

December 20, 2015

Deb Andrews
Historic Preservation Program Manager
City of Portland Maine
389 Congress Street
Portland, Maine 04101
874-8726

Re: 107 India Street

Deb,

Please see the attached submission of proposed modifications to 107 India Street here in Portland. The existing structure is a 3 story brick building with a basement and attic. We are proposing to renovate the interior of the building to create three residential condominium units. The first floor will be a two bedroom unit, the second floor will be a two bedroom unit and the third floor will be a two bedroom unit with loft spaces in the attic.

The exterior modifications include removal of the existing vinyl windows and installation of Aluminum clad windows with simulated divided lights in a 2 over 2 pattern in keeping with the 1924 tax photo windows. We are proposing to remove the existing fabric awnings and pressure treated deck and porch railings and replacing them with permanent fixed entry canopies, and wood railings with painted finishes. The front two story bay on India Street current has metal and vinyl cladding, we are proposing to replace it with a PVC trim package with a painted finish. The existing eave and rake overhangs are metal and vinyl clad, we are proposing to paint the existing materials to match the new typical exterior trim color. We are proposing to replace the existing roofing with an Architectural asphalt shingle roof, as well as install skylights in within the roof.

We are proposing to relocate the existing electrical meters on the India Street facade onto the side elevation of the building. The exterior light fixtures are a minimalist design black in color intended to be recessive elements on the brick facades. The through wall fireplace sidewall vents on the driveway facing facade will be powder-coated in the factory to match the brick color, again to be recessive elements.

We are proud to be able to improve the existing conditions of the wonderful building that exists at 107 India Street and look forward to meeting with the Historic Preservation Board to discuss the project.

Sincerely,



Ryan Senatore, AIA LEED AP

Principal