



Jeff Levine, AICP, Director
Planning & Urban Development Department

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:

8/18/15

Date:

I have provided digital copies and sent them on:

Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Date: 8/16/15

**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:

41 Bowdoin St

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.

Construction of two stone walls 15 feet long to either side of front stairs to control erosion onto sidewalk. Each wall will have a 8" step down on the ends to add a formal look fitting with the home. The embankment will then be planted with hydrangea, huckleberry strawberry and blueberry muffer hosts to control erosion + fill in between existing junipers. The stone wall will be level with attention to detail applied to construction and proper technique will be used. The stone is a grey/blue/purple that is a locally quarried granite. Using color that compliments the stucco home and enhances the weight of the stairs and scale of the house by flanking each side and of them (steps)

I feel this project is very fitting for the neighborhood and this very unique home. It is one of very few stucco homes in the historical district and it is on an elevated site with a significant grade change close to the sidewalk. Erosion from the hillside is narrowing the walkway. Stonework is 100% timeless + classic. It fits with every home from, contemporary to early modern homes of the 1920's as well as log cabins and virtually any home. Stone is in the fabric of our beings as humans. Once installed it requires no upkeep or maintenance like all other products do. It fits with this home because the home itself is unique from all others on the street. In addition to it being stucco it also has mature plantings that do not enable us to plant grass on the hillside like other houses on the street. 41 Bowdoin is also significantly closer to the sidewalk than other homes on the same side of the street making erosion control and embankment protection more important. The fact that the home is stucco ^{+ fully planted} lends some element of uniqueness that, I think, should allow for some variation in looks from the rest of the cedar shingle sided houses on the street. There are other houses in the neighborhood that have stonewalls, granite steps and edging, concrete and other products that lend itself to variety in the neighborhood that I think should welcome the addition of a stonewall. In keeping with the time period I feel there were probably a lot of

people with different opinions on what to use as building materials and it's hard to say what someone would want in 1914. What we can say, though, is that stone would have been a very good option and a product that was available at the time. The decision on what to use is hard to predict, but then and now stone is the best option for retaining walls, for structure, elegance, longevity, upkeep and look. I feel there is nothing as nice or timeless as stone. When completed it would be difficult to say when it was constructed it could just as easily been done in 1914 as 2015. I sincerely hope for your approval of this project. I think it will be a very nice addition to a gorgeous home on the west end. I highly respect this process to protect the historical heritage of this great city and want you to be able to block unfitting improvements such as timber or concrete block walls, but I truly feel stone is the best fit. It is one of the most enduring building products of humanity and I will use my creativity and artisanship to create a lasting and functional work of art. Thank you for working hard to enshrine this city in its original beauty and protecting it from unfitting changes.

Best Regards

Brian Mossell

CONTACT INFORMATION:

APPLICANT

Name: Brian Mousell
Address: 330 Caprice St
Portland, ME 04102
Zip Code: 04102
Work #: _____
Cell #: 671-2613
Fax #: _____
Home: _____
E-mail: brian@mousselllandscape.com

PROPERTY OWNER

Name: Susan + Howard Durr
Address: 41 Dowdown St
Portland, ME
Zip Code: 04102
Work #: _____
Cell #: _____
Fax #: _____
Home: 774-9464
E-mail: Sdana@maine-fr.com

BILLING ADDRESS

Name: _____
Address: _____

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

ARCHITECT

Name: _____
Address: _____

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

CONTRACTOR

Name: Same as applicant
Address: _____

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


Applicant's Signature

Agent for Owner

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 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) → Heritage Granite

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