

April 20, 2014

Historic Preservation Program  
Department of Planning & Urban Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, Maine 04101

Dear Members of the Historic Preservation Board:

Our clients, Peter and Irene Fulton, propose to build a new single-family residence on a previously undeveloped parcel at 1331 Westbrook Street in the Stroudwater Historic District of Portland. This lot was legally divided from the adjacent property at 1339 Westbrook Street in 2007 by James D. Nadeau, LLC Professional Land Surveyors and reviewed by Marge Schmuckal, Zoning Administrator.

The proposed scope of work is construction of a two and one half storied gable roofed dwelling, 32' wide by 52' deep including a two-car garage within this volume, cantilevered decks, and a wooden pergola. Proposed site work includes underground electric, gas, water, sewer lines, a 20 foot wide paved driveway, and stone paver walkways.

The proposed design takes cues from building characteristics and patterns along this particular section of Westbrook Street as identified in the Historic Resources Design Manual:

#### Scale and Form

In consideration of both the historic and more contemporary gable, hip, and gambrel roofs along Westbrook Street, the traditional gable roof form was deemed the most harmonious. The building form and proportions take cues from historic barn and boathouse structures of the area. The barn prototype is further emphasized by its spatial relationship to the house to the north, and the gable end facing the street with large barn-like doors and fenestration.

#### Composition of the Principal Facades

The windows of the homes of the pre-Revolutionary era tended to be primarily vertically oriented and spaced along the wall in a horizontal rhythm of either solid to void or asymmetrical "punched" window openings in a mostly solid facade. As technology progressed, glazed sunroom additions and larger window groupings became more common to take advantage of views and sunlight. The windows of the proposed design reflect these historical vertically oriented openings on the street facade most closely related to the historic street, including a grouping of windows in the location where one might expect to see the doors of a hayloft on an old barn. Portions of the long north and south facades closer to the street are populated with the rhythm of vertical punched windows, in a scale that is reminiscent of older homes in the area. As the windows travel further back along the house away from the street, they begin to break with the traditional pattern by incorporating larger glazed areas facing south and east to the river.

#### Relationship to the Street

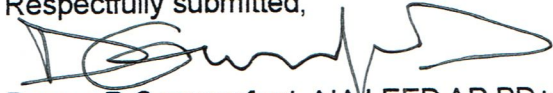
Although many historic homes were positioned closer to the street, the barn-like massing begs it to be placed much farther back, comfortably recessed, and respectful to the scale of the older structures. The deeper front yard allows the adjacent houses to retain more privacy, sunlight, and views, maintaining the semi-rural feel and scale of the historic settlement. Placing the structure closer to the northern lot line creates a spatial relationship to the adjacent house, while creating a larger sun-filled courtyard and landscape buffer to the two-car garage of the adjacent property.

The principal gabled facade is aligned parallel to the street with the back facade facing down the gentle slope to the Fore River just like the historic homes of the district. Finally, a wooden pergola frames the path to the front entry porch, breaking the barn-like structure down to the more human scale entry.

### Materials, Texture, and Color

The design picks up materials and textures from the historical precedents interpreted with current technologies and chosen especially for their extreme durability and low maintenance. Siding is stained horizontal cedar boards spaced with a 4" reveal resembling the scale and proportions of traditional clapboards. Trim will be very minimal at openings and corners, in keeping with pre-revolutionary austerity. The roofing material is standing seam zinc galvanized aluminum painted a lead tone to harmonize with typical asphalt shingles and weathered cedar shingles of homes in the area. Windows will be fiberglass clad with a gray finish. Pergolas, sunshades, and decks will be a natural wood finish.

Respectfully submitted,



Darren R Commerford, AIA | LEED AP BD+C  
Maine Licensed Architect #ARC3194  
Principal, nest architecture + design  
36 Day Street, So. Portland, ME 04106



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*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

December 3, 2007

James D. Nadeau, LLC  
Professional Land Surveyors  
918 Brighton Avenue  
Portland, Maine 04102

RE: 1339 Westbrook Street – 218-C-2 & 4 and 219-A-8 (the “Property”)– R-2 Zone  
with Shoreland, Floodplain and Historic Overlay Zones

Dear Jim,

I am in receipt of your request to review a single division of land concerning the Property. My review is based upon a stamped signed survey by James D. Nadeau P.L.S. with a plan date of 11/14/2007 and titled “Plan depicting the results of a boundary survey and proposed land division made for Terrence R. Hackett & Susan C. Hackett – Northeasterly sideline of Westbrook Street, Portland, Maine”.

I have reviewed the proposed division of land concerning the Property. Both parcels “A” and “B” meet the underlying zone and overlay zones as depicted on the survey.

Please note that this letter shall not be construed as an approval to begin construction on the newly created parcel “B”. Separate permits with review and approvals are required prior to any clearing or construction.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: File

From: **Peter Fulton** kb1hga@gmail.com   
Subject: Permission Letter  
Date: April 21, 2014 at 7:56 AM  
To: Darren Commerford drcommerford@gmail.com

**PMB #303  
190 US Route 1  
Falmouth, ME 04105  
(207) 749-4272**

**Peter & Irene Fulton**

**1331 Westbrook Street, Portland Maine**  

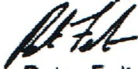
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**Building Project**

To whom it may concern;

This letter serves to authorize Darren Commerford **d/b/a nest architecture + design**, to act as our agent in the permitting process for constructing a single family dwelling on the property located at 1331 Westbrook Street, Portland, Maine.

Sincerely;



Peter Fulton

CONTACT INFORMATION:

APPLICANT

Name: DARREN COMMERFORD  
Address: 36 DAY STREET  
SO. PORTLAND, ME 04106  
Zip Code: \_\_\_\_\_  
Work #: 207.423.0023  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: darren@nestmaine.com

PROPERTY OWNER

Name: PETER + IRENE FULTON  
Address: PMB #303  
190 US ROUTE 1  
Zip Code: FALMOUTH 04105  
Work #: \_\_\_\_\_  
Cell #: 207.749.4272  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: kb1hga@gmail.com

BILLING ADDRESS

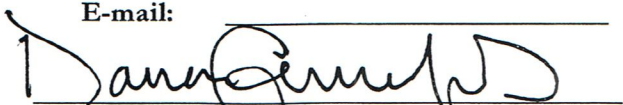
Name: PETER FULTON  
Address: PMB #303  
190 US ROUTE 1  
Zip: FALMOUTH 04105  
Work #: \_\_\_\_\_  
Cell #: 207.749.4272  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ARCHITECT

Name: SAME AS APPLICANT  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

CONTRACTOR

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

  
Applicant's Signature

\_\_\_\_\_  
Owner's Signature (if different)

## 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 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
- 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.***



ADJACENT PROPERTY TO NORTH - #1339



ADJACENT PROPERTY TO SOUTH - #1327