

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Turk, Vice Chair
Marc Belanger
Kimberley Geyer
Edward Hobler
Steve Sewall
Susan Wroth

July 22, 2005

Jill Keefe
448 Island Avenue
Peaks Island, Maine 04108

Re: Exterior and Site Alterations – 110 Winter Street

Dear Ms. Keefe:

110 Winter

DM

On July 6, 2005, the City of Portland's Historic Preservation Board held an informal workshop on your proposal for exterior alterations at ~~101 Gray Street~~. Following the workshop, the Board authorized staff to render a final decision on your application based on Board recommendations.

On the basis of specifications included in your application dated 7/4/05, staff approves your request for a Certificate of Appropriateness for the following exterior and site alterations: 1) replacement of the front steps; 2) modifications to the front entrance surround; 3) replacement of two small windows on the south elevation of the rear ell; 4) re-establishment of an original window opening above the front entrance; 5) replacement of rear lattice surrounding roof deck; and 6) removal of concrete walkway and repairs to existing concrete driveway.

Approval is subject to the following conditions:

- The new door surround shall replicate the Greek Revival door surround at 108 Winter Street.
- Exterior trim around the new dummy window above the front door shall replicate that of the other windows on the main house.
- The two proposed replacement windows on the first floor of the rear ell (south elevation), shall be aligned and framed to match the windows directly above them.
- Note that the current roof deck balustrade projects beyond the wall plane and its leading edge projects above the gable roof. The replacement balustrade should be set back a sufficient distance that it is recessed from the wall plane and its leading edge does not project above the gable roof.

*Cannot do -
Shan
DM*

All improvements shall be carried out as shown on your submitted plans and specifications, except as to comply with the conditions described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink that reads "Deborah Andrews". The signature is written in a cursive style with a large, stylized initial 'D'.

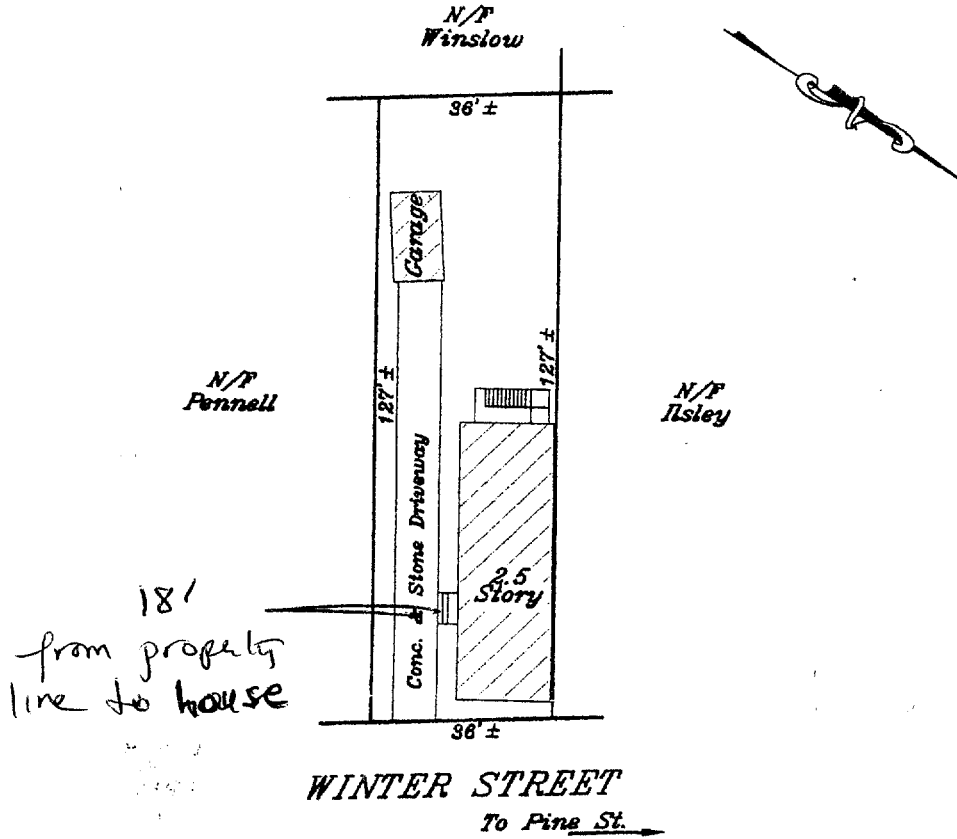
Deborah Andrews
Historic Preservation Program Manager

cc: Building Inspections

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 110 WINTER STREET INSPECTION DATE: NOVEMBER 10, 2004
PORTLAND, MAINE SCALE: 1" = 30'



Steps will begin 3" closer to house than existing steps

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: JOHN KOIS & JILL KEEFE REQUESTING PARTY: NEW ENGLAND TITLE, LLC
 OWNER: MICHAEL WHIPPLE ATTORNEY: _____
 LENDER: FIRST FINANCIAL MORTGAGE CORP. FILE No. 20416700 FIELD BOOK: _____

TITLE REFERENCES:
 DEED BOOK: 18586 PAGE: 105
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMBERLAND

YOUR FILE #: A04-1145

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 918 BRIGHTON AVENUE 232 CLARKS WOODS ROAD
 PORTLAND, ME 04102 LYMAN, ME 04092
 (207) 878-7870 (207) 488-2368

MUNICIPAL REFERENCE:
 MAP: 45 BLOCK: E LOT: 5

[Handwritten Signature]
 11-10-04

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051 PANEL: 0015B ZONE: C DATE: DECEMBER 8, 1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

INSP. BY: HSJ

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

This is to certify that _____
has received approval
at _____

provided that the pers
applicable provisions
construction, mainten
Preservation Office of

persons, firm or com
Statutes of Maine a
nd use of buildings
Planning Departmen

on accepting this
the Ordinances
tructures, and of
more informatio

ificate shall comply with all other
City of Portland regulating the
application on file in the Historic
his project, call 874-8719.

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D *and si*
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train

Jennifer Andrews
Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	05-1285
Date Applied For:	09/02/2005
CBL:	045 E005001

Location of Construction:	Owner Name:	Owner Address:	Phone:
110 WINTER ST	KEEFE JILL	15 BLYTH CT	
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	Alterations - Multi Family

Proposed Use:	Proposed Project Description:
same use -Multi-Family/ Repair, replace front steps	Repair, replace front steps

Dept: Historical **Status: Approved with Conditions** **Reviewer: Deborah Andrews** **Approval Date:** **Note:** **Ok to Issue:**

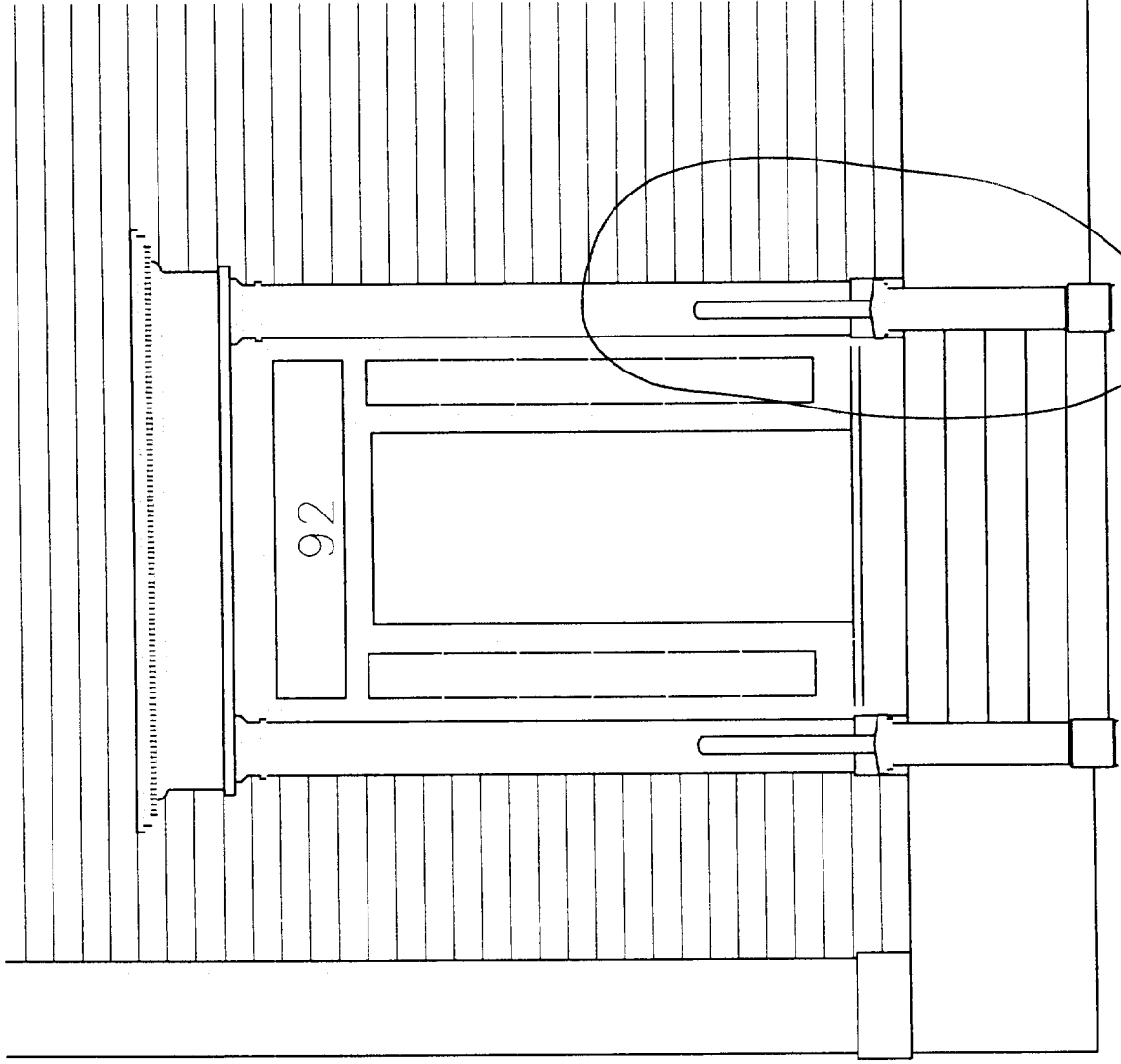
- 1) * Porch details to follow City specifications applicable in historic districts (attached)
- * Balusters to be 2"x2" square balusters; balusters to be toe nailed to handrail and subrail
 - * Spacing between balusters not to exceed 3 1/2"
 - * Posts to be centered in front of pilasters of door surround.
 - * Stair tread/riser detail to follow City specifications
 - * Handrail to follow City specification
 - * Bottom post to be 6" (4x4 post sheathed in 1" stock); top post to be 4" with no exposed cap (handrail to extend in continuous-line from bottom post to pilaster)
 - * Pressure-treated lumber is not allowed for exposed surfaces (railings, posts, decking)
 - * Porch elements to be painted or opaque stained

Dept: Zoning **Status: Approved with Conditions** **Reviewer: Marge Schmuckal** **Approval Date:** 09/08/2005 **Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) The repair/replacement stoop and stairs shall be no larger than the existing footprint unless it is the minimum required for Fire and Building Codes.
- 5) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 6) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status: Pending** **Reviewer: Residential Plan Review** **Approval Date:** **Note:** **Ok to Issue:**

GREEK REVIVAL PORCH DETAILS

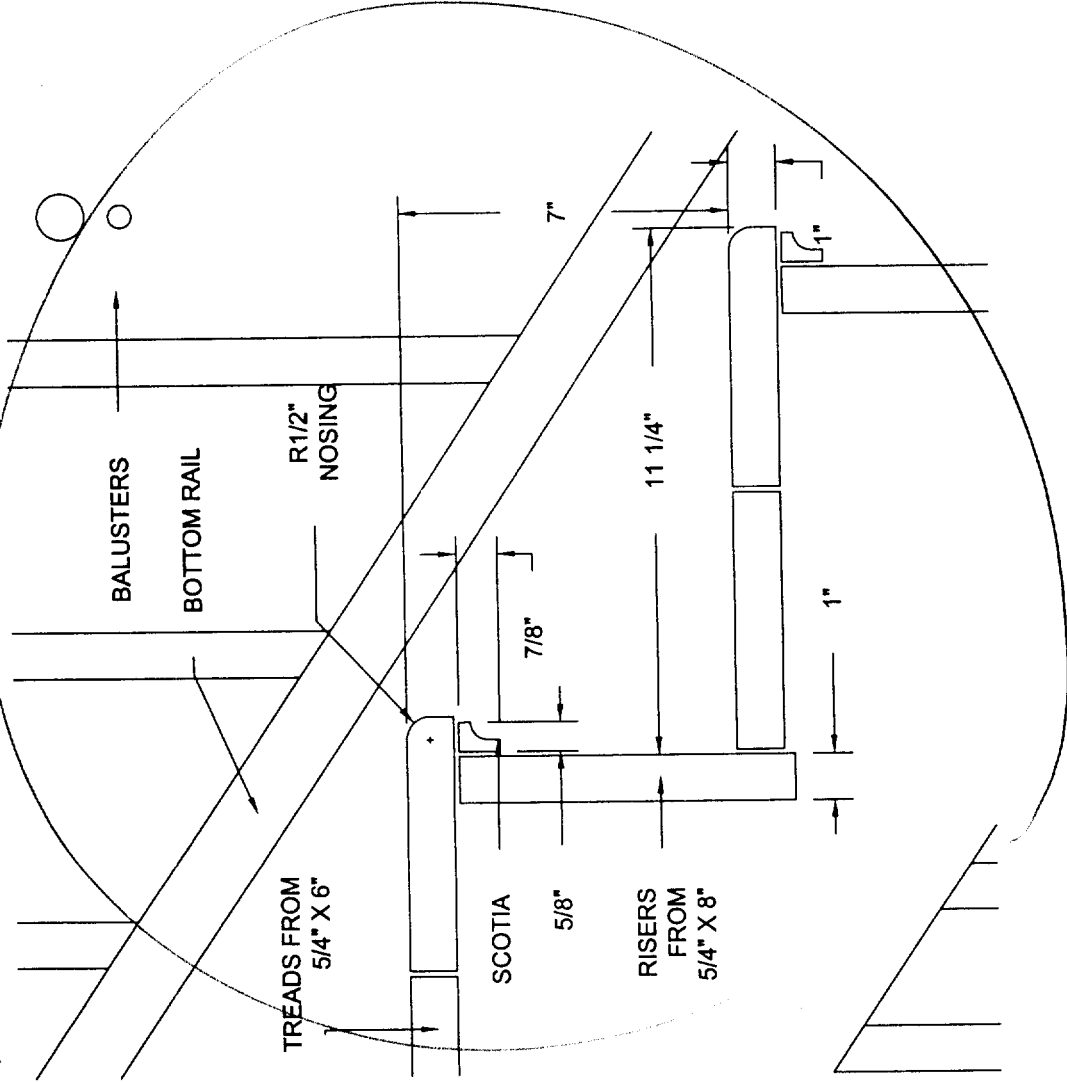


Greek Revival entry porch with wood stairs and rail.

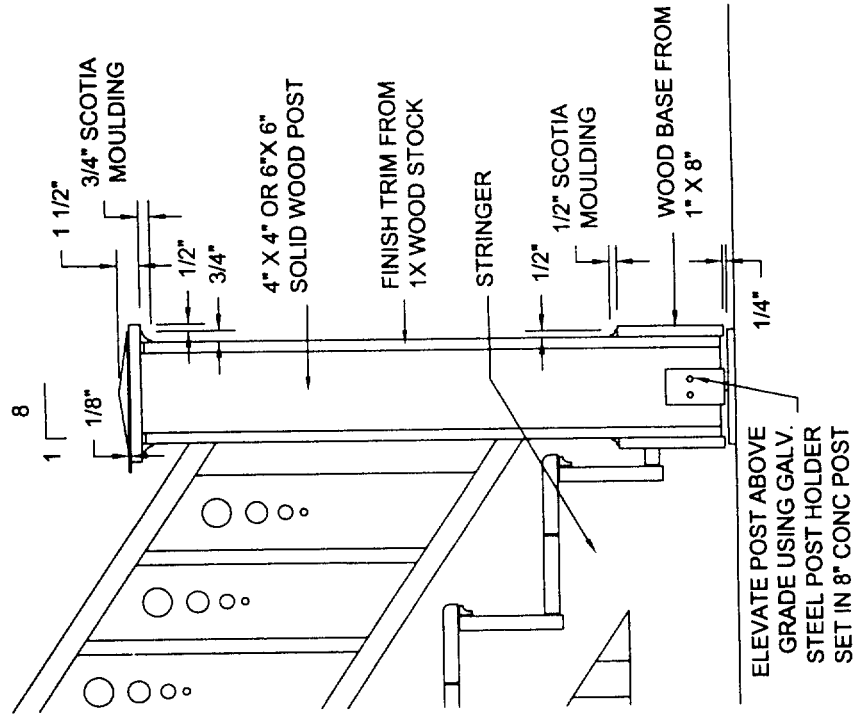
Railings to be centered in front of pilasters

STAIR DETAILS FOR RESIDENTIAL USE

Typical residential risers and treads

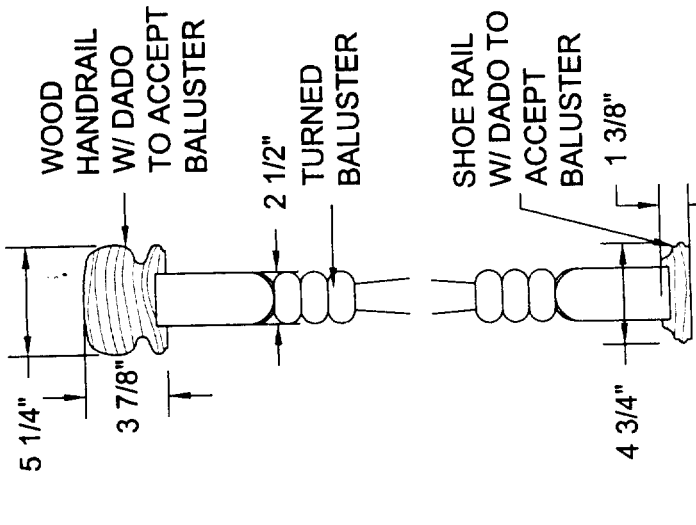


Typical newel post construction

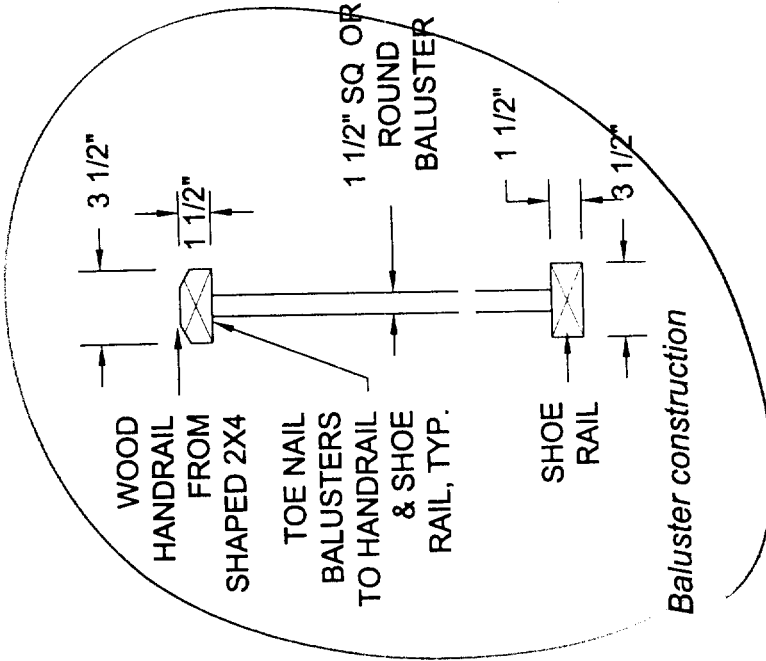


Alternate: Newel post may be bolted to a stringer.

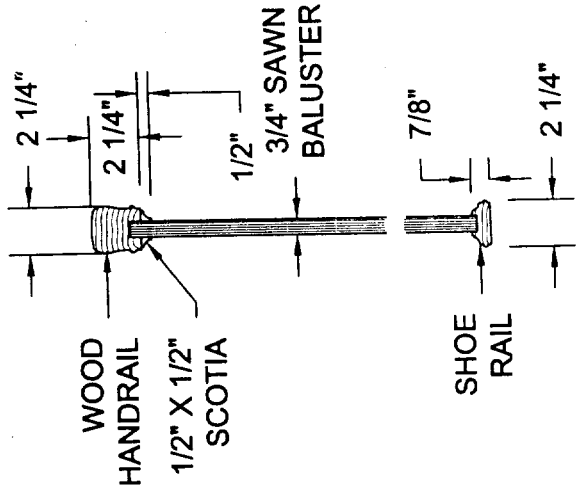
BALUSTER DETAILS



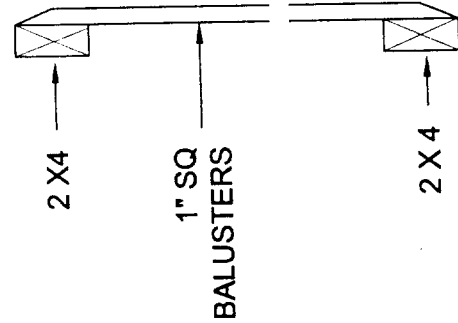
Turned baluster construction



Baluster construction



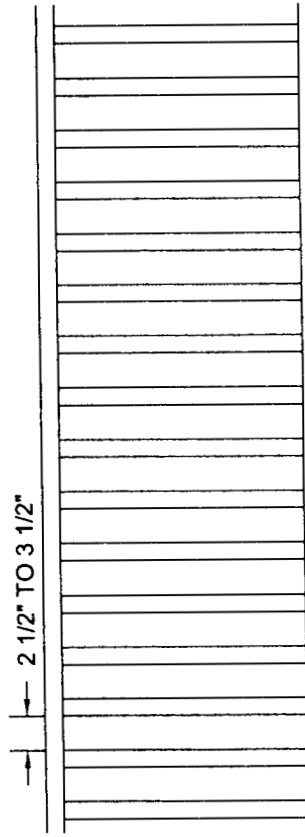
Baluster construction



This type of baluster, while easy to construct, is not appropriate for traditional buildings.

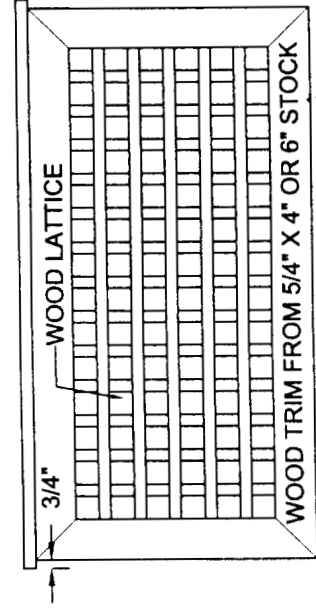
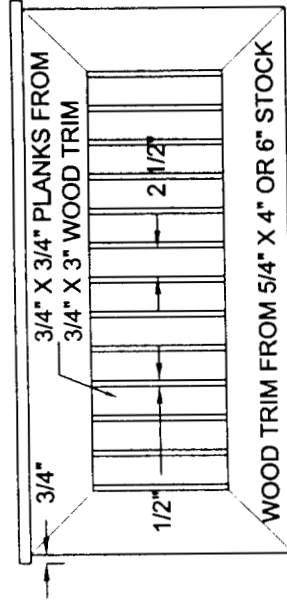
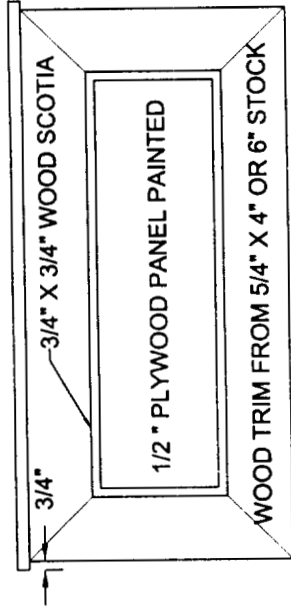
GREEK REVIVAL PORCH DETAILS

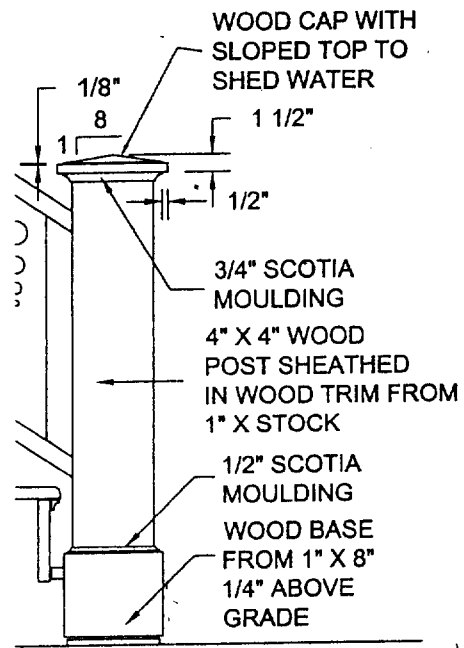
Typical Greek Revival Balusters



SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS $1\frac{1}{2}''$ X $1\frac{1}{2}''$.

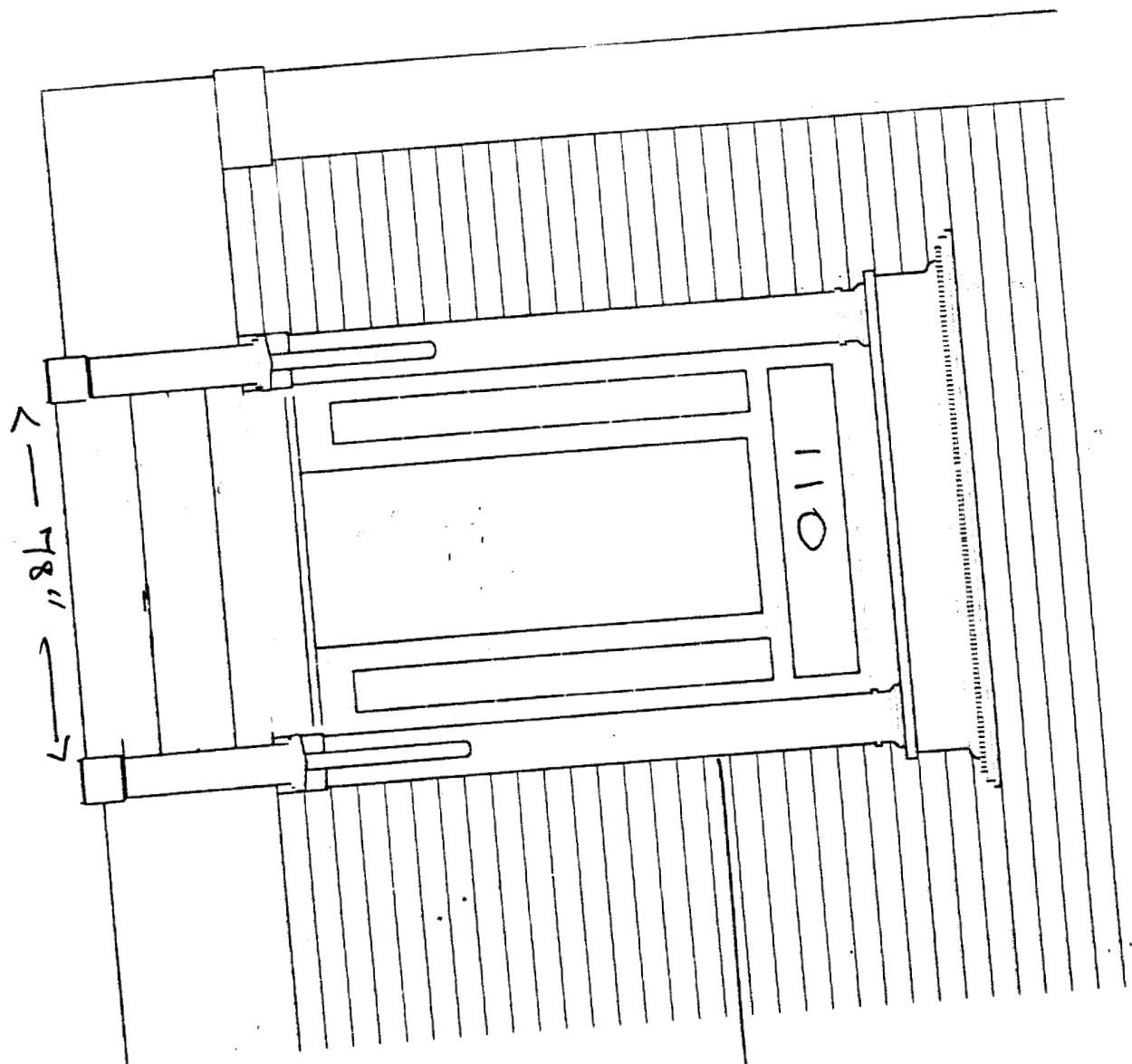
Typical Greek Revival Porch Skirting



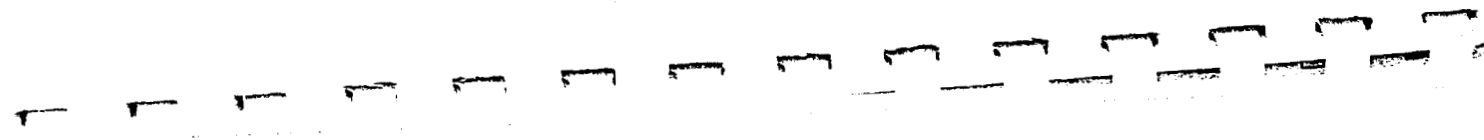


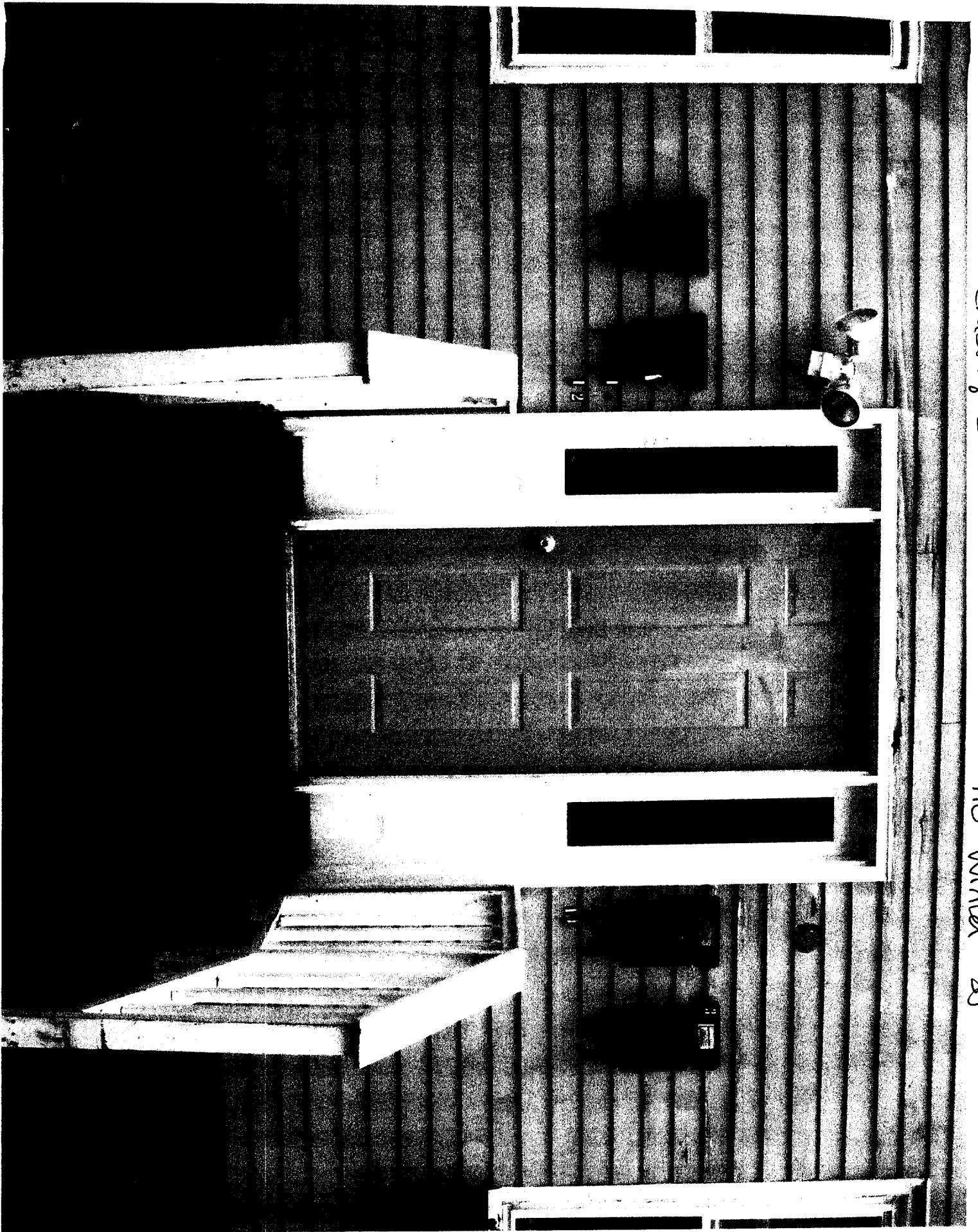
Typical Greek Revival Newel Posts.

10 W/In/In on



Door surround
& steps will
look like this





Existing Door

110 Winter St