

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Turk, Vice Chair
Martha Deprez
Kimberley Geyer
Otis Baron
Rick Romano
Ted Oldham

June 22, 2007

Russell and Barbara Briggs
14 Bowdoin Street
Portland, Maine 04102

Re: Site Alterations; 14 Bowdoin Street

Dear Mr. and Mrs. Briggs:

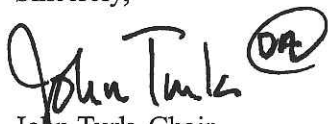
On June 20, 2007, the City of Portland's Historic Preservation Board reviewed your application for a Certificate of Appropriateness for the installation of a bluestone terrace in front of your home at 14 Bowdoin Street, which is proposed in conjunction with various landscape improvements. Following deliberations, the Board voted 5-0 (Baron, Pitman absent) to approve the application, subject to the following conditions:

- Contractor to provide a material specification and sketch showing type, size and pattern of paving installation.
- Bluestone pavers to be installed with open joints, to allow for grass or other groundcover to fill joints.

All improvements shall be carried out as shown on the plans and specifications submitted for the 6/22/07 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,


John Turk, Chair

Historic Preservation Board

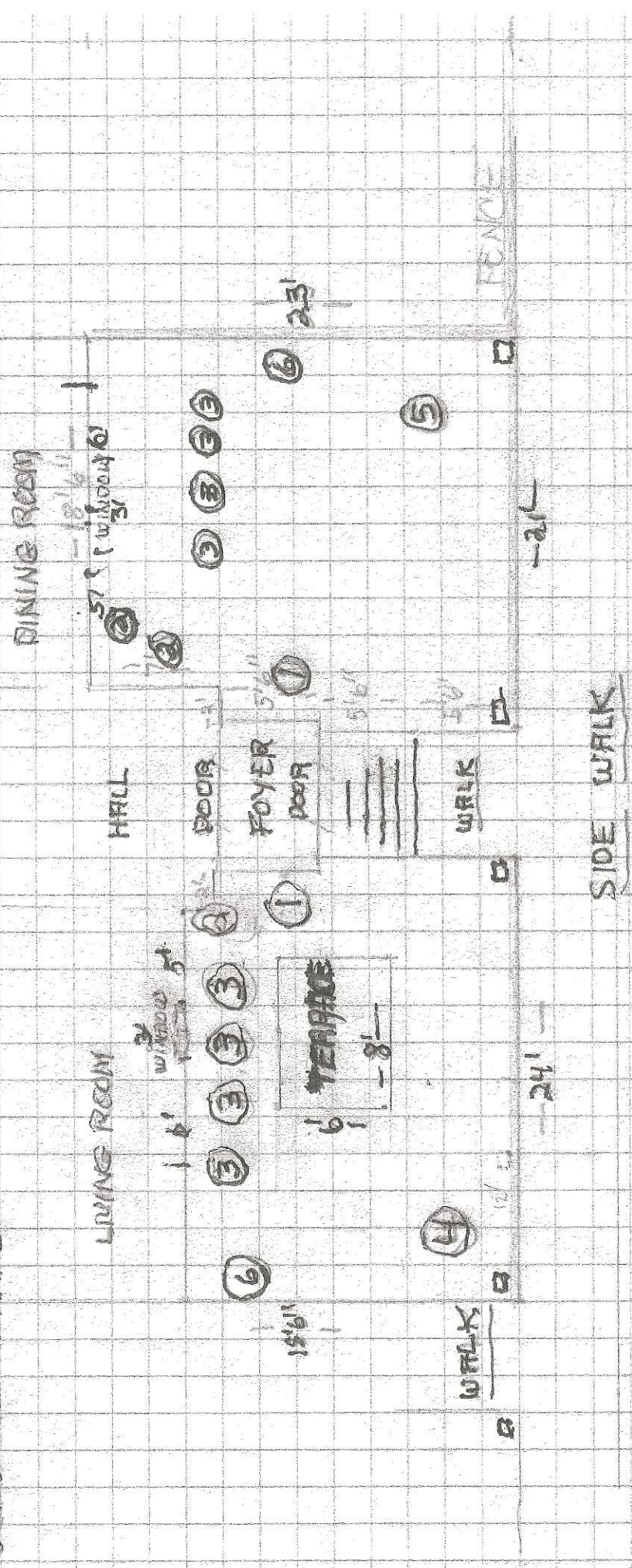
cc: Approval Letter File
Building Inspections

SCALE
1" = 8'

PLANTINGS

- 1. 2- CHAMAECYPARIS SQUARAROSA PIG-MAILED (OLUETYENY EXPRESS)
- 2. 3- PARBORVITRE HOLMSTRUP
- 3. 3- BUXUS 'GREEN VELVET' } ??
- 4. 1- MAGNOLIA LILIFLORA 'RICKI'
- 5. 1- CHAMAECYPARIS OBTUSI COMPACTA (HAWOKI)
- 6. -- EXISTING SHRUBS
- -- GRANITE FOOT

BLESTONE TERRACE



BRIGES
14 BOWDEN ST
PORTLAND, ME

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
14 BOWDOIN STREET**

TO: Chair Turk and Members of the Historic Preservation Board

FROM: Scott Hanson, Preservation Compliance Coordinator

DATE: June 13, 2007

RE: June 20, 2007 New Business **HP Report # 18-07**

Application For: Certificate of Appropriateness for site alterations (paved terrace).

Address: 14 Bowdoin Street

Applicant: Russell and Barbara Briggs

Introduction

The applicants propose to remove existing plantings in front of their home and create a new bluestone terrace for decorative planters. New plantings are planned to soften the edges of the terrace.

Subject Property

The James O. Brown House of 1860 is a landmark example of the Second Empire style. Brown was the son of J.B. Brown, who owned most of the land that now comprises the Western Promenade Historic District. The house was designed by English architect John Alexander. Its significance derives from the integrity of its architectural elements, their excellent state of preservation, the association of the house's original owner with the development of the neighborhood, and high quality site amenities, including the original iron fence and granite posts, and the continued use of the carriage house at the rear of the property.

Although the house appears symmetrical at a glance, in fact the right half is set back several feet further than the left half. The tall central projecting entrance tends to disguise this feature. The 1924 tax photo (Attachment #1) shows clearly that a wooden porch once existed in front of the left half of the façade. The F. W. Beers & Co. map of 1871 (Attachment # 2) suggests that originally the porch existed on both sides of the entrance projection.

The Colonial Revival entrance portico is a later addition which is sensitively handled and does not detract in scale or detailing from the main body of the house.

Proposed Alterations

The application includes a description of the project, drawings showing changes to plantings and the size and location of the proposed terrace, photos of another property showing a similar bluestone terrace, and photos of the types of planters being considered.

Staff Comments

This proposal is coming before the Board because the introduction of, or changes to, hardscape features require review and approval. The ordinance does not regulate changes to landscape vegetation. However, the Board may consider the screening or softening effect of planned vegetation on proposed hardscape features, such as the proposed bluestone terrace.

Review Standards

The following ordinance standards are applicable in the review of this project:

- (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.*

- (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.*

Motion for Consideration

On the basis of plans and elevations submitted by the applicant and information included in HP Report # 18-07, the Board finds that the site alterations at 14 Bowdoin Street **meet (fail to meet) the Standards for Review of Alterations of the historic preservation ordinance, (subject to the following conditions...)**

Attachments

1. 1924 Photo
2. 1871 F.W. Beers & Co. map (vicinity of 14 Bowdoin St., close up view)
3. Application submitted 6/13/07, including project description, and drawings
4. Applicant's photos
5. Staff photos

AH. # 1

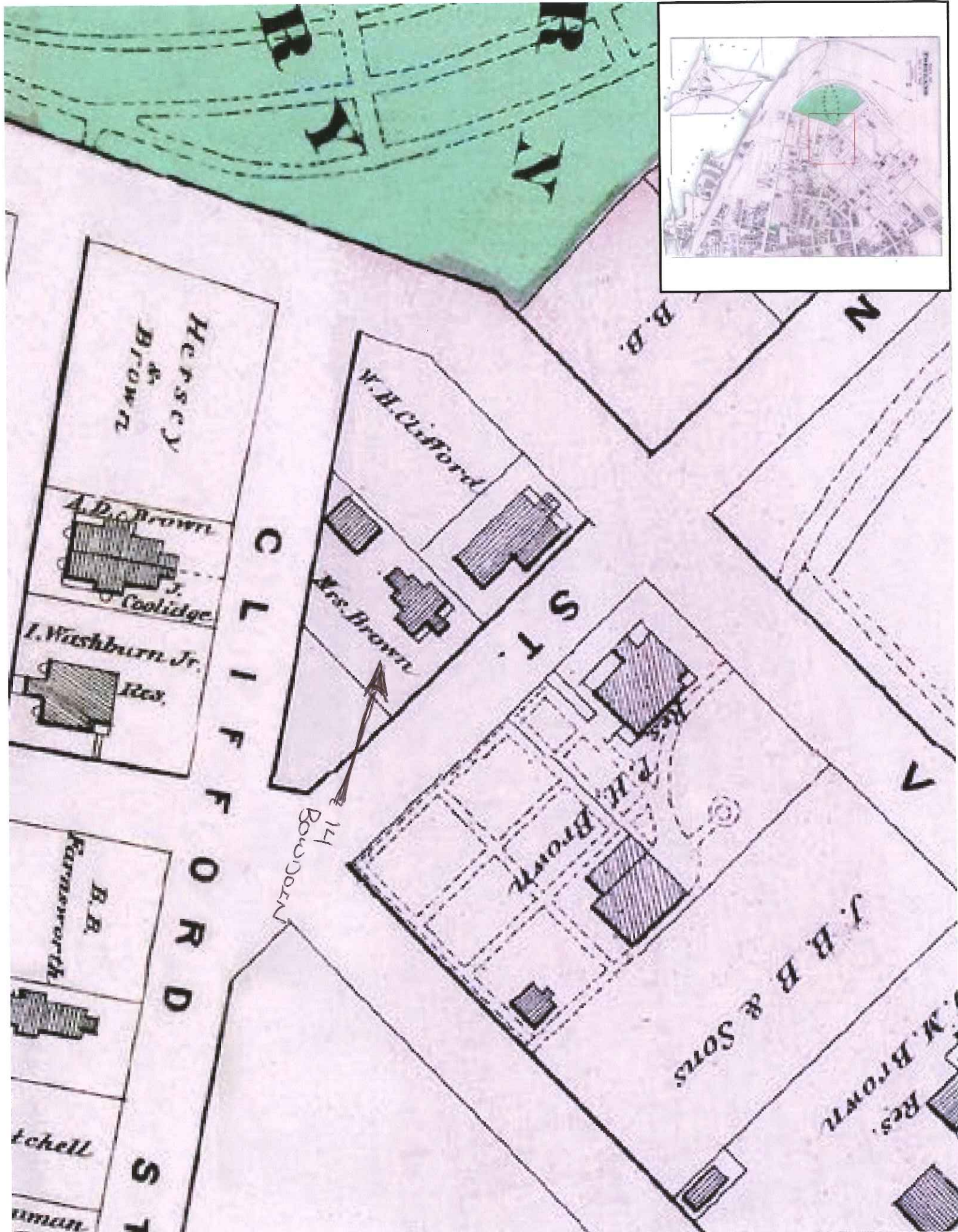
Year	Unit	Coefficient	Land Value
19			46774



62-5-4

14
Bow

Superior ...





Date: June 12, 2007

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:

PROPERTY ADDRESS: 14 BOWDOIN STREET

CBL (Chart-Block-Lot): 62-6-4

APPLICANT:

Name: BARBARA & RUSSELL BRIGGS Telephone: (207) 761-1593

Company, if applicable: _____

Address: 14 BOWDOIN ST. PORTLAND, ME 04102

PROPERTY OWNER (if different):

Name: BARBARA M. BRIGGS Telephone: SAME

Address: SAME

Architect (if any): _____

Contractor of Builder (if any): _____

Russell C. Briggs
Applicant's Signature

Barbara M. Briggs
Owner's Signature (if different)

BILL TO: (Please provide billing information for future advertising expenses)

Name: RUSSELL C. BRIGGS Telephone: (207) 761-1593

Company, if applicable: _____

Address: 14 BOWDOIN ST. PORTLAND, ME 04102

APPLICATION FEE:

See page 7 for fee schedule. Please submit fee with completed application.

DESCRIPTION OF PROJECT:

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, and/or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

(SEE ATTACHMENT)

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 (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.
- Details or sections, where applicable.
- Floor plans
- 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) _____

Please Note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

If you have any questions or need assistance in completing this form, please contact the Historic Preservation Staff at 874-8726.

Please return this form, application fee (see page 4 of this application), and related materials to:

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

SITE PROPOSAL FOR 14 BOWDOIN STREET

This project began as a program to remove some of the existing vegetation which has become overgrown and obscures the visual lines of the house. In planning this removal, we wanted to develop a focal point for the front of the house. We could not expand the entry way, which is boxed in by yews on both sides. We wanted to preserve the wrought iron fencing and the granite posts.

To that end, we have decided to remove the yews on both sides of the entry, as well as the mountain laurel which crowds toward the street on the living room (left of entry) side of the house. As a matter of fact, the current plantings run all the way from the house to the sidewalk in front of the living room. Note that the front wall of the house on the left (living room) side is five feet closer to the sidewalk than is the front wall on the dining room (right) side. Thus, in contrast, on the dining room side the rhododendron does not crowd the street. In addition, removing the mountain laurel and the yew now provides us with an opportunity to develop landscaping to enhance the architectural lines of the house and to provide a front yard focal point.

We propose to create a bluestone terrace 6 feet deep and 8 feet wide centered on the living room window. This terrace will serve as a foundation for two or more large stone or concrete planters. There will be 3 ½ to 4 foot foundation plantings behind the terrace, together with a border of shrubs 18"-24" high on the remaining sides of the terrace.

The bluestone will complement the blue Monson slate on the upper portion of the house roof. The terrace will not hold any furniture, nor will it be used for recreational purposes. Its function is decorative only.

Russell & Barbara Briggs

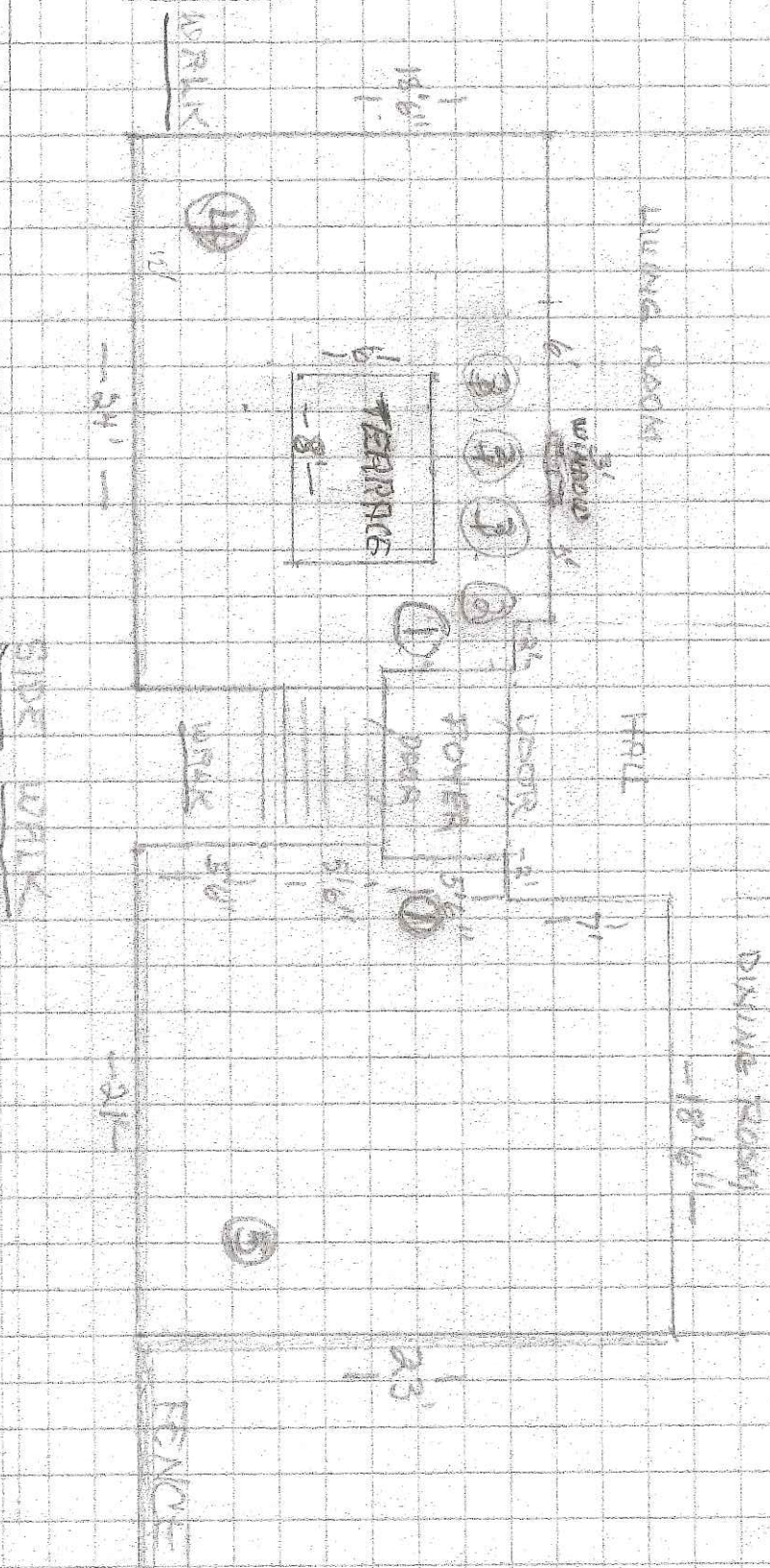
SCALE
1" = 8'

PARENTS:

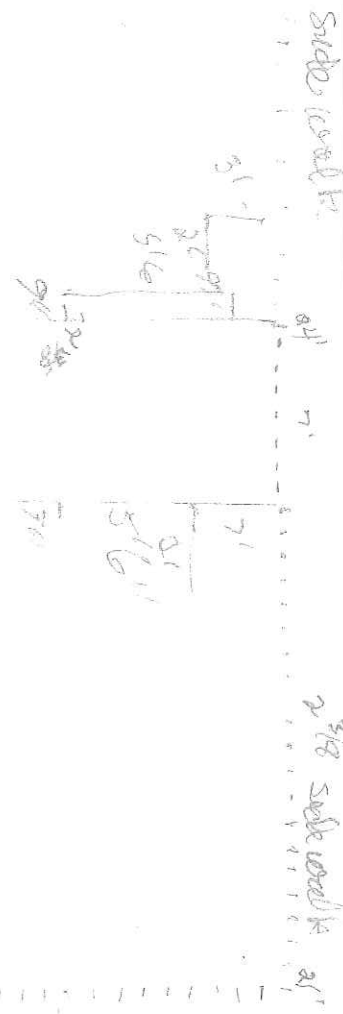
- 1. 2 - GUMMEL EYEBIRD SPERMINGEN PISTONER (BOUTYDONLY EXPRESS)
- 2. 2 - FINE HYBRID RHODESIA (??)
- 3. 3 - BIRDS (GREEN VELVET)
- 4. 1 - MAJORITY LITTLE (RICKI)
- 5. 1 - GUMMEL EYEBIRD SPERMINGEN PISTONER (KAWOSKI)

FRUIT:

BURSTONE



BRIDES
14 Bowdoin St
PORTLAND, ME



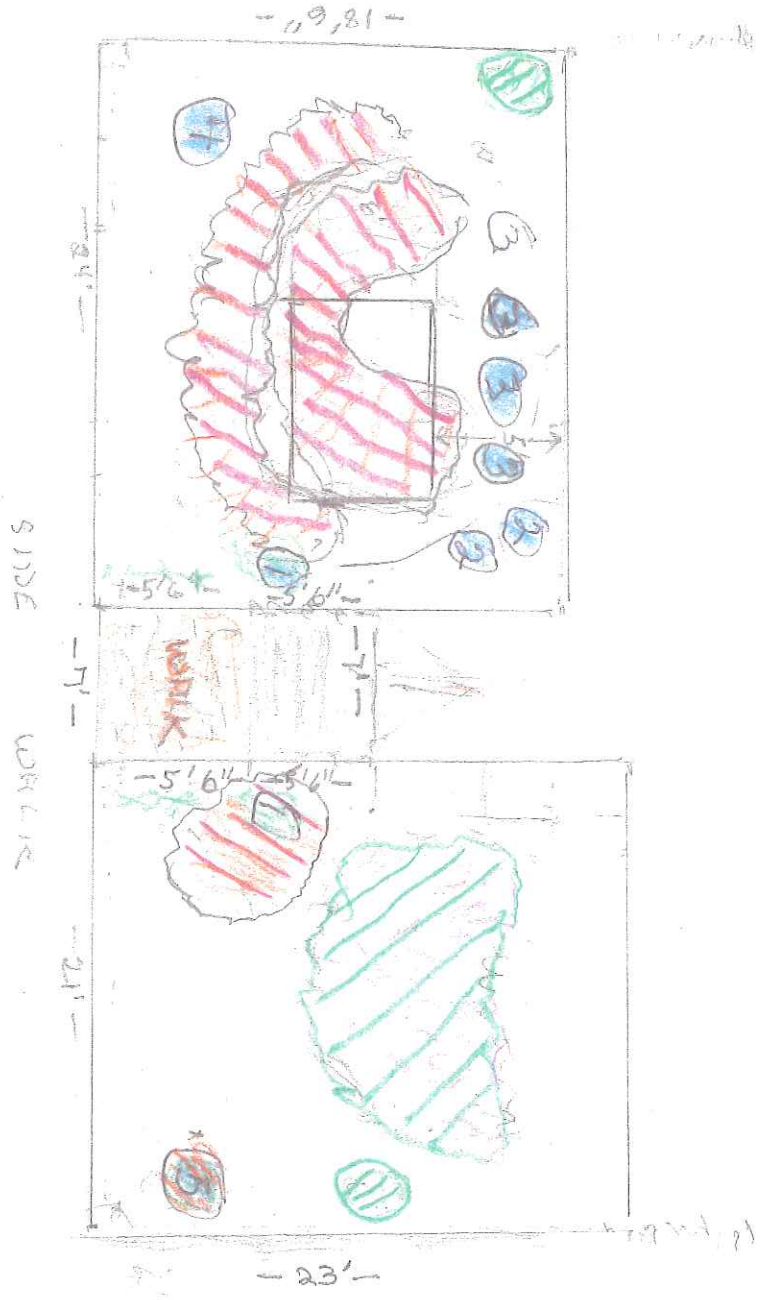
2 3/8' 7' 7' 2 3/8'



2 3/8' 2 3/8'

BRIGGS

14 BOWDOIN ST.

PORTLAND, ME



 = TO BE REMOVED
 = NOT TO BE REMOVED

 = NEW PLANTINGS



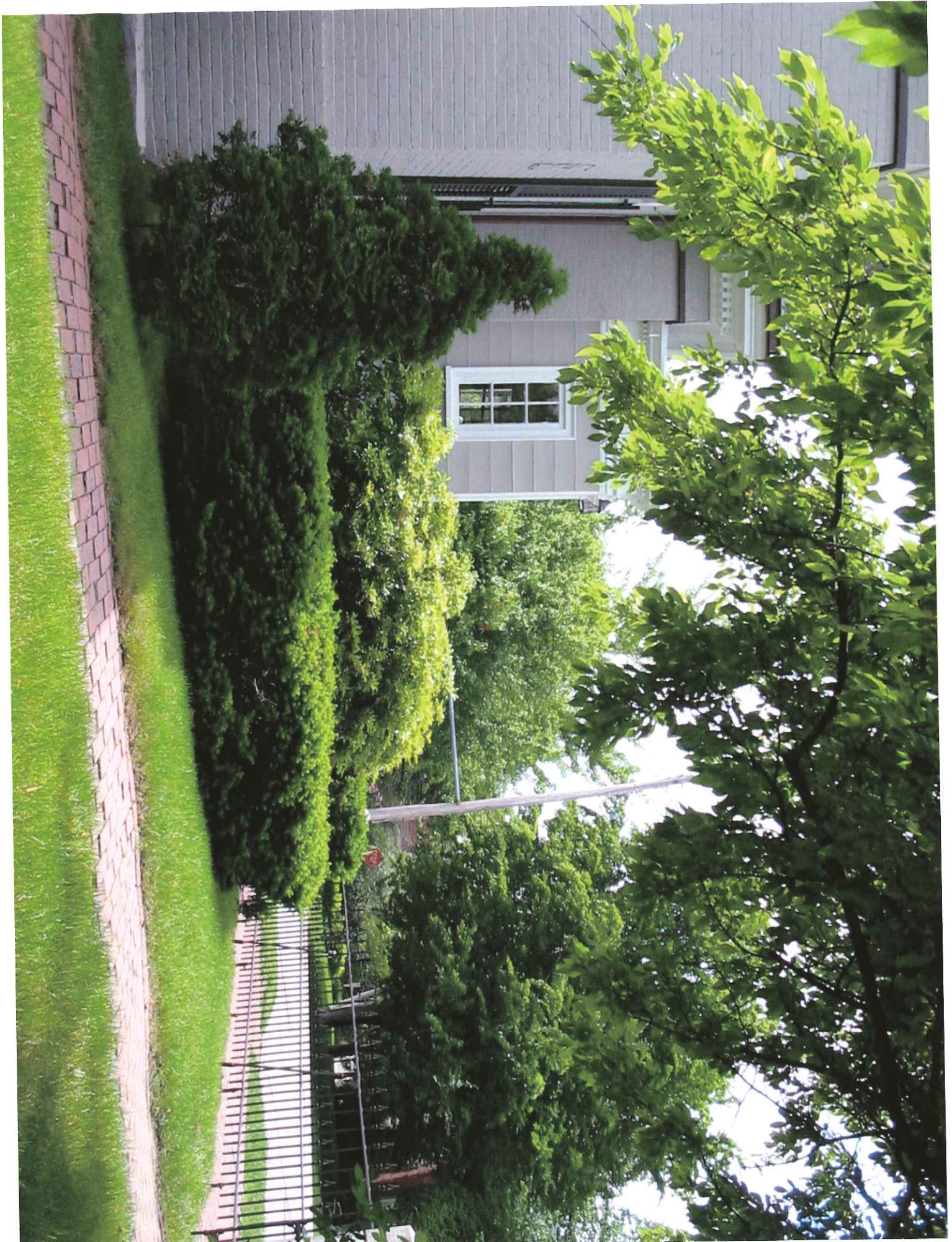
All, # 4

Att. # 5









Historic Preservation Application Fee Schedule

(Effective July 1, 2003)

Application Fees

Administrative Review	\$50.00
Historic Preservation Board Review - Minor Projects	\$100.00
Historic Preservation Board Review - Major Projects (New Construction*, Comprehensive Rehabilitation*)	\$500.00

* New Construction - any new construction (including building additions) whose building footprint exceeds 200 sq. ft. This shall not include replacement or reconstruction of existing or documented historic features.

* Comprehensive Rehabilitation - any exterior alterations affecting more than one architectural feature and exceeding an overall project cost of \$15,000.

After the Fact Review	\$750.00
Historic Preservation and Special Exception Sign Review	\$35.00

Advertising Expenses

For applications reviewed by the Historic Preservation Board, *the applicant* is responsible for the cost of meeting notices to abutters and the publication of a legal ad. You will be billed for these expenses following Board review.

Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.55 cents each

Application Deadlines for Historic Preservation Board Review

The Historic Preservation Board meets on the first and third Wednesday of each month. Meetings generally begin at 5:00 and are held in Room 209 of City Hall.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, a **complete application, including the application fee** must be received by the Planning Division **no later than Monday morning at 10:00 am of the week prior to the scheduled meeting.** Applications received after the deadline will be considered for a subsequent meeting.

Upcoming Meeting Dates 2006

Application Deadline

January 3rd
January 17th

December 22nd
January 8th

February 7th
February 21st

January 29th
February 12th

March 7th
March 21st

February 26th
March 12th

April 4th
April 18th

March 26th
April 9th

May 2nd
May 16th

April 23rd
May 7th

June 6th
June 20th

May 25th
June 11th

July 11th
July 25th

July 2nd
July 16th

August 1st

July 23rd

September 5th
September 19th

August 27th
September 10th

October 3rd
October 17th

September 24th
October 5th

November 7th
November 21st

October 29th
November 12th

December 5th
December 19th

November 26th
December 10th

*Note: Submission of an application by the deadline **does not** guarantee that you will be on the next meeting agenda. If the Planning office receives more applications than can be reasonably reviewed in one meeting, staff reserves the option of postponing some items to the following meeting.*

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Turk, Vice Chair
Martha Deprez
Kimberley Geyer
Otis Baron
Rick Romano
Ted Oldham

Dear Applicant for Historic Preservation Review:

To receive a Certificate of Appropriateness for exterior or site alterations to a designated historic property, it is necessary for you to **complete** the enclosed application form and **return it with a copy of proposed plans, drawings, specifications and application fee** to the Department of Planning and Development, Portland City Hall, 389 Congress Street, 4th Floor, Portland, Maine, 04101.

Following a preliminary review of your application by staff, you may be asked to submit additional information. Staff will work with you to encourage work consistent with the standards provided. Minor projects, such as signage and awning installations, are reviewed and approved at the staff level. For projects requiring Board review, the application needs be submitted **two weeks** prior to the desired meeting date of the Historic Preservation Board. The Board meets on the first and third Wednesdays of each month.

Enclosed is a copy of the application fee schedule. *If an application requires Board review, applicants are also responsible for reimbursing the City for the cost of a legal ad and noticing of abutters.*

If you have questions or need assistance in completing this form, please contact me at 874-8726 or Scott Hanson, Preservation Compliance Coordinator at 756-8023.

Sincerely,

Deborah G. Andrews
Historic Preservation Program Manager

Year	Unit	Coefficient	Land Value
19 .			46777+



14
Bow

62-5-4

Commissioned by

[Handwritten signature]

Portland Historic Resources Inventory

Property Address: 14 Bowdoin Street

Inventory #: WP-4

Assessor's C/B/L: 62-G-4

District: Western Promenade Map #: 4

Rating:

Local Code: LANDMARK

National Register: Ind. Listing N/A District Western Promenade

Date of Placement: Local 08/01/1990 National 02/16/1984

Description of Significant Features and Subsequent Alterations:

The James Olcott Brown House is a landmark example of the Second Empire style in the Western Promenade Historic District. Its significance derives from the integrity of its architectural elements, their excellent state of preservation, the association of the house's original owner with the development of the neighborhood, and the high quality site amenities: the original iron fence and granite posts, and the continued use of the carriage house on the rear of the property.

James O. Brown, one of the sons of James Bundy Brown who owned most of the land that now comprises this historic district, had this Second Empire house erected for him in 1860. It was designed by the English architect John Alexander, who had also designed James' brother Philip's house across the street on the corner of Vaughan and Bowdoin Street. Their father's estate, "Bramhall", was built in 1856 by Charles A. Alexander. Brown's three sons erected their houses across Vaughan Street from the grounds of their parents large tract of land that was bounded by Bowdoin, Vaughan, Western Promenade, and Pine Streets. James died in 1864, only having lived in this house four years. The Second Empire style was the latest in architectural fashions when Brown had this house built, the first building on Bowdoin Street. Charles A. Alexander's own mansard roofed house at the corner of Vaughan and Danforth Streets was built a year earlier, and was referred to in the contemporary press as a "French cottage"; but, it lacks the compactness of design, the almost purity of stylistic expression found in the Brown House. The portico that is appended to the front of the house is a later Colonial Revival addition. It is sensitively handled and does not detract in scale or detailing from the main body. It is lit by a four pane transom and side windows; the entablature consists of wide frieze board and low pitched pediment, visually supported by the paneled pilasters which enframe the single door.

The three bay facade is dominated by a two story central pavilion that contains on the first floor the portico and an original hall, and on the second floor a large gable dormer with scrolls on the sides to match those on the smaller dormer that protrude from the multi-colored slate sheathed mansard roof; it contains a paired window and was formerly crested by a finial.

The mansard roof is of hip construction, its side walls flare at sweeping concave angles, beneath the cornice is a row of dentils above a brick stringcourse. The painted brick wall surface is unadorned except for the wide window enframements. Each opening has a

Building extends out beyond a brick base a half brick width's protrusion from the body of the building.

The beautifully landscaped lot runs through to Clifford Street, originally a mews for the carriage houses of Spring Street. The carriage house of the Brown House was designed at the same time as the main house and in a similar Second Empire style, though of frame construction rather than brick. It, too, is excellently preserved. It retains its cupola, but has asphalt shingles rather than slate. The original carriage doors remain, never having been converted to garage doors like on Charles A. Alexander's house at 395 Danforth Street. The hay loft door also remains, topped by a four light transom.

City Review of Certificates:

Date	Action	Type	Summary of Work
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Property Name: James Olcott Brown House

Property Name(Other):

Street Address: 14 Bowdoin Street

Town: Portland County: Cumberland

Date Surveyed: 02/1991 Surveyor: Rick Redlon

Updated: by
(date) (surveyor)
by
by

Owner Name: George & Nadine Young

Owner Address:

Primary Use (Present): SINGLE FAMILY

Condition: GOOD

ARCHITECTURAL DATA

Primary Stylistic Category: SECOND EMPIRE

Other Stylistic Category: COLONIAL REV

Height: 2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 3 Bay

Appendages: REAR ELL DORMERS

Porch:

Plan: CENTRAL HALL

Primary Structural System: BRICK