Approved for Historic Preservation
Certificate of Appropriateness
Date: 02/10/16

20 November 2015

Request for Workshop Proposed rooftop alterations

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

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

Owner: Carroll Block LLC, PO Box 7626, Portland

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

Description

The owner, Scott Lindsay, has considered a master plan of renovations for 136 Commercial Street which is divided into three phases. The building is currently retail at the ground floor and business above. The proposal is to convert the top floor to residential, and rehabilitate the retail.

Phase One requests a dustpan dormer at the Commercial Street façade. The existing knee wall at the 5th floor is approximately 3' high, and the ridge rises to over 15' above the floor. By adding a low dustpan dormer, similar in scale and detail to the ones added to Blanchard Block across the street, residential use will be achievable. Materials anticipated include copper, slate, and metal clad windows. The dormer will be held back 3' from either end wall, so that the sloped roof form and the parapets continue to read as the prominent character defining feature they are. The window line will be held back from the existing articulated cornice so as to flush up with the line of the existing brick at the interior. Two fron-to-back apartments are anticipated.

Phase Two will be submitted subsequent to the permitting and construction of Phase One. The intent of the second phase is to enclose/replace/reclad the existing rear stepped dormer, which was added in 1982. As part of that phase, the cooling tower will be replaced and hidden, and the existing windows will be returned to more appropriate design (double hungs).

Phase Three will address the existing Commercial Street storefronts and it is anticipated a return to more appropriate treatment will be pursed.