



Documentation  
in  
Support  
of a  
Request  
for a  
Certificate  
of  
Appropriateness



Aerial View

## 98 Carroll Street - Northwest View

Building was designed by architects George Burnham and E. Leander Higgins in 1915 and placed in the National Register on February 1984 and locally on July 1990.

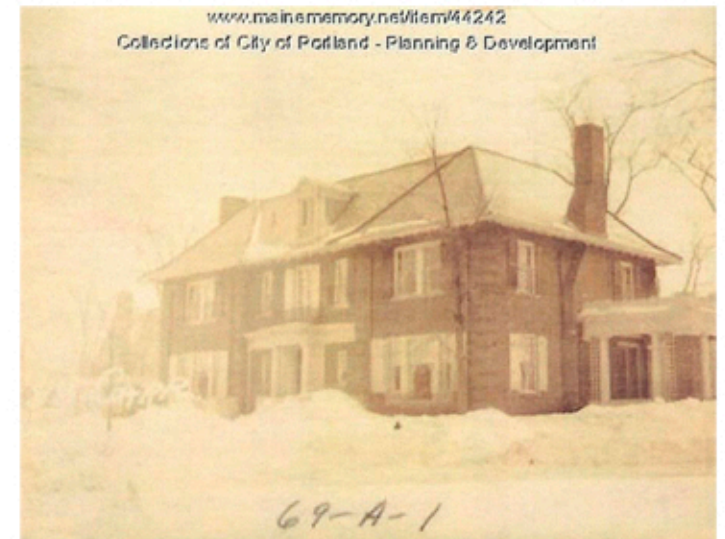
Owner:

Mr. Derek Leck  
98 Carroll Street  
Portland, Maine 04102

Owners Representative:

**ARCADIA**  
*designworks*

Patric Santerre  
Maine Licensed Architect  
199 Prospect Street, Suite A  
Portland, Maine 04103  
(207) 347-5252  
[www.arcadiadesignworks.com](http://www.arcadiadesignworks.com)



N



# 98 Carroll Street Portland, Maine Site Plan - Scale: 1" = 20'

SHT02

Balustered Railing  
Roof Locations

New Fence

Gas Lamp

Deed Book: 8655  
Page: 7  
County: Cumberland

SHT03

Carroll Street  
(bituminous)

Option Two  
Gas  
Lamps

Utility Pole

hydrant

Apparent R/W

Passageway

75'±

11'0"

New  
Balustered &  
Panel Railing

Gas Lamp

7'-6"

AC Condenser  
Unit

garage

sidewalk

Existing  
Fence

Restored  
Balustered  
Railing

landing

2 Story Brick  
House

Option  
One  
Gas  
Lamps

4'

7'-6"

7'-6"

7'-6"

7'-6"

4'

49'

15'0"

15'-0"

Restored  
Balustered  
Railing

75'±

18'-6"

11'

3'0"/s  
Mon.

sidewalk Apparent R/W

25'

New  
Fence  
& Shrubs

Western Promenade  
(bituminous)

SHT04



East View - Side Entry & Garage

Image depicts:

- (a) balustraded railing on entry porch roof concealing air-conditioning condenser unit.
- (b) replica garage door.
- (c) new gas light on garage.



Existing East Elevation

Existing balustered rail at  
dormer and patio rail  
design replicated on roofs  
of East Entry, Sunroom &  
Library Bay.

Upper window shutters  
made to match lower  
level shutter (sample  
window shown)



North View - Front Entrance

Image depicts:

Option One - gas lamp on post located on existing patio balustered railing piers, and replaced second level shutters.



Existing North  
Elevation



Image depicts:  
Option Two - gas  
lamps on posts  
located on both  
sides of granite  
steps.



## Rear & Side Yard View

### Image depicts:

- (a) replaced balustered railings on sunroom and library bay roofs.
- (b) restored window shutters on second level windows.
- (c) proposed black metal yard fence.



Existing Southwest Elevation



**Balustered Railing, Shutters & Fence**  
98 Carroll Street, Portland, ME  
March 2016



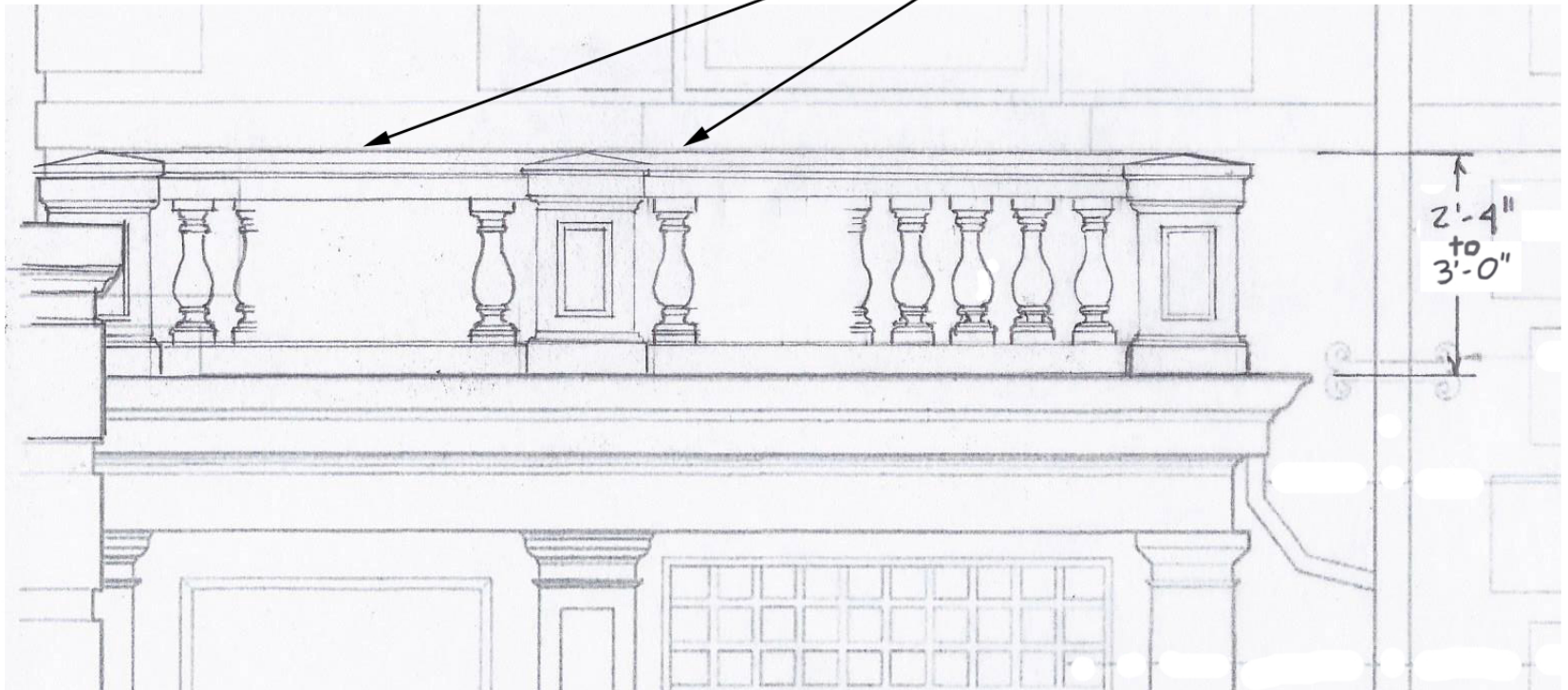
Railing with Open Balusters



Railing with Back Panel Behind Balusters

Material Specs:  
Turned Mahogany Balusters  
P.T. Post Framing  
Stainless Steel Anchors  
Mahogany Post Cladding  
Hardwood Molding & Trim  
Painted Finish

Roof Top Location of Two  
Central Air Conditioning  
Condenser Units.  
Approximate 3'-0" Height.





**Proposed Side Yard Fence**

See site plan for location and extent of fencing.



**Existing Neighbor Fence**

**Fence Distributor:**

Lowes Home Improvement

**Material Specs:**

No Dig Steel Fence

Panels connect using 56-in Grand Empire fence post (item #254102)

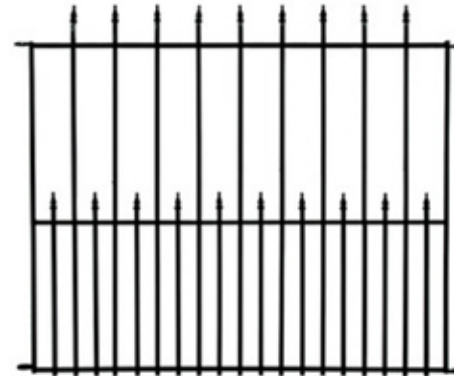
Grand Empire steel fence right (item # 254100) Grand Empire steel fence left transitional panel (item # 386390)

Grand Empire steel fence gate (item # 254101)

Low maintenance, rust resistant black powder coated finish

Double coated to help prevent chipping and rust

Durable welded steel construction



**City Approved Installers:**

Hanover Ironworks

Richard Duka, owner

Standfast Works Forge

Tim Greene, owner

The Ball & Chain Forge

**Side Yard Fence  
98 Carroll Street, Portland, ME**

March 2016

**Sheet 06**



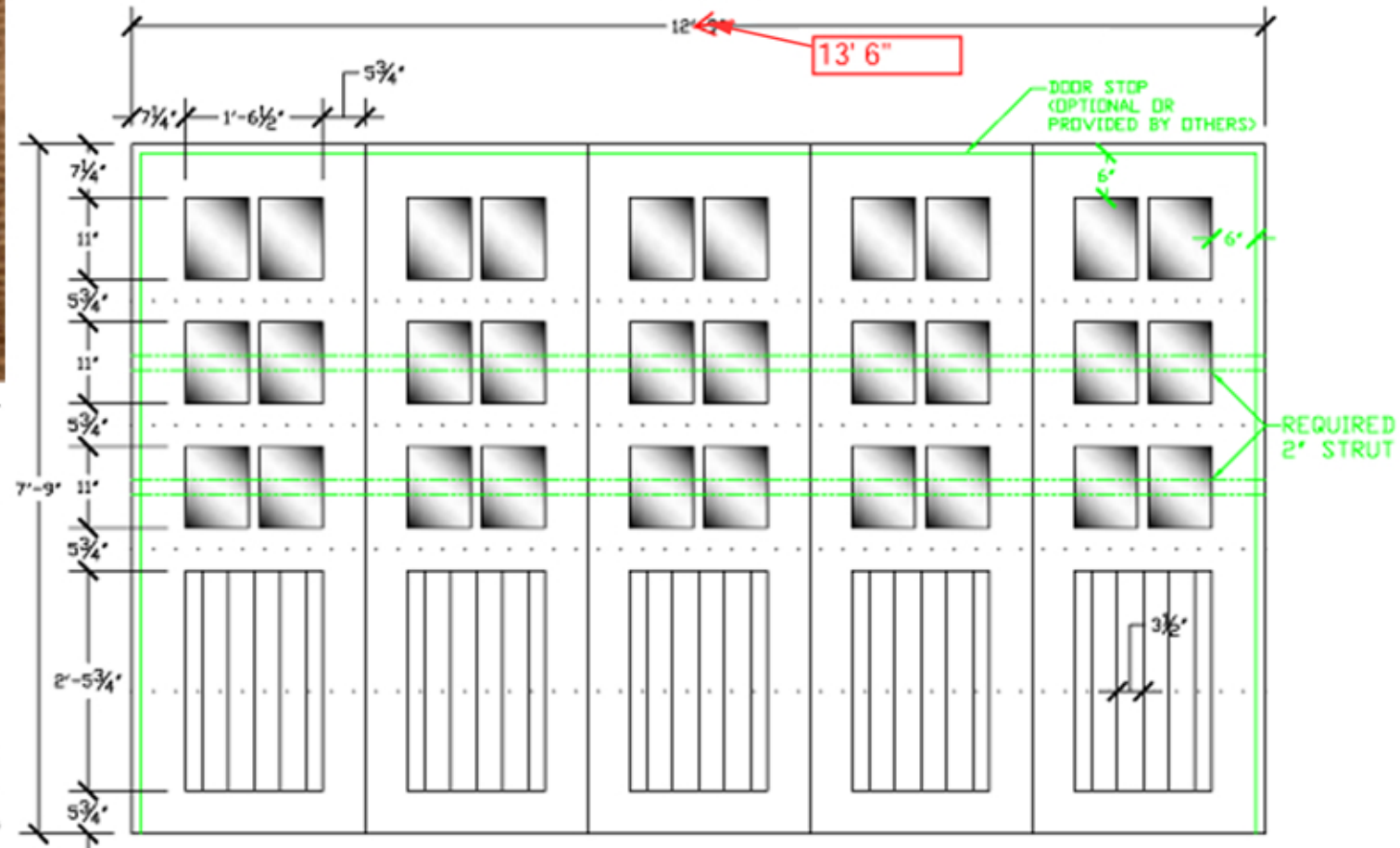
Image of Original Garage Door

New Door Material Specs:  
 Door frame and panel mahogany  
 Glass glazing  
 Bronze hardware  
 Painted finish

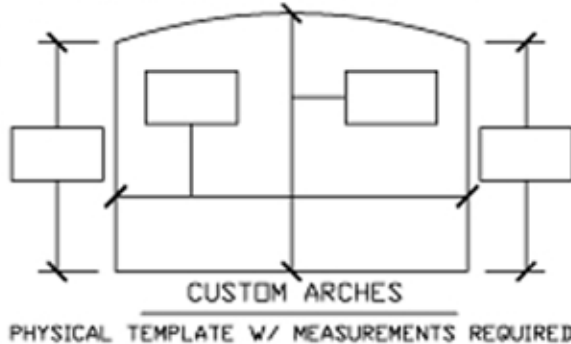
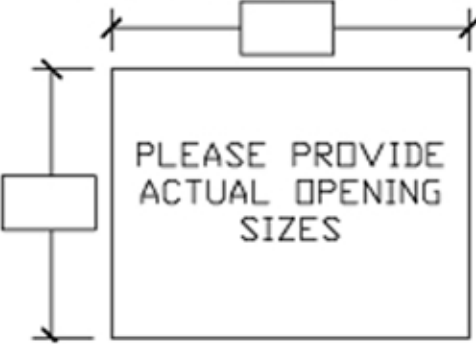
Fabricator:  
 Carriage House Door Company  
 1571 East Main St/Hwy 70  
 Old Fort, NC 28762



**Carriage House Door**  
 COMPANY



\*ALL PROVIDED DIMENSIONS ARE NOMINAL ±1/4"\*



PLEASE CHOOSE EDGE DETAIL <input type="checkbox"/> SQUARE EDGE <input type="checkbox"/> OXCC EDGE <input type="checkbox"/> CASHD EDGE <input type="checkbox"/> CHAMFER EDGE	COMPANY NAME					NORMAL TRIM DIMENSIONS ±1/4" 1X8 7 1/2" 1X6 5 1/2" 1X4 3 1/2" NORMAL V-GROOVE DIMENSIONS ±1/4" 1/2"X4 3 1/2" 1/2"X6 5 1/2"
	DOOR SERVICES					
	JOB NAME:			SECTION 5	SCALE 1/2"=1'	
	DOOR GRADE	STAIN	PAINT	P&Y	STEEL	
	PROPOSAL #			DOOR SIZE (W X H)		
29976			12'9"X7'9"			
SIGN HERE FOR APPROVAL					DATE	

Garage Door  
 98 Carroll Street, Portland, ME  
 March 2016  
 Sheet 07





Gas Lamp @ Garage & Front Entry

Gas lamp and post approximately 5'-6" in height.



Classic Lantern Electric Post Pole Mount



Accessory Options

- Top Soot
- Bottom Soot
- Reverse Bottom Soot
- Classic Hose
- Pendant Hose
- All Post & Column Mounts
- Glassencs
- All Mounts/ches
- Windguard
- 1/2" Vent Splice
- Hurricane Shade Kit with Medium Base
- Chain Mount (Electric Only)
- Stem Mount (Electric Only)
- Braided Ring
- Custom Mounts & Finishes Available
- Other accessories may be available. Please ask your local sales person for details.



Model	Extension	Burner	Electric
ES-61	13 1/2"	Single	2-60W
ES-62	15 1/2"	Single	2-60W
ES-63	18 1/2"	Single	3-60W
ES-64	20"	Double	3-60

The CopperSmith  
 PO Box 2152, Foley, AL  
 United States  
 1-866-249-1918  
 sales@thecoppersmith.net

**Material Specs:**  
 Graphite Acid Coated Wash is a dark gray, soft black matte finish. It will darken over time . This finish is available on all lanterns

Black powder coated finish is a satin black with a small amount of shine to the lantern. This finish will not patina . This finish is available on all lanterns.



Classic Lantern Gas with Glassencs

Accessory Options

- Top Soot
- Bottom Soot
- Reverse Bottom Soot
- Classic Hose
- Pendant Hose
- All Post & Column Mounts
- Glassencs
- All Mounts/ches
- Windguard
- 1/2" Vent Splice
- Hurricane Shade Kit with Medium Base
- Chain Mount (Electric Only)
- Stem Mount (Electric Only)
- Braided Ring
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Gas Lamps  
 98 Carroll Street, Portland, ME  
 March 2016 **Sheet 08**

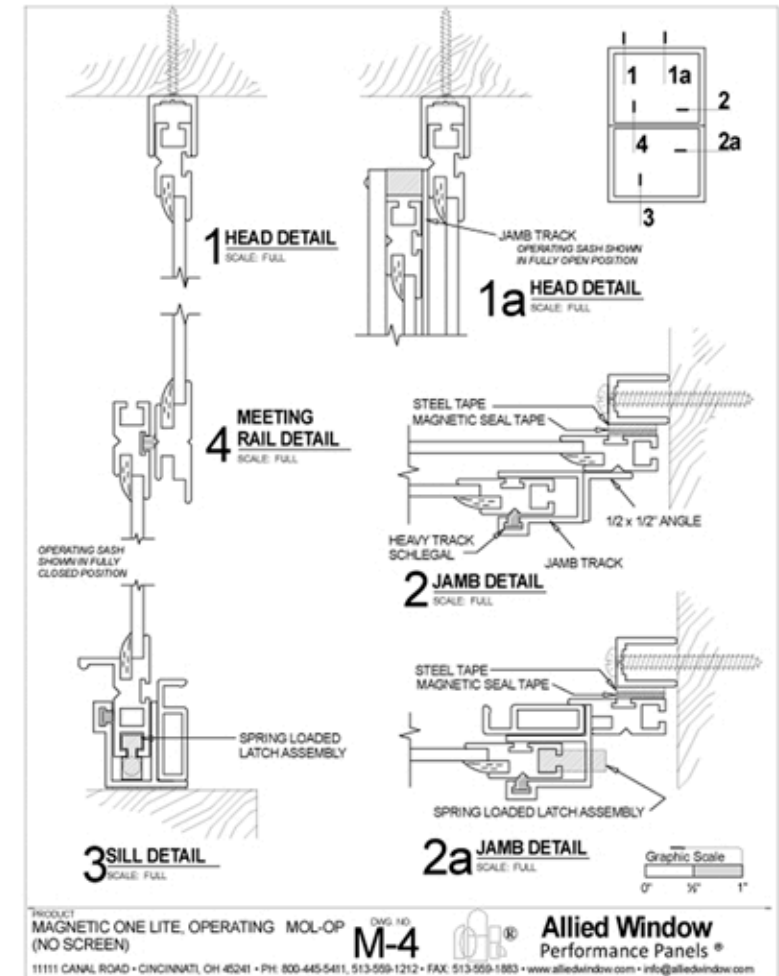


Typical Existing Exterior Storm Window

Existing metal & glass storm windows (white elements) to be removed and original wood windows patched and painted. Interior storm window to be installed on all windows.

Interior Storm Window Manufacturer:  
 Allied Window Inc.  
 11111 Canal Road  
 Cincinnati, OH 45241  
 info@alliedwindow.com

Material Specs:  
 Aluminum frame  
 Baked on polyester polyurethane enamel paint finish  
 Annealed glass glazing



Storm Windows  
 98 Carroll Street, Portland, ME  
 March 2016 **Sheet 09**