CITY OF HALLOWELL

ONE WINTHROP STREET
HALLOWELL, MAINE 04347

PLANNING BOARD

TEL: (207) 623-4021 FAX (207) 621-8317

http://hallowell.govoffice.com

CRITERIA FOR CERTIFICATION OF PLANNING BOARD APPROVAL
FOR NEW CONSTRUCTION IN HISTORIC DISTRICT
FINDINGS OF FACT AND DECISION
Deb and Greg Fahy, 56 Middle St., Map 9 Lot 89
Remove existing deck and replace with three season porch at rear of home

1. GENERAL RECOMMENDATIONS

A. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. **Not applicable. No change in use is proposed.**

B. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided whenever possible. **This standard is met. The existing deck does not represent a distinguishing quality or character of the building and does not exhibit any distinctive architectural features.**

C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged. **This standard is met. See B, above.**

D. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. **This standard is met. See B, above. Also the existing deck has not acquired any significance on its own.**

E. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity. **Not applicable. No such elements are present.**

F. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. **This standard is met. See B, above.**

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G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. **Not applicable. No cleaning is proposed.**

H. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. **Not applicable. None are known to be present on the site.**

I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. **This standard is met. The new three-season porch does not destroy any significant elements and will be of a design that is already common to the area. In addition, it will be located at the rear of the building.**

J. Whenever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. **This standard is met. The porch could be removed without affecting the principal structure.**

2. VISUAL COMPATABILITY

New and existing buildings and structures, and appurtenances thereof, that are moved, reconstructed, materially altered, or repaired shall be visually compatible in terms of:

A. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. **This standard is met. The new porch will be of a height similar to other porches common to the area and will not be visible from the street.**

B. Proportion of front façade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. **Not applicable**

C. Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which it is visually related. **This standard is met. The windows on the porch will match those on the house in terms of style and size.**

D. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. **Not applicable**

E. Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with buildings, public ways, and places to which it is visually related. **Not applicable**

F. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with buildings, public ways, and places to which it is visually related. **Not applicable**

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G. Relationship of materials, texture, and color. The relationship of the materials, texture, and color of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related. **This standard is met. The new porch will incorporate the materials, texture, and color of the existing building.**

H. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related. **This standard is met. The new porch will have a shed roof that will have the same pitch at the existing roof.**

I. Walls of continuity. Building facades and appurtenances, such as walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. **Not applicable**

J. Scale of a building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with buildings, public ways, and places to which it is visually related. **This standard is met. See A-H, above.**

K. Directional expression of front elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character. **Not applicable**

CONDITIONS

1. Approval of this application is based on information submitted and on testimony provided on 5/20/20. Any change from the information submitted or from testimony provided requires re-approval.

2. This approval is valid for one year from the date of approval. If no work has started within that time, this approval is void and a new application must be submitted.

3. A building permit may be required for this project. Please consult the Code Enforcement Officer.

BASED ON THE ABOVE REVIEW AND CONDITIONS, THE BOARD APPROVES THE APPLICATION.

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Chair/Vice-Chair

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Date

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