



## **Supplemental Comments for the Dec. 20, 2016 Planning Board Public Hearing on Proposed Master Development Plan for 58 Fore Street**

The Portland Company Historic District recognizes a nationally-significant industrial complex that conveys an important part of Portland's history. Therefore, the scale and impact of the redevelopment must be carefully composed to preserve the character of the industrial complex while allowing for extensive new construction.

Per Section 14-524 - Paragraph (a) 3. C. iii. f. of the Land Use Code, the portions of the Master Development Plan within the boundaries of the historic district must be found to be in conformance with Portland's Historic Preservation Ordinance. In addition, all development within 100 feet of the historic district boundary must be generally compatible with the major character defining elements of the district.

### A. Conditional Approval and Findings of the Historic Preservation Board:

At the Public Hearing on December 7, 2016, the Historic Preservation Board made the finding that none of the options presented for rooftop additions to Buildings 14, 15 and 16 (with the exception of a part of Building 14 adjacent to Building 24) are in conformance with Historic Preservation Standards (#1, #9, and #10 of the Standards for Alterations, and the standards regarding scale and relationship to the Street from the Standards for New Construction). The Historic Preservation Board considered public testimony, documentation and drawings provided in the packet and prior to the hearing, and concluded that the proposed additions on top of Buildings 14, 15 and 16 overwhelm the historic context, distract and visually compete with the historic buildings and therefore are not in conformance with the standards of the historic preservation ordinance. Landmarks supports the Historic Preservation Board's finding.

### B. Design Recommendations that are Key to Meeting Historic Preservation Ordinance Standards:

Greater Portland Landmarks believes that the following design recommendations are essential to meeting the historic preservation standards, as called for in Section 14-524 - Paragraph (a) 3. C. iii. f. We request that the Planning Board consider including them in design guidelines that are a condition of approval.

**1. Within the Historic District:**

Within the historic district, the character defining features must be retained in order for the Master Development Plan to be *in conformance with* the standards for properties within historic districts. We ask that the Planning Board consider the following specific recommendations:

- a. The overhead bridges that connect the various linear manufacturing buildings are character defining features of the district, and therefore at least one overhead bridge or bridge element in each alley should be retained or created to convey the district's visual character and its industrial history.
- b. Additions to the contributing buildings in the historic district may be necessary for their reuse, such as additions for vertical circulation. We ask that such additions be designed to be contextually appropriate to each individual historic building within the complex, and that as much as possible be minimized in scale or contained within the existing envelope of the historic buildings.

**2. Construction within 100 Feet of the Historic District:**

New construction within 100 feet of the historic district should respond to the historic context and respect the scale of the existing historic structures. In order to meet the standard of being *generally compatible with* the historic district, we ask that the Planning Board consider the following:

- a. The elevations of the new commercial building in Development Block B1 that address the historic core and Building 12 should be designed to enhance the relationship with the historic buildings through its scale, form, articulation and design details to ensure that the historic buildings are prominent, visible, and understandable as a historic complex.
- b. The new commercial building in Development Block B3 should be designed so that its scale, massing, articulation and materials ensure compatibility with and maximize the visibility of the historic core from the water and from the trail.

**C. Approval of Relocation of Building 12 and Related Boundary Amendment**

Landmarks supports the potential relocation of Building 12 and the related amendment of the district boundaries as contemplated in the Master Development Plan and approved in the Historic Preservation Board's finding. The relocation will preserve the building's visual relationship with the other contributing buildings in the historic district, provide it much greater visibility than would be possible in its current location, and create a contiguous historic district boundary. We support forwarding this recommendation to the City Council.

Greater Portland Landmarks looks forward to a successful redevelopment project. We appreciate the many steps that CPB2 is taking to make the historic district the focal point of the redevelopment, including providing landscape and circulation plans that reinforce the district's importance on the site.