



Date: _____

**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:

CHART/BLOCK/LOT: _____

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.

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: PATRICIA SCHARF</p> <p>Business Name, if applicable:</p> <p>Address: 5 BEACH 222nd ST. BREEZY POINT</p> <p>City/State: NY Zip Code: 11697</p>	<p>Applicant Contact Information</p> <p>Work #</p> <p>Home# 718-825-2768 (cell).</p> <p>Cell # Fax#</p> <p>e-mail: patricia@bjminc.com</p>
<p>Owner – (if different from Applicant)</p> <p>Name:</p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Owner Contact Information</p> <p>Work #</p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail:</p>
<p>Billing Information</p> <p>Name: same as applicant</p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Billing Contact Information</p> <p>Work #</p> <p>Cell # Fax#</p> <p>e-mail:</p>
<p>Architect</p> <p>Name: CAROL DE YINE Carrriage House Studio architects</p> <p>Address: 144 Vaughan St.</p> <p>City/State: Portland ME Zip Code: 04102</p>	<p>Architect Contact information</p> <p>Work # 207-318-0731 (cell)</p> <p>Home# 207-773-0001</p> <p>Cell # Fax#</p> <p>e-mail: carol@carrriagehousestudio.com</p>
<p>Contractor</p> <p>Name: GEOFF KING King Builders, LLC</p> <p>Address: 102 PROXTER Blvd.</p> <p>City/State: Portland ME Zip Code: 04101</p>	<p>Contractor Contact Information</p> <p>Work # 207-653-6974 (cell)</p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail: kingbuildersllc@gmail.com</p>

Patricia Scharf

Applicant's Signature

Owner's Signature (if different)

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

<input type="checkbox"/> Administrative Review (for minor or standard alterations)	\$50.00
<input type="checkbox"/> HP Board Review	\$100.00
<input type="checkbox"/> 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
<input type="checkbox"/> After-the-fact Review (for work commenced without advance approval)	\$1000.00
<input type="checkbox"/> Sign Review for signs in historic districts	\$75.00

The City invoices separately for the following:

- Notices (\$.75 each)
- Legal Ad (% of total Ad)

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
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices) **PORCH HANDRAILS**
- 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 **MINOR ROOF REPAIRS**
- 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.

Carriage House Studio

architects

September 23, 2014

Deborah Andrews, Historic Preservation Program Manager
Historic Preservation Division
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, Maine 04101

Re: Proposed Work at 190 Pine Street (Chart/Block/Lot 069 - D - 012)

Dear Deb,

This letter accompanies an application for administrative review for proposed improvements at 190 Pine Street, submitted on behalf of the owner/applicant Patricia Scharf.

PROPOSED WORK

WINDOW REPLACEMENT

We propose to replace the existing wood double hung windows with Marvin wood single hung windows. Custom sizes at each window will allow the glass area of each replacement window to match that of the existing sash. Additional information:

Marvin Wood Tilt-Pac single hung window replacement sash
Paint finish inside and outside

One over one windows to match existing windows on the first and second floors

Two over one windows to match existing windows on the third floor

Window sash frames will be customized at the factory to match the frame widths of the existing windows, which are "Boston" style, and frames will have a custom slope at the bottom to fit the slope of the existing wood sills.

The wood frame of the lower sashes may be trimmed during installation to fit snugly against the existing window sill. No subsill is required.

Divided lites will have 5/8" permanent grilles inside and outside with a spacer bar between the glass

Window beads around sash frames and at divided lites will have Marvin's simulated glazing putty profile

Insulated glass will be Marvin's LOE 180 glass, which is Marvin's highest transparency glass, appears very similar to clear glass and has been approved at other historic district properties in Portland

Jamb liners will be beige, which will blend nicely with the existing exterior trim color that the owner intends to retain.

Existing aluminum storms and screens will be removed.

Removable screens will be provided on the lower sashes only.

Screens will be wood-framed with a paint finish to match the exterior trim.

144 Vaughan Street . Portland . Maine 04102 . CHStudio@maine.rr.com . 207-318-0731

www.carriagehoustudio.com



The photo at left shows the Tilt-Pac replacement window we propose, installed in the Marvin Window showroom on Marginal Way. Note the small amount of jamb liner visible on the outside - the only material visible outside that isn't wood. On original historic windows, this area is usually unpainted wood.

MASONRY REPAIRS

Masonry repointing is required around the front porch and at other areas. A test patch will be provided for staff review.

The front porch steps will be reset and leveled. The side wing walls under the steps will be repaired. Spot cleaning of the brick will be done in the worst areas of carbon pollution only.



HANDRAILS

The existing two handrails at the front porch steps will be removed and replaced with new handrails. The new handrails will:

Be located at each side of the steps (not close together on one side as the existing handrails are).

Match the iron handrails on the other side of this double house so the building has a consistent look. See photo at left.

Photos below show the top and bottom endings of the handrails.



ROOF REPAIRS

The north-facing slate roof will be inspected this fall and miscellaneous repairs will be made at that time. The work will be done by R. Scott Harris Installations Inc. The previous owner had some repairs done and dark slates were used. Prior to that ownership, Scott Harris had inspected the roof annually and made spot repairs as needed utilizing matching slates. He will do the same now for the current owner.

If Scott's inspection determines that the north-facing roof needs to be replaced, a separate application will be made for that work. Roof replacement, if necessary, will be done next year.

Thank you for considering this application. Please do contact me if you require any additional information for your review.

Sincerely,

Carol J. De Tine AIA