Contractor
Monaghan Woodworks Inc.
100 Commercial Street, Suite 212
Portland, Maine
207-775-2683
www.mwoodworks.com

Architect
Attardo Pondelis Architecture
81 Bridge Street
Yarmouth, Maine
207-846-2042
www.attardopondelis.com

100 VAUGHAN STRE

Renovations to the Philip J. Deerin
Portland

Approved for Historic Preservation Certificate of Appropriateness
Date: 06/21/16

1924 Portland Tax Records: 88-94 Vaughan Street, Portland, Portland, ME

1924 Portland Tax Records: 88-94 Vaughan Street, Portland, Portland, ME

www.mainememory.net/item/78453
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Owner: Mary D'Este Davis
Address: 88-94 Vaughan Street, West End, Portland, Maine
Use: Dwelling - Single family

90 Vaughan Street - For Reference

1924 Portland Tax Records: 96-104 Vaughan Street, Portland, Portland, ME

1924 Portland Tax Records: 96-104 Vaughan Street, Portland, Portland, ME

www.mainememory.net/item/78455
© City of Portland - Planning & Development

Owner: Philip J. Deering
Address: 96-104 Vaughan Street, West End, Portland, Maine
Use: Dwelling - Single family
Architect: John Calvin Stevens

100 Vaughan Street - Subject Property

1924 Portland Tax Records: 106-112 Vaughan Street, Portland, Portland, ME

1924 Portland Tax Records: 106-112 Vaughan Street, Portland, Portland, ME

www.mainememory.net/item/78461
© City of Portland - Planning & Development

Owner: Robert T. Whitehouse
Address: 106-112 Vaughan Street, West End, Portland, Maine
Use: Dwelling - Single family
Architect: John Calvin Stevens

106 Vaughan Street - For Reference

INTRODUCTION

The enclosed information is a description of work we are proposing for the Philip J. Deering House located at 100 Vaughan Street, Portland, Maine. The house was designed for Mr. Philip J. Deering by John Calvin Stevens in 1912. Subsequent work done to the house includes the addition of a brick fence along the back alley as a continuation of the neighbor's fence, removal of the railings on the porch and the entry roof, the addition of an open deck on the west elevation, and the conversion of a single door to a french door on the west elevation, including the expansion of the flat roof over the door. Dates of these alterations are not known at this time, but are not believed to be original to the house. Long-time owners of the house, Sam and Alexandra May, would like to convert the large single family house into two smaller single-family condominiums.

The work we are seeking approval for includes the following:

1. Installation of a new 3'-4" brick walk from Vaughan Street to the rear unit. The bricks will salvaged waterstruck brick from the property. There will be a granite curb at the edge of the existing sidewalk denoting "102" engraved on the face. Low level ground lights will be used to light the path.
2. 22' of the existing brick wall will be removed to accommodate two new off street parking spots. The parking area will be paved with gray pervious pavers allowing grass to grow up through.
3. New privacy fences will be installed as shown on the site plan. Details will match the existing fence.
4. A portion of the roof on the existing porch on the west side will be removed to allow for more daylight into the rear unit. The remaining porch will be restored in kind. Views from Vaughan St. will not reveal the portion of the roof to be removed.
5. The existing non-original deck will be removed and a smaller set of steps will be built to give access from the porch to the rear yard.
6. The french door on the west elevation will be removed and replaced with a single double-hung window unit. The unit will match units on the west elevation because they are in the same room. The existing overhang will remain unchanged.
7. An existing first floor double-hung unit will have a matching unit mulled to it on the west elevation to provide more light to the interior space.
8. All of the windows in the dormers of the third floor will be replaced with casement units to comply with egress requirements.
9. There will be several areas that will require the installation of nondescript copper covers. These include vents for kitchen hoods, exhaust for bathroom fans, etc.

Although we are suggesting materials and details, we would like to maintain the ability to work closely with the Staff of the Planning Department to make careful selections of paint color, masonry and mortar selections, final detailing of trim, and lighting.

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Inset Map

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View of North Elevation

View of Exg. Walk

View from Vaughan St. (east elevation)

View from Vaughan St. (east elevation)

View from Alley

View of West Elevation

View of West Elevation

View of West Elevation

View from Alley (west elevation)

View of Brick Fence

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First Floor Plan - 1/4"=1'-0"

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South Elevation - 1/4"=1'-0"

East Elevation - 1/4"=1'-0"

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West Elevation - 1/4"=1'-0"

North Elevation - 1/4"=1'-0"

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Fence (new to match existing)

Marvin wood casement window with insulated glass, 7/8" simulated muntin with spacer bar, 2 13/16" intermediate check rail, 3 9/16" bottom rail, 2" subsill and custom casing to match existing profile.

Casement Window - 1"=1'-0"

In-Ground Path Lights

Pervious Pavers