

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION PROGRAM



Approved for Historic Preservation  
Certificate of Appropriateness

01/13/16

Date: \_\_\_\_\_

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 Office of Building Inspections, Portland City Hall, 389 Congress Street, 3<sup>rd</sup> Floor, Portland, Maine, 04101. You are required to submit **Please submit one hard copy and one copy in digital format of the application and all supporting materials, along with the applicable fee.**

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.

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 (874-8726, [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)) or Preservation Planner Rob Wiener (756-8023, [rwiener@portlandmaine.gov](mailto:rwiener@portlandmaine.gov) )

Sincerely,

Deborah G. Andrews  
Historic Preservation Program Manager

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



Jeff Levine, AICP, Director  
Planning & Urban Development Department

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**Electronic Signature and Fee Payment Confirmation**

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Applicant Signature: \_\_\_\_\_

10/23/15  
Date: \_\_\_\_\_

I have provided digital copies and sent them on: \_\_\_\_\_

10/23/15  
Date: \_\_\_\_\_

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



Date: 10/23/15



**HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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Certificate of Appropriateness

**01/13/16**

Date: \_\_\_\_\_

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

**PROJECT ADDRESS:**

112 Vaughan Street

**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.

1. - Removal of original painted asbestose slate shingles on the roof of the house and detached garage

- Replacement of copper roof and pediment flashings

- Installation of new slate shingles on the roof of the house and detached garage

2. - Re-point (3) chimneys

- Rebuild of chimney caps

3. - Remove & replace (20) lintels at the heads of the basement windows

- Re-point the surrounding mortar joints at the basement windows

4. - Replace (2) vinyl windows on Vaughan Street elevation with wood windows that match

the original

- Replace (3) small vinyl double hungs at the Courtyard elevation with wood to match the

old wood windows



**CONTACT INFORMATION:**

**APPLICANT**

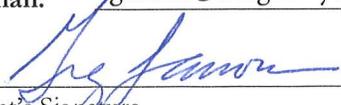
Name: Greg Lanou  
Address: 10 Danforth St  
Portland, Maine  
Zip Code: 04101  
Work #: 207 773-3625  
Cell #: 207 756-2612  
Fax #: 207 773-5173  
Home: 207 773-3625  
E-mail: glanou@wright-ryan.com

**BILLING ADDRESS**

Name: Greg Lanou  
Address: 10 Danforth St  
Portland, Maine  
Zip: 04101  
Work #: 207 773-3625  
Cell #: 207 756-2612  
Fax #: 207 773-5173  
Home: 207 773-3625  
E-mail: glanou@wright-ryan.com

**CONTRACTOR**

Name: Greg Lanou  
Address: 10 Danforth St  
Portland, Maine  
Zip Code: 04101  
Work #: 207 773-3625  
Cell #: 207 756-2612  
Fax #: 207 773-5173  
Home: 207 773-3625  
E-mail: glanou@wright-ryan.com

  
Applicant's Signature

**PROPERTY OWNER**

Name: Matthew Hyde  
Address: 112 Vaughan Str  
Portland, Maine  
Zip Code: 04102  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**ARCHITECT**

Name: N/A  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

\_\_\_\_\_  
Owner's Signature (if different)

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## Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$50.00
- **HP Board Review** \$100.00
- **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

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### 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 improvement that will be visible from a public way. Following is a list of activities requiring approval:

**Please check all those activities that apply to your proposed project.**

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### 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.*



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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 alteration(s).

- Exterior photographs (required for all applications.) Include general streetscape view of building & close-ups of affected area. Date: \_\_\_\_\_
- 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](mailto:dga@portlandmaine.gov)) or Rob Wiener (756-8023), [rwiener@portlandmaine.gov](mailto: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, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101



## Application Deadlines for Historic Preservation Board Review 2015

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The Historic Preservation Board meets on the first and third Wednesday of each month (except national holidays require a change in schedule.) Meetings begin at 5:00 and are held in Room 100. Please confirm meeting time and location before your meeting, as unforeseen changes may occur.

Date: \_\_\_\_\_

In order for your proposal to be scheduled for a Historic Preservation Board meeting, **one (1) paper copy as well as one (1) digital copy (see digital requirements on page \_\_\_\_)** of the application and supporting materials are required for Board reviews. **These materials must also be accompanied by the application fee (see chart for fee structure).** The completed application must be received by the Planning Division **no later than two weeks prior to the scheduled meeting.** (See application deadlines below.) Applications received after the deadline will be considered for a subsequent meeting.

### Application Deadline

### 2015 Meeting Dates

December 23, 2013	January 7
January 7	January 21
January 21	February 4
February 4	February 18
February 18	March 4
March 4	March 18
March 18	April 1
April 1	April 15
April 15	May 6
May 6	May 20
May 20	June 3
June 3	June 17
June 17	July 1
July 1	July 15
July 22	August 5
August 19	September 2
September 2	September 16
September 16	October 7
October 7	October 21
October 21	November 4
November 4	November 18
November 18	December 2

*Note: only 1 meeting in August*

*Note: only 1 meeting in December*

*Note: Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning Division receives more applications than can be reasonably reviewed in one meeting, staff reserves the option of postponing some items to the following meeting.*



## Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic ordinance:

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- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.



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# 112 Vaughan Street

## Aerial View

*Building Maine's Great Spaces*

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Phone (207)773-3625 ▪ Fax (207)773-5173 ▪ [www.wright-ryanhomes.com](http://www.wright-ryanhomes.com)





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# 112 Vaughan Street

## Chimney & Gutter Repair

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Replace roof and  
copper flashings

Chimney #3

Replace Copper  
Gutter

Repair Downspout



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Chimney #1

Chimney #2

Replace roof and  
copper flashings

Replace Copper  
Gutter

Repair Copper  
Downspout

Repair Copper  
Downspout



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Date: **01/13/16**

Repair Chimney  
#1 Cap

Re-point mortar  
joints

Replace  
Flashings



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Date: **01/13/16**

Repair Chimney  
#2 Cap

Re-point mortar  
joints

Replace Flashing

Replace roof and  
copper flashings

112 Vaughan Street.: Chimney #2, view from Carroll Street



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Re-point mortar joints

Repair Chimney #3 Cap

112 Vaughan Street.: Chimney #3, view from Carroll Street



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Date: \_\_\_\_\_

# 112 Vaughan Street

# Roof Replacement

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Replace Copper  
Pediment Flashings

Replace original  
asbestos shingles  
with slate

Replace copper  
flashings

112 Vaughan Street.: Vaughn Street Elevation





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Replace asbestos  
roof shingles with  
new slate shingles

Replace copper  
flashings

Restore Ridge  
Finial

Replace Copper  
Pediment Flashings





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# 112 Vaughan Street

## Vinyl Window Replacement

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(2) Vaughan Street Vinyl windows  
to be replaced back to wood in  
order to match the originals



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112 Vaughan Street.: Corner of Vaughn and Carroll Street



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Replace (3) Vinyl  
windows to wood  
and match  
original units

Existing windows  
to remain



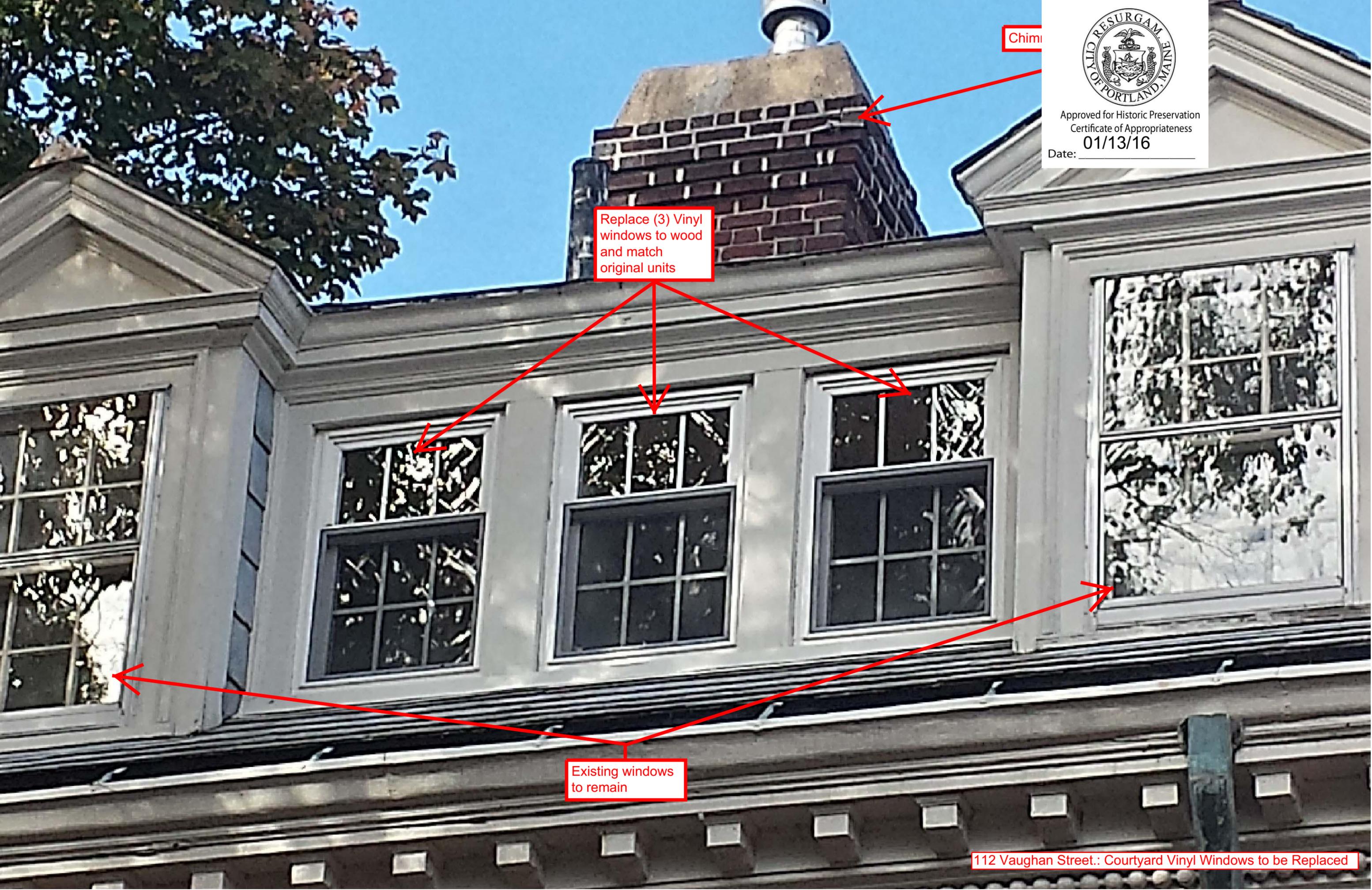
Approved for Historic Preservation  
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Chimney

Replace (3) Vinyl windows to wood and match original units

Existing windows to remain

112 Vaughan Street.: Courtyard Vinyl Windows to be Replaced





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# 112 Vaughan Street

## Basement Window Lintel Replacement

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Phone (207)773-3625 ▪ Fax (207)773-5173 ▪ [www.wright-ryanhomes.com](http://www.wright-ryanhomes.com)



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Lintel Replacements  
and Re-Pointing  
Masonry at (20)  
Basement Windows





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Deteriorated  
Lintel has  
expanded and  
caused damage  
to surrounding  
masonry

Damage from failed lintel.  
Lintels to be replaced and  
mortar joints re-pointed.



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Failed Lintel





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Date: \_\_\_\_\_

**112 Vaughan Street**

Below are descriptions of the products to be used for replacing/repairing existing site conditions.

**Roofing:**

The original painted asbestos slate shingles will be removed and appropriately disposed of by Bio Safe. The Heritage Co. will be installing the copper flashings and North Country Black Slate roofing shingles (from the Glendyne Slate Quarry).

**Masonry:**

Masonry Preservation Associates will be re-pointing the (3) chimneys and installing new galvanized steel lintels at the heads of (20) basement windows. The surrounding brick and failed mortar will be removed to install the new lintels. Once the lintels are replaced the brick will be reinstalled.

**Windows:**

Two vinyl, round top double hungs located in the Vaughan Street elevation dormers will be replaced by (Marvin) wood windows to match the originals.

Three cottage style, vinyl windows, located at the Courtyard elevation dormer, to be replaced by (Marvin) wood windows to match the originals.

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**Gutters & Downspouts:**

The Heritage Co. will be replacing the copper gutters and repairing downspout conductors where necessary.



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