



Date: 4 February 2015

**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:**

57 Spruce 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.

At west side of existing addition at rear of house:

- remove existing yellow vinyl siding.
- install clerestory windows (white awning units) at ceiling height in living room.
- build shed dormer c. 9'-0" wide, with mulled white casement units.
- install wood trim (painted off white) around windows, at corners, fascia, etc.
- side shed with clear eastern white cedar shingles, c. 5" exposure, stained olive green.
- shingle roof with architectural asphalt roofing shingles
- remove existing yellow vinyl siding from remainder of wing, repair and paint existing clapboard siding & trim.
- rebuild existing attached entry vestibule to be more in keeping with character of house. Increase size from current 5' x 5' to 5' x 8', install half-lite two panel pre-hung insulated steel door unit, and double hung windows. Provide trim and clapboards. Detail similar to existing bay unit on east side of house.

The reason for project is to provide much needed winter light into the interior of the house. The 'shed' addition, which contains the living room and bedroom, is on north end of building, and suffers from being shaded by the remainder of the house and neighboring buildings throughout the shoulder and winter seasons. The clerestory windows will allow light to penetrate deeply into the tall room and reflect off of the ceiling, while providing a glimpse of sky. Windows at standard viewing height would be shadowed by abutting house, eliminate wall space, and provide view to parked cars. The dormer will provide small reading space with direct winter afternoon sun.

The concept behind the design is that the front section of the main house is the most formal, with prominent Italianate trim (curved brackets, window hoods, built up corner boards, etc.), while the rear wing remains less formal, with simpler window trim, no bracketing, etc. The shed, an early workspace addition which rests on posts beyond the foundation of the rear wing, will be demarked by shingle siding as having the least formal exterior character. The use of clerestory windows echos their use in boatbuilding and similar type work structures, and the use of awning and casement windows clearly present this part of the building as an addition.

The rebuilding of the existing entry vestibule was not included as part of the original submission package, but was added at the request of Historic Preservation Staff. We have been working iteratively with staff since December and have modified the design to reflect their input.

**CONTACT INFORMATION:**

**APPLICANT**

Name: James & Charlotte Gauthier  
Address: 57 Spruce Street  
Portland  
Zip Code: 04102  
Work #: \_\_\_\_\_  
Cell #: 207.232.1955  
Fax #: \_\_\_\_\_  
Home: 207.828.5337  
E-mail: jgauthier@canal5studio.com  
cmaloney@gwi.net

**BILLING ADDRESS**

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

**CONTRACTOR**

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



Applicant's Signature

**PROPERTY OWNER**

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

**ARCHITECT**

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

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 **new windows where none currently exist.**
- 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.***

**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).

  X   Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.

  X   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.

  X   Site plan showing relative location of adjoining structures.

  X   Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

  X   Materials - list all visible exterior materials. Samples are helpful.

  X   Other(explain) historic photos of 57 Spruce st.  
\_\_\_\_\_  
\_\_\_\_\_

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

## PROPOSED MATERIALS LIST, 57 SPRUCE ST. 12.08.2014

### WINDOWS:

Marvin Integrity Ultrex units, white:

Awning units at clerestory: 5 each approximate glass dimensions 2' 0" x 2' 0"

Casement units at dormer: 1 mullied unit of 4 sash, approximate glass dimensions 2' 0" x 3' 0"

Double Hung units at entry: 2 each, approximate glass dimensions 2'0" x 2'0"

### SHINGLES:

Native eastern white cedar shingles, 16", Clear Grade (no knots or imperfections on exposed face).  
Applied at approximately 5" exposure (exposure varied to align with breaks in siding).

### TRIM:

Eastern white pine. No. 2 Grade. factory primed and finished with 2 coats paint.

### CLAPBOARDS:

Clear vertical grain western red cedar, factory primed. Employed as necessary to replace any severely damaged existing clapboards.

### ROOFING:

Architectural asphalt roofing shingles. Color to be determined.

### PAINT:

Benjamin Moore Low Lustre

Siding: "Tate Olive"

Trim: "Cloud White"

Note: Existing exterior paint contains lead. Owner is Certified Lead Renovator.

## Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (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.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (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.

### ***Current Owner Information:***

**CBL** 056 D021001  
**Land Use Type** FOUR FAMILY

**Property Location** 57 SPRUCE ST  
**Owner Information** GAUTHIER JAMES P & CHARLOTTE M MALONEY JTS  
57 SPRUCE ST  
PORTLAND ME 04102

**Book and Page** 23338/317  
**Legal Description** 56-D-21  
SPRUCE ST 57  
5200 SF

**Acres** 0.1194

### ***Current Assessed Valuation:***

<b>TAX ACCT NO.</b>	8870	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$152,200.00	GAUTHIER JAMES P &
<b>BUILDING VALUE</b>	\$197,900.00	CHARLOTTE M MALONEY JTS
<b>NET TAXABLE - REAL ESTATE</b>	\$350,100.00	57 SPRUCE ST
<b>TAX AMOUNT</b>	\$7,002.00	PORTLAND ME 04102

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

### ***Building Information:***

#### **Building 1**

**Year Built** 1884  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**# Units** 4  
**Bedrooms** 6  
**Full Baths** 4  
**Total Rooms** 15  
**Attic** FULL FINSH  
**Basement** FULL  
**Square Feet** 3317



[View Sketch](#)

[View Map](#)

[View Picture](#)

### ***Sales Information:***

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
11/1/2005	LAND + BUILDING	\$415,100.00	23338/317
8/25/1988	LAND + BUILDING	\$0.00	8445/181