



Date: 5/12/14

**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:

133 Spring St., Portland

CHART/BLOCK/LOT: 039 A029001 (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 proposed project is the addition of two heat pumps to the roof of the new restaurant entry (formerly the West End Deli).

See attachment for additional narrative & photos/plans.

CONTACT INFORMATION:

APPLICANT Cecile Staller &
John Staller

Name: _____

Address: 109 Holland Dr.

Phippsburg, ME

Zip Code: 04562

Work #: _____

Cell #: (978) 406-1131

Fax #: _____

Home: _____

E-mail: jas314159@gmail.com

PROPERTY OWNER

Name: (Same)

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

BILLING ADDRESS

Name: Kaplan Thompson

Address: (Same) ->

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

ARCHITECT

Name: Jessie Broadbent
Jesse Thompson / Kaplan Thompson

Address: 424 Fore St. Architect)

Portland, ME

Zip: 04101

Work #: 207-842-2888

Cell #: _____

Fax #: _____

Home: _____

E-mail: jesse@kaplanthompson.com

jamie@kaplanthompson.com

CONTRACTOR

Name: Rob Connolly

Address: 3 Upper Minot Rd

Pownal, ME

Zip Code: _____

Work #: _____

Cell #: (207) 233-8651

Fax #: _____

Home: _____

E-mail: T37rc@hotmail.com


Applicant's Signature

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 Review

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
(notices are sent to neighbors prior to any workshop or public hearing meetings)

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) will bring samples to meeting

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

Rob Wiener
Preservation Compliance Coordinator
City of Portland, Maine

Re.: 133 Spring Street - heat pumps on Spring Street

Rob,

With regards to the heat pumps on the low roof of the restaurant entrance (formerly West End Deli entrance) - We currently have approval for two, low-profile refrigeration pumps on top of this roof (both of which service the restaurant kitchen) - See SK-03.

As the project has progressed the client has proceeded with the interior fit-out the restaurant main space as a design / build endeavor, and have need for space air conditioning and heating of the main restaurant space. This has necessitated the addition of two taller heat pumps to be added to this low roof. See SK-03(A).

This is the only space available for these heat pumps both in terms of distance between indoor and outdoor units, and in terms of available roof space: The steep, gable roof of the main building would require an additional structural platform, access for service, and would be quite visible to all; the new, rear apartment already has two heat pumps associated with it, currently tucked beside the upper roof monitor to block their view from Park Street - the remainder of the available roof space is either too visible from Park St., is occupied by the restaurant kitchen exhaust blower, or conflicts with the egress route of the other apartment (the one not being renovated). The ground level at the back is shared in common with the other owners and would also be unsuitable due to snow build-up / lack of protection.

As we certainly agree that these pumps can be an eyesore, we have opted to paint them black to help them fade to the background. We hope that this would be sufficient to blend them into the fabric of the building. See SK-11.

Alternatively, we have been exploring ideas for constructing a screen around these taller pumps that would also allow proper airflow for them to operate. See SK-12. We feel the selection of materials for this screen would need to tie into the palette already in place: black metal cap-flashing that matches the new parapet flashing above the brick, with either 1) a dull metal screen, either square, round or diamond-pattern (akin to the diamond siding at the rear apartment), or 2) a black square-pattern screen (akin to the leaded glass windows above the restaurant entrance).

We plan to bring some material samples to the upcoming meeting.

Please let us know if you need anything else prior to the meeting.

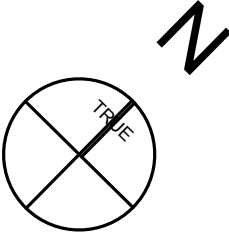
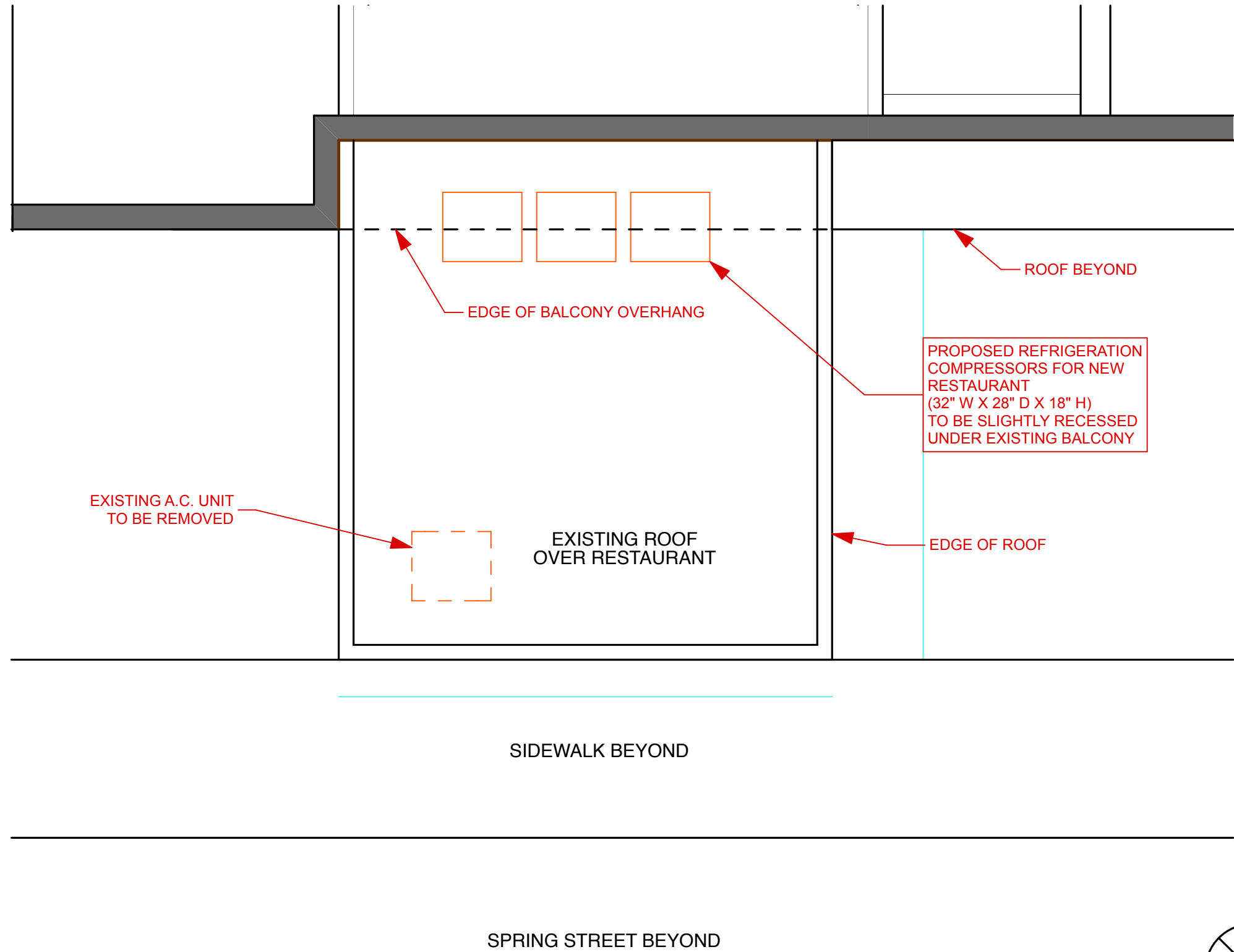
Thank you.

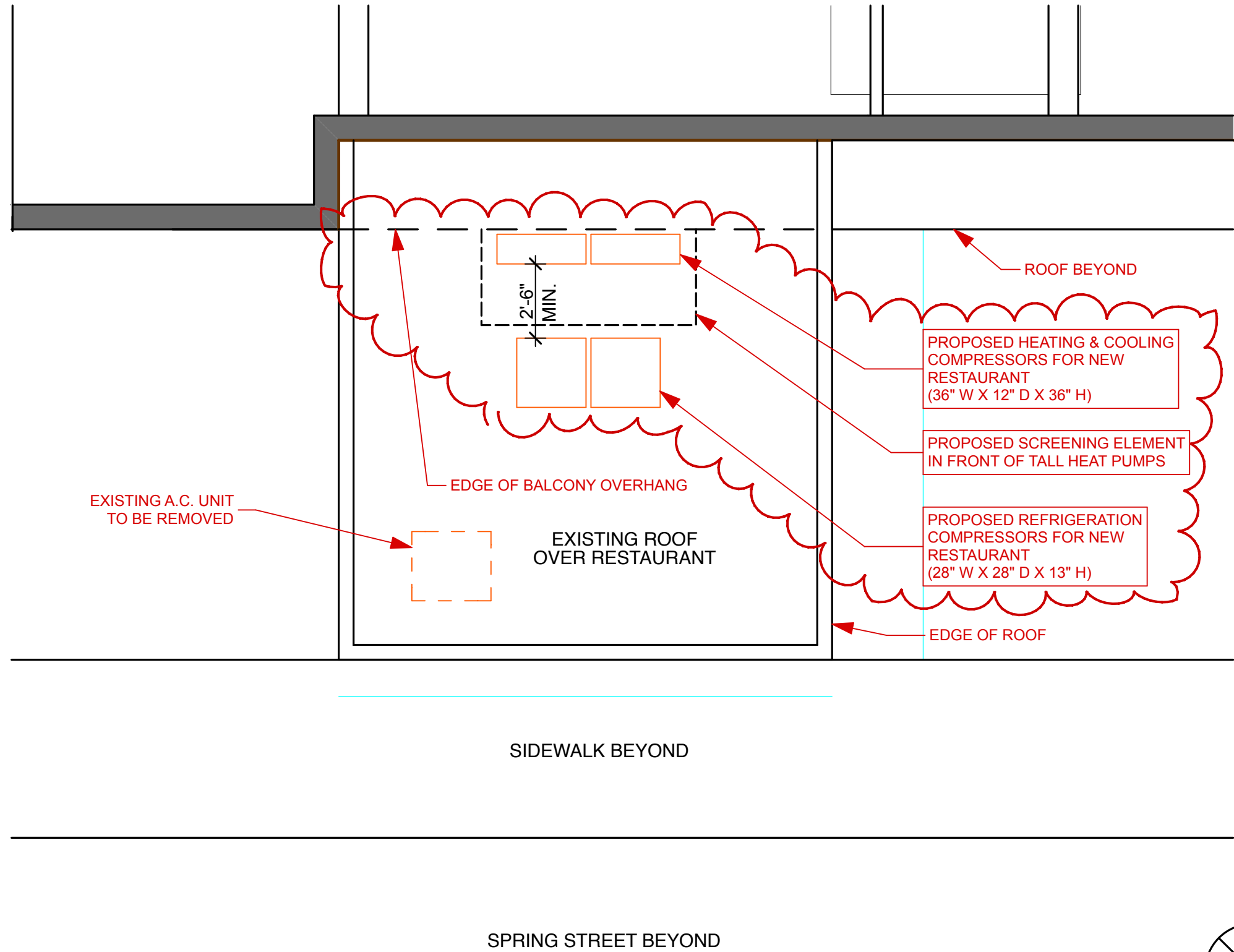
JAMIE BROADBENT, AIA, LEED AP
KAPLAN THOMPSON ARCHITECTS
424 FORE STREET
PORTLAND, ME 04101

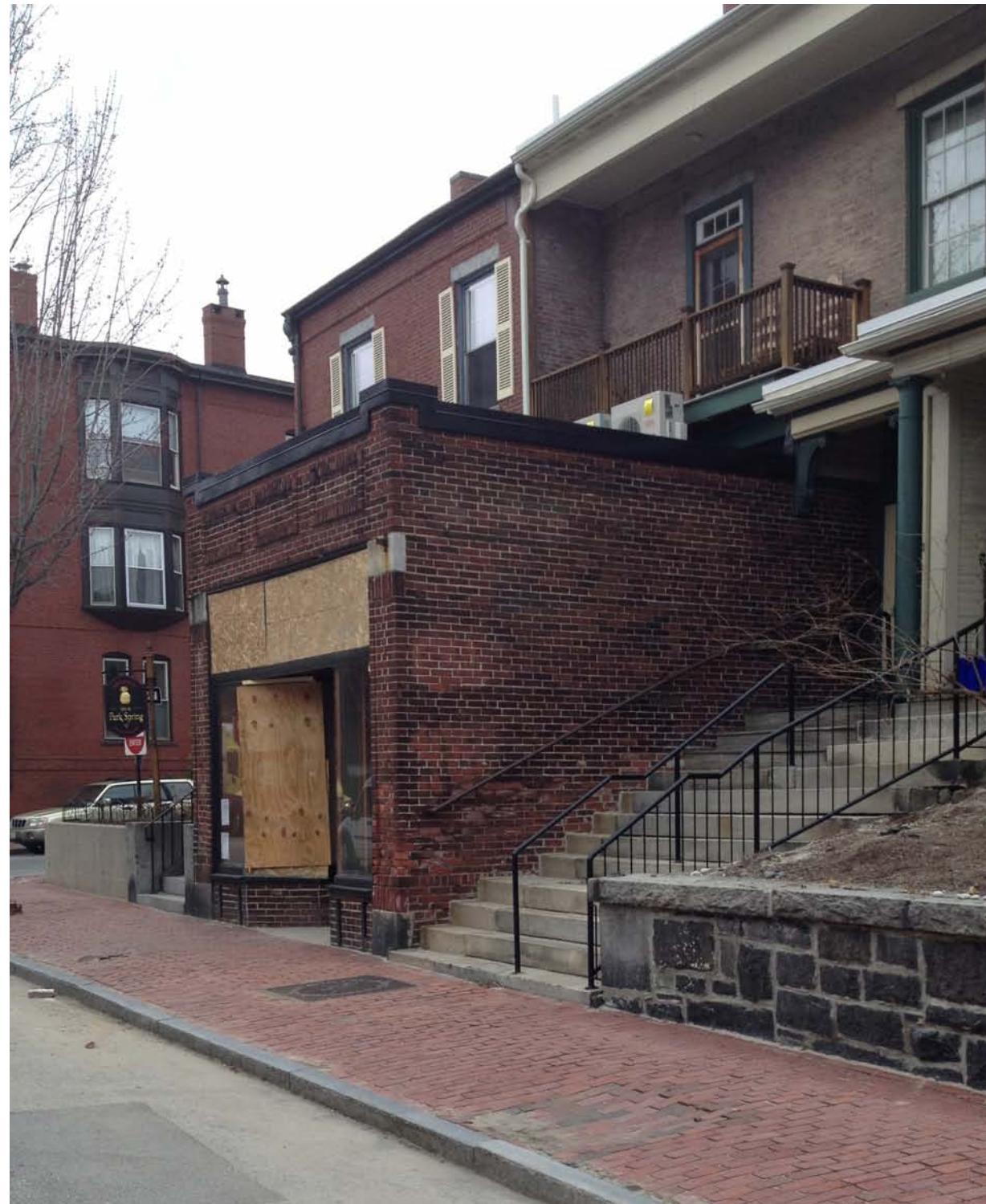
207 842-2888 x208

JAMIE@KAPLANTHOMPSON.COM
[HTTP://WWW.KAPLANTHOMPSON.COM](http://WWW.KAPLANTHOMPSON.COM)

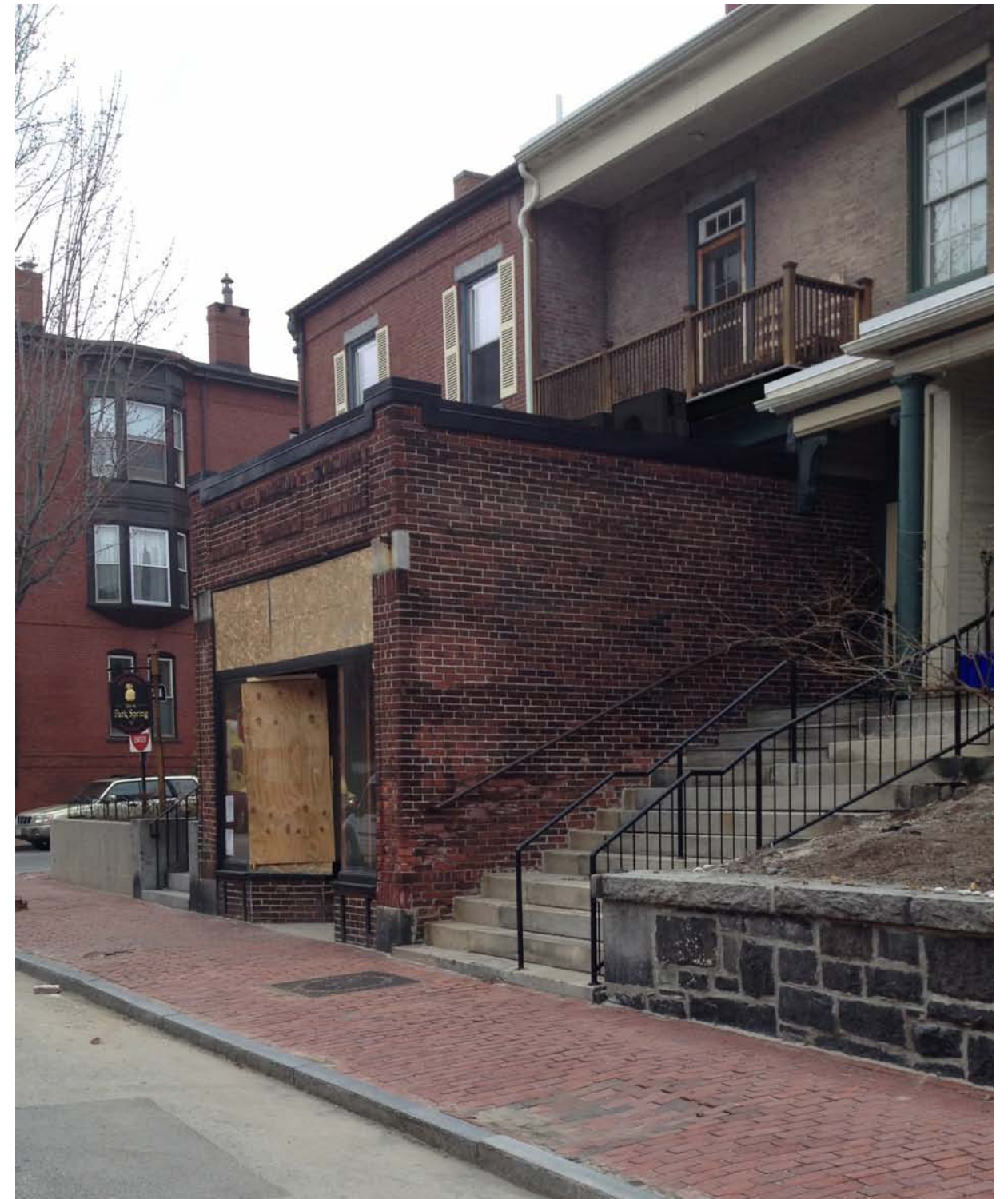




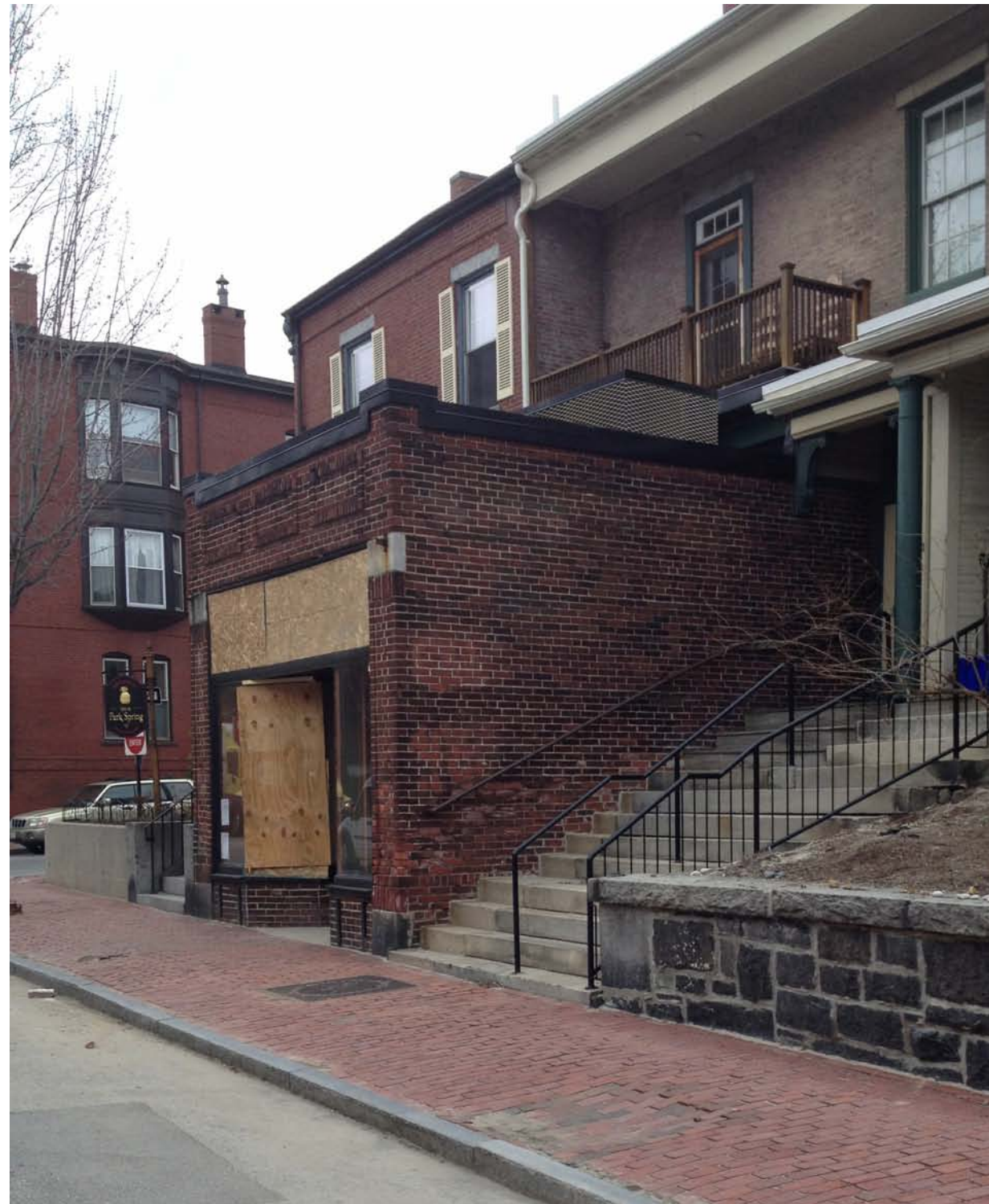




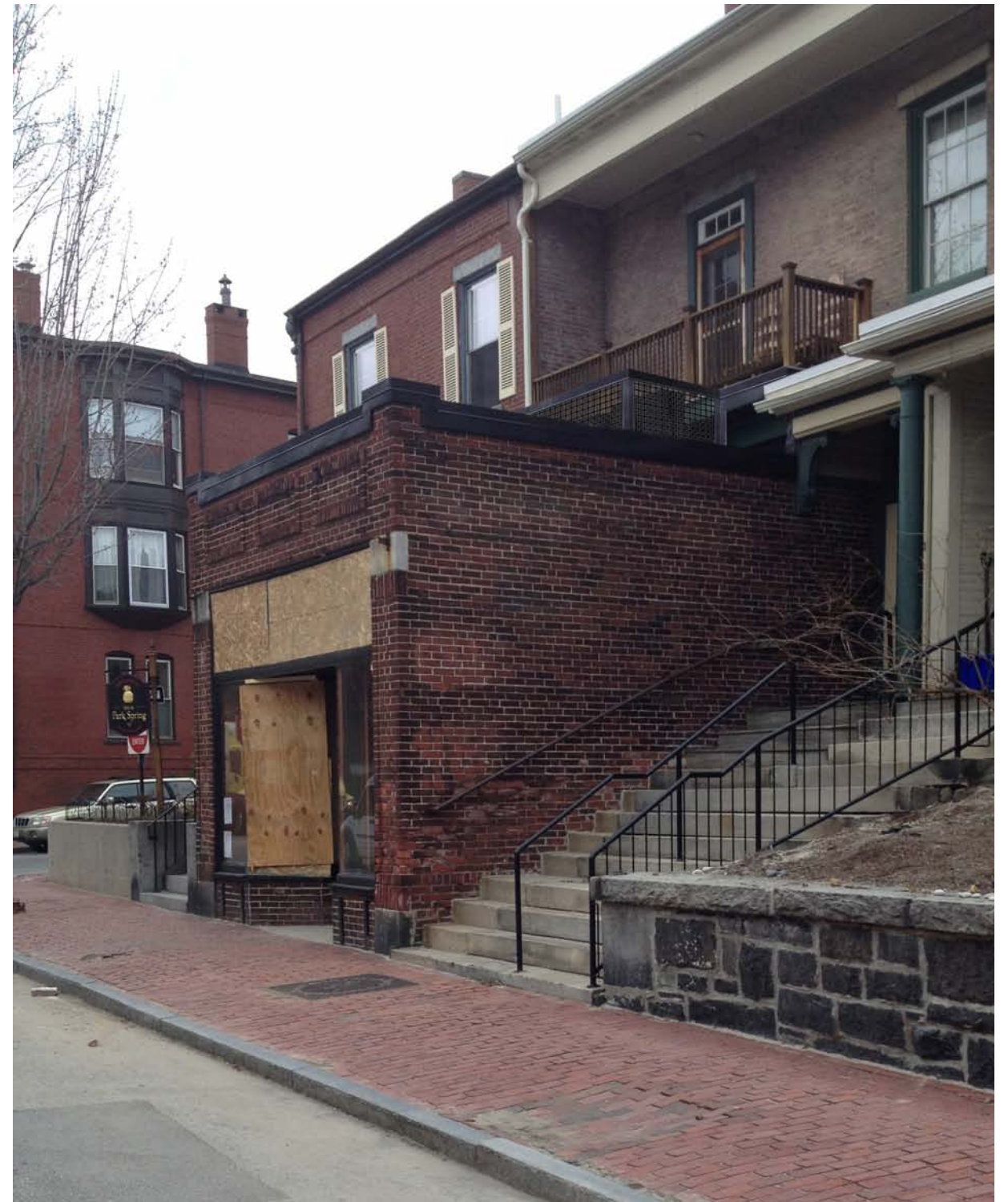
1 Unpainted Heat Pumps



2 Black Painted Heat Pumps



1 Diamond Mesh Option



2 Square Mesh Option