

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION PROGRAM**

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Dear Applicant for Historic Preservation Review:

To receive a Certificate of Appropriateness for exterior or site alterations to a designated historic property, it is necessary for you to complete the enclosed application form and return it with a copy of proposed plans, drawings, specifications and application fee to the Office of Building Inspections, Portland City Hall, 389 Congress Street, 3<sup>rd</sup> Floor, Portland, Maine, 04101. You are required to submit **Please submit one hard copy and one copy in digital format of the application and all supporting materials, along with the applicable fee.**

Following a preliminary review of your application, historic preservation staff will determine whether the project requires Historic Preservation Board review or whether an administrative review is appropriate. (Routine or minor projects, such as sign or awning installations, are typically reviewed at the staff level.) If necessary, you may be asked to submit additional information.

For projects requiring Board review, the application should be submitted at least two weeks prior to the desired meeting date of the Historic Preservation Board—see attached meeting schedule. The Board meets on the first and third Wednesdays of each month.

Building and site alterations are reviewed for the conformance with the review standards of the historic preservation ordinance (attached). If your project involves new construction, a copy of the ordinance's new construction standards and guidelines is available upon request.

If you have questions about the application or would like guidance in meeting the ordinance review standards, feel free to contact me (874-8726, [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)) or Preservation Planner Rob Wiener (756-8023, [rwiener@portlandmaine.gov](mailto:rwiener@portlandmaine.gov) )

Sincerely,



Deborah G. Andrews  
Historic Preservation Program Manager

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



Jeff Levine, AICP, Director  
Planning & Urban Development Department

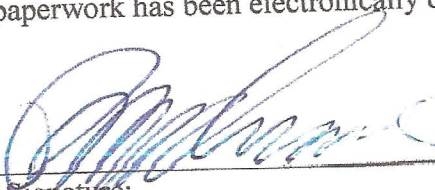
**Electronic Signature and Fee Payment Confirmation**

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:

- 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.
- Within 24-48 hours, once my 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.
- 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:

\_\_\_\_\_  
I have provided digital copies and sent them on:

\_\_\_\_\_  
Date:

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



Date: July 18, 2016

**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:

**PROJECT ADDRESS:** 152 Middle Street, Portland, Maine

**CHART/BLOCK/LOT:** (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.

In order to meet the local energy code, outside air must be provided to the space. The existing space does not have any outside air louvers, The only exterior wall within the tenant space (besides the storefront) is the south facade at Silver Street. In order to minimize the impact on the masonry facade, we have proposed locating the tow (2) required louvers in the existing windows.

Per previous coordination with Deb Andrews, we will remove the sashes of the two (2) window and keep them in a safe location so a future tenant may restore the windows to their original condition. The louvers will be painted white to match the existing window frames in order to minimize the visual impact. No modification to the existing masonry will be required.

A new 30 inch by 20 inch non-illuminated sign is proposed to replace the former Casco Bay Eye Care sign

**CONTACT INFORMATION:**

**APPLICANT**

Name: RELM Realty, LLC  
Address: 511 DE 5th Ave. #1019  
Fort Lauderdale, FL  
Zip Code: 33301  
Work #: \_\_\_\_\_  
Cell #: 617-417-1077  
Fax #: \_\_\_\_\_  
Home: mcedrone@kaynecapital.com  
E-mail: \_\_\_\_\_

**BILLING ADDRESS**

Name: same as applicant  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**CONTRACTOR**

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

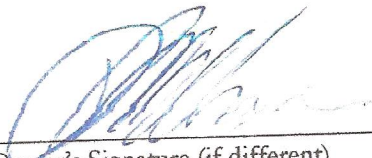
\_\_\_\_\_  
Applicant's Signature

**PROPERTY OWNER**

Name: ELM Realty, LLC  
Address: 511 DE 5th Ave. #1019  
Fort Lauderdale, FL  
Zip Code: 33301  
Work #: \_\_\_\_\_  
Cell #: 617-417-1077  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: mcedrone@kaynecapital.com

**ARCHITECT**

Name: Chipman Design Architecture, Inc.  
Address: 2700 South River Road  
Des Plaines,  
Zip: IL 60018  
Work #: 847-298-6900  
Cell #: \_\_\_\_\_  
Fax #: 847-298-6966  
Home: \_\_\_\_\_  
E-mail: nriedel@chipman-design.com

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

## Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$50.00
- **HP Board Review** \$100.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$750.00
- **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

### Noticing/Advertisements for Historic Preservation Board Review\*

- Legal Advertisement: Percent of total bill
  - Notices: .75 cents each  
(notices are sent to neighbors prior to any workshop or public hearing meetings)
- \* You will be billed separately for these costs.

## 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 partial list of activities requiring review.

### Alterations and Repair

- Window and door replacement, including storm windows/screens.
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices).
- Porch or stair replacement or construction of new porches.
- Installation or replacement of siding.
- Masonry work, including repointing, waterproofing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted, chimney removal and chimney caps.
- Installation or replacement of either roofing or gutters.
- Alteration of accessory structures such as garages, barns, and carriage houses.

### Additions and New Construction

- New Construction, including outbuildings such as sheds and garages.
- 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.

### Exterior Utilities and Signs

- All exterior equipment, such as mechanical, plumbing and electrical – vents, wall caps, meters, piping, tanks, fans, sprinkler connections, condensers, conduit, light fixtures, speakers, cameras, antennas, solar collectors, etc., where placed on or near clearly visible facades.
- Installation or alteration of any exterior sign, awning, or related lighting.

### 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 or contributing structure within a district.

**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 the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- \_\_\_\_\_ Exterior photographs (required for all applications.) Include general streetscape view, view of entire 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](mailto:dga@portlandmaine.gov)) or Rob Wiener (756-8023), [rwiener@portlandmaine.gov](mailto: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, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

## Application Deadlines for Historic Preservation Board Review 2015

The Historic Preservation Board meets on the first and third Wednesday of each month (except where national holidays require a change in schedule.) Meetings begin at 5:00 and are held in Room 209 of City Hall. Please confirm meeting time and location before your meeting, as unforeseen changes may occur.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, **one (1) paper copy as well as one (1) digital copy (see digital requirements on page \_\_\_\_)** of the application and supporting materials are required for Board reviews. These materials must also be accompanied by the application fee (see chart for fee structure). The completed application must be received by the Planning Division **no later than two weeks prior to the scheduled meeting.** (See application deadlines below.) Applications received after the deadline will be considered for a subsequent meeting.

Application Deadline	2015 Meeting Dates	
December 23, 2013	January 7	
January 7	January 21	
January 21	February 4	
February 4	February 18	
February 18	March 4	
March 4	March 18	
March 18	April 1	
April 1	April 15	
April 15	May 6	
May 6	May 20	
May 20	June 3	
June 3	June 17	
June 17	July 1	
July 1	July 15	
July 22	August 5	<i>Note: only 1 meeting in August</i>
August 19	September 2	
September 2	September 16	
September 16	October 7	
October 7	October 21	
October 21	November 4	
November 4	November 18	
November 18	December 2	<i>Note: only 1 meeting in December</i>

*Note: Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning Division receives more applications than can be reasonably reviewed in one meeting, staff reserves the option of postponing some items to the following meeting.*



## Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.