



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Linnette Prude / Baxter Place
Applicant Signature:

5/29/15
Date:

I have provided digital copies and sent them on:

Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Date: 5/29/15

**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:

Baxter Place, 305 Commercial St.

CHART/BLOCK/LOT: _____ (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.

Repointing as per attached description

Deh Andrew has already done test patch
w/ Knowles Industrial

CONTACT INFORMATION:

APPLICANT

Name: Linnette Pridi
Address: 10 Montton St.
Portland, Me
Zip Code: 04101
Work #: _____
Cell #: 749-4614
Fax #: 772-8662
Home: _____
E-mail: lpridi@lathropmgmt.com

PROPERTY OWNER

Name: Elizabeth Astor
Address: 305 Commercial St.
Portland, Me
Zip Code: 04101
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: Lathrop Asset mgmt.
Address: 10 Montton St.
Portland, Me
Zip: 04101
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

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

CONTRACTOR

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

Applicant's Signature

Owner's Signature (if different)

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Portions of the front (east) facade were repointed at an unknown date with an overly hard, non-permeable mortar. Due to its impermeability sections of this mortar have popped out of their joints.

The north facade was also repointed with an overly hard, non-permeable mortar similar to that found on the east facade at an unknown date. It has not failed to the degree that the mortar on the east facade has.

The west facade has not been repointed and will provide good samples to which the repointing mortar shall be matched, on this facade.

Photo numbers 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, Drawing numbers _____

Describe work and impact on feature

1. Remove existing exterior sealant as required to facilitate repointing work. See Number 7 in this application for description of installation of new sealant.
2. Prepare mock-ups demonstrating joint preparation and repointing. Mock-ups will be prepared and approved by historic preservation consultant prior to commencement of work. Maine Historic Preservation Commission (MHPC) and City of Portland historic preservation staff will be invited to inspect mock-ups.
3. Remove deteriorated mortar. Joint prep will be completed using hand tools. Use of power tools will only be allowed after each individual mason demonstrates proficiency.
4. Repointing will require two different mortar mixes. The mortar on the front/east and north facades is tinted red. The mortar on the west and south facades is an untinted, light beige color.
5. Mortar mixes will be based on a mortar analysis completed by a qualified conservator. Mortars shall be lime-based and match historic in composition, color(s), aggregate particle size, texture and tooling.
6. Anticipated percentage of each facade to be repointed:
East facade: 20% - 30 %
North facade: 10% - 30 %
West facade: 90% - 95 %
Please note the west facade appears to have never been repointed, its mortar joints typically are very eroded, and the wall requires extensive repointing. We will identify areas of original pointing in protected areas, such as under the metal canopy, that shall be preserved as a record of the original mortar and joint profile for future study.
7. Masonry cleaning shall be limited to rinsing the repaired / repointed areas with a well-diluted (12-1) solution of 600 detergent by ProSoCo to remove extraneous mortar and haze resulting from the repair and repointing work. Overall cleaning will not be undertaken.
8. All masonry work will be executed in accordance with NPS standards and guidelines, including The Secretary of the Interior's Standards for Rehabilitation; The Secretary of the Interior's Guidelines for Rehabilitation The Secretary of the Interior's Illustrated Guidelines for Rehabilitation -- Masonry; and Preservation Brief 2: Repointing Mortar Joints.

Number 3	Feature Brick jack arches	Date of Feature 1902
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Describe existing feature and its condition

A jack arch at the fourth floor of the north facade and a second jack arch at the fourth floor on the east facade have failed and settled out of alignment. They are no longer providing adequate support for the walls above them. On the east facade, the wood window frame header has deformed as a result.

Photo numbers 20, 21 Drawing numbers _____

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Describe work and impact on feature

1. Label bricks with a reversible medium. Photograph opening with labeled bricks in place.
2. Provide support for opening as required.
3. If required, remove and store window frame and sash for re-installation.
4. Disassemble failed area of masonry. Store brick for reinstallation.
5. Reassemble jack arch, using salvaged brick and approved mortar mix, following diagram made prior to removal of masonry.
6. Reinstall salvaged window frame and sash.
7. Apply sealant. See Number 7 in this application.

Number 4	Feature Granite sills, third floor, east	Date of Feature 1902
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Describe existing feature and its condition

At the third floor on the east facade, the granite sills at the window openings, above the iron storefront, have cracked through and have moved out of alignment. A preliminary investigation indicates iron shims, installed during initial construction, are the source of the movement that caused the sills to crack.

Photo numbers 3, 18, 19 Drawing numbers _____

Describe work and impact on feature

1. Provide support for opening as required.
2. Remove granite sill. Remove iron shims. Drill hole on either side of break.
3. Repair with stainless steel dowel, set in epoxy.
4. Reinstall, using non-corrosive shims.
5. Repoint reinstalled sill.

Number 5	Feature Flashing	Date of Feature 1991-2005
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Describe existing feature and its condition

Comparison of available photographs indicates the existing, visible flashing was added after the ca. 1986 rehabilitation work was completed. The reglet and flashing joints are sloppily sealed with sealant. The earlier, likely original, lead flashing remains in place behind it but was cut back.

Photo numbers 3, 18, 19 Drawing numbers _____

Describe work and impact on feature

Remove existing, non-historic flashing and sealant. Replace in-kind lead flashing to replicate original/historic detail.

Number 6	Feature Iron pintels	Date of Feature 1902
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Describe existing feature and its condition

The west and south facades retain a many of original iron shutter pintels. The condition of the pintels varies; some are intact, with only minor rusting; some remain intact and are heavily rusted; some are damaged and are missing their pins and/or plates. Many of the pintels have rusted; the rust, which is often concealed within the wall, has caused cracking in adjacent bricks.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Photo numbers 5, 6, 14, 15, 16, 17

Drawing numbers _____

Describe work and impact on feature

1. Complete survey of existing pintels documenting their condition.
2. Where pintels are sound, intact, and not affecting adjacent masonry: remove rust with wire brushes; prime with rust-inhibitive primer; apply epoxy coating; coat with dull black, alkyd-type paint finish.
3. Where pintel remains intact but rust is affecting adjacent masonry: remove entire pintel including the bracket behind it. Remove rust from pintel including bracket with wire brushes; prime with rust-inhibitive primer; apply epoxy coating; coat with black, alkyd-type paint. Reinstall pintel.
4. Where pin and/or plate are missing and the remaining bracket, embedded in the brickwork, is rusting and rust is damaging adjacent brickwork: remove embedded metalwork, patch resulting void with a new brick. Replacement brick shall match existing historic bricks in size, texture and general appearance. Paint face and side of brick (where exposed at window opening) black as required to match pintels.
4. Remove, replace cracked bricks above and below pintels where structural integrity of opening is affected. Replacement bricks shall match existing historic bricks in size, color, texture and general appearance. See Number 2 in this application for mortar to be used in setting these bricks.

Number 7

Feature Sealants

Date of Feature 1986

Describe existing feature and its condition

The existing exterior sealant was installed in 1986. Some areas have had additional sealant applied in the meanwhile. In general, the sealant is near the end of its useful life. At the window surrounds the sealant must be removed to facilitate the repointing work. It is also most cost effective to reapply the sealant while the scaffolding is in place for the other work.

Photo numbers 11, 14, 15, 16, 17, 18, 19

Drawing numbers _____

Describe work and impact on feature

1. Remove existing, failed sealant.
2. Apply sealant at exterior facade as required. Typically, this is where wood window frames meet adjacent masonry. Provide backer rod as required. Sealant color to match adjacent, painted wood surface.
3. Sealant used at termination bars and flashings on new roof shall be a color that blends with adjacent surfaces.

Number 8

Feature Advertising signage

Date of Feature pre-1966

Describe existing feature and its condition

The north facade retains early advertisements painted directly on the exterior brick masonry. The signs have weathered, are very faded, and are in danger of wearing away altogether.

Photo numbers 4, 22, 23,

Drawing numbers _____

Describe work and impact on feature

Repaint the exterior commercial signage, matching original exactly. Paint to be compatible with masonry substrate.