

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Rebecca Ermlich, Vice-Chair
Scott Benson
Martha Burke
Ted Oldham
Susan Wroth

April 29, 2013

Tim Follo
16 Eureka Road
Falmouth, ME 04105

Re: Exterior Alterations; 46 Avon Street

Dear Mr. Follo:

On April 17, 2013, the City of Portland's Historic Preservation Board voted 4-0 (Romano, Oldham absent) to approve your application for a Certificate of Appropriateness for exterior alterations at 46 Avon Street. Approval is for: a new rear, second story door to replace an existing window; a new rooftop deck over a new ell roof; and new stairs descending from the deck to the ground. Approval is based on plans and specifications first submitted 1/24/13, and on revisions submitted 4/10/13.

Board approval of exterior alterations was made subject to the following conditions:

1. Applicant to inform Historic Preservation staff when painting is completed, including pressure-treated stair carriage, risers, and landing framing.
2. Railing system of white vinyl is to include post sleeves and "New England" post caps.
3. Pressure-treated posts supporting landings and stairs shall be wrapped with white painted trim stock.
4. Historic Preservation Board recommends the granting of historic waivers to lower guardrail heights if possible.

All improvements shall be carried out as shown on the plans and specifications submitted for or presented at the 4/17/13 public hearing and/or as 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 cursive script that reads "Robert Wiener".

Robert Wiener
Preservation Compliance Coordinator

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00146	Date Applied For: 01/24/2013	CBL: 046 A009001
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Location of Construction: 46 AVON ST	Owner Name: FOLLO TIMOTHY J & MARY B J	Owner Address: 16 EUREKA RD	Phone:
Business Name:	Contractor Name: self	Contractor Address: 46 Avon Street Portland	Phone (207) 776-3900
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: change of use from four dwelling units to 3 dwelling units	Proposed Project Description: Change of use and to construct 2nd story rooftop deck and stairs to meet egress life safety codes
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<p>Dept: Historic Status: Approved w/Conditions Reviewer: Robert Wiener Approval Date: 04/29/2013</p> <p>Note: 3/20 HP Workshop--Board requested revised drawings. Ok to Issue: <input checked="" type="checkbox"/></p> <p>Project approve by HP Board, 4/17/13</p> <ol style="list-style-type: none"> 1) Historic Preservation Board recommends the granting of a historic waiver to increase riser height beyond 7", and/or reduce tread width below 11" so as to limit total run of the stairs, with the goal of keeping the stairs completely behind the corner of the building. 2) Historic Preservation Board recommends the granting of historic waivers to lower guardrail heights if possible. <i>-36" preferred</i> 3) Pressure-treated posts supporting landings and stairs shall be wrapped with white painted trim stock. 4) Railing system of white vinyl is to include post sleeves and "New England" post caps. 5) Applicant to inform Historic Preservation staff when painting is completed, including pressure-treated stair carriage, risers, and landing framing.
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Marge Schmuckal Approval Date: 02/07/2013</p> <p>Note: Ok to Issue: <input checked="" type="checkbox"/></p> <ol style="list-style-type: none"> 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) This property shall remain a three family dwelling after the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
<p>Dept: Building Status: Pending Approval Reviewer: Approval Date:</p> <p>Note: Ok to Issue: <input type="checkbox"/></p>

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
46 AVON STREET**

TO: Chair Romano and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: April 10, 2013
RE: April 17, 2013 Public Hearing

Application For: Certificate of Appropriateness for roof deck and egress stairs
Address: 46 Avon Street
Applicant: Tim Follo

Introduction

Following a preliminary review with the Board on March 20, applicant Tim Follo is returning with revisions to his application for alterations at 46 Avon Street. He proposes to replace a rear second-story window with a door, and install a roof-top deck and stairs to the ground on a one-story ell projecting from the rear wall of the main structure. The stairs are required for egress from apartments in the building, and the applicant has confirmed with both the Fire and Zoning Departments that the stairs are necessary and permissible, as there is no opportunity to construct interior stairs. The applicant includes an estimate for sprinkler installation in his submission for this meeting, to demonstrate that he regards exterior stairs as his only affordable alternative.

Subject Structure

The subject structure is the right half of a Second Empire-style duplex. The left side of the building is a single-family home, while the subject property is being converted from four rental units to three. The present one-story rear ell is obliquely visible from Avon Street, with more distant views from Deering Street and Cumberland Avenue. The rear wall is facing other buildings and is not readily visible from a street.

Proposed Installation as Revised

Mr. Follo has revised his original proposal previous based on the comments of the Board at the March 20 meeting. The top landing from which the stairs descend is now even

with the deck, which simplifies the railing and results in a less confused appearance. From the landing the stairs descend in the same direction as in the earlier submission (toward Deering), with a proposed rise of 7.75" and a run of 10.5". These do not meet current code standards of 7" and 11" but appear necessary to ensure that the stairs do not extend beyond either corner of the adjacent ell. The Director of Inspections expressed a willingness to consider favorably a waiver application for such dimensions if they are necessary to minimize visibility of these stairs. To minimize the total rise, the deck has been lowered as much as possible by creating a new, almost flat roof on the ell.

The applicant is proposing to install a pre-fabricated railing system of composite material. The rail height, as proposed, is 38". The balusters will be 1 ½" square balusters spaced 3 ½" apart. The applicant is proposed pressure-treated treads with solid white painted risers. No skirting/screening is proposed at the base of the stairs.

A "Thermatru" fiberglass door is proposed to provide access to the deck. The door is to have a smooth finish and feature 9 or 15 lights. (The applicant has been asked to provide a catalogue cut for the proposed door.)

Staff Comments

The simplification of the landing and railing at the top of the stairs will result in less visual clutter and greater ease of installation. The Board may want to discuss the most appropriate material and style for the railing system, as well as whether to seek a guardrail height lower than the code-mandated 42 inches. Post and railing details will not be viewed at close range but should be expected to appear generally appropriate to the period of the house. The Board will want to confirm whether the railing specification included in the submission is the one proposed for installation. (The meeting notes suggest that a substitute might be installed.)

If the Board decides pressure treated lumber is an acceptable material for framing, decking, and posts in this location, staff would expect the applicant to be required to paint all exposed new construction to match the building's color scheme as soon as practical.

At the March 20 meeting there was insufficient time to discuss whether the height of the posts supporting the stair landings call for wrapping of the posts and/or lattice or some other means of enclosing the ends under stairs and landings. Such screening is neither necessary nor desirable on the west side, given the small back yard hemmed in by fencing and other buildings, and the need for some light for the bedroom window on the first floor.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which 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.*
- (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.*

Motion for Consideration

On the basis of plans and specifications submitted for the 4/17/13 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed deck and egress stair at 46 Avon Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, **(subject to the following conditions...)**

Attachments

1. Revised submission, including written description, drawings and specifications
2. Plot plan
3. Photographs: view of rear ell from Deering Street, existing conditions

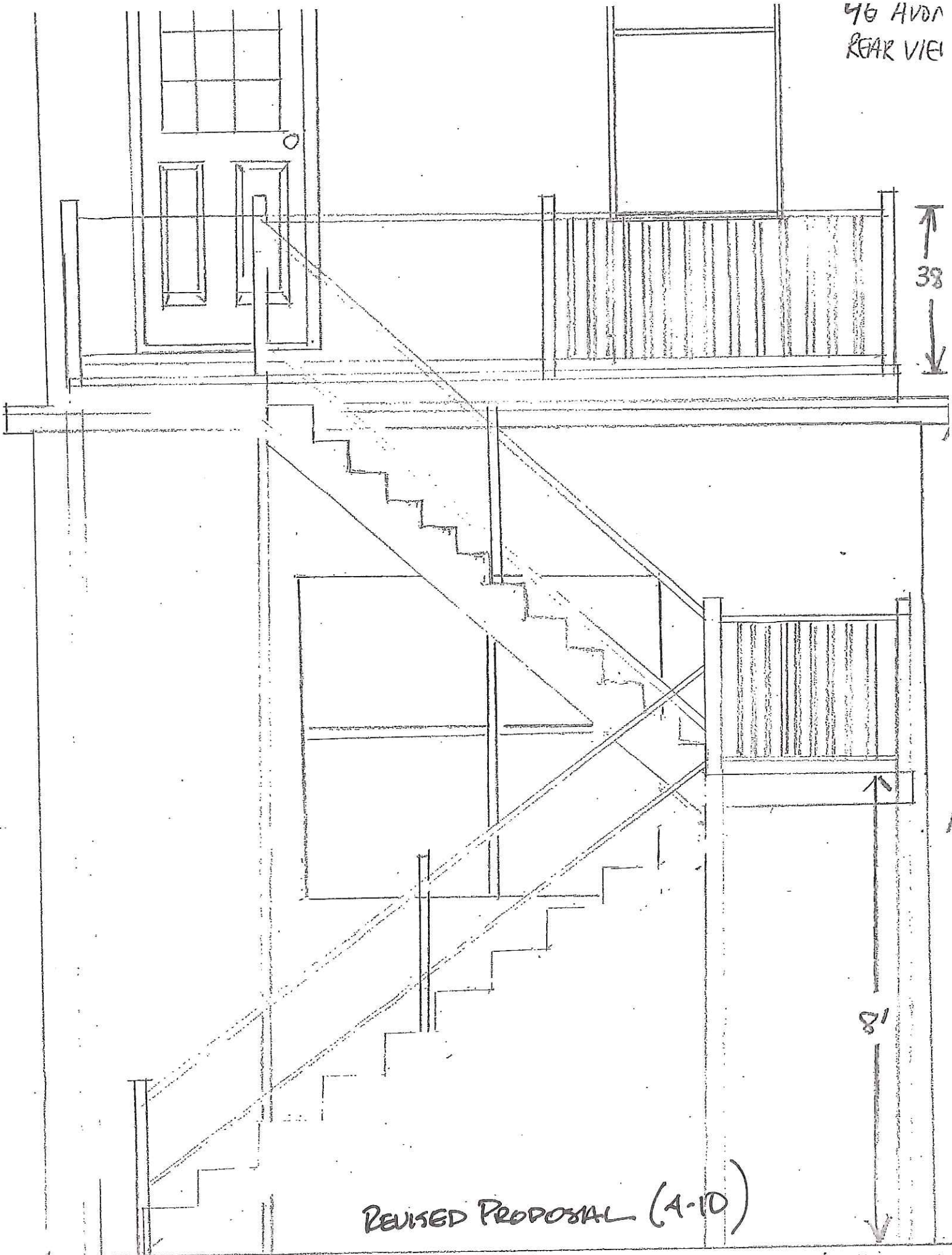
REVISED
PROPOSAL
SUBMITTED
(4/10)

46 Avon Street

Deck and stair project construction notes:

1. All framing and supports to be PT wood.
2. Decking to be pressure treated 5/4 wood
3. Deck and stair rails, posts and balusters to be white composite/vinyl or equivalent. Rail height will be to code (expected at 38"). Composite balusters will be square approximately 1.5" and spaced at 3.5" apart. Guard rail posts and handrail posts will be covered in white composite material and capped. (structural measurement will be 3.5"X3.5", finished size will be approximately 4" X 4") See attached copy from CertainTeed catalog.
4. Stairs will have PT treads and solid white painted risers. Approximate stair rise will be 7.75" and run will be 10.5"
5. Entry door will be Thermatru (or equivalent) 3-0/6-8 colonial style fiberglass door with 9 light or 15 light glass)

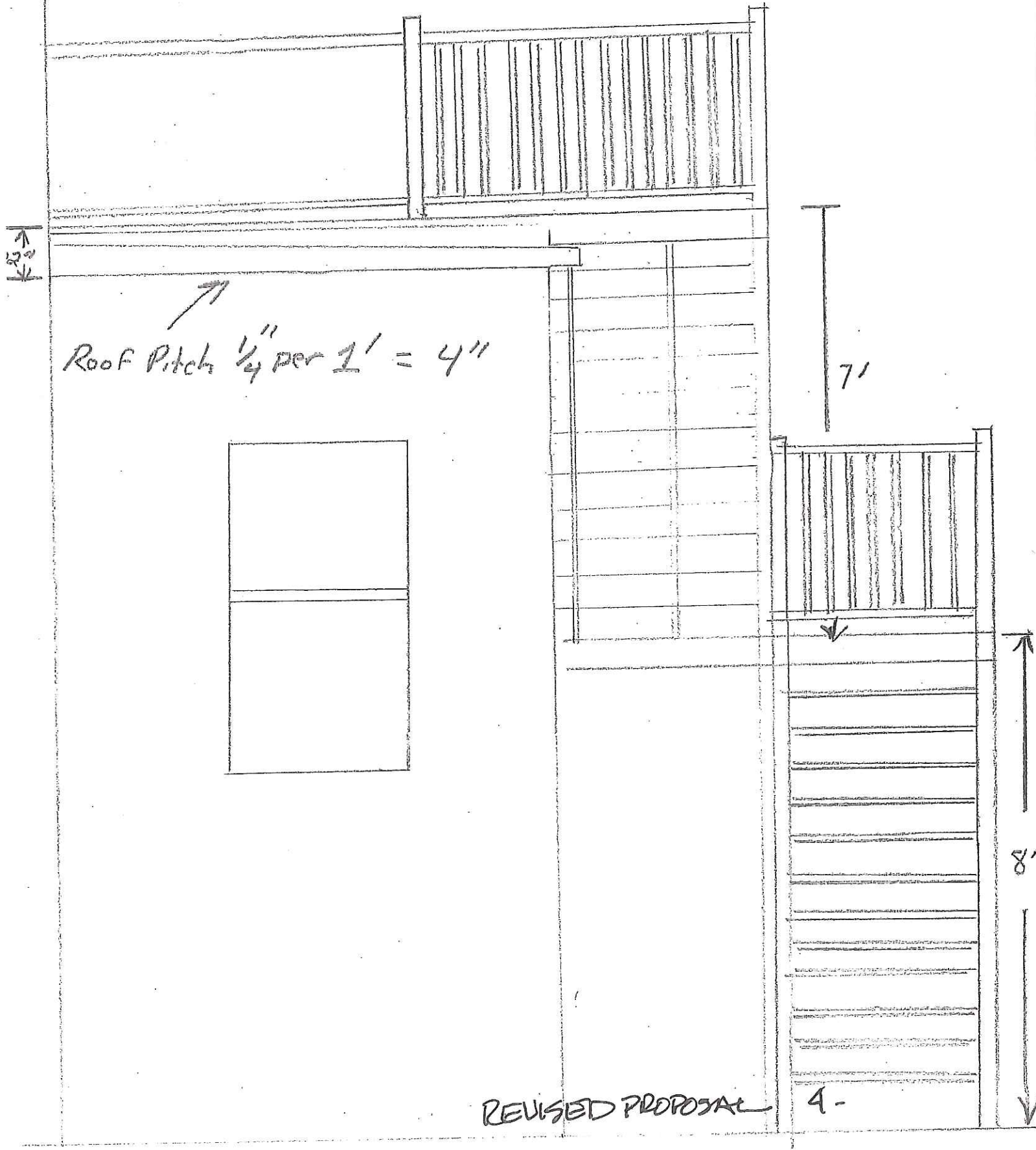
46 AVON
REAR VIEW



REVISED PROPOSAL (A-10)

SCALE 1/4" = 1'-0"

46 AVON
SIDE VIEW



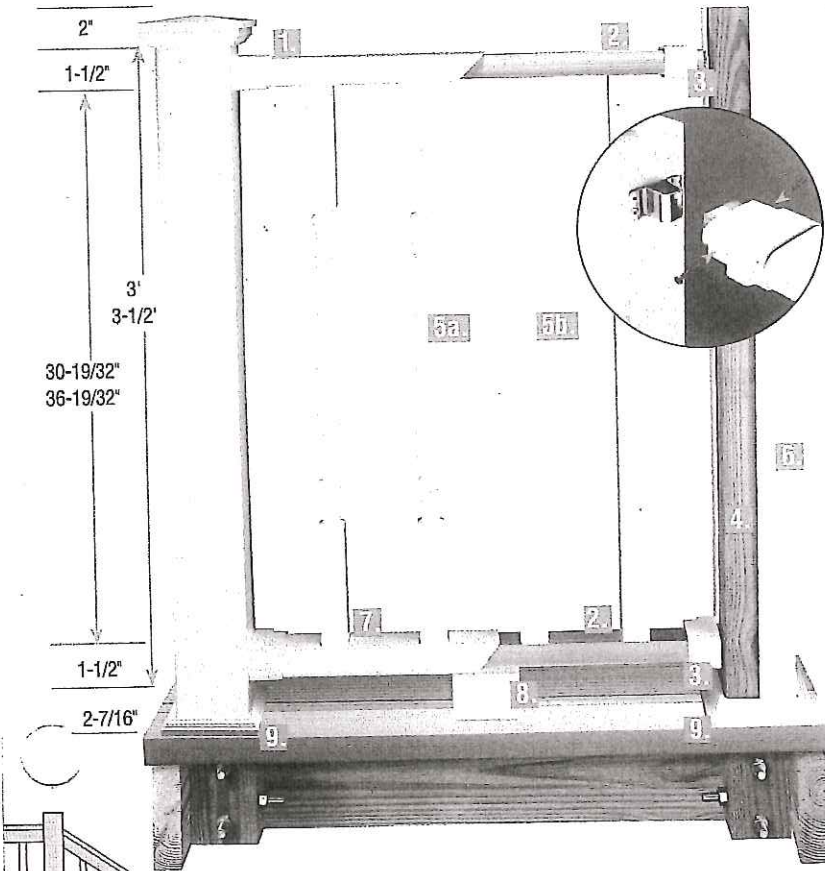
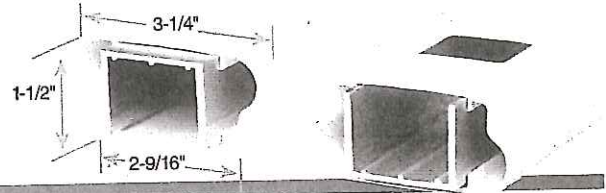
↗
Roof Pitch $\frac{1}{4}$ " per 1' = 4"

7'

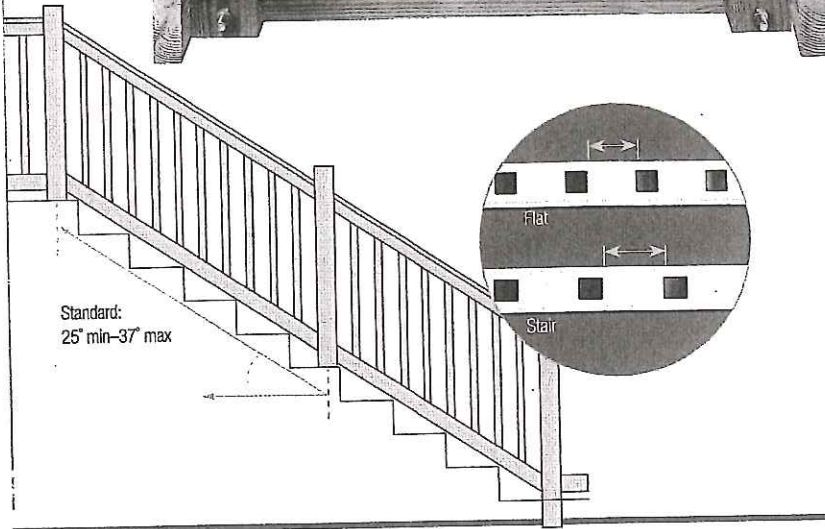
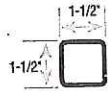
8'

REVISED PROPOSAL 4-

{ metal-to-wood system ... }



1. Vinyl trim cover
 - Sleek design to conceal screws and streamline appearance
 - Easily altered for close baluster applications
2. Rugged aluminum reinforced top and bottom rail
 - 6', 8' and 10' lengths standard in flat and stair (10' flat only)
3. Aluminum interior bracket
 - The critical rail to post stress point is secured by corrosion resistant aluminum
 - Uniquely designed for specific applications
4. 4" x 4" wood post (sold separately)
5. Baluster styles
 - 5a. Traditional (3' White and Almond only)
 - 5b. Square
6. Weather-resistant vinyl post sleeve in either square or newel available in 3' and 3-1/2' heights
7. Attractive precision-fit components
8. Molded crush block
9. 4"x 4" post caps and trims available



baluster hole spacing

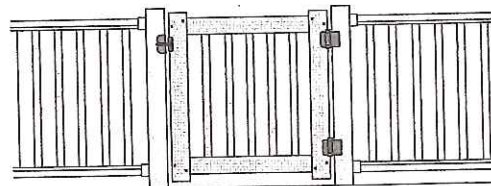
Top and bottom rails are routed to accept 1-1/2" x 1-1/2" balusters. Stair baluster spacing is wider to account for racking.

stair/step section

Post center spacing on diagonal: 6' section covers 70" at 32°; 8' section covers 95" at 32°

Kingston Gate Kit—Designed for enhanced performance and easy ordering.

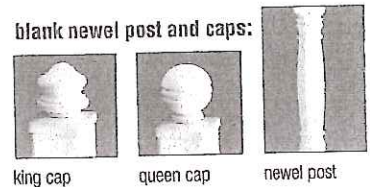
- Heavy duty internal aluminum frame.
- Stainless steel fasteners.
- Features 2" x 3-1/2" rails.
- High quality gate hardware.
- Available in all colors, all heights and all balusters.
- Easy to assemble.



square post caps:



blank newel post and caps:



Hi, Tim Newest version of Y! Mail Help

Get new Yahoo! Mail apps

Mail My Y! Yahoo!

Search

Search Web

PB teen save up to 75%
 enjoy big savings on bedding, furniture & more!
 SHOP NOW

Mail Contacts Calendar Notepad

What's New? Mobile Mail Options

Check Mail New

Mail Search

Get the newest Yahoo! Mail

3 Bureau CREDIT REPORT

Previous | Next | Back to Messages

Mark as Unread | Print

Delete Reply Forward Spam Move...

Mail Accounts

hwfinhomes.com
yahoo.com

46 Avon Street, Portland

From: "Michael J. Price" <pricemj@efp-efs.com>
To: tjfolo@yahoo.com

Monday, April 8, 2013 11:58 AM

Folders

Inbox (154)
Drafts
Sent
Spam (92) [Empty]
Trash [Empty]

My Photos
My Attachments

My Folders [Add - Edit]
Notes

Tim,

This is just a BUDGET price but should be fairly close. You will still have to factor in the 2" water service I mentioned Thursday. The piping will be run exposed throughout. We include design drawings to the state and local code enforcement plus the cost of state and local permits. We do not include: Underground pipe, electrical wiring, or painting of pipe. The system will meet NFPA#13R, residential occupancy for over 2 apartments.
Budget: \$17,500.00

Regards, Michael

Michael J. Price - Sales Manager
Eastern Fire Protection Co. Inc.
170 Kittyhawk Ave. P.O. Box 1390
Auburn, Maine 04211
Phone 207-784-1507 Fax 207-782-0566
Email: pricemj@efp-efs.com

Delete Reply Forward Spam Move...

Previous | Next | Back to Messages

Select Message Encoding

Full Headers

Check Mail New

Mail Search

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NOTICE: We collect personal information on this site.
To learn more about how we use your information, see our Privacy Policy - About Our Ads.

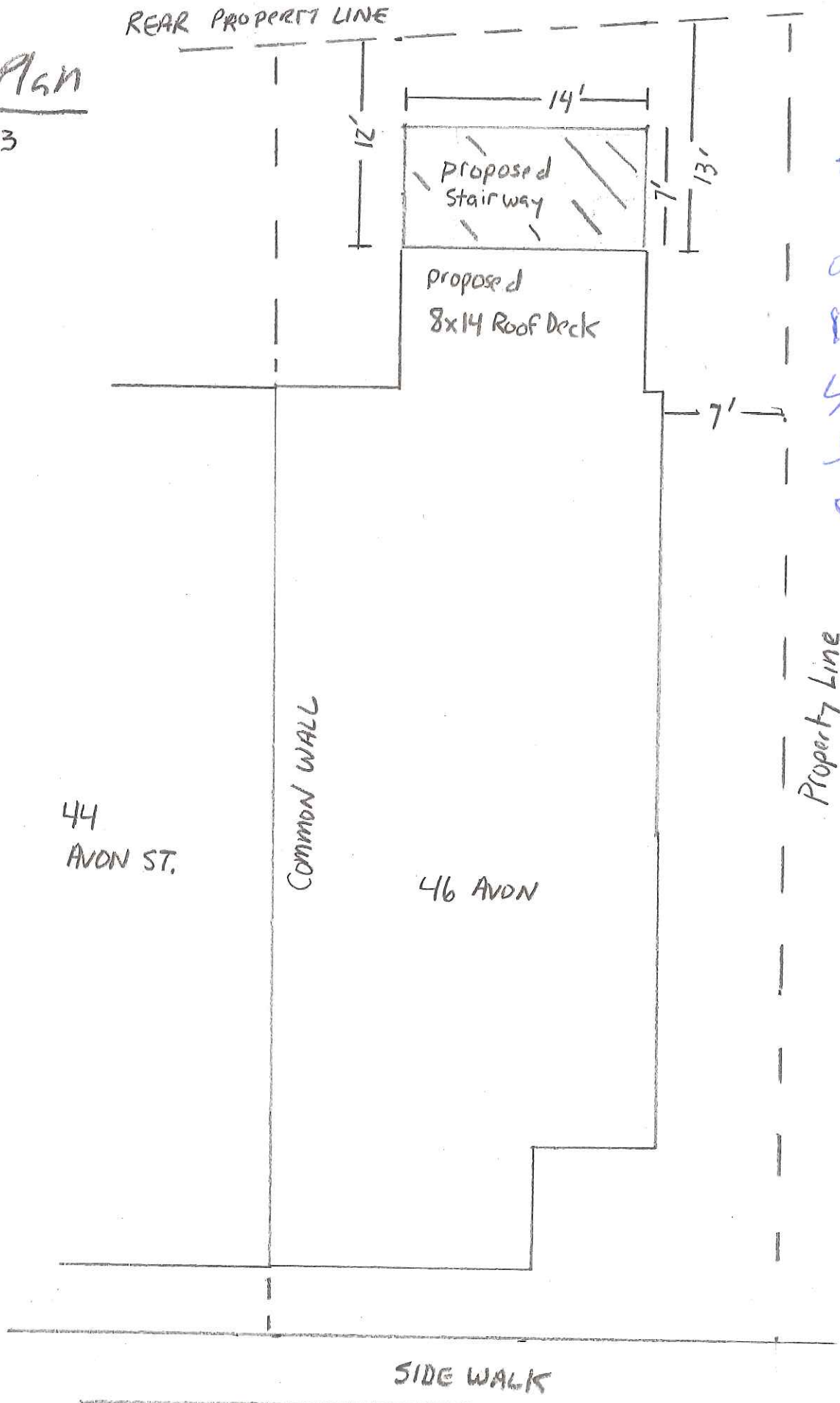
Add 5-8000 \$ for
upgrade water service for 2"

\$25,500

Plot Plan

1/24/13

REAR PROPERTY LINE



2/7/13
OK per Section
84-440 -
See e-mail
from fire
regarding
[Signature]

44
AVON ST.

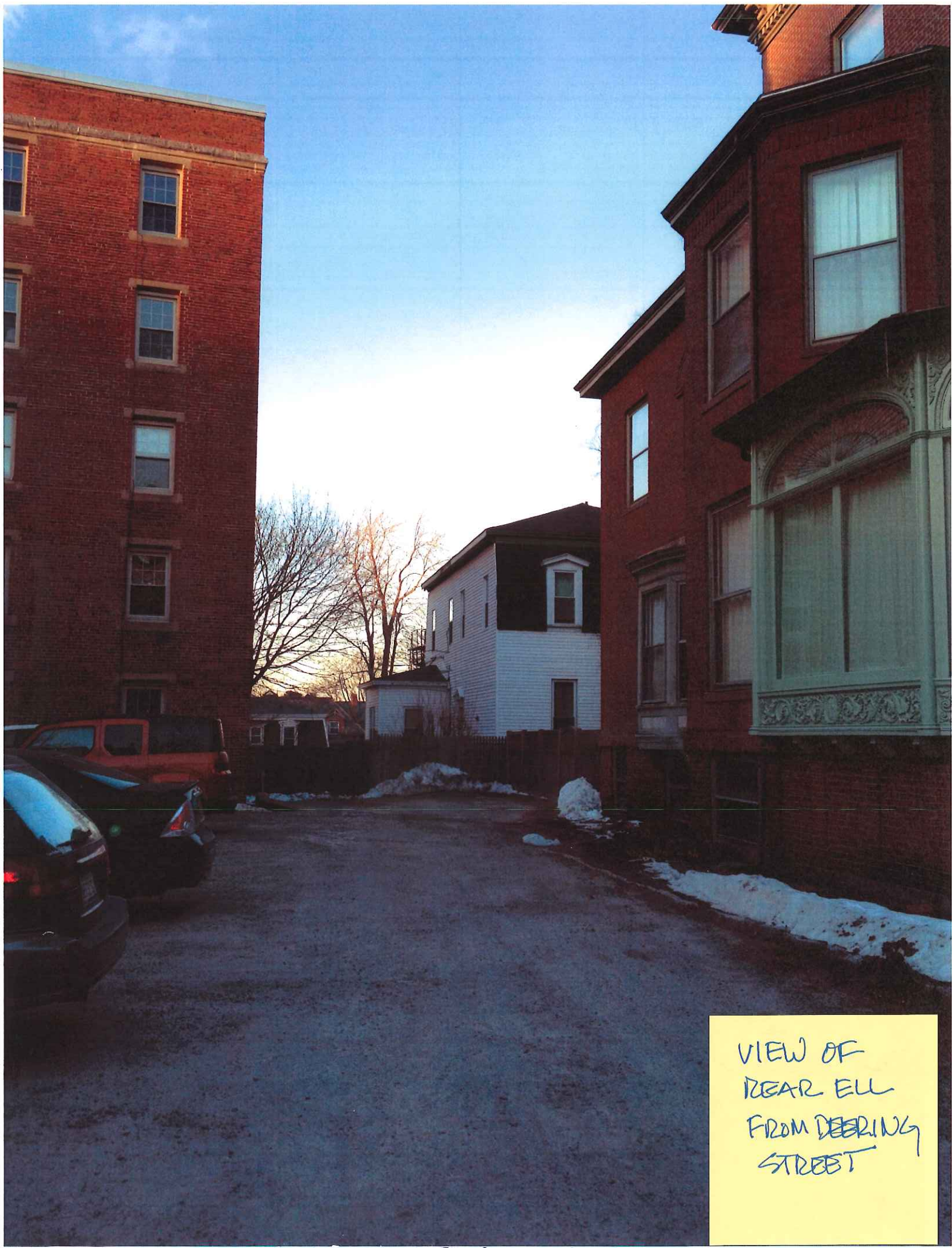
46 AVON

SIDE WALK

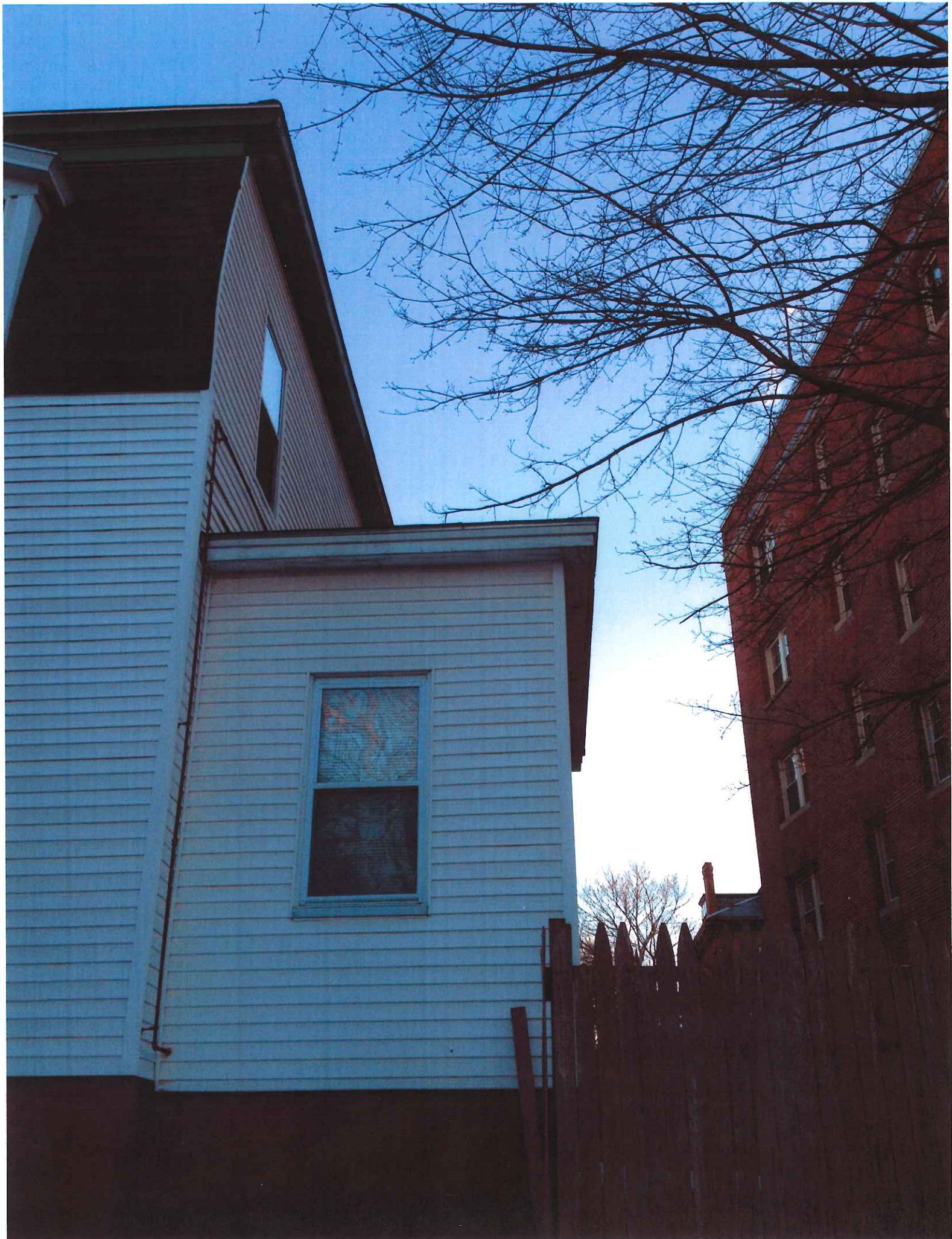
AVON ST.

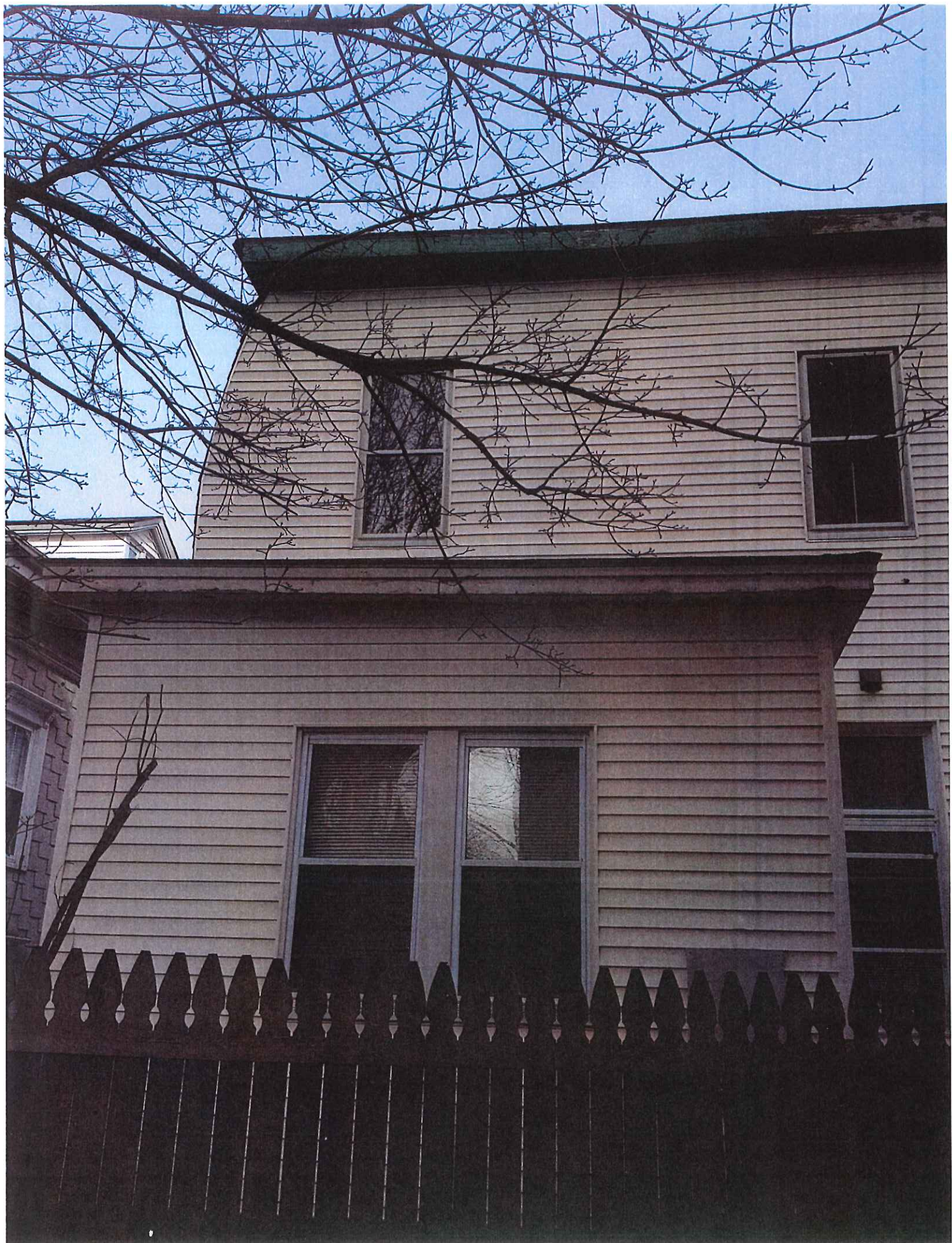
Property Line

SCALE
1/8" = 1'



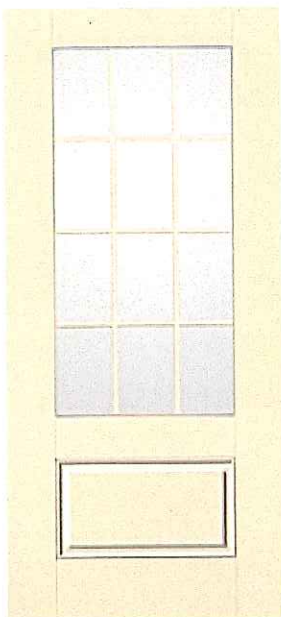
VIEW OF
REAR ELL
FROM DEERING
STREET





*distributed
at meadow*

Door Details



Get the look of fine painted wood and the strength of steel with a front door from the Smooth-Star® Entry Door Collection. It's an excellent value in a fiberglass entry door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your door's surface.

This perfectly stylish yet rugged fiberglass front door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

Also available with vented sidelites.



Email



Post It



Share



Print

Save My Door

Fiberglass Entry Door Systems: Smooth-Star

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

**3/4
Lite 1
Panel
Flush-
Glazed
Style**

IDs	Available Sizes	Available Options
S2250	2'10" x 6'8" 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"	Flush Glazed (?)

Finish Option: Paintable

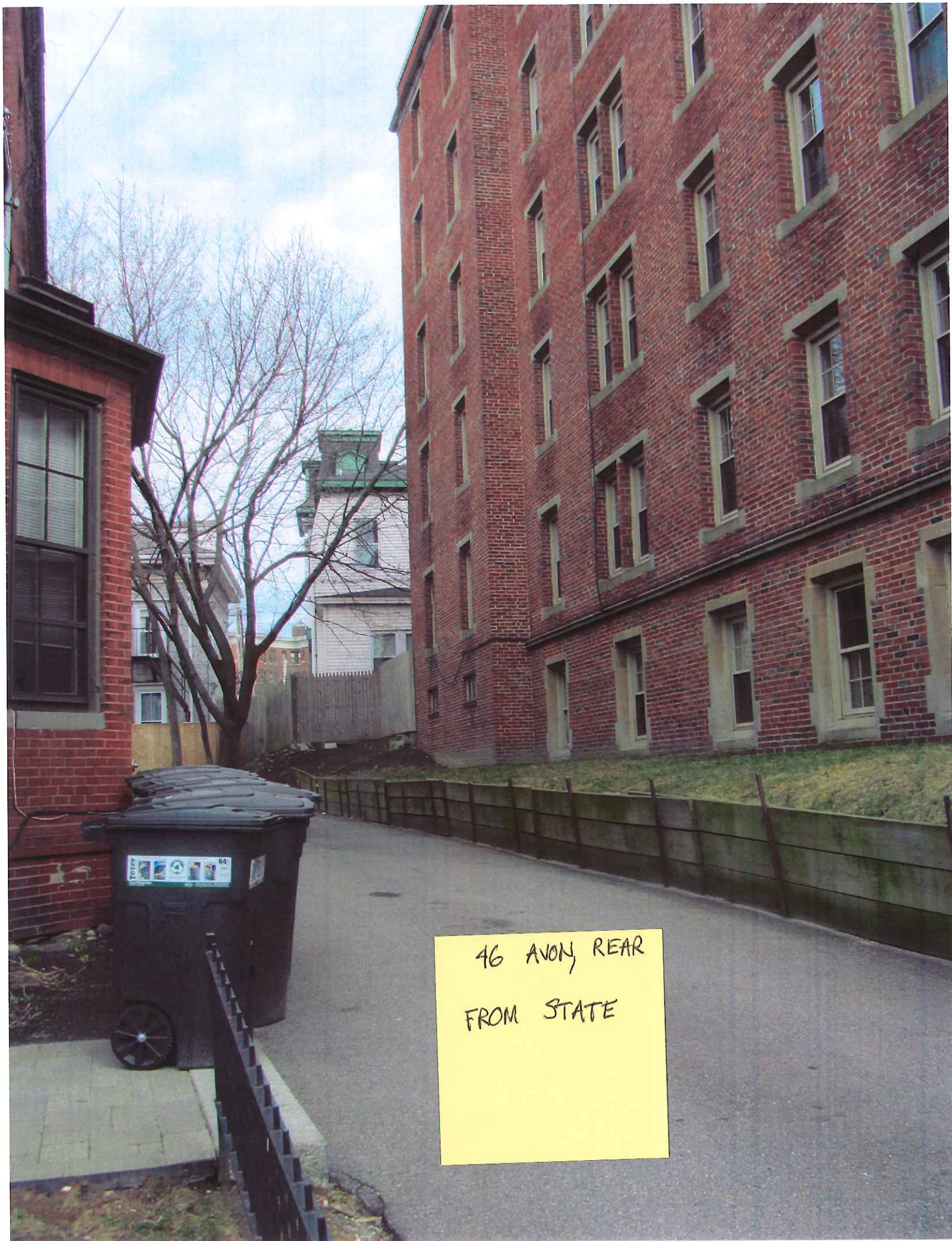


Installation
Instructions



Where to buy

[Click to locate an authorized](#)




46 AVON, REAR
FROM STATE

46 ANON, REAR
FROM
CUMBERLAND

464

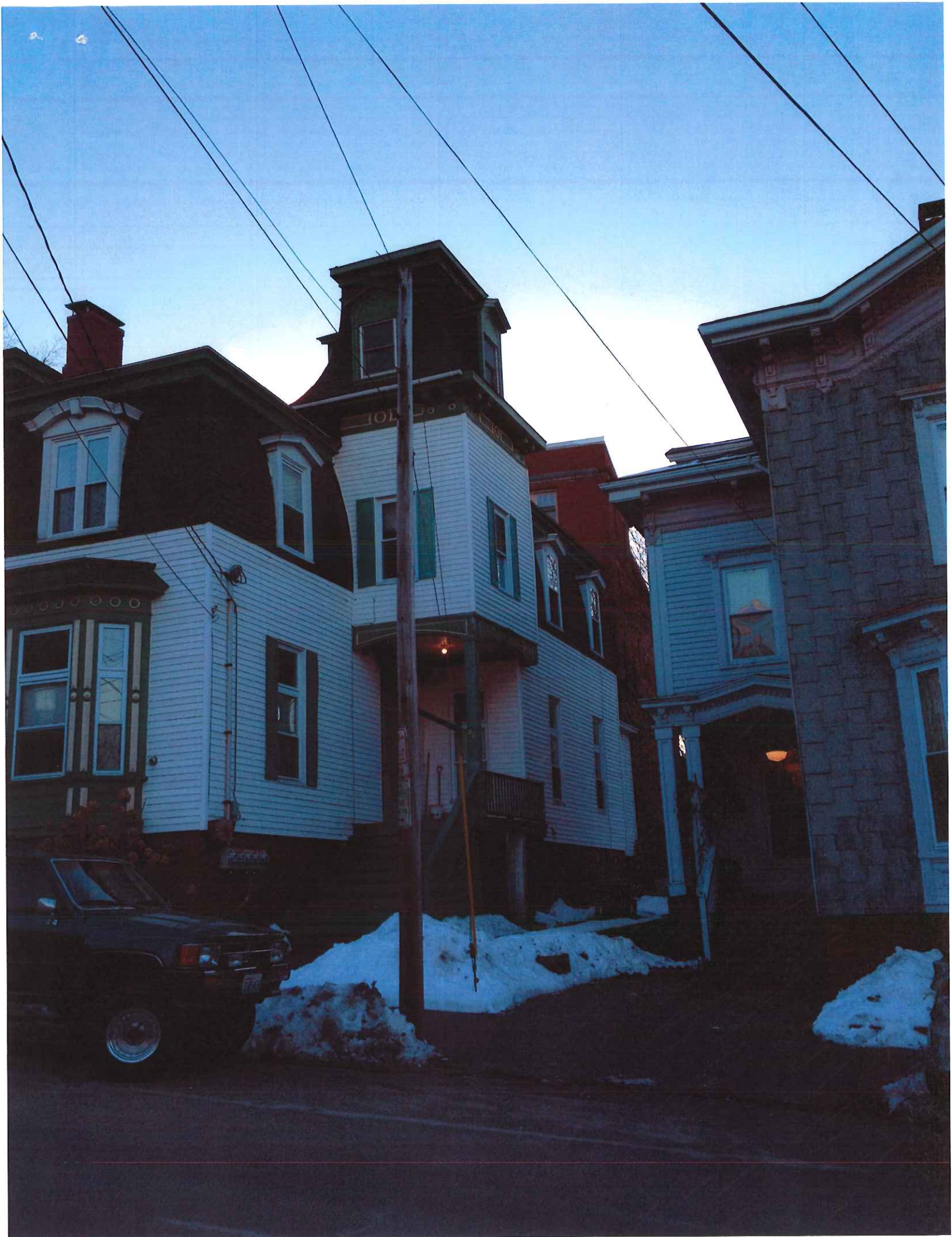


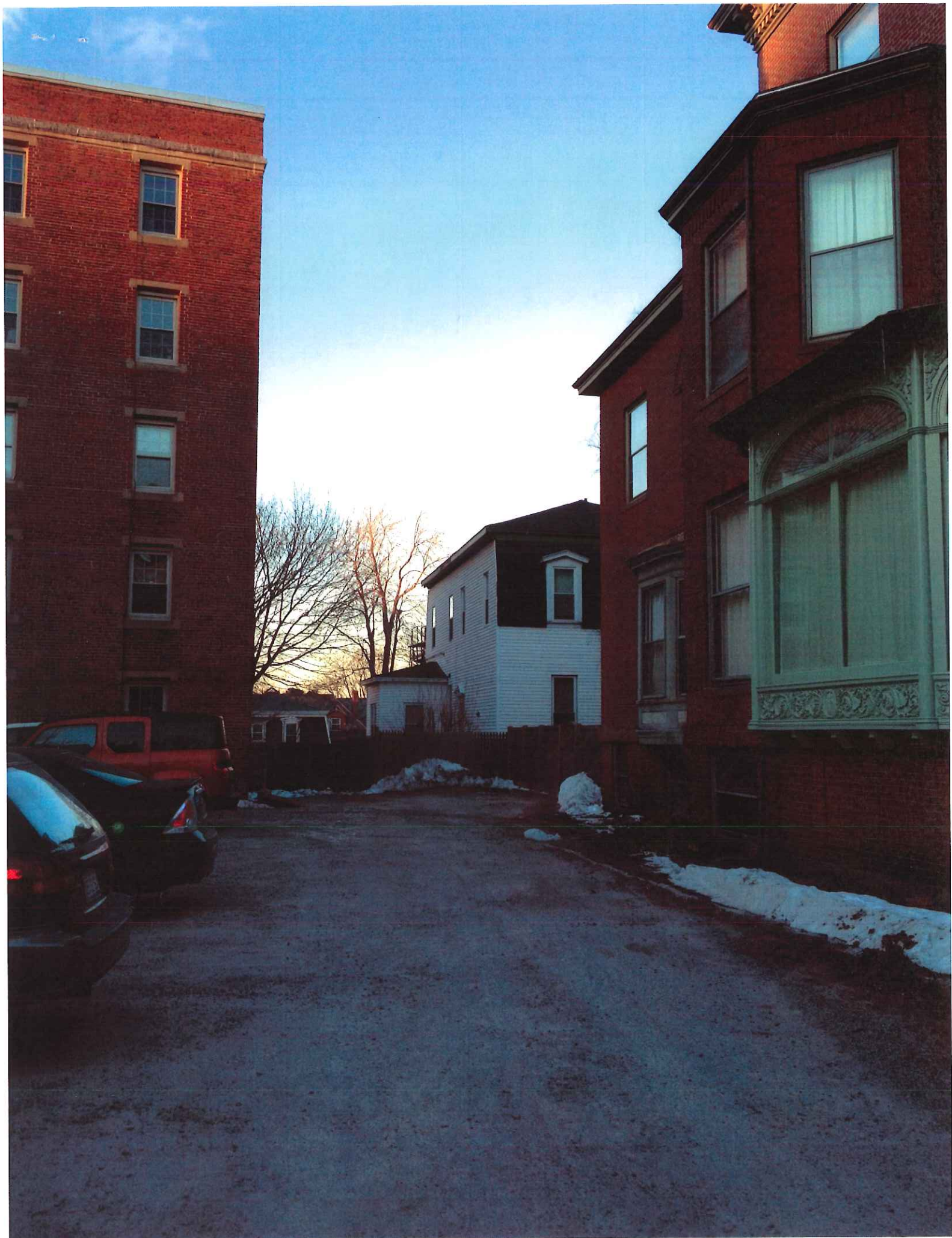


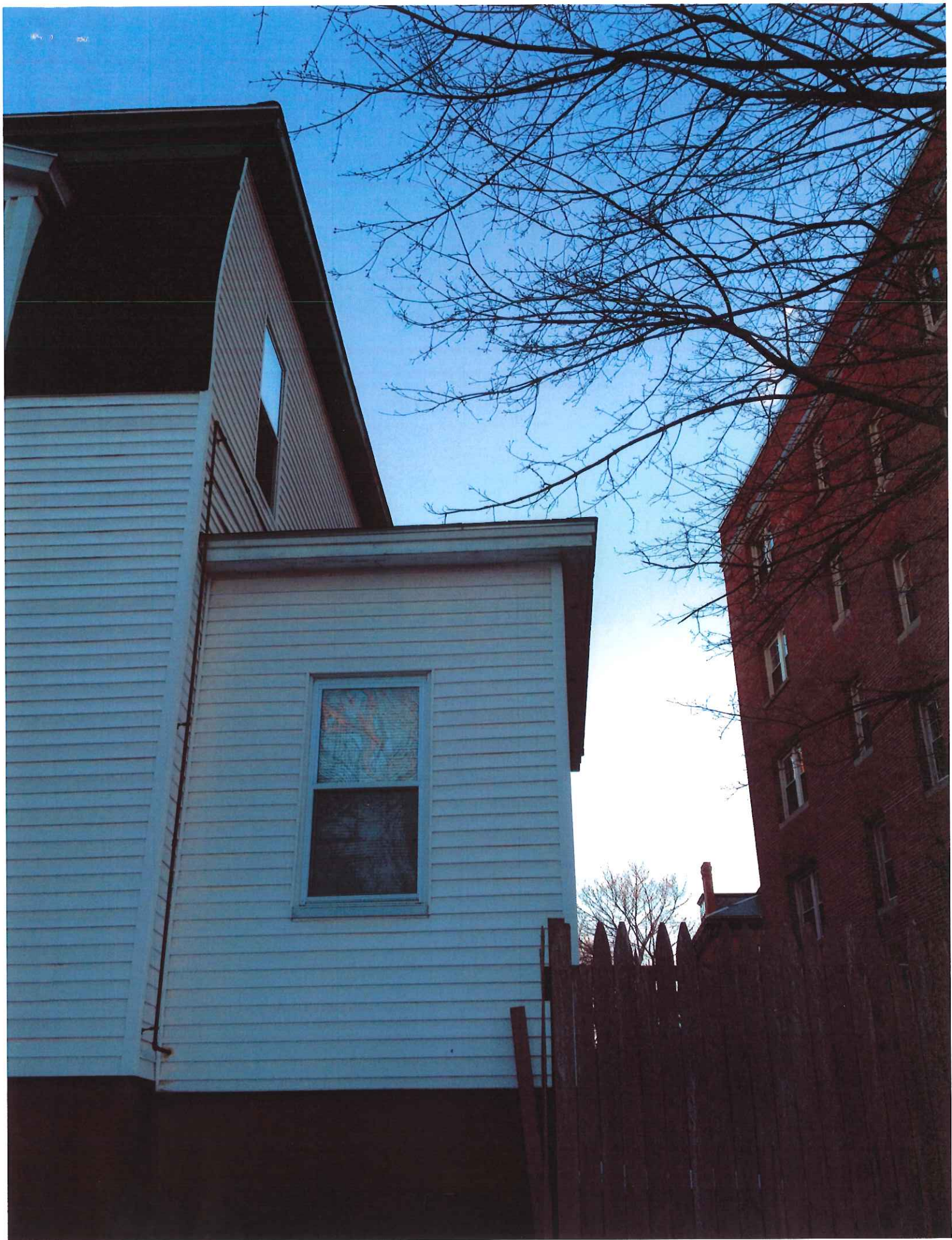
46 AVON, REAR
FROM
CUMBERLAND

From: <tjfollo@yahoo.com>
To: <dga@portlandmaine.gov>
Date: 1/23/2013 5:27 PM
Subject: 46 Avon st.
Attachments: photo.JPG; Part.002

View of rear building. The window in the photo would be replaced with a door. A deck would be built on the roof with a stairway off the back to the ground.







Deb Andrews - 46 Avon

From: Robert Wiener
To: Andrews, Deb
Date: 3/20/2013 1:40 PM
Subject: 46 Avon

Hi Deb,

In case you or the Board wants these answers without having to ask Tim Follo - These are answers I got by phone.

Pitch of new shed roof: approx. 4/12, may be field determined

Height of deck above eave: approx. 12" - 14"

Distance between left-hand window edge and edge of mansard (viewed from rear): 4'-6"

Baluster spacing: approx 3.5 " space between

Good luck!

Rob

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
46 AVON STREET**

TO: Chair Romano and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: March 12, 2013
RE: March 20, 2013 Public Hearing

Application For: Certificate of Appropriateness for roof deck and egress stairs
Address: 46 Avon Street
Applicant: Tim Follo

Introduction

Applicant Tim Follo is applying for a Certificate of Appropriateness to replace a rear second-story window with a door, and install a roof-top deck and stairs to the ground on a one-story ell projecting from the rear wall of the main structure. The stairs are required for egress from apartments in the building, and the applicant has confirmed with both the Fire and Zoning Departments that the stairs are necessary and permissible, as there is no opportunity to construct interior stairs.

Subject Structure

The subject structure is the right half of a Second Empire - style duplex. The left side of the building is a single-family home, while the subject property is being converted from four rental units to three. The present one-story rear ell is obliquely visible from Avon Street, with more distant views from Deering Street and Cumberland Avenue. The rear wall is facing other buildings and is not readily visible from a street.

Proposed Installation

The project calls for the removal of a rear second-story window, and installation of a nine-light (half glass) door that will open onto a new deck to be installed atop the ell. Mr. Follo is proposing to replace the ell's existing moderately pitched hipped roof with a very

low pitched shed roof, to lower the level of deck and reduce the height of skirting required between the eave and the deck. This may necessitate a step or two to descend from the second floor level to the deck, outside the new door. The supplied drawings show the deck just over 15 feet above grade. A small landing off the rear corner is a step down from the deck, with stairs descending toward Deering Street across the rear first floor window, then turning at a landing and reaching the ground facing Cumberland Avenue. Note that the applicant is proposing to construct the stairs and railings with pressure-treated lumber.

Staff Comments

Given the necessity of adding emergency egress to the property and the rear location, staff expects the Board's consideration will focus on meeting the need with minimal visual impact and the compatibility of design details with the existing structure. Views of the proposed deck and stairs from streets will be either distant views from Deering Street and Cumberland Avenue, or the sharply angled view from Avon Street. The project's moderate visibility and the past introduction of non-historic materials and details such as modern roofing, siding, and entry stairs, however, do not change the fact that this remains a charming, largely intact Second Empire house that deserves a sensitive and appropriate project.

The height of the posts supporting stair landings may inspire discussion of lattice or some other means of enclosing the ends under stairs and landings. Such screening is neither necessary nor desirable on the back, given the small back yard hemmed in by fencing and other buildings, and the need for some light for the bedroom window on the first floor. Post and railing details will not be viewed at close range but should be expected to appear appropriate to the period of the house. If the Board decides pressure treated lumber is an acceptable material for this application and location, the applicant understands that all new construction will have to be painted to match the building's color scheme as soon as practical.

As of this writing staff is anticipating the arrival of more detailed drawings and photos to include with the mailed packet, that are expected to supply more details and context for the project.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which 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.*
- (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.*

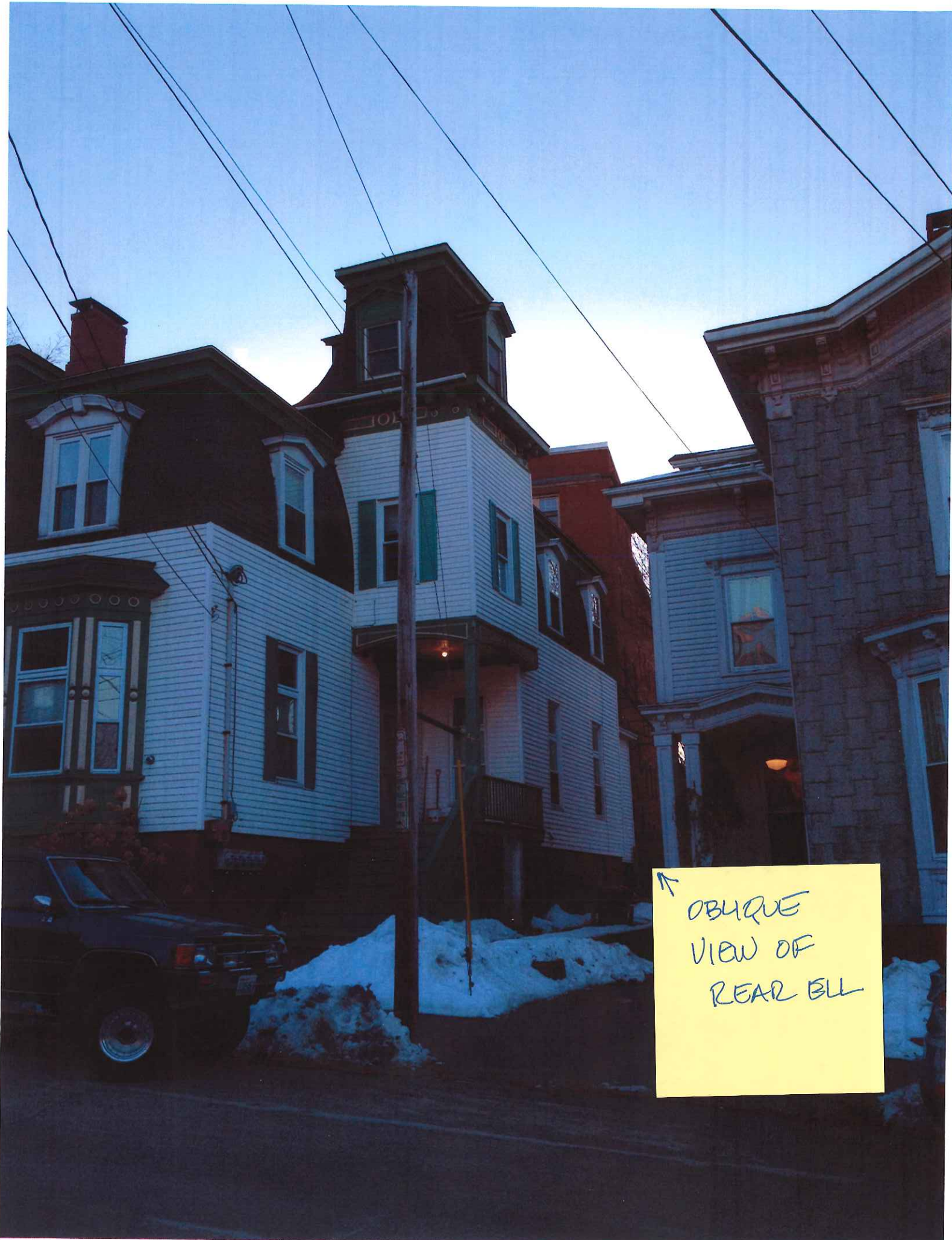
Motion for Consideration

On the basis of plans and specifications submitted for the 3/20/13 Public Hearing and information included in the accompanying staff report, the Board finds that the alterations at 46 Avon Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, **(subject to the following conditions...)**

Attachments

1. Staff photos
2. Application with drawings and specifications.





↖
OBLIQUE
VIEW OF
REAR ELL



Date: 3/14/2013

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

46 Avon Street

CHART/BLOCK/LOT: _____ (for staff use only)

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.

In order to improve egress to a second floor apartment an exterior door, deck and stair to grade needs to be built

① Replace existing Hip roof with a rubber, shed roof to lower the over all height of the project.

② Remove an existing window and replace with a Thermatru Smooth stair, 12 lite exterior door

③ Build a 8' x 14' deck on the top of new shed roof.

④ Construct a 2 landing, 26 Rise stairway to grade

(The original structure was altered in the 70's)

CONTACT INFORMATION:

APPLICANT

Name: Tim Follo
Address: 16 Eureka Rd
Falmouth, ME
Zip Code: 04105
Work #: _____
Cell #: 207-776-3900
Fax #: _____
Home: 878-0734
E-mail: TJFollo@yahoo.com

PROPERTY OWNER

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

BILLING ADDRESS

Name: Same
Address: _____
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

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

CONTRACTOR

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

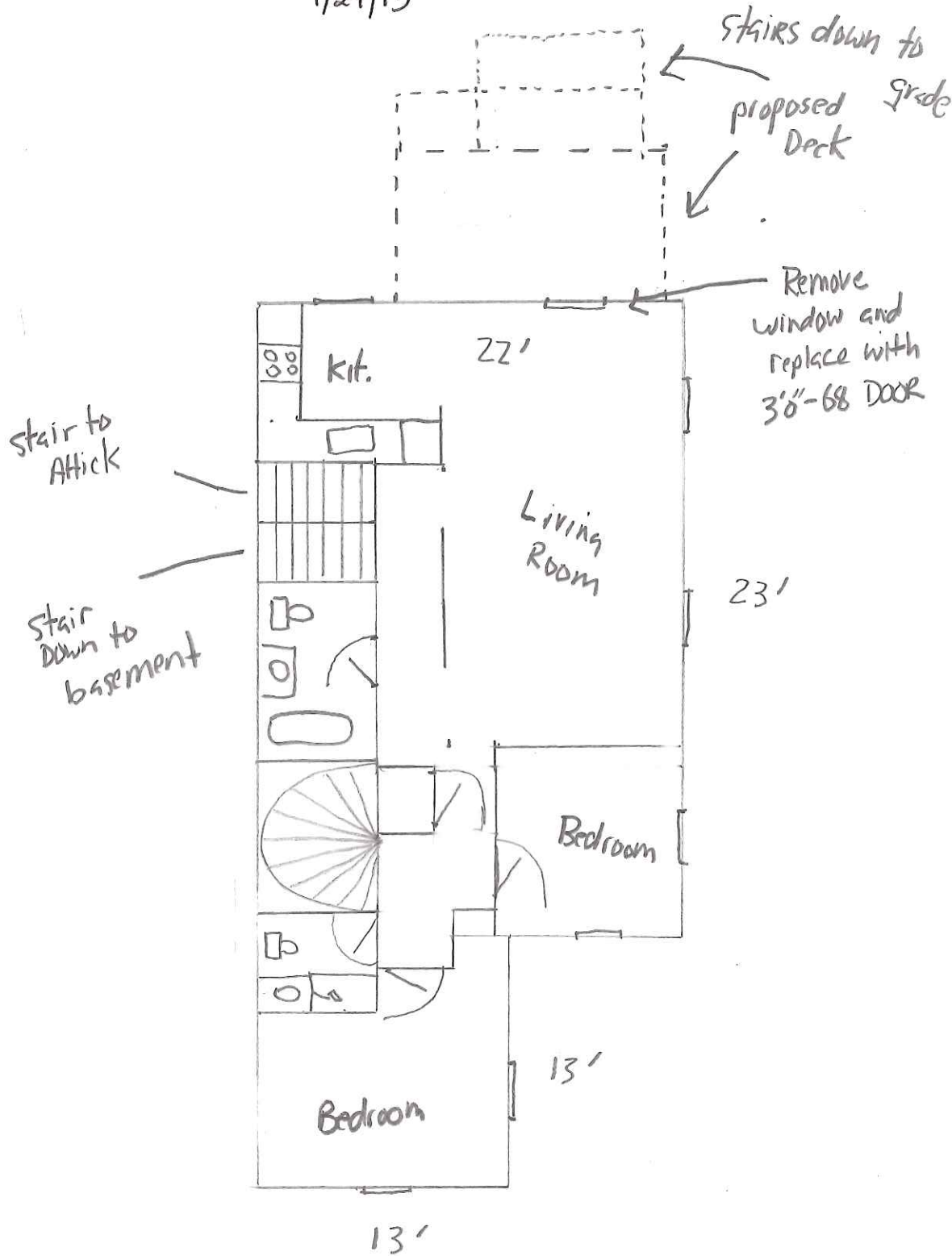
T J Follo
Applicant's Signature

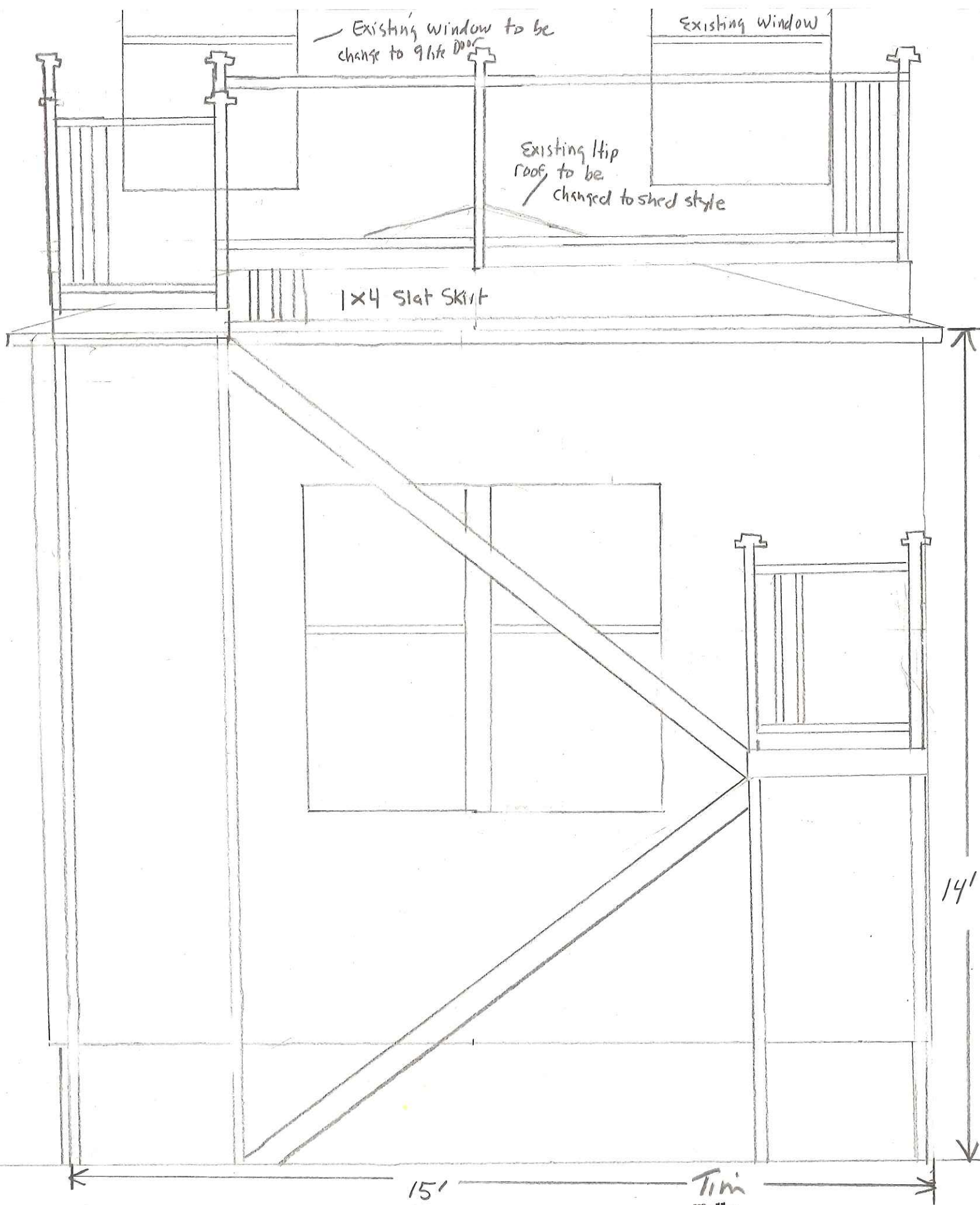
T J Follo
Owner's Signature (if different)

46 Avon

Second Floor

1/24/13





Existing window to be
change to 9 lite door

Existing window

Existing hip
roof, to be
changed to shed style

1x4 Slat Skirt

14'

15'

Tim

Scale

1/2" = 1'

REAR VIEW

46 AVON

Follo
16 Eureka Road
Falmouth, ME 04105

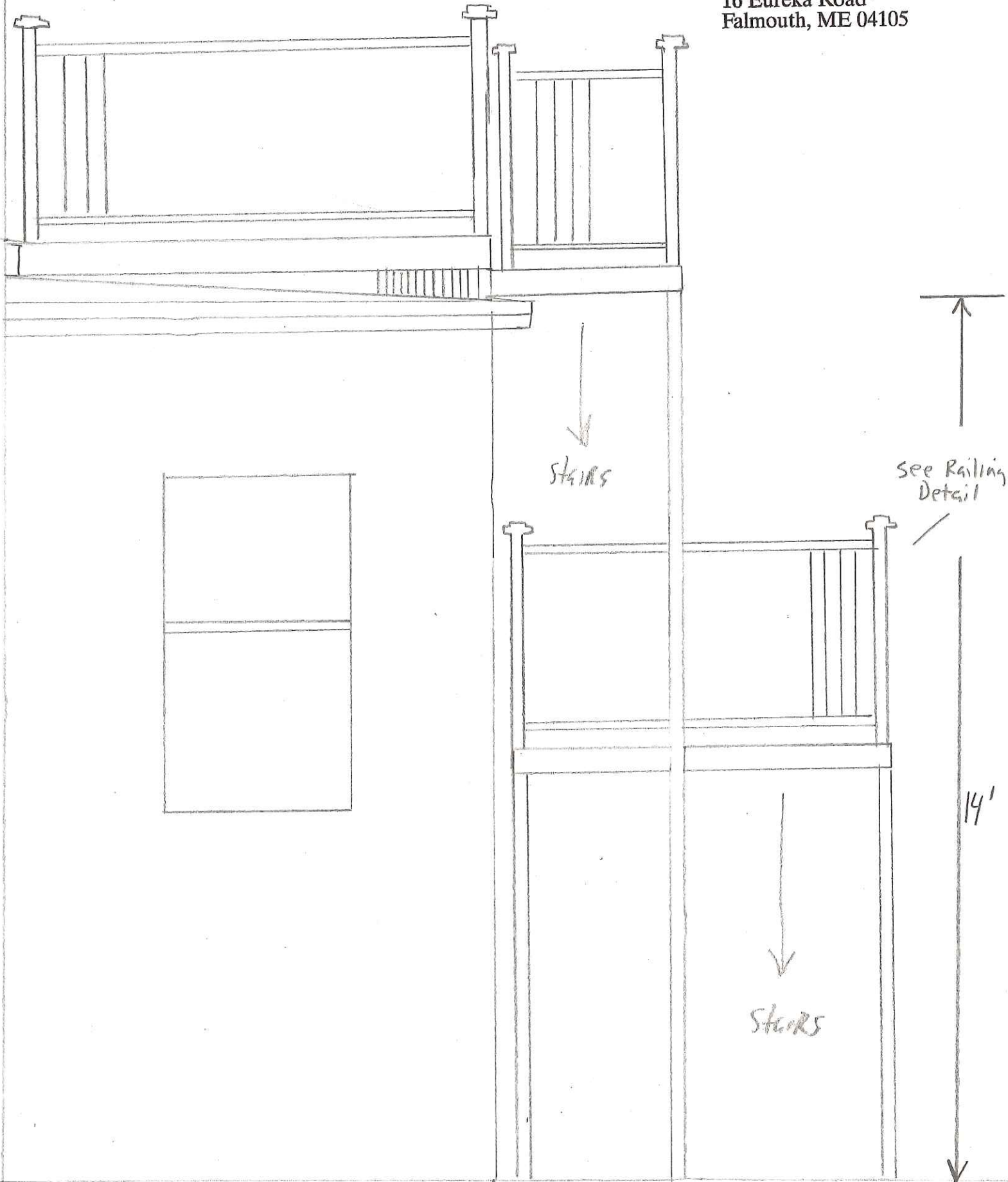
REC'D 3/11/13

VIEW FROM CUMBERLAND AVE

46 AVON

Tim

Follo
16 Eureka Road
Falmouth, ME 04105



Scale 1/2" = 1 foot

GRADE

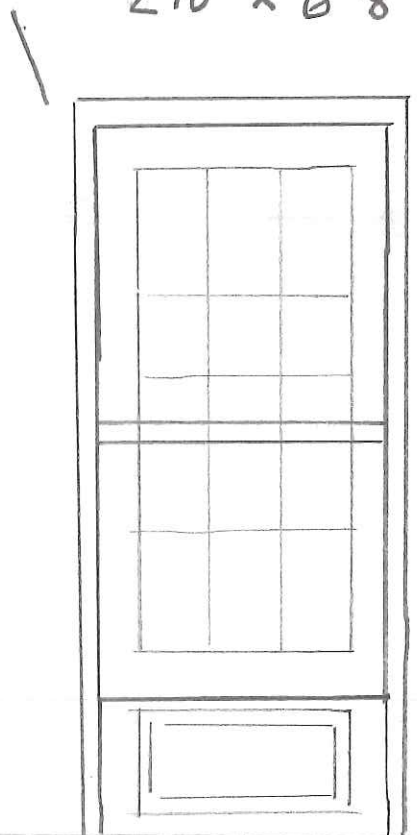
REC'D 3/11/13

Roof Deck - Exterior Door/Window Detail
3/15/13

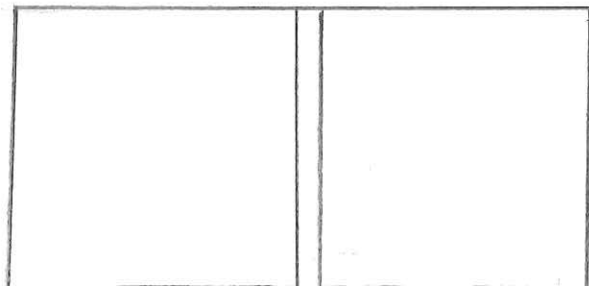
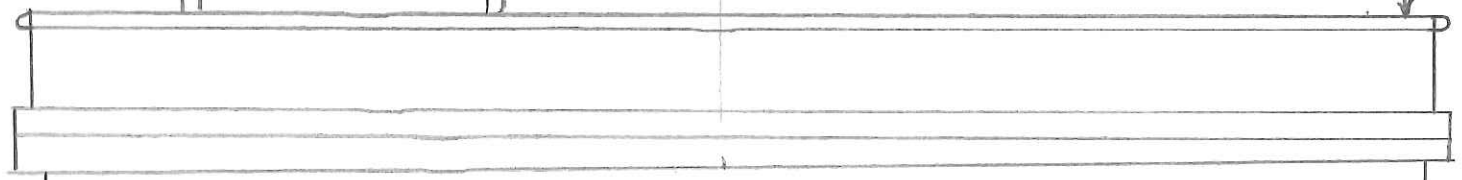
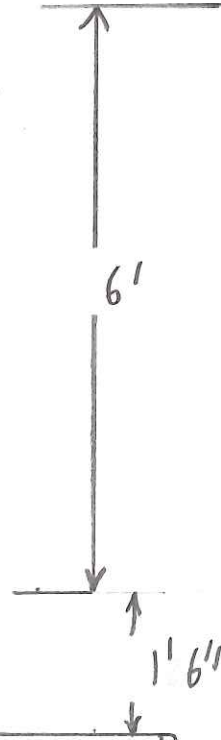
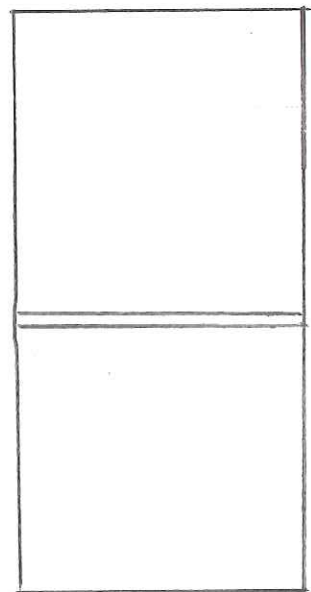
46 Avon

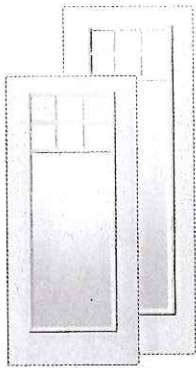
Remove existing window and install
Therma-Tru, smooth Star fiberglass door # S 92

2'10" x 6'8"

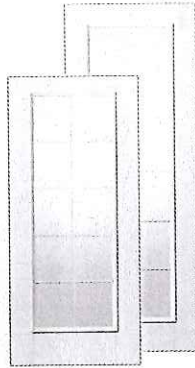


← 3' →

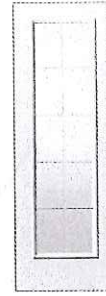




S3000F-6C ■
 ◆◆◆
 2'0" x 6'8" ▽
 2'4" x 6'8" ▲▲
 2'6" x 6'8" ▲
 2'8" x 6'8" ▲
 2'10" x 6'8" ●▲
 3'0" x 6'8" ▲



S83000F-6C ■
 ◆◆◆
 2'0" x 8'0" ▽
 2'6" x 8'0" ▲
 2'8" x 8'0" ▲
 2'10" x 8'0" ▲
 3'0" x 8'0" ▲



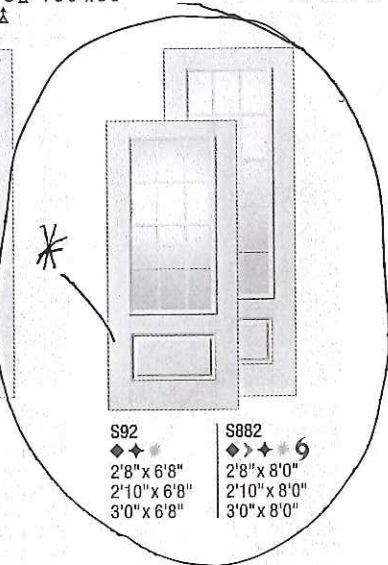
S128
 ◆◆◆◆◆
 2'6" x 6'8" ▲
 2'8" x 6'8" ▲
 2'8" x 6'8" ▲
 2'10" x 6'8" ●▲
 3'0" x 6'8" ▲

S828
 ◆◆◆◆◆
 2'6" x 8'0" ▲
 2'8" x 8'0" ▲
 2'10" x 8'0" ▲
 3'0" x 8'0" ▲

S141
 ◆◆◆◆◆
 2'0" x 6'8" ▽
 2'4" x 6'8" ▲▲
 2'6" x 6'8" ▲
 2'8" x 6'8" ▲
 2'10" x 6'8" ●▲
 3'0" x 6'8" ▲



S881
 ◆◆◆◆◆
 2'8" x 8'0" ▲
 2'10" x 8'0" ▲
 3'0" x 8'0" ▲



S92
 ◆◆◆◆◆
 2'8" x 6'8" ▲
 2'10" x 6'8" ▲
 3'0" x 6'8" ▲

S882
 ◆◆◆◆◆
 2'8" x 8'0" ▲
 2'10" x 8'0" ▲
 3'0" x 8'0" ▲



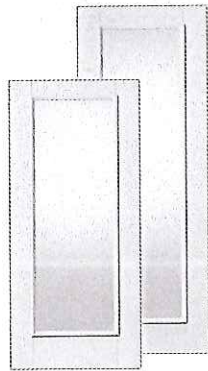
S198/S6062 ■
 ◆◆◆◆◆
 2'6" x 6'8" ▲
 2'8" x 6'8" ▲
 2'10" x 6'8" ●▲
 3'0" x 6'8" ▲



S898
 ◆◆◆◆◆
 2'8" x 8'0" ▲
 2'10" x 8'0" ▲
 3'0" x 8'0" ▲



S901
 2'8" x 8'0" ▲
 2'10" x 8'0" ▲
 3'0" x 8'0" ▲
 Internal Blinds

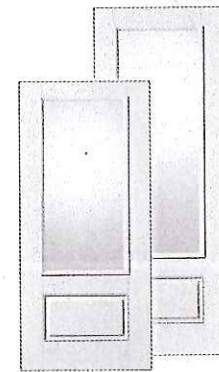


S118
 ◆◆◆◆◆
 2'6" x 6'8" ▲
 2'8" x 6'8" ▲
 2'8" x 6'8" ▲
 2'10" x 6'8" ●▲
 3'0" x 6'8" ▲

S818
 ◆◆◆◆◆
 2'6" x 8'0" ▲
 2'8" x 8'0" ▲
 2'10" x 8'0" ▲
 3'0" x 8'0" ▲



S140
 ◆◆◆◆◆
 2'0" x 6'8" ▽
 2'4" x 6'8" ▲▲
 2'6" x 6'8" ▲
 2'8" x 6'8" ▲
 2'10" x 6'8" ●▲
 3'0" x 6'8" ▲



S90
 ◆◆◆◆◆
 2'8" x 6'8" ▲
 2'10" x 6'8" ▲
 3'0" x 6'8" ▲

S880
 ◆◆◆◆◆
 2'8" x 8'0" ▲
 2'10" x 8'0" ▲
 3'0" x 8'0" ▲

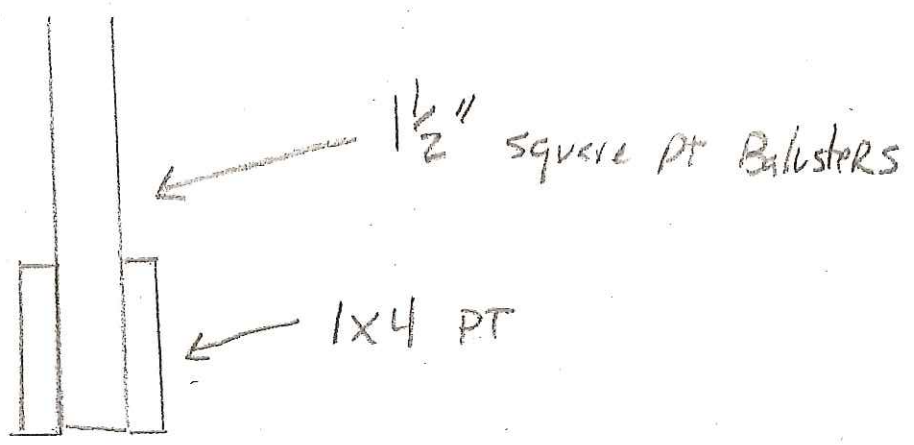
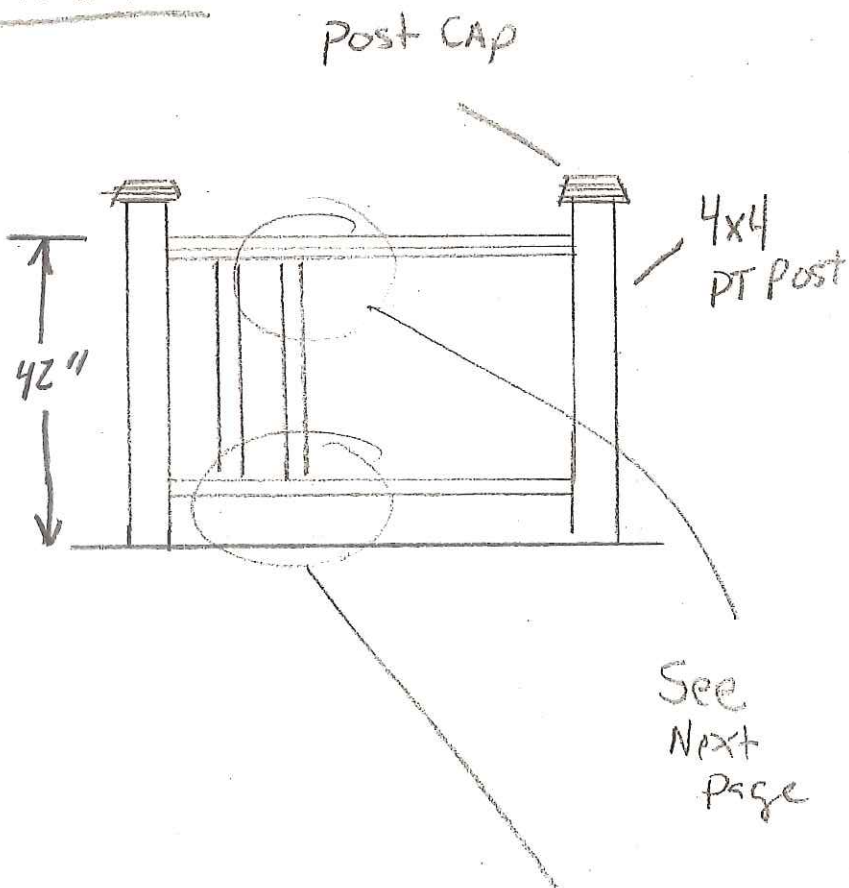
- ◆ Flat or Contoured White Grilles Between Glass (GBG-FL)
- ▶ Removable Wood Grilles (RG)
- ◆ Low-E Glass (LE)

- ◆ WBDP / HVHZ**
- ▲ 6'6" Height Available

Features Key

- ▲ Flush-Glazed Glass (FG)
- ▽ PVC Doorlite Frame***
- No Stile Lines
- 6' Retrofit Patio Doors
- ▲ 5' Retrofit Patio Doors

Rail Detail



46 AOVN

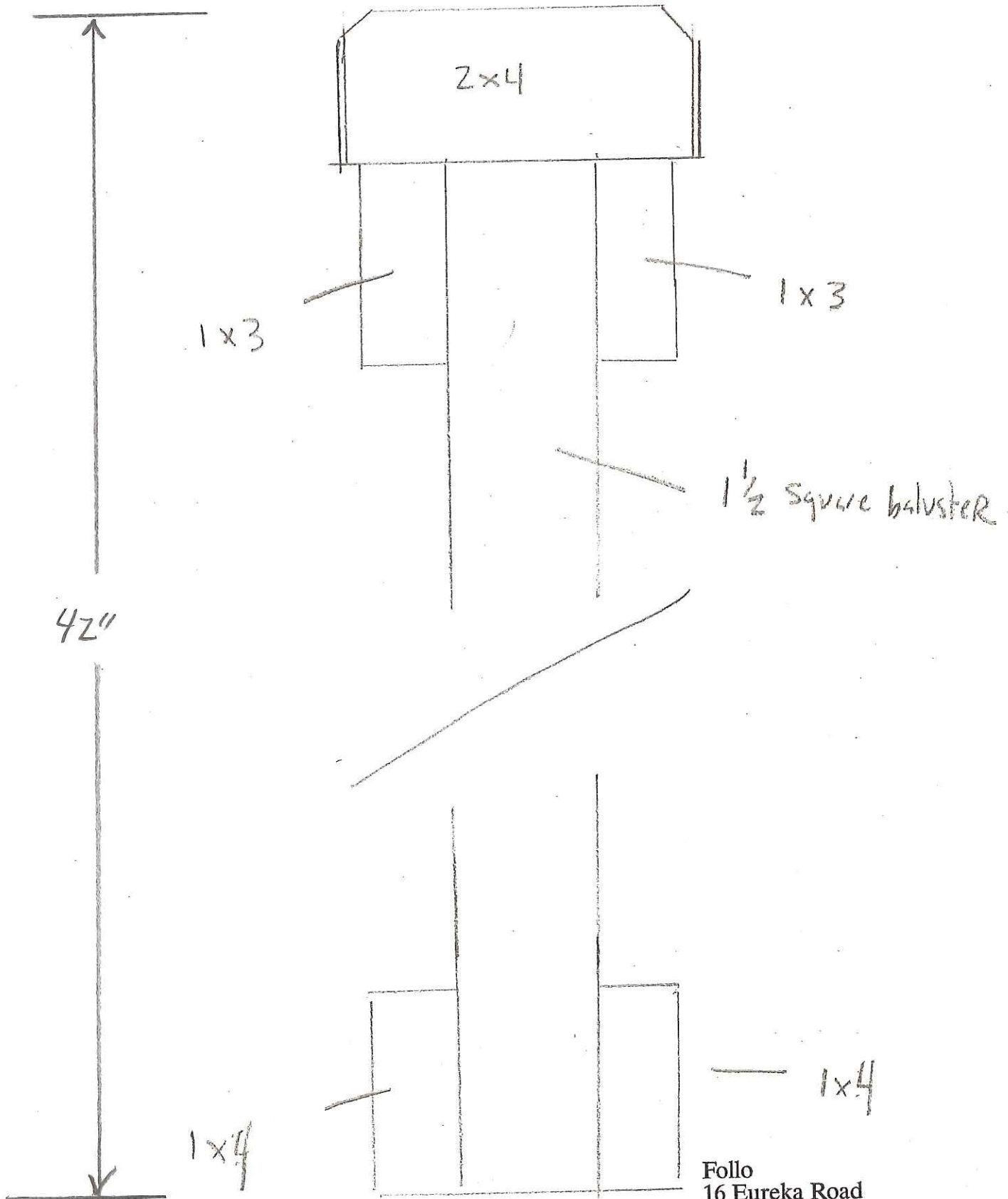
Follo
16 Eureka Road
Falmouth, ME 04105

REC'D 3/11/13

Railing/Baluster Detail

46 AVON

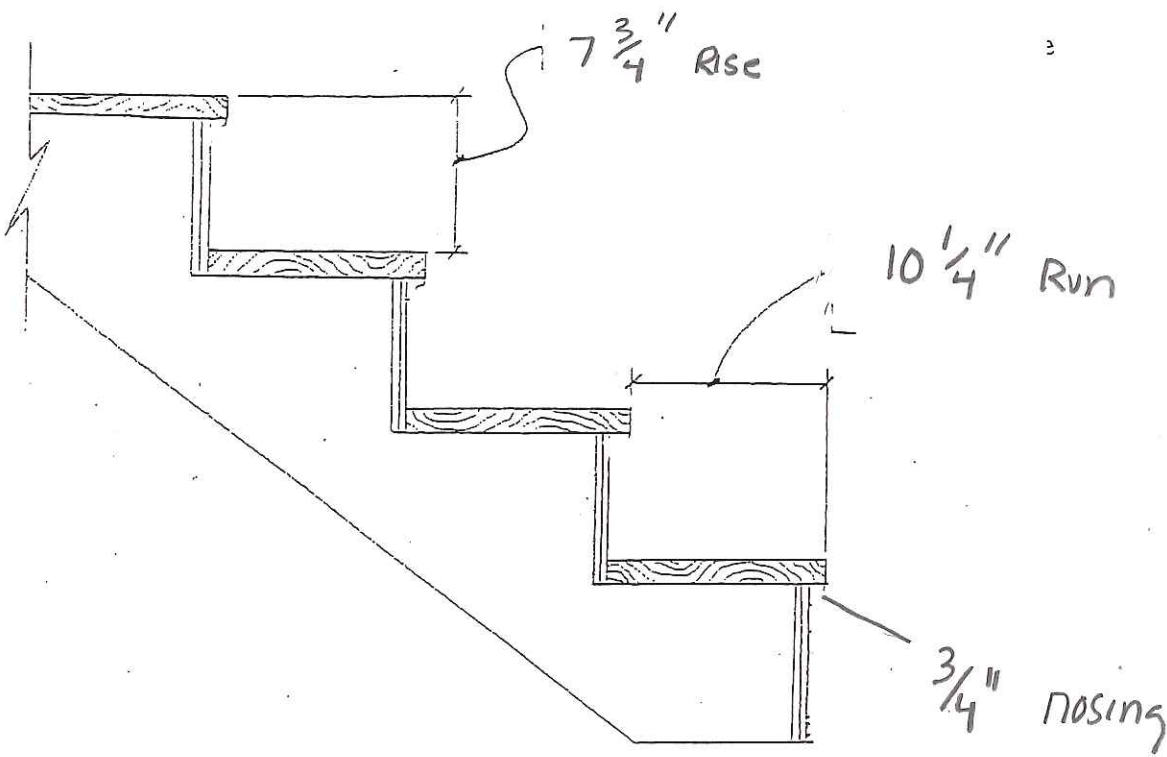
Chamfered Edges



Follo
16 Eureka Road
Falmouth, ME 04105

REC'D 3/11/13

Stair Detail 3/15/13



46 Avon Street

1/24/13

Framing Plan

Cross Section Stairs

Remove window
Install 3-0/68
9 lite Exterior Door

42"

Stair landings
2x6

All posts
4x4

Guardrails 42"
Balustr spacing
3 1/2"

Handrail 36"
Height

Intermediate landing

Existing Roof and House

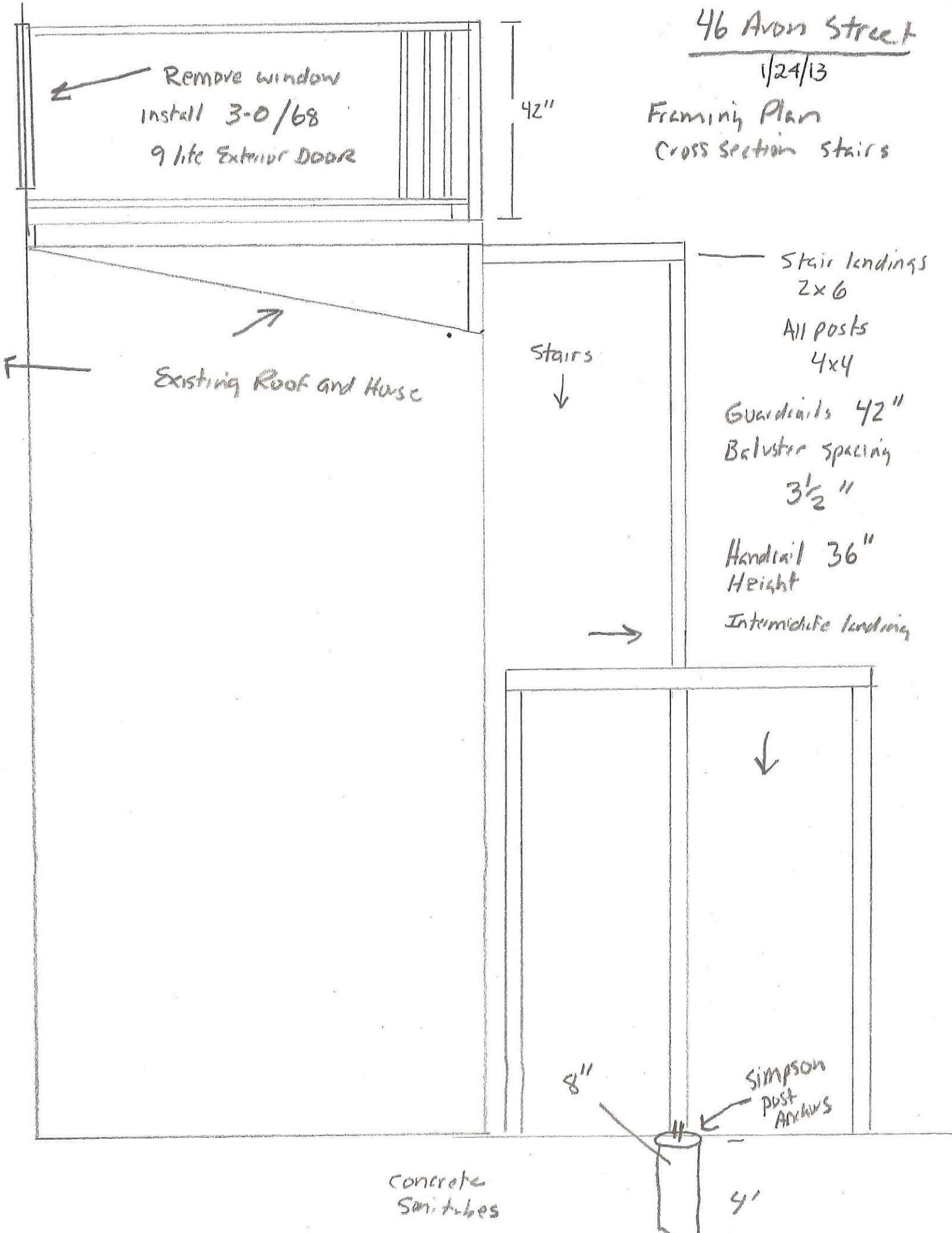
Stairs
↓

8"

SIMPSON
POST
ANCHORS

Concrete
Schedules

4'



VIEW FROM DEERING STREET

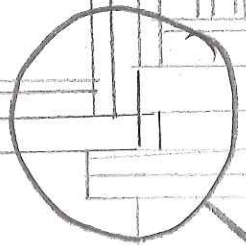
46 AVON

All Railings 42" at Landings + Balcony

34" - 38" Handrail



42"



7 3/4" Drop from Deck to Landing

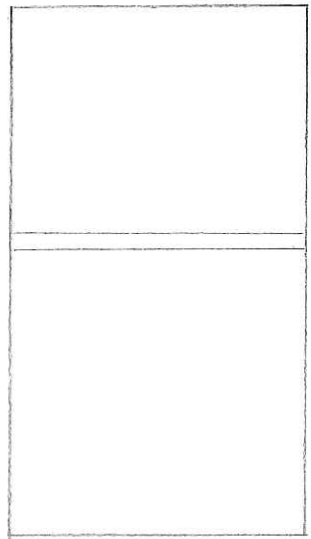
STAIRS



14' Roof to grade

STAIRS

GRADE



Tim

Follo
16 Eureka Road
Falmouth, ME 04105

REC'D 3/11/13

Scale 1/2" = 1 foot

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 201300146	Applicant: FOLLO TIMOTHY J & MARY B J
Project Name: Change of use and to construct 2nd	Location: 46 AVON ST
CBL: 046 A009001	Permit Type: Additions - Dwellings
Invoice Date: 01/25/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$90.00		\$90.00		\$50.00		\$50.00		\$0.00	On Receipt

Previous Balance	\$90.00
Payment Received 1/24/2013 - Thank you	\$90.00

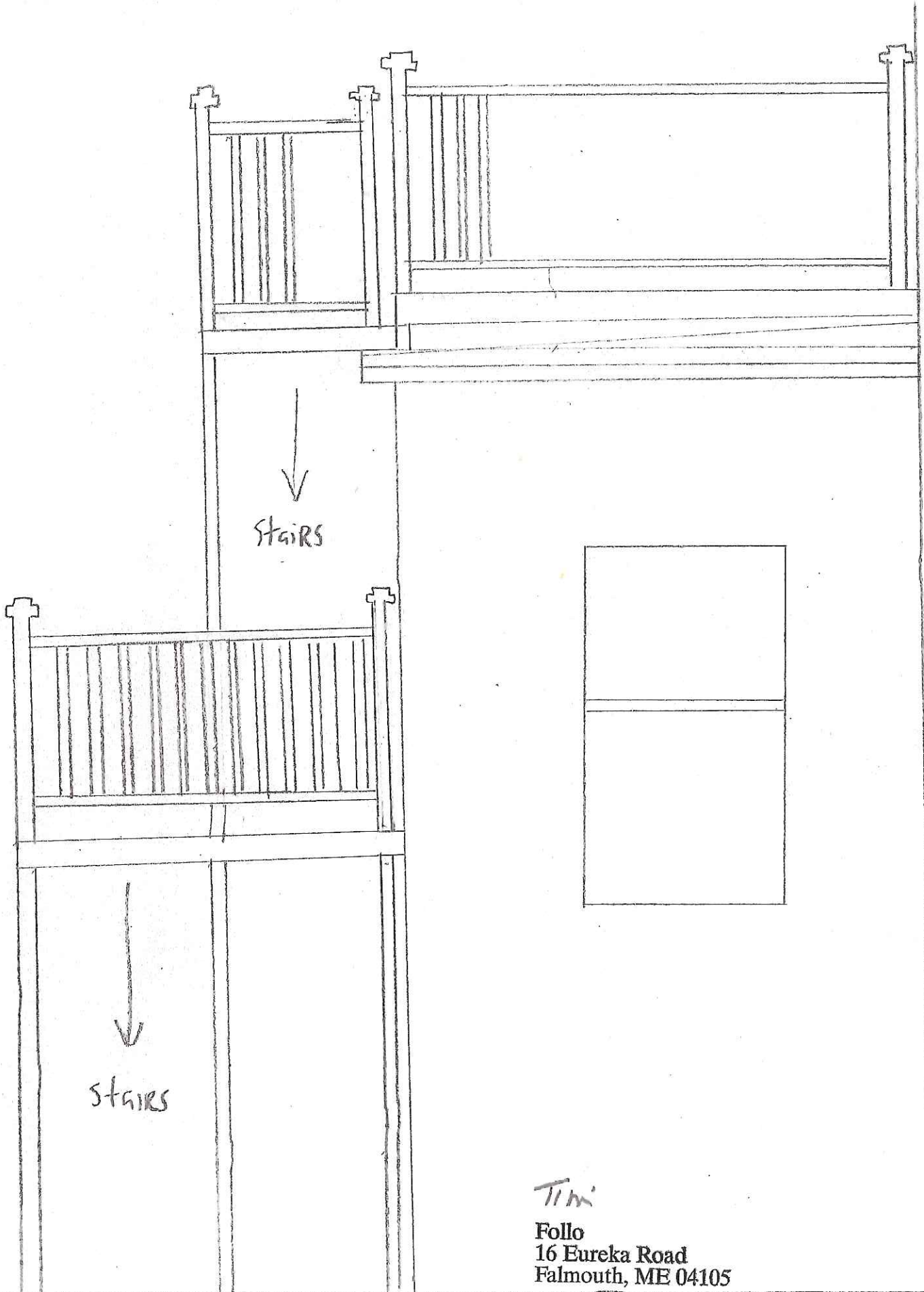
<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
HP Building Review	1	\$50.00
		<u>\$50.00</u>
	Total Current Fees:	+ <u>\$50.00</u>
	Total Current Payments:	- <u>\$50.00</u>
	Amount Due Now:	\$0.00

CBL 046 A009001
Bill to: FOLLO TIMOTHY J & MARY B JTS
 16 EUREKA RD
 FALMOUTH, ME 04105

Application No: 201300146
Invoice Date: 01/25/2013
Invoice No: 39856
Total Amt Due: \$0.00
Payment Amount: \$50.00

VIEW FROM DEERING STREET

46 AVON

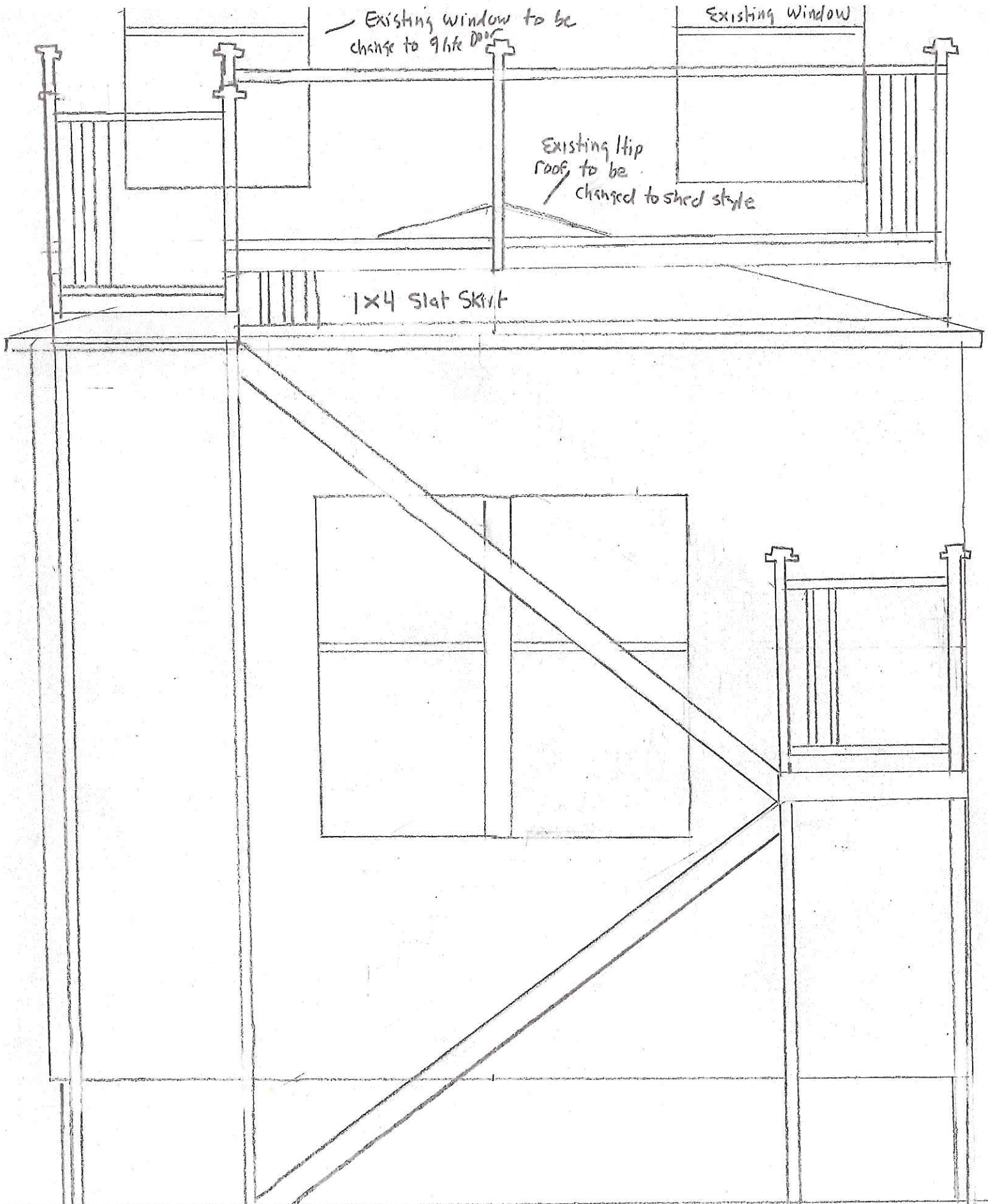


Tim

Follo
16 Eureka Road
Falmouth, ME 04105

REC'D 3/11/13

Scale 1/2" = 1 foot



Existing window to be
change to 9 lite door

Existing window

Existing Hip
roof to be
changed to shed style

1x4 Slat Skirt

Scale

1/2" = 1'

REAR VIEW

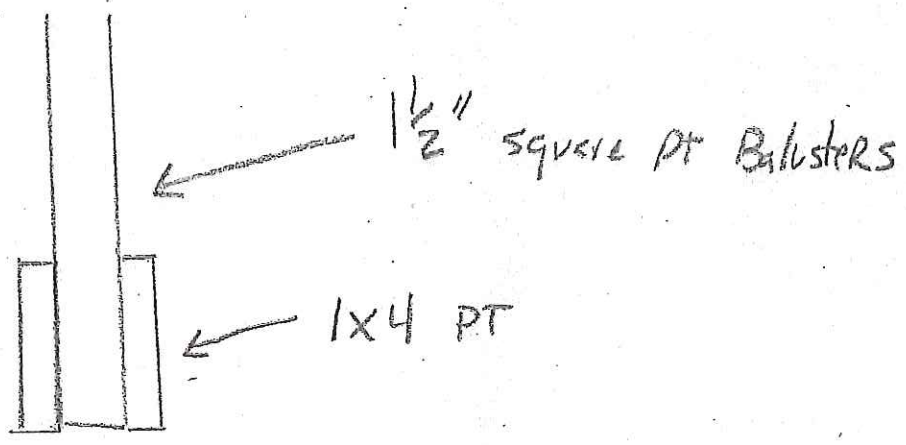
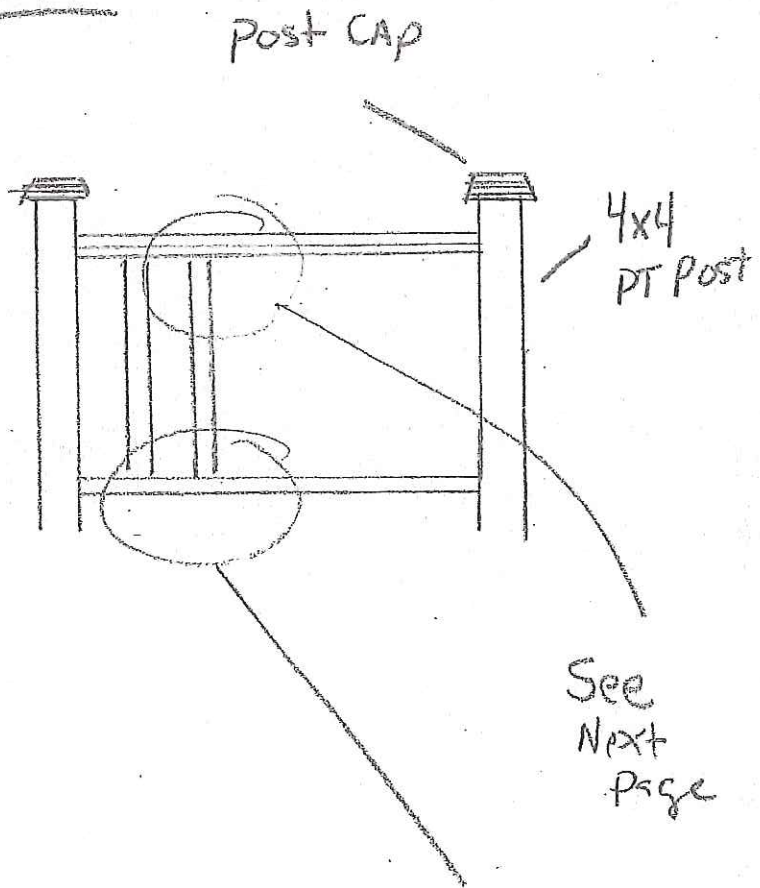
46 AVON

Tim

Follo
16 Eureka Road
Falmouth, ME 04105

REC'D 3/11/13

Rail Detail



46 AVOID

Follo
16 Eureka Road
Falmouth, ME 04105

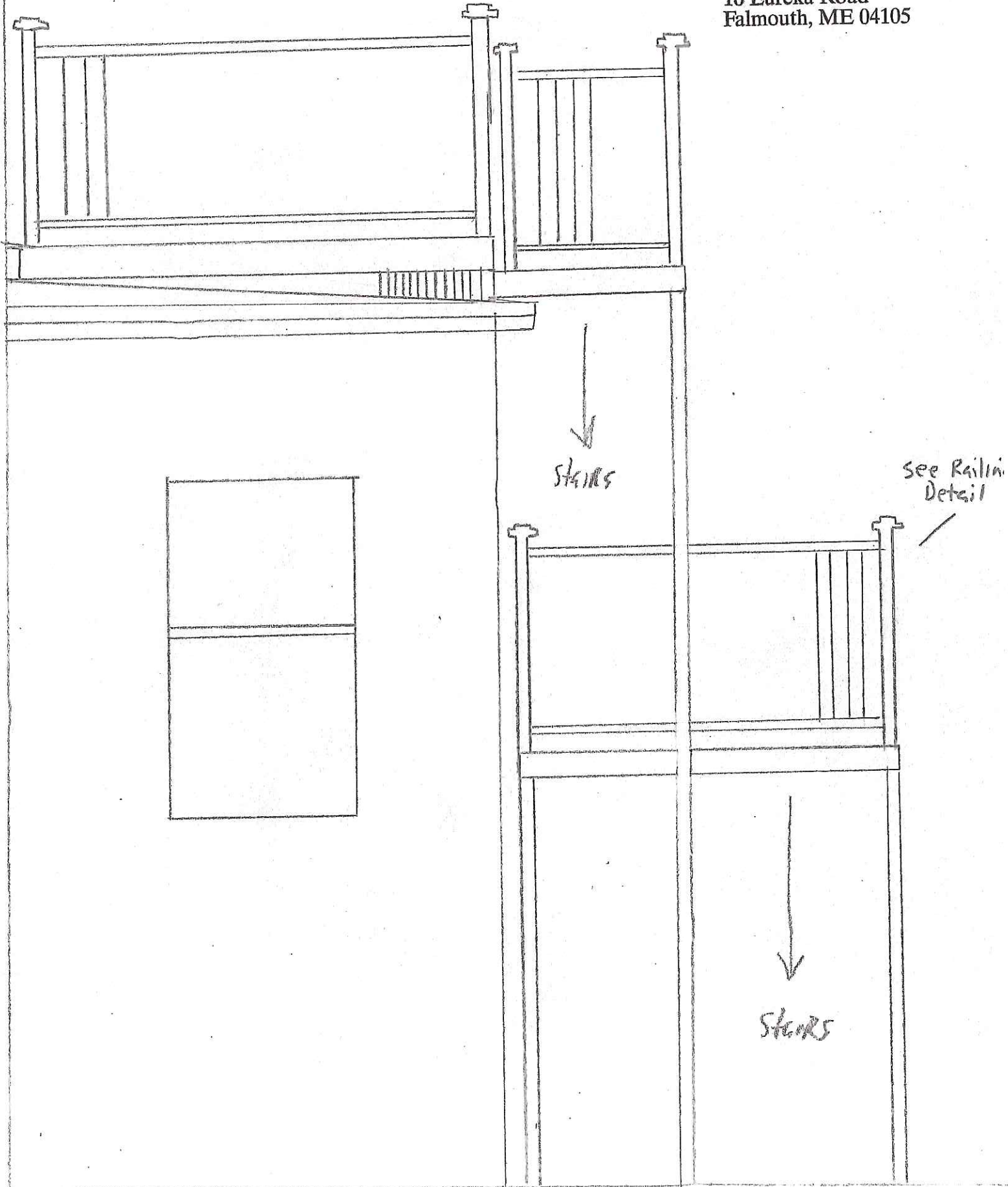
REC'D 3/11/13

VIEW FROM CUMBERLAND AVE

46 AVON

Tim

Follo
16 Eureka Road
Falmouth, ME 04105



See Railing
Detail

Scale 1/2" = 1'-0"

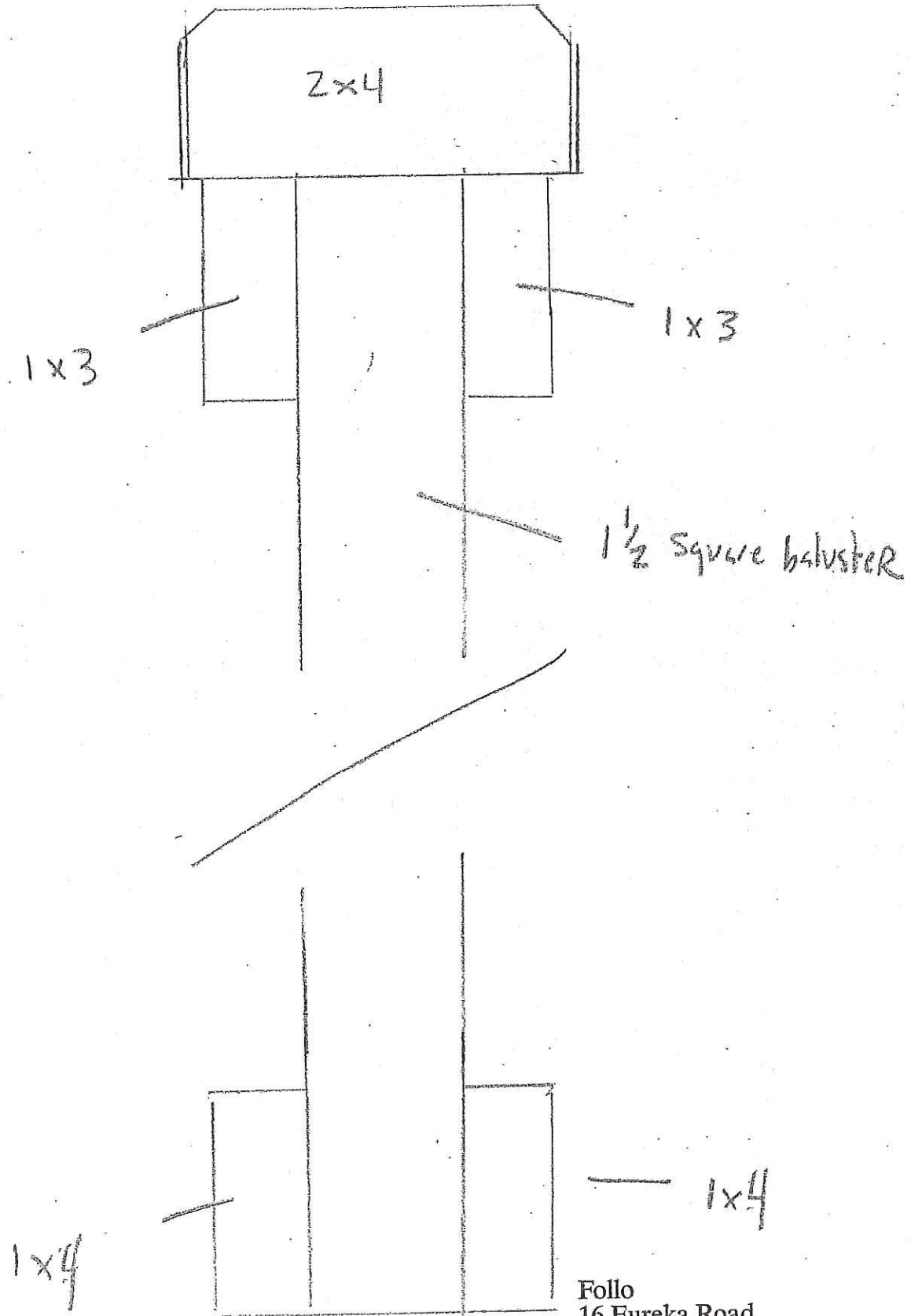
GRADE

REC'D 3/11/13

Railing/Baluster Detail

46 AVON

Chamfered Edges



Follo
16 Eureka Road
Falmouth, ME 04105

REC'D 3/1/13



PORTLAND MAINE

Planning Division

Scott Hanson, Preservation Compliance Coordinator

46 AVON

TIM FOLLO

120.5

118.6

117.9

2.9

need photos

details - railings, posts, skirt, risers
elevations

Door? specs .9 light

Visibility

- Avon
- Doering
- Cumberland

Hi Tim,

Your envelope with the drawings is waiting at the front desk here on the fourth floor of City Hall (Planning Department.) I told Office Manager Jennifer Yeaton to expect you on Thursday.

Because your project is going to a Board Meeting I have to ask you to fill out the Historic Preservation application (attached below.) There is a \$100 fee due. (Usually the Inspections Department is supposed to collect the HP fee - \$50 for a staff level review - when you apply for the building permit, but they didn't in your case, and the Board review bumps the fee to \$100.)

There's another issue that just came up: Jennifer tells me we aren't supposed to accept applications if there are taxes due. I explained that you've been away, and March 9 (the due date) was just last Friday.) So if the check isn't in the mail, I hope you can clear this up on Thursday when you come in. Assuming the tax bill is paid, we can proceed with next week's meeting. You may call Jennifer Yeaton, the Planning Office Manager, at 874-8719 if you have questions. Deb Andrews' office number is 874-8726.

I'll be here until 1:30 today, and back Monday morning. I hope all goes well with your return home and taking care of these final details. I look forward to seeing the revised drawings and photos.

Best,

Rob Wiener
Preservation Compliance Coordinator