

22 Federal St
March 7th
HPC Meeting



Office of Planning & Codes

ANTHONY
RAUSEO

51 Bath Road • Wiscasset, Maine 04578

Town of Wiscasset – Historic Preservation Commission Application for Certificate of Appropriateness

Wiscasset's Historic District was created in 2015 by the residents of the town to provide a framework within which the residents of the Town of Wiscasset can protect the historic, architectural and cultural heritage of significant areas, buildings, structures, landmarks and sites in the Town while accepting compatible new construction. The heritage and economic well-being of the Town will be strengthened by preserving its architectural and historic setting, conserving property values in unique areas, fostering civic beauty, and promoting the use of historic or architecturally significant buildings for the education and welfare of the citizens of the Town of Wiscasset. The intent of the Historic Preservation Ordinance is to assist property owners in maintaining the architectural integrity of historic resources within the Town. Once destroyed, these historic resources cannot be replaced.

It is the duty of the Historic Preservation Commission (HPC) to protect Wiscasset's historic resources, which reflect the town's educational, cultural, economic, architectural, archaeological and industrial history. The commission is composed of volunteers from the community who serve in order to preserve Wiscasset's character for us and future generations.

The Historic Preservation Ordinance (Article VI, Section 10) establishes a review process for any exterior alteration, new construction, demolition, and other provisions proposed for a property located within Wiscasset's Historic District. The Wiscasset Historic Preservation Commission reviews each application for Certificate of Appropriateness at its monthly meetings and acts as a steward for the Town's Historic District. The Planning & Codes office staff is very knowledgeable, and may be of assistance in completing this application.

The information requested in this application is required of all applicants bringing a project before the Commission. The intent of this application is for the applicant to:

1. Communicate directly to the Commission the objectives of the project
2. Explain how the project will be executed
3. Illustrate what impact the proposed changes will have on the historic character of the property
4. To document changes to historic properties within the Town's Historic District

It is essential that the applicant thoroughly consider all aspects of their proposed project, and complete this application in its entirety prior to the Commission's review of the project. A thorough application, and thoughtful consideration of the project will ensure a complete and prompt review by the Historic Preservation Commission.



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Please provide the following information:

1. Property Data:

Property Owner Name: ANTHONY RAUSEO Phone: (978) 886-0648
E-mail Address: heavenonearthcottages@outlook.com
Property Address: 22 Federal street, Wiscasset
Tax Map: 001 Lot: 021 Zoning District: Residential Village II
Deed Book: B3766 P205 Page: P205

2. Applicant Data:

Applicant Name: ANTHONY RAUSEO Phone: (978) 886-0648
E-mail Address: heavenonearthcottages@outlook.com
Address: PO Box 432, Harrison, ME 04040

3. Applicant Interest in Property: Retirement home for my wife CJ and I. Our dream is to give this wonderful English Cottage another 100 years. We will be making many structural repairs.

4. Current Property Use: Residential - Vacant

Anthony Rauseo
Applicant Signature

2/3/2019
Date

Owner Signature (if different than Applicant)

Date



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Application Requirement Checklist

Please attach the following information to complete your application:

A. Site Plan

- Prepare a sketch plan showing all buildings on the property, property boundaries, adjacent streets, adjacent buildings, walls, fences, walkways, outdoor lighting, and signs. Attachment A
- Indicate location of proposed alterations or additions. n/A

B. Photographs

- Provide photographs of the property, its context, and detailed photos of area of proposed project. Attachment B (multiple pages)
- Provide any available historic photographs of the property (please indicate if none are available). None Available

C. Project Description

- Describe each aspect of the project (porch addition, window replacement, siding repair, etc.) individually, giving appropriate level of detail on the proposed work, how it will be accomplished, and how it will impact existing architectural elements. Attachment C
- If historic elements of the building are to be removed or replaced, please provide a photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material, and reason for removal/replacement. No historical elements are being removed.

D. Drawings

- Include plans, exterior elevations and/or details are required to describe the intended design, scope of work, and execution of the proposed project.
- Drawings should be adequate to describe all aspects of the intended project, and should be prepared at an appropriate scale.
- All drawings should be clear, concise, and specific.

E. Materials and Products

- List all proposed materials and products, and clearly identify their location on the drawing. Indicate texture of material, and color of brick, mortar and shingles, if applicable.
- Provide manufacturer's product information or bring material samples of products to the meeting.
- Provide information such as dimensions, photographs or source, for salvaged or reused materials.

Note: If pertinent information is not provided with the application for Certificate of Appropriateness, it is likely that the application will be denied or tabled until such time as all necessary information is provided.

Anthony Rauseo

February 3, 2019

22 Federal Street, Wiscasset, ME 04578

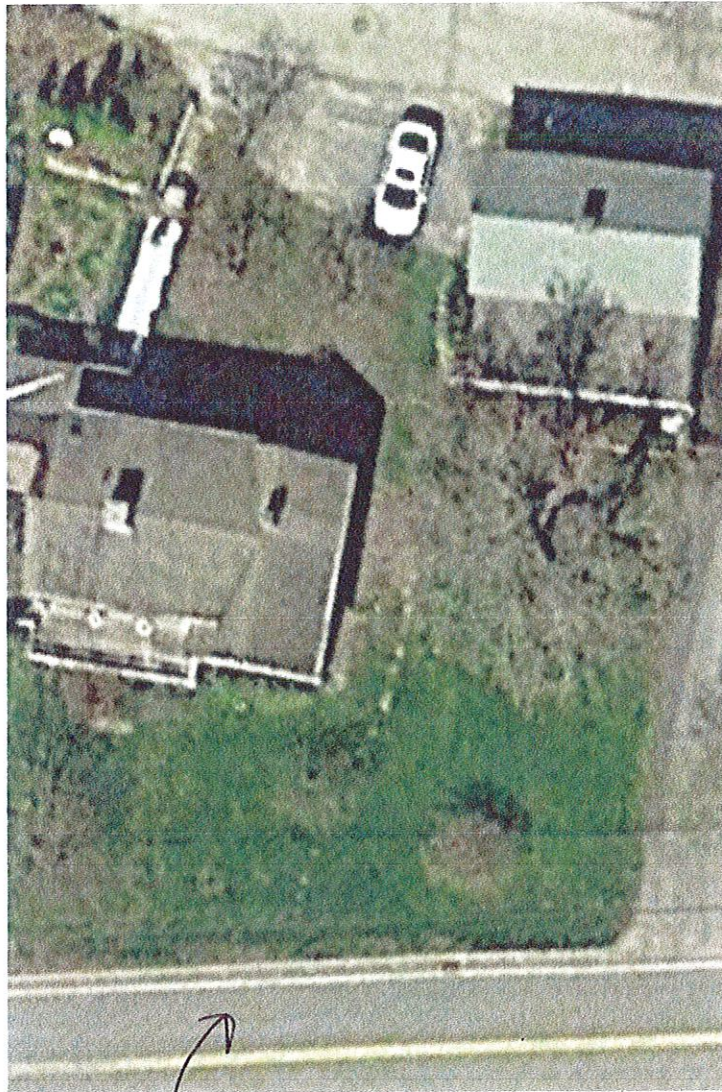
Project Description

I am asking for permission from the Wiscasset Historic Preservation Commission to move ahead with **major structural and maintenance repairs** to bring this historic 1878 English cottage back to life. My goal is to give this historic home another 100 wonderful years of life. Items below have been discussed with the Code Enforcement Officer who believes no permits will be required as they are all maintenance items.

The project will include the following –

- A. **Black standing seam roof** to replace the leaking current black asphalt roof. Roof will have a 75+ year life as we are using a heavy gauge steel. See pictures in attachment D.
- B. All underlaying roof timbers will be checked for structural stability and replaced as needed.
- C. Replacement of all gutters with white, 5" **steel half round gutters** reminiscent of the 1800's, early 1900's. See attachment E.
- D. Replacement of all downspouts with white, 3" **steel round downspouts** reminiscent of the 1800's, early 1900's. See attachment E.
- E. *** The gorgeous roof and trim lines **will not be changed or altered in any way** unless structural integrity is challenged. In all cases I will try to maintain lines.
- F. Replacement of any rotten pine clapboards with new, long life, pest resistant cedar clapboards.
- G. **Full house and barn painting** – existing white will be maintained
- H. **Full repair and replacement as needed of shutters.** Shutters will be painted black to coordinate with roof color.
- I. Current broken and **rotted basement windows will be replaced** with white vinyl windows. See attachment F.
- J. **Full replacement of barn windows**, single pane, 6 over 6 single hung windows. See attachment F.
- K. Partial reconstruction of cosmetic brick skirting on left side of home that is bowing out
- L. **New black Trex aluminum railing on front porch.** Current railing is out of code and dangerous for children. See attachment G for new railing pictures.
- M. Sewer line replacement – unable to utilize plumbing currently.

Attachment
A



Main
Residence →

← Barn

↑
Federal Street

Attachment B - Front of Home





Attachment B - Back of Home



Attachment C

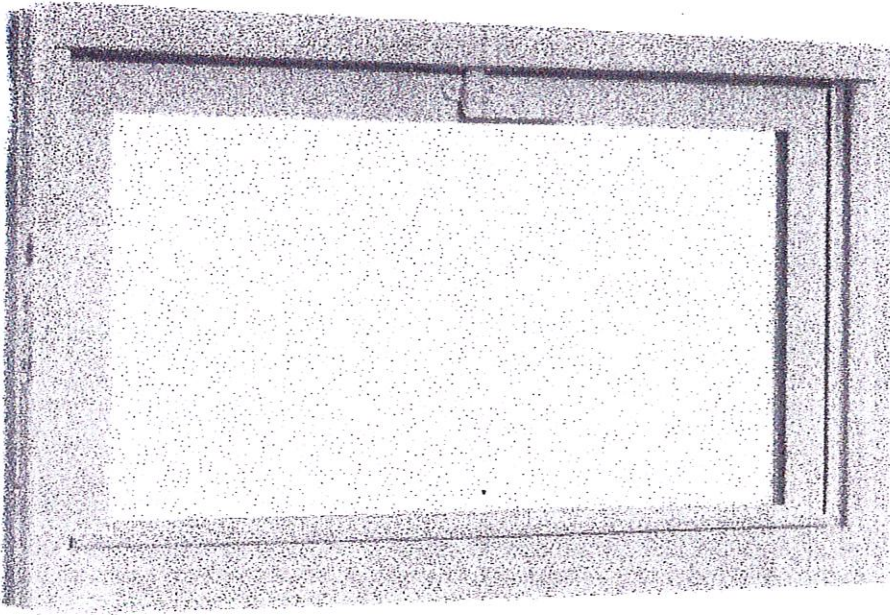
- A) Roof shingles at end of life
- B) multiple roof leaks
- C) Rotted clapboards
- D) Peeling paint



Roof

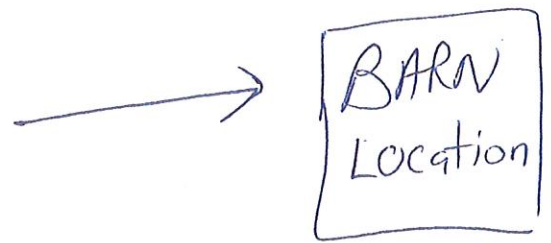
Contractor: Horch Roofing
Standing Seam Steel Roof
Matte Black
Heavy Gauge Steel (24 Ga.)
Manufacturer: Englert

Attachment F



Basement Vinyl
Hopper windows

Attachment F



Barn windows will
all be replaced to
match house
configuration of
6 x 6.

Barn Windows - Vinyl
Single Hung
Single Pane
6 over 6



Attachment G

Attachment
G
Railings



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Please provide the following information:

1. Property Data:

Property Owner Name: DION WEST Phone: 380-6464
E-mail Address: MIDCOASTINC@YAHOO.COM
Property Address: 5 EVERCREW ST.
Tax Map: U02 Lot: 015 Zoning District: II
Deed Book: 3801 Page: 288
Book 1455 Page 189

2. Applicant Data:

Applicant Name: _____ Phone: _____
E-mail Address: SAME
Address: _____

3. Applicant Interest in Property: OWNER

4. Current Property Use: RENTAL & GARAGE/SHOP

Dion West
Applicant Signature

10/3/18
Date

Owner Signature (if different than Applicant)

Date



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B. Photographs

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C. Project Description : Porch enclosure

- Describe each aspect of the project (porch addition, window replacement, siding repair, etc.) individually, giving appropriate level of detail on the proposed work, how it will be accomplished, and how it will impact existing architectural elements.
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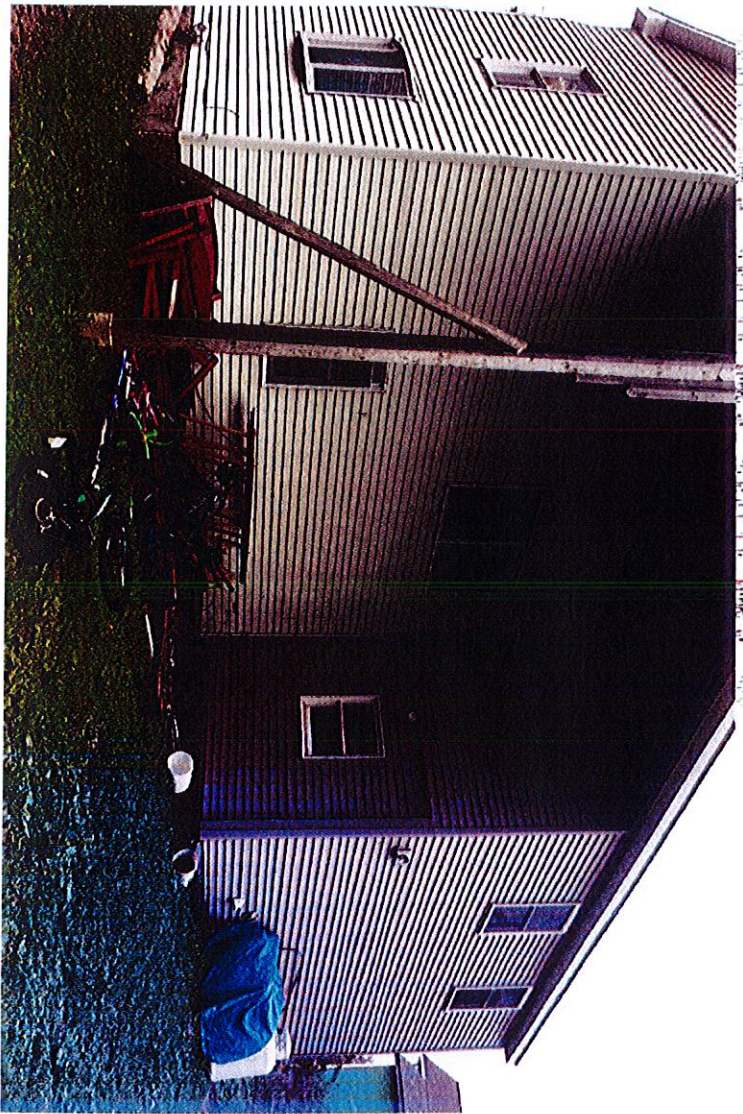
D. Drawings

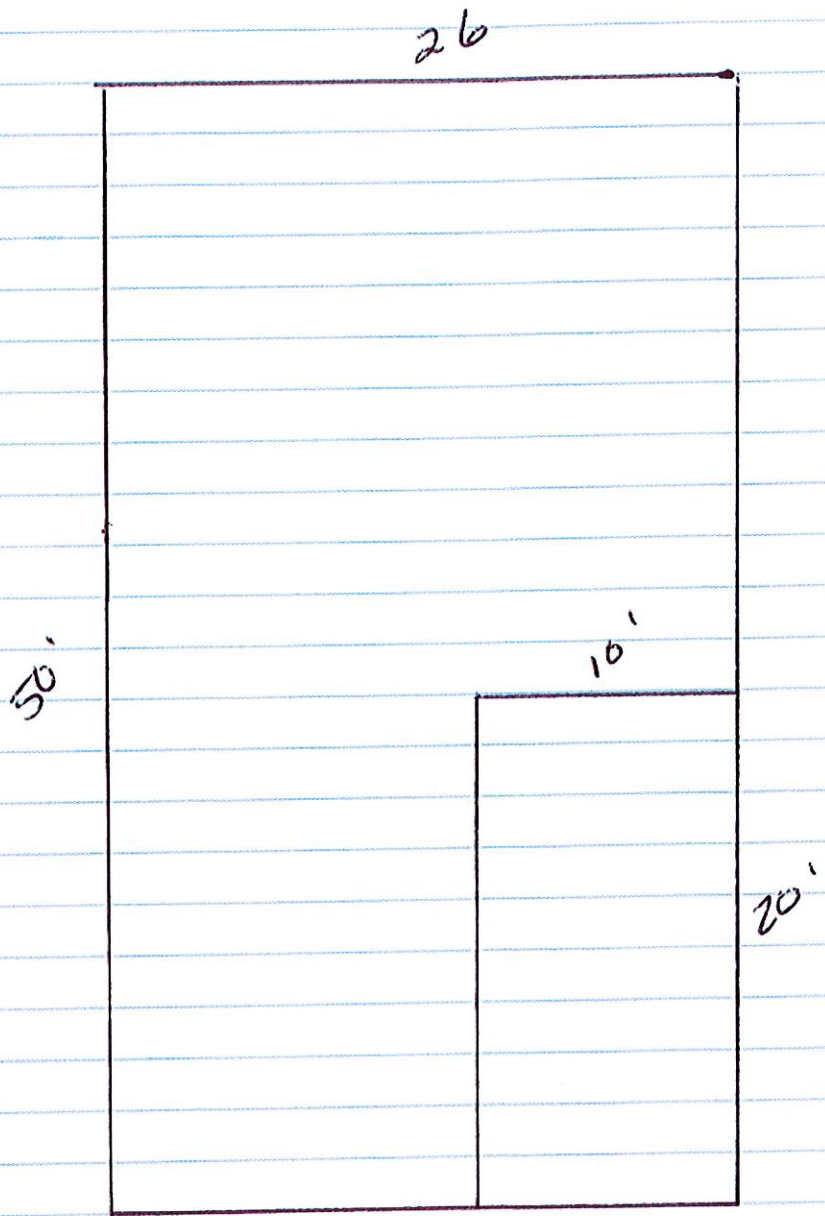
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C EMETORY

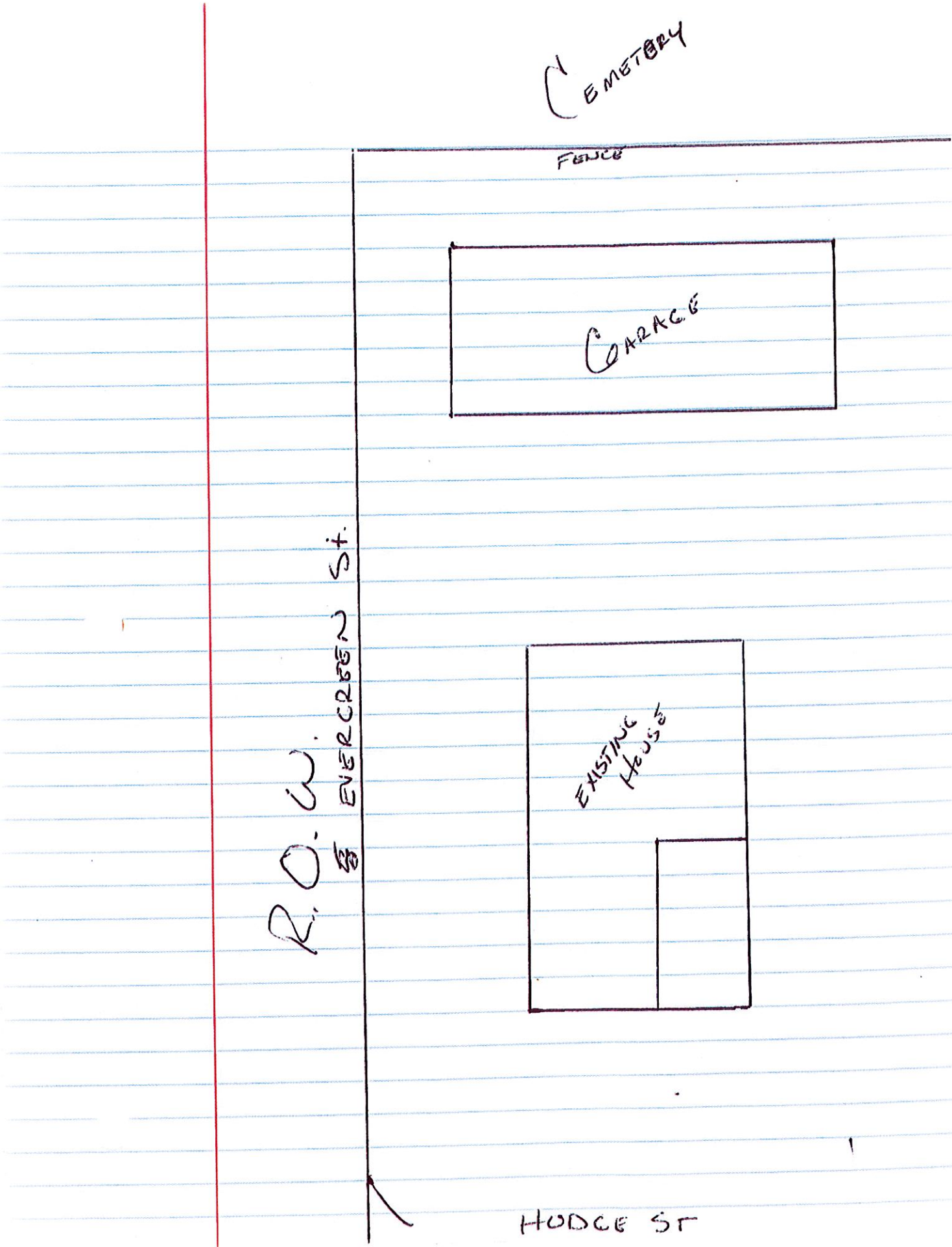
FENCE

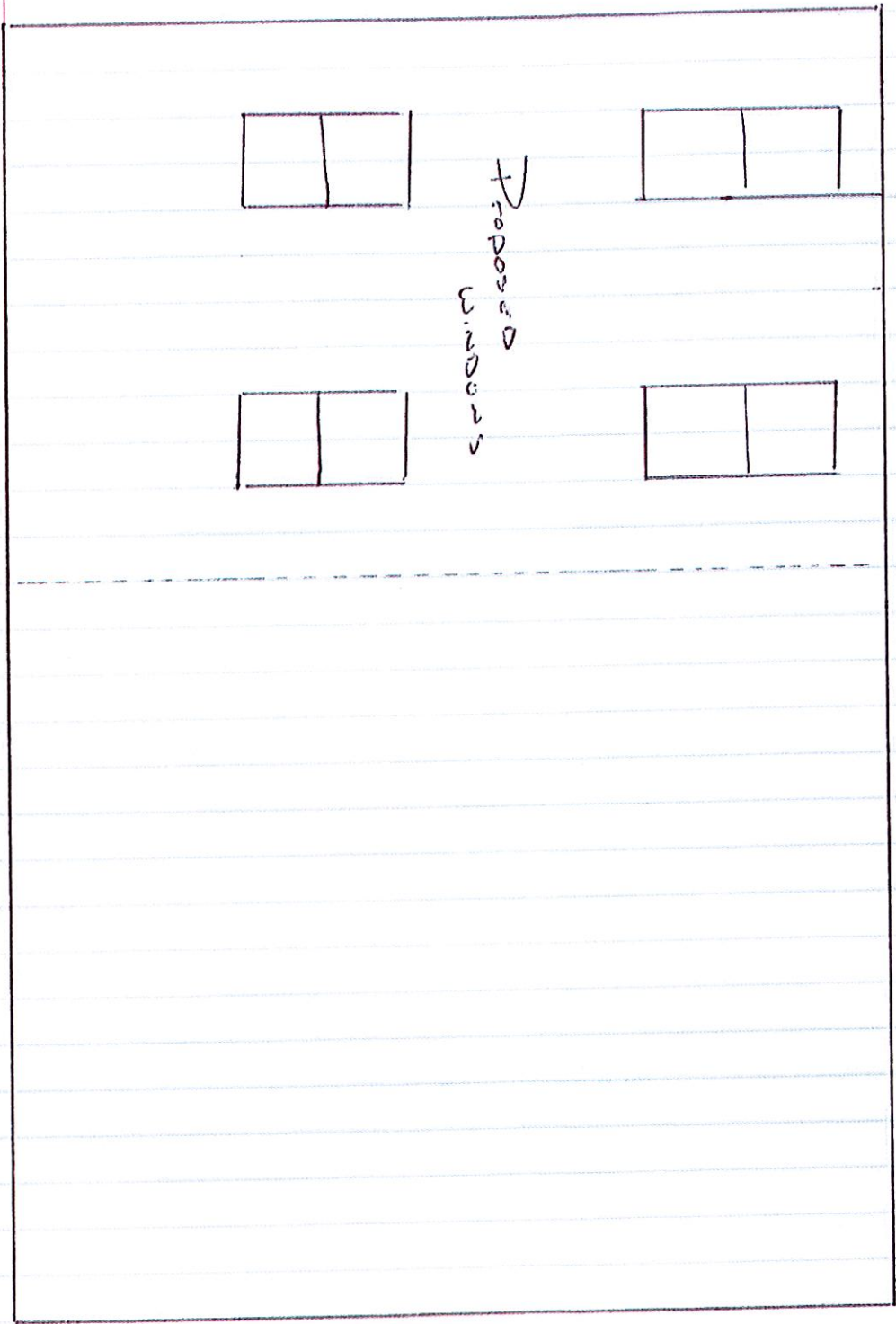
C GARAGE

R.O.W.
EVERGREEN St.

EXISTING
HOUSE

HODGE ST

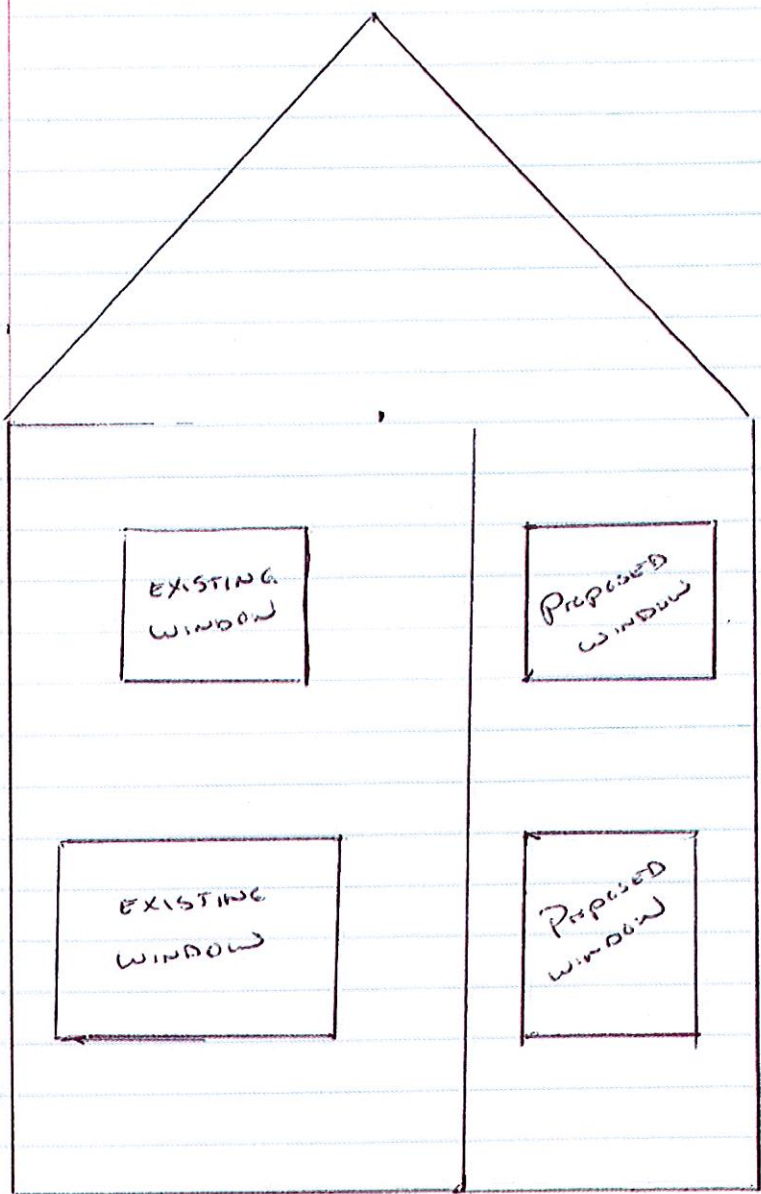




Proposed
Windows

SIDE VIEW

HODGE ST. VIEW



DESCRIPTION

2X6 WALLS

MATCH EXISTING SIDING

Pella WINDOWS TO MATCH EXISTING

FOAM INSULATION



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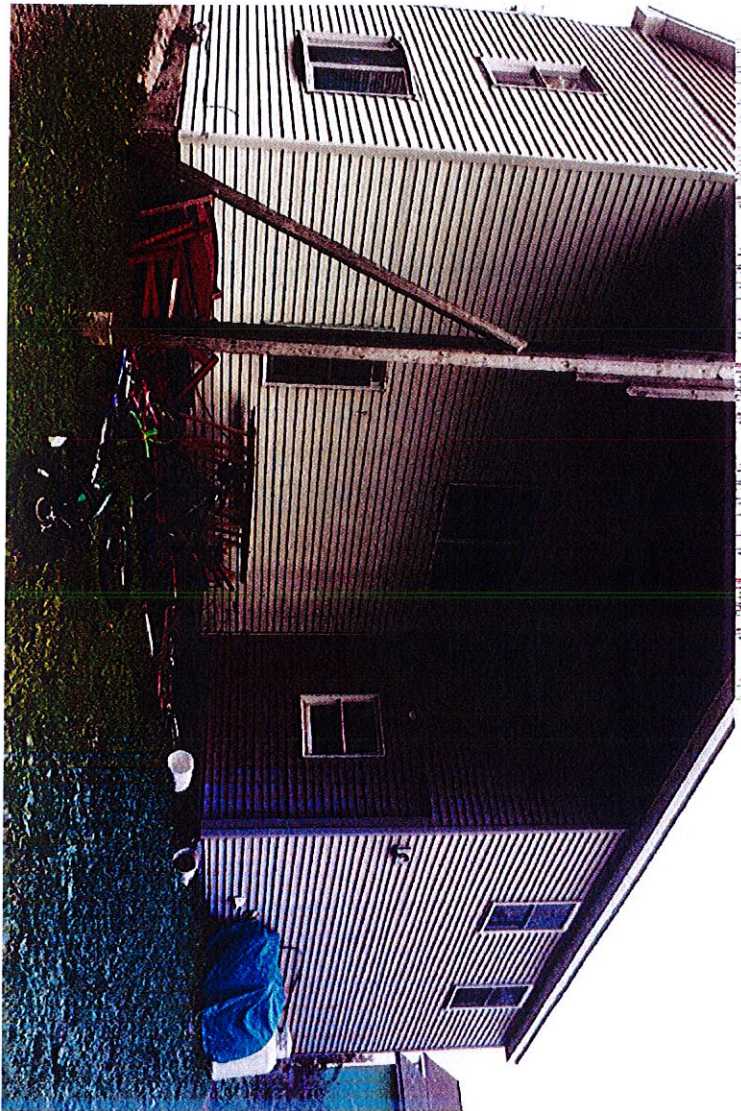
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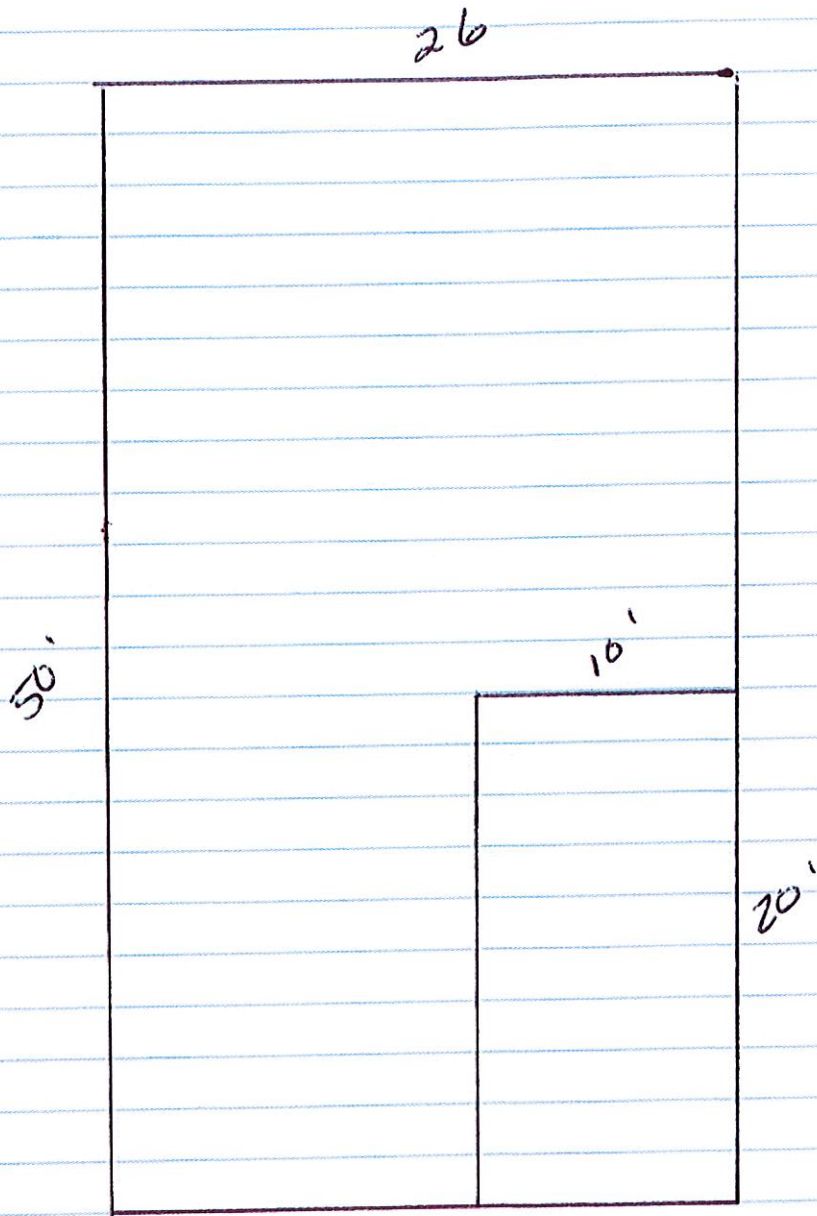
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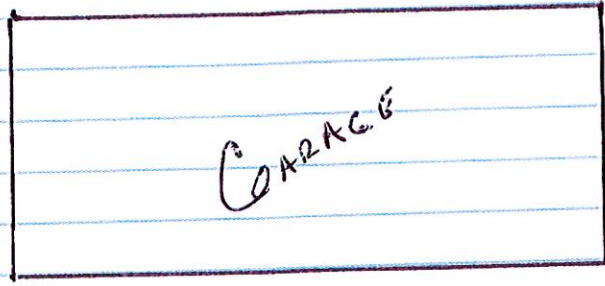
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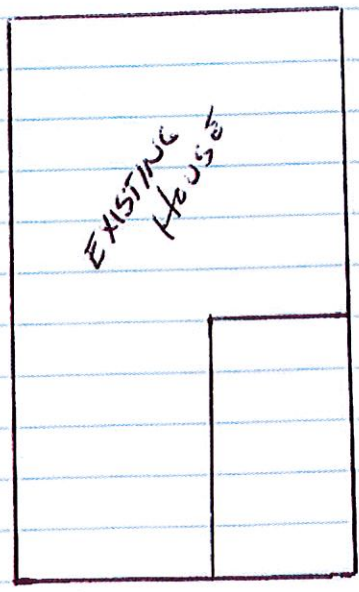
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FENCE



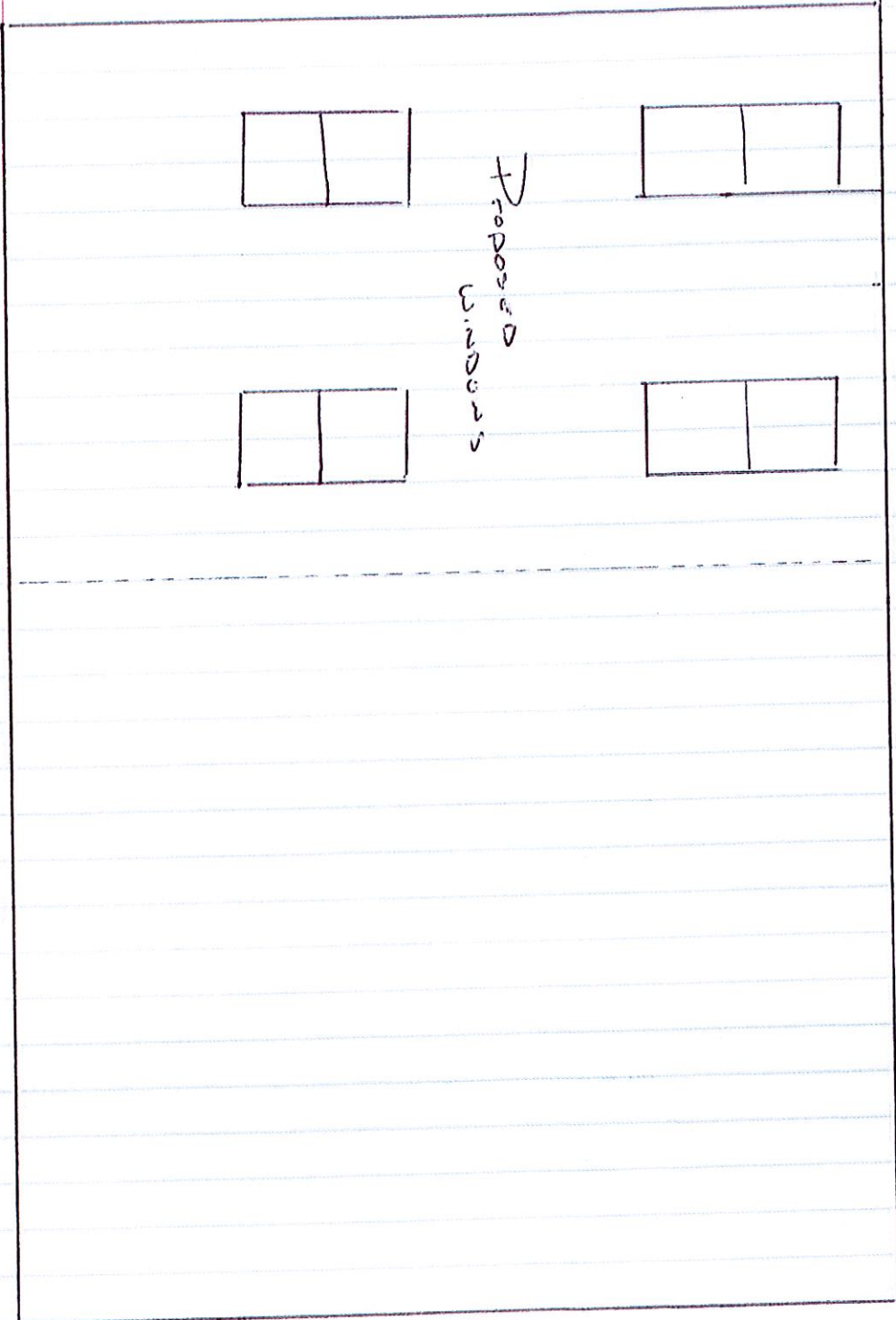
GARAGE

R.O.W.
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EXISTING
HOUSE

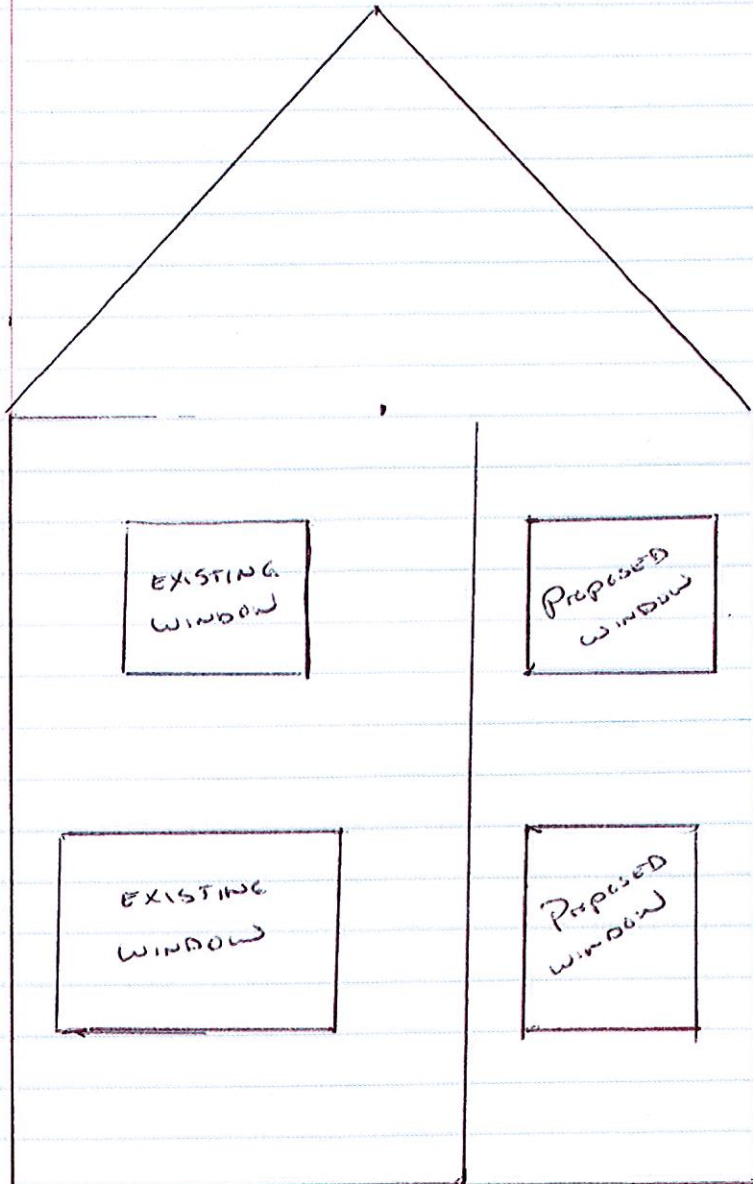
HODGE ST



SIDE VIEW

TWO ROWS OF WINDOWS

HODGE ST. VIEW



DESCRIPTION

2X6 WALLS

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