Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/15/16

PORTLAND, MAINE
IC PRESERVATION PROGRAM

Dear Applicant for Historic Preservation Review:

To receive a Certificate of Appropriateness for exterior or site alterations to a designated historic property, it is necessary for you to complete the enclosed application form and return it with a copy of proposed plans, drawings, specifications and application fee to the Office of Building Inspections, Portland City Hall, 389 Congress Street, 3rd Floor, Portland, Maine, 04101. You are required to submit **Please submit one hard copy and one copy in digital format of the application and all supporting materials, along with the applicable fee.**

Following a preliminary review of your application, historic preservation staff will determine whether the project requires Historic Preservation Board review or whether an administrative review is appropriate. (Routine or minor projects, such as sign or awning installations, are typically reviewed at the staff level.) If necessary, you may be asked to submit additional information.

For projects requiring Board review, the application should be submitted at least two weeks prior to the desired meeting date of the Historic Preservation Board—see attached meeting schedule. The Board meets on the first and third Wednesdays of each month.

Building and site alterations are reviewed for the conformance with the review standards of the historic preservation ordinance (attached). If your project involves new construction, a copy of the ordinance's new construction standards and guidelines is available upon request.

If you have questions about the application or would like guidance in meeting the ordinance review standards, feel free to contact me (874-8726, dga@portlandmaine.gov) or Preservation Planner Rob Wiener (756-8023, rwiener@portlandmaine.gov)

Sincerely,

Deborah Andrews

Deborah G. Andrews
Historic Preservation Program Manager

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

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Portland, Maine — Yes. Life's good here.

CP, Director
'ban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

☒ Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

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☐ I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Applicant Signature: _____ Date: 6/23/16

I have provided digital copies and sent them on: _____ Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.

389 Congress Street * Portland Maine 04101-3509 * Phone: (207) 874-8703 * Fax: (207) 874-8716
http://www.portlandmaine.gov/planning/buildinsp.asp * E-Mail: buildinginspections@portlandmaine.gov

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Date: 21 JUNE 2016

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:
104 WEST STREET, PORTLAND 04101

CHART/BLOCK/LOT: 063/E002-001 (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.

SEE ATTACHED.

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T INFORMATION:

ICANT

: JULIE + MATTHEW FORSYTH

ss: 104 WEST ST
PORTLAND

Zip Code: 04104

Work #:

Cell #: 203 · 722 · 4615

Fax #: —

Home: —

E-mail: jnforsythe googlemail.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: SCATTERGOOD DESIGN

Address: 84 MIDDLE ST
PORTLAND

Zip: 04101

Work #: 207 · 775 · 6141

Cell #: 207 · 838 · 5793

Fax #: —

Home: —

E-mail: pwh@scattergooddesign.com

CONTRACTOR

Name: TOZIER GROUP

Address: 185 MOUNTAIN RD
FALMOUTH ME

Zip Code: 04105

Work #: 207 · 797 · 6222

Cell #: 207 · 838 · 6222

Fax #:

Home:

E-mail:

Applicant's Signature

Owner's Signature (if different)

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Preservation Application Fee Schedule:

istrative Review (for minor or standard alterations)	$50.00
ard 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 Board Review*

• Legal Advertisement:	Percent of total bill
• Notices:	.75 cents each

(notices are sent to neighbors prior to any workshop or public hearing meetings)

* You will be billed separately for these costs.

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Requiring Approval in Historic Districts

perty is located within a historic district or is an individually designated historic structure, it is
receive approval before proceeding with any exterior alteration, construction activity or site
nt that will be visible from a public way. Following is a list of activities requiring review.
ck 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
- ☐ 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.

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MENTS

ıent your application, please submit the following items, *as applicable to your project.*
nd that the information you provide the Historic Preservation Board and staff is the only
they will have of your project or design. Therefore, it should precisely illustrate the proposed
).

✓ 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 wall 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, fencing)

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

____ Other(explain) 3-DIMENSIONAL VIEWS.

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726, dga@portlandmaine.gov or Rob Wiener (756-8023), rwiener@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, 4th Floor
389 Congress Street
Portland, ME 04101

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Application Deadlines for Historic Preservation Board Review
2015

:eservation Board meets on the first and third Wednesday of each month (except where 's require a change in schedule.) Meetings begin at 5:00 and are held in Room 209 of City Hall. Please confirm meeting time and location before your meeting, as unforeseen changes may occur.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, **one (1) paper copy as well as one (1) digital copy (see digital requirements on page ____) of the application and supporting materials are required for Board reviews. These materials must also be accompanied by the application fee (see chart for fee structure).** The completed application must be received by the Planning Division **no later than two weeks prior to the scheduled meeting.** (See application deadlines below.) Applications received after the deadline will be considered for a subsequent meeting.

Application Deadline	2015 Meeting Dates	
December 23, 2013	January 7	
January 7	January 21	
January 21	February 4	
February 4	February 18	
February 18	March 4	
March 4	March 18	
March 18	April 1	
April 1	April 15	
April 15	May 6	
May 6	May 20	
May 20	June 3	
June 3	June 17	
June 17	July 1	
July 1	July 15	
July 22	August 5	*Note: only 1 meeting in August*
August 19	September 2	
September 2	September 16	
September 16	October 7	
October 7	October 21	
October 21	November 4	
November 4	November 18	
November 18	December 2	*Note: only 1 meeting in December*

Note: Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning Division receives more applications than can be reasonably reviewed in one meeting, staff reserves the option of postponing some items to the following meeting.

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Standards for Review of Alterations to Historic Buildings

an application for a Certificate of Appropriateness involving alterations, the Historic
oard and Staff the following review standards, as provided in the City's historic preservation

(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.

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TION FOR CERTIFICATE OF APPROPRIATENESS
: Street, Portland, ME 04101
016

DESCRIPTION

104 West Street was constructed by contractor John W. Burrowes for his family in 1898. The property has been modified several times, including extension of the original northwest (front) bay at the first floor level to penetrate the original wrap-around porch; construction of a two-car garage in the southeast corner of the site (date unknown); and a one-story brick addition to the laundry room in the southeast corner (date unknown). This took the place of what appears to have been the original one-story wood rear porch. In 2005, the building was modified to a two-family structure; it has now been returned to use as a single-family home.

The rear entrance is awkward and cramped, as a result of the construction of the garage and the brick laundry room extension. The only direct, enclosed access from the garage into the house is through winding stairs to the basement, where headroom does not meet code. The exterior access to the first floor is up a steep flight of stairs through an exterior door that is less than 30" wide.

The goal of the proposed work is to create an at-grade exterior entrance and access from the garage that meets current dimensional and historic preservation standards. Work will include:

- Increasing the height of the garage from 9'-4" to 10'-6" by removing and rebuilding the brick façade, extending the existing painted CMU side and rear walls and adding a pyramidal skylight in the center of the space. Façade brick to match existing building, with soldier course at lintel. Installing a new single overhead garage door with five vertical panels. Removal of granite sill at garage-to-house entrance door to create at-grade access into new entrance.
- Potential replacement of existing asphalt driveway with brick pavers in a herringbone pattern. If budget constraints preclude this, replacement with new asphalt is anticipated at the completion of work.
- Removing the upper walls of the 20th c. brick extension at the southeast corner, as well as the east wall of the pantry. Maintaining the existing cornice and supporting the roof structure on two 8" columns, which rest on the remains of the east wall, at about the level of the existing water table. Facing the exposed inside of that lower wall with brick salvaged from the demolished sections and adding a precast stone cap on top of wall.
- Infill of existing window in the south wall of the pantry with brick to match, and creation of a new door opening in the west (garden side) wall.
- Constructing a one-and-one-half story window wall at a 45-degree angle to the south building wall to create a new rear entrance. The angle creates an easy and welcoming approach from the drive or the street, with space for bicycle parking. The angle also repeats the geometry of bay windows found around the main building. The resulting open porch area recalls the one-story wood porch leading to the original rear entrance door, which is indicated on Sanborn maps from 1914.
- The window wall will be a custom wood-and-glass construction, with internal divisions matching the vertical and horizontal proportions of the existing double-hung windows in the main building. All wood will be exterior grade, clear finish vertical grain fir, with two lower sections of the wall adjacent to closet space finished with horizontal shiplap panels.

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er the window wall will be a wood lattice, also exterior grade, clear finish vertical ain fir. Members will be ¾" x 3-1/2" deep, 5" on center. Panels will be hinged at the top for maintenance. The lattice responds to tradiitonal treatments of porches and rear entrances throughout the Western Promenade neighborhood, including panels which remain on the basement windows at 104 West Street. The slightly larger-than-typical spacing of this design confirms its contemporary character, as well as providing greater light to the interior. The exterior soffit under the porch roof will be painted, clear finish MDO plywood.

- Inside the new window wall, a one-and-a-half story rear entry leads into the existing kitchen space via a new stair. A new opening at the north pantry wall will mirror the existing opening in the laundry room. The feasibility of preserving a section of the south wall that contains the original rear door opening will be confirmed as demolition proceeds.
- The remaining northern laundry room window opening does not relate to the proportions or configuration of the historic windows in the building. A lattice panel will be placed over this opening to better related to the historic proportions.
- New EPDM roofs will be installed on the flat roofs of the garage and pantry addition.
- No other work on the main house is anticipated.

MATERIALS LIST

See above.