

CITY OF SOUTH PORTLAND
Arts & Historic Preservation Committee
Minutes
February 24, 2021
7.30-8.30 AM

<https://zoom.us/j/95035641465>

Telephone Dial: +1 301 715 8592

Webinar ID: 950 3564 1465

Members in Attendance:

Doreen Gay, Chairperson

Kathy DiPhilippo, South Portland Historical Society

Jim Flahaven

Hannah Holmes

Alessa Wylie, Greater Portland Landmarks

Staff in attendance:

Milan Nevajda, City Planner

Absent:

Jessie Kessler

Mark Wiesendanger

Guest:

Craig Burgess, Sebago Technics

Todd Rotondi, applicant and owner of Wellbuilt Company

James Rissling, JWM Architects

Old Business:

- Update on 265 Cottage PID 1350, plans and application narrative attached. Todd Rotondi applicant and Craig Burgess of Sebago Technics.

James gave a brief overview of the building, which when built followed an Italianate style, but after later renovations took on a more Georgian style.

Todd provided a history of his interest in historic preservation and previous work he has accomplished through his company.

The city hired an outside firm to do an architectural review of the proposed renovation plans for 265 Cottage Rd. Milan reported a number of recommendations, which are derived from the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

- Simplify replacement doors and windows so they do not duplicate the original design of the structure, i.e. remove the light transom from the new entry door; remove shutters and divided light from the upper window sashes on all new windows, including the new garage window.
- Cut back the overhang to the new entrance addition so that it doesn't mirror the overhang of the house.
- The stained-glass window, which will need to be removed to make way for the new entrance stairwell, should not be relocated to the pool side of the house as in the drawings. Later conversation between members showed a strong support to allow this to happen as the city Adaptive Reuse code, Article VX, Sec. 27-1594 C specifies that "any alterations to the exterior

of the historic resource shall be generally in accordance” Milan will bring this back to the planning board for consideration to relocate the window.

- As the rear of the building is visible from Olive Rd., the elevation will be reviewed. Regarding the original ell to the house, connecting breezeway, and garage which all currently have different rooflines, members prefer the proposed new roofline as it looks cleaner and will eliminate the issues that would likely have been present with the earlier flat roof that was once on the breezeway. Replacing the gable on the ell, which was once on the building was viewed as acceptable.
- Replacements in kind will be to the closest extent feasible and not in true kind. The committee was supportive of this approach.
- The railing on the front upper deck would be repaired but the applicant and committee recognized it is likely insufficient regarding current code standards; a code-compliant railing may be installed behind the existing railing to ensure life-safety requirements are met.
- The new entry door on the stair column at the left elevation should be simplified, and the second story window should be removed.

Doreen asked if the architect would review the option of turning the garage so that the back is along the side property line on the left, as she feels the current configuration overtakes the view of the house from the street. Concern about the turn-around for a fire truck was mentioned, however it was felt that reviewing this option will be considered.

Kathy expressed that the sweeping view of the property from Cottage Road was one of the features that should be maintained. Todd agreed and said that something could be written into the condo association’s by-laws or as a condition of approval to ensure no structures are placed on the lawn in front of the house.

The meeting adjourned at 9:00 a.m.

Next meeting March 3, 2021 7:30 a.m.