

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

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Otis Baron
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December 8, 2009

Tyler Karu
Pulpit Rock Properties, LLC
604 Chandlers Wharf
Portland, ME 04101

Re: 35 Arlington Street -- Exterior Details;

Dear Ms. Karu:

This office has reviewed and approved your request for a Certificate of Appropriateness for Exterior Details replacement at 35 Arlington Street as specified in your application submitted. Approval is for fencing, signage, front door and door hardware. Approval is subject to the following conditions:

- Light fixture design submitted on 12-7-09 is approved, design initially submitted is not approved.
- Arch design on door is to replicate the proportions and details of the arches on the interior trim as closely as possible.
- Door is to be painted, not finished with a clear finish.
- Fence is to have square cut post tops, not decorative posts.
- You must contact this office to schedule a final inspection once the work is completed.

All improvements shall be carried out as shown on the plans and specifications submitted as part of your application. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Hanson", with a long horizontal flourish extending to the right.

Scott Hanson
Preservation Planner

cc: Approval File

Scott Hanson - arch

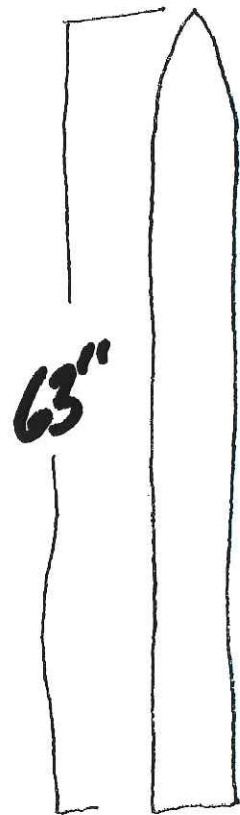
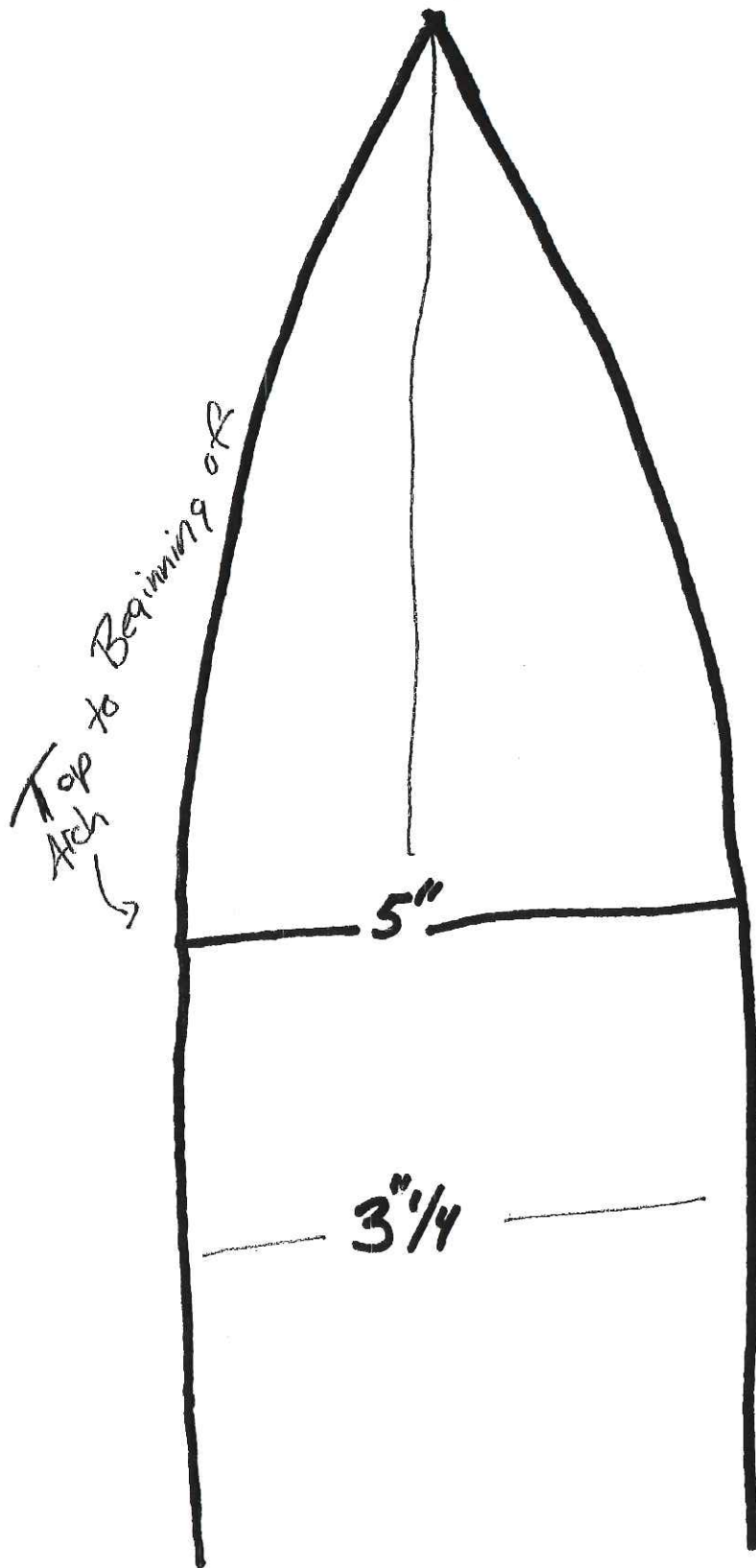
From: "Matt DiBiase" <matty@directmaine.com>
To: "Scott Hanson" <sth@portlandmaine.gov>
Date: 12/10/2009 12:37:44 PM
Subject: arch

Scott,
here are the measurements and I tried to sketch the existing trim . Ive sent this to Sullivans Lumber as well

Matt DiBiase
Direct Real Estate
207-775-0333 Direct
www.DirectMaine.com

"Our business is built by taking care of one client at a time. Anytime, you know anyone, anywhere with any type of real estate or investment question or need...please let us know and we will try to find a way to help them. Thank you!"

Sketch ↓



length
of Existing
Arch in Trim

From: Scott Hanson
To: DiBiase, Matt
Date: 12/10/2009 1:07:36 PM
Subject: Re: arch

Thanks, Matt.

A simpler and more accurate template could be had by taping a piece of paper over the arch and just tracing along it's edge with the side of the lead point on a pencil. You'll get a light gray strip of lead (actually graphite) with a strong dark line right at the edge. The scale will be 100% and it'll exactly show the correct arc of the curve.

Scott

Scott T. Hanson
Preservation Compliance Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

Phone (207) 756-8023
Fax (207) 756-8258

>>> "Matt DiBiase" <matty@directmaine.com> 12/10 12:36 PM >>>

Scott,
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sent this to Sullivans Lumber as well

Matt DiBiase
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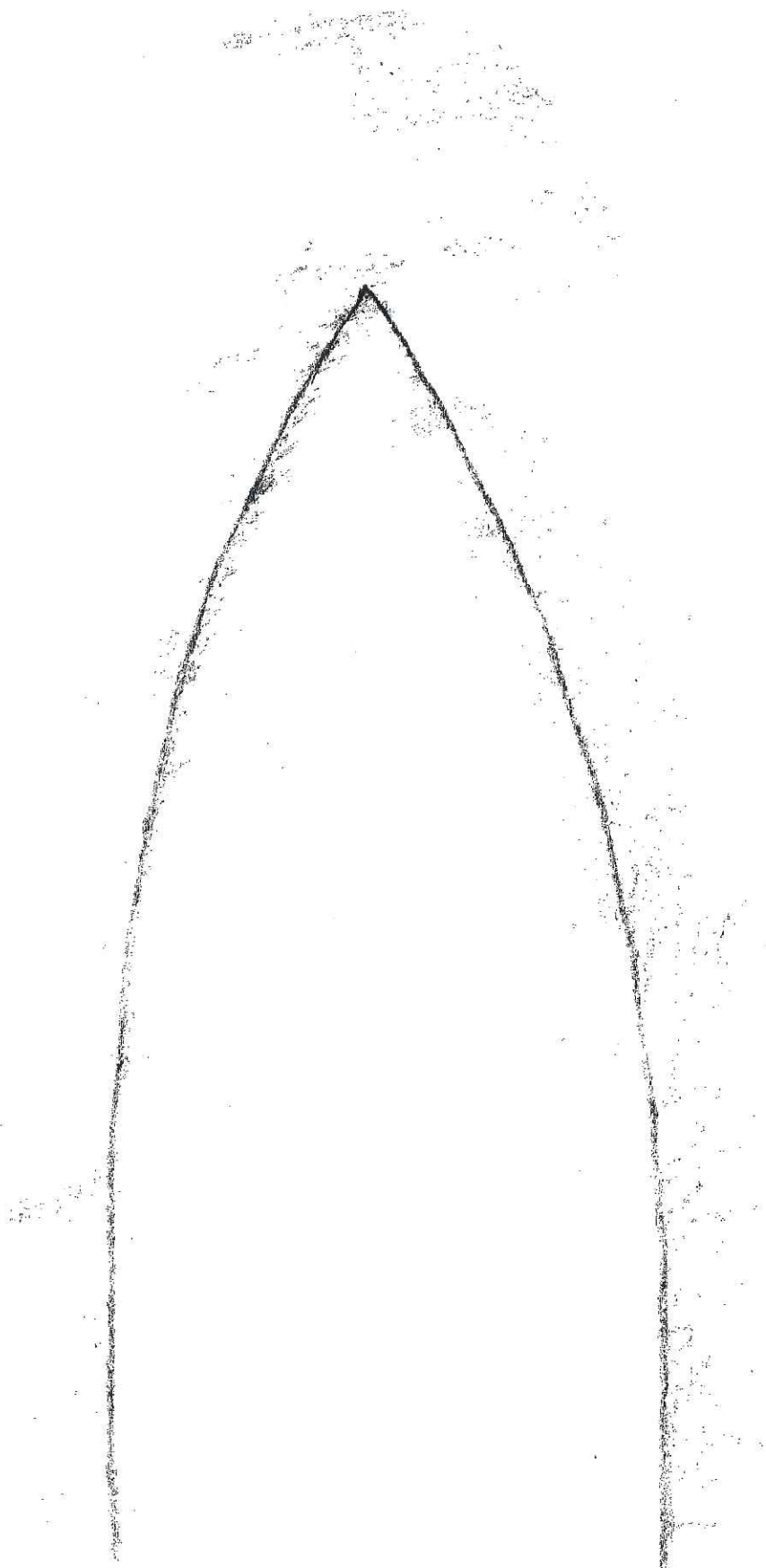
Scott Hanson - arch

From: "Matt DiBiase" <matty@directmaine.com>
To: "Scott Hanson" <sth@portlandmaine.gov>
Date: 12/10/2009 2:11:19 PM
Subject: arch

Scott,
you were right this looks much better

Matt DiBiase
Direct Real Estate
207-775-0333 Direct
www.DirectMaine.com

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Date: 11/24/09

**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:

PROPERTY ADDRESS: 35 Arlington St Portland Me 04101

APPLICANT:

Name: Tyler Karu Telephone: 202-258-5239

Company, if applicable: Pulpit Rock Properties LLC

Address: 604 Chandler's Wharf, Portland Me 04101

E-mail address: _____

PROPERTY OWNER (if different):

Name: _____ Telephone: _____

Address: _____

Architect (if any): _____

Contractor of Builder (if any): _____

[Signature] _____
Applicant's Signature Owner's Signature (if different)

BILL TO: (Please list contact information for future advertising expenses)

Name: Tyler Karu Telephone: 202-258-5239

Company, if applicable: _____

Address: 604 Chandler's Wharf, Portland Me 04101

RECEIVED

APPLICATION FEE:

See attached fee schedule. Please submit fee with completed application.

NOV 24 2009

We are submitting an application for approval of exterior details.

The front door will be custom milled from poplar with the attached details. The fence will be flat stock constructed from cedar and cedar posts with a height of 6'. The exterior lighting will consist of 3 Cambridge sconces which will be made of steel and brass with candlestick-style bulbs behind clear glass panes and finished in bronze (see picture)



NOT APPROVED
GTH

Privacy Fencing For Sale



**8 Pieces
Available!**

Regular Price:
~~229.95~~
Sale Price:
~~199.95~~
Each

HLC 8' x 8' - D4S

Privacy Fence

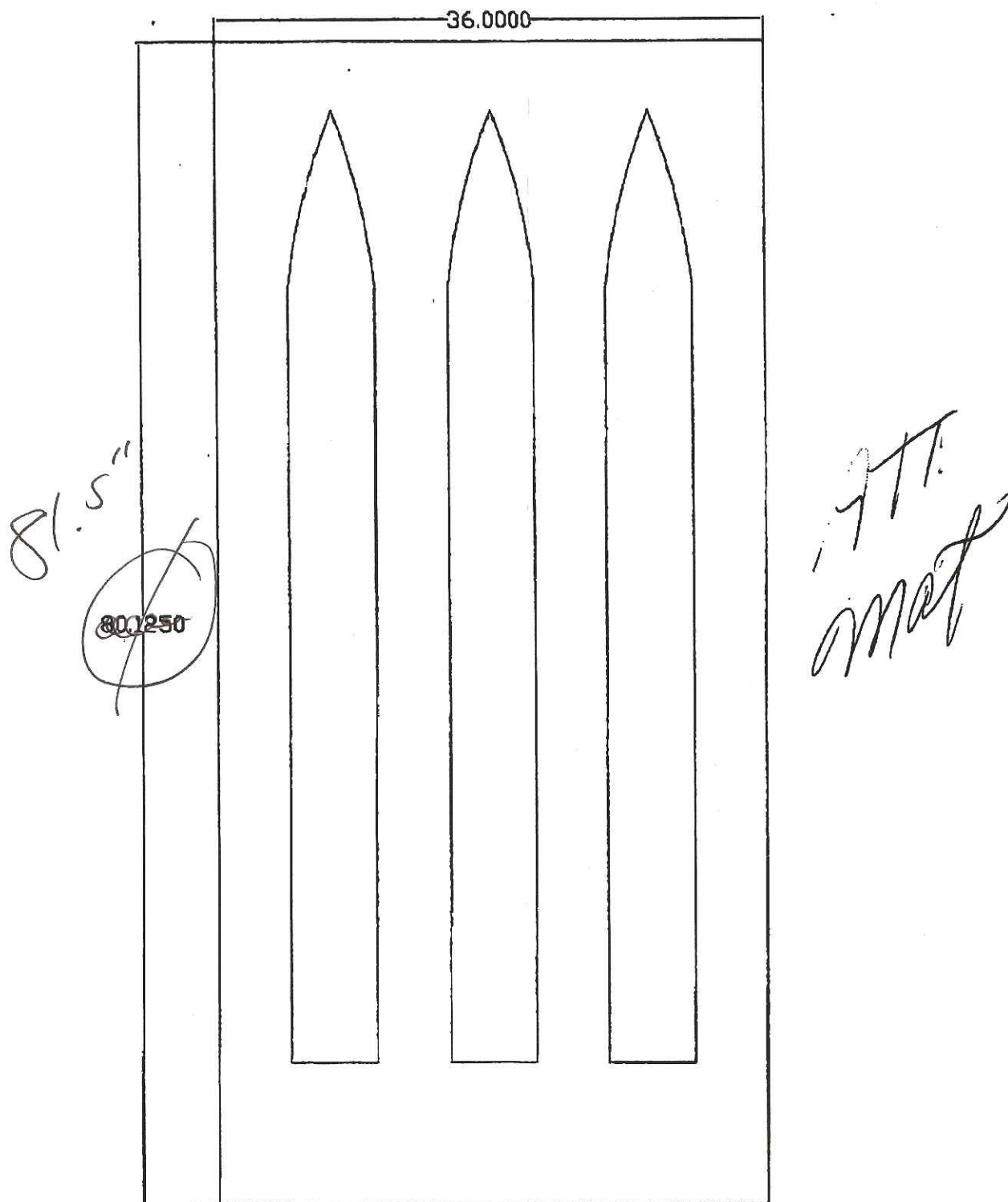
Square Top

Hammond
Lumber Company

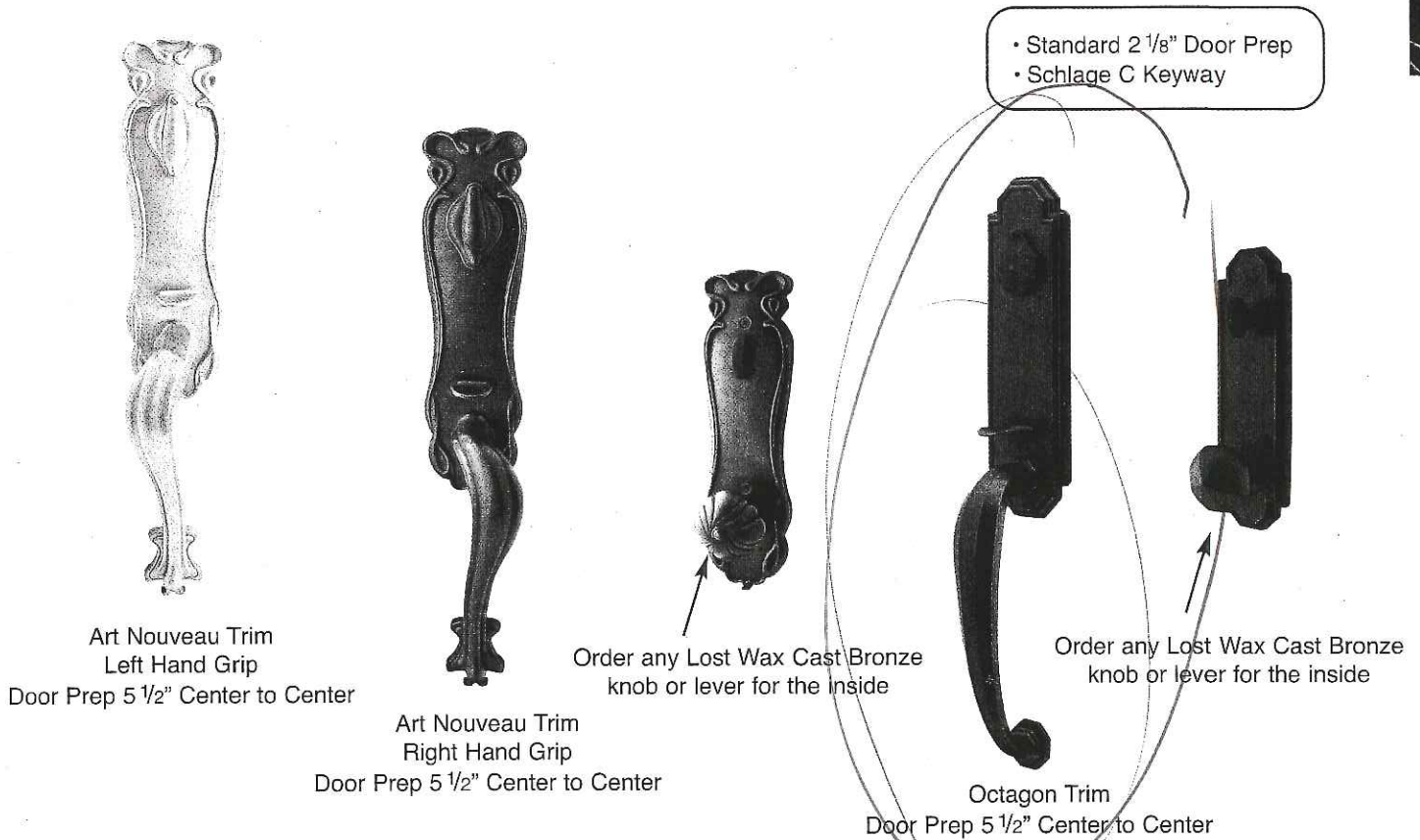
Located in Belgrade

Call Bob Veilleux in Belgrade
at 207-495-1187 or
Toll Free: 800-439-2354
for more information

10/02/09



LOST WAX CAST BRONZE TUBULAR ENTRANCE HANDLESETS



Art Nouveau Style

Description	Product Code	Inside Lost Wax Cast Bronze Knob or Lever Style	Finish	List Price
Single Cylinder — 471333	Specify LH/RH Grip	Refer to P5 ▼ ▼ ▼	Medium Bronze (MB)	\$278.00
Double Cylinder — 472333			Deep Burgundy (DB)	
Dummy — 470333			Silver Patina (SP)	
			Flat Black (FB)	

Octagon Style

Single Cylinder — 471222	Refer to P5 ▼ ▼ ▼	Medium Bronze (MB)	\$278.00
Double Cylinder — 472222		Deep Burgundy (DB)	
Dummy — 470222		Silver Patina (SP)	
		Flat Black (FB)	

Interconnect Device	Product Code	List Price
Available for These Two Styles	443	\$52.00

Standard latch is 2 3/8" backset. Specify 2 3/4" backset if required.
Handing Required if lever used on inside, or if Interconnect Device is specified.



APPROVED
DESIGN

ST14



Front light will be in same position as original fixture, left of the front door
Side lights will be in same position as original fixtures on the left and right
side of the entry door