



Date: 8 December 2014

**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

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**CHART/BLOCK/LOT:** 056 D021 (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 mullied 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 standard weight asphalt roofing shingles
- remove existing yellow vinyl siding from remainder of wing, repair and paint existing clapboard siding & trim.

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 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.

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**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: 

**PROPERTY OWNER**

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

**ARCHITECT**

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

Applicant's Signature

Owner's Signature (if different)

## Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$50.00
- **HP Board Review** \$100.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$750.00
- **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

### Noticing/Advertisements for Historic Preservation Review

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each  
(notices are sent to neighbors prior to any workshop or public hearing meetings)

## 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

### ***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 & CHARLOTTE M MALONEY JTS
<b>BUILDING VALUE</b>	\$197,900.00	57 SPRUCE ST
<b>NET TAXABLE - REAL ESTATE</b>	\$350,100.00	PORTLAND ME 04102
<b>TAX AMOUNT</b>	\$7,002.00	

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