February 16, 2017

Deb Andrews

Historic Preservations Program Manager

Portland City Hall

389 Congress Street

Portland, ME 04101

**RE: 1 Joy Place**

Dear Ms. Andrews,

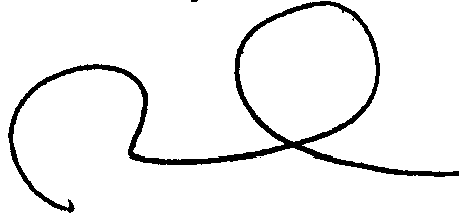
We are pleased to submit our conceptual designs for a 12unit apartment building located on 1 Joy Place. Presently on this site is an abandoned apartment building which will be demolished. The building will be 3 stories, wood framed and 34 feet in height.

Please note the following:

1. The building is set back from Brackett Street approximately 100 feet. The predominant view to the building is across a city parking lot. The future of the parking lot is unknown and could possibly be an urban in fill which would block this view.
2. We have developed views from the Bracket Street side and the Winter Street side for your review.
3. The building design is intended to be a clean simple contemporary design. In a sense a modern version of some of the typical early 1900 apartment buildings in the neighborhood.
4. The fenestration consists of vertical window units, some of which are boxed out to add interest to the elevations.
5. The base of the building is a dark colored brick or block above that is cement clapboard with vertical reveals of fiber cement.

We look forward to our first workshop with the HP Board. Please call with any questions or concerns.

Respectfully Submitted,



David Lloyd

Maine Licensed Architect