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## 415 Cumberland Avenue - Review of Final Design Proposal

1 message

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**Deb Andrews** <dga@portlandmaine.gov>

Thu, Jul 21, 2016 at 5:40 PM

To: Jean Fraser <jf@portlandmaine.gov>

Thank you for the opportunity to review ALPHA Architect's final design proposal (dated July 20) for the renovation of 415 Cumberland. The following comments are pursuant to Sec. 14-526 (b) of the site plan ordinance which requires historic preservation staff or Board to provide comments to the Planning Board regarding the relative compatibility of the project on the abutting historic resource or district. In this particular instance, the subject building itself, while located outside the designated historic district, is an architecturally notable structure, warranting careful rehabilitation and sympathetic additions.

The 7/20 design appears to be responsive to most of the previous review comments provided by this office, as well as comments of the Planning Board and staff. The one outstanding issue that might warrant further consideration is the replacement exterior cladding proposed for the rear addition facing Forest Avenue. Although the material itself is acceptable and its running bond pattern relates to the running bond brick of the abutting historic structure, staff suggests that the scale of the individual cement panels be reduced somewhat. A reduction in scale of individual modules would likely result in a more subtle and intentional relationship between the finer grain brick of the historic structure and the contemporary exterior of the addition. Also, staff suggests that the tone of the addition be darker than what is presented to provide a more recessive appearance.

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