

Reconciling Multiple Objectives in Design Review



Moderator:

Deb Andrews, City of Portland Historic Preservation Program Manager

Panelists:

Ted Oldham, Portland Historic Preservation Board

**R. Michael Pullen, WBRC Architects & Engineers,
& Hampden Historic Preservation Commission chair**

John Turk, ttl-architects, LLC, Portland Historic Preservation Board vice-chair

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Please note: Application must be submitted with site plans in conformance with the Hampden Historic Preservation Ordinance. Incomplete plans will not be processed.

Date: August 30, 2004

APPLICANT: Name: Cafun Management Co. Address: 99 Winthrop Ave.
Lawrence, MA 01843
Phone: 617-312-0127 Fax: 781-582-9740 Cell: _____ Email: grenol@msn.com

AGENT: Name of agent or representative: Scott E. Braley, Plymouth Engineering Inc.
Address: PO Box 46, Plymouth, Maine 04969
Phone: 207-257-2071 Fax: 207-257-2130 Cell: 207-249-4421 Email: Scott@plymouthengineering.com

THE SITE: Location of site: RT 1A Hampden tax map and lot number: map 32/lot 22
Zoning district: Village Commercial/Historic Existing use of property: Gas Station
Legal interest in the parcel: Option to Purchase
Owner of parcel if other than applicant: CM Brown, Norman E. Whitney Inc.
Owner's address: PO Box 200, South Paris, Maine 04281

PROPOSED PROJECT: Description of proposed improvement, alteration, or maintenance of property:
Dunkin' Donuts with a drive-thru and walk-in service available.
Seating inside. This store will not have a full kitchen.

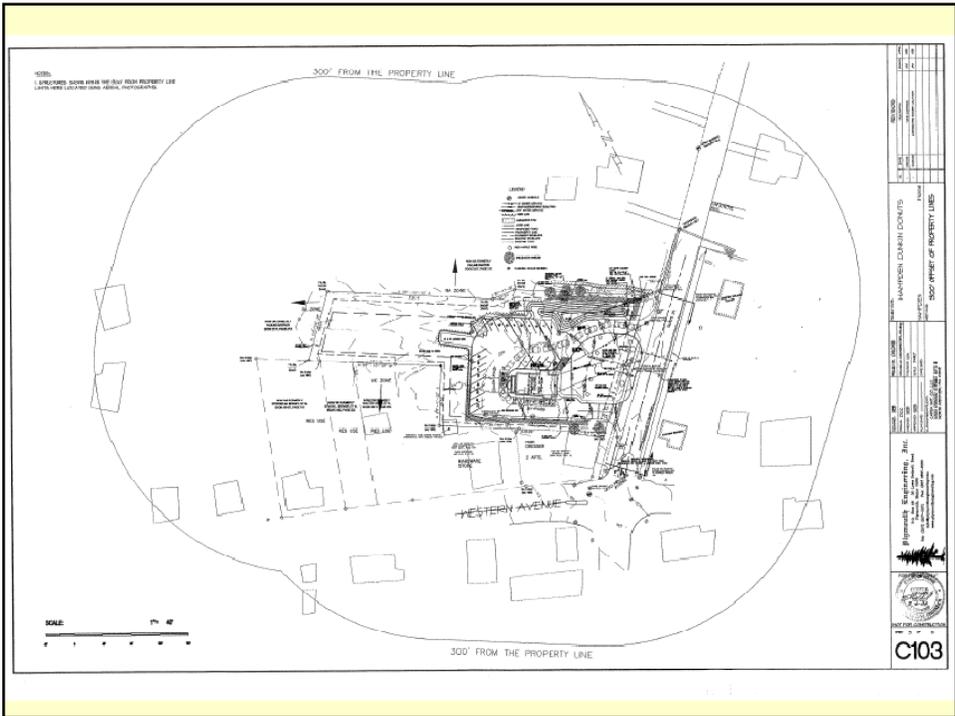
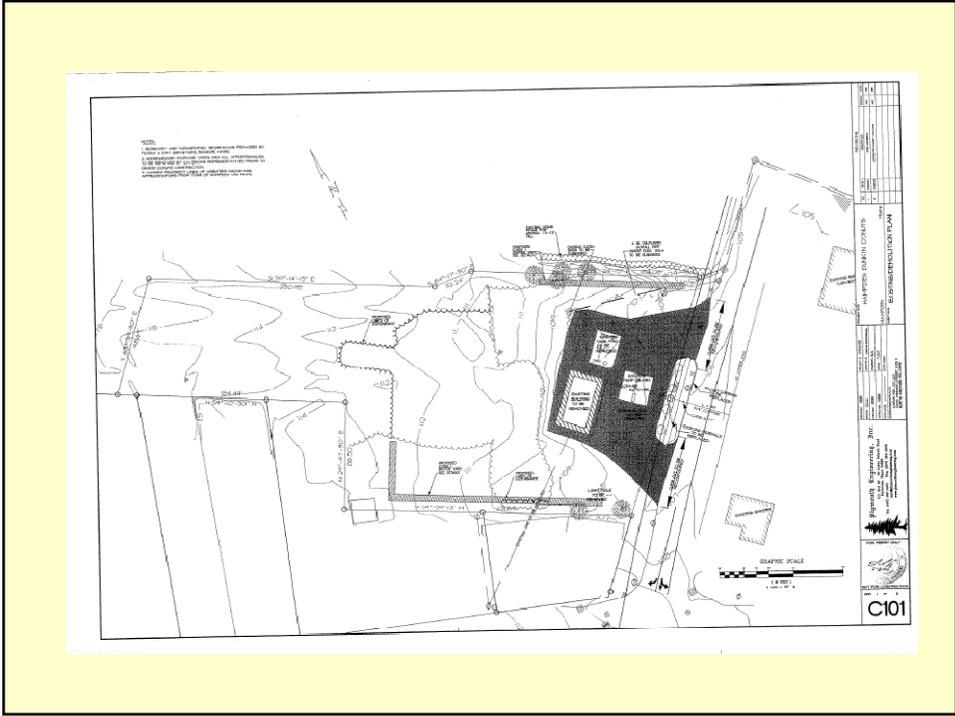
ATTACHMENTS: Please attach a drawing to indicate exterior elevations or interior/exterior dimensions to scale, architectural design to include materials, colors, textures (strip list of materials and colors to be included). Also please attach photographs of building involved and of adjacent buildings.

CERTIFICATION: By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct.

Signature: [Signature] Date: SEPT. 9, 2004

***** OFFICE USE ONLY *****

Date received: _____ Date complete: _____
Fees paid: Assessor/Date: _____
HDP/C action: _____ Date: _____
Conditions: _____





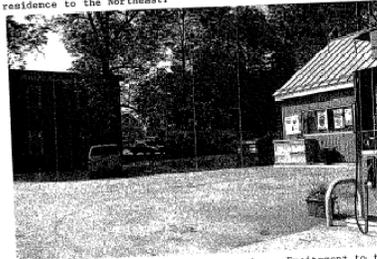
Picture of the proposed site taken from across the street.



Picture taken from the proposed site towards the abutting residence to the Northeast.



Picture taken across the street from the proposed property towards the south.



Picture taken from the site towards Scissor Excitement to the southwest.



Picture of abutting residence to the Northeast.



Picture taken from the proposed site towards the abutting residence to the Northeast.



Picture of abutting Hardware Store on Western Avenue.

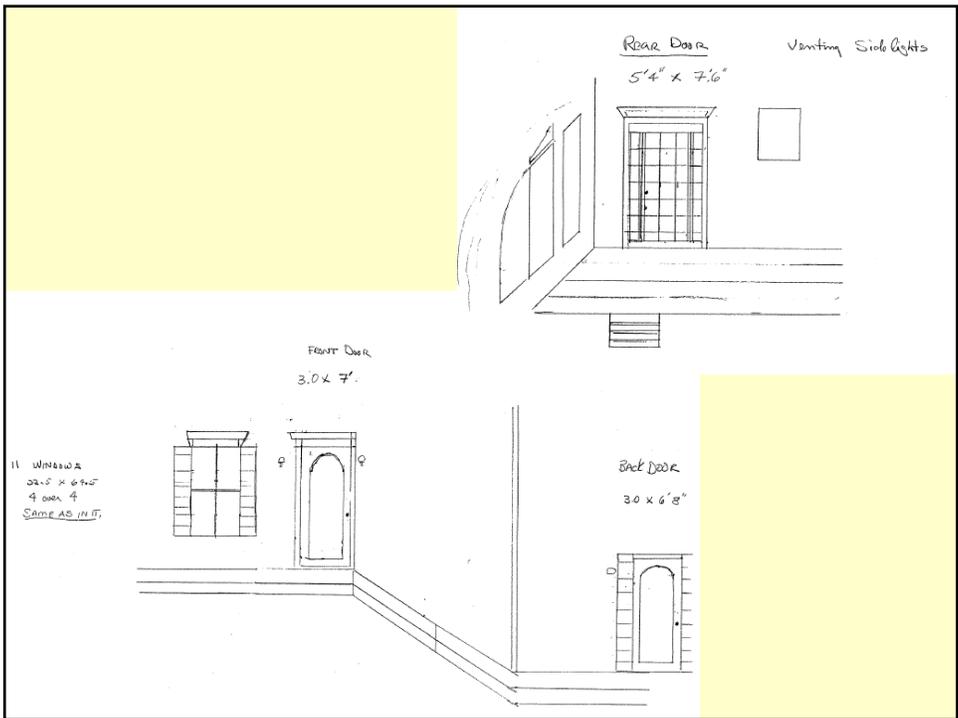


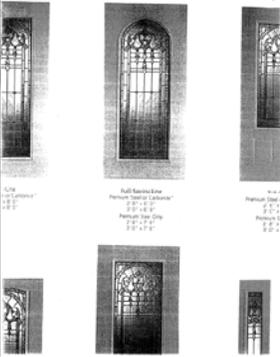
Picture of the abutting business to the southeast.











Full Service Line
Factory Direct Cost
2" x 4" x 12"
2" x 4" x 12"
2" x 4" x 12"
2" x 4" x 12"

Factory Price
\$11.00
\$11.00
\$11.00
\$11.00

Customer	Project	Quote No.	Alternate No.
	Chiquita Residence		0

Outside View	Item	Qty	Description	Unit Price	Extended
	Item 20 Location: R/O 2 10-12" X 4-12"	Qty: 1	Very Good Rank 20-40 Top-But Rank Split Precision Pk Window, Make Shaw-Walke Arch Series, Clad, Model 2, White, 5" Insulated IG Glass, Half Storm, Champagne Hardware, 1/4" x 1/4" Lead Special Linenite patent. 20W1122W110	300.00	300.00
Notes:					
	Item 21 Location: R/O 2 10-12" X 4-12"	Qty: 1	Very Good Rank 20-40 Top-But Rank Split Precision Pk Window, Make Shaw-Walke Arch Series, Clad, Model 2, White, 5" Insulated IG Glass, Half Storm, Champagne Hardware, 1/4" x 1/4" Lead Special Linenite patent. 20W1122W110	326.39	326.39
Notes:					
	Item 20 Location: R/O 2 10-12" X 4-12"	Qty: 1	Very Good Rank 20-40 Top-But Rank Split Precision Pk Window, Make Shaw-Walke Arch Series, Clad, Model 2, White, 5" Insulated IG Glass, Half Storm, Champagne Hardware, 1/4" x 1/4" Lead Special Linenite patent. 20W1122W110	538.00	538.00
Notes:					

Thank You For Your Interest in Pella Products

NOTE: Because the above quoted items will be made especially for you, no cancellations are possible. This quote is offered subject to the terms and conditions as listed on the reverse side. **NOTE:** This Quote is valid for a period of thirty days.

Customer Signature _____

Date _____


 Pella Sales Representative Signature
 Date 4/5/13

Available Subject	\$3,035.12
2000 S&E	201.70
Storm	1.00
Lead	1.00
Transportable Subject	\$3,241.82
Delivery Minimum	\$1,500.00

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Brad Wiseman
Wiseman Spaulding Design
12 Shaw Hill Road
Hampden, ME 04444

April 23, 2009

Dear Members of Hampden Historical Society,

I am coming in front of you to ask to build an alternative, smaller building to fit with in a campus of buildings of historical farm layouts.

Before the economic down turn, I was in the process of seeking approvals to build a barn, 34' x 90', to look like a classic New England style barn. This barn would function as warehouse and other important aspects of our manufacturing business.

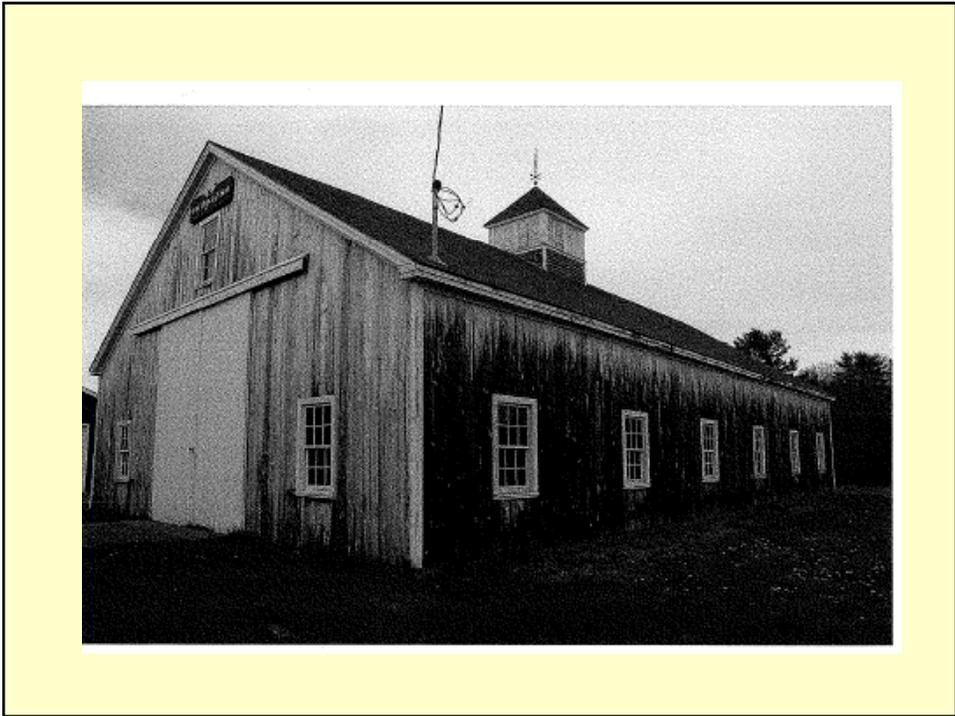
I would now prefer to build a smaller barn, 34' x 68' to be used for the same purpose, and of classic New England style, much like Dr. Deighans' barn just down the road from us. (Pictures attached with this letter.)

It is my wish to start construction in the fall of 2009. If this construction is not started, I do feel it will, and is, hurting my business.

On similar projects in the past I have worked with qualified attorneys, historians, & surveyors, from whom I have gained great knowledge of what is and isn't acceptable. Also from this I feel more than ever, this barn would clean up loose ends of my business and on my property, and give the look of a farm and the look Hampden and other upscale communities are trying to keep, thus protecting the valuable scenery and historical feel of our town.

So I would ask if I could simply build this barn. This project is very valuable to my business, my family and myself. With out this barn, my business is facing rougher times.

Thank-you,
Bradley Wiseman



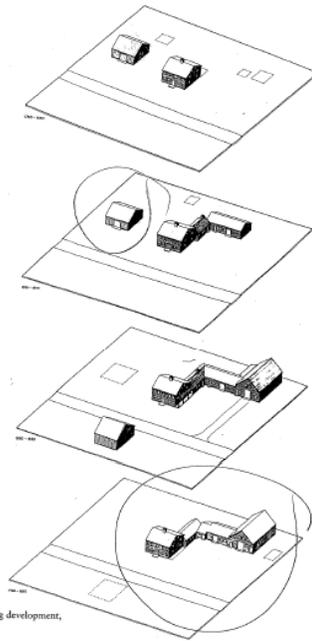


Fig. 75. Bacon Farm, building development, 1780-1980, axonometrics.

PERMANENCE AND CHANGE / 97



Fig. 42. The typical gable-door New England barn in a connected farm building complex. This barn was moved from its original location across the road and connected to the house in the 1880s. Emerson-Ames Farm, Bridgton, Maine.

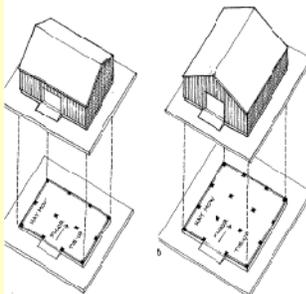


Fig. 43. Barn types in New England: A, the post-1800 side-door English barn; B, the post-1850 gable-door New England barn.

THE BUILDINGS / 53



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Please note: An application must be submitted with site plans in accordance with the Hampden Historic Preservation Ordinance. Incomplete plans will not be processed.

Date: 7/31/06

APPLICANT: Name: Marc Veilleux Address: 95 Main Rd. N., Hampden, Maine 04444

Phone: 863-6605 Fax: Cell: Email:

AGENT: Name of agent or representative: Address: Phone: Fax: Cell: Email:

THE SITE: Location of site: 95 Main Road N. Hampden tax map and lot number: 32/02

Zoning district: Res. A Existing use of property: Single Fam.

Legal interest in the parcel: Fee Simple

Owner of parcel if other than applicant: Owner's address:

- PROPOSED PROJECT: Description of proposed improvement, alteration, or maintenance of property: 1. 2-bay garage proposal (new structure) 11.3 / 11.1 2. Porch renovation proposal 11.2

ATTACHMENTS: Please attach a drawing to indicate exterior elevations or interior/exterior dimensions to scale, architectural design to include materials, colors, textures (samples of materials and colors to be included). Also please attach photographs of building involved and of adjacent buildings.

CERTIFICATION: By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct.

Signature: Marc Veilleux Date:

OFFICE USE ONLY

Date received: Date complete: Fees paid: Amount/Date: EHPC action: Date: Conditions:

Historic Preservation Commission Survey Form with sections for property name (Robert Lytle Hodgins), address (95 Main Road North, Hampden, ME 04444), and architectural details. Includes a photograph of a house and a checklist of architectural features.

Cong. Church



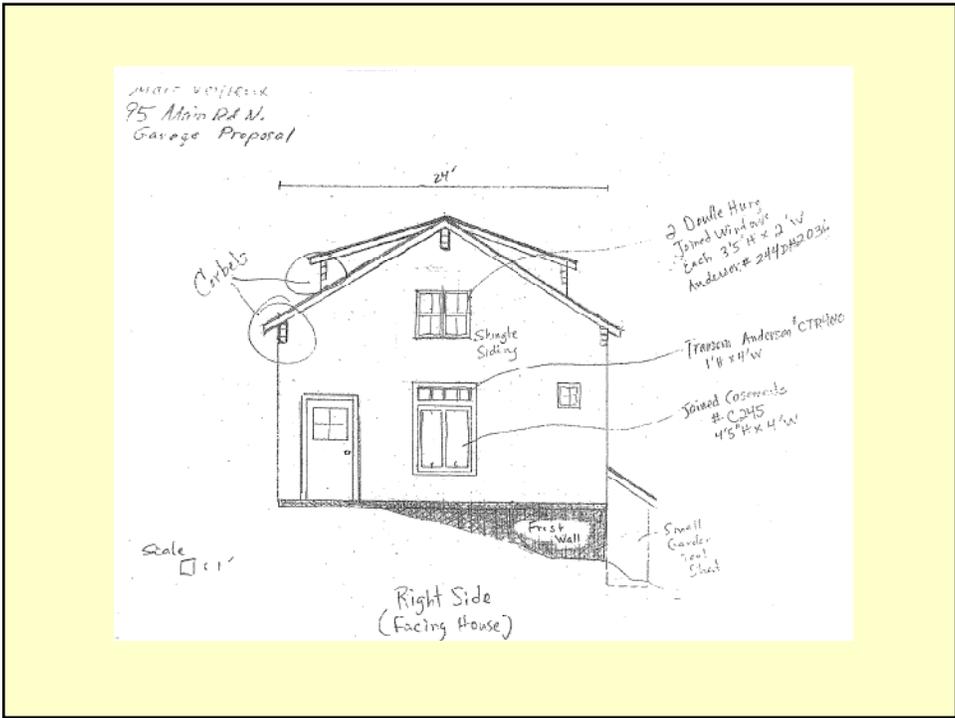
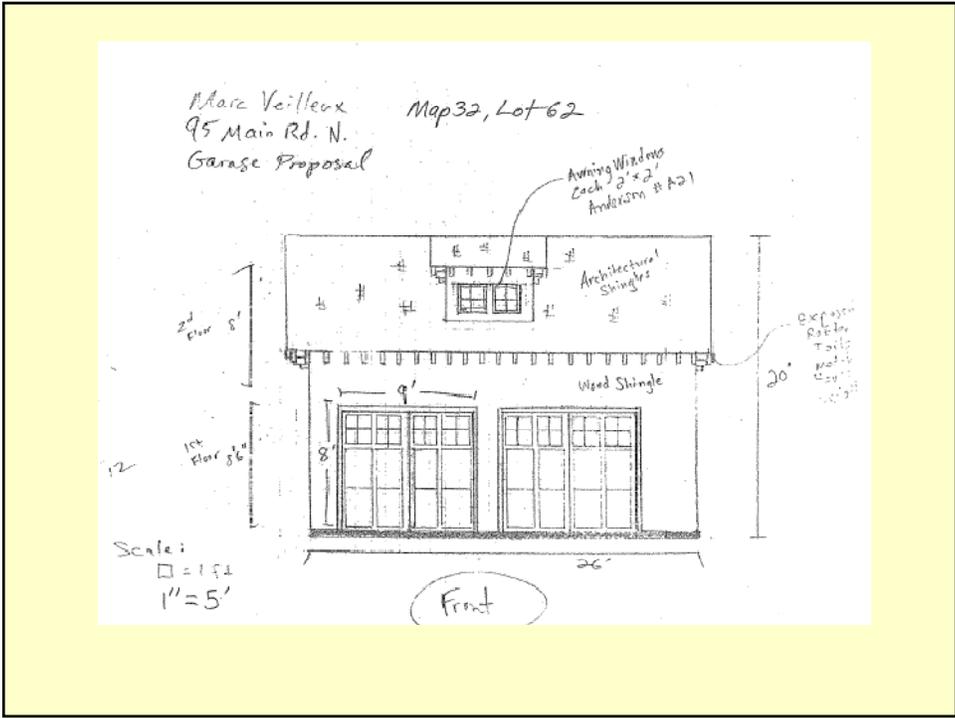
Cong Church Parsonage - Senka Residence

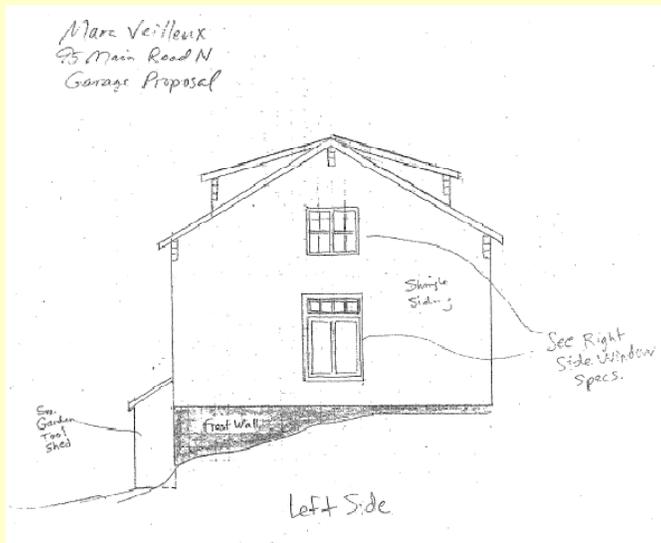
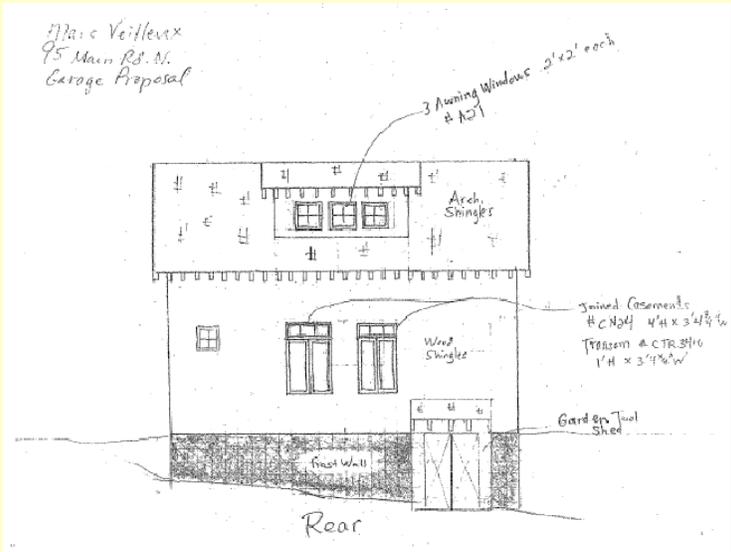
Subject Property

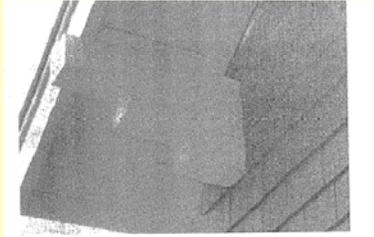


Parrish Residence



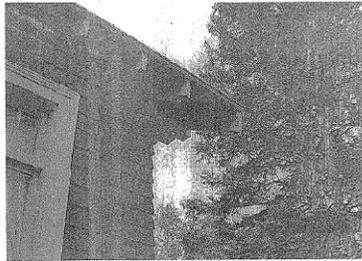






I propose to place 2 corrugated metal roof sections with 4x4 timbers under the eaves at each side of the garage protected on the house soffits (pictured)

Per § 11.4.7 + § 11.4.8



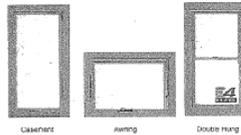
This illustration depicts the exposed roof after tails of the house-roofline detail I would incorporate into the proposed garage.

§ 11.4.8



Primary Garage Windows

The above picture shows the style of the large bay windows in the house. I propose to model the larger garage windows (and the garage doors) on this concept as shown in the garage drawings. I would propose to use two side-by-side all casement windows (hinged windows that open by means of a crank). Above these windows I would install transom windows. The proposed windows would be of similar proportion and style to be compatible with the house windows per standards 11.4.3 & 11.4.9. The drawings depict the actual size of the window units.



Other windows

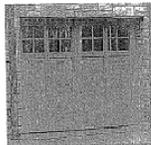
- The second story windows situated in the eaves of the garage would be double hung windows with grilles (or awnings) as shown in the garage drawings.
- The windows used in the former would be awning windows with grilles as drawn.
- The small square solitary windows drawn on the garage plan are placed to provide illumination for a stair well. I would use a basic picture window (non-opening) with a grille of the kind shown in the garage drawing.

Comments re. Visual Compatibility Factors for New Construction (§ 11.4)

11.4.1 Height. The proposed garage would be the same height as the house from the perspective of someone standing in the driveway, but because it will sit behind the house it will appear to be of lesser height.

11.4.2 Proportion of Front Facades. I believe the proposed garage dimensions are visually compatible with the house. In particular, by placing the garage at an angle to both the house and the road and by setting it back from the house the visual weight of the garage's front facade will be significantly reduced so as not to overpower the house.

11.4.3 Proportion of Openings Within the Facade. I have addressed the window issue on the prior page. As for doors, it is difficult to make garage doors proportional to any openings on the house facade. However, I have attempted to depict garage doors that have a craftsman appearance and have located a bi-fold garage door that the drawings are modeled on, which is manufactured by Raynor and which is available through FDQ Window and Door:



I like this door because it mimics the vertical rectangles of the primary house windows and the four-pane windows are similarly overcast of the transom windows used in the house windows. As for the side door entrance to the garage, I would like to use a standard insulated metal door with a window that has a four-pane grille like the four-pane grilles in the garage doors.

11.4.4 Rhythm of Solids to Voids in Front Facade. In choosing a garage design, I have attempted to have the size and placement of windows and doors reproduce the rhythm and feel of the house.

11.4.5 Rhythm of Spacing of Buildings on Streets. The house does not sit on the street but is some 200 feet back from it and therefore there is no "rhythm of spacing" that would be upset by the proposed garage structure. With respect to the rhythm and spacing that would be created on the parcel, I have attempted to place the garage so as not to "crowd" the house and to provide a visual opening between the two structures when viewed from the road.

11.4.6 Rhythm of Entrance and/or Porch Projection. I am not sure how to relate this standard to my proposed project other than to note that by placing the garage at an angle to the house and the street it will better harmonize with the house and be unobtrusive when viewed from the road, more than 240 feet away. I believe this standard is more applicable to a project situated in close proximity to the street and having a visual relationship to the rhythm of the street.

11.4.7 Relationship of Materials and Textures. My proposal will match the wood shingle siding, the asphalt roof shingles, the exposed rafters and the pronounced overhills of the main house.

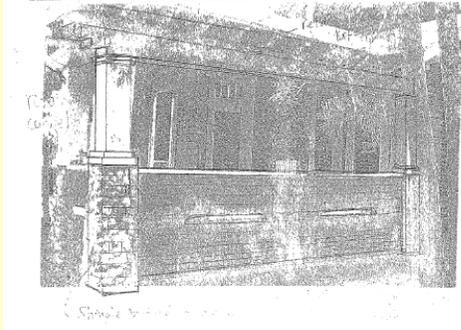
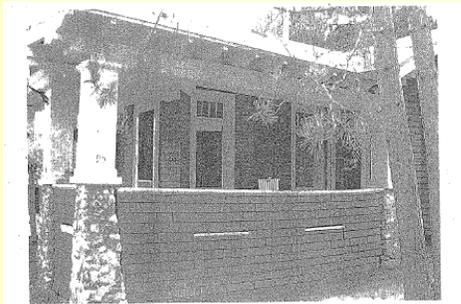
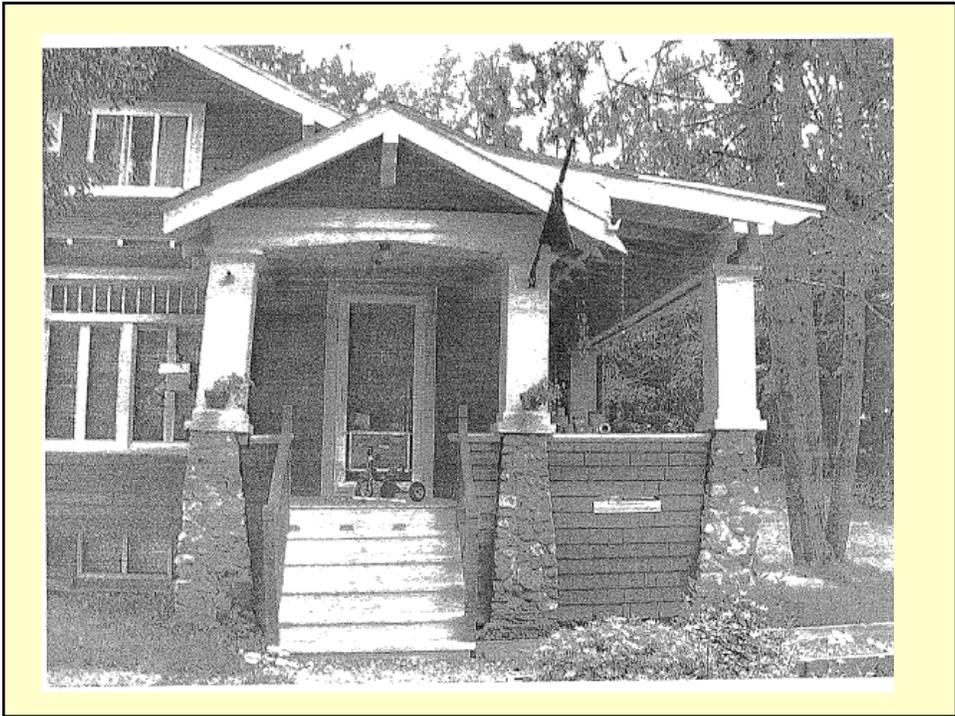
11.4.8 Roof Shapes. The garage's main roof will have the same pitch as the house roof and its elevation will likewise match that of the house roof. The proposed dormers are not found on the house, but they will utilize exposed rafter tails like the house roof and will also serve to break up the roof facade to be more visually appealing and to evoke the craftsman style of the house.

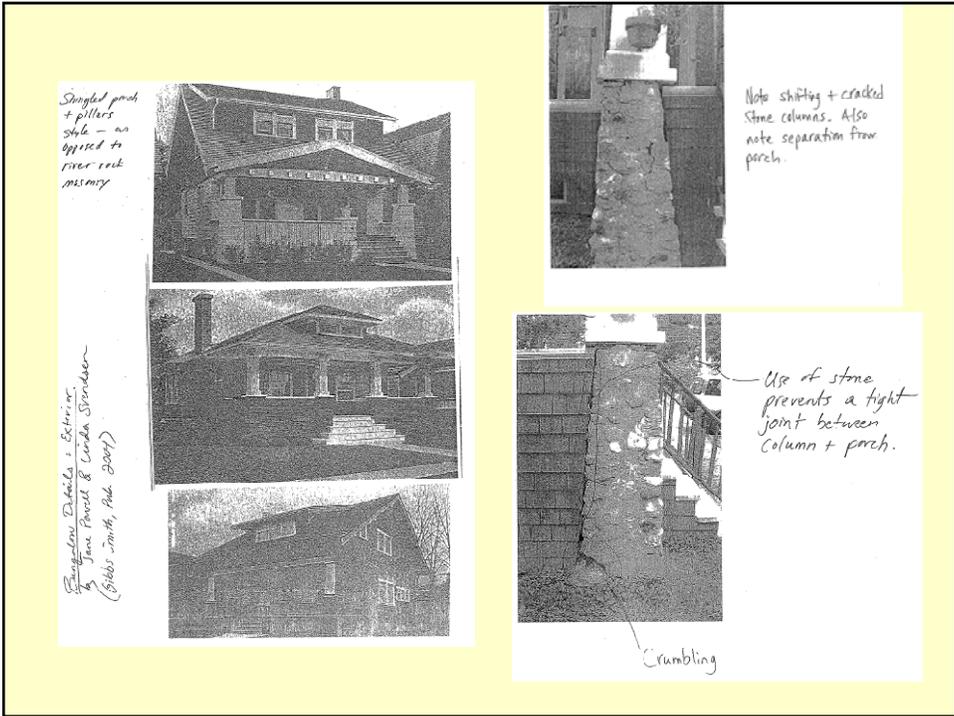
11.4.9 Scale of Building. The garage's scale is not substantial, but it is not small either. The angular placement of it on the lot and the fact that it would be set back from the house will tend to reduce its visual impact and result in a scale that reflects its status as an accessory or subordinate structure.

11.4.10 Directional Expression of Front Elevation. Due to the fact that the subject property is set back from the road, there are no adjacent structures other than the house itself that would relate to the directional expression standard. By setting the garage even further back from the road and by placing it at an angle to the house, the aesthetic standards are better satisfied, in my opinion. In particular, angular placement orients the garage's side entrance door toward the house's primary entrance and, as previously noted, prevents the garage's front elevation from imposing on the visual appeal of the house and from being obtrusive when viewed by someone driving or walking along the roadway.

I hope I haven't gone on too long. Thank you for your time and consideration.

Marc Veilleux
 Marc J. Veilleux
 95 Main Road North
 Hampden, ME 04444
 (207) 862-6005





Questions?

