Portland, Maine Yes. Life's good here

Approved for Historic Preservation
Certificate of Appropriateness
Date: 03/03/16

Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

- [x] Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
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- [ ] I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Applicant Signature: _____ Date: 1/11/16

I have provided digital copies and sent them on: _____ Date: 01/12/2016

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.

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CONTACT INFORMATION:

APPLICANT

Name: NORTHLAND ENTERPRISES, LLC
Address: 17 SOUTH STREET, 3RD FLOOR
PORTLAND, ME
Zip Code: 04101
Work #: 207-780-0223
Cell #:
Fax #:
Home:
E-mail: BRAD@NORTHLANDUS.COM

PROPERTY OWNER

Name: JJR 443 CONGRESS
Address: 17 SOUTH STREET,
PORTLAND, ME
Zip Code: 04101
Work #: 207-780-0223
Cell #:
Fax #:
Home:
E-mail: JOSH@NORTHLANDUS.COM

BILLING ADDRESS

Name: JJR 443 CONGRESS, LLC
Address: 17 SOUTH STREET, 3RD FLOOR
PORTLAND, ME
Zip: 04101
Work #: 207-780-0223
Cell #:
Fax #:
Home:
E-mail: BRAD@NORTHLANDUS.COM

ARCHITECT

Name: WINTON SCOTT ARCHITECTS, PA
Address: 5 MILK ST, 4TH FLOOR
PORTLAND, ME
Zip: 04101
Work #: 207-774-4811 EXT 4
Cell #:
Fax #:
Home:
E-mail: PPLEQI@WINTONSCOTT.COM

CONTRACTOR

Name: GC: NORTHEAST EQUIPMENTS AND SUPPLY
Address: 1050 WALDO STATION RD
WALDO, ME
Zip Code: 04915
Work #:
Cell #:
Fax #:
Home:
E-mail: NEEQUIP@GMAIL.COM

Applicant's Signature

Owner's Signature (if different)

Date: 01/11/2016

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPR

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Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14 the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

443 CONGRESS ST, PORTLAND, ME, 04101

CHART/BLOCK/LOT: 027 B002001 (for staff use only)

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.

The building is located on corner of Congress and Elm Streets.
The project consists of renovation of upper 4 floors of existing building at 443 Congress St..
The 3 lower floors have been previously renovated as business use and are occupied by Chamber of Commerce - first floor and Planned Parenthood of New England - second and third floors.
The new renovation will convert upper floors to residential units: 7 units per floor, total of 28, of which 4 will be Studio units, 16 will be one-bedroom apartments and 8 will be two-bedroom apartments.

EXTERIOR
Exterior brick is in very good conditions. No repairs / repointing is needed.Existing windows are wood replacements.

No original historic window exist in the building.The project proposes for all windows in 3 thru 7 floors to be replaced with Universal 400 series DH aluminum, color black. The windows in second floor are proposed to be replaced on this round by Alternate depending on the construction cost. Window drawings elevations and details are attached to the application. Existing windows will be removed complete with frame and new windows will be installed in existing rough opening. Therfore the lite dimensions will not be reduced. An installed mockup window is available for staff review at request.

One new entrance is proposed on North side of building for residential use. The entrance is proposed in an existing window masonry opening.
A new 45 sf concrete porch and steps and a light structured steel and polycarbonate canopy are proposed for this entrance. Since this alteration is being done on the back facade of the building, which has had prior alterations with addition of the stair and utility roof cover, we beleive that the new porch and canopy do not alter the historic features of the building in a major way.

INTERIOR
The most historically significant portion of the building is the front lobby and stair on the Congress St. entrance. This space will remain as is. The front stair is open to the 1st floor lobby, it is closed however to the rest of the upper floors. We have been advised by the fire inspector that the existing condition can remain as is, so the historic features are not altered.

The rest of interior space in the building has been altered on prior renovations. We will retore the height of the ceiling along the windows so the trim willbe fully exposed. The existing trim will be reused at all openings. Also all common spaces such as corridors will have GWB ceilings at the height of original plaster ceilings.

Activities Requiring Approval in Historic Districts

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If your property is located within a historic district or is an individually designated historic str
necessary to receive approval before proceeding with any exterior alteration, construction act
improvement that will be visible from a public way. Following is a list of activities requiring
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.

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ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project.* Keep in mind that the information you provide the Historic Preservation Board and staff is t description they will have of your project or design. Therefore, it should precisely illustrate tl alteration(s).

__●__ Exterior photographs (required for all applications.) Include general streetscape viev building & close-ups of affected area.

__●__ Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

__●__ Details or wall sections, where applicable.

__●__ Floor plans, where applicable.

__●__ Site plan showing relative location of adjoining structures.

__●__ Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures, fencing)

_____ Materials - list all visible exterior materials. Samples are helpful.

_____ Other(explain)_____

_____

_____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726, dga@portlandmaine.gov or Rob Wiener (756-8023), rwiener@portlandmaine.gov)

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101