



Date: 08-14-2015

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:

27 High Street

CHART/BLOCK/LOT: 08-14-2015 (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.

101 York Street, LLC (a subsidiary company of J.B. Brown & Sons) is proposing a
mixed-use development at the corner of York Street and High Street in the B-3
zone. The proposal is a 5-story building that will provide approximately 17,000
sq.ft. of flexible commercial on the first floor and 63 residential apartments on the
upper 4 floors. Also, the development will include a 2-level parking structure with
211 total spaces in the back of the 5-story structure. As it relates to the Historic
District, 27 High Street is under the common ownership with the project a lot line
adjustment to property lines is proposed. In addition, the proposal is to raze and
existing brick paver patio and planters on 27 High Street to provide a landscape
buffer and a new brick patio area to be shared with the proposed project. Please
see the attached hardscape plans for a graphic representation of the proposed
improvements and the attached photo graphs for the previous and current
conditions. Also, please note that in reviewing aerial photos of 27 High Street, the
existing hardscape and planters was installed some time after 2008 when J.B.
Brown purchased 101 York Street. Previously to those improvements, the area
was deteriorated bituminous pavement, lawn, and weeds.

CONTACT INFORMATION:

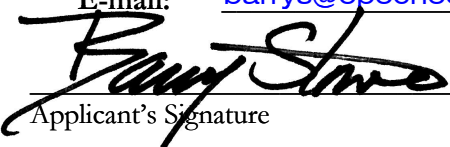
APPLICANT 101 York Street, LLC
Name: c/o Vincent Veroneau
Address: PO Box 207, 36 Danforth Street
Portland, ME
Zip Code: 04112
Work #: (207) 774-5908
Cell #: _____
Fax #: (207) 774-0898
Home: _____
E-mail: veroneau@jbbrown.com

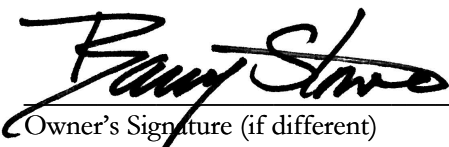
PROPERTY OWNER J.B. Brown & Sons
Name: c/o Vincent Veroneau
Address: PO Box 207, 36 Danforth Street
Portland, ME
Zip Code: 04112
Work #: (207) 774-5908
Cell #: _____
Fax #: (207) 774-0898
Home: _____
E-mail: veroneau@jbbrown.com

BILLING ADDRESS
Name: Opechee Construction Corporation
Address: 11 Corporate Drive
Belmont, NH
Zip: _____
Work #: (603) 527-9090
Cell #: _____
Fax #: (603) 527-9191
Home: _____
E-mail: barrys@opechee.com

Agent/
ARCHITECT Opechee Construction Corporation
Name: c/o Keith Kelley
Address: 11 Corporate Drive
Belmont, NH
Zip: 03220
Work #: (603) 527-9090
Cell #: _____
Fax #: (603) 527-9191
Home: _____
E-mail: keithk@opechee.com

CONTRACTOR Opechee Construction Corporation
Name: c/o Barry Stowe
Address: 11 Corporate Drive
Belmont, NH
Zip Code: 03220
Work #: (603) 527-9090
Cell #: _____
Fax #: (603) 527-9191
Home: _____
E-mail: barrys@opechee.com


Applicant's Signature


Owner's Signature (if different)

Authorized Agent by Applicant and Owner:
Opechee Construction Corporation
Barry Stowe
(see attached authorization letter)

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 (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) or Rob Wiener (756-8023), 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, 4th 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.

Proposed
Mixed-Use Building & Parking Garage
101 York Street LLC





Street View of
27 High Street Property