

May 8, 2012

Frederick LaMontagne, Chief of Department
James A. Randall and Adam Kalakowski
City of Portland
Fire Department
380 Congress St.
Portland, ME 04101-0011

RE: 112 Winter Street Portland
Building Number: 49413

Mr. LaMontagne, Mr. Randall and Mr. Kalakowski,

This letter is in response to your Inspection @ 112 Winter Street, Portland on March 21, 2012. The purpose of this letter is to document actions I have taken to comply with department requests concerning alleged violations of proposed 60 min. Fire Door assemblies.

First, I take fire safety very seriously and appreciate working with you to find a reasonable solution.

As referenced in my letter of June 29th, 2011, 112 Winter Street is an example of 1870's Italianate Architecture, located in Portland's Historic District. This area of Portland is designated on the National Register for Historic status.

I've contacted Deb Andrews, Historic Preservation Program Manager and Christopher Closs, of Greater Portland Landmarks/National Trust for Historic Preservation, for guidance on this issue. Contact information for both:

- Deb Andrews: 874-8729 dga@portlandmaine.gov
- Christopher Closs: 809-9103 ccloss@portlandlandmarks.org

Portland Landmarks and the Historical Trust and I are collaborating to preserve the architectural integrity of 112 Winter Street by looking at alternative solutions to the standard metal fire door, which requires the removal custom door trims.

Mr. Closs referenced MUBEC and IEBC code as well as National Historic Status, which may grandfather the existing architecture. In addition, Portland Historic Preservation general review standards state: "**The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**" Review Standards are included in this letter.

The following are points of reference for discussion:

- A. Fire Retardant Paint: ***Tumeric paint may be an option to coat existing doors to create a 60 min fire rating.*** Existing doors are custom size and thickness. No

standard door or frame will fit into existing opening. Thus, door, frame, trim and surrounding plaster must be removed to accommodate new door. (Spec sheet included with this letter.)

- B. Cost Hardship: The proposal enclosed is for the replacement of five (5) doors. These doors are basic entry level 60 min. Fire Doors. Replacing five doors WITHOUT plaster work and finish paint = \$ 8,000+. After plaster repair and paint... Estimated cost is \$2,000 per door, \$10,000 total. The high cost is due to custom door and frame size. ***This is not financially feasible for our family.*** Included are photos of existing door frames and surrounding custom trim. This woodwork and door trim would be difficult and very expensive to reproduce today.
- C. Adverse Impact on property. By removing original architectural elements, the building would be stripped of historic character and integrity. Removing the original doors and trim will ultimately reduce building's overall value.

My goal is to find a reasonable solution to make this building safe and to retain its architectural integrity.

I suggest we meet in person, review reasonable solutions and collectively make a decision that will meet both historical and safety requirements.

I will call to set up an appointment to meet at your convenience.

Thank you,

A handwritten signature in black ink, appearing to read 'David Marsden', with a large, stylized flourish above the name.

David Marsden
177 Caleb Street
Portland, ME 04102
207-329-6997

cc: D. Andrews, C, Closs
encls.