Date: Nov 8, 2

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIAT

Approved for Historic Preservation Certificate of Appropriateness
Date: 11/28/16

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Arti the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

785 Congress Street

CHART/BLOCK/LOT: 047-A014001 (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.

Project is limited to the storefront to the first floor retail space and to the apartment entry within the niche at the west side of the first floor. The existing masonry infill and metal door and windows will be removed to reveal the original brick pier and steel column structure evident in the 1924 tax photo. This removal will allow for the replication of the general door / storefront glass / wood panel system and proportions of the 1924 photo. The proposed new storefront will be comprised of metal frames at the large glass panels and will be framed in painted wood to match the stock color of the metal. New replacement doors will be solid wood with a top panel of glass and a recessed panel at the bottom. The concrete sidewalk at the niche to the retail space will be parged with high strength concrete and to wood platform at the niche to the apartments will be replaced with a new granite slab.

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CONTACT INFORMATION:

APPLICANT

Name: Palmer Development
Address: 83 South Freeport Rd.
Freeport, ME
Zip Code: 04032
Work #: 207 865 0031
Cell #:
Fax #:
Home:
E-mail: benp@palmerdevelopmentgroup.com

PROPERTY OWNER

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

BILLING ADDRESS

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

ARCHITECT

Name: Barba + Wheelock Architects
Address: 500 Congress St.
Portland, ME 04101
Zip:
Work #: 207-772-2722
Cell #:
Fax #:
Home:
E-mail: jturk@barbawheelock.com

CONTRACTOR

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

Applicant's Signature

Owner's Signature (if different)

Historic Preservation Application Fee Schedule:

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• **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.

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Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structu necessary to receive approval before proceeding with any exterior alteration, construction activity improvement that will be visible from a public way. Following is a list of activities requiring revi **Please check all those activities that apply to your proposed project.**

Alterations and Repair

- [x] 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.

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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 (description they will have of your project or design. Therefore, it should precisely illustrate the p alteration(s).

X Exterior photographs (required for all applications.) Include general streetscape view, v building & close-ups of affected area.

X 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.

X Details or wall sections, where applicable.

X 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