



# CITY OF HALLOWELL

ONE WINTHROP STREET  
HALLOWELL, MAINE 04347

## PLANNING BOARD

TEL: (207) 623-4021 FAX (207) 621-8317

<http://hallowell.govoffice.com>

**CRITERIA FOR CERTIFICATION OF PLANNING BOARD APPROVAL  
FOR NEW CONSTRUCTION IN HISTORIC DISTRICT  
FINDINGS OF FACT AND DECISION  
Doug and Melinda Jennings, 117 Second St., Map 9 Lot 57  
Modifications to porch and barn.**

### 1. GENERAL RECOMMENDATIONS

- A.** Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. **Not applicable. No change in use is proposed.**
- B.** The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided whenever possible. **This standard is met. The porch is not original to the house, and the knee wall does not represent historic material. The same is true of the existing barn door.**
- C.** All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged. **Not applicable. An earlier appearance is not proposed.**
- D.** Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. **This standard is met. As per the Historic District consultant, the knee wall and door have not acquired historic significance.**
- E.** Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity. **This standard is met. The existing columns will be replaced with historically appropriate columns, per the consultant.**
- F.** Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. **This**

**standard is met. The new materials will match the existing to the extent practical, and the new design is more historically appropriate at the pediment.**

**G.** The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. **Not applicable.**

**H.** Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. **Not applicable.**

**I.** Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. **Not applicable.**

**J.** Whenever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. **Not applicable. This project replicates and replaces material.**

## **2. VISUAL COMPATABILITY**

New and existing buildings and structures, and appurtenances thereof, that are moved, reconstructed, materially altered, or repaired shall be visually compatible in terms of:

**A.** Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. **Not applicable. No change is proposed.**

**B.** Proportion of front façade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. **Not applicable. No change is proposed.**

**C.** Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which it is visually related. **Not applicable. No change is proposed.**

**D.** Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. **Not applicable. No change is proposed.**

**E.** Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with buildings, public ways, and places to which it is visually related. **This standard is met.**

**F.** Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with buildings, public ways, and places to which it is visually related. **This standard is met. The porch will retain its existing relationship with associated elements.**

**G. Relationship of materials, texture, and color.** The relationship of the materials, texture, and color of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related. **This standard is met. The new columns and door will match the existing to the extent practical.**

**H. Roof shapes.** The roof shape of a building shall be visually compatible with the buildings to which it is visually related. **Not applicable. No change is proposed.**

**I. Walls of continuity.** Building facades and appurtenances, such as walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. **Not applicable. No change is proposed.**

**J. Scale of a building.** The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with buildings, public ways, and places to which it is visually related. **Not applicable. No change is proposed.**

**K. Directional expression of front elevation.** A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character. **Not applicable. No change is proposed.**

#### CONDITIONS

1. Approval of this application is based on information submitted and on testimony provided on July 15, 2020. Any change from the information submitted or from testimony provided requires re-approval.
2. This approval is valid for one year from the date of approval. If no work has started within that time, this approval is void and a new application must be submitted.
3. A building permit may be required for this project. Please consult the Code Enforcement Officer.

BASED ON THE ABOVE REVIEW AND CONDITIONS, THE BOARD APPROVES THE APPLICATION.

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Chair/Vice-Chair

\_\_\_\_\_  
Date