



Date: September 12, 2017

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:

80 Exchange St. 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.

Most of the scope of work is contained within the submitted drawings.

This project is seeking historic Tax Credits. The existing windows will be replaced with new aluminum clad wood dual pane, single hung windows (Jeld Wen, Sifeline series). The Exchange St. façade will have arch-top windows and all the windows will be restored to their original height. The storefront facades will all be restored; Cast iron pilasters stripped, repainted and missing pieces replaced; Aluminum storefront replaced with a painted wood storefront system; Entrances reworked per the submitted 'Historic Preservation Submission Set'.

The Stucco on the upper two floors may be removed and the masonry underneath restored. The owner will be engaging the services of a masonry technician to investigate the condition of the masonry substrate and the extent of this work.

The roof structure will be modified with a new dormer. Refer to the Historic Preservation Submission Set. This will also require major structural modification to the roof structure. Replacing the existing roof for the top gambrel pitches and the Exchange St. side are not presently in the scope of this project.

The interior of floors 2-4 will be converted into class 'A' office space. The selected contractor must be familiar with, and have experience with this level of finish. This will entail substantial demolition of the interior, some modifications to the existing load bearing walls (creating or widening openings), minor structural reinforcing to the floor system, and new finishes throughout. Where able, the exterior walls will receive an estimated R-10 in additional insulation to the interior of the brick by way of a new metal stud wall and mineral wool insulation.

The entrance lobby will be modified per the Historic Preservation Submission Set with a substantially higher level of finish. The Elevator and shaft can remain. However, the cab will receive new finishes and the elevator's function could be improved with maintenance. The shaft will need to be brought up to a one-hour fire rated assembly.

The third floor is currently slated to receive a mezzanine level as shown in the Historic Preservation Submission Set.

The existing stair well will need to be modified to be brought up to code compliance including providing a continuous one-hour rating.

Construction is currently slated to begin in December.

CONTACT INFORMATION:

APPLICANT

Name: Stev Parker
Address: Murial Associates
Po Box 10189 - 148 Middle St.
Portland, ME 04104
Zip Code:
Work #:
Cell #: Work: 207-773-8084
Cell: 207-318-1511
Fax #: email stev@sharks4hire.com
Home:
E-mail:

PROPERTY OWNER

Name: Stev Parker
Address: Murial Associates
Po Box 10189 - 148 Middle St.
Portland, ME 04104
Zip Code:
Work #:
Cell #: Work: 207-773-8084
Cell: 207-318-1511
Fax #: email stev@sharks4hire.com
Home:
E-mail:

BILLING ADDRESS

Name: Stev Parker
Murial Associates
Address: Po Box 10189 - 148 Middle St.
Portland, ME 04104
Zip:
Work #:
Cell #: Work: 207-773-8084
Cell: 207-318-1511
Fax #: email stev@sharks4hire.com
Home:
E-mail:

ARCHITECT

Name: Christopher Briley
BRIBURN
Address: 28 Maple St.
Portland, Maine 04101
207-774-8482
Zip: cell: 207-286-6774
Work #: cbriley@briburn.com
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.

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 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)
- 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) or by e-mail at dga@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