

Ansel Studio Residence



November 05, 2014



MARK
MUELLER
ARCHITECTS

*11 Orchard Street
Portland, Maine*

Historic Preservation Application for Appropriateness:

100 Commercial Street, Ste 205 - Portland, Maine 04101

P:207.774.9057 - F:207.773.3851 - Email: rfi@muellerarchitects.com



Date: _____

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

CHART/BLOCK/LOT: _____ (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

CONTACT INFORMATION:

APPLICANT

Name: _____

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

PROPERTY OWNER

Name: _____

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

BILLING ADDRESS

Name: _____

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

ARCHITECT

Name: _____

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

CONTRACTOR

Name: _____

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

Applicant's Signature

Owner's Signature (if different)

Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$50.00
- **HP Board Review** \$100.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$750.00
- **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

Noticing/Advertisements for Historic Preservation Review

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
(notices are sent to neighbors prior to any workshop or public hearing meetings)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- _____ Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.

- _____ Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

- _____ Details or sections, where applicable.

- _____ Floor plans, where applicable.

- _____ Site plan showing relative location of adjoining structures.

- _____ Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

- _____ Materials - list all visible exterior materials. Samples are helpful.

- _____ Other(explain)_____

- _____

- _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at dga@portlandmaine.gov

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (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.
- (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 form and integrity of the historic property would be unimpaired.



Date: November 5, 2014

Project Narrative

RE: 11 Orchard Street
Portland, Maine

On behalf of Elise Ansel, we are submitting a new application to your committee for review. Through various considerations by the owner, this new submission provides a design that has a gentler approach in scale and use of materials with respect to the neighborhood.

The owners, Elise Ansel and James Mullen, have within 5 years completed a historic restoration to the Isabele B.Hay House (1928) on the corner of Orchard and Fletcher Streets. Now they wish to build an accompanying guest house for weekend visitors. Currently, the site is under utilized and contains a partially below grade two car garage. As you may know, an anomaly of this project, the building contains a “fallout” shelter tucked into the high ground.

In working with the Portland zoning department, it was determined this lot is not contiguous with the main house, therefore we are required to construct a building that meets the definition of a dwelling. The design meets all this criteria.

The new design, in its simplicity is being covered by a large single span hip roof.

A side entrance facing South has been designed for use by the owner and guests to enter the house. A small flat roof has been designed to comply with tight building setbacks and albeit small, will act as a front porch. Stone steps, pavers and retaining walls provide a smooth natural transition of the steep grade to the entrance. Other stone flat work provide outdoor living spaces to be used by the owners and family for outdoor events.

The roof design as a hip is predominate on this side of Orchard Street, our concept borrows this shape, but subtle variations of the façade set it aside from the neighbors. The rhythm of the windows and their shape within the façade is a reflection of the owner’s primary residence. These windows, as in the main house provide the amount and location of light the owner seeks in her morning activities and day to day living. Lighting is paramount to Elise as a modernist painter.

Dormers offset the symmetry of the house. These dormers provide views to the Fore River and clerestory lighting to a small but useful loft.

Exterior materials are a reflection of those found in neighboring residences.



EXISTING GARAGE
PHOTO 1



EXISTING GARAGE
PHOTO 2



EXISTING GARAGE REAR UPHILL
PHOTO 1



EXISTING GARAGE REAR UPHILL
PHOTO 2



EXISTING GARAGE SIDE
PHOTO 1



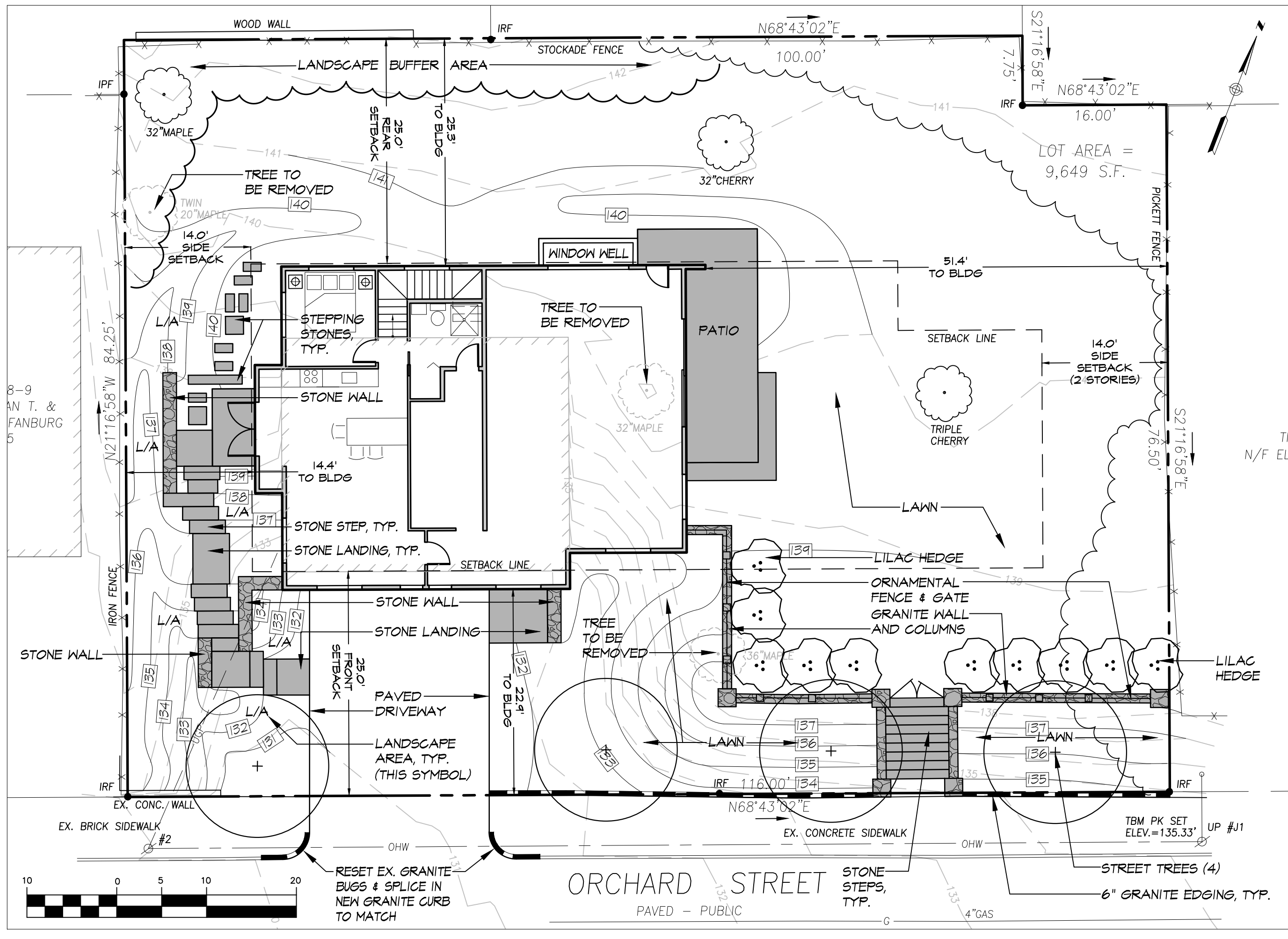
EXISTING GARAGE SIDE
PHOTO 2



ABUTTER GARAGE
21 ORCHARD STREET



ABUTTER GARAGE
29 ORCHARD STREET



11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects
217 Commercial Street
Portland, Maine 04101
207.772.1552
pearroll@carroll-assoc.com

Consultants:
SURVEYOR:
Owen Haskell, Inc.
390 US Route 1
Falmouth, ME 04102
207-774-0424
ARCHITECT:
Mark Mueller Architects
100 Commercial Street
Portland, ME 04101
207-774-9057

Drawing Set:

Date	Revision

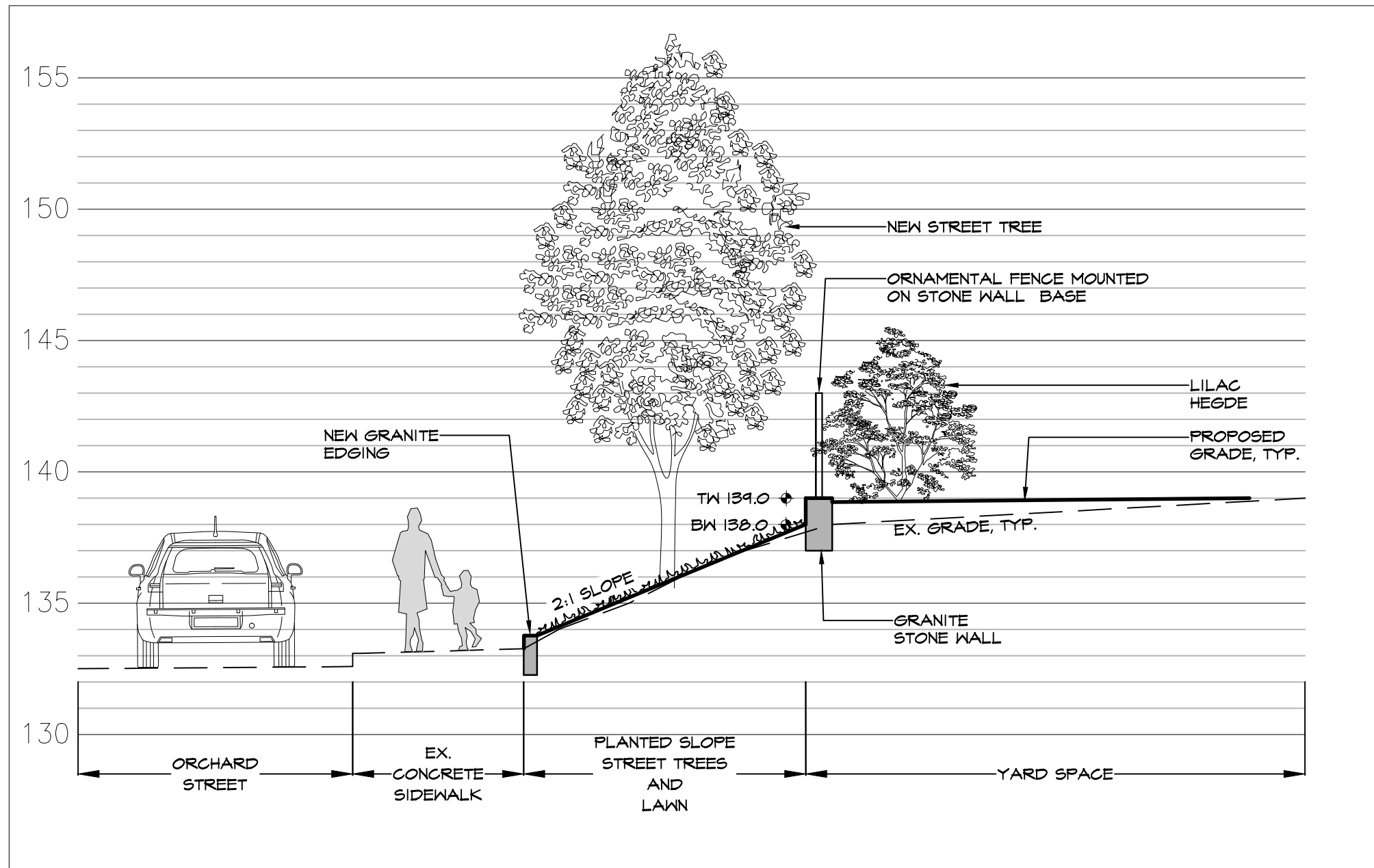
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HISTORIC PRESERVATION

Drawn:
MP
Checked:
PC
Approved:
PC

Drawing Title:
SITE PLAN

Job Number:
File:
Date: 11-5-2013
Scale: 1"=10'

Drawing Number:
L-1.0
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11
ORCHARD
STREET
PORTLAND, ME

CARROLL ASSOCIATES
Landscape Architects
217 Commercial Street Portland, Maine 04101
207.772.1552 pearroll@carroll-assoc.com

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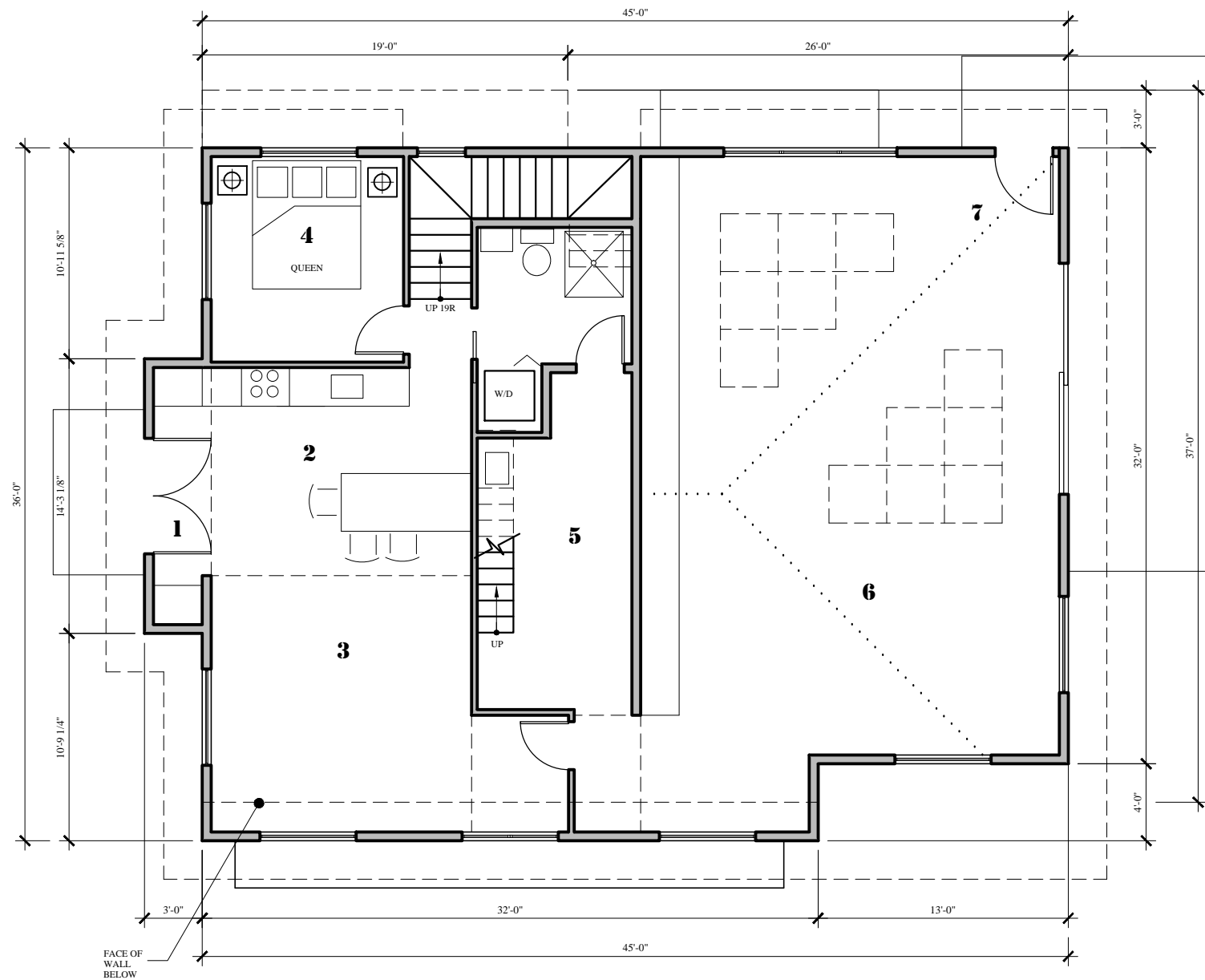
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HISTORIC PRESERVATION

Drawn: MP	
Checked: PC	
Approved: PC	

Drawing Title:
CROSS SECTION

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File:
Date: 11-5-2013 Scale: AS SHOWN

Drawing Number:
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© 2012 CARROLL ASSOCIATES



MAIN LEVEL PLAN
SCALE: 1/8"=1'-0"

PROPOSED

HP-1.0

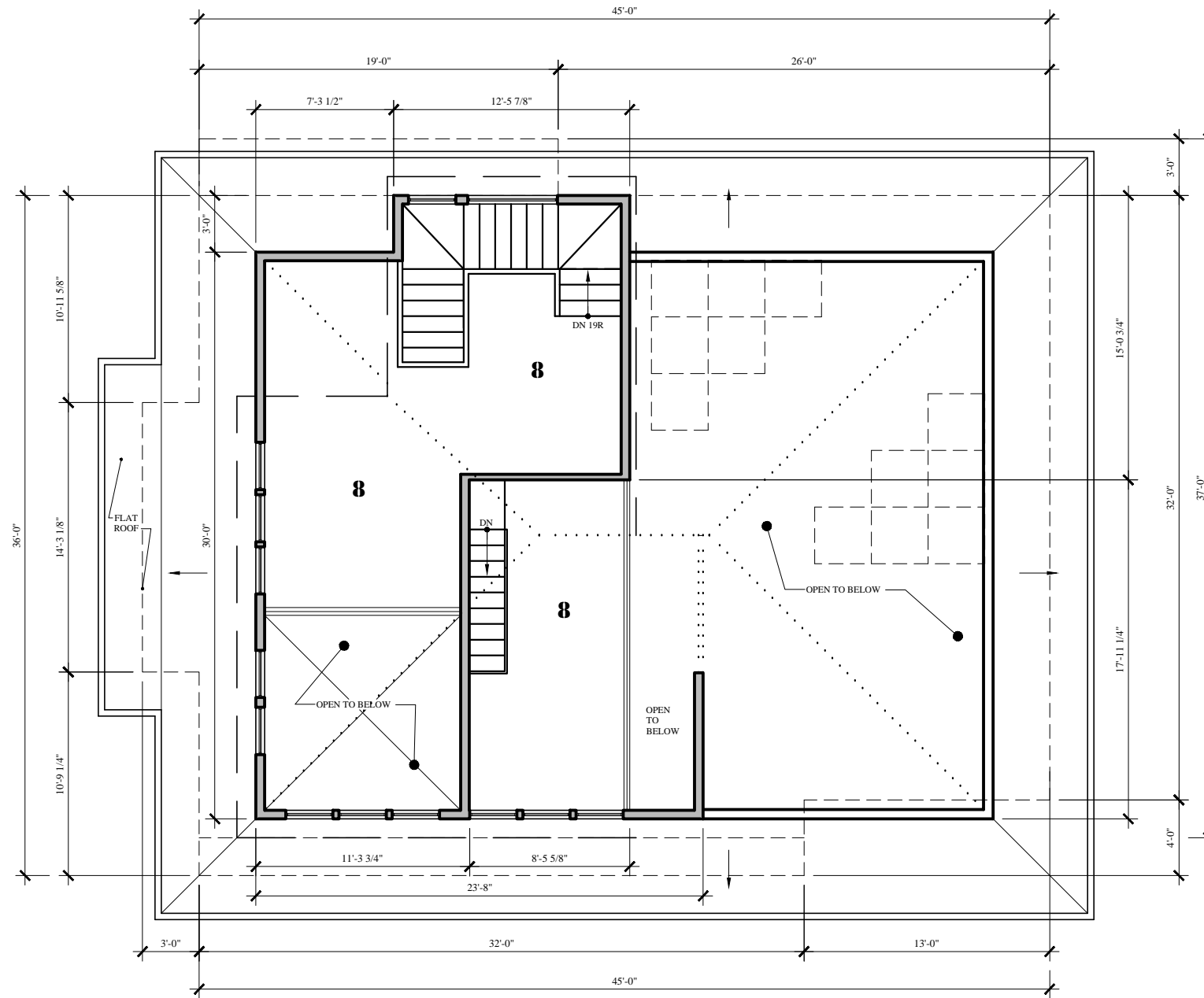
NOVEMBER 05, 2014

HISTORIC PRESERVATION BOARD

11 ORCHARD STREET



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- 1 MAIN ENTRY
- 2 KITCHEN/DINING
- 3 LIVING
- 4 BEDROOM
- 5 STORAGE
- 6 GREAT ROOM
- 7 GARDEN ENTRY
- 8 LOFT
- 9 GARAGE
- 10 MECHANICAL

NOTE:
 SHADED AREAS INDICATE NEW
 BUILDING FOOTPRINT

UPPER LEVEL PLAN
 SCALE: 1/8"=1'-0"

PROPOSED



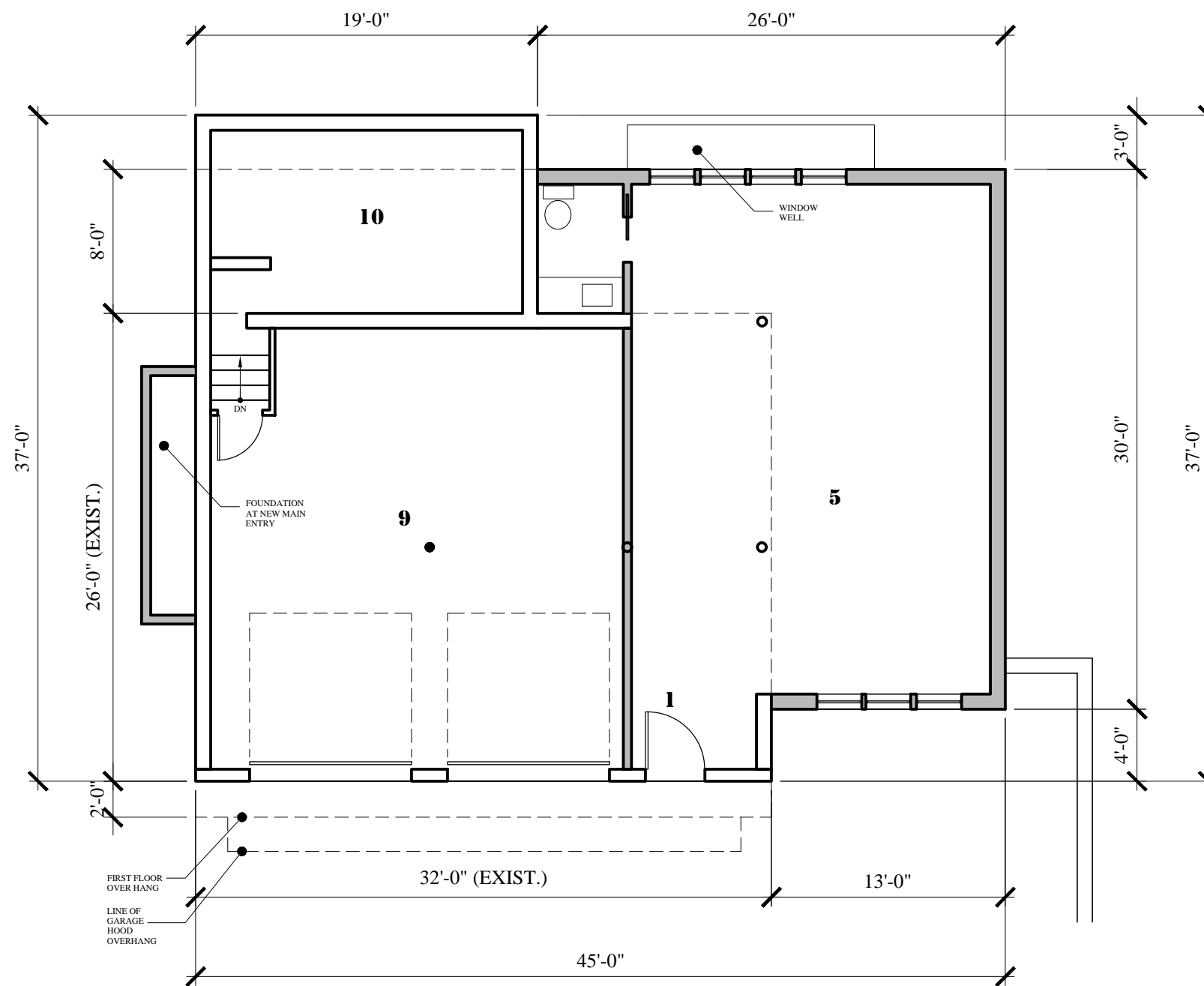
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HP-1.1

NOVEMBER 5, 2014

HISTORIC PRESERVATION BOARD

11 ORCHARD STREET



- 1 MAIN ENTRY
- 2 KITCHEN/DINING
- 3 LIVING
- 4 BEDROOM
- 5 STORAGE
- 6 GREAT ROOM
- 7 GARDEN ENTRY
- 8 LOFT
- 9 GARAGE
- 10 MECHANICAL

NOTE:
 SHADED AREAS INDICATE NEW
 BUILDING FOOTPRINT

LOWER LEVEL PLAN
 SCALE: 1/8"=1'-0"

PROPOSED



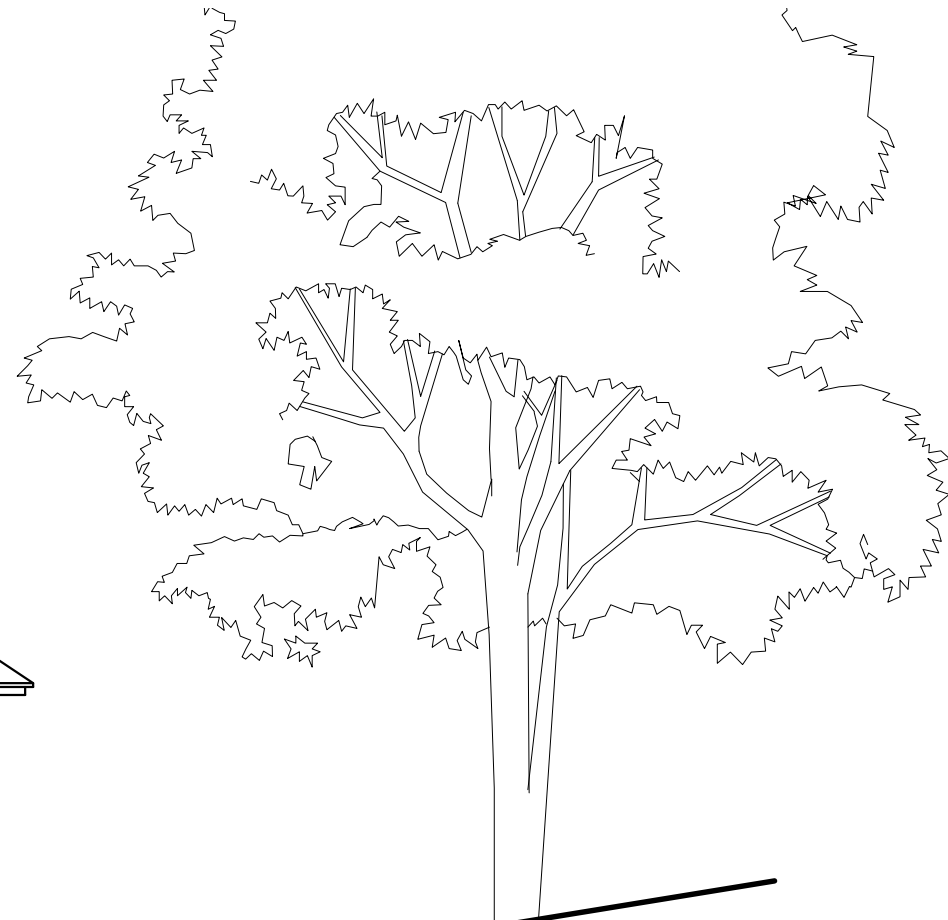
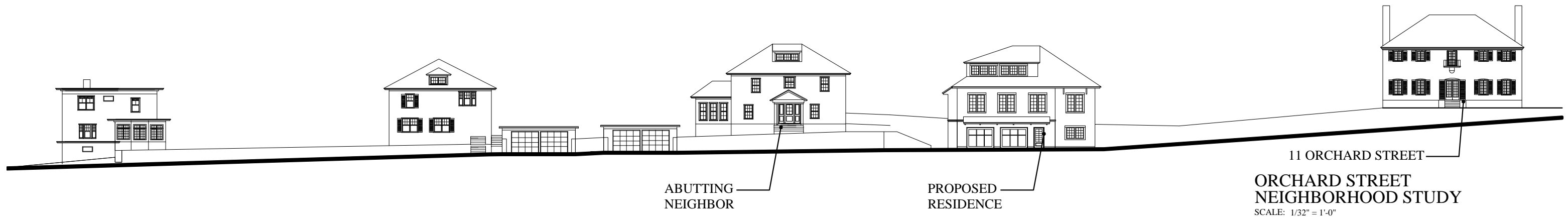
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HP-1.2

NOVEMBER 5, 2014

HISTORIC PRESERVATION BOARD

11 ORCHARD STREET



PROPOSED



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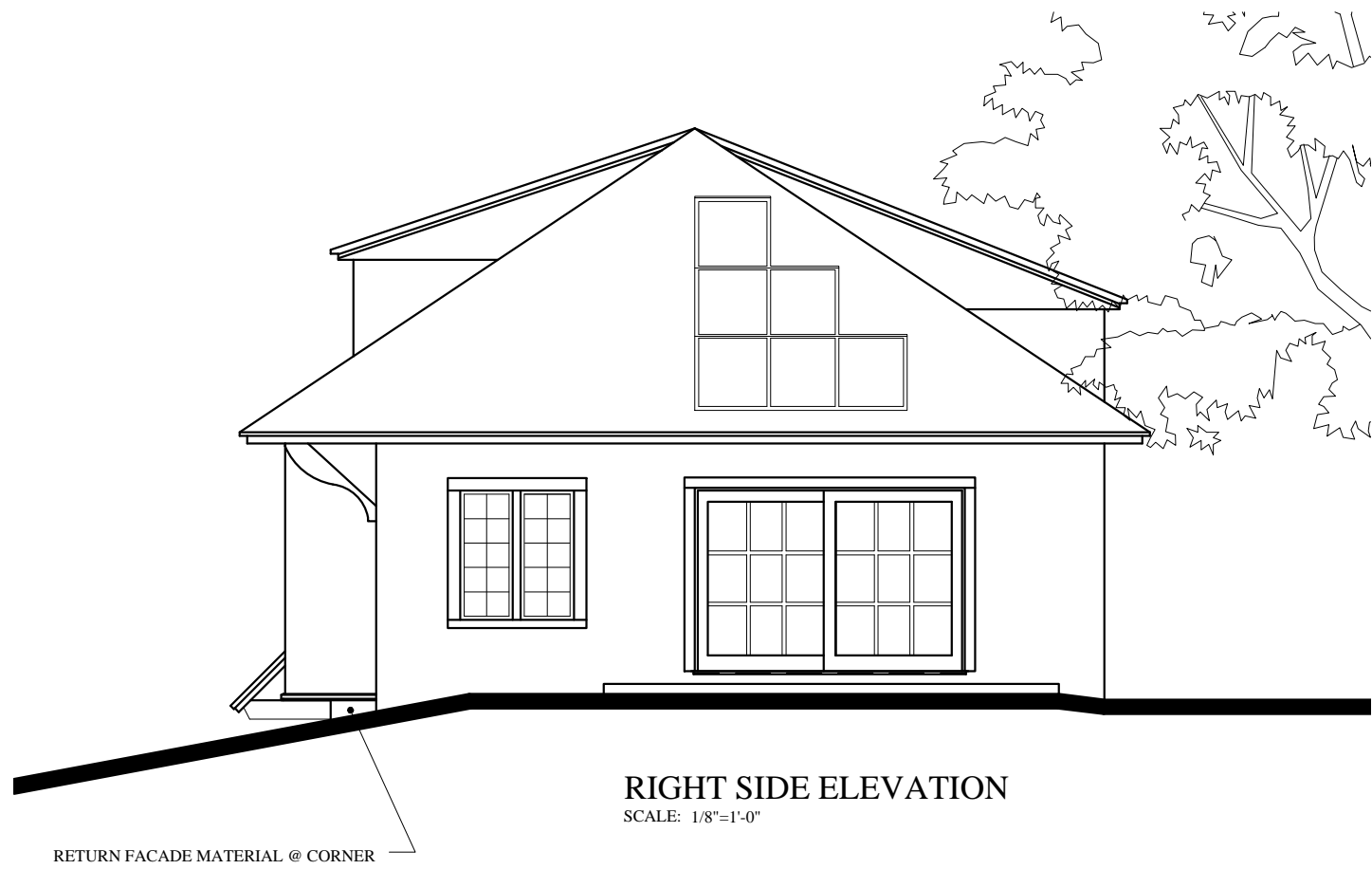
ORCHARD STREET ELEVATION
SCALE: 1/8"=1'-0"

HP-2.0

NOVEMBER 5, 2014

HISTORIC PRESERVATION BOARD

11 ORCHARD STREET



PROPOSED

HP-2.1



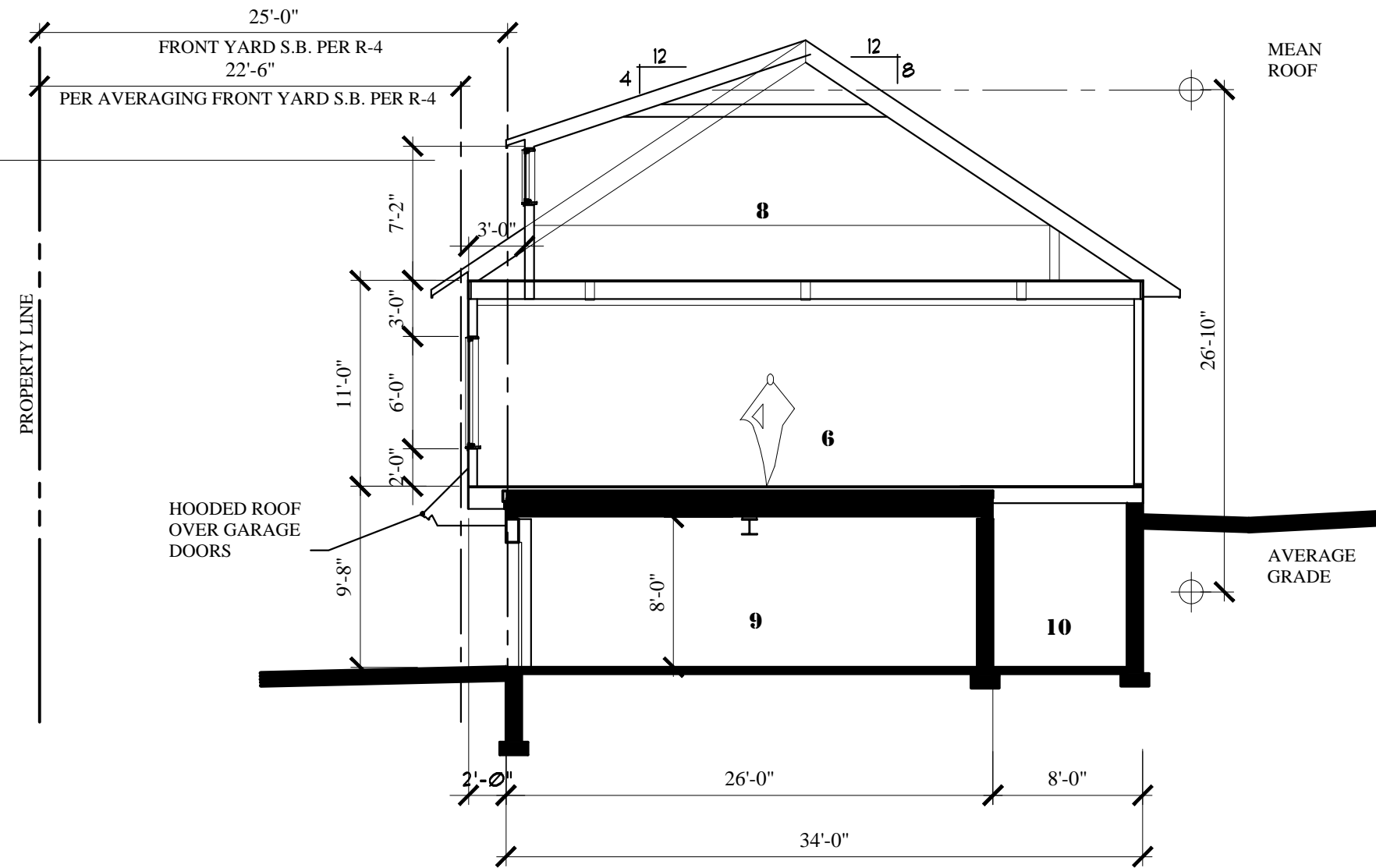
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HISTORIC PRESERVATION BOARD

NOVEMBER 5, 2014

11 ORCHARD STREET

FORE RIVER ←



BUILDING SECTION DIAGRAM
SCALE: 1/8"=1'-0"

PROPOSED



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HP-3.0

NOVEMBER 5, 2014

HISTORIC PRESERVATION BOARD

11 ORCHARD STREET

SLOPED ROOF: (R38) 30
YEAR '3 TAB' ASPHALT
ROOF SHINGLES, TYP ALL
ROOFS U.N.O.

COPPER GUTTER
AND DOWN SPOUT
(AS NOTED)

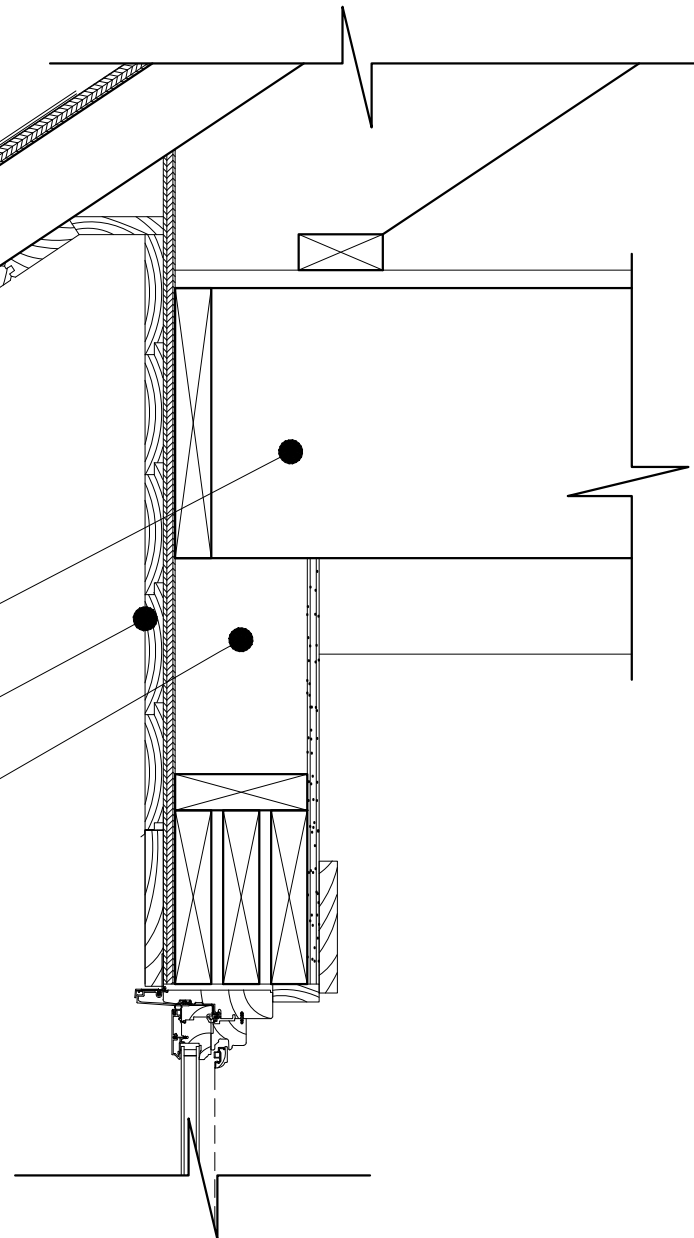
1x6/1x3 FASCIA AND 1x6
V-GROOVE SOFFIT

FULL THICKNESS SOUND
ATTENUATION INSULATION
(AS NOTED)

SHIPLAP SIDING W/
SQUARE EDGE REVEAL

WALLS: DRY DENSE
PACK CELLULOSE = R21

12
8



MAIN ROOF FASCIA DETAIL
SCALE: 1 1/2"=1'-0"

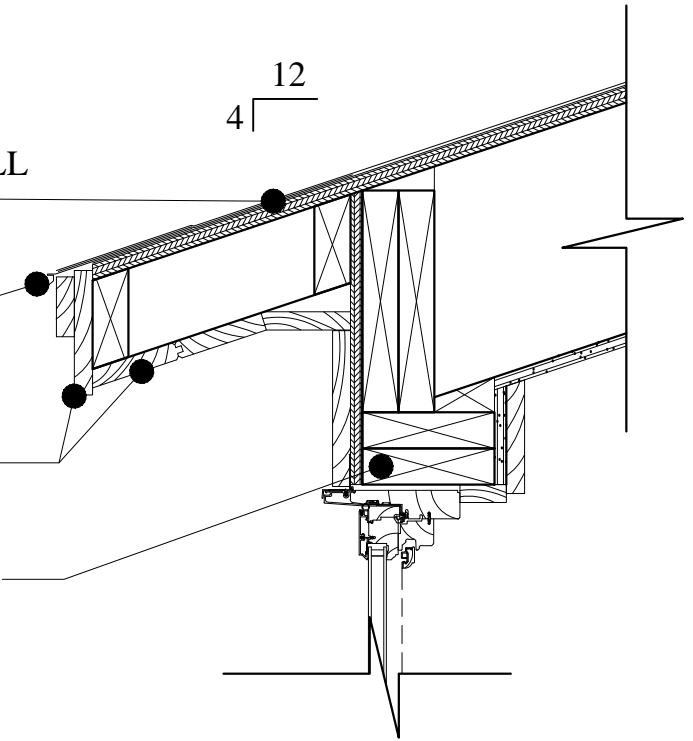
SLOPED ROOF: (R38) 30
YEAR '3 TAB' ASPHALT
ROOF SHINGLES, TYP ALL
ROOFS U.N.O.

COPPER DRIP EDGE
(AS NOTED)

1x6/1x3 FASCIA AND 1x6
V-GROOVE SOFFIT

WALLS: DRY DENSE
PACK CELLULOSE = R21

12
4



DORMER ROOF DETAIL
SCALE: 1 1/2"=1'-0"

PROPOSED



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MUELLER
ARCHITECTS

HP-4.0

NOVEMBER 5, 2014

HISTORIC PRESERVATION BOARD

11 ORCHARD STREET

WALLS: DRY DENSE
PACK CELLULOSE = R21

EXPOSED COPPER FLASHING

SMALL ROOF OVERHANG
OVER GARAGE DOORS W/
WOOD ROOF SHINGLES

1x6/1x3 FASCIA AND 1x6
V-GROOVE SOFFIT

ROOF BRACKETS

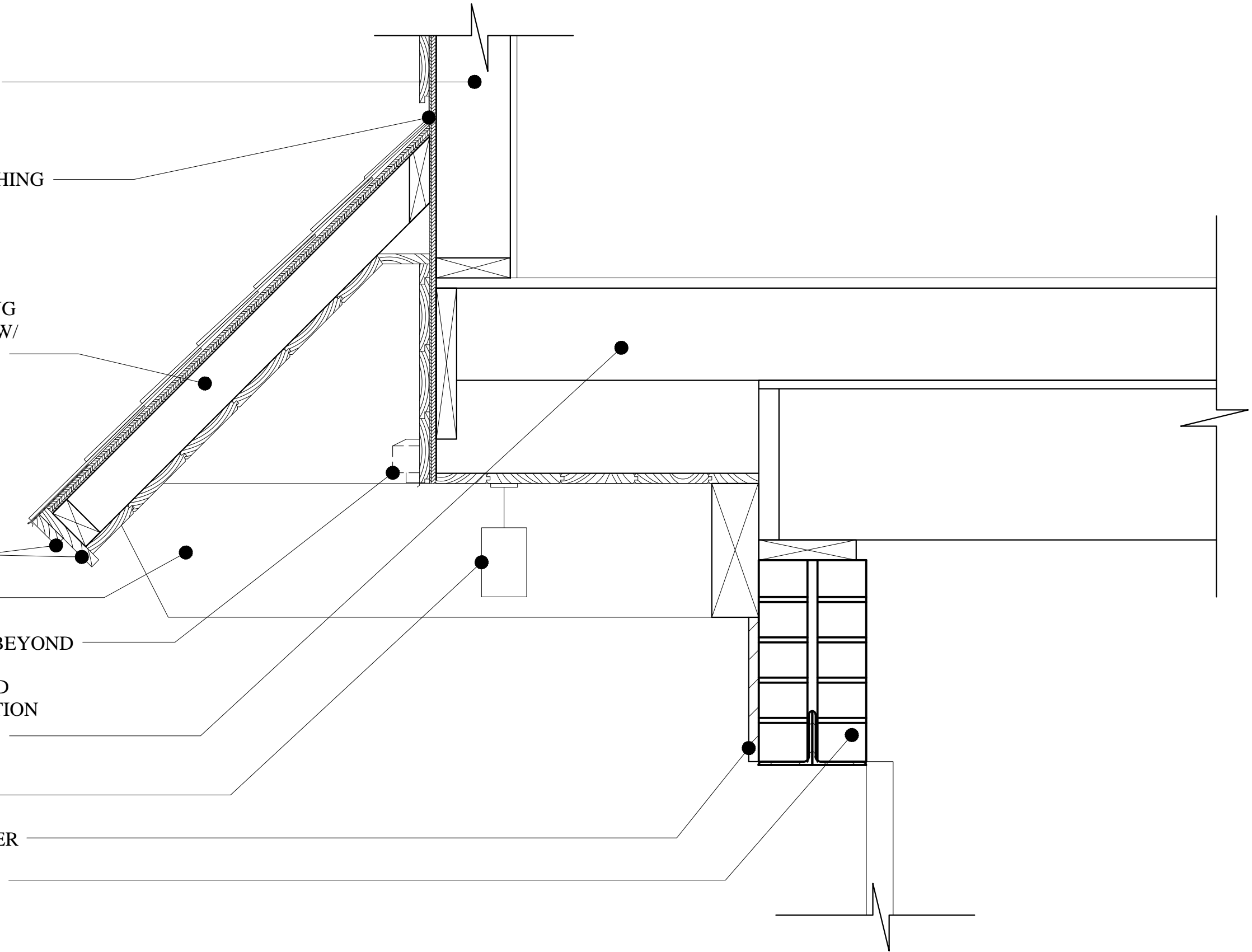
TERMINATION DETAIL BEYOND

FULL THICKNESS SOUND
ATTENUATION INSULATION
(AS NOTED)

EXTERIOR LIGHTING

NEW THIN BRICK VENEER

EXISTING BRICK WALL



PROPOSED

GARAGE HOOD DETAIL
SCALE: 1 1/2"=1'-0"

HP-4.1

NOVEMBER 5, 2014



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HISTORIC PRESERVATION BOARD

11 ORCHARD STREET