

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number 29808

NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

Instructions: This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Nathan Clifford School
Street 180 Falmouth Street
City Portland County Cumberland State ME Zip 04102
Name of Historic District _____
 Listed individually in the National Register of Historic Places; date of listing Nomination review in progress
 Located in a Registered Historic District; name of district _____
 Part 1 - Evaluation of Significance submitted? Date submitted Herein Date of certification _____

2. Data on building and rehabilitation project
Date of construction 1907 Cost of rehabilitation (estimated) \$6.9 million
Type of construction steel interior framing/masonry bearing walls Floor area before / after rehabilitation 45,712 / 45,712
Start date (estimated) March 1, 2014 Use(s) before / after rehabilitation vacant school / rental apartments
Completion date (estimated) December 31, 2013 Number of housing units before / after rehabilitation 0 / 21 22 (RP)
This application covers phase number 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from Owner)
Name Christine Beard/Tremont Preservation Services
Street 21 Market Street Suite 250 City Ipswich
State MA Zip 01938 Telephone 978-356-0322

4. Owner
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.
Name Kevin Bunker Signature [Signature] Date 11/15/13
Organization Nathan Clifford LLC Social Security OR Taxpayer ID Number 46-3960576
Street 17 Chestnut Street City Portland
State ME Zip 04101 Telephone 207-772-7673

NPS Official Use Only

The National Park Service has reviewed the Historic Certification Application - Part 2 for the above-named property and has determined that:

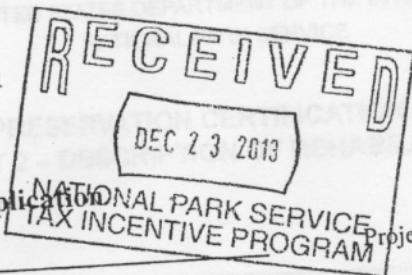
- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 1/24/2014

[Signature]
National Park Service Authorized Signature

See Attachments

Condition Sheet



CONDITIONS SHEET

Historic Preservation Certification Application Project Number: 29808

Property name: Nathan Clifford School

Property address: 180 Falmouth Street

Portland, ME

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Item No. 1

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. Specifications, repointing samples and any proposed replacement brick should be reviewed and approved by the SHPO prior to proceeding with this work. Good quality overall and close-up photos of the masonry before and after repointing must be submitted with the Request for Certification of Completed Work. Cleaning of all masonry must be undertaken utilizing the gentlest means possible.

Item No. 2

The few remaining original double hung wood windows must be retained unless they are in poor condition; If the windows cannot be restored due to their condition, further information documenting this must be submitted for review and approval.

Item No. 6

Elevations and/or cross-sections showing the amount of glazing in the proposed fire-rated stair enclosures must be provided for review and approval. *to maintain a visual connection between the corridor & stairs.*

Item No. 12

A soffit retaining the top of the original partition wall between the Library/Teachers' Room must be retained to show the historic configuration of the rooms.

Item No. 14

The two Hawthorn trees proposed near the south entrance would obscure the south elevation of the main block and must not be planted in that location. Smaller plantings may be substituted.

Item No. 9 - The historic doors on the corridor that are not used as unit entries must be fixed-in-place within a door surround, not just surface mounted on the wall.

12/17/2013
Date

Kurt A. Mohney
State Official Signature Deputy SHPO

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

1/24/2014
Date

[Signature]
National Park Service Signature

Telephone Number

Condition Sheet

NATHAN CLIFFORD SCHOOL

CUMBERLAND COUNTY, MAINE

Name of Property

County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Jon Edson H. Beall
Signature of the Keeper

12-18-13
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

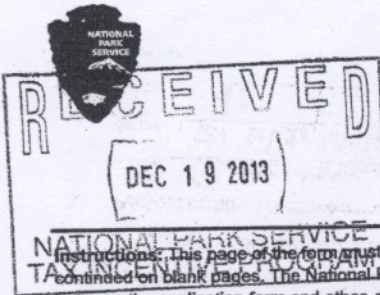
Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2011



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Project Number
29808

Instructions: This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Nathan Clifford School
Street 180 Falmouth Street
City Portland County Cumberland State ME Zip 04102
Name of Historic District _____
 National Register district certified state or local district potential district

2. Nature of request (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact (if different from Owner)
Name Christine Beard / Tremont Preservation Services
Street 21 Market Street City Ipswich
State MA Zip 01938 Telephone 978-356-0322

4. Owner
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.
Name Kevin Bunker Signature [Signature] Date 11/15/13
Organization Nathan Clifford LLC Social Security OR Taxpayer ID Number 46-3960576
Street 17 Chestnut Street City Portland
State ME Zip 04101 Telephone 207-772-7673

NPS Official Use Only

The National Park Service has reviewed the Historic Certification Application - Part 1 for the above-named property and has determined that the property:
 contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for rehabilitation purposes.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
 does not contribute to the significance of the above-named district.

Preliminary Determinations:
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
 does not appear to qualify as a certified historic structure.

Date 12/23/13 National Park Service Authorized Signature [Signature]

See Attachments