

Project Description



View from State Street

The existing structure at 276 State Street was designed by celebrated Portland architect John Calvin Stevens for noted dentist Dr. G.E. Dow in 1887. Built in the Queen Anne style, the structure enjoys a host of handsome features such as two-story bay windows on the front and driveway facades, a deep frieze of patterned brickwork at the roof edge, finials at each of the five (5) roof pinnacles, original slate roof tiles, and a distinctive dormer bisected by one of three original chimneys. The building is unusual in its restraint in detailing and massing as compared to many other of the architect's works in the Deering Street Historic District.

The structure was originally designed as a single family residence and was subdivided into three condominium units years ago. The proposed project will provide an updated kitchen and bathroom layout on the main level of the unit and expands the existing unit into the unfinished attic space above. The project also proposes two new dormers, one on the north elevation and one on the south.

The dormer on the north elevation (Grant Street façade) will accommodate a revised kitchen on the main level of the unit, and a new 3/4 bath on the upper level. This dormer will be the most visible of the alterations proposed and as such has been designed with a great deal of sensitivity to the original design and its character.

Research done at the Maine Historical Society provided two preliminary design sketches by the original architect showing several variations from the existing structure and its dormers. A dormer much the same as is being proposed is clearly shown as having been considered in the original design process.

P:\Residential\14012- Brazell Unit #3\Docs\Historic Narrative.doc

ALPHAarchitects

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com



Original John Calvin Stevens Front Elevation Sketch

Using these drawings and the original dormer on the south façade as a guideline, the proposed dormer has been designed with a very strong historical basis.

The new dormer on the south elevation (driveway façade), which will not be visible from a public way, is a more contemporary design with a shed roof. This dormer also provides additional useable space for the upper level of the unit and features a small deck and roof overhang.

The close proximity of the building to its southern neighbor and the placement of the new shed dormer behind a distinctive original dormer provide sufficient screening to block the new dormer's view from State Street. The new dormer does not touch the adjacent existing dormer or the hipped roof of the bay window to the opposite side.

Also, the historical preliminary sketches show an eyebrow dormer in this same location and an alternate design for the existing bisected dormer.

P:\Residential\14012- Brazell Unit #3\Docs\Historic Narrative.doc

ALPHAarchitects

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com



Original John Calvin Stevens South Elevation Sketch

With reference to the City of Portland Code of Ordinances Section 14-650: Standards for review of alteration:

- (1) The existing structure was originally designed as a single family dwelling. The structure has been converted to three condominium units, but remains residential in use. The proposed project will extend the uppermost condo (third level) into the attic space of the roof. This alteration maintains the existing and original residential use and therefore meets this requirement.
- (2) The proposed project will not remove, alter or destroy any distinguishing original qualities or character of the structure and therefore meets this requirement.
- (3) By basing the design of the proposed project on 1. existing details and features original to the structure and 2. on historical drawings of the original design, the proposed project has a very strong historical basis and avoids the use conjectural features and elements altogether and therefore meets this requirement.
- (4) Not applicable
- (5) The proposed project treats all distinctive features, finishes, and construction techniques with sensitivity and therefore meets this requirement.
- (6) The general contractor selected for this project will be made aware of this requirement.
- (7) The general contractor selected for this project will be made aware of this requirement.
- (8) The general contractor selected for this project will be made aware of this requirement.

P:\Residential\14012- Brazzell Unit #3\Docs\Historic Narrative.doc

ALPHAarchitects

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com

- (9) Where contemporary designs have been utilized, they are compatible with the size, scale, color, material and character of the original structure and do not destroy any significant materials that characterize the structure. This project therefore meets this requirement.
- (10) Once constructed, should this proposed project be removed, the essential form and integrity of the historic property would remain unimpaired and therefore meet this requirement.



Existing South facing Bisected Dormer

Respectfully submitted,

ALPHAarchitects

Mark Sengelmann NCARB
Maine Licensed Architect

P:\Residential\14012- Brazell Unit #3\Docs\Historic Narrative.doc

ALPHAarchitects

17 Chestnut Street, Suite 201, Portland ME 04101 • 207.761-9500 • Fax 207.761.9595 • mark@ALPHAarchitects.com