

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION PROGRAM

Dear Applicant for Historic Preservation Review:

To receive a Certificate of Appropriateness for exterior or site alterations to a designated historic property, it is necessary for you to complete the enclosed application form and return it with a copy of proposed plans, drawings, specifications and application fee to the Department of Building Inspections, Portland City Hall, 389 Congress Street, Room 315, 3rd Floor, Portland, Maine, 04101.

Following a preliminary review of your application, historic preservation staff will determine whether the project requires Historic Preservation Board review or whether an administrative review is appropriate. (Routine or minor projects, such as sign or awning installations, are typically reviewed at the staff level.) If necessary, you may be asked to submit additional information.

For projects requiring Board review, the application should be submitted at least two weeks prior to the desired meeting date of the Historic Preservation Board—see attached meeting schedule. The Board meets on the first and third Wednesdays of each month. **Twelve (12) paper copies as well as one (1) digital copy of the application and supporting materials are required for Board reviews.**

Building and site alterations are reviewed for the conformance with the review standards of the historic preservation ordinance (attached). If your project involves new construction, a copy of the ordinance's new construction standards and guidelines is available upon request.

If you have questions about the application or would like guidance in meeting the ordinance review standards, feel free to contact me at 874-8726 or by e-mail at dga@portlandmaine.gov

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

The Historic Preservation Ordinance and Review Standards as well as other information is available on the City's web site at <http://www.portlandmaine.gov/planning/historic.asp>

Historic Preservation Program
Department of Planning and Urban Development
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721 or 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.



Date: October 22, 2014

**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:

2) 218 State Street

CHART/BLOCK/LOT: 2) 047 C039001

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.

Please see attached narrative.

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: Drew Wing, Business Name, if applicable: Avesta Butler Payson LP Address: 307 Cumberland Avenue City/State: Portland, ME Zip Code: 04101</p>	<p>Applicant Contact Information</p> <p>Work # (207) 553-7777 Home# Cell # Fax# e-mail: dwing@avestahousing.org</p>
<p>Owner – (if different from Applicant)</p> <p>Name: Avesta Housing Development Address: Corporation 307 Cumberland Avenue City/State: Portland, ME Zip Code: 04101</p>	<p>Owner Contact Information</p> <p>Work # Same as Applicant Home# Cell # Fax# e-mail:</p>
<p>Billing Information</p> <p>Name: Same as Applicant Address: City/State: Zip Code:</p>	<p>Billing Contact Information</p> <p>Work # Same as Applicant Cell # Fax# e-mail:</p>
<p>Architect</p> <p>Name: Rick Goduti, Goduti Thomas Address: Architects 44 Oak Street City/State: Portland, ME Zip Code: 04101</p>	<p>Architect Contact information</p> <p>Work # (207) 775-3184 Home# Cell # Fax# e-mail: stanley.maggie@gmail.com gtarick@gmail.com</p>
<p>Contractor</p> <p>Name: Lew Trask, Hebert Construction Address: 9 Gould Road City/State: Lewiston, ME Zip Code: 04240</p>	<p>Contractor Contact Information</p> <p>Work # (207) 783-2091 Home# Cell # Fax# e-mail: ltrask@hebertconstruction.com</p>


 Applicant's Signature


 Owner's Signature (if different)

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

<input type="checkbox"/> Administrative Review (for minor or standard alterations)	\$50.00
<input type="checkbox"/> HP Board Review	\$100.00
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> After-the-fact Review (for work commenced without advance approval)	\$1000.00
<input type="checkbox"/> Sign Review for signs in historic districts	\$75.00

The City invoices separately for the following:

- Notices (\$.75 each)
- Legal Ad (% of total Ad)

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 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
Rob Wiener (756-8023) or by e-mail at rwiener@portlandmaine.gov

Historic Narrative: Payson Building

The Payson building portion of the Butler Payson project consists of 17 apartment units in one four story building with an attached two story annex building and an attached two/ three story addition, located at the corner of Deering and State Streets in Portland Maine. This will be a National Park Service Historic tax credit project that will be reviewed and approved by the park service.

The four story building with the two story addition is accessed from a common entrance on the basement level at the back of the building. There are 17 units total in the building, 2 of which are in the annex building towards back of lot that was once a carriage house. There is a more recent brick and wood clad addition that connects to original historic building and carriage house. The nature of this project is to rehabilitate the apartment units and bring the building up to life safety standards and codes. This renovation will fully include the exterior envelope as well as interior/mechanical/structural upgrades that will not be visible from exterior.

The exterior of the building will be renovated in accordance with the National Park Service's standards for historic preservation. Masonry repair will include miscellaneous brick repair, cleaning and repair of all sandstone sills and lintels and masonry re-pointing as determined by masonry consultant in accordance to NPS standards. All windows will be replaced with new. The double hungs on the main building will be replaced with Marvin aluminum clad 2 over 2 with casing to replicate the historic detail. The windows on the more recent brick and wood infill additions will be replaced with Marvin integrity fiberglass windows to be approved by NPS. Existing asphalt and EPDM roofing will be repaired/replaced. Site work will be minimal and located at the back of the building. Historic approved lighting will be added to the Deering St. entrance, a new ramp will be created to get to the annex building and the granite retaining wall will be replaced in kind. At the back of the main building a new entry vestibule will be created of glass and aluminum and minimal stature. The existing wood clad addition will be re-clad in new cementitious panels approved by NPS.



Goduti/Thomas Architects
44 Oak Street, Portland, ME 04101
207.775.3184



1924 Portland Tax Records: 216-220 State Street, Portland, Portland, ME

www.mainermemory.net/ftem/75779
© City of Portland - Planning & Development



Owner: The Queens Hospital
Address: 216-220 State Street, West End, Portland, Maine
Use: Hospital

MARVIN PRODUCT DESIGNER



INTERIOR VIEW



EXTERIOR VIEW



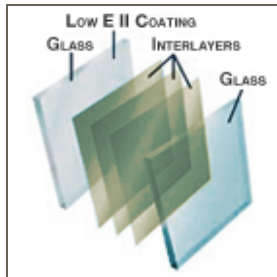
White Painted



Satin Taupe



Pebble Gray



LoE²-180[®]

Marvin Ultimate Double Hung Window

Congratulations! You have created a Marvin window to meet your design vision and architectural needs. Your interior finish, hardware, exterior finish and energy efficiency selections are detailed to the left.

At Marvin, we build each window the way it should be: made to order, one at a time, with no shortcuts. We're proud to offer our customers superior value through expert craftsmanship, the highest quality materials and an extraordinary level of service. With our endless customization options, exclusive features, energy efficiency solutions and the most knowledgeable experts in the industry, you'll find our windows are truly Built around you[®].

To learn more about available Marvin window options or to discuss your ideal window with a Marvin expert, print this page and bring it in to your local dealer. To share your Marvin window with friends and family, use the icons above to post to Facebook, Twitter, or email a friend.



**Need an Estimate?**[Find a Pro ►](#)

The images on our website can be used to assist in your decision, but should not be relied on as the sole reference point. Due to variation in computer monitors and printers, the images shown may not exactly replicate the corresponding color, texture or appearance. To verify actual product color, texture or appearance, ask to see the actual product, available through a CertainTeed contractor or distributor. [Read More »](#)

[Overview](#)[Technical Information](#)[Installation](#)[Warranty](#)

Beauty. Value. Protection.

CertainTeed's Highland Slate has the look, texture and tone of natural slate with a dark shadow line to accentuate its appeal from the curb. Each tab is individually colored by state of the art Precision Color technology to provide a rich, deep, hue and its four-across tab is the ideal design to deliver color, contrast, and perfection when installed.

Wind, rain, snow, ice – this slate-like shingle performs at its best when the weather is at its worst. Highland Slate is rated where the winds howl – 110 mph – and it carries a full wind-resistance warranty.

The weave, pattern and fleck of natural slate is in the essence of the character that Highland Slate brings to your roof. With six premium color blends, Highland Slate is a smooth finish to rugged protection.

Highland Slate is also offered in 4 colors in a Class 4 Impact Resistant version for added protection in areas prone to severe weather conditions.

Beauty. Value. Protection. And a lifetime limited transferable warranty against manufacturing defects on residential applications. Protect yourself against the elements with the old-world affordable luxury of Highland Slate.



Windows for the newer additions at Payson. Non historic locations.

Home > Windows > Double Hung

All Ultrex

Double Hung Windows



This classic window style gets a contemporary twist with an Ultrex fiberglass exterior and interior delivering high style and a durable finish from every angle. Double Hung windows are ideal for second floor bedrooms or as part of a beautiful bay window combination. Both the top and bottom sashes tilt inward for easy cleaning.

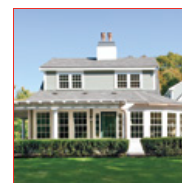
Features

- Top and bottom sashes tilt and remove easily for hassle-free maintenance and cleaning
- Dual operating sashes open at top or bottom
- Low-profile sash lock for smooth operation
- Traditional colonial appearance
- Available in equal, cottage and reverse cottage sash configurations

Related Links

- Product Specs
- Installation Guides
- Why Ultrex Fiberglass
- Energy Efficiency
- Care & Maintenance
- Download iPad/iPhone App

Project Showcase



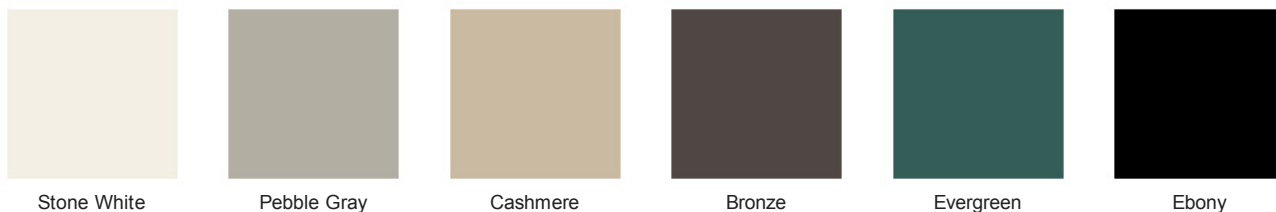
When choosing a window that would be the focal point of their home, it was an easy decision. Integrity windows are probably the best quality/value window in the industry.

Gallery	Options	Sizes & Specs	Request Literature	Reviews
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Exterior Colors

Color Options

The Ultrex patented finish process is three times thicker than competitive finishes to resist scratching and marring. It also provides five times the UV resistance to protect against fading, chalking, streaking and cracking.



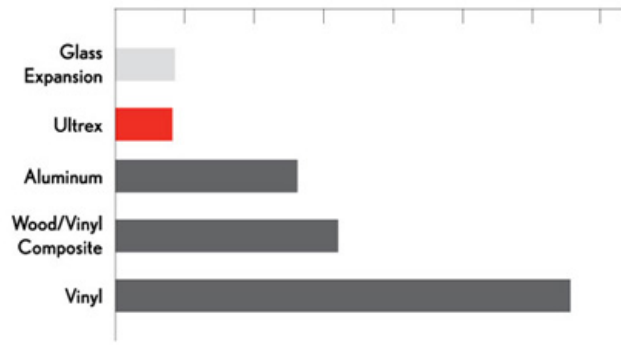
Exterior finish samples are approximate. Please visit your local Integrity retailer to see actual color samples.

Ultrex Fiberglass

Our high-performance, proprietary Ultrex fiberglass delivers the strength and rigidity that outlasts and outperforms vinyl and aluminum. Plus, our patented finishing process yields a finish that is three times thicker than competitors that looks great for the life of the window.

- Durable low-maintenance pultruded fiberglass
- 8x stronger than vinyl
- 9x less expansion and contraction than vinyl
- Non-conductive and non-corrosive
- Patented finishing process resists fading and cracking

Comparison of expansion and contraction



- THE STRENGTH OF STEEL**
- 8X** MORE RIGID THAN VINYL
- 833% LESS** EXPANSION THAN VINYL
- 15+ YEARS** OF SUPERIOR COMPOSITE TECHNOLOGY

For more information on this or other Integrity products contact your local Integrity retailer. [Locate a Retailer](#)

- Interior Colors
- Hardware
- Grilles & Divided Lites
- Glass
- Screens
- Accessories
- Exterior Trim



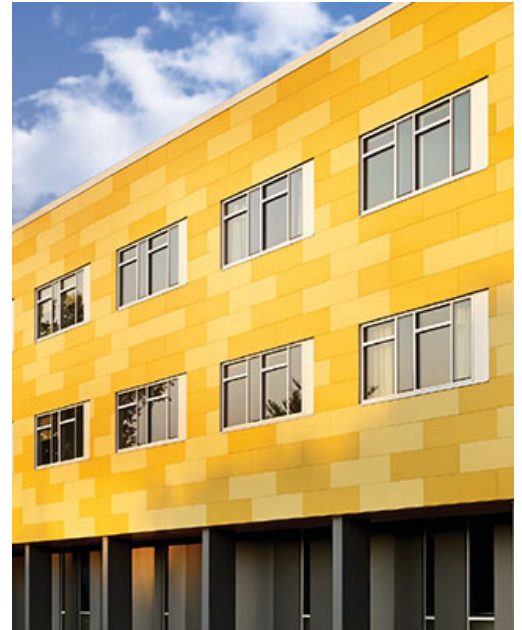
Fiber Cement Panels for cladding at newer additions at Payson, to replace existing wood siding.

PRODUCTS

ARCHITECTURAL WALL PANELS PREMIUM SIDING PRODUCTS NICHIPRODUCTS FEATURES & BENEFITS OUR PROCESS

Illumination Series

Nichiha's Illumination Series delivers sleek sophistication with a custom flair. Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichiha's Illumination Series line of fiber cement panels. Its smooth satin finish, easy installation and a virtually limitless color pallet give you a degree of design freedom that most cladding products simply can't match; at a price your budget can always accommodate. Delivering sleek sophistication comes naturally for the Illumination Series. But don't let the pretty face fool you. There's more than meets the eye.



CAD DETAILS

PRODUCT SPECS

GALLERY

CASE STUDY

INSTALLATION

LITERATURE

PROFILE	LARGE 18" x 6' WITHOUT SCORE SMALL 18" x 6' WITH SCORE
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 6' [L] (455MM [H] x 1,818MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	37.9
WEIGHT (LBS. PER SQ. FT.)	4.2
COVERAGE (SQ. FT. PER PANEL)	9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	9
PACKAGING (PIECES PER BUNDLE)	2 [18 SQ. FT.]