

approved
Howard
Tewaryn

One
Sullivan/
Bldg
Permit

Date: MARCH 22, 2011

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Portland's Historic Preservation Ordinance (Chapter 14, Article IX) of the City of Portland, Maine, is hereby made for a Certificate of Appropriateness for the following property:

36 BOWDOIN STREET, PORTLAND MAINE

CHART/BLOCK/LOT: 70-D-8 (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.

Repair front masonry steps and replace front metal railings
36 Bowdoin St, Portland, ME

There are two sets of steps each with brick risers and concrete treads leading up to the house grade from the sidewalk. Each set of steps has a single wrought iron railing which is mounted on several stair treads.

Both railings will be replaced by iron railings to be constructed and installed by Tim Green. See attached drawing for description of railings.

The masonry staircases will be repaired. On the principle staircase the cracking concrete treads will be replaced by granite treads (Caledonia - Swenson's). The granite will be finished with a thermal finish on the tread surface and the exposed edges. The depth and thickness of the granite tread will match the existing tread. The brick risers will be repaired by replacing the risers with brick which matches existing brick as closely as possible. Brick "stringers" will be retained and repaired as necessary.

On the secondary stairs the concrete treads will be kept; the top tread will be removed and replaced with concrete recycled from the principle staircase. The grade will be leveled under the top stair tread. The riser under the top tread will be replaced with brick that matches.

CONTACT INFORMATION:

APPLICANT

Name: Mary Louise McGREGOR

Address: 36 Bowdoin Street
Portland, MAINE

Zip Code: 04102

Work #: _____

Cell #: _____

Fax #: _____

Home: 207.722.1924

E-mail: marylou.mcgregor@gmail.com

BILLING ADDRESS

Name: Same as above

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

PROPERTY OWNER

Name: same as applicant

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

ARCHITECT

None

Name: _____

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

CONTRACTOR

MASON

Name: Mark Coucure

Address: _____

Bowdoinham ME

Zip Code: _____

Work #: 606.5608

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

second Contractor
Blacksmith/Forger

TIM GREENE

Standfast Works Forge

72 Collins Road

Parkson's Field, Maine 04047

207.625.4486

Mary Louise McGregor
Applicant's Signature

Owner's Signature (if different)

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 \$500.00
- **After-the-fact Review** (for work commenced without advance approval) \$750.00
- **Sign Review** for signs in historic districts \$35.00

Noticing/Advertisements for Historic Preservation Review

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
(notices are sent to neighbors upon receipt of an application, workshop and public hearing meetings)

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. 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. *see photos*
- 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 Division
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

Application Deadlines for Historic Preservation Board Review 2010

The Historic Preservation Board meets on the first and third Wednesday of each month. Meetings begin at 5:00 and are held in Room 209 of City Hall. Please confirm meeting time and location before your meeting, as unforeseen changes may occur.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, **15 copies of your complete application, plus the application fee**, must be received by the Planning Division **no later than Monday morning at 10:00 am of the week prior to the scheduled meeting**. (See application deadlines below.) Applications received after the deadline will be considered for a subsequent meeting.

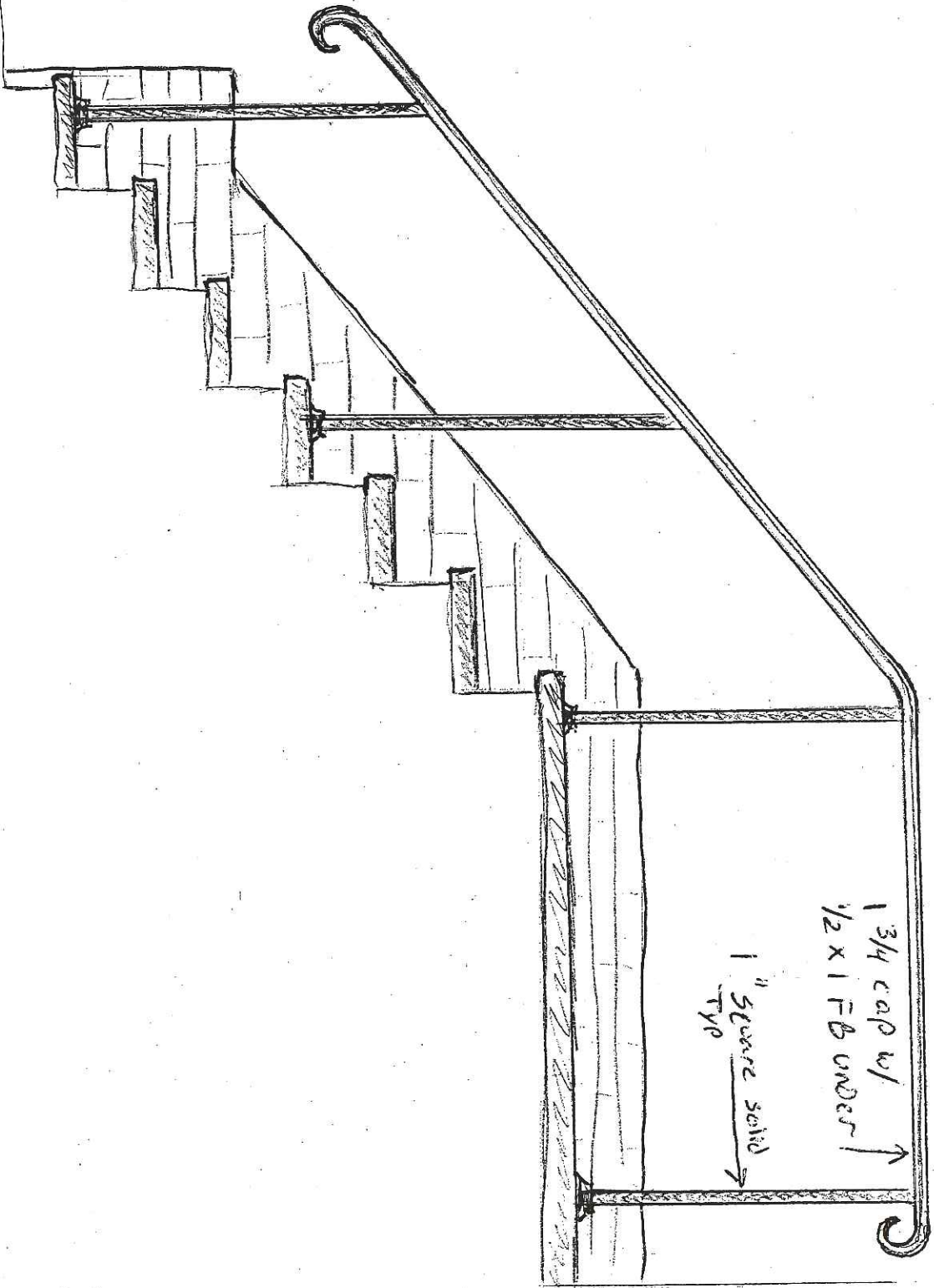
Application Deadline	2010 Meeting Dates
March 25	April 7
April 22	May 5
May 6	May 19
May 20	June 2
June 3	June 16
June 24	July 7
July 8	July 21
July 22	August 4
August 19	September 1
September 2	September 15
September 23	October 6
October 7	October 20
October 21	November 3
November 4	November 17
November 18	December 1

Note: Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning office 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 preservation ordinance:

- (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.



STANDFAST WORKS FORGE
72 COLLINS ROAD
PARSONSFIELD ME 04047
(207)-625-4486







SECONDARY STAIRCASE



PRINCIPLE STAIRCASE



WIDTH OF EACH STAIR 78" (STAIR HEIGHT)
* * TREADS TO TREAD HEIGHT 7 1/2"
* * HEIGHT OF TREAD 2-2 1/4"

