

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke, Vice Chair
Scott Benson
Rebecca Ermlich
Michael Hammen
Ted Oldham
Susan Wroth

September 10, 2012

Dan Kolbert
Kolbert Building
90 Gray Street
Portland, Maine 04102

Re: Request to install copper flashing and repair siding, at the water table / siding joint – 75 Vaughan Street (at Bowdoin)

Dear Dan:

This office has reviewed and approved your request, on behalf of clients Jeremy and Philippa Morton, to install new copper flashing at window headers and at the top of the water table, and to patch or replace the siding and water table as needed with replacements that match the existing material.

All improvements shall be carried out as shown on the drawings and specifications submitted to staff on 8/29/2012. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work. This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Robert Wiener
Preservation Compliance Coordinator

Cc: Deborah Andrews



Date: August 29, 2012

**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:

18 Bowdoin St.

CHART/BLOCK/LOT: 062 G001001 (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.

Replace rotted sheathing, Board & Batten siding, window trim and water
table, using materials of the same dimensions and profile.

Add red copper flashing above window trim and water table as per drawings

CONTACT INFORMATION:

APPLICANT

Name: Kolbert Building
Address: 90 Gray St.
Portland
Zip Code: 04102
Work #: (207) 799-8799
Cell #: (207) 650-7650
Fax #: _____
Home: _____
E-mail: Dan@KolbertBuilding.com

BILLING ADDRESS

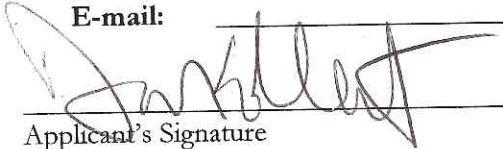
Name: Kolbert Building
Address: As above

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

CONTRACTOR

Name: Kolbert Building
Address: As above

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


Applicant's Signature

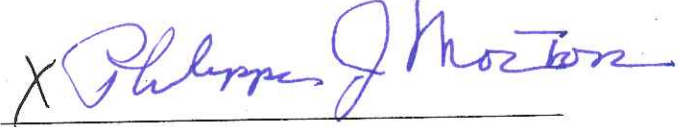
PROPERTY OWNER

Name: Jeremy & Philippa Morton
Address: 75 Vaughan St.
Portland
Zip Code: 04102
Work #: _____
Cell #: _____
Fax #: _____
Home: (207) 772-0961
E-mail: mortoj@mmc.org

ARCHITECT

Name: N/A
Address: _____

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

X 
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

- 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)

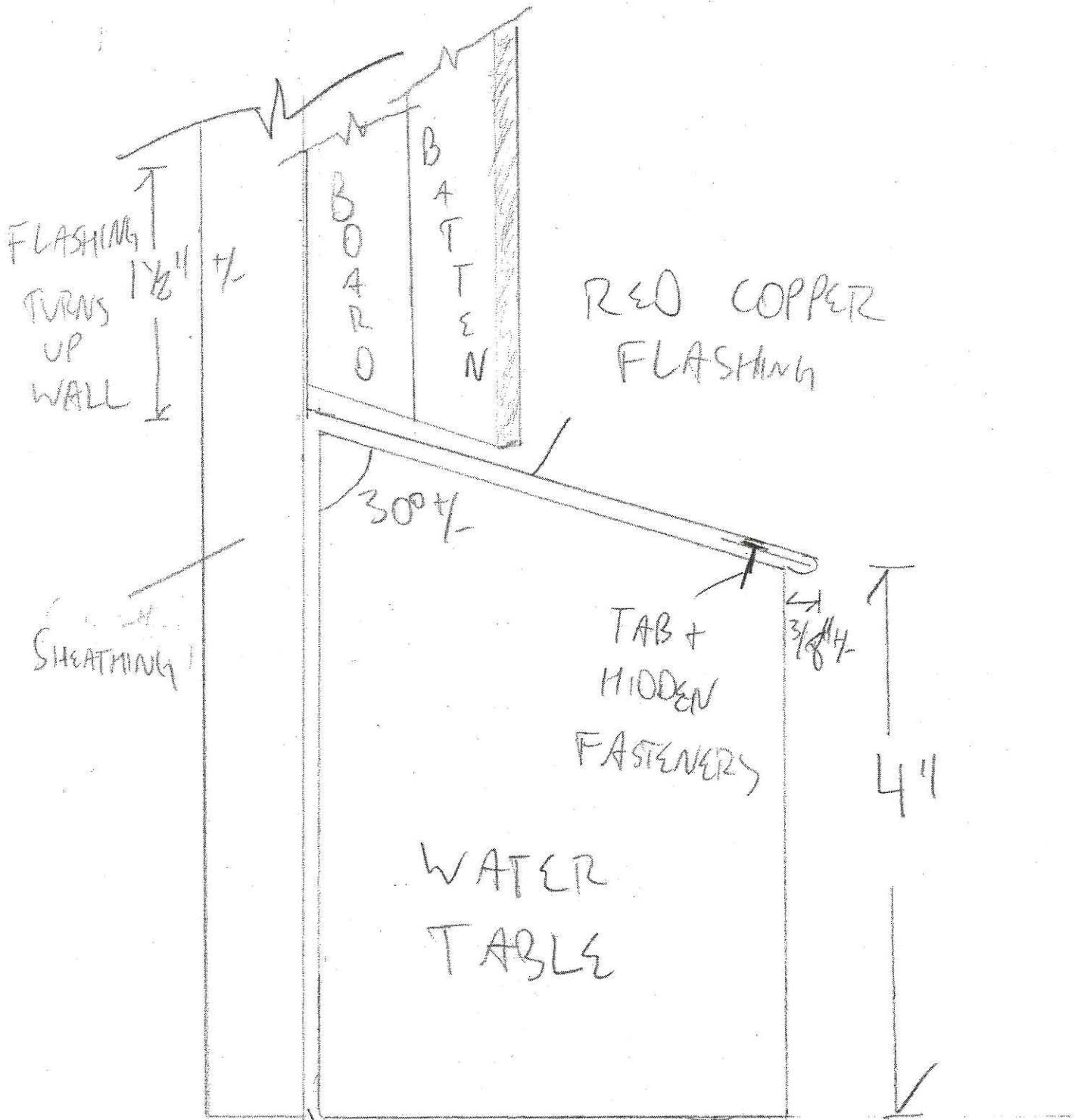
Materials - list all visible exterior materials. Samples are helpful.

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:

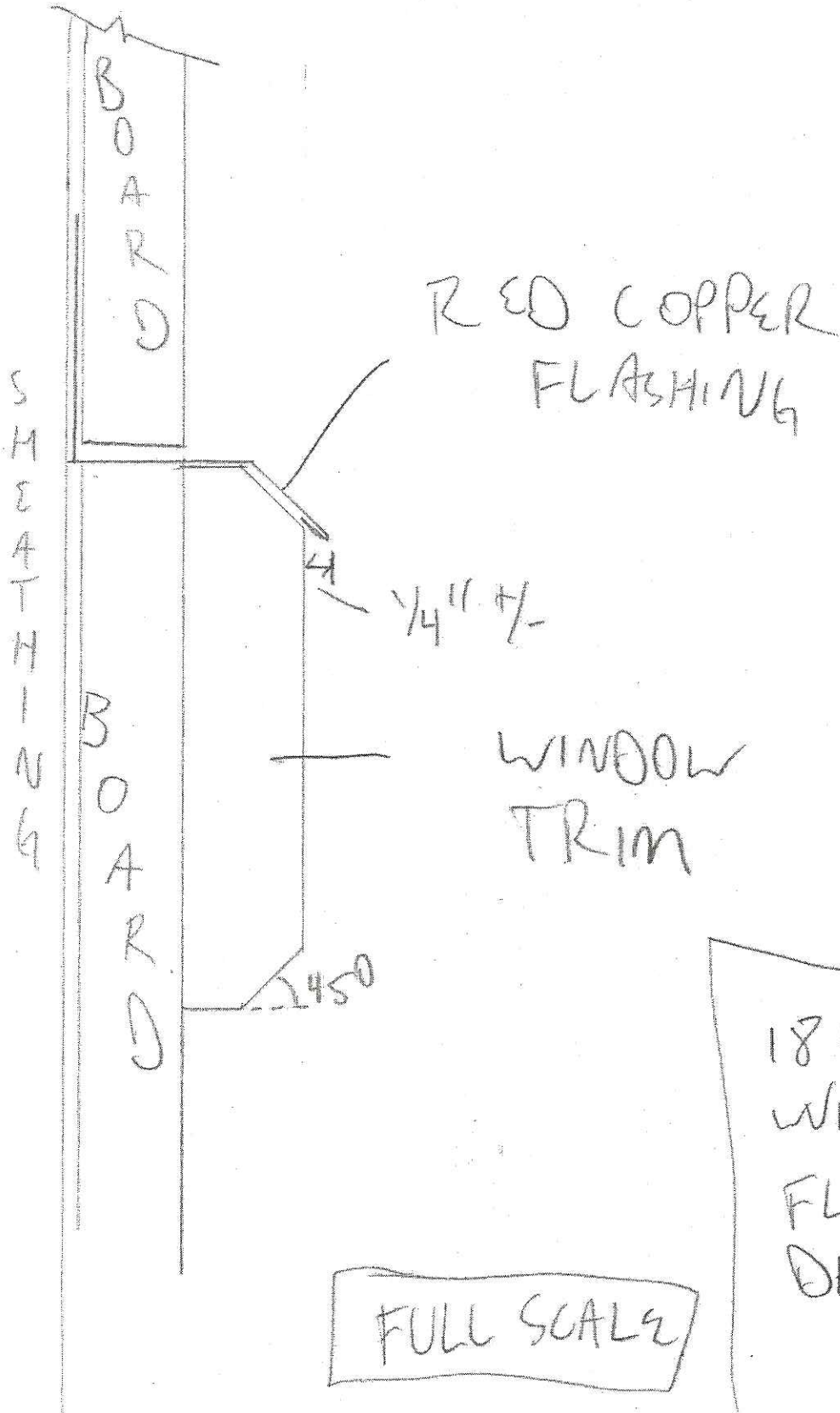
Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101



1/8" AIR SPACE

FULL SCALE

18 BOWDOW ST.
 WATER TABLE
 FLASHING DETAIL
 DK - 8.29.12



18 BOWDOWN ST.
WINDOW TRIM
FLASHING DETAIL
DK - 8.29.12



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Dan Kolbert Building and Renovations LLC.,

Check Number: 21371

Tender Amount: 50.00

Receipt Header:

Cashier Id: jyeaton

Receipt Date: 8/31/2012

Receipt Number: 47785

Receipt Details:

Referance ID:	1757	Fee Type:	PEZ-HPAR
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-586 - 18 Bowdoin Street			
Additional Comments: 18 Bowdoin Street			

Thank You for your Payment!

