

GRANT HAYS ASSOCIATES

ARCHITECTURE ✚ INTERIOR DESIGN

September 30, 2014

Deborah G. Andrews
City of Portland Historic Preservation Program Manager
Building Inspections
Room 318
389 Congress Street
Portland, Maine 04101

RE: Replacement of Rear Exterior Windows & Doors and First Floor Commercial Street Entry Steps
241 - 245 Commercial Street
Portland, Maine 04101
CBL 038 F 00 6001

Dear Ms. Andrews,

On behalf of our client, Casco View Holdings, LLC, we submit the attached Fast-Track General Building Permit Application and Historic Appropriateness Application and supporting documents for the above referenced project.

The work proposed under this application will entail the following:

1. Removal and replacement of existing exterior single pane double hung windows/false service doors at the rear alley elevation - 2nd, 3rd & 4th floors to match the previously replaced Commercial Street/Front elevation windows on the same floor.
2. Removal and replacement of the existing first floor Commercial Street dilapidated steel and concrete/steel entrance steps with new granite steps. Installation of new handrails per IBC/NFPA/ADA codes.

The existing first floor business entrance step replacement will be phased so each tenant will always have at least one entrance operational at all times. The existing rear entrance to the main lobby will be accessible for the upper floor tenants during the entire period of work. The existing rear alley and the existing Commercial Street public sidewalk will be maintained fully accessible during the work period.

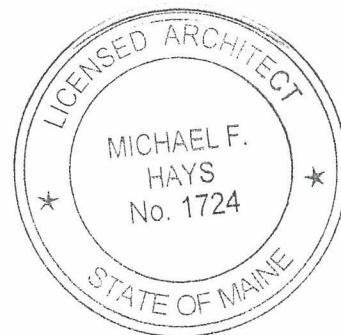
Thank you for your assistance with this project. Please do not hesitate to contact me directly with any questions or comments.

Sincerely,

Michael F. Hays

Michael F. Hays, Principal
Maine License #ARC1724

cc: Casco View Holdings, LLC
P.O. Box 11409
Portland, Maine 04104



CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION PROGRAM

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 Department of Building Inspections, Portland City Hall, 389 Congress Street, Room 315, 3rd Floor, Portland, Maine, 04101.

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. **Twelve (12) paper copies as well as one (1) digital copy of the application and supporting materials are required for Board reviews.**

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 at 874-8726 or by e-mail at dga@portlandmaine.gov

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

The Historic Preservation Ordinance and Review Standards as well as other information is available on the City's web site at <http://www.portlandmaine.gov/planning/historic.asp>

Historic Preservation Program
Department of Planning and Urban Development
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721 or 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

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



Date: 10.1.2014

**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:

241-245 COMMERCIAL STREET

CHART/BLOCK/LOT: 038 F00 6001

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.

1. REPAIR EXISTING EXTERIOR WINDOWS &
FRIGE SERVICE DOORS AT THE REAR ALLEY
WALL OF THE 2ND, 3RD & 4TH FLOORS.

2. REPAIR EXISTING FIRST FLOOR COMMERCIAL
STREET ENTRY STEPS.

3. NEW WINDOWS SHALL BE WOOD DOUBLE
HUNG LOW 'E' INSULATED SASHES IN
SASH LINERS AT EXISTING WOOD FRAMES &
TRIM. SASHES SHALL MATCH EXISTING
COMMERCIAL ST. REPLACEMENT SASHES.

4. REPLACEMENT STEPS SHALL BE SOLID GRANITE

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: <i>CASCO VUE HOMINGS, LLC</i></p> <p>Business Name, if applicable: <i>SAME</i></p> <p>Address: <i>P.O. BOX 11409</i></p> <p>City/State: <i>PORTLAND, ME</i> Zip Code: <i>04104</i></p>	<p>Applicant Contact Information</p> <p>Work # <i>207.791.3300</i></p> <p>Home# <i>—</i></p> <p>Cell # <i>—</i> Fax# <i>—</i></p> <p>e-mail: <i>clamson@mamic.com</i></p>
<p>Owner – (if different from Applicant)</p> <p>Name: <i>SAME</i></p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Owner Contact Information</p> <p>Work # <i>SAME</i></p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail:</p>
<p>Billing Information</p> <p>Name: <i>SAME</i></p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Billing Contact Information</p> <p>Work # <i>SAME</i></p> <p>Cell # Fax#</p> <p>e-mail:</p>
<p>Architect</p> <p>Name: <i>MICHAEL F. HAYS</i></p> <p>Address: <i>P.O. BOX 6179</i></p> <p>City/State: <i>FARMOUTH, ME</i> Zip Code: <i>04105</i></p>	<p>Architect Contact information</p> <p>Work # <i>207.871.5800</i></p> <p>Home# <i>—</i></p> <p>Cell # <i>207.318.7972</i> Fax# <i>—</i></p> <p>e-mail: <i>mike@granthays.com</i></p>
<p>Contractor</p> <p>Name: <i>ZACHAU CONSTRUCTION</i></p> <p>Address: <i>1185 US ROUTE ONE</i></p> <p>City/State: <i>FREEDOM, ME</i> Zip Code: <i>04032</i></p>	<p>Contractor Contact Information</p> <p>Work # <i>207.865.9925</i></p> <p>Home# <i>—</i></p> <p>Cell # <i>—</i> Fax# <i>—</i></p> <p>e-mail: <i>zachauconstruction.com</i></p>

Michael F. Hays
 Applicant's Signature

Michael F Hays for Catherine Clamson
 Owner's Signature (if different)

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

<input checked="" type="checkbox"/> Administrative Review (for minor or standard alterations)	\$50.00
<input type="checkbox"/> HP Board Review	\$100.00
<input type="checkbox"/> 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
<input type="checkbox"/> After-the-fact Review (for work commenced without advance approval)	\$1000.00
<input type="checkbox"/> Sign Review for signs in historic districts	\$75.00

The City invoices separately for the following:

- Notices (\$.75 each)
- Legal Ad (% of total Ad)

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.

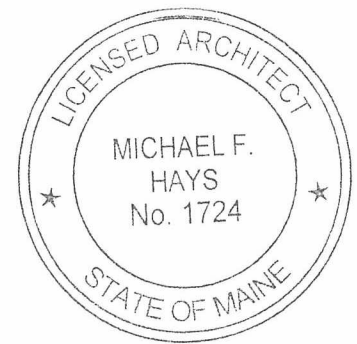
Please check all those activities that apply to your proposed project.

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 (STEPS)
- 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.

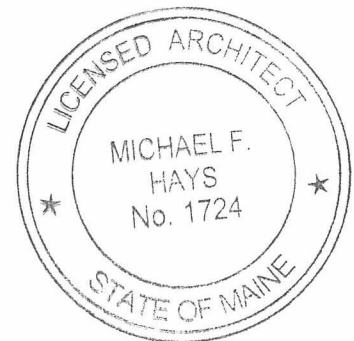
ATTACHMENTS

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
Rob Wiener (756-8023) or by e-mail at rwiener@portlandmaine.gov



Application Deadlines for Historic Preservation Board Review

The Historic Preservation Board meets on the first and third Wednesday of each month. (Only 1 meeting is held in the months of August and December.) Meetings generally begin at 5:00 and are held in Room 209 of City Hall.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, a **complete** application must be received by the Planning Division **at least 2 weeks in advance of the desired meeting. The application fee is also due at that time.** Applications received after the deadline will be considered at a subsequent meeting.

Application Deadlines	2014 Meeting Dates
December 25 January 8	January 8 January 22
January 22 February 5	February 5 February 19
February 19 March 5	March 5 March 19
March 19 April 2	April 2 April 16
April 23 May 7	May 7 May 21
May 21 June 4	June 4 June 18
June 18 July 2	July 2 July 16
July 23	August 6
August 20 September 3	September 3 September 17
September 17 October 1	October 1 October 15
October 22 November 5	November 5 November 19
November 19	December 3

***Note:** Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning Office 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.