



WHIPPLE-CALLENDER ARCHITECTS

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

CONTACT INFORMATION:

APPLICANT VIN VERONEAU →

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: SEI OWNER
Address: _____
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONTRACTOR T.B.12

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

Applicant's Signature

PROPERTY OWNER

Name: J B BROWN COMPANY
Address: 10 FREE ST. #100
PORTLAND ME
Zip Code: 04101
Work #: 774-5908
Cell #: _____
Fax #: _____
Home: _____
E-mail: veroneau@jbbrown.com

ARCHITECT

Name: WHIPPLE CALLENDER ARCHITECTS
Address: P.O. BOX 1276
PORTLAND ME
Zip: 04101
Work #: 775-2696 x101
Cell #: 415-6675
Fax #: _____
Home: _____
E-mail: joec@whipplecallender.com

Owner's Signature (if different)

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 - LIMITED EXT. SIDING REMOVAL

- 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

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