



Date: February 16, 2017

**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:

St. Dominics Apartments, 42 Gray Street, Portland, Maine 04101

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.

The work proposed at 42 Gray Street involves repair and update to ADA requirements.

Chimney - The proposed chimney work involves the repointing of a 3ft x 3ft area of the brick. MPA is to repoint the immediate area with lime mortar to match existing color and composition. Masonry work also involves installing an expansion joint between the building and the free standing chimney. Previously this detail had a cementous parging which has fallen out due to the inability of the material to accommodate movement. MPA to clean remaining parging from masonry joint in order to prepare for installation of backer rod and sealant. MPA to utilize GE SCS9000 non staining silicone sealant of limestone color to match mortar as closely as possible.

Bike Rack - The bike rack has been eliminated and will no longer be part of our proposed scope.

Slate Roof - The roof has 20 +/- slates that have fallen off and can be seen in the gutter. D&D fabrication will replace the slate using the original where possible. Where slates are unusable a match to the existing slates will be used. D&D fabrication will perform the work. Dave worked on the slate for the Custom House and the Gignoux Federal building in Portland.

Storm Windows - Most of the existing storm windows are damaged. We propose to replace the storm windows with a similar model. The storm windows are triple track which will allow tenants to raise and lower the window without smashing them out. The model is Harvey Industries, Tru-Channel Storm Window. The original wood windows will remain as is.

CONTACT INFORMATION:

APPLICANT St. Doms Housing Associates LP
Name: Developers Collaborative
Address: 100 Commercial Street, Suite 414
Portland, Maine
Zip Code: 04101
Work #: 207-332-4623
Cell #: 207-332-4623
Fax #: _____
Home: _____
E-mail: DCHeatherlumb@gmail.com

BILLING ADDRESS
Name: UO DEVELOPERS COLLABORATIVE
Address: 100 Commercial Street, ste 414
Portland, Maine
Zip: 04101
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONTRACTOR
Name: Various
Address: _____

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

UML Treasury GP.
Applicant's Signature

PROPERTY OWNER
Name: St. Doms Housing Associates Limited Partnership
Address: 100 Commercial Street, ste 414
Portland, Maine
Zip Code: 04101
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT
Name: Archetype
Address: 48 UNION WHARF
Portland, Maine
Zip: 04101
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SAME
Owner's Signature (if different)

Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$65.00
- **HP Board Review** \$125.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$750.00
- **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

Noticing/Advertisements for Historic Preservation Board Review*

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
(notices are sent to neighbors prior to any workshop or public hearing meetings)

* You will be billed separately for these costs.

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