Date: 9-2-

HISTORIC PRESERVATION

APPLICATION FOR CERTIFICATE OF APPROPRIATENES

Approved for Historic Preservation Certificate of Appropriateness

Date: 12/16/14

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 1 the Portland City Code), application is hereby made for a Certificate of Appropriateness fo work on the specified historic property:

PROJECT ADDRESS:

115 State Street

CHART/BLOCK/LOT: 45-B-45-001

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

see attached narrative

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The subject property is located at 115 State Street and is ½ of the building on the corner of Spring and State Streets. 115 is the downward side of the moving downward on State Street – whereas 117 sits literally on the corne Spring & State.

The project is the installation of railings for the flat roof portion of the back side of the property so as to allow for the utilization and enjoyment of the existing flat rubber roof deck. The position of this portion of the house is not visible from State Street and largely shielded from view on Spring Street by a row of large, tightly packed trees. The property abuts a private alley and parking area for the neighboring apartment building(s).

There will be NO wooden joists and NO other decking due to the nature of the flat solid roof as no decking is required. There is an existing rubber curbing on the roof and rubber roof tiles will abut the curbing so as not to be exposed or visible in any way from the street or any other angle. The railings will be installed on the existing curbing for a securely supported structure.

Once installed, a portion of the railings will be visible from the northerly sidewalk on Spring Street from a position near the fire museum; however, will not be able to be seen from the southerly side of Spring Street due to the position of the existing garage and house ell and its pitched roof. When walking westerly on Spring Street on the northerly side of the street, the view of the property is largely impaired due to the nature and position of the trees – and though deciduous, are tightly packed. There may be a small amount of visibility to vehicular traffic traveling west on Spring Street, but no visibility to those traveling east on Spring Street. The proposed railings will not be visible at all to State Street traffic.

When standing in front of the fire museum and looking up, the visible portion of the railing on the Spring Street side will be approximately 7" on one end and approximately 26- 28" on the other. This is because the deck is behind the peak of the roof. This assumes a 42" railing height – and we have also considered as an option a 44" height for greater security.

At the suggestion of Rob Wiener, we have examined options for railings as well as existing comparables in the neighborhood and are asking for approval from the Board for the installation. We have examined other roof decks and structures within a two block radius in the same historic zone – and most are of wood materials. Photographs are available electronically and will be shared at the meeting on the 17th.

It is our common goal to maintain the visual integrity of the building's historical quality and thus utilize products that are best suited to that end – in a most cost efficient manner and similarly consistent with other roof deck railings within the several block radius from our property.

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All products & options for materials are proposed to be in black – which is existing complimentary accent color now on the house. We very much wa avoid adding a fourth color to this property.

Our preferred choice would be to use small 1 ¼" wooden square balusters larger than 4x4 Newel pillar posts as supports for each 6 foot section – and with beveled top and bottom rails from 2x4 lumber. All would be a solid black stain. This material is highly consistent with other roof decking nearby and coordinates with the existing house accents and fencing – as well as the fencing to be installed as administratively approved at the 117 part of the house.

Other options for materials may be aluminum railing sections – or small steel cable coated in black vinyl with a black railing top. We are open to suggestions from the Board for material and visual appearance of the railings while maintaining a focus on cost efficiency and consistency with other similar roof decks in the area.

Sample photographs are included with this application – although may not be shown in black as proposed.

We believe that our proposal meets that Standards of Review with particular applicability of items 9 & 10 in that the color scheme and materials are consistent and will not impair the integrity of the cultural, historical or architectural characteristics of the building – and that if removed in the future, would not impact the essential form and integrity of the historic property.

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Jane Barriault Business Name, if applicable: * Ted Wandishin Address: 115 State Street City/State : Portland Zip Code: ME 04101	**Applicant Contact Information** Work # 207 712 283 Home# 207 310 007 Cell # Same Fax# 2 e-mail: jane.barriault@gmail.com ted@cbhmaine.com
Owner – (if different from Applicant) Name: Jane Barriault Address: City/State : Zip Code:	**Owner Contact Information** Work # Home# Cell # Fax# e-mail:
Billing Information Name: Same as above Address: City/State : Zip Code:	**Billing Contact Information** Work # Cell # Fax# e-mail:
Architect Name: Address: City/State : Zip Code:	**Architect Contact information** Work # Home# Cell # Fax# e-mail:
Contractor Name: Address: City/State : Zip Code:	**Contractor Contact Information** Work # Home# Cell # Fax# e-mail:

RESURGAM. CITY OF PORTLAND, MAINE

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Ted Wandishin

Applicant's Signature

Jane L Barriault

Owner's Signature (if different)

Standards for Review of Alterations to Historic Buildings

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In considering an application for a Certificate of Appropriateness involving alterations, th Preservation Board and Staff the following review standards, as provided in the City's hist preservation ordinance:

(1) Every reasonable effort shall be made to provide a compatible use for the proper requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.

(5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic
necessary to receive approval before proceeding with any exterior alteration, constructio
improvement that will be visible from a public way. Following is a list of activities requirir
Please check all those activities that apply to your proposed project.

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Alterations and Repair

- ☐ Window and door replacement, including storms/screens
- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of siding
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages

Additions and New Construction

- ☐ New Construction
- ☑ Building additions, including rooftop additions, dormers or decks railings
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- ☐ Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

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ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your p*
Keep in mind that the information you provide the Historic Preservation Board and staff is
description they will have of your project or design. Therefore, it should precisely illustrat
alteration(s).

✓ Exterior photographs (required for all applications.) Include general streetscape v
entire building & close-ups of affected area.

_____ Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

_____ Details or sections, where applicable.

_____ Floor plans, where applicable.

_____ Site plan showing relative location of adjoining structures.

_____ Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

_____ Materials - list all visible exterior materials. Samples are helpful.

_____ Other (explain)_____

_____

_____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff:

Deb Andrews (874-8726) or by e-mail at dga@portlandmaine.gov
Rob Wiener (756-8023) or by e-mail at rwiener@portlandmaine.gov

Photos are for RAILINGS ONLY – no wood decking will exist. Floor is rubber a
visible from any angle. All would be in Black regardless of color shown.

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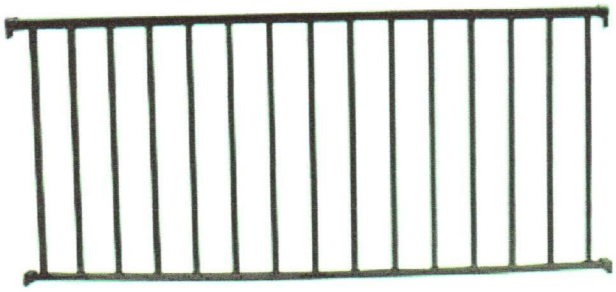
posts in this pl
ours would be 4x
ballusters closer together to meet
code.



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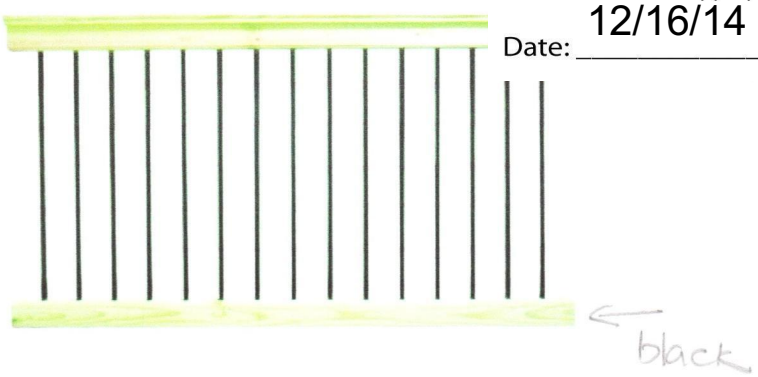

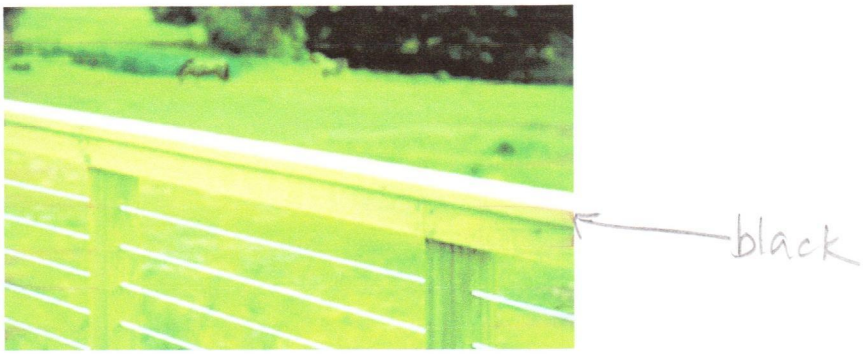

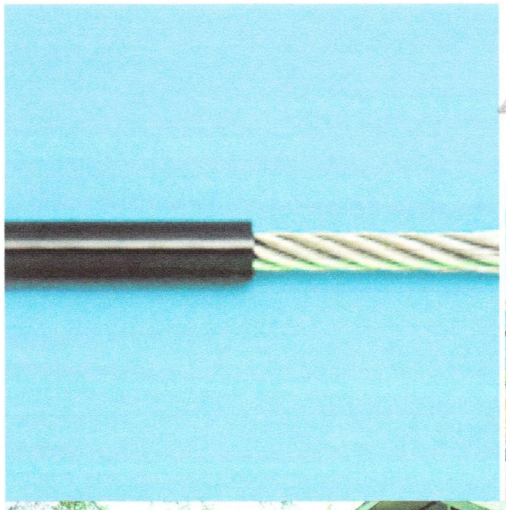

black coated steel cable

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