

# CONSENT AGENDA

**From:** Lee Hulst <lhulst@me.com>  
**To:** Deb Andrews <dga@portlandmaine.gov>  
**CC:** Jeffrey Baker <jeffreybaker14@yahoo.com>, James Smith <jsmith07@maine.rr...>  
**Date:** 4/19/2013 11:38 AM  
**Subject:** news from 14 Blyth Ct.

Hi Deb,

Jeff called last night with some interesting budget feedback from James about framing labor costs with the "old" and "new" sections of the house.

The forward section of the "old" house sits in cockeyed fashion off proper bearing on all sides of the existing brick and stone foundation, and major rebuilding was planned for the southwest elevation on the parking lot to bring it more than nine inches back in line. The second floor framing over the living room is peculiar dimensional lumber, way out of level, and knitting it back together with the "new" is a challenge, to say the least. The framing contractor indicated major labor savings are available if the entire structure could be leveled to the foundation, and rebuilt "in kind" to match. The tortured, very narrow interior winder stair on the southwest could be eliminated, but not the basement stair below, and there really is not another interior detail left. We intended to reproduce the Greek Revival trim in the front of the living room doorways, anyway.

I've never done a solution like this with you before, and we could at least photograph and match any trim and dimensions once the siding is removed before proceeding with such an approach. The drawings are already complete to document the historic form, gable trim, and window system. What do you advise?

I will be away next Tues. April 23rd through Thurs. May 2nd. Email contact will be unlikely, despite promises given by the destination in Mexico.

Thanks,

Lee

Per on 5/1/13 consent agenda -

HO Board approved demo/reconstruction  
subject to condition that architect  
submit final plans & elevations to  
staff for review / approval -  
staff may elect to forward  
to Board if changes are significant

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

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

March 27, 2013

Jeffrey Baker  
110 Marginal Way #206  
Portland, Maine 04101

Re: 14 Blyth Court

Dear Mr. Baker:

On March 20, 2013, the City of Portland's Historic Preservation Board voted 6-0 to approve your application for a Certificate of Appropriateness for the comprehensive renovation of 14 Blyth Court. Approval was based on elevations, detail and specifications provided by architect Lee Hulst.

Board approval was made subject to the following conditions:

- On southeast elevation, proposed 2/2 double hung window in stairwell grouping to be changed to a 1/1.
- On southeast elevation, the two windows above the box bay to be replaced with a pair of mullied double-hung 2/2 windows that match the dimensions of the single double-hung window to the right of stairwell grouping (similar to the fenestration treatment on the southwest elevation).
- Front porch stairs to be painted cedar.
- Revised drawings reflecting the modifications outlined above shall be submitted to staff for final review and approval.

Construction to be carried out as shown on the plans and specifications submitted for the 3/20/13 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 black ink, appearing to read "Deborah Andrews". The signature is written in a cursive style with a large initial "D".

Deborah Andrews  
Historic Preservation Program Manager

Cc: Lee Hulst  
James Smith, Classic Window Systems





Date: 3/4/13

**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:**

14 BLYTH COURT

**CHART/BLOCK/LOT:** 55-B-33 (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.

Jeffrey Baker of 14 Blyth Court, Portland, intends to renovate and restore his property as a single-family home. Built in the late 1800's, the structure was originally numbered 61, and has a simple, side-gabled two-storey front section with multiple shed-roofed portions to the rear. Because of poor floor and roof condition, the rear portion is planned to be mostly demolished to allow the addition of poured frost wall foundation. New floors, walls, and new perpendicular gabled roof construction will unite it with the front ridge and side walls.

Since no photo records exist with the City of the property in 1924, the plan is to respect the architectural features original in the street facade, triple windows stacked with a modest side doorway. As the budget allows, windows will be phased for replacement in two over two double-hung design to match the original openings, and replacement of the door with a more historically appropriate model. Removal of existing shingle siding has revealed simple 8 inch corner boards which will be restored with new clapboard siding. The built-out gable trim with shelf returns on the eaves remaining on the northeast elevation will also be restored with the corner boards below, and the same system will be employed for restoration of the new southwest elevation.

The southwest elevation is the other side of the structure in public view from the street, and has had the most alteration with modern windows. In reference to the front windows on the ground floor, new windows of the same size and proportion will be added at the base of existing stairs to the second floor and basement. A new grouping of three double-hung units will be added in the second floor gable above, with a traditional stepped larger unit in the center. In the adjoining new ell construction, a pair of double-hung units meeting egress standards per Code will be installed for the upstairs rear bedroom, and a projecting boxed bay with window seat will be added to match in the kitchen below. All new windows will be two over two design in this facade.



taxes  
O.K.  
*Jeff*



**CONTACT INFORMATION:**

APPLICANT

Name: JEFFREY BAKER  
Address: 110 MARGINAL WAY  
#206 PORTLAND, ME  
Zip Code: 04101  
Work #: \_\_\_\_\_  
Cell #: 215 - 435 - 9993  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: JEFFREY BAKER14  
@YAHOO.COM

BILLING ADDRESS

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

CONTRACTOR

Name: JAMES SMITH  
Address: PO BOX 1097  
PORTLAND, ME  
Zip Code: 04104  
Work #: 207-773-1250  
Cell #: 207-671-3017  
Fax #: 207-221-1434  
Home: \_\_\_\_\_  
E-mail: jsmith07@maine.rr.com

PROPERTY OWNER

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ARCHITECT

Name: LELAND HULST  
Address: ARCHITECTURAL SERVICES  
278 SPRING ST.  
Zip: PORTLAND, ME. 04102  
Work #: 207-773-2843  
Cell #: 207-239-6477  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: lhulst@me.com

[Signature]  
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~~ **SHED REPLACEMENT**
- 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.***

**ATTACHMENTS**

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

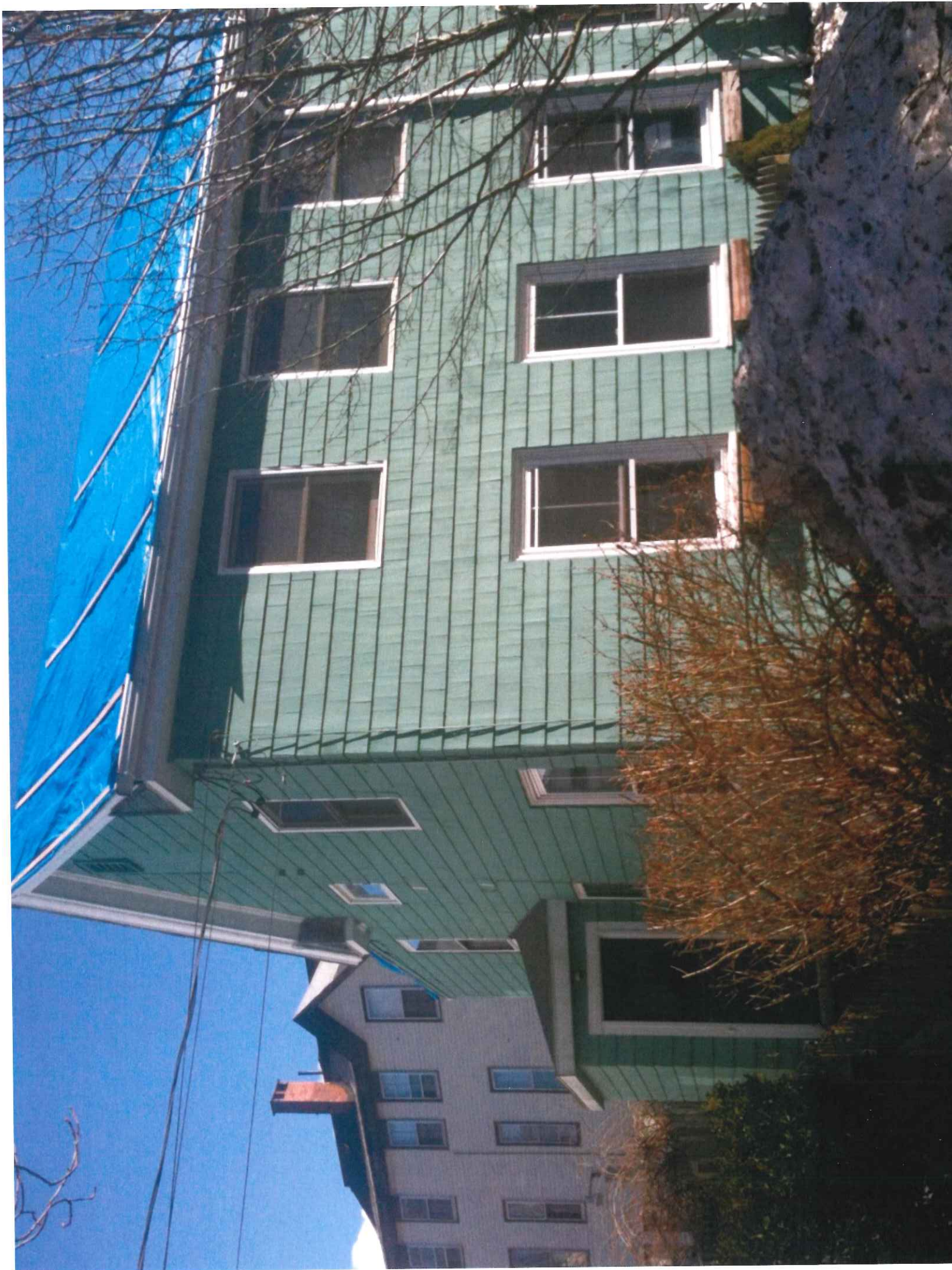
- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- Details or sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)

**Please return this form, application fee (see attached fee schedule), and related materials to:**

Historic Preservation Program  
Department of Planning and Urban Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101





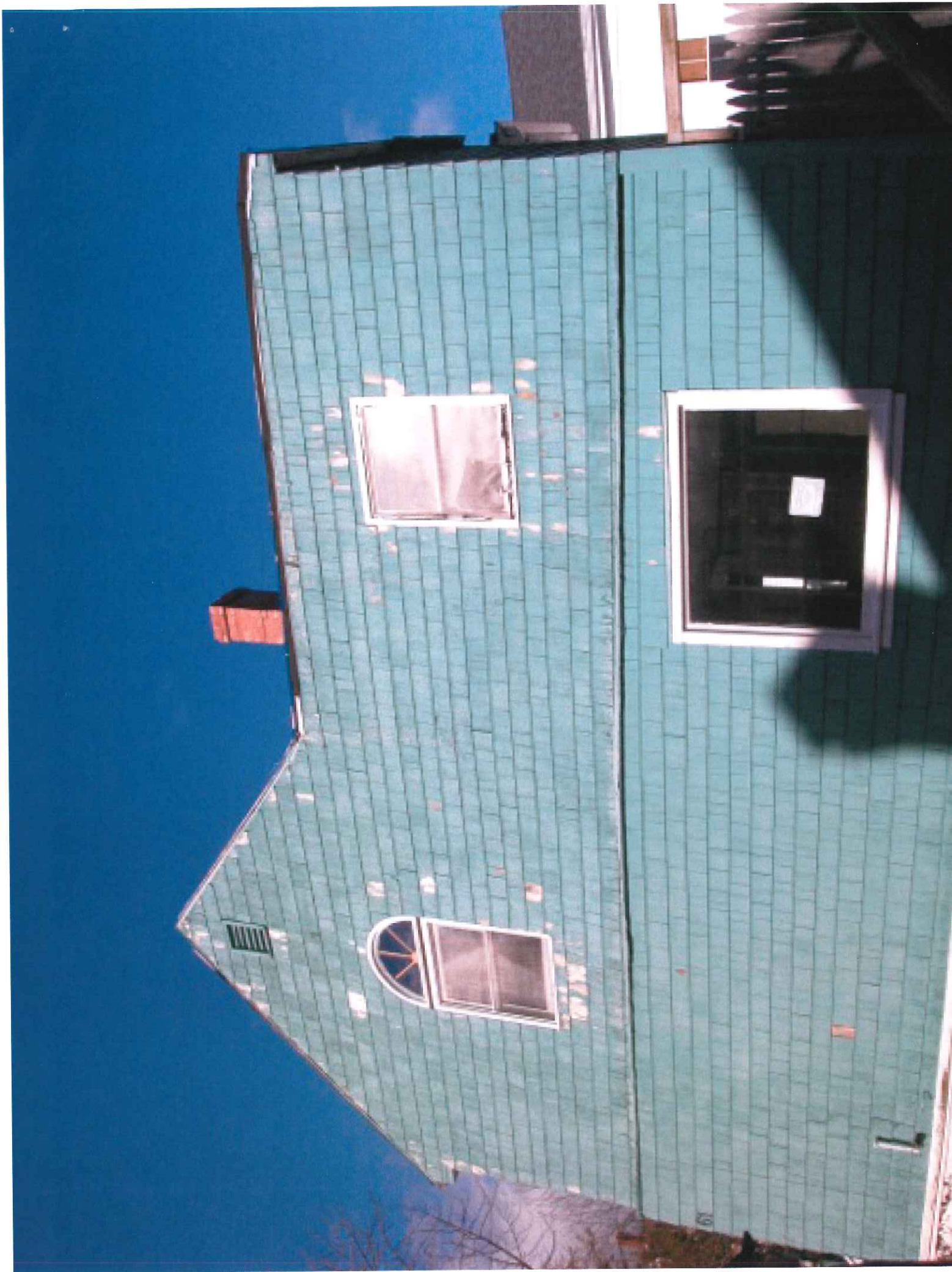




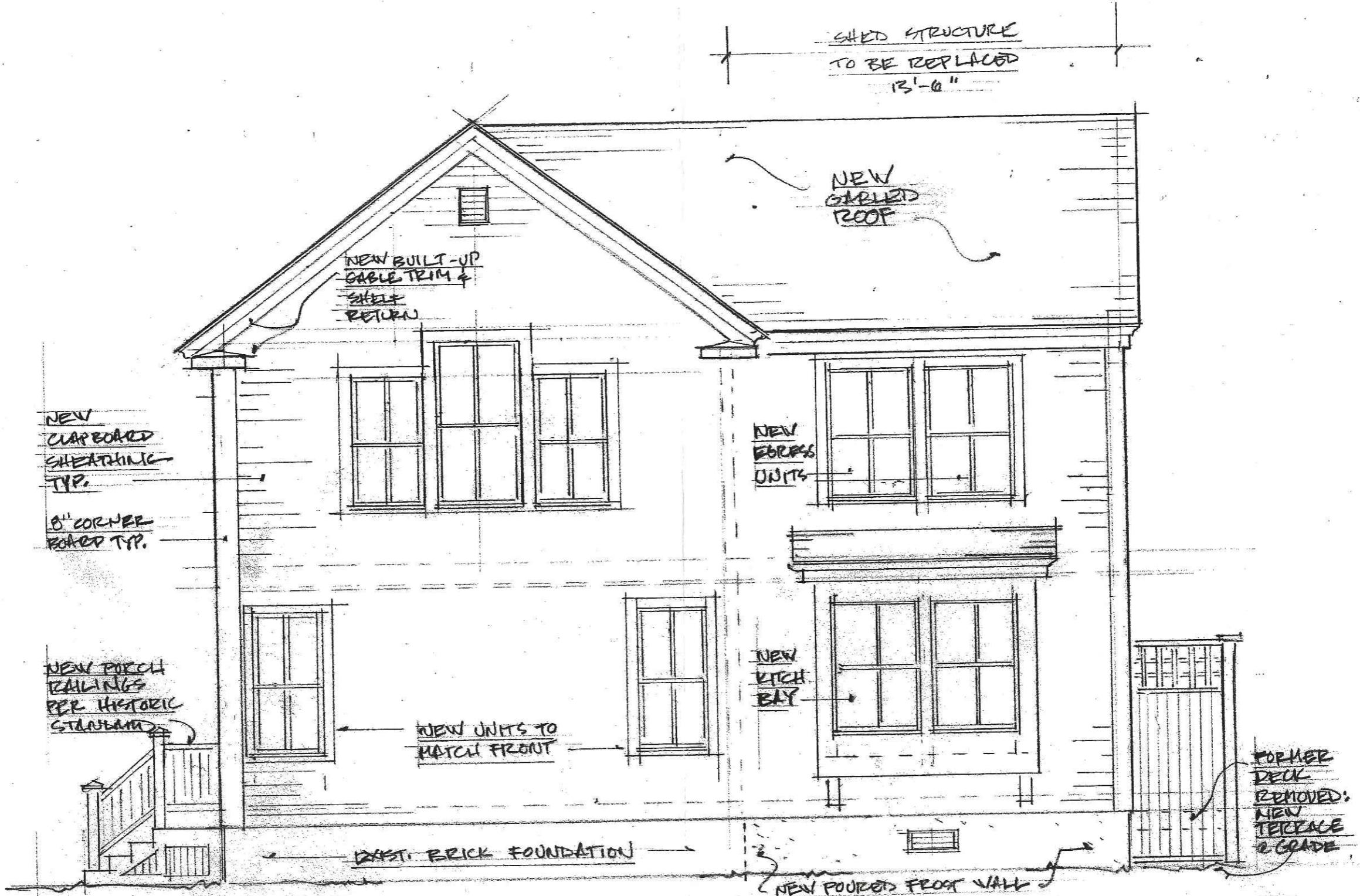












BAKER RESIDENCE: 4 BLYTH CT. PORTLAND, ME.  
 SOUTHWEST ELEVATION PROPOSAL  
 1/4" = 1'-0" 3/4/13



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

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**PUBLIC HEARING  
14 BLYTH COURT**

**TO:** Chair Romano and Members of the Historic Preservation Board  
**FROM:** Deborah Andrews, Historic Preservation Program Manager  
**DATE:** March 14, 2013  
**RE:** March 20, 2013 Public Hearing

Application For: Certificate of Appropriateness for Comprehensive Exterior  
Renovation  
Address: 14 Blyth Court  
Applicant: Jeffrey Baker  
Architect: Lee Hulst

**Introduction**

Architect Lee Hulst, representing applicant Jeffrey Baker, is requesting a Certificate of Appropriateness for the comprehensive renovation of a two-story residential structure at 14 Blyth Court. The building is classified as a non-contributing structure within the West End Historic District, as it has lost all semblance of its original architectural character.

Although Blyth Court--which is located off West Street-- is technically a public way, it functions essentially as a private way as it provides access to only two residential structures. The two houses are largely obscured by the larger scale residences in front of them that face West Street.

Enclosed is a project description and elevations. The applicant will be providing additional details and specifications at Wednesday's meeting in hopes of receiving final review and approval at that time. Although staff scheduled the review as a public hearing item, ultimately the Board will need to determine whether there is sufficient information to consider the application complete and ready for final deliberations.



## **Subject Structure**

Unfortunately, there is little information about 14 Blyth Court in the Historic Resources Inventory and no 1924 photo to provide a point of departure for its rehabilitation. Although vestiges of interior and exterior trim suggest that the building has Greek Revival roots, it has lost all semblance of any discernible historic architectural character. In addition to the loss of architectural detail, the building's overall form and massing has been altered as well with the addition of a two-story ell with shallow-pitch roof that blurs the line between the principal structure and the addition.

As noted in the introduction, the building's visibility is quite limited from any principal street within the West End. Partial views are possible from West St. and Brackett St., however.

## **Proposed Renovation**

Please refer to Mr. Hulst's written description of the proposed renovation as well as the enclosed elevation drawings.

Note that the plans call for removing the existing rear ell and replacing it with a new gabled two-story ell. The ridge of the ell's cross gable roof will extend to the ridge of the main roof.

While the general organization of the front façade will remain essentially unchanged, the southwest and southeast elevations—which are the elevations visible from West and Brackett Streets—will be redesigned with the introduction of a variety of window types and sizes. Note that the size and placement of some of the windows has been driven primarily by interior program considerations.

The renovated building will feature clapboard siding and cornerboards—evidence of which remains under the current siding. Remaining original gable trim on the northeast elevation will be replicated on the southwest elevation. Plans also call for a new main entrance door with simple hood and entry porch.

Mr. Hulst's written project description indicates that not all of the existing windows will be replaced at this time. The applicant proposes to phase the window replacement as resources allow.

While some site improvements are being considered as well, plans for such are not finalized at this time.

## **Staff Comments**

Given the fact that the subject property has no discernible historic architectural character and that its visibility is fairly limited, it would seem that the goals for this project are twofold: 1) to achieve general compatibility with the overall character of its West End

context; and 2) to design a building that is architecturally cohesive in and of itself. Certainly, the renovated building's scale, massing, material palette and individual architectural features are generally consistent with the prevailing development patterns and architectural vocabulary of the West End. As for its architectural cohesiveness, staff suggests that perhaps a bit more could be done in this regard, especially with respect to the fenestration. As noted above, both the southwest and southeast facades feature a number of different window types, groupings and sizes. On the southeast façade in particular, the placement, sizes and proportions of the windows suggest that the fenestration was driven primarily by interior considerations. While this is the rear façade where a more random treatment is not unusual, perhaps some modifications would be appropriate.

The relationship between the front façade (which is to remain largely unchanged) and the southwest elevation should be carefully considered as well, especially as the two elevations are in clear view as one approaches the building from Blyth Court. Note that the second floor windows on the southeast elevation are taller than the existing window openings on the front façade. Another question for consideration is whether the plane of the new ell could be set back a few inches from the sidewall of the main house to better delineate the two building elements.

#### **Applicable Review Standards**

- (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.*

The ordinance's new construction standards should be considered as well, as the renovated building will read essentially as new construction.

#### **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 proposed renovation of 14 Blyth Court **meets (fails to meet)** the Standards for Review of Alterations and Standards for Review of New Construction within the historic preservation ordinance, **(subject to the following conditions...)**

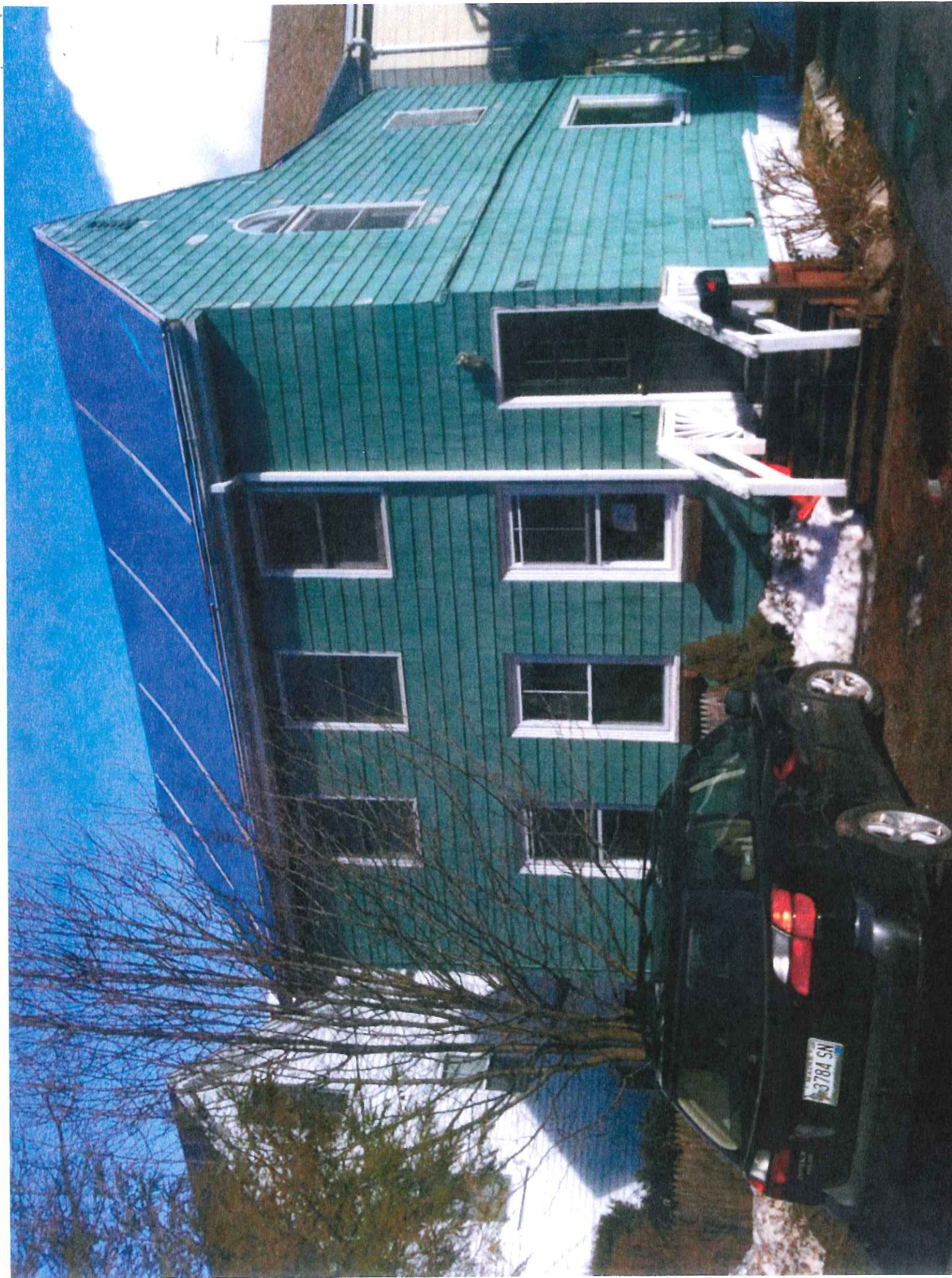
#### **Attachments**

1. Staff photos
2. Application with photos, elevations and floor plans

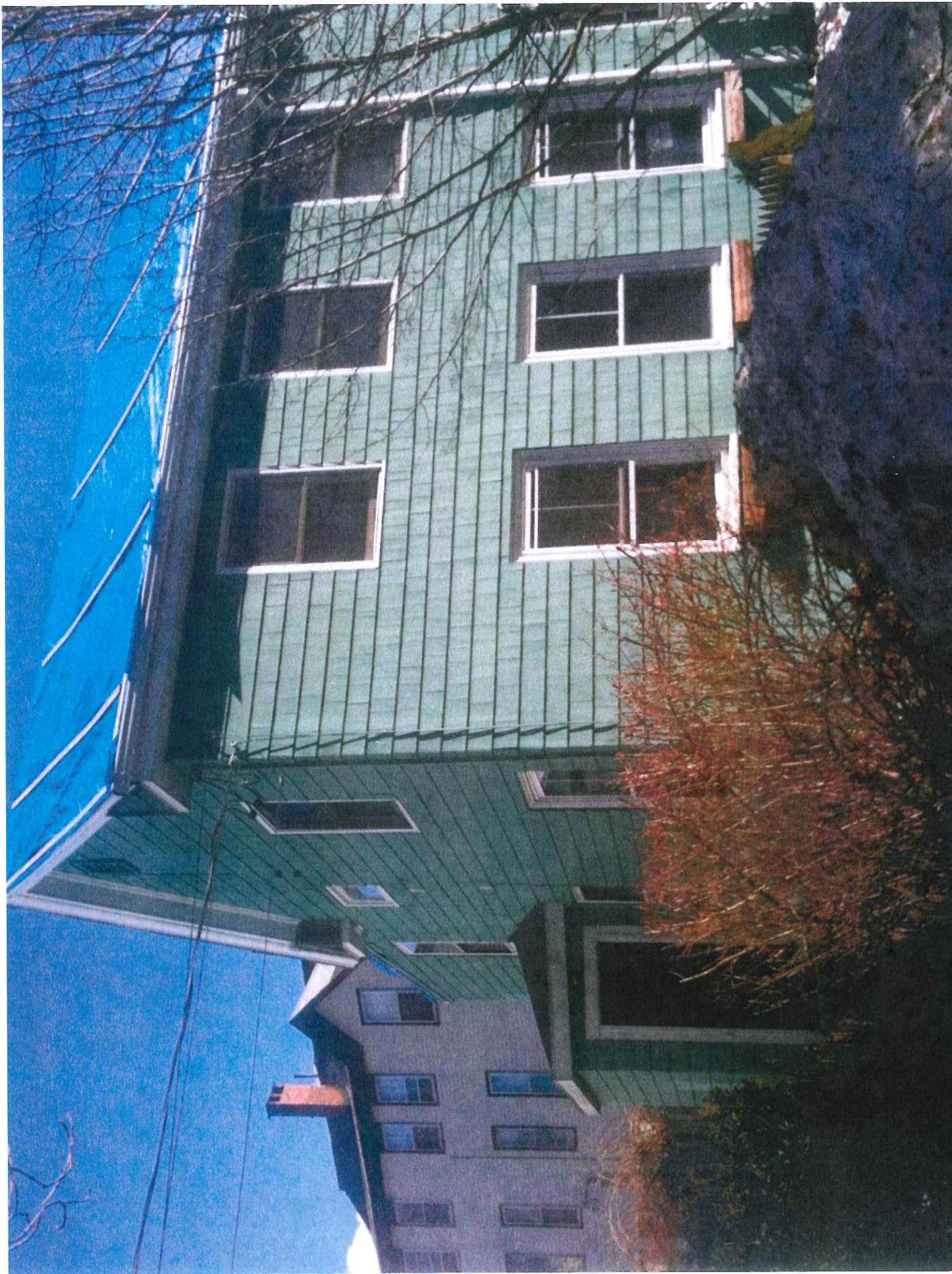




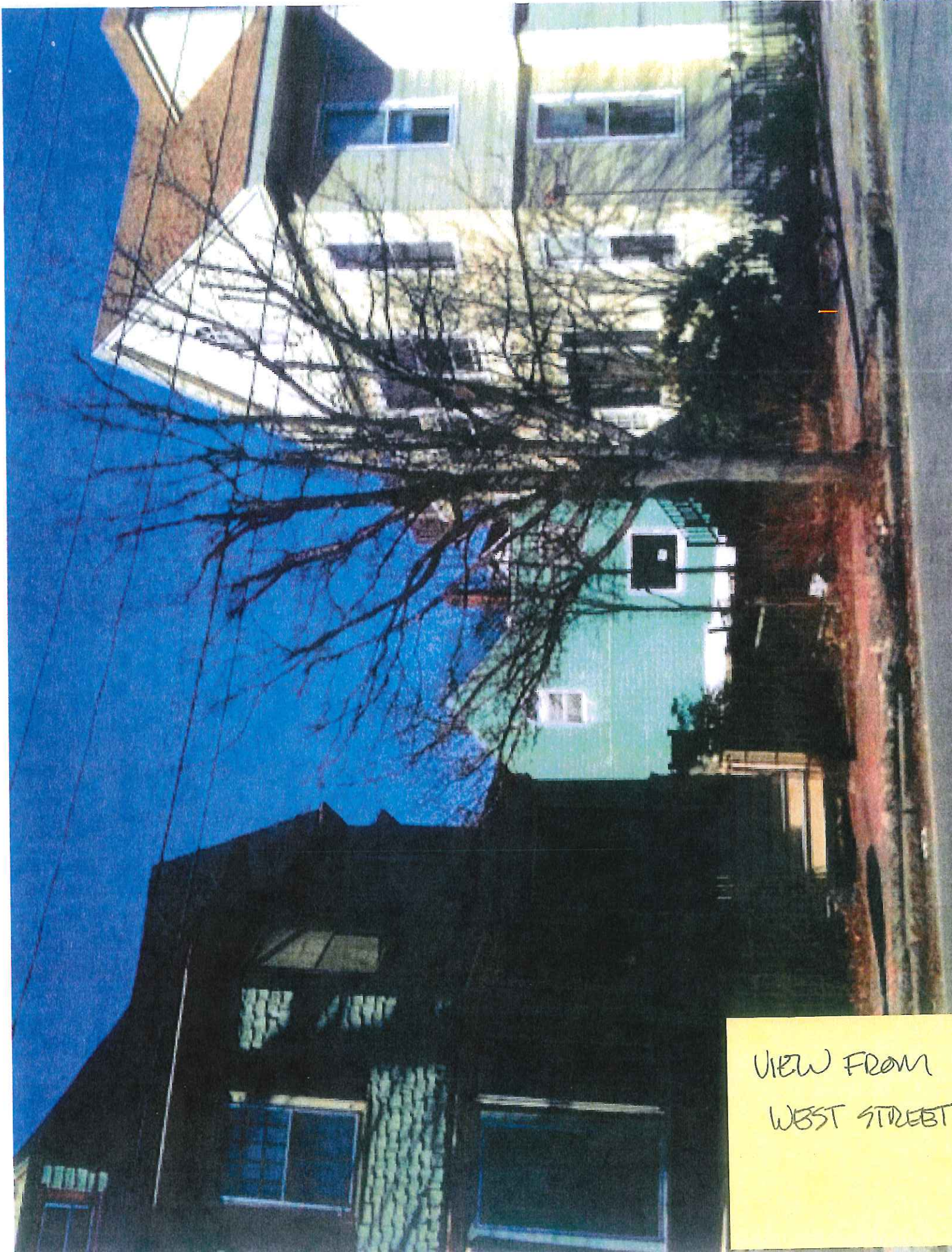






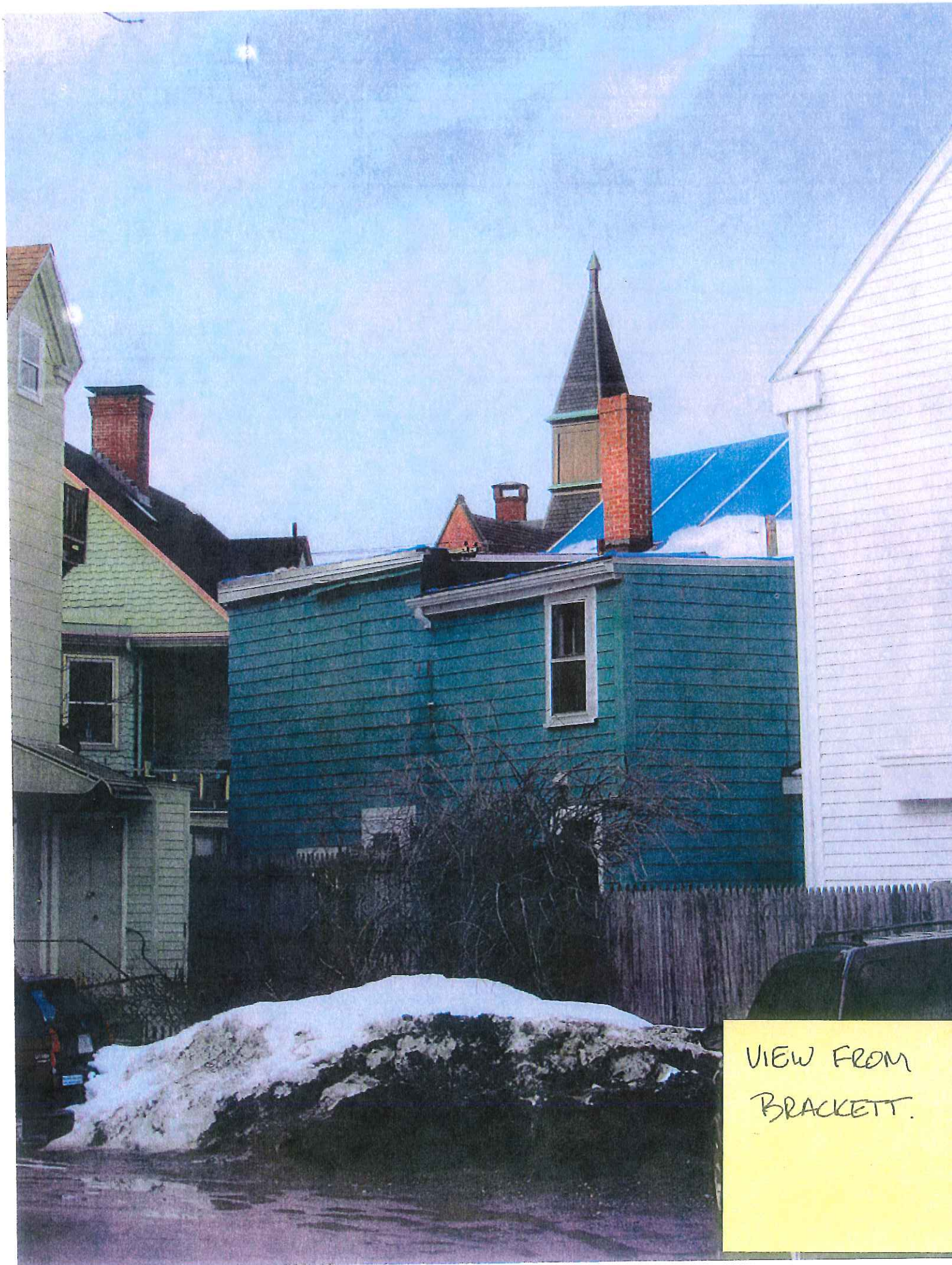






VIEW FROM  
WEST STREET





VIEW FROM  
BRACKETT.





Date: 3/4/13

**HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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Since no photo records exist with the City of the property in 1924, the plan is to respect the architectural features original in the street facade, triple windows stacked with a modest side doorway. As the budget allows, windows will be phased for replacement in two over two double-hung design to match the original openings, and replacement of the door with a more historically appropriate model. Removal of existing shingle siding has revealed simple 8 inch corner boards which will be restored with new clapboard siding. The built-out gable trim with shelf returns on the eaves remaining on the northeast elevation will also be restored with the corner boards below, and the same system will be employed for restoration of the new southwest elevation.

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**CONTACT INFORMATION:**

APPLICANT

Name: JEFFREY BAKER  
Address: 110 MARGINAL WAY  
#206 PORTLAND, ME  
Zip Code: 04101  
Work #: \_\_\_\_\_  
Cell #: 215 - 435 - 9993  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: JEFFREY BAKER 14  
@YAHOO.COM

BILLING ADDRESS

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

CONTRACTOR

Name: JAMES SMITH  
Address: PO BOX 1097  
PORTLAND, ME  
Zip Code: 04104  
Work #: 207-773-1250  
Cell #: 207-671-3017  
Fax #: 207-221-1434  
Home: \_\_\_\_\_  
E-mail: jsmith07@maine.rr.com

PROPERTY OWNER

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ARCHITECT

Name: LELAND HULST  
Address: ARCHITECTURAL SERVICES  
278 SPRING ST.  
Zip: PORTLAND, ME. 04102  
Work #: 207-773-2843  
Cell #: 207-239-6477  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: lhulst@me.com

[Signature]  
Applicant's Signature

\_\_\_\_\_  
Owner's Signature (if different)



BAKER RESIDENCE  
14 BLYTH CT. PORTLAND, ME.  
3/14/13

*H. del*





BAKER RESIDENCE: 14 BLYTH CT. PORTLAND, ME

NORTHWEST ELEVATION PROPOSAL

1/4" = 1'-0"

3 | 14 | 13

LELAND HULST  
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843





BAKER RESIDENCE: 14 BLYTH CT. PORTLAND, ME.

SOUTHWEST ELEVATION PROPOSAL

1/4" = 1'-0"

3/14/13

LELAND HULST  
ARCHITECTURAL SERVICES

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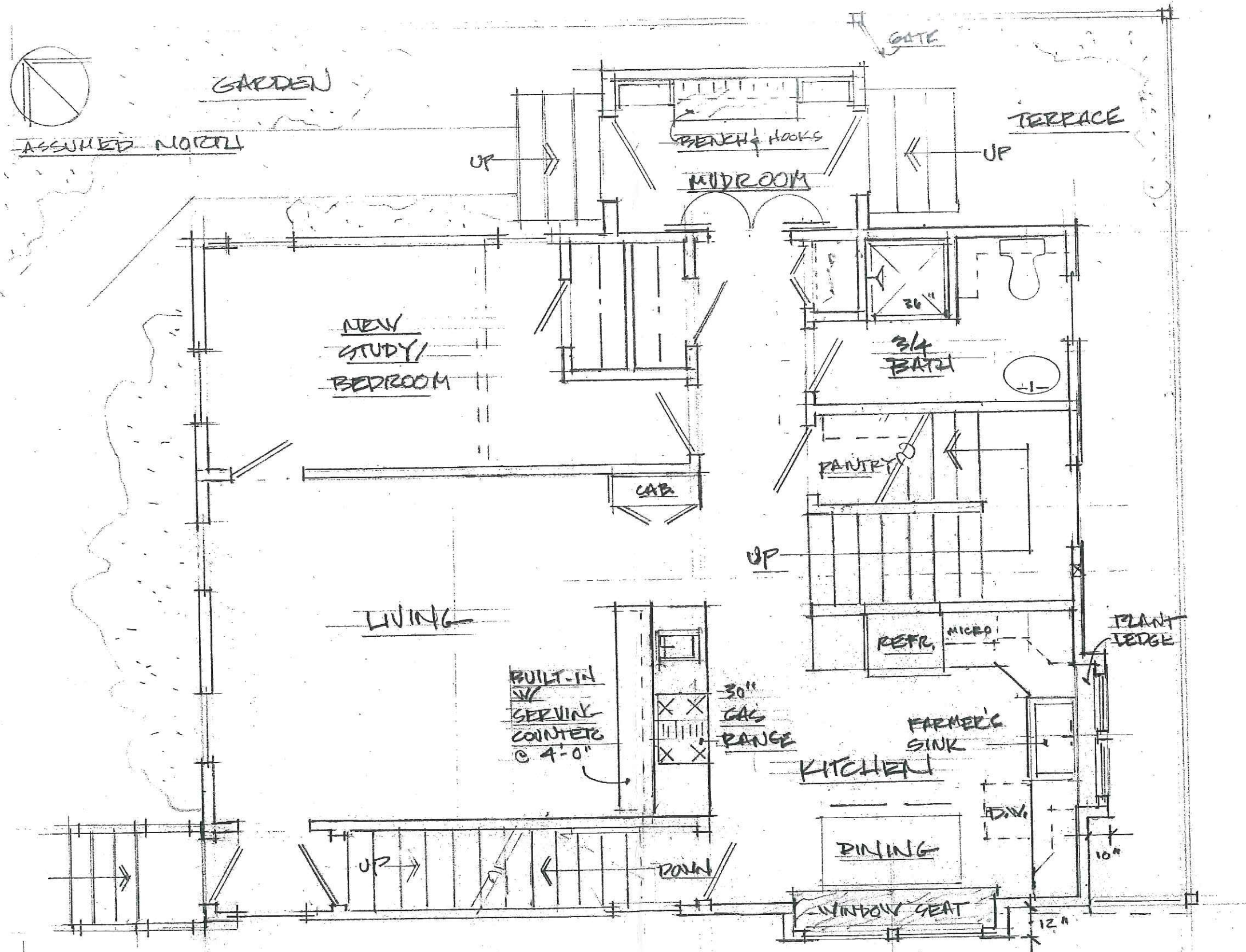


BAKER RESIDENCE 14 BLYTH CT. PORTLAND, ME.  
SOUTHEAST ELEVATION: PROPOSAL  
1/4" = 1'-0" 3.14.13

LELAND HULST  
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843



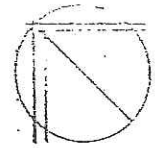


BAKER RESIDENCE 14 BLYTH CT. PORTLAND, ME  
 GROUND FLOOR PLAN: PROPOSAL  
 1/4" = 1'-0"  
 3/14/13

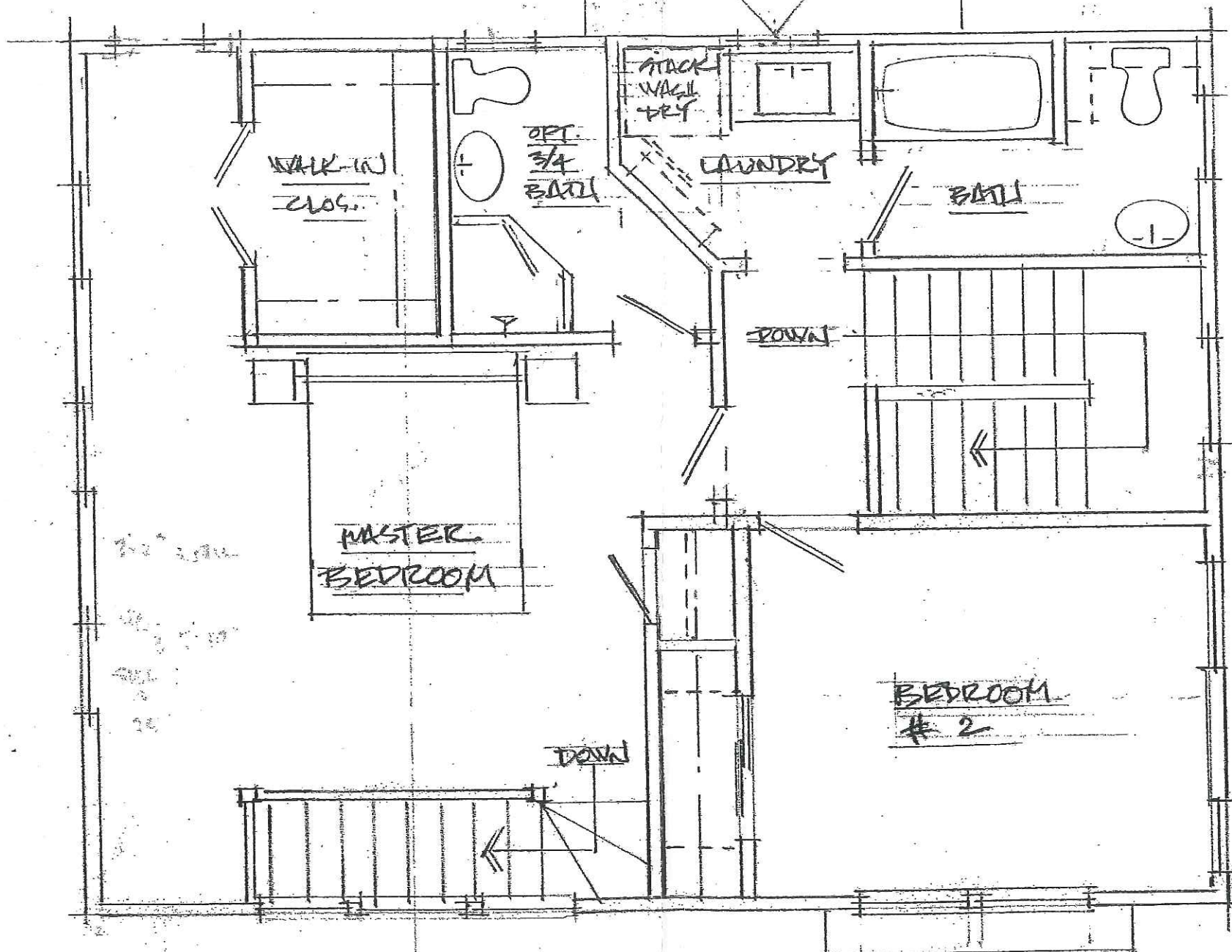
L E L A N D H U L S T  
 ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843





ASSUMED NORTH



BAYER RESIDENCE 14 BLYTH ST. PORTLAND, ME.

SECOND FLOOR PLAN: PROPOSAL

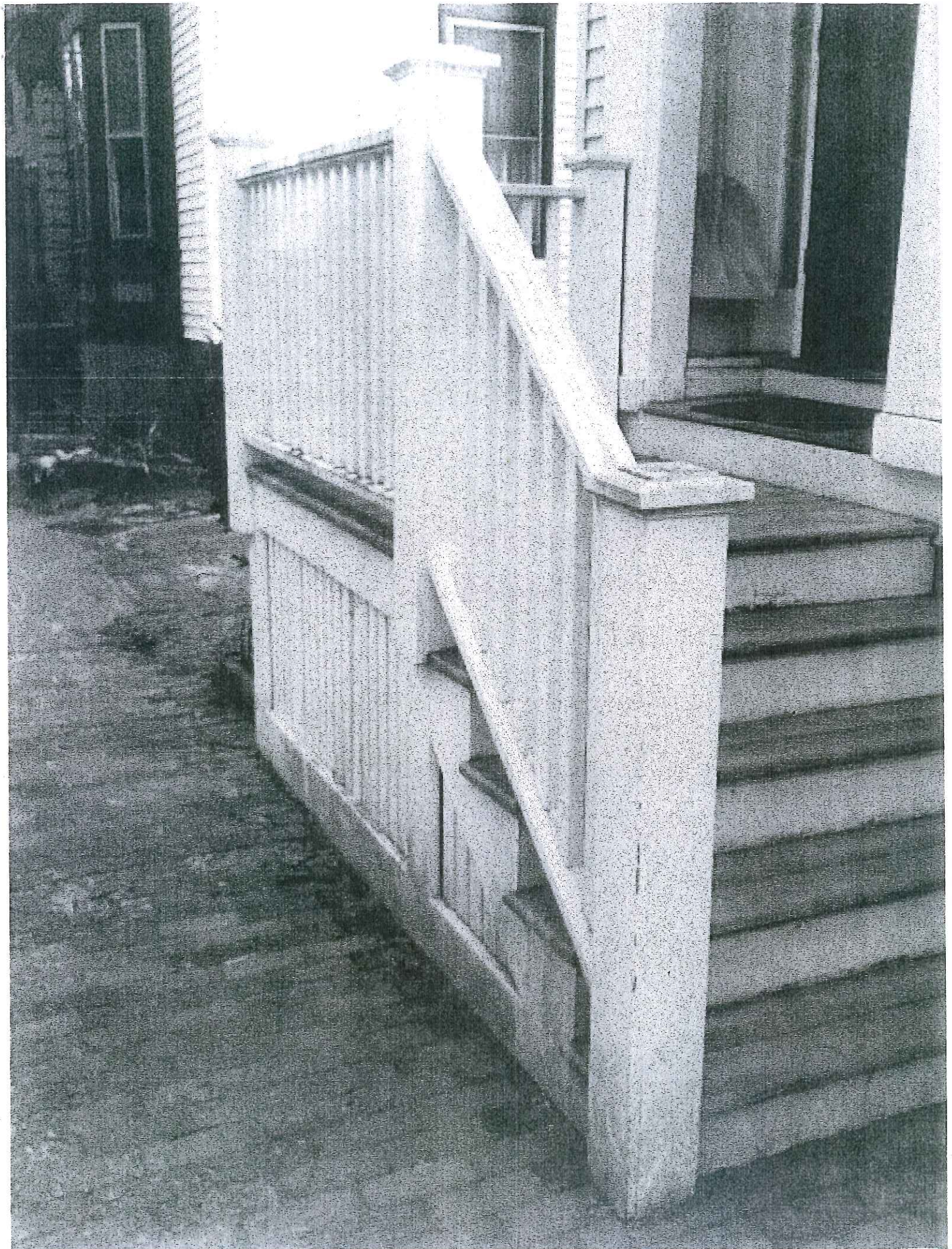
1/4" = 1'-0"

2/22/13

LELAND HULST  
ARCHITECTURAL SERVICES

270 Spring Street / Portland, Maine 04102 / (207) 773-2043







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

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**PUBLIC HEARING  
14 BLYTH COURT**

**TO:** Chair Romano and Members of the Historic Preservation Board  
**FROM:** Deborah Andrews, Historic Preservation Program Manager  
**DATE:** March 14, 2013  
**RE:** March 20, 2013 Public Hearing

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Renovation  
Address: 14 Blyth Court  
Applicant: Jeffrey Baker  
Architect: Lee Hulst

**Introduction**

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## **Staff Comments**

Given the fact that the subject property has no discernible historic architectural character and that its visibility is fairly limited, it would seem that the goals for this project are twofold: 1) to achieve general compatibility with the overall character of its West End



context; and 2) to design a building that is architecturally cohesive in and of itself. Certainly, the renovated building's scale, massing, material palette and individual architectural features are generally consistent with the prevailing development patterns and architectural vocabulary of the West End. As for its architectural cohesiveness, staff suggests that perhaps a bit more could be done in this regard, especially with respect to the fenestration. As noted above, both the southwest and southeast facades feature a number of different window types, groupings and sizes. On the southeast façade in particular, the placement, sizes and proportions of the windows suggest that the fenestration was driven primarily by interior considerations. While this is the rear façade where a more random treatment is not unusual, perhaps some modifications would be appropriate.

The relationship between the front façade (which is to remain largely unchanged) and the southwest elevation should be carefully considered as well, especially as the two elevations are in clear view as one approaches the building from Blyth Court. Note that the second floor windows on the southeast elevation are taller than the existing window openings on the front façade. Another question for consideration is whether the plane of the new ell could be set back a few inches from the sidewall of the main house to better delineate the two building elements.

### **Applicable Review Standards**

- (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.*

The ordinance's new construction standards should be considered as well, as the renovated building will read essentially as new construction.

### **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 proposed renovation of 14 Blyth Court **meets (fails to meet)** the Standards for Review of Alterations and Standards for Review of New Construction within the historic preservation ordinance, **(subject to the following conditions...)**

### **Attachments**

1. Staff photos
2. Application with photos, elevations and floor plans

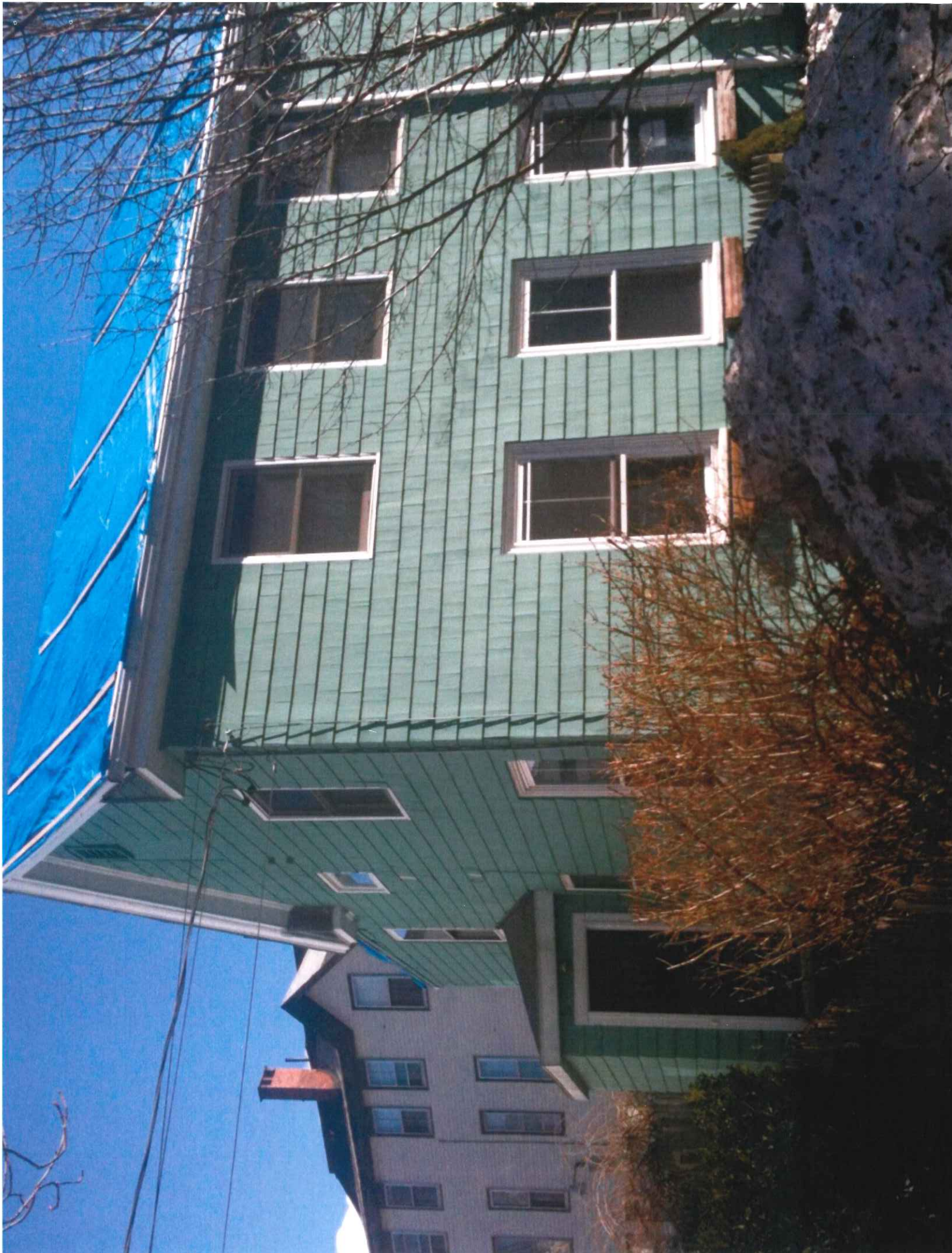




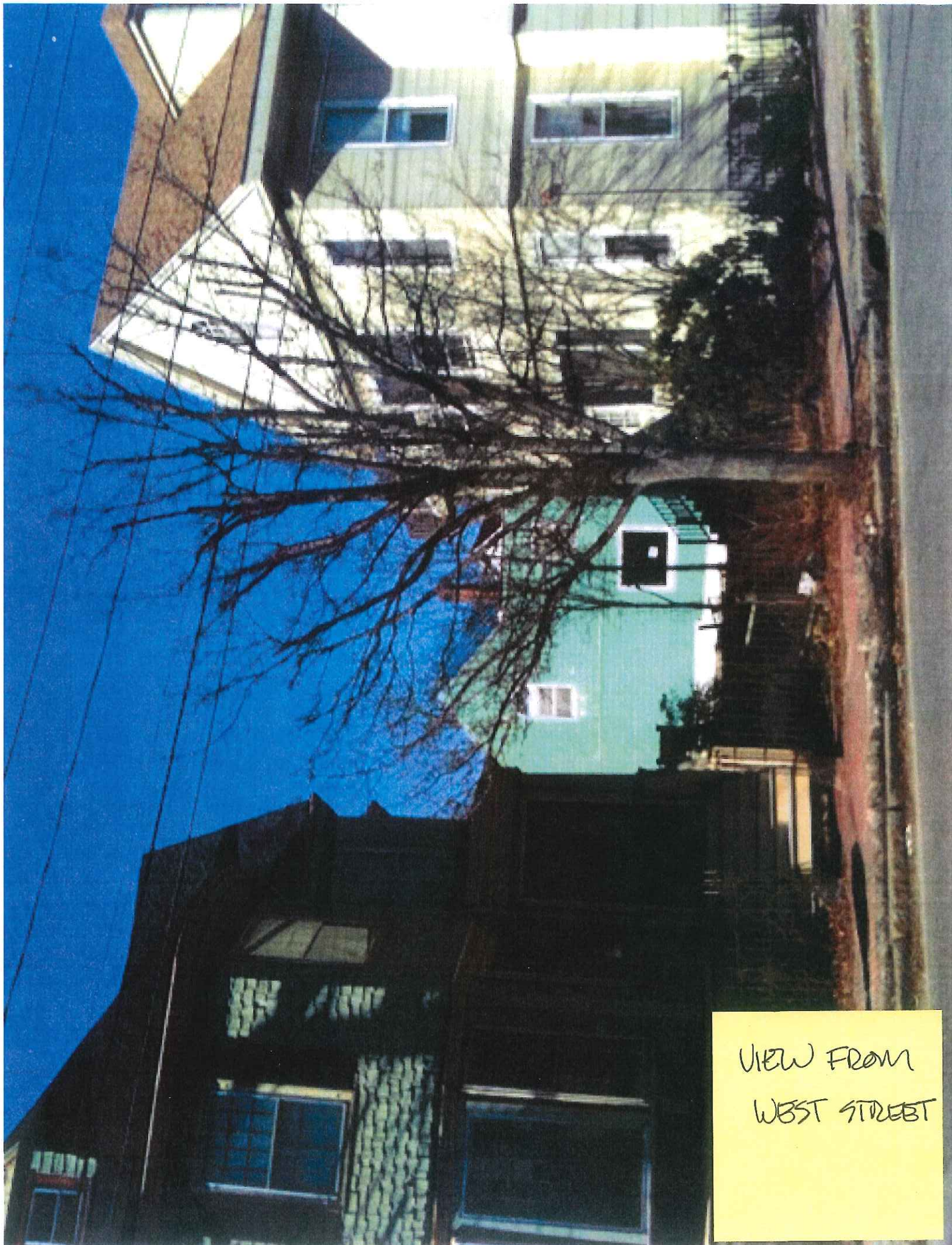






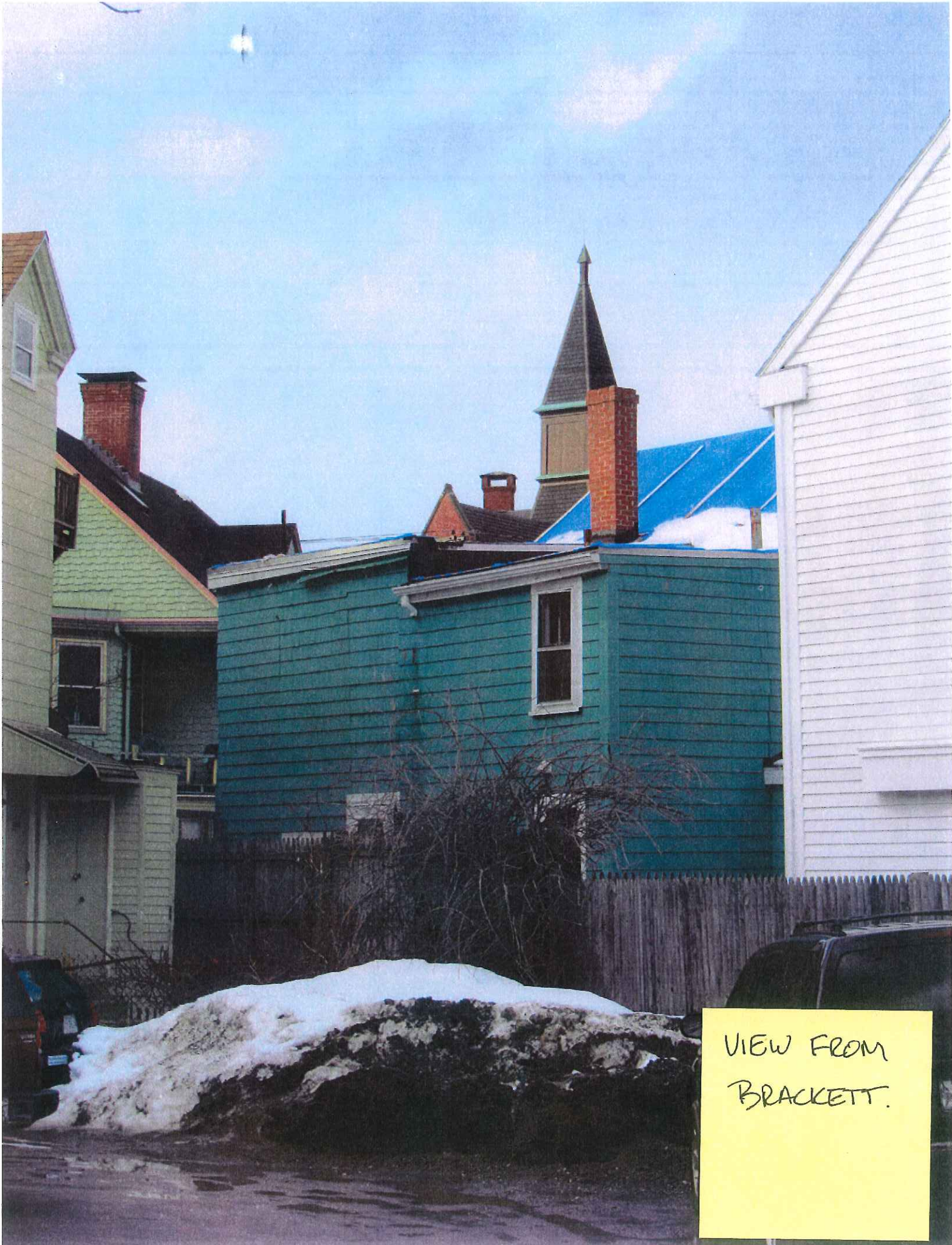






VIEW FROM  
WEST STREET





VIEW FROM  
BRACKETT.





Date: 3 | 4 | 13

**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:**

14 BLYTH COURT

**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.

Jeffrey Baker of 14 Blyth Court, Portland, intends to renovate and restore his property as a single-family home. Built in the late 1800's, the structure was originally numbered 61, and has a simple, side-gabled two-storey front section with multiple shed-roofed portions to the rear. Because of poor floor and roof condition, the rear portion is planned to be mostly demolished to allow the addition of poured frost wall foundation. New floors, walls, and new perpendicular gabled roof construction will unite it with the front ridge and side walls.

Since no photo records exist with the City of the property in 1924, the plan is to respect the architectural features original in the street facade, triple windows stacked with a modest side doorway. As the budget allows, windows will be phased for replacement in two over two double-hung design to match the original openings, and replacement of the door with a more historically appropriate model. Removal of existing shingle siding has revealed simple 8 inch corner boards which will be restored with new clapboard siding. The built-out gable trim with shelf returns on the eaves remaining on the northeast elevation will also be restored with the corner boards below, and the same system will be employed for restoration of the new southwest elevation.

The southwest elevation is the other side of the structure in public view from the street, and has had the most alteration with modern windows. In reference to the front windows on the ground floor, new windows of the same size and proportion will be added at the base of existing stairs to the second floor and basement. A new grouping of three double-hung units will be added in the second floor gable above, with a traditional stepped larger unit in the center. In the adjoining new ell construction, a pair of double-hung units meeting egress standards per Code will be installed for the upstairs rear bedroom, and a projecting boxed bay with window seat will be added to match in the kitchen below. All new windows will be two over two design in this facade.



**CONTACT INFORMATION:**

**APPLICANT**

Name: JEFFREY BAKER  
Address: 110 MARGINAL WAY  
#206 PORTLAND, ME  
Zip Code: 04101  
Work #: \_\_\_\_\_  
Cell #: 215 - 435 - 9993  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: JEFFREY BAKER 14  
@YAHOO.COM

**BILLING ADDRESS**

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

**CONTRACTOR**


Name: JAMES SMITH  
Address: PO BOX 1097  
PORTLAND, ME  
Zip Code: 04104  
Work #: 207-773-1250  
Cell #: 207-671-3017  
Fax #: 207-221-1434  
Home: \_\_\_\_\_  
E-mail: jsmith07@maine.rr.com

**PROPERTY OWNER**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**ARCHITECT**

Name: LELAND HULST  
ARCHITECTURAL SERVICES  
Address: 278 SPRING ST.  
Zip: PORTLAND, ME. 04102  
Work #: 207-773-2843  
Cell #: 207-239-6477  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: lhulst@me.com

  
Applicant's Signature

\_\_\_\_\_  
Owner's Signature (if different)





BAKER RESIDENCE  
14 BLYTH CT. PORTLAND, ME.  
3/14/13

A. J. J.





BAKER RESIDENCE: 14 BLYTH CT. PORTLAND, ME.  
 NORTHWEST ELEVATION PROPOSAL  
 1/4" = 1'-0" 3/14/13

LELAND HULST  
 ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843





BAKER RESIDENCE: 14 BLYTH CT. PORTLAND, ME.

SOUTHWEST ELEVATION PROPOSAL

1/4" = 1'-0"

3/14/13

LELAND HULST  
ARCHITECTURAL SERVICES

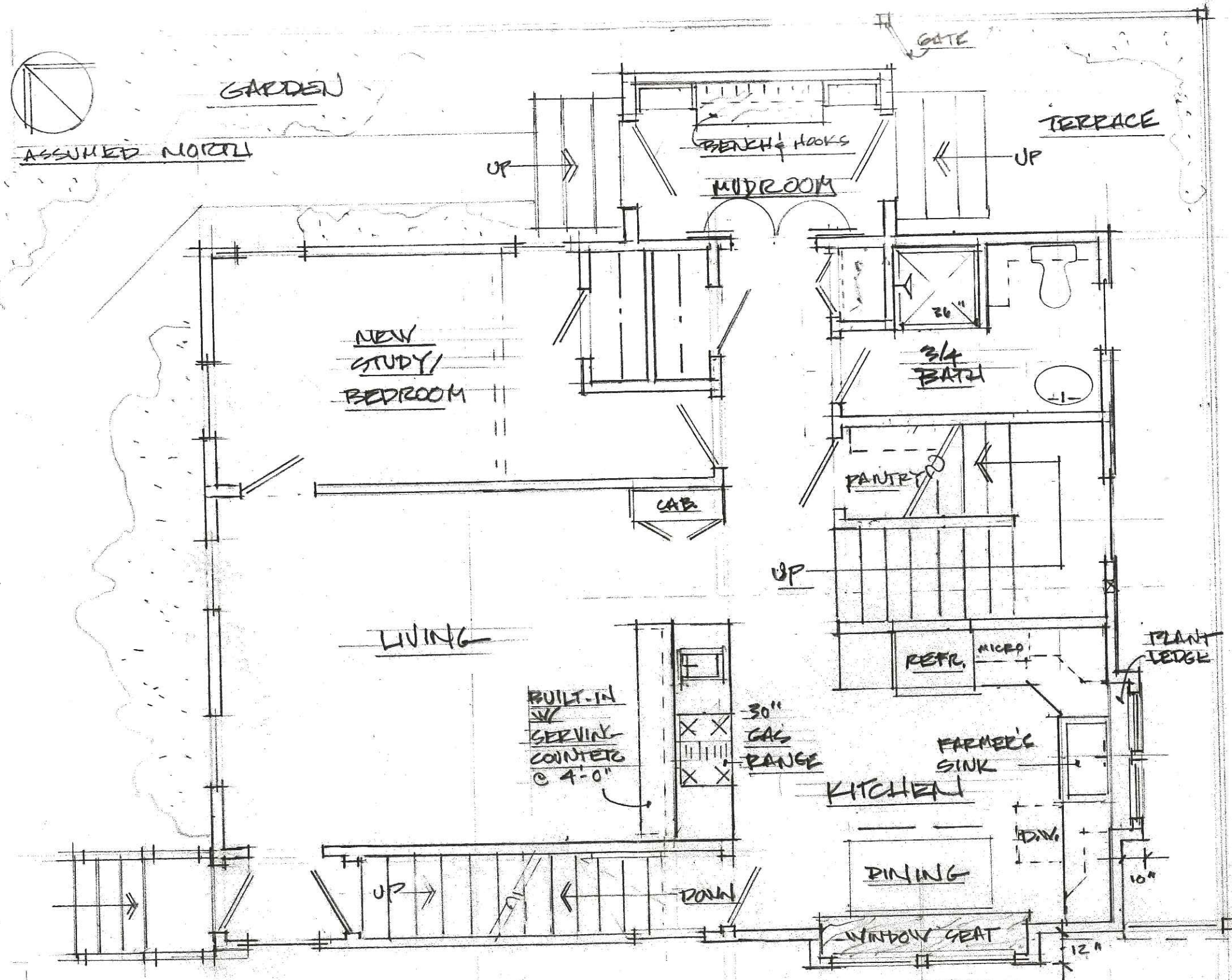
278 Spring Street / Portland, Maine 04102 / (207) 773-2843





BAKER RESIDENCE 11 BLYTH CT. PORTLAND, ME.  
SOUTHEAST ELEVATION: PROPOSAL  
1/4" = 1'-0" 3/14/13



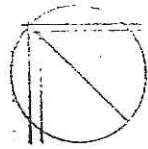


BAKER RESIDENCE 14 BLYTH CT. PORTLAND, ME  
 GROUND FLOOR PLAN: PROPOSAL  
 1/4" = 1'-0" 3/14/13

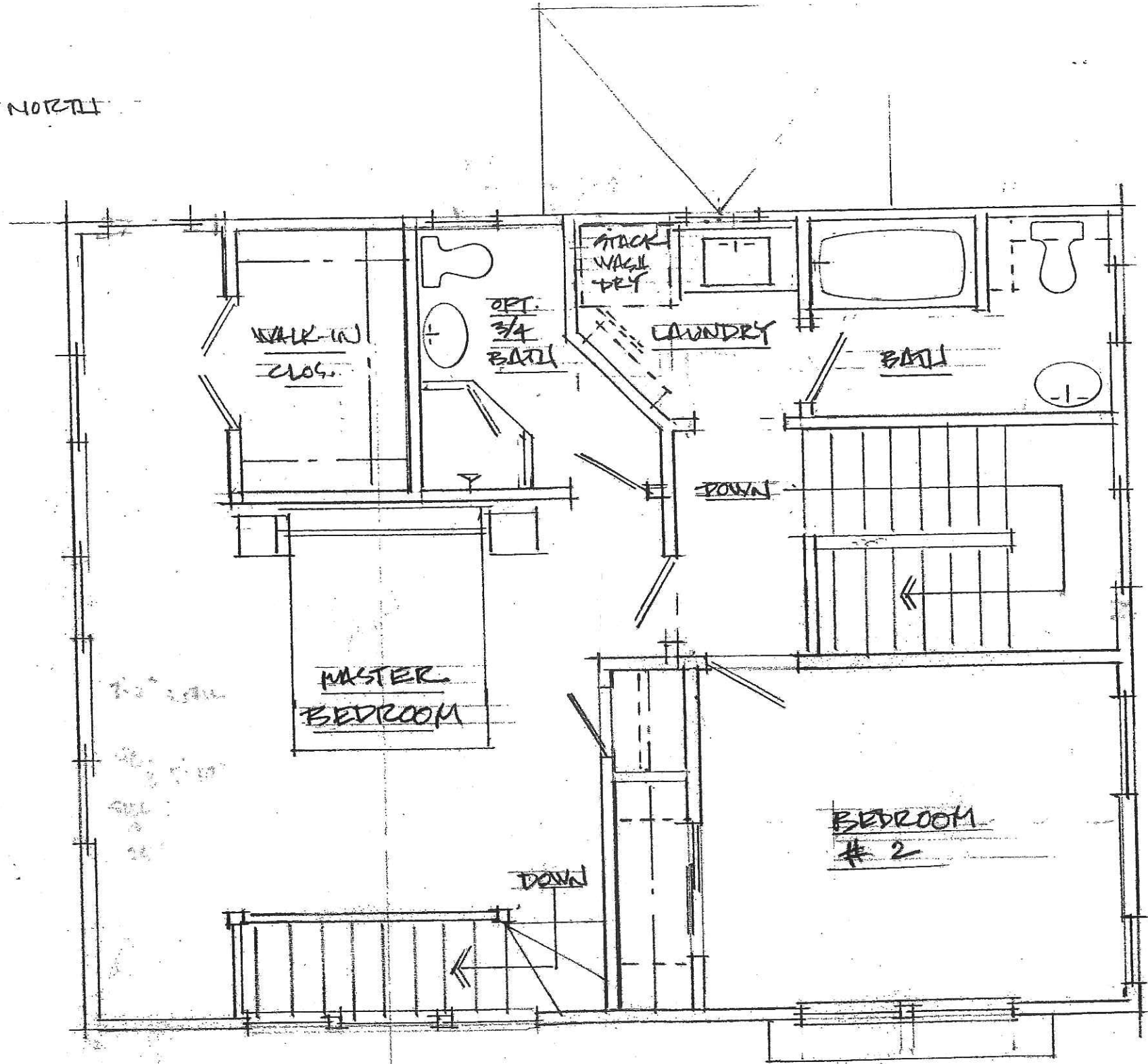
LELAND HULST  
 ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843





ASSUMED NORTH



BAKER RESIDENCE 14 BLYTH CT. PORTLAND, ME.

SECOND FLOOR PLAN: PROPOSAL

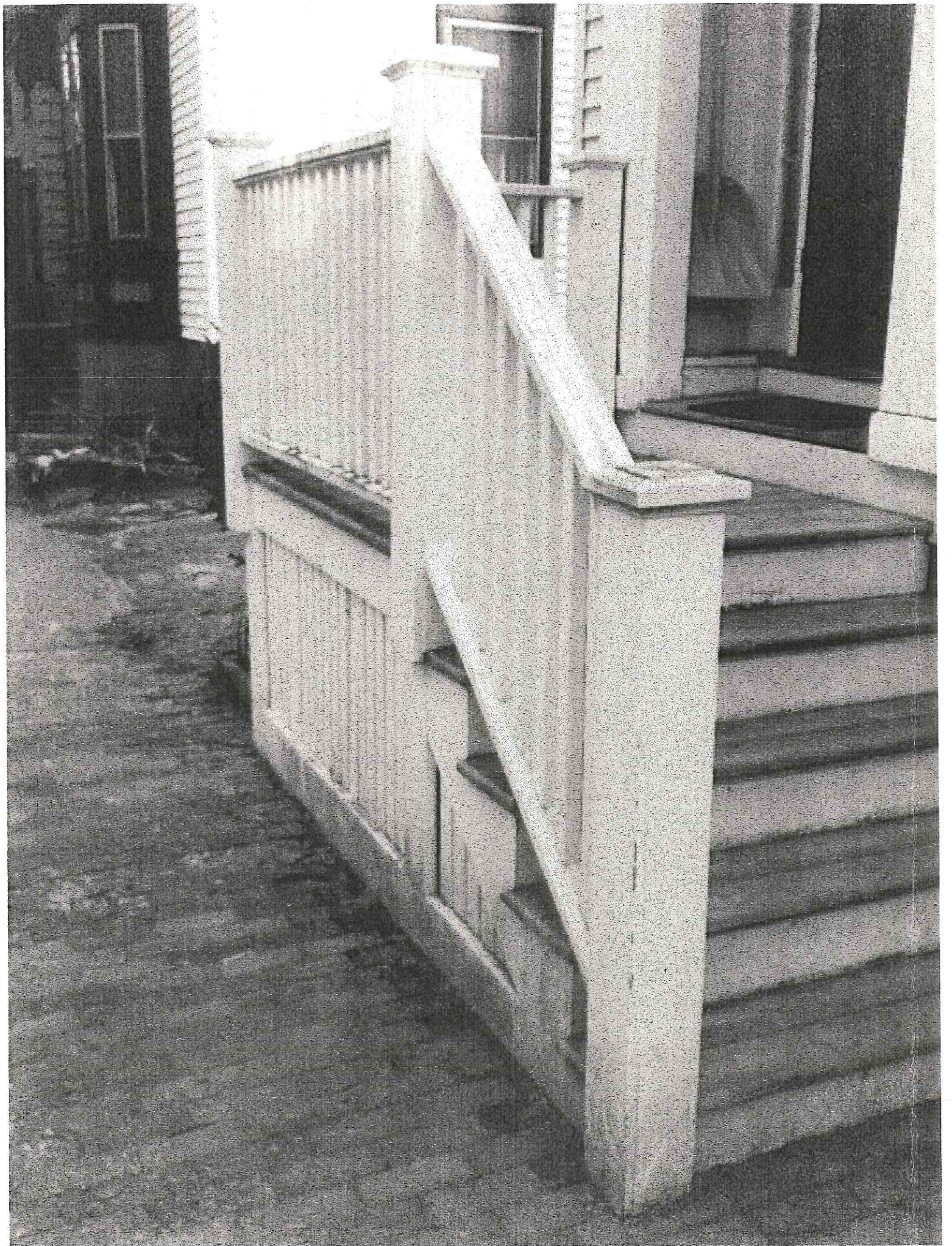
1/4" = 1'-0"

2/22/13

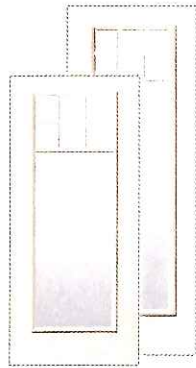
LELAND HULST  
ARCHITECTURAL SERVICES

276 Spring Street / Portland, Maine 04102 / (307) 773-2843

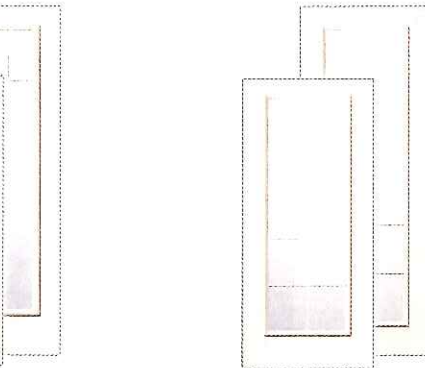




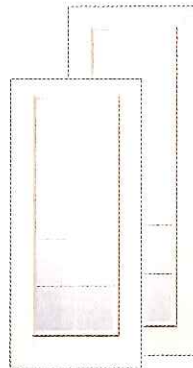




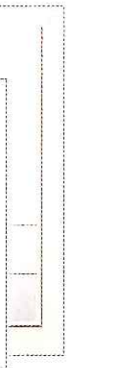
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 ◆ ◆ ◆ ◆ ◆ ◆  
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 2'4" x 6'8" ▲ ▲  
 2'6" x 6'8" ▲  
 2'8" x 6'8" ▲  
 2'10" x 6'8" ● ▲  
 3'0" x 6'8" ▲



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



**S128**  
 ◆ ◆ ◆ ◆ ◆ ◆  
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 2'8" x 6'8" ▲  
 2'10" x 6'8" ● ▲  
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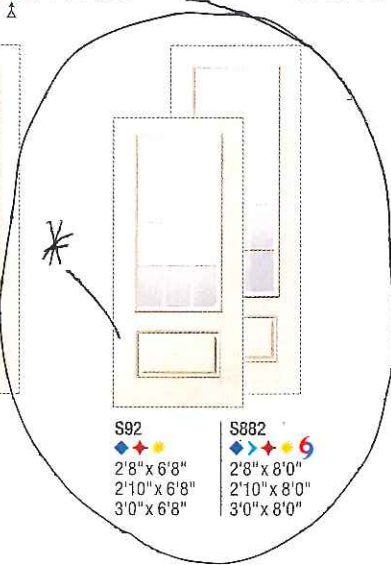
**S828**  
 ◆ ◆ ◆ ◆ ◆ ◆  
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 2'10" x 8'0" ▲  
 3'0" x 8'0" ▲



**S141**  
 ◆ ◆ ◆ ◆ ◆ ◆  
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 2'4" x 6'8" ▲ ▲  
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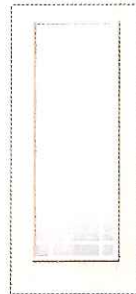


**S881**  
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**S92**  
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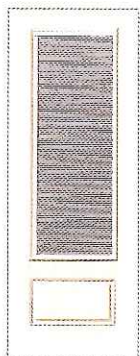
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 3'0" x 8'0" ▲



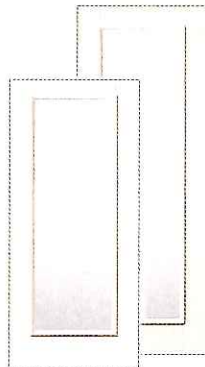
**S198/S6062** ■  
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 3'0" x 6'8" ▲



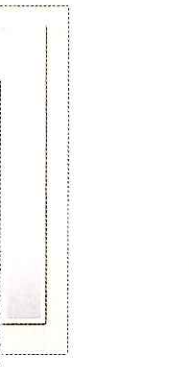
**S898**  
 ◆ ◆ ◆ ◆ ◆ ◆  
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 2'10" x 8'0" ▲  
 3'0" x 8'0" ▲



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



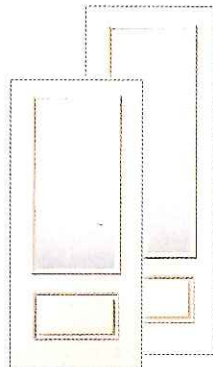
**S118**  
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 2'10" x 6'8" ● ▲  
 3'0" x 6'8" ▲



**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**  
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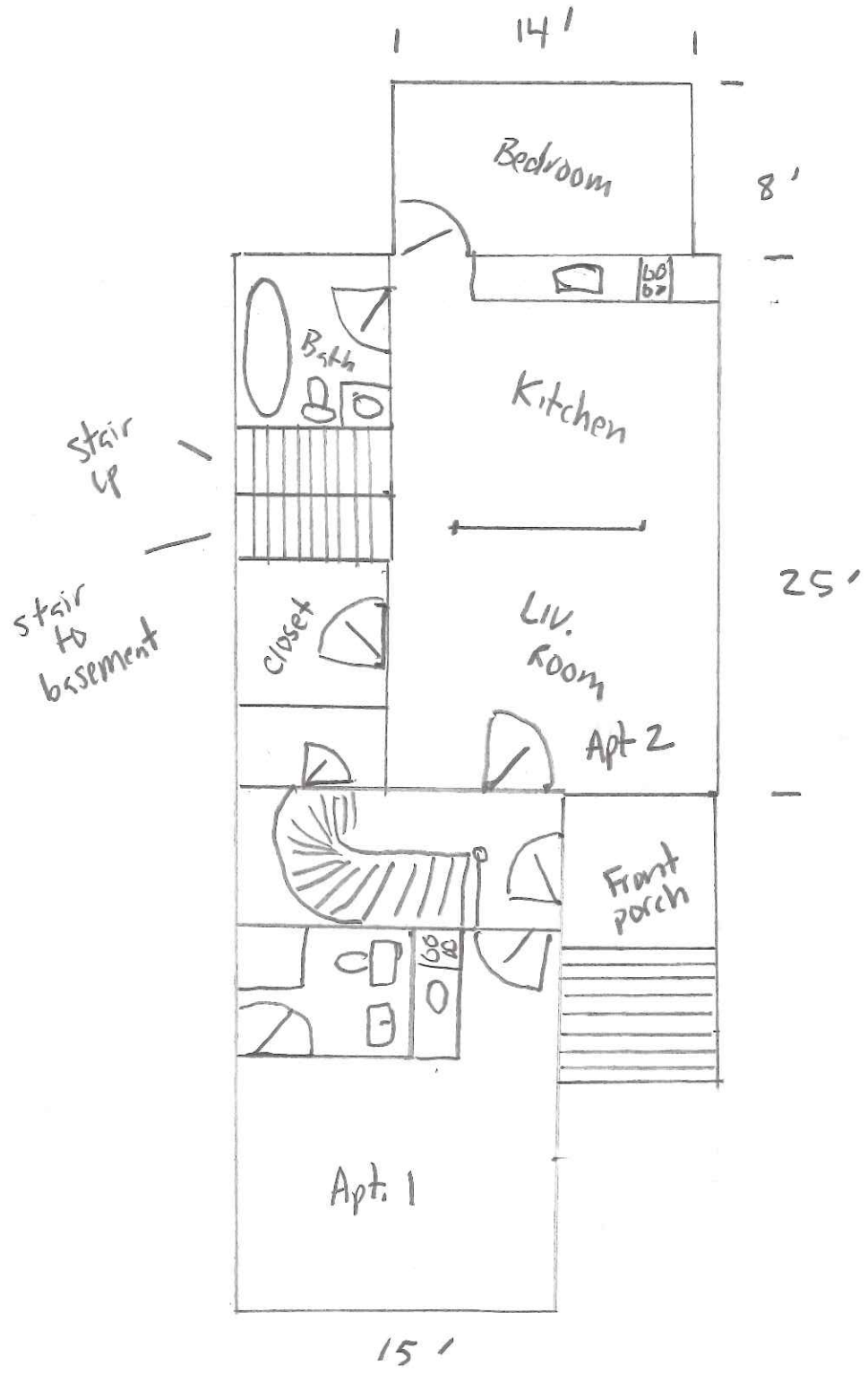
**Features Key**

- Flat or Contoured White Grilles Between Glass (GBG-FL)
- WBDR / HVHZ\*\*
- Flush-Glazed Glass (FG)
- PVC Doorlite Frame\*\*\*
- 6" Height Available
- 6" Retrofit Patio Doors
- Removable Wood Grilles (RG)
- No Stile Lines
- Low-E Glass (LE)
- 5" Retrofit Patio Doors



46 Avon

First Floor

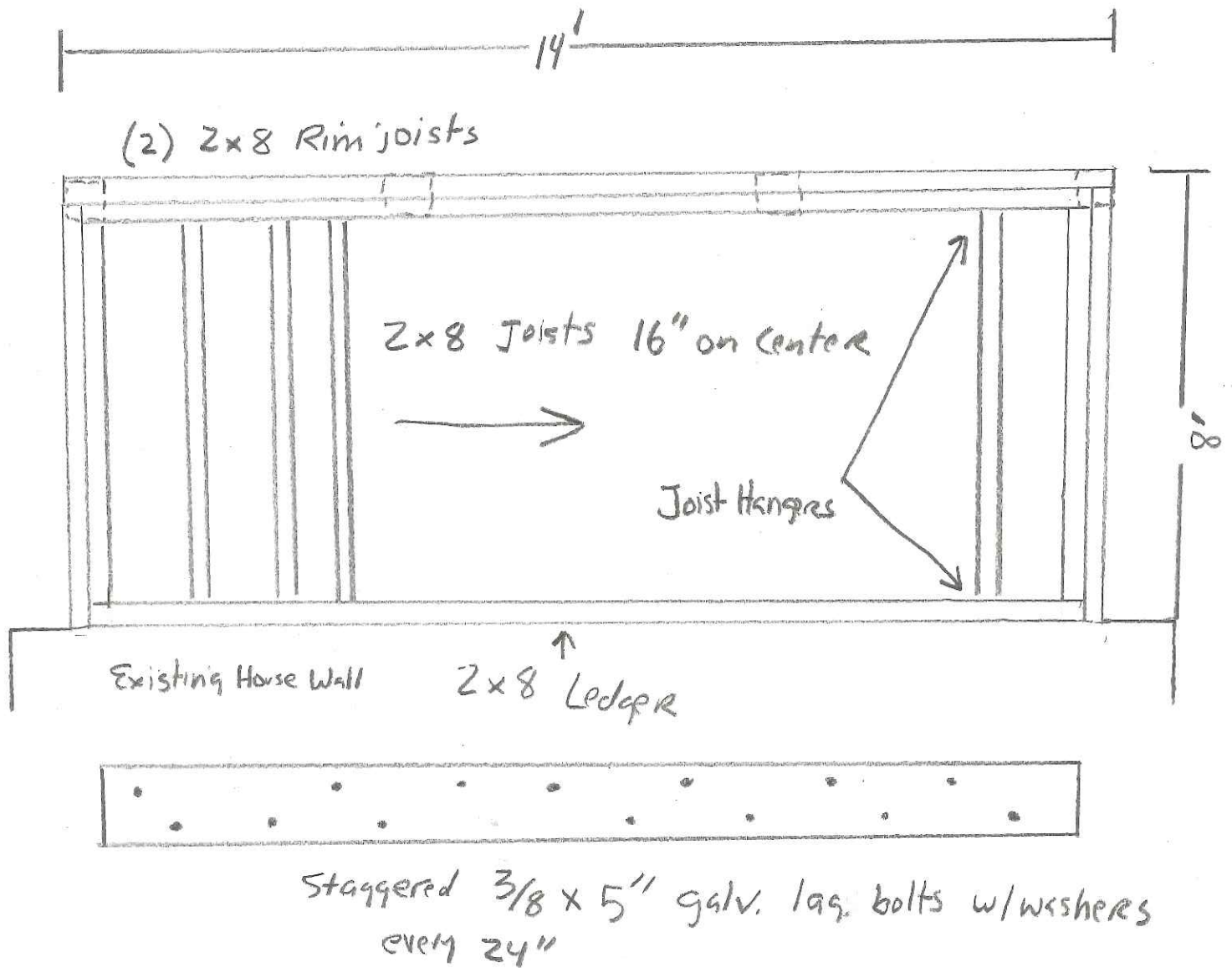




# Framing Plan

1/24/13

## Deck

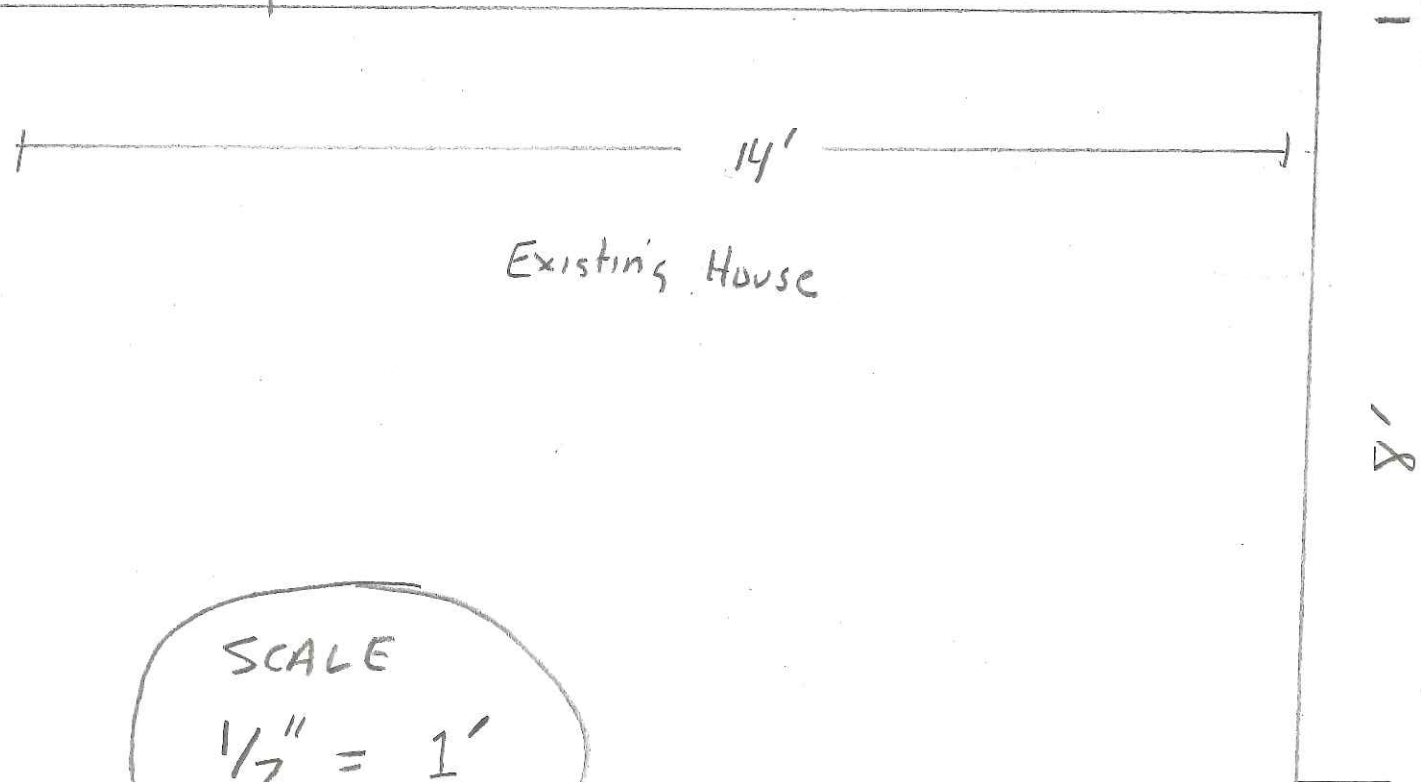
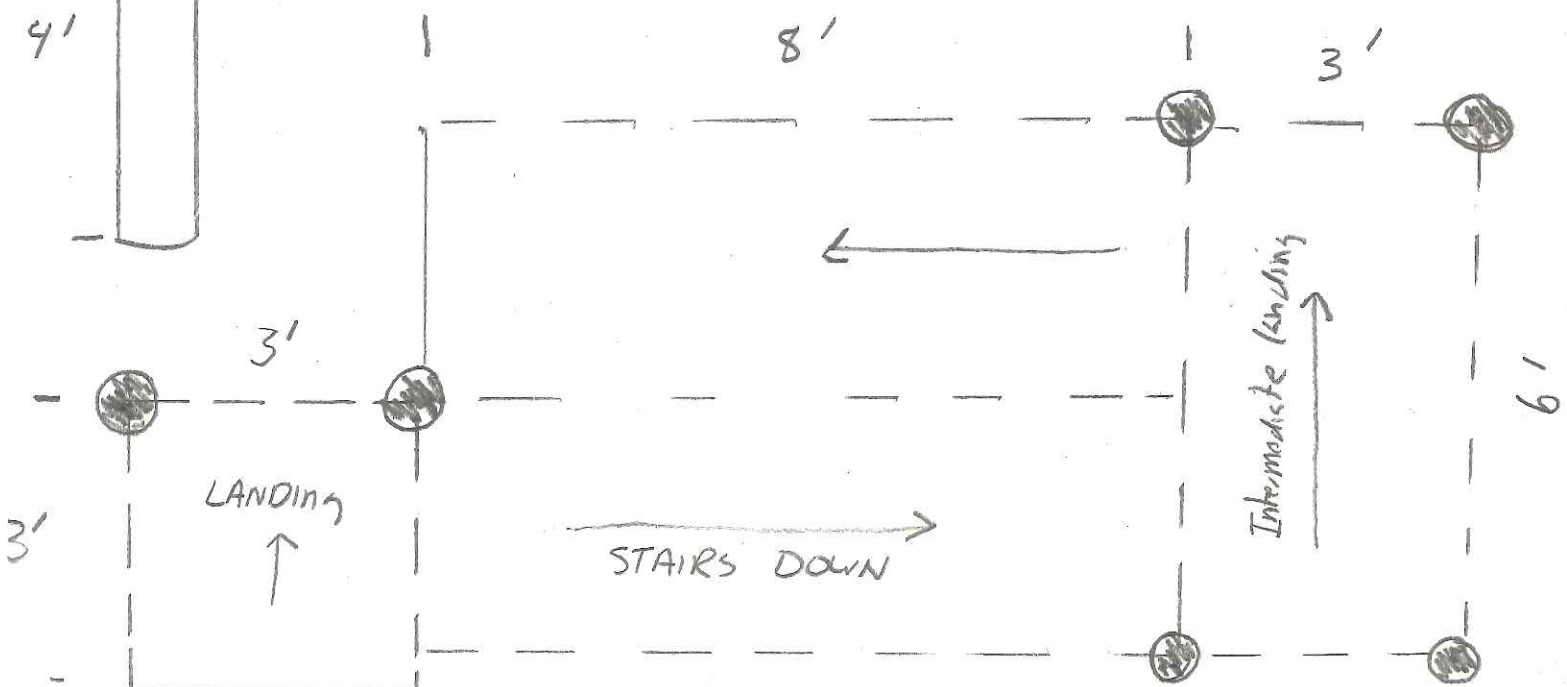
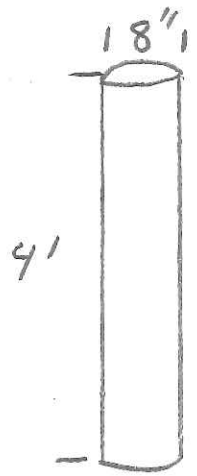




Foundation Plan

1/24/13

(6) Concrete Filled Sonitubes



SCALE  
 $1/2'' = 1'$



City of Portland  
Development Review Application  
Planning Division Transmittal Form

**Application Number:** 2013-061

**Application Date:** 03/06/2013

**CBL:** 055 B033001

**Application Type:** Historic Preservation Project

**Project Name:** Shed Replacement

**Address:** 14- BLYTHE CT

**Project Description:** Shed Replacement

**Zoning:**

**Other Required Reviews:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> 14-403 Streets | <input type="checkbox"/> Housing Replacement   |
| <input type="checkbox"/> Storm Water      | # Units _____                           | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Subdivision      | <input type="checkbox"/> Flood Plain    | <input type="checkbox"/> Other:                |
| # Lots _____                              | <input type="checkbox"/> Shoreland      |  |
| <input type="checkbox"/> Site Location    | <input type="checkbox"/> Design Review  |  |
| # Unit _____                              |   |  |

**Distribution List:**

<b>Planner</b>	Deb Andrews	<b>Parking</b>	John Peverada
<b>Zoning</b>	Marge Schmuckal	<b>Design Review</b>	Alex Jaegerman
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Danielle West-Chuhta
<b>Civil Engineer</b>	David Senus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Chris Pirone	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

**Comments needed by 3/13/2013**



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 2013-061	<b>Applicant:</b>
<b>Project Name:</b> Shed Replacement	<b>Location:</b> 14- BLYTHE CT
<b>CBL:</b> 055 B033001	<b>Development Type:</b> Historic Preservation Project
<b>Invoice Date:</b> 03/06/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

<b>Fee Description</b>	<b>Qty</b>	<b>Fee/Deposit Charge</b>
HP Minor Board Review	1	\$100.00
		<u>\$100.00</u>
	<b>Total Current Fees:</b>	<b>+ \$100.00</b>
	<b>Total Current Payments:</b>	<b>- \$100.00</b>
	<b>Amount Due Now:</b>	<b>\$0.00</b>

**CBL** 055 B033001  
**Bill to:**

**Application No:** 2013061  
**Invoice Date:** 03/06/2013  
**Invoice No:** 40326  
**Total Amt Due:** \$0.00  
**Payment Amount:**