



# WHIPPLE-CALLENDER ARCHITECTS

September 21, 2017 revised 3.13.18

City of Portland  
c/o/ Historic District Review Commission & Zoning  
389 Congress St.  
Portland, Maine 04101

## **RE: 27 High Street**

**27 High Street is recognized as a contributing historic structure. Its characteristics are Greek Revival and may have later renovations with an Italianate style (front and side bays). The owners plan to renovate the exterior of the building based upon available 1920's photographic information. It has seen a familiar renovation package; replacement vinyl windows, vinyl siding and exposed pressure treated deck framing.**

**Site-** The most significant southerly sides of the building will be bounded with new landscaping treatment consistent with recently installed granite landscape curbing related to the adjacent condominium development fire lane. Planted beds are planned at the base of the building and around new entrances to the apartments. Existing unplanned trees tight to the foundation of the structure will be removed. Landscape pavers will be installed under the new deck and grass will grow to the foundation at the north side.

**Existing Construction & Demolition-** There has been some limited siding removal to see evidence of prior trim. Ultimately all the exterior vinyl siding and trim will be removed. Existing vinyl windows will be removed. The intention is to strip the building to its sheathing and completely replace the roofing, exterior trim and siding. We plan on demolishing the rear-most one story shed and construct a new egress stair and floor two deck within the original rear shed footprint. Also removed is the second floor wood framed deck facing the fire lane. The existing doorway trim and canopy on High Street is intact and will be retained.

**New Construction-** Roofing, siding, trim and windows will be replaced with new material and be approved by the HDRC. New steps and landings are proposed at grade adjacent to the fire lane for access to the two apartments. These landings will be inside the existing deck footprint, not encroach upon the fire lane and exceed the R-6 sideyard setback requirement of 5'. A new rear exterior stair is proposed to provide access and egress to the upper apartment. The stair will be covered with a new roof to provide cover from weather. A floor two deck accessed by the new stair will be built within the footprint of the demolished rear shed and it will comply with the R-6 rear yard setback of 10' minimum and sideyard setback greater than zero. Designated parking for the apartments will be located at the rear of the building in the new parking lot. Should demolition reveal the existing sidewalk front entry access stairs need to be rebuilt, we will match the existing stair footprint.

**Windows and Doors-** We propose replacing existing windows with an aluminum historic profile mullion window. Sizes will be based upon evidence and manufacturers standard window sizing. Existing exterior entry door locations will remain and the doors will be replaced.

**Siding & Trim-** We anticipate painting all exterior surfaces. Clapboards, corner trim, casing and eave trim will be primed and painted.

Thanks for your review and please call with any questions-

Regards-

**Joe Delaney, Registered Maine Architect**