September 21, 2017

City of Portland

c/o/ Historic District Review Commission

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 bay). 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.**

**Demolition- We propose limited removal for now to see evidence of prior trim. Ultimately all the exterior vinyl siding and trim will be removed. At that time we can determine if any existing trim can remain or what sizes it may have been. Existing vinyl windows will be removed. The roof will be replaced. The small shed at the rear of the building will be removed. The existing doorway on High Street is intact and will be retained. The pressure treated deck assembly will be removed.**

**Site- The most significant southerly sides of the building will be bounded with new landscaping treatment 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.**

**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.**

**New Construction- We propose a new exterior stair to access the upper apartment. The stair will be covered. Parking for the apartments will be located at the rear of the building in the new parking lot.**

**Thanks for your review and please call with any questions-**

**Regards-**

**Joe Delaney, Registered Maine Architect**