



Date: 1/13/15

**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:**

House Island

**CHART/BLOCK/LOT:** 110A 001 001 (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.

Bldg #2 - Add upper deck on South side over  
current covered porch. Extend the current  
porch and upper to the front corner  
of the building.  
- Move location of back entry door.

Energy Building - New Construction.

Erect a new building, centrally located  
between building #1 and #2 to  
hold all solar panels producing  
energy for all buildings except the  
cottage (Bldg #3) Those solar panels  
will be separate and located at the  
cottage. This building will garage  
all island vehicles and in  
a studio Apt on second floor provide  
housing for the caretaker.

CONTACT INFORMATION:

APPLICANT

Name: Lynn DuBois - Proj. Mgr  
Address: P.O. Box 1659  
Scarborough ME  
Zip Code: 04070  
Work #: \_\_\_\_\_  
Cell #: 860-604-1357  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: dubois.lynn@gmail.com

PROPERTY OWNER

Name: Three Palms Design Build  
Address: 1527 Galleon Drive  
Naples Fl 34102  
Zip Code: 34102  
Work #: \_\_\_\_\_ Vincent  
Cell #: 240-216-4241 "CAP" Mona  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: CapMona@aol.com

BILLING ADDRESS

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

ARCHITECT

Name: Mike Richman - Custom Concepts Inc  
Address: 383 Route One Suite 1a  
Scarborough ME  
Zip: 04074  
Work #: 883-0083  
Cell #: 636-6068  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: mike@customconceptsinc.com

CONTRACTOR

Name: McCleary Building  
Address: 58 TARBOX LN  
Buxton ME 04093  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: 415-9407  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: mecclearybuilding@yahoo.com

\_\_\_\_\_  
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 \$750.00
- **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

### 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 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 *Upper deck*
- 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 *Energy Building*
- 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) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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