

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Rebecca Ermlich, Vice-Chair
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March 27, 2013

Louise Murphy
39 Coveside Lane
Yarmouth, Maine 04096

Re: Front porch replacement, 12-14 Taylor Street

Dear Ms. Murphy:

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 replacement of the existing three-story front porch at 12-14 Taylor Street. Approval was based on elevations and details prepared by architect Chris Delano. Mr. Delano and contractor Jared Hartley attended the meeting on your behalf.

Board approval was made subject to the following conditions:

- The main railing system to be lowered to 36".
- A 2" diameter rail may be added to meet the 42" railing height requirement, if necessary. Applicant to inquire as to whether a 36" rail will be adequate.
- Consistent with the porch's 1924 appearance, the two center posts with caps shall be continued at the third floor level. The intermediate posts shown on the submitted elevation shall be eliminated.
- The top of the posts at the second floor level shall feature a simple capital, as shown in the 1924 photo.
- The inside of all recessed panels shall feature a transitional molding.
- The replacement gutter shall be a metal lined or metal gutter rather than a wood gutter.
- Copper caps on post tops to be eliminated.
- Original skirting detail to be replicated.
- The attachment of the handrail on the first floor posts to be moved to the side of the posts, not the front face.

Revised drawings reflecting the modifications outlined above shall be submitted to staff for final review and approval.

Note: The Board strongly encourages the replacement of the existing picture windows to paired double hung windows, as shown in the submitted elevations. The Board also encourages a return to 2 entrances, consistent with the building's original appearance. If the applicant elects to undertake these additional changes, no further review will be required.

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,

Deborah Andrews
Historic Preservation Program Manager

Cc: Chris Delano
Jared Hartley