



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

**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:**

425 Fore Street

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**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.

**Summary:**

This project will:

- 1.) Remove the deteriorated brick veneer from the Fore Street facade of the Fore Street garage and replace it with a stainless steel mesh "fabric" screen.
- 2.) Create an architectural edge to the remaining parking deck, integrating it with the building facades below.

**Background:**

The 1980's era brick facades of the Fore Street garage have been an ongoing source of serious maintenance concerns for many years. Due to the brick's natural proclivity to retain moisture and salts, and then (rather inconveniently) release them to the adjacent steel structure, the brick is continuously "attacking" the steel with moisture and efflorescents (images 1 and 2). The owner has been systematically addressing this situation in recent years through removal of the brick veneer, cleaning and/or replacing the steel structure as required, and not replacing the major source of the problem, i.e. the brick. Two of the four sides of the garage have been thus treated (image-03). This project addresses the third, and arguably the most important side, the Fore Street elevation (image-04). As was the case on the other sides of the garage, the ongoing moisture and salts retention has caused the brick to deteriorate and appear shoddy (image-05). Recognizing the importance of this facade, the owner is proposing to install a stainless steel scrim (image-06) as an architectural finish material that will respond to the rhythm of the building's structure, serve to screen (not completely, but as a translucent metal "fabric") the parking activities behind it (image-07), and add a vibrant new element to the Fore Street facade. The material possesses a neutrality (in both it's translucence and color) that enable it to fit in within both the historic context of Fore Street as well as the contemporary context of the Hyatt Place Hotel next door (see images 8 and 9 for reference).

**CONTACT INFORMATION:**

**APPLICANT**

Name: Todd Dominski  
Address: 100 Commercial Street (Suite 306)  
Zip Code: 04101  
Work: 775-2252  
Cell: 650-0606  
Fax: 773-7422  
Email: tdominski@eastbrowncow.com

**PROPERTY OWNER**

Name: Cow Plaza Garage LLC  
Address: 100 Commercial Street (Suite 306)  
Zip Code: 04101  
Work: 775-2252  
Cell: 650-0606  
Fax: 773-7422  
Email: tdominski@eastbrowncow.com

**BILLING ADDRESS**

Name: Cow Plaza Garage LLC  
Address: 100 Commercial Street (Suite 306)  
Work: 775-2252  
Cell: 650-0606  
Fax: 773-7422  
Email: tdominski@eastbrowncow.com


**ARCHITECT**

Name: Canal 5 Studio, Tim Hart  
Address: One Canal Plaza, #888  
Portland, ME 04102  
Zip: 04101  
Work #: 207-553-2115 Ext.101  
Cell #: 207-415-7695  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: thart@canal5studio.com

**CONTRACTOR**

Name: Knowles Industrial  
Address: 395 New Portland Rd.  
Zip Code: 04038  
Work: 854-1900  
Fax: 854-4996  
Email: alawson@knowlesindustrial.com

  
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 wall sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (c.g. proposed windows, doors, lighting fixtures, fencing)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) Photographs and renderings  
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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