

JEFF and SUSAN WELTON

Thursday, September 13, 2007

Scott Hanson, Preservation Compliance Coordinator
City of Portland, Maine Historic Preservation Board
Department of Planning and Development
Portland City Hall, 4TH Floor
389 Congress Street
Portland, ME 04101

RE: Fort McKinley Preservation District
12 Bakery Lane – Diamond Cove Unit 27
Great Diamond Island
Portland, ME 04109

Dear Mr. Hanson:

Thank you for your time on the telephone this afternoon. As we discussed during our conversation, we own an historic property on Great Diamond Island, as referenced above, and we are planning to make some necessary repairs to the front porch of the building because we have discovered some water and rot damage. Please find attached photos of the front porch areas to be repaired.

I also explained that we are not planning a rebuild of the porch but only the necessary repair or replacement of any rotting or damaged areas. I then inquired what would be required of me to obtain a "Certificate of Appropriateness", and you informed that your department did not require any review of our proposed repairs or replacement since these types of repairs would be considered to be normal and regular maintenance as long as we would not be changing the existing architecture or porch materials. I confirmed that we will be using the same type of materials originally used in constructing the porch (excluding your recommendation discussed below).

I further informed you that we would most likely need to repair or replace some of the porch structural support beams and asked whether or not any review would be required and you again told me that no review would be required as long as it was not a full rebuild or renovation of the porch but that your department would recommend that any structural support beams be replaced with "pressure treated" ones which would last longer and that any exposed surface areas of any replaced beams be finished with wood casings or mouldings to match the materials of the existing porch. I again confirmed that this would be what we were intending to do.

Lastly, you requested that should we find that the extent of water and rot damage required a more detailed or complex repair that we keep your department updated or informed.

Scott Hanson, Preservation Compliance Coordinator
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September 13, 2007

Thank you again for your time and cooperation.

Should you have any questions or need anything additional, please do not hesitate to contact me at 760-323-9490 extension 122 or 760-774-0568.

Sincerely,



Jeffrey S. Welton

Attachments

Scott Hanson, Preservation Compliance Coordinator
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FRONT PORCH

Left porch area to be repaired

Right porch area to be repaired



Right front porch (side view)

Damaged areas to be repaired

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Right front porch (front view)

Damaged areas to be repaired



Left front porch (side view)

Damaged areas to be repaired