

February 9, 2015

Dear Members of Portland's Board for Historic Preservation,

Thank you for including a workshop of our sketch to your agenda today. My name is Cassandra Powers and I live with my husband Alex Lange and our son Winslow at 48 Avon Street in the Deering Historic District. We bought the house in 2009 and it has been nearly six years of incrementally peeling back the layers: carpet, drop ceilings, wallpaper, linoleum.

Now we are hoping to add something. We would like to enclose our front porch to create a mudroom. Several factors have inspired this concept.

To begin, we learned that the front porch had been enclosed at one time, as shown in the historic tax photo that is included with our application. When we saw that photo, it gave us the visual jumping off point to imagine that the porch could be a room and still appear in keeping with the rest of the house.

Second, we are hoping to make the house more efficient. Since we moved in, we've made several upgrades to improve our home's fuel efficiency. The front porch continues to be a source of major heat loss, as it is connected to our basement by the room below. Moreover, the room above the porch is a bedroom that is simply too cold to use in the winter. We hope to grow our family and eventually use this room year-round.

Third, we are not sure where the Victorians put their coats and shovels, but if you look at our floor plan, it was not in a closet! We have no downstairs closet or a foyer big enough to accommodate the common trappings of a winter in Maine. One of the major incentives for enclosing the porch would be to add much-needed storage space.

Finally, we don't use our front porch. It is not a place one would want to sit and read or share a meal with family - it is simply too public, along with environmental factors - like a busy parking lot across the street - that discourage spending time there. While we love our neighbors, we have found over the years that the space is lost.

We're hoping there is a way to enclose our porch that will be attractive and authentic. We look forward to hearing your feedback and hopefully submitting a formal proposal based on your recommendations.

Sincerely,

Cassandra Powers

CONTACT INFORMATION:

APPLICANT *Cassandra Powers +*
 Name: J. Alex Lange
 Address: 48 Avon street
Portland, ME
 Zip Code: 04101
 Work #: _____
 Cell #: 646-369-8785
 Fax #: N/A
 Home: 917-450-3762
 E-mail: smokyflavor@gmail.com
casverite@gmail.com

PROPERTY OWNER
 Name: Same as applicant
 Address: _____

 Zip Code: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

BILLING ADDRESS
 Name: same as above
 Address: _____

 Zip: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

ARCHITECT
 Name: _____
 Address: _____

 Zip: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

CONTRACTOR
 Name: _____
 Address: _____

 Zip Code: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

Cassandra Powers
 Applicant's Signature

 Owner's Signature (if different)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

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
- 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

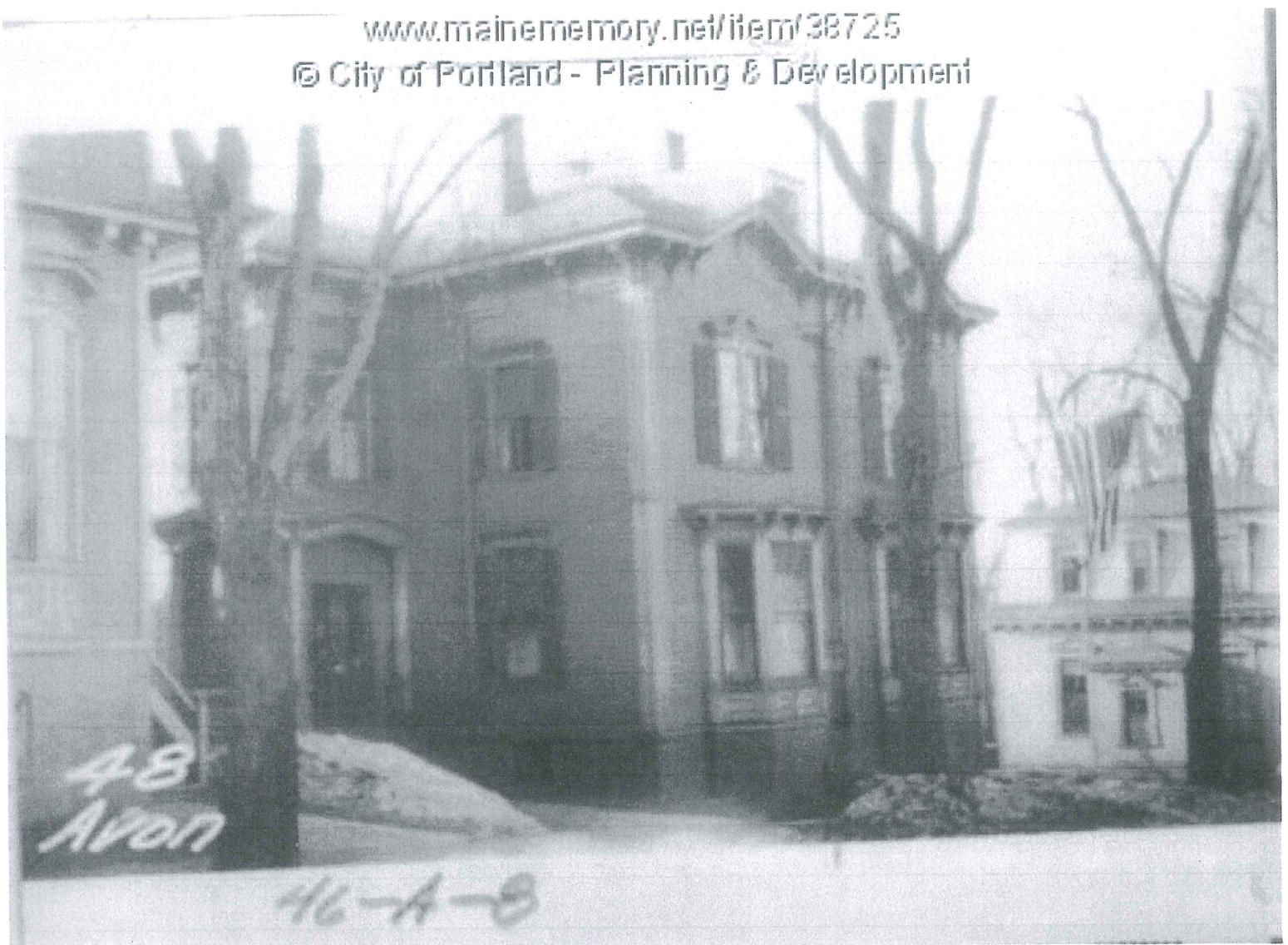
- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

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.

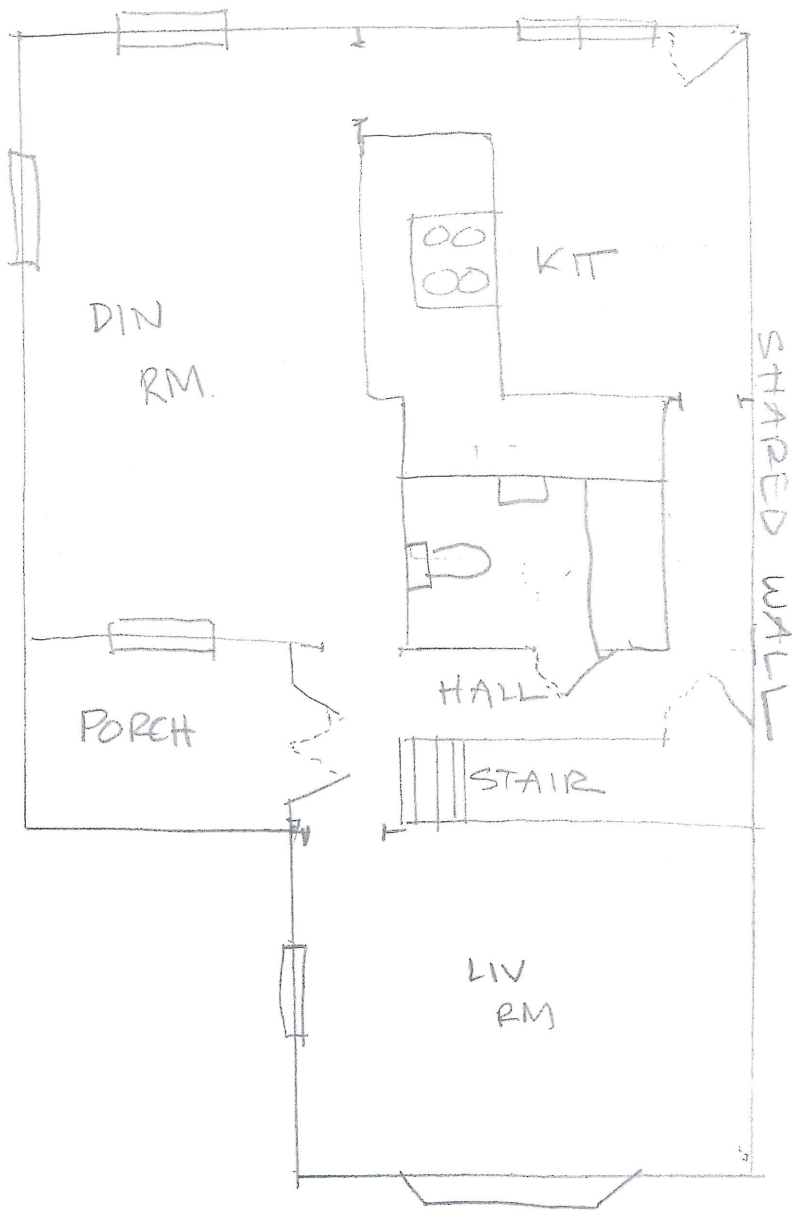
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Avon

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