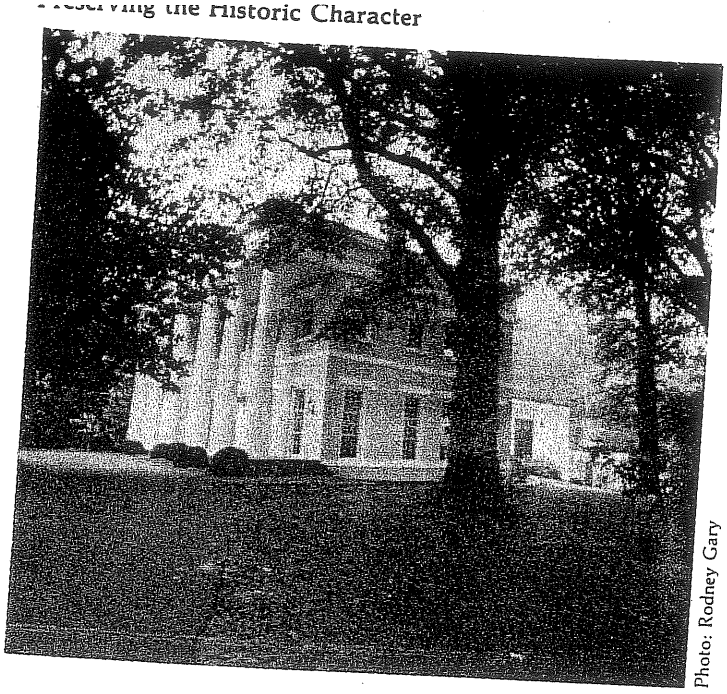


Photo: Rodney Gary

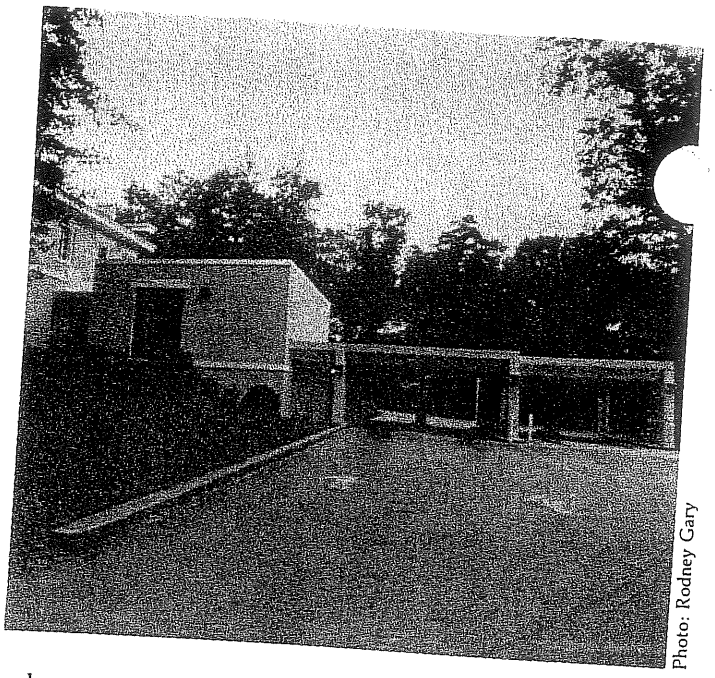
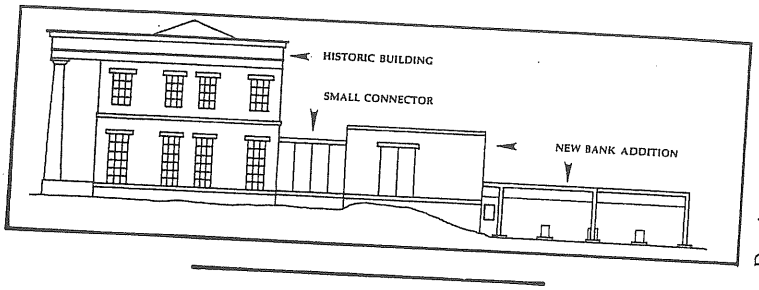


Photo: Rodney Gary

Historic residential structure with new drive-in bank addition. This approach preserves the historic character.

Built in 1847 and individually listed in the National Register in 1973, the Stephen Upson House in Athens, Georgia, is a two-story, five-bay structure featuring a distinctive columned portico. Of particular importance in its successful conversion from residential to commercial use in 1984 was the sensitive utilization of a sloping, tree-shaded historic site consisting of over 6 acres. A low-scale office and drive-in bank addition have been attached by a small glass connector at the rear of the historic building. A drawing, below, shows how the three-unit addition has been stepped down the hill, each unit set further back from the historic structure as it extends horizontally. As a result, the new addition is only partially visible from the historic "approach;" it can, however, be seen at full size from a new service road on the rear elevation (see photos, above).



Drawing: Christina Henry

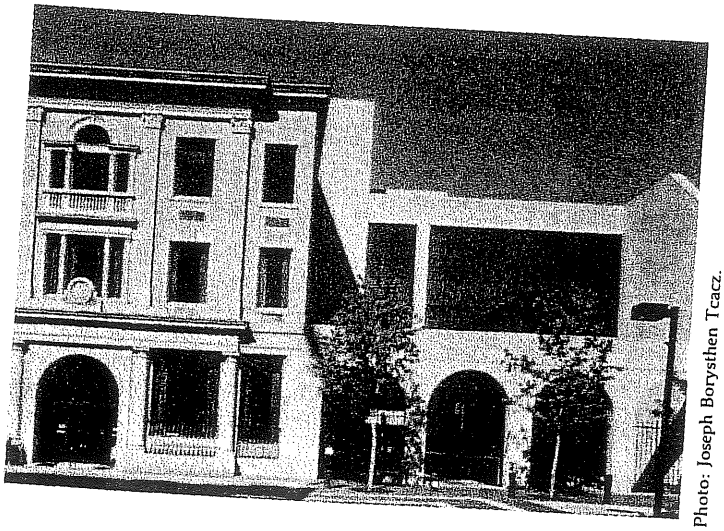


Photo: Joseph Borysthen Tracz.

Historic bank with compatible new bank addition. This approach preserves the historic character.

The overall size of an 1893 bank in Salem, Massachusetts, was nearly doubled in 1974 when a new addition was constructed on an adjacent lot, yet the addition is compatible with the historic character. A deep set-back and similarity in scale permit the historic form to be appreciated; the addition is also compatible in materials and color. Finally, the pattern of arched and rectangular openings of the historic building is suggested in the new work.

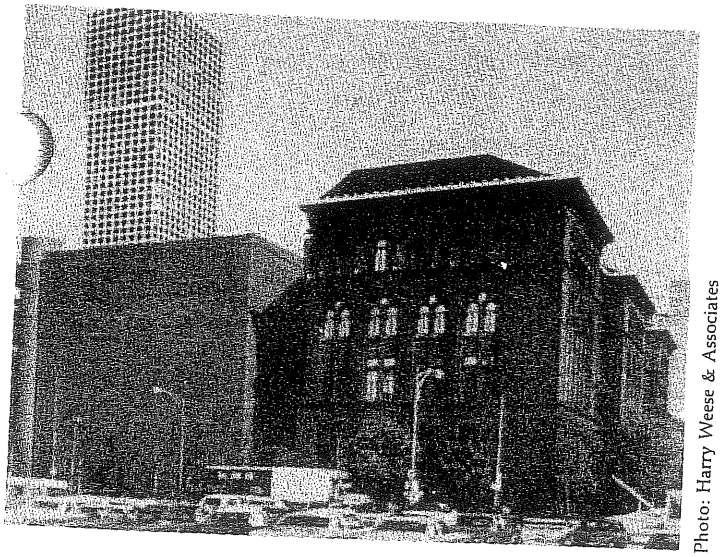


Photo: Harry Weese & Associates

Historic library with new addition for "uncommon" and rare books. This approach preserves the historic character.

Designed by architect Henry Ives Cobbs and completed in 1892, the Newberry Library in downtown Chicago extends the length of a city block and features a series of elongated, arch-headed windows. In 1981, when additional space was required with light and humidity control for storage of the rare book collection, a 10-story, windowless brick addition was linked to the historic block on side and rear elevations. Although constituting major expansion, the new wing still reads as a subsidiary unit to the substantially larger historic library complex. Its simple rectangular shape and lack of ornamentation stand in contrast with the highly articulated historic library complex; the rhythm of the historic windows is suggested in the windowless addition through a series of recessed square and arched bands. This is one example of a solution that is considered compatible with the historic character.

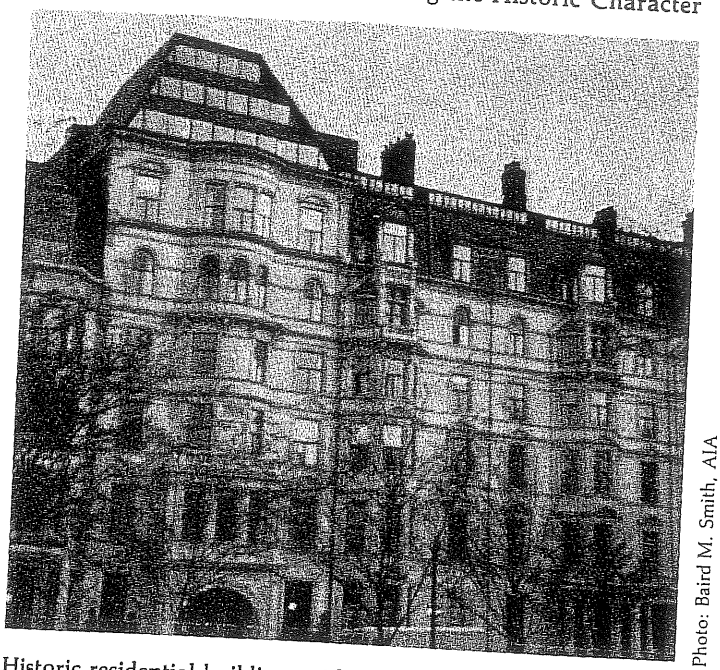


Photo: Baird M. Smith, AIA

Historic residential buildings with incompatible three-story rooftop addition. This approach changes the historic character.

The historic character of one building or an entire row of buildings may be radically altered by even one highly visible, inappropriately scaled rooftop addition. This is partly because the proportions or dimensions of a historic building play such a major role in determining its identity. Major expansion at the roofline alters the proportions and profile of the building—a change that is particularly noticeable when seen in outline against the sky. A modest clerestory addition (extending across townhouses to the right) is almost overlooked because the focal point of the row is a three-story, pyramidally-shaped glass and metal addition whose mass, size, and scale overpowers the block's residential character.

Photo: David Kroll

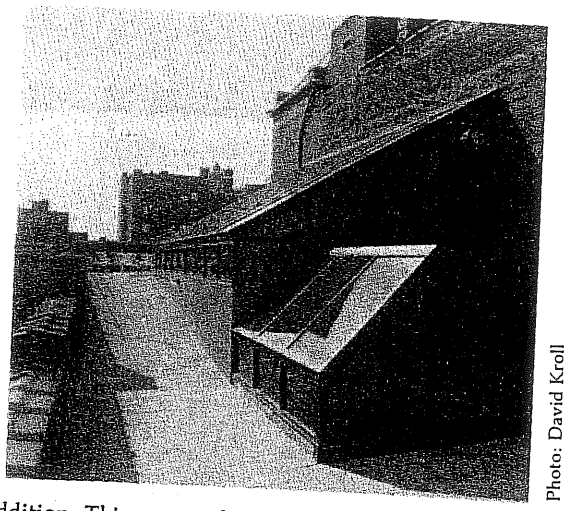


Photo: David Kroll

Historic commercial building with compatible new, one-story rooftop addition. This approach preserves the historic character.

This rooftop addition—sharing a similarity to the example above in its use of glass and metal and an angular shape—has been set back from both the front and side roof edges against a party wall, thus preserving the character of the historic building as well as the district. Although the addition appears to be very small from a street perspective, in actuality it is spacious enough to be used as a business conference room and employee lounge.

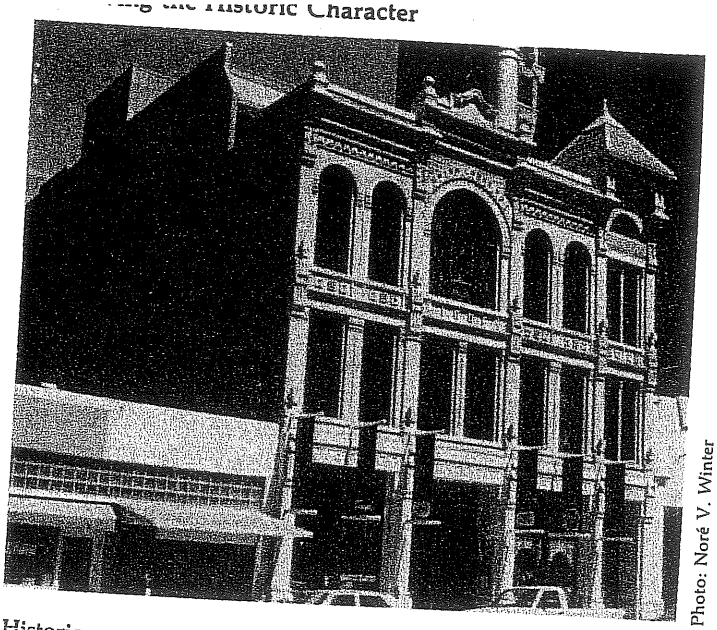


Photo: Noré V. Winter

Historic commercial building with compatible new 2-story rooftop addition. This approach preserves the historic character.

Small-scale residential or commercial buildings are extremely difficult to expand at the roofline. An additional story will usually result in a radical change to the historic building's proportions and profile, even when the addition is set back from the roof edge. In this particular case, however, the prominence of the resource's parapet and corner tower together with the deep setback made it possible to successfully add two new stories to a small-scale historic building.

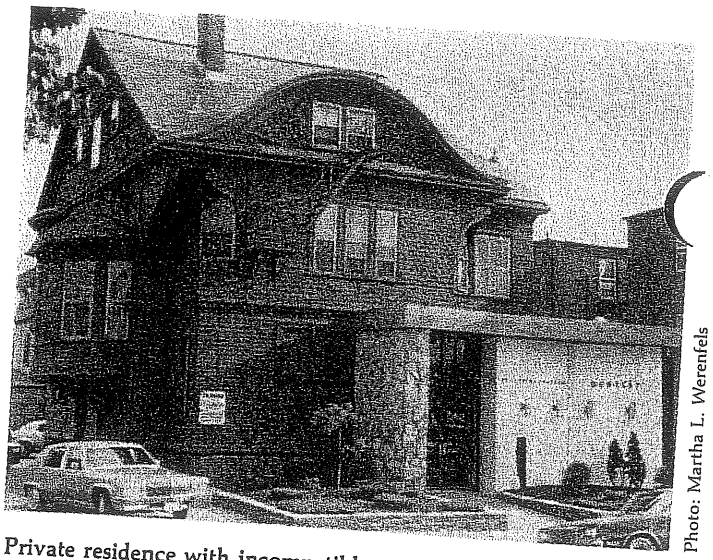


Photo: Martha L. Werenfels

Private residence with incompatible new office addition. This approach changes the historic character.

Successfully introducing a new addition into a residential neighborhood depends in large measure on the degree of visibility from the streets and sidewalks. In a neighborhood where lots were historically small, but deep, and houses were constructed close together, adding a new room to a secondary elevation may often be undertaken without changing the historic character. The historic character of this late 19th/early 20th century wood-frame residential structure was compromised when a masonry wrap-around addition was constructed on highly visible elevations within the district. Historic features were also destroyed in making changes necessary for office use.

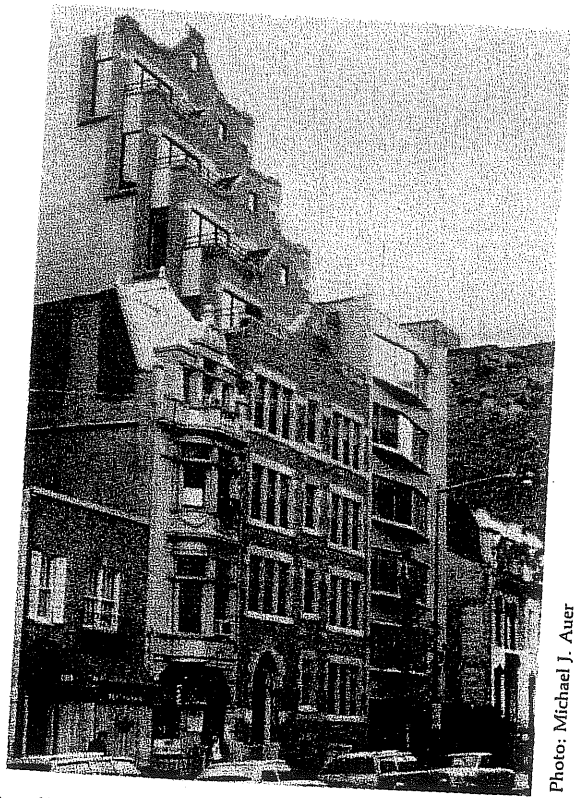
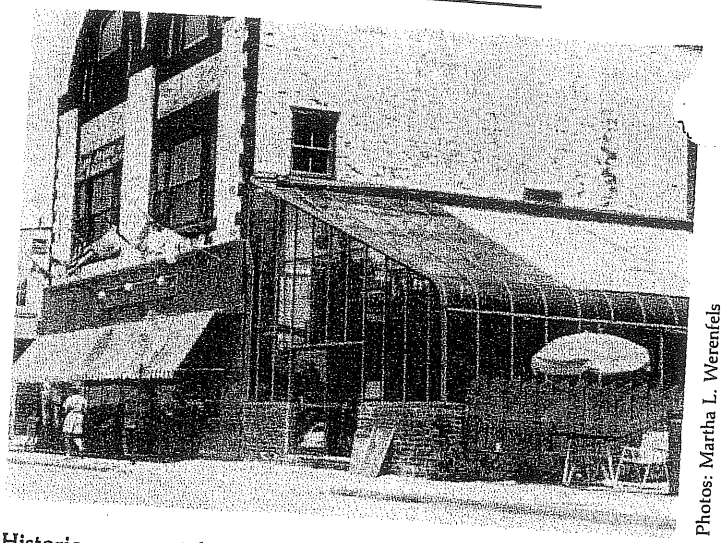


Photo: Michael J. Auer

Historic office building with incompatible new 4-story rooftop addition. This approach changes the historic character.

In this example, the historic character of a similarly-scaled commercial building has been radically changed by the addition of four stories that intentionally repeat the distinctive historic parapet feature at each level. The net effect is to have created a new four-story building atop a four-story historic building.



Photos: Martha L. Werenfels

Historic commercial structure with incompatible new greenhouse addition. This approach changes the historic character.

Glass—particularly in conjunction with inappropriate location, scale, and form—can be an exceedingly troublesome material. In theory, glass would seem to be the perfect material for a new addition because the historic building's materials and features can be "read" through the transparent material. But glass is never fully invisible during the day because of its reflective nature; at night, the bright light in a glass addition may become a somewhat disturbing aspect that competes with the historic building. This large greenhouse restaurant addition, constructed on a highly visible side elevation within the district, is also flush with the historic facade. Inappropriate scale and high visibility coupled with the amount of glass used in this particular addition have radically altered the character of a modest freestanding structure and its setting.

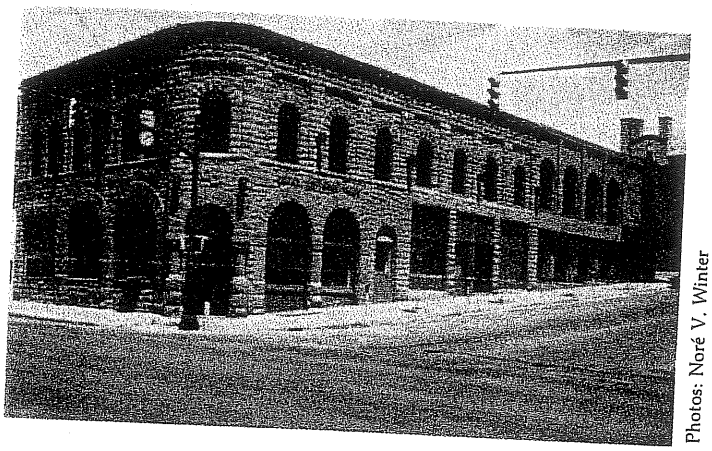
3. Protecting the Historical Significance—Making a Visual Distinction Between Old and New

The following statement of approach could be applied equally to the preservation of districts, sites, buildings, structures, and objects of National Register significance: "A conservator works within a conservation ethic so that the integrity of the object as an historic entity is maintained. The concern is not just with the original state of the object, but the way in which it has been changed and used over the centuries. Where a new intervention must be made to save the object, either to stabilize it or to consolidate it, it is generally accepted that those interventions must be *clear, obvious, and reversible*. It is this same attitude to change that is relevant to conservation policies and attitudes to historic towns . . . "[1]

Rather than establishing a clear and obvious difference between old and new, it might seem more in keeping with the historic character simply to repeat the historic form, material, features, and detailing in a new addition. But when the new work is indistinguishable from the old in appearance, then the "real" National Register property may no longer be perceived and appreciated by the public. Thus, the third consideration in planning a new addition is to be sure that it will protect those visual qualities that made the building eligible for listing in the National Register of Historic Places.

A question often asked is what if the historic character is *not* compromised by an addition that appears to have been built in the same period? A small porch or a wing that copied the historic materials and detailing placed on a secondary elevation might not alter the public perception of the historic form and massing. Therefore, it is conceivable that a modest addition could be replicative without changing the resource's historic character; generally, however, this approach is not recommended because using the same wall plane, roof line, cornice height, materials, siding lap, and window type in an addition can easily make the new work appear to be part of the historic building. If this happens on a visible elevation, it becomes unclear as to which features are historic and which are new, thus confusing the authenticity of the historic resource itself.

The National Park Service policy on new additions, adopted in 1967, is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by 64 national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* thus states, " . . . a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." Similarly, the Secretary of the Interior's 1977 "Standards for Rehabilitation" call for the new work to be "compatible with the size, scale, color, material, and character of the property, neighborhood, or environment."



Photos: Noré V. Winter

Historic bank with new bank addition. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

Constructed in the early 1890s in Durango, Colorado, the split-faced ashlar bank structure is characterized by its flat roof, rounded form at the main entrance, a series of large arched window and door openings, and heavily textured surfaces. When additional office space was needed in 1978 to serve a commercially revitalized historic district, the new work was respectful of the historic structure through its proportional similarities, and alignment of openings and cornice. While echoing the historic bank's arched and rectangular shapes, the addition features a contrasting, smooth-faced brick that—together with the variation in window size, recessed detailing, and exaggerated verticality of the pilasters—places the new work in a clearly contemporary idiom and also permits the historic building to predominate.

[1] Roy Worskett, RIBA, MRTIP, "Improvemment of Urban Design in Europe and the United States: New Buildings in Old Settings." Background Report (prepared July, 1984) for Seminar at Strasbourg, France, October, 1984.

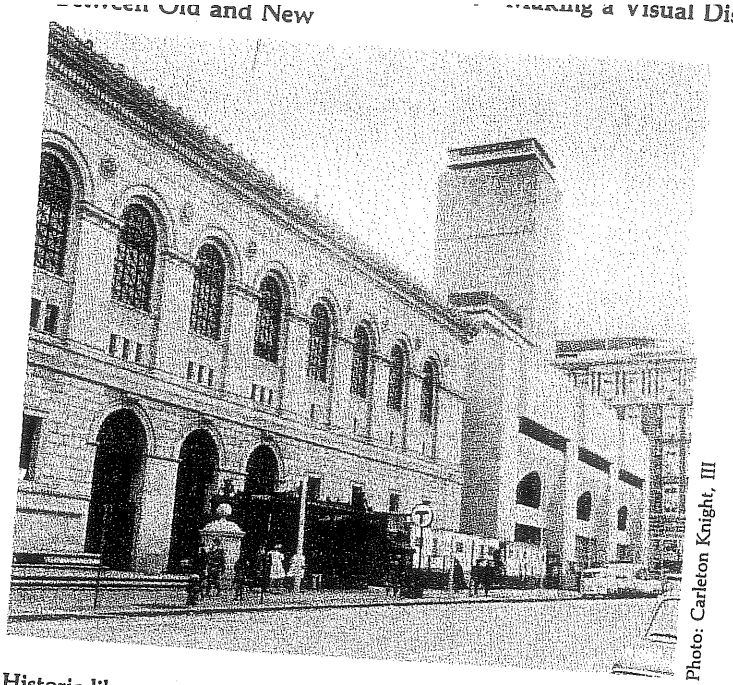


Photo: Carleton Knight, III

Historic library with new library wing. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

Charles Follen McKim's Boston Public Library, a 3 story, granite-faced, rectangular structure built between 1888-1895, was significantly expanded in 1973 by Phillip Johnson's new library addition on highly visible side and rear elevations. While the new addition is closely related to the historic block in its basic proportions, Johnson's bold use of material and detailing—juxtaposed to McKim's delicately patterned facade—provide clear differentiation between old and new and result in an addition that is unequivocally a product of its own time.

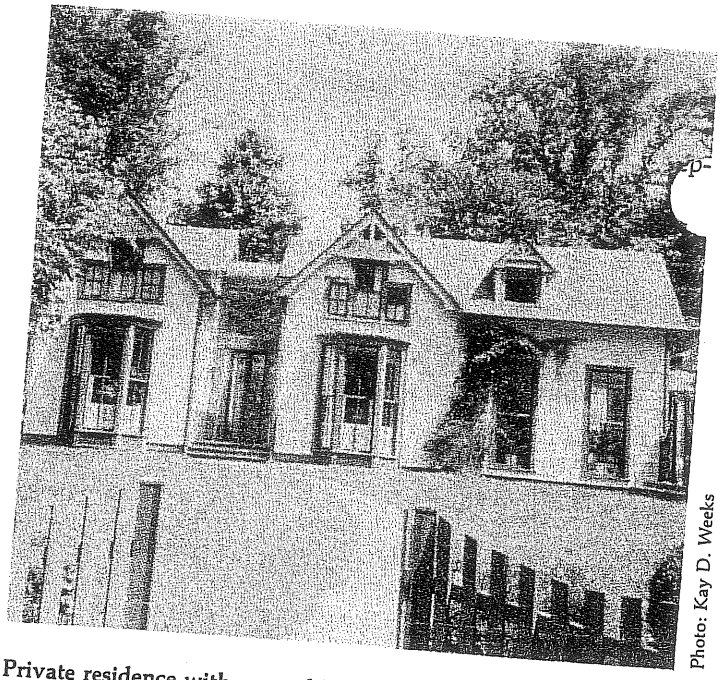
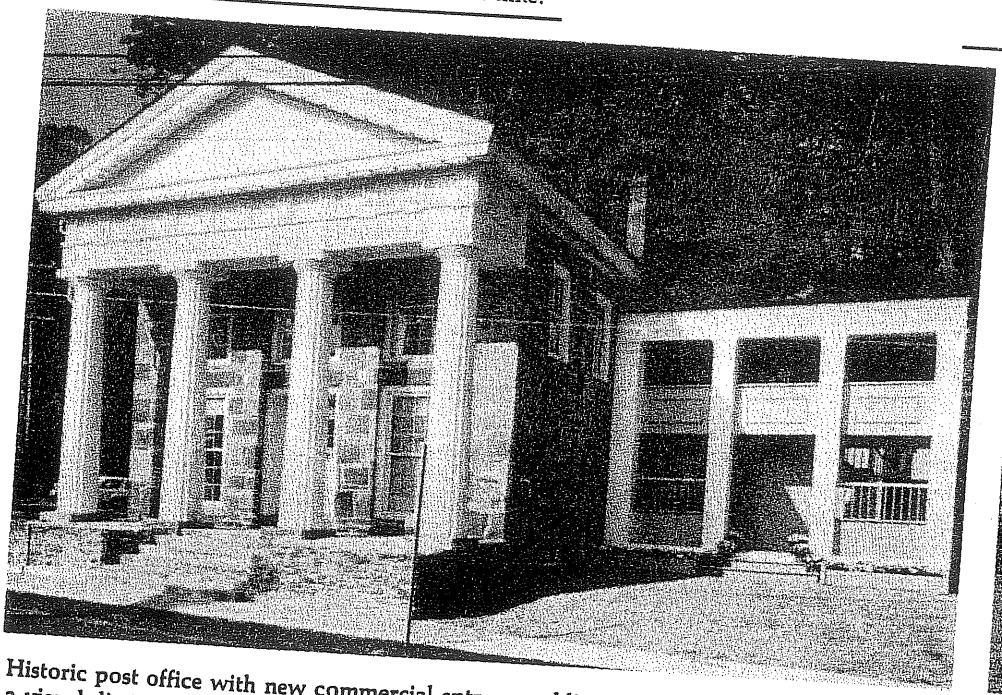
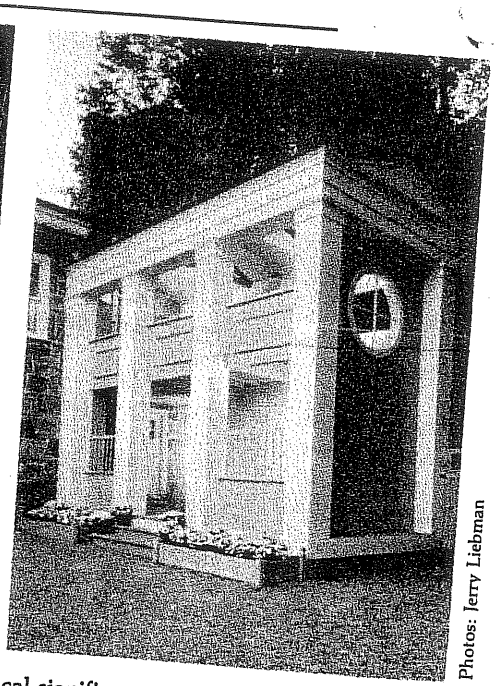


Photo: Kay D. Weeks

Private residence with new addition. This approach does not protect the historical significance of the resource because it fails to make a visual distinction between what is old and what is new.

The most distinctive portion of this c. 1900 wood-frame residence—the decorative gable and three-part window—was repeated in a new addition to the left. As a result of copying the form, features and detailing of the new addition on the front elevation, the historic building and the new addition are virtually indistinguishable.





Photos: Jerry Liebman

Historic post office with new commercial entrance addition. This approach protects the historical significance of the resource by making a visual distinction between what is old and what is new.

An 1810 granite and wood structure in Chester, Connecticut has been used over its long history as a post office, a school, and most recently, for two businesses—one downstairs and one upstairs. In 1985, as part of the conversion of the second floor into a graphic a: studio, an extensively deteriorated straight-run wooden stair was replaced by this small new entrance and stairtower addition. Because of the addition's deep set-back and restrained size, the form, features, and detailing of the historic structure continue to dominate both site and streetscape; moreover, the new work has a separate identity and could not be mistaken as part of the historic building.

Drawing: National Register files

Historic city hall with new rooftop office addition. This approach does not protect the historical significance of the resource because it fails to make a visual distinction between what is old and what is new.

The drawing shows a proposed penthouse addition to a former municipal building. Originally a flat-roofed structure with a modestly detailed cornice, the proposed new addition has changed the proportions and profile, creating a verticality and degree of ornamentation that never existed historically. These changes have effectively *re-defined* the historic character. With its highly replicative ornamentation, the addition has become an integral component of the historic design. The result is that a passerby would probably not be able to tell that the rooftop addition is new and not part of the original construction.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS

Preserve Significant Historic Materials and Features

Avoid constructing an addition on a primary or other character-defining elevation to ensure preservation of significant materials and features.

Minimize loss of historic material comprising external walls and internal partitions and floor plans.

Preserve the Historic Character

Make the size, scale, massing, and proportions of the new addition compatible with the historic building to ensure that the historic form is not expanded or changed to an unacceptable degree.

Place the new addition on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building.

Consider setting an infill addition or connector back from the historic building's wall plane so that the form of the historic building–or buildings– can be distinguished from the new work.

Set an additional story well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

Protect the Historic Significance–Make a Visual Distinction Between Old and New

Plan the new addition in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed.

Conclusion

A major goal of our technical assistance program is a heightened awareness of significant materials and the historic character *prior* to construction of a new exterior addition so that essential change may be effected within a responsible preservation context. In summary, then, these are the three important preservation questions to ask when planning a new exterior addition to a historic resource:

1. **Does the proposed addition preserve significant historic materials and features?**
2. **Does the proposed addition preserve the historic character?**
3. **Does the proposed addition protect the historical significance by making a visual distinction between old and new?**

If the answer is YES to all three questions, then the new addition will protect significant historic materials and the historic character and, in doing so, will have satisfactorily addressed those concerns generally held to be fundamental to historic preservation.

Additional Reading

Architecture: The AIA Journal, "Old and New," November, 1983.

Brolin, Brent C. *Architecture in Context: Fitting New Buildings with Old*. New York: Van Nostrand Reinhold, 1980.

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International Council on Monuments and Sites (ICOMOS), *International Charter for the Conservation and Restoration of Monuments and Sites, (Venice Charter)*, 1966.

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Rehab Right: How to Rehabilitate Your Oakland House Without Sacrificing Architectural Assets. City of Oakland Planning Department, Oakland, California, 1978.

Ruskin, John. *The Seven Lamps of Architecture*. London: George Allen and Unwin, Ltd., 1925.

Schmertz, Mildred F., and Architectural Record Editors. *New Life for Old Buildings*. New York, Architectural Record Books, McGraw-Hill, 1980.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: Preservation Assistance Division, National Park Service U.S. Department of the Interior, rev. 1983.

The following historic buildings with new additions are listed in the order in which they appeared in sections 1., 2., and 3. Those approaches to constructing new additions that met all three preservation concerns addressed in Preservation Briefs 14 are in boldface; the date of the new addition is given together with the name of the project architect(s):

1. Preserves Significant Historic Materials and Features

Walsh-McLean House (Indonesian Embassy), Washington, D.C. New addition, 1981, The Architects Collaborative (TAC).

Merchant's National Bank, Winona, Minnesota. New addition, 1969-1970, Dykins and Handford.

City Market, Indianapolis, Indiana. New addition, 1977, James Associates.

Folger Shakespeare Library, Washington, D.C. New addition, 1983, Hartman-Cox.

Chase's Theater and Riggs Building, Washington, D.C.

Historic cast-iron facade on new department store (ZCMI Building), Salt Lake City, Utah.

2. Preserves the Historic Character

Montgomery Street residence, Federal Hill, Baltimore, Maryland. New addition, 1983, James R. Grieves Associates, Inc.

Brown University stairtower addition, Providence, Rhode Island.

Stephen Upson House, Athens, Georgia. New addition, 1978-1979, The Group Five Architects and Designers.

Salem 5¢ Savings Bank, Salem, Massachusetts. New addition, 1974, Padjen Architects.

Historic residential buildings with rooftop addition, Boston, Massachusetts.

Nutz & Grosskopf Building, Indianapolis, Indiana. New addition, 1984, Robert V. Donelson, AIA.

Newberry Library, Chicago, Illinois. New addition, 1981, Harry Weese & Associates.

Historic commercial building with new rooftop addition, Denver, Colorado.

Historic commercial building, with rooftop addition, Washington, D.C.

Private residence with medical office addition, Providence, Rhode Island.

Historic commercial building with new greenhouse addition, Newport, Rhode Island.

3. Protects the Historical Significance by Making a Visual Distinction Between Old and New

Burns National Bank, Durango, Colorado. New addition, 1978, John Pomeroy, Architect.

Boston Public Library, Boston, Massachusetts. New addition, 1973, Johnson/Burgee Architects.

Historic post office with new entrance/stairtower addition, Chester, Connecticut. New addition, 1985, Thomas A. Norton, AIA.

Private residence, Chevy Chase, Maryland.

Historic city hall with proposed new rooftop addition, New Orleans, Louisiana.

First, special thanks go to Ernest A. Connally, Gary L. Hume, and W. Brown Morton, III for their efforts in establishing and refining our preservation and rehabilitation standards over the past 20 years. (The "Secretary of the Interior's Standards for Historic Preservation Projects" constitute the policy framework of this, and every technical publication developed in the Preservation Assistance Division.) H. Ward Jandl, Chief, Technical Preservation Services Branch, is credited with overall supervision of the project. Next, appreciation is extended to the Branch professional staff, the NPS cultural programs regional offices, the Park Historic Architecture Division, and the National Conference of State Historic Preservation Officers for their thoughtful comments. Finally, the following specialists in the field are thanked for their time in reviewing and commenting on the manuscript: Bruce Judd, AIA, Noré V. Winter, John Cullinane, AIA, Ellen Beasley, Vicki Jo Sandstead, Judith Kitchen, Andrea Nadel, Martha L. Werenfels, Diane Pierce, Colden Florance, FAIA, and H. Grant Dehart, AIA. The photograph of Chicago's Newberry Library with the Harry Weese & Associates' 1981 addition was graciously lent to us by David F. Dibner, FAIA, and Amy Dibner-Dunlap, co-authors of *Buildings Additions Design*, McGraw-Hill, 1985. The front page "logo" by Noré Winter is a detail of historic Burns National Bank, Durango, Colorado, with John Pomeroy's 1978 addition.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended. Preservation Briefs 14 was developed under the editorship of Lee H. Nelson, FAIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, P.O. Box 37127, Washington, D.C. 20013-7217. Comments on the usefulness of this information are welcomed and can be sent to Mr. Nelson at the above address.

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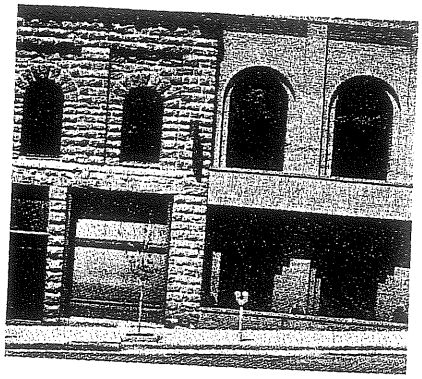
14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Kay D. Weeks

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services



Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering nonsignificant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned. A new addition should be constructed in a manner that preserves significant materials and features and preserves the historic character. Finally, an addition should be differentiated from the historic building so that the new work is not confused with what is genuinely part of the past.

Change is as inevitable in buildings and neighborhoods as it is in individuals and families. Never static, buildings and neighborhoods grow, diminish, and continue to evolve as each era's technological advances bring conveniences such as heating, street paving, electricity, and air conditioning; as the effects of violent weather, uncontrolled fire, or slow unchecked deterioration destroy vulnerable material; as businesses expand, change hands, become obsolete; as building codes are established to enhance life safety and health; or as additional family living space is alternately needed and abandonded.

Preservationists generally agree that the history of a building, together with its site and setting, includes not only the period of original construction but frequently later alterations and additions. While each change to a building or neighborhood is undeniably part of its history—much like events in human life—not every change is equally important. For example, when a later, clearly nonsignificant addition is removed to reveal the original form, materials, and craftsmanship, there is little complaint about a loss to history.

When the subject of *new* exterior additions is introduced, however, areas of agreement usually tend to diminish. This is understandable because the subject raises some serious questions. Can a historic building be enlarged for a new use without destroying what is historically significant? And just what *is* significant about each particular historic building that should be preserved? Finally, what new construction is appropriate to the old building?

The vast amount of literature on the subject of change to America's built environment reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political, framework; by architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. Within the historic preservation programs of the National Park Service, however, the focus has been and will continue to be the protection of those resources identified as worthy of listing in the National Register of Historic Places.

National Register Listing—Acknowledging Change While Protecting Historical Significance

Entire districts or neighborhoods may be listed in the National Register of Historic Places for their significance to a certain period of American history (e.g., activities in a commercial district between 1870 and 1910). This "framing" of historic districts has led to a concern that listing in the National Register may discourage any physical change beyond a certain historical period—particularly in the form of attached exterior additions. This is not the case. National Register listing does *not* mean that an entire building or district is frozen in time and that no change can be made without compromising the historical significance. It also does not mean that each portion of a historic building is equally significant and must be retained intact and without change. Admittedly, whether an attached new addition is small or large, there will always be *some* loss of material and *some* change in the form of the historic building. There will also generally be some change in the relationship between the buildings and its site, neighborhood or district. Some change is thus anticipated within each rehabilitation of a building for a contemporary use.

Scope of National Park Service Interest in New Exterior Additions

The National Park Service interest in new additions is simply this—a new addition to a historic building has the potential to damage and destroy significant historic material and features and to change its historic character. A new addition also has the potential to change how one perceives what is genuinely historic and thus to diminish those qualities that make the building eligible for listing in the National Register of Historic Places. Once these basic preservation issues have been addressed, all other aspects of designing and constructing a new addition to extend the useful life of the historic building rest with the creative skills of the architect.

The intent of this Brief, then, is to provide guidance to owners and developers planning additions to their historic

buildings. A project involving a new addition to a historic building is considered acceptable within the framework of the National Park Service's standards if it:

1. Preserves significant historic materials and features; and
2. Preserves the historic character; and
3. Protects the historical significance by making a visual distinction between old and new.

Paralleling these key points, the Brief is organized into three sections. Case study examples are provided to point out acceptable and unacceptable preservation approaches where new use requirements were met through construction of an exterior addition. These examples are included to suggest ways that change to historic buildings can be sensitively accomplished, not to provide indepth project analyses, endorse or critique particular architectural design, or offer cost and construction data.

1. Preserving Significant Historic Materials and Features

Connecting a new exterior addition always involves some degree of material loss to an external wall of a historic building and, although this is to be expected, it can be minimized. On the other hand, damage or destruction of *significant* materials and craftsmanship such as pressed brick, decorative marble, cast stone, terra-cotta, or architectural metal should be avoided, when possible.

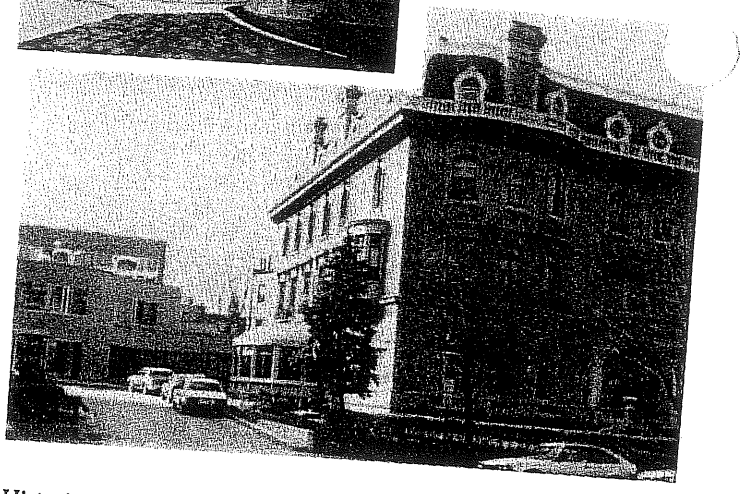
Generally speaking, preservation of historic buildings is enhanced by avoiding all but minor changes to primary or "public" elevations. Historically, features that distinguish one building or a row of buildings and can be seen from the streets or sidewalks are most likely to be the significant ones. This can include window patterns, window hoods, or shutters; porticoes, entrances, and doorways; roof shapes, cornices, and decorative moldings; or commercial storefronts with their special detailing, signs, and glazing. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form, and alignment. Because significant materials and features should be *preserved*, not damaged or hidden, the first place to consider constructing a new addition is where such material loss will be minimized. This will frequently be on a secondary side or rear elevation. For both economic and social reasons, secondary elevations were often constructed of "common" material and were less architecturally ornate or detailed.

In constructing the new addition, one way to minimize overall material loss is simply to reduce the size of the new addition in relationship to the historic building. If a new addition will abut the historic building along one elevation or wrap around a side and rear elevation, the integration of historic and new interiors may result in a high degree of loss—exterior walls as well as significant interior spaces and features. Another way to minimize loss is to limit the size and number of openings between old and new. A particularly successful method to reduce damage is to link the new addition to the historic block by means of a hyphen or connector. In this way, only the connecting passageway penetrates a historic side wall; the new addition can be visually and functionally related while historic materials remain essentially intact and historic exteriors remain uncovered.

Although a general recommendation is to construct a new addition on a secondary elevation, there are several exceptions. First, there may simply be no secondary elevation—some important freestanding buildings have significant materials and features on all sides, making any aboveground addition too destructive to be considered. Second, a structure or group of structures together with their setting (for example, in a National Historic Park) may be of such significance in American history that any new addition would not only damage materials and alter the buildings' relationship to each other and the setting, but seriously diminish the public's ability to appreciate a historic event or place. Finally, there are other cases where an existing side or rear elevation was historically intended to be highly visible, is of special cultural importance to the neighborhood, or possesses associative historical value. Then, too, a secondary elevation should be treated as if it were a primary elevation and a new addition should be avoided.

Photo: Maxwell Mackenzie

Photo: Gary L. Hume



Historic residential structure with new office addition. This approach preserves significant historic materials and features.

Built in 1903 as the private residence of a wealthy mine owner, the 3½ story building utilizes a variety of materials, including granite, limestone, marble, and cast iron. Of special interest is the projecting conservatory on a prominent side elevation. The Walsh-McLean House in Washington, D.C., has been used as the Indonesian Embassy since 1954. When additional administrative space was required for the embassy in 1981, loss of significant exterior materials was minimized by utilizing a narrow hyphen connector that cuts through a side wall behind the distinctive conservatory. Finally, the modestly scaled addition is well set back on the adjoining site, thus preserving the historic character of this individually-listed property.

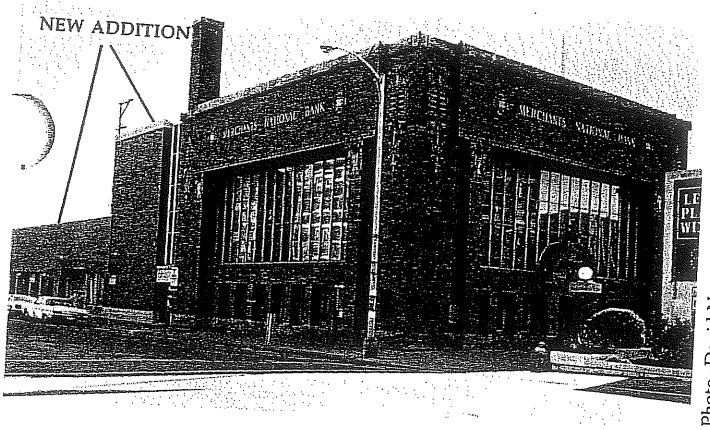
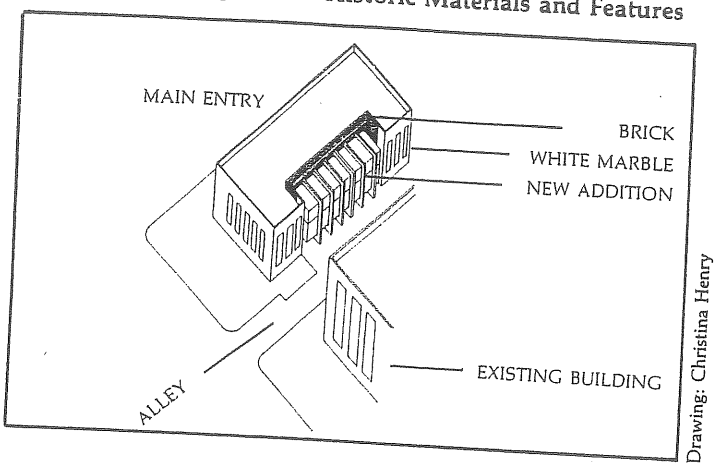


Photo: David Nystuen

Historic bank structure with new drive-in bank addition. This approach preserves significant materials and features.

The bank building in Winona, Minnesota, (Purcell, Feick, and Elmslie, 1911-1912) is a noteworthy example of Prairie School architecture. Of particular significance is the ornamental work in terra-cotta and stained glass. In 1969-70 a brick addition was joined to the historic structure on the unoramented north and east party walls. This responsible approach successfully met additional square footage requirements for bank operations while retaining the historic banking room with its stained glass panels and skylighted space.



Drawing: Christina Henry

Historic library with new reading room addition. This approach preserves significant historic materials and features.

When Washington, D.C.'s Folger Shakespeare Library (Paul P. Cret, 1929) required additional space for a new reading room in 1983, significant exterior materials and interior spaces were respected. This expansion was successfully accomplished by filling-in a nonsignificant, common brick, U-shaped service area on the building's rear elevation, thus permitting almost total savings of the historic decorative marble on significant front and side facades. The new reading room addition was sensitively joined to the historic library by a limited number of doorways, further enhancing overall preservation of historic materials.

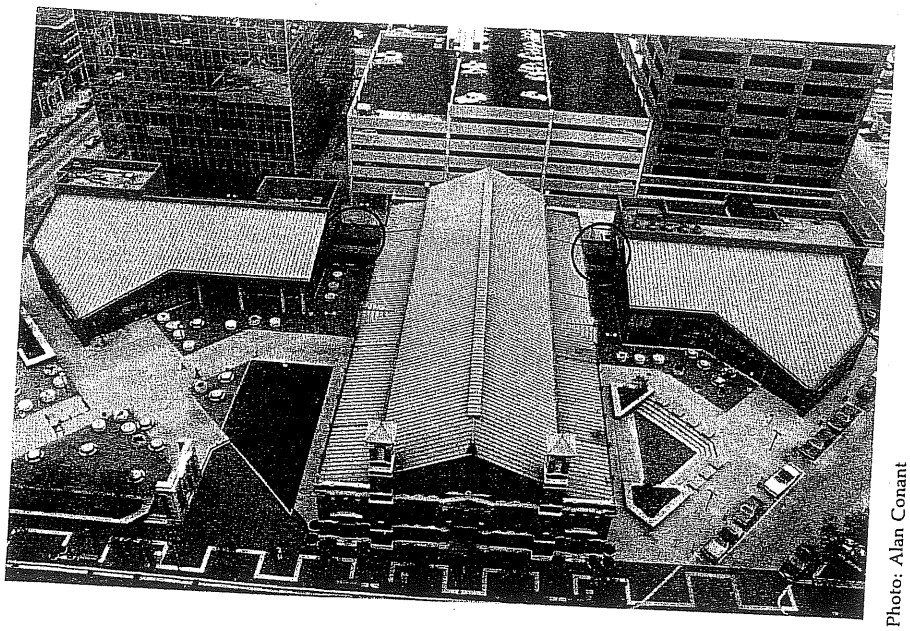


Photo: Alan Conant

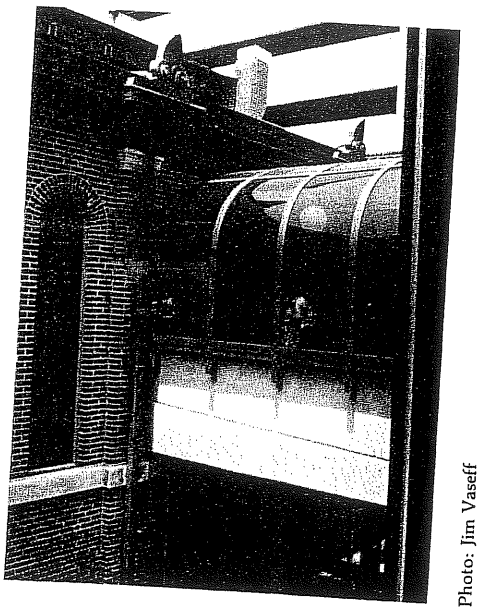


Photo: Jim Vaseff

Historic city market with flanking new retail additions. This approach preserves significant historic materials and features.

aerial view shows the two-level connectors (circled) between Indianapolis' 1886 City Market and the new retail business wings. toric openings on both levels at the rear of the building have been utilized for entrance and egress to the new additions, requiring nimal intrusion in the historic fabric of the side walls. A detail photograph shows how the glass and metal connectors parallel the form of the historic round-headed window openings. Finally, because the new additions are essentially detached from the original market building, the external form and the interior plan, with its significant cast-iron roofing system, have been retained and preserved.

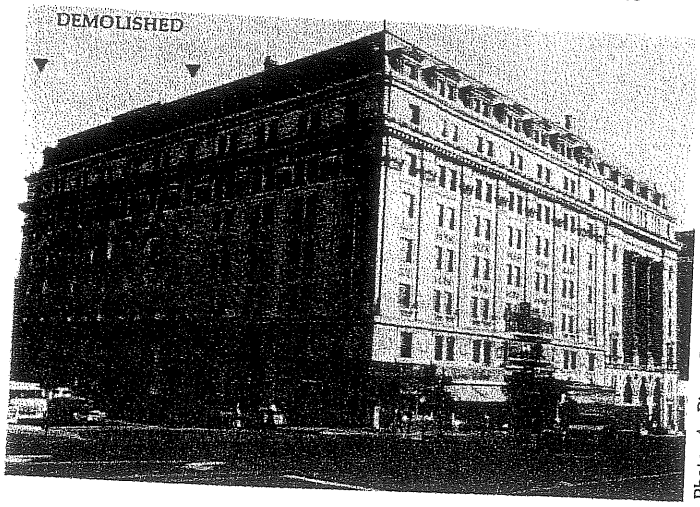


Photo: A. Pierce Bounds

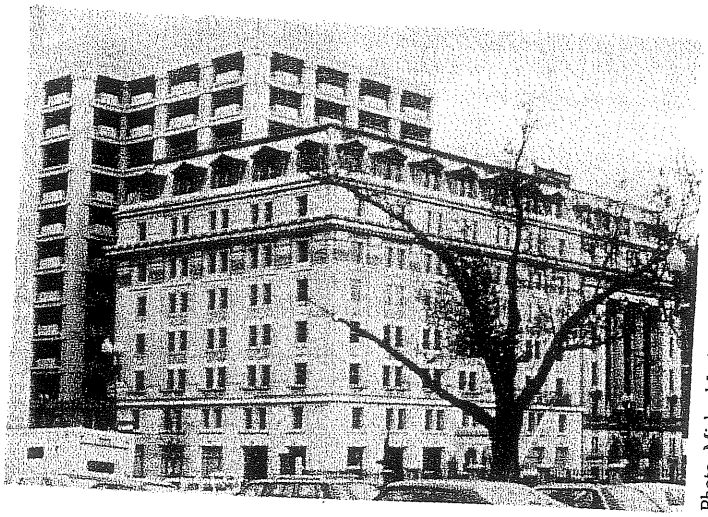


Photo: Michael J. Auer

Historic theater and office building with new office addition. This approach results in the destruction of significant materials and features.

Materials and features comprise the life history of a building from its initial construction to its present configuration; their destruction thus represents an equivalent and unfortunate loss to history. Chase's Theater and Riggs Building were constructed in Washington, D.C. in 1911-1912 as one architectural unit. Originally 11 bays wide, it featured elaborate granite, terra-cotta and marble ornamentation (see "before" above). As part of a plan to increase office space in a prime downtown location, 6 side bays and the significant theater space of the historic structure were demolished to make way for a major new addition (see "after" below).

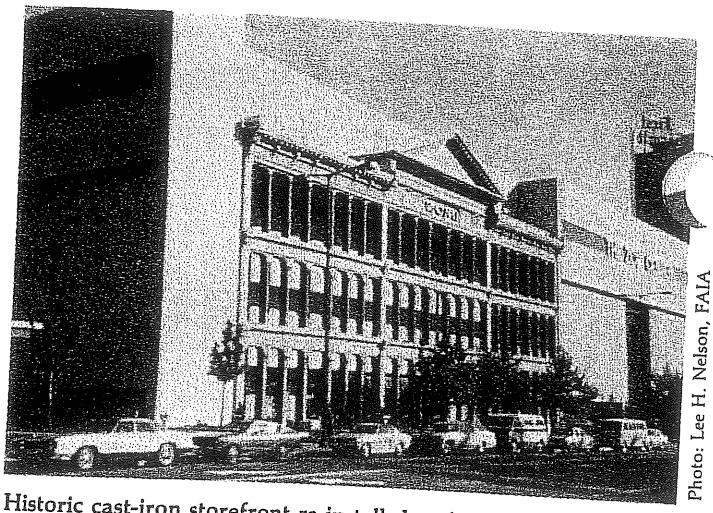


Photo: Lee H. Nelson, FAIA

Historic cast-iron storefront re-installed as facade on modern department store. This approach results in the destruction of significant materials and features.

Where there is need for a substantially larger building, the most destructive approach is to demolish everything but the facade of the historic building. In the example above, the 3-story-cast-iron front was originally the facade of a large, 19th century department store. In the 1970s, when the rest of the building was demolished, the metal facade was dismantled, then re-assembled on a new site where it has become the ornamental entrance to a modern department store.

2. Preserving the Historic Character

The second, equally important, consideration is whether or not the new addition will preserve the resource's historic character. The historic character of each building may differ, but a methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But while written and pictorial documentation can provide a framework for establishing the building's history, *the historic character, to a large extent, is embodied in the physical aspects of the historic building itself—its shape, its materials, its features, its craftsmanship, its window arrangements, its colors, its setting, and its interiors.* It is only after the historic character has been correctly identified that reasonable decisions about the extent—or limitations—of change can be made.

To meet National Park Service preservation standards, a new addition must be "compatible with the size, scale, color, material, and character" of the building to which it is attached or its particular neighborhood or district. A new addition will always change the size or actual bulk of the historic building. But an addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a tidy square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. To some extent, there is a predictable relationship between the size of the historic resource and the degree of change a new addition will impose.

For example, in the case of relatively low buildings (small-scale residential or commercial structures) it is difficult, if not impossible, to minimize the impact of adding an entire new floor even if the new addition is set back from the plane of the facade. Alteration of the historic proportions and profile will likely change the building's character. On the other hand, a rooftop addition to an eight story building in a historic district of other tall buildings might not affect the historic character simply because the new work would not be visible from major streets. A number of methods have been used to help predict the effect of a proposed rooftop addition on the historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-assisted design (CAD). Sometimes a rough full-size mock up of a section or bay of the proposed addition can be constructed using temporary material; the mock-up can then be photographed and evaluated from critical vantage points.

In the case of freestanding residential structures, the preservation considerations are generally twofold. First, a large addition built out on a highly visible elevation can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Second, an addition that fills in a planned void on a highly visible elevation (such as a "U" shaped plan or feature such as a porch) may also alter the historic form and, as a result, change the historic character.

Some historic structures such as government buildings, metropolitan museums, or libraries may be so massive in scale that a large-scale addition may not compromise the historic character. Yet similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the *relationship* between actual size and relative scale will be a key to preserving the character of the historic building.

Constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also address preservation of the historic character. Primarily, such placement will help to preserve the building's historic form and relationship to its site and setting. Historic landscape features, including distinctive grade variations, need to be respected; and any new landscape features such as plants and trees kept at a scale and density that would not interfere with appreciation of the historic resource itself.

In highly developed urban areas, locating a new addition on a less visible side or rear elevation may be impossible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. If a new addition is being connected to the adjacent historic building on a primary elevation, the addition may be set back from the front wall plane so the corner edges defining the historic form are still apparent. In still other cases, some variation in material, detailing, and color may provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

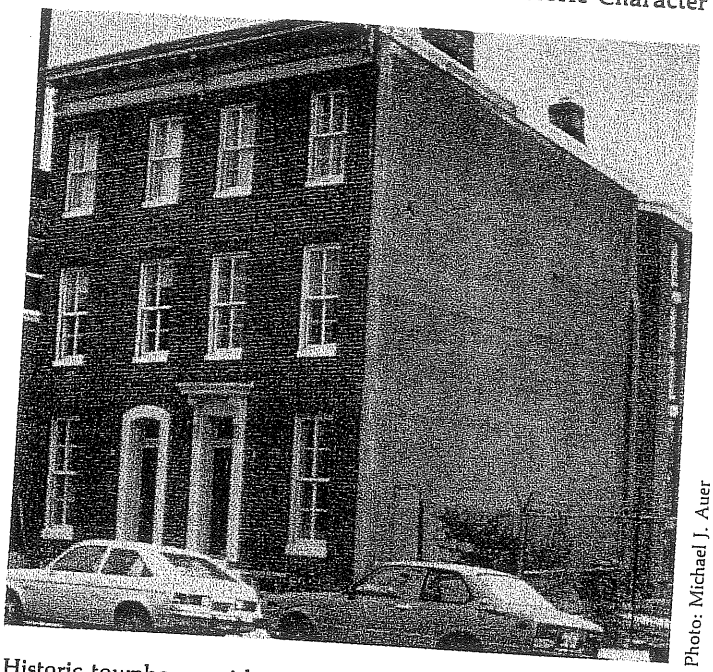


Photo: Michael J. Auer

Historic townhouse with compatible new stairtower addition. This approach preserves the historic character.

Creating two separate means of egress from the upper floors may be a fire code requirement in certain types of rehabilitation projects. This may involve a second stair within the historic building or an exterior fire stair. To meet preservation concerns, an exterior fire stair should always be subordinate to the historic structure in size and scale, and preferably, placed on a secondary side or rear elevation. Finally, as in any other type of addition, the material and color should be compatible with the historic character of the building. Because this modest brick stairtower has been placed on a rear elevation as a subsidiary unit, the form, features and detailing of the historic building have been preserved.

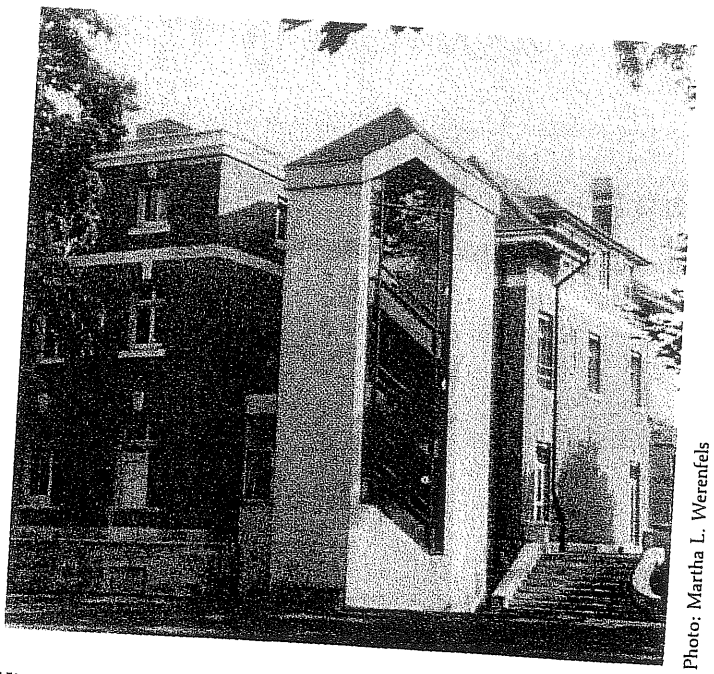


Photo: Martha L. Werenfels

Historic university building with incompatible new stairtower addition. This approach changes the historic character.

In contrast, this stairtower has been constructed on a highly visible side elevation and, together with its width and height, has obscured the historic form and roofline. The materials and color of the addition further enhance its prominence.

~~Att 5~~
Att 3

HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE

PUBLIC HEARING
157-163 COMMERCIAL STREET

TO: Chair Hobler and Members of the Historic Preservation Committee

FROM: Deborah G. Andrews, Historic Preservation Program Manager

DATE: July 27, 2000

RE: August 2, 2000 - New Business - HP Report # 19

Application For: Certificate of Appropriateness - Exterior Alterations & Building Additions

Address: 157-163 Commercial Street (William Moulton Block I)

Applicant: John and Sonia Robertson
represented by Scott Teas, TFH Architects

Background:

John and Sonia Robertson have requested a public hearing and final review of their proposal for exterior alterations and additions to the William Moulton Block I at 157-163 Commercial Street. The public hearing follows two workshops, held on June 7th and July 5th, to review preliminary plans.

As the project is subject to major site plan review, the Planning Board has the final authority to grant a Certificate of Appropriateness for the alterations. The Historic Preservation Committee will forward a recommendation to the Planning Board to approve or deny the Certificate based on its findings that the project meets or fails to meet the historic preservation ordinance's Standards for Review of Alterations.

Subject Building:

The William Moulton Block I was built in 1851 and is purported to be the first commercial structure built after the completion of Commercial Street. (Commercial Street was created in 1850 on filled land to accommodate the railroad.) A Greek Revival style brick and granite structure, the building is noteworthy for its prominent gable roof, which is emphasized by its raised brick cornice returns. Most of the commercial warehouses which came to line the north

side of Commercial Street featured gambrel or flat roofs, making the Moulton Block's building form unique on the street.

The historic structure is largely unaltered, with the exception of the upper story windows. Originally featuring 6-over-6 sash, the window openings are currently either boarded up or feature one-over-one aluminum replacement units. The storefronts have been modified somewhat as well.

See enclosed Historic Resources Inventory form and 1924 photos--Attachment 4.

Proposed Alterations and Additions

The Moulton Block, a six story structure, has for many years been occupied on the first and second floors only. The current tenant, Whip & Spoon, has its retail store on the ground floor and its offices and storage on the second. The upper four floors, two of which are contained within the deep roof gable, have been unoccupied for many years. The applicants are interested in converting these floors for office use and are therefore seeking approval for a number of alterations designed to provide segregated access to the upper floors and expand the current floor area. The major changes are as follows:

* Construction of a two-story roof dormer facing Commercial Street. As proposed, the dormer is both inset in the roof and projecting--see enclosed building section. To accommodate the exterior deck and curtainwall addition, approximately 725 sq. ft. - one third - of the existing 2200 sq. ft. of the roof facing Commercial Street would be removed. The dormer is 20 feet tall as measured from the deck to the eave and features a shallow convex curve form. The curtainwall is set back 13 feet from the face of the building. The parapet of the exterior roof deck begins approximately five feet back from the facade. The dormer is held back from both side walls of the building as well, but is not centered on the roof, nor are its side walls parallel to those of the Moulton Block.

  The dormer is clad in a solar gray glass curtainwall system featuring vertical butt joints. The curtainwall is divided horizontally by aluminum bands. The human figure on the elevation drawings and computer-generated images is instructive in assessing the dormer's scale.

* Construction of a rear addition in the alleyway separating the Moulton Block and the Mariner's Church. (The alleyway is part of the applicants' property.) The addition will house a stair tower and elevator which will serve all six floors of the Moulton Block. As proposed, the stair tower is sheathed in split face granite, laid up in 10" x 16" blocks. The transition between the Moulton Block and the new stair tower is shown with the same curtainwall treatment as proposed for the front dormer. The Market St.facade of the stair tower is set back 3 feet from the wall plane of the Moulton Block.

The stair tower itself is five stories tall and the curtainwall addition which extends over the rear roof is six stories. Note that the curtainwall extension intersects the roof plane at an angle; as is the case with the front dormer, the east elevation of the rear rooftop addition is not parallel to the Moulton Block's Market Street facade.

* Opening of one rear storefront bay of the existing Moulton Block to provide on-grade access to the existing structure and access to the rear lobby. As shown, the existing brick and granite piers would be retained for a new recessed entry, which would be set at an angle. This recessed entry treatment is similar to that employed on several recently-rehabilitated Commercial Street buildings.

* On the existing Moulton Street building, upper story window, storefront, and roof replacement Plans call for custom aluminum frame double hung windows with applied exterior muntins. The new windows would replicate the original 6-over-6 muntin configuration. The windows are proposed to have low-e glazing.

Storefront modifications have been based on the 1924 tax photograph, which shows a series of double-door entries between brick and granite piers. The main entrance to the retail store will be recessed to provide on-grade access.

The existing asphalt roof is to be replaced with recycled gray slate.

Summary of Previous Workshops, Committee Comments

Workshops to review preliminary plans were held on June 7th and July 5th. The major components of the plan and the general design direction for the additions have not changed since the applicant's original presentation, but details and dimensions have been modified in response to Committee concerns. (See Attachment -- for evolution of progress prints.) The proposed exterior alterations to the historic building (other than the additions) have evolved substantially since the original workshop, with the latest proposal showing window, storefront and roof replacement based on the building's 1924 documented appearance. In response to concerns about the impact of the rear stair tower and extension over the rear roof, the addition has been set back 3 feet from its original proposed location and the stair tower itself has been reduced in height by one floor. The front dormer, which was identified at the first workshop as the major issue of concern, was revised in form and scale and the fenestration simplified.

As of the last workshop, Committee members expressed continued concern about the visual impact of the front dormer, stating that its form and scale overwhelmed both the gable roof itself and the structure has a whole, visually dominating the building. In citing this concern, the Committee identified the gable roof as an important character-defining feature on this building. The Committee commended project architect, Scott Teas, for the dormer's architectural clarity and detailing and found it to be an elegant design in and of itself, but reaffirmed its finding that the dormer's scale and form were fundamentally incompatible with this building.

Final Revisions

The enclosed plans reflect an 18" reduction in height of the front dormer. In plan, the dormer remains unchanged. Note also that the split granite cladding on the rear stair tower is now shown as being laid up in 10" x 16" panels (earlier submissions showed it with horizontal bands of granite). In addition, the glazing system for the front dormer and rear addition has been revised slightly to feature horizontal mullions and vertical butt joints. While the elevations refer to solar gray glazing, Mr. Teas' 7/27 memo states that the dormer's glazing will have a slight green tint. These appear to be the only revisions since the last workshop.

Mr. Teas will bring material samples to the meeting on Wednesday.

Review Criteria

The exterior alterations and building additions to the William Moulton Block will be reviewed under the historic preservation ordinance's Standards for Review of Alterations and, with respect to the rear addition, the Standards for Review of Construction. In reviewing the dormer and rear addition, Standards # 1, 2, and 9 are relevant:

#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 archaeological 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.

The Committee is encouraged to review Preservation Brief #14 which addresses building additions and Preservation Brief # 17 which provides guidance is assessing a building's character-defining features. Copies of the briefs are enclosed.

Motions for the Committee to Consider

On the basis of plans and specifications submitted by the applicant and information included in Historic Preservation Report # 19, the Committee finds:

* that the proposed alterations and additions **meet (fail to meet)** the Standards for Review of Alterations and the Standards for Review of Construction of the Historic Preservation Ordinance; and

* recommends that the Planning Board **approve (deny)** the applicant's request for a Certificate of Appropriateness, **subject to the following conditions(s):**

Attachments

1. 7/27 memo from project architect
2. Revised Plans, elevations and details
3. Current photos
4. Historic Resources Inventory form and 1924 photos
5. Elevations submitted for previous workshops
6. Ordinance review standards
7. Preservation Brief # 14
8. Preservation Brief # 17

Att. 1

TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 PHONE 207-775-6141 FAX 207-773-0194 ARCHITECTURE AND PLANNING

T. Scott Teas, AIA
Principal

Lori E. Rohr
Senior Associate

Will Tinkelenberg
Senior Associate

David Richards
Project Architect

Oana Lauric
Project Architect

Chris Briley
Associate

Wendi Cosgrove
Associate

July 27, 2000

Historic Preservation Committee
City Hall
Deb Andrews
389 Congress Street
Portland, ME 04101

Dear Deb:

In conjunction with the plans and elevations previously submitted th e following modifications have been made to the design which we believe should address a number of the concerns raised by the preservation committee:

1) By carefully scrutinizing potential structural and mechanical systems we have been able to reduce the height of the bowed dormer from 58'-9" to 57'-3".

2) In order to further simplify the new exterior glazing system and to provide operable awning sash, we propose using a curtain wall system as depicted in the perspective computer renderings, the system utilizes 2-1/2-inch exposed horizontal bands that protrude approximately 1/2-inch from the surface of the glass, butt glazing (clear silicone between the individual panes of glass) and a special concealed framing system for the operable sash. As rendered, no protruding vertical mullions will be detected. By applying a dark color to these mullions, we believe they will virtually disappear during the daytime. With internal illumination at night, both the vertical and horizontal mullion system will be visible. This same curtain wall system developed for the bowed dormer will, along Market Street, contain the 5th and 6th floor as well as create a vertical separation band between the granite clad stair tower and the existing building .

3) We propose utilizing recycled Monson slate, which is charcoal in color with a very slight hint of green. For glazing we are proposing "evergreen" glass with a slight green tint which will be echoed in the slate shingles.

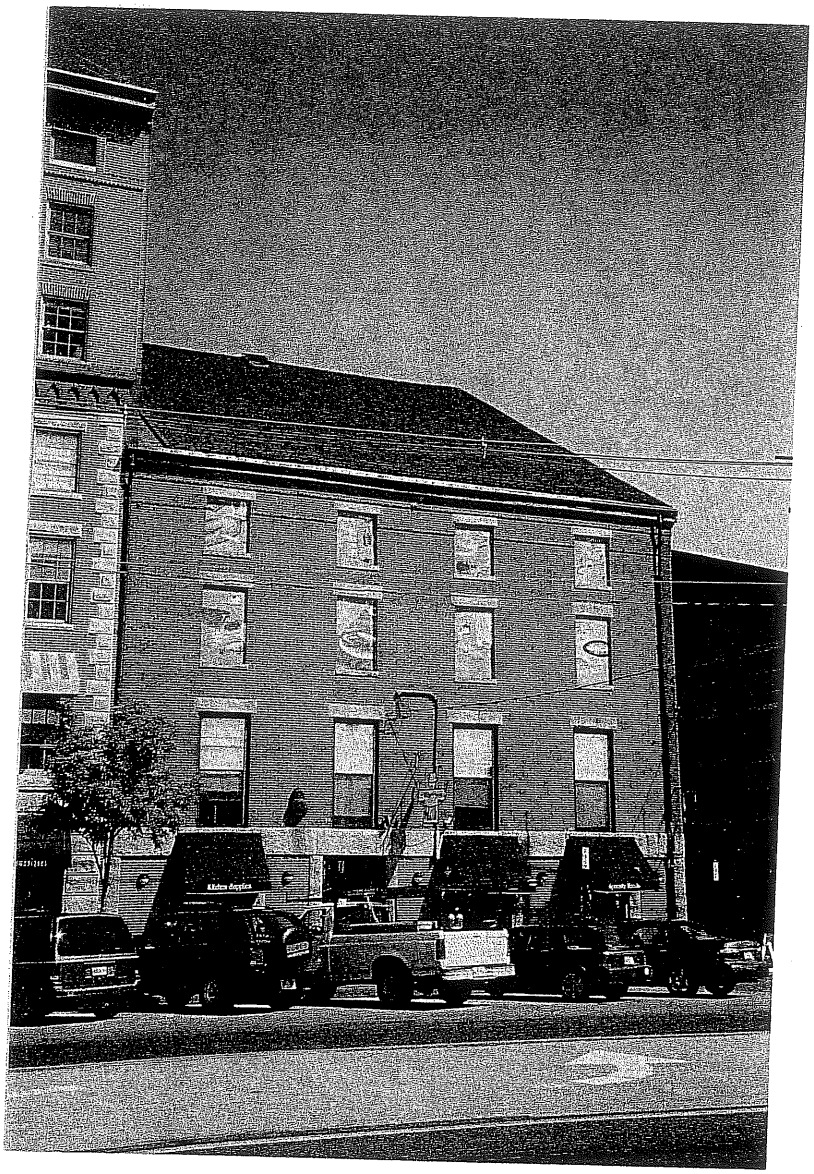
4) The stair tower at the rear will be clad in light grey granite, similar to the columns, lintels, sills and headers of the existing structure. After investigating several window configurations for the stairwell, it was decided to play down the granite-sheathed wall by leaving it an unbroken granite plane.

Due in part to the workshop sessions and the dialogue we have had with you and the historic preservation committee, I feel the design has evolved to the point where the needs of my clients and the prospective tenants have been met, while fully preserving the character and integrity of the William Moulton Block.

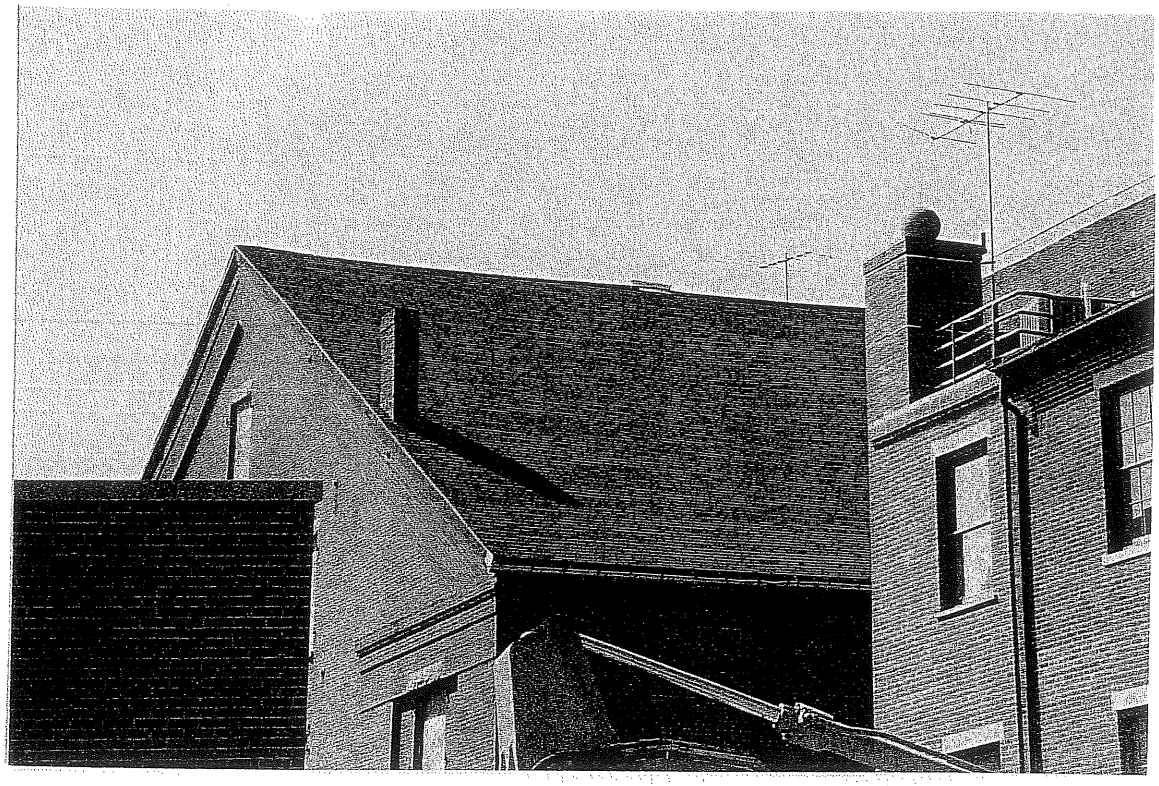
Please call if you have any additional issues or questions.

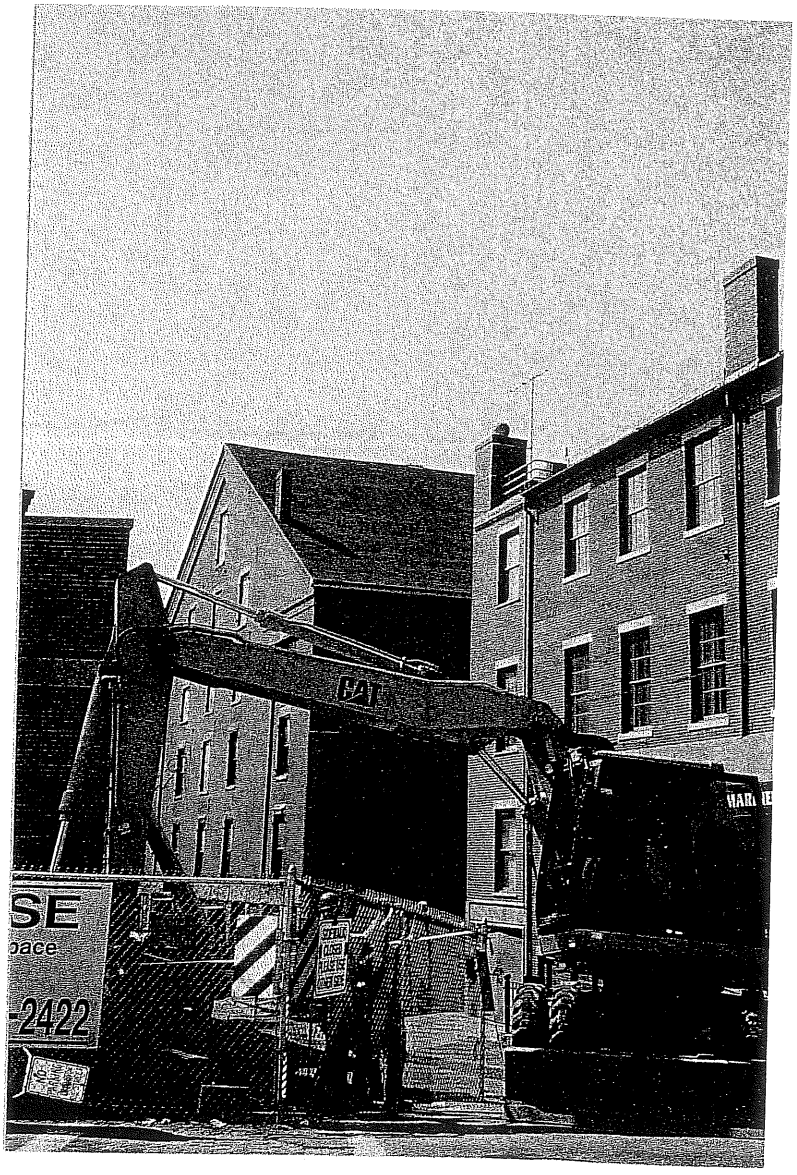
Sincerely,

T. Scott Teas, AIA, NCARB
Principal



WM. MOULTON BLOCK I
157-163 COMMERCIAL ST.

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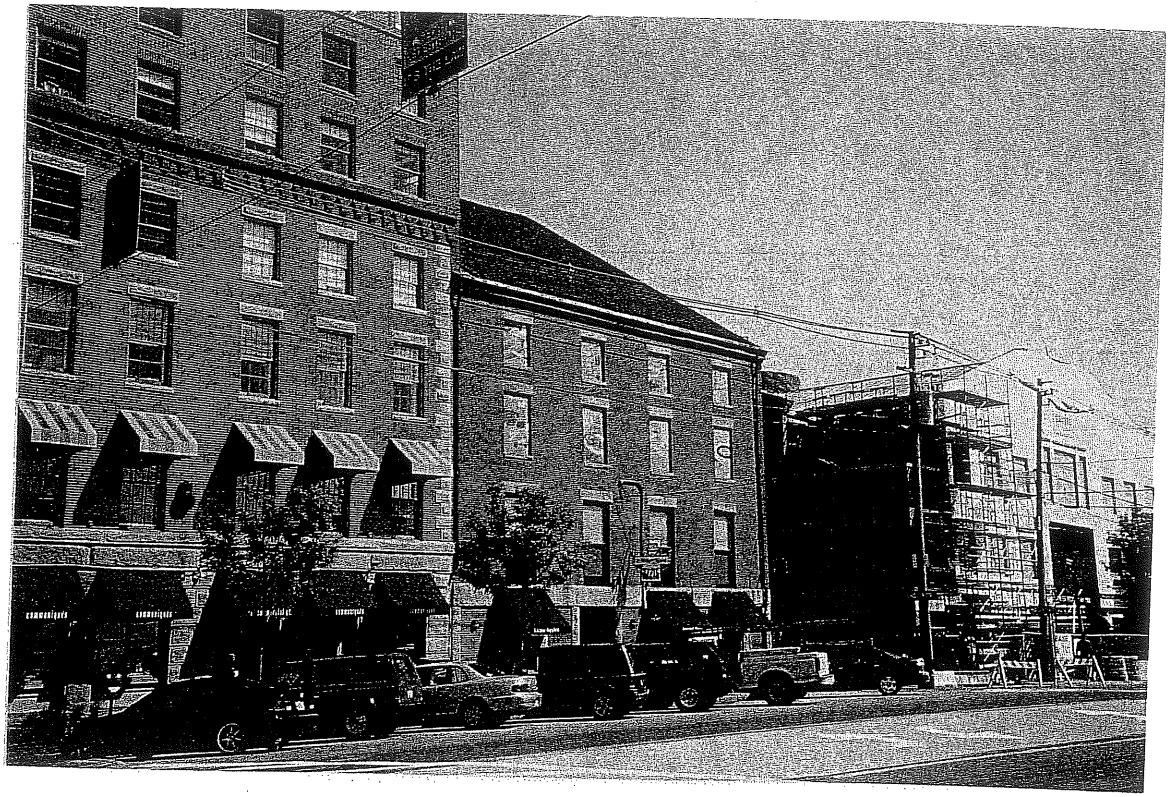


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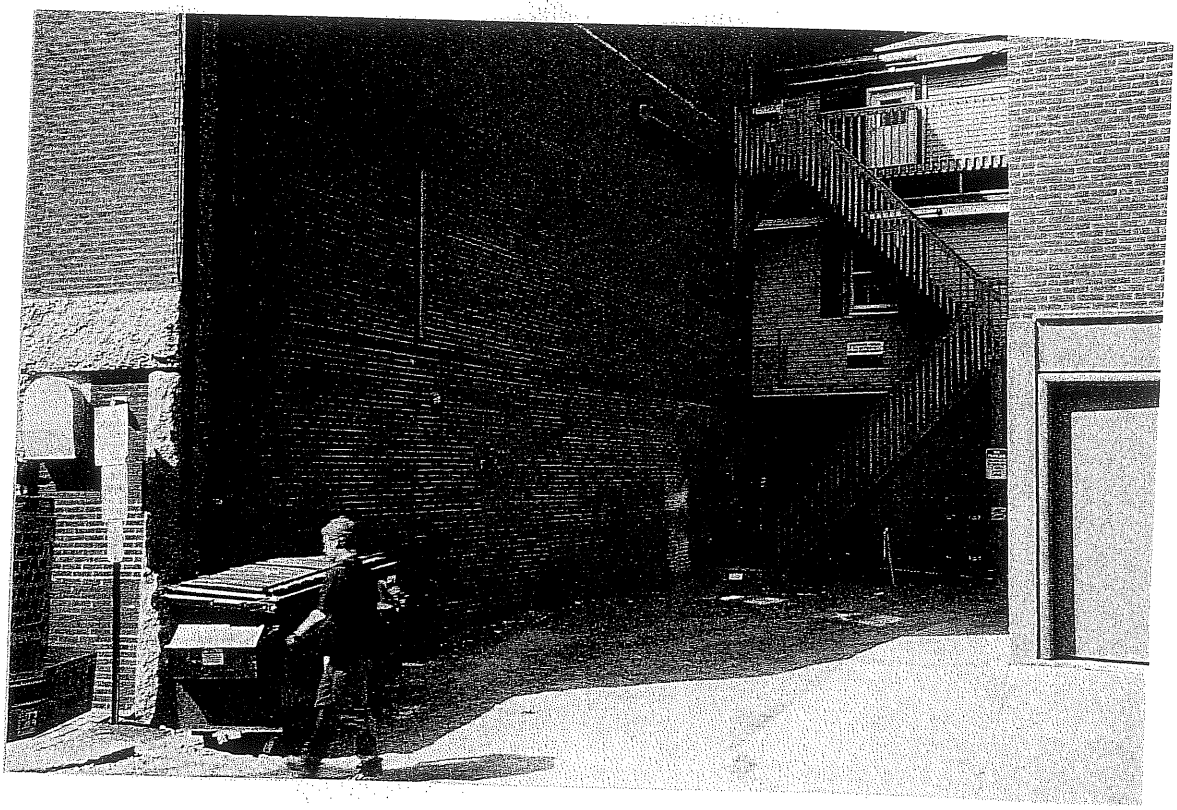


ALLEY AS VIEWED FROM MARKET ST.
NOTE REAR OF 7-9 MOULTON ST.

ATT. 4

Portland Historic Resources Inventory

Property Address: 157-163 Commercial Street

Inventory #: PW-12

Assessor's C/B/L: 32-S-4

District: Portland Waterfront Map #: 12

Rating:

Local *Code:* CONTRIBUTING

National Register: Ind. Listing N/A District Portland Waterfront

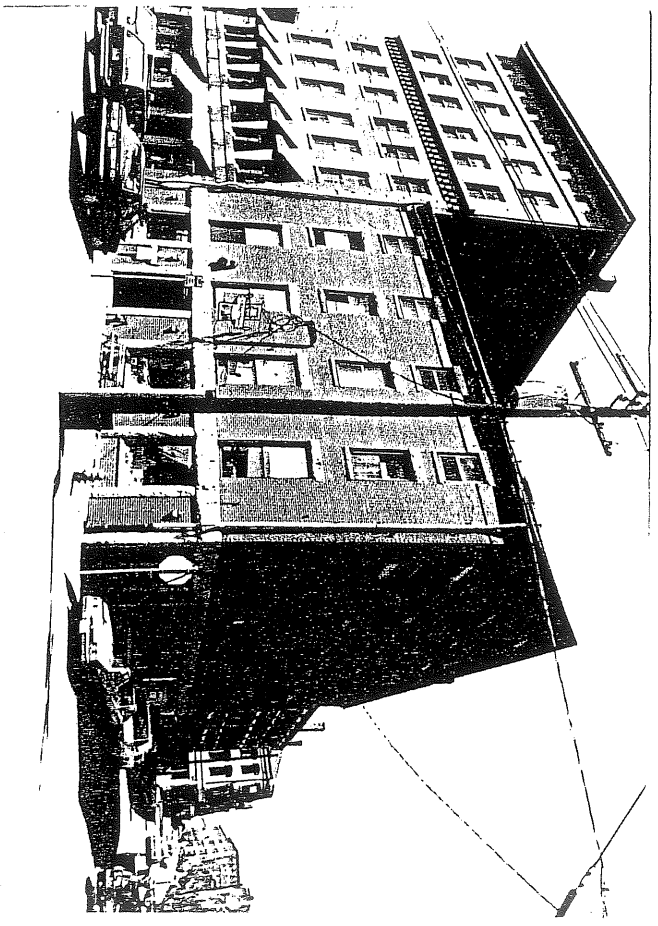
Date of Placement: Local 08/01/1990 National 05/02/1974

Description of Significant Features and Subsequent Alterations:

Though William Moulton, president of the Cumberland Bank, eventually constructed three blocks on this side on Commercial Street in the 1850s, this block is thought to be the first brick and granite commercial structure built after the completion of the street. It is still very much a Greek Revival building. The side gabled roof is emphasized by a raised brick raking cornice which begins as a frieze, interrupted by the smaller third floor facade windows, and continues as cornice returns which in turn act as capital for the pilaster which forms the first bays that wrap around from the front and rear walls.

The windows, originally 6/6 sash now altered to 1/1, have rough granite lintels and sills. The base of the building is separated from the upper stories by a thick rough granite lower cornice which continues along the eastern elevation. The ground floor wall openings are framed by similar rough granite piers. This use of granite is reminiscent of the Joel Hall Block of 1833 at 408-410 Fore Street.

Due to only four bays on the facade, the main entry is off-center, recessed, and provides access to the ground floor shop.



City Review of Certificates:

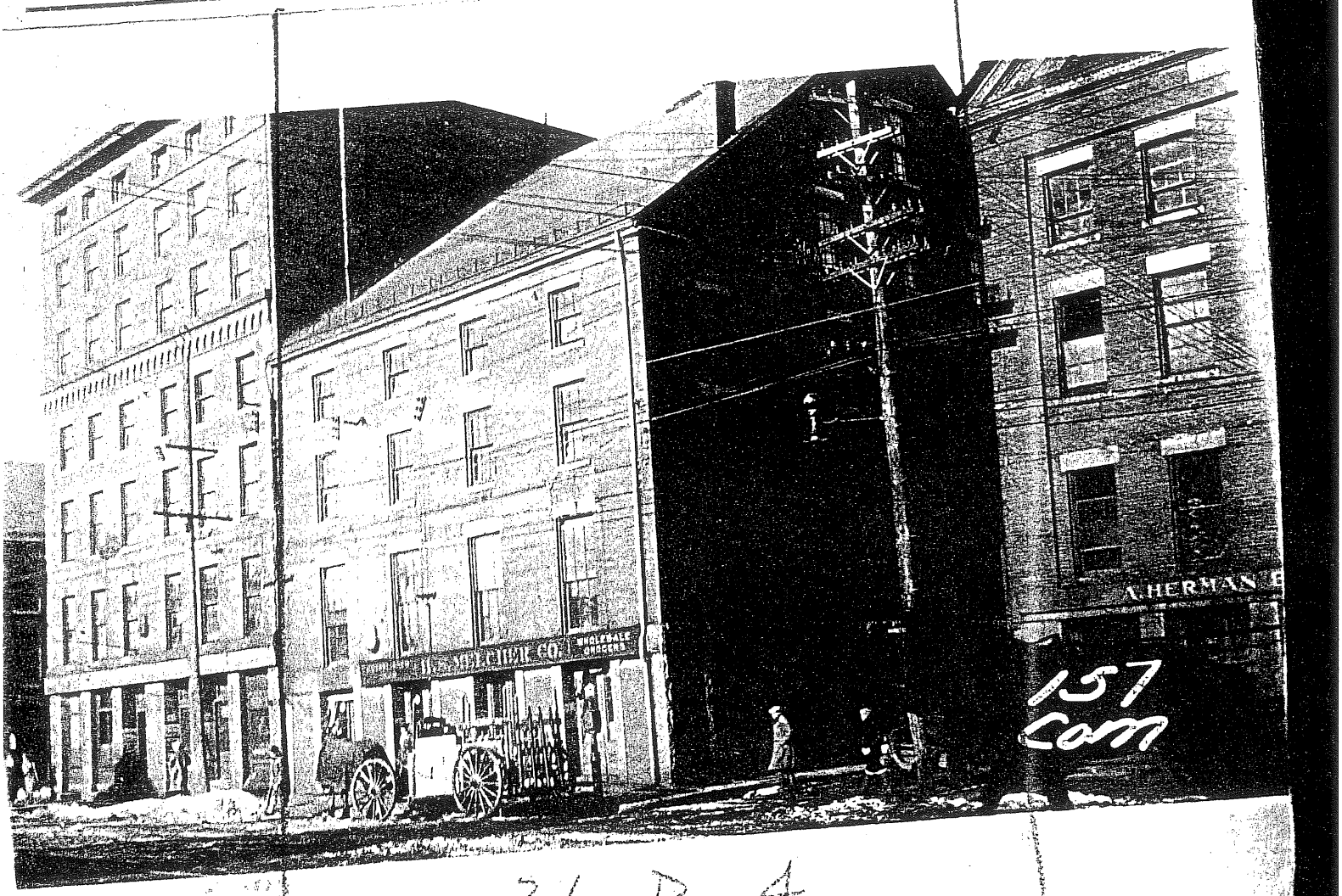
Date	Action	Type	Summary of Work

Property Name: William Moulton Block I
Property Name(Other):
Street Address: 157-163 Commercial Street
Town: Portland County: Cumberland
Date Surveyed: 09/1990 Surveyor: Rick Redlon
Updated: by
(date) (surveyor)
by
by

Owner Name: John O. and Sonia B. Robertson
Owner Address: 336 Danforth Street

Primary Use (Present): COMMERC/TRADE

Year	Unit	Coefficient	Land Value
19 .			3579



157 Com

3/-B-4

Surveyed by ..... G.U. Tennell

APR 23 1924

(Remarks on other Side)

(Remarks on other Side)

Area	Multiplier	Coefficient

ar	Unit	Coefficient	Land Value
.			

31 — B — 5

ved by .....

APR 23 1924

(Remarks on other Side)

Standards for Review of Alterations to Historic Buildings

ATT. 6

In considering an application for a Certificate of Appropriateness involving alteration, the Historic Preservation Committee and the Planning Board apply the following general review standards:

(1) Every reasonable effort shall be made to provide 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 forma and integrity of the historic property would be unimpaired.