

TOWN OF YARMOUTH
Department of Planning & Development
200 Main Street Yarmouth, Maine 04096
WWW.YARMOUTH.ME.US

(207)846-2401

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**Application for Review under
Historic Building Alterations and Demolitions Ordinance and/or
Historic Preservation Advisory Ordinance**

Date: 12.12.2023 Zoning District Upper Village Map ___ Lot ⁴¹⁻¹⁴ ___ Ext. ___ Fee Paid \$100

Name of Owner/Applicant Nicola Manganello / Nicola Inc.

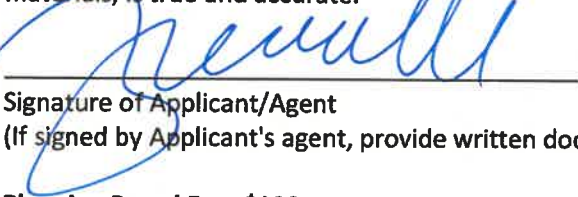
Mailing Address 463 Lafayette St, Yarmouth ME 04096

Phone 207-847-3466 office Fax 207-712-0736 cell Email nicola@nicolashome.com

Street Address of Subject Property 37 South St, Yarmouth

The Owner (or Agent representing the Owner) hereby authorizes representatives of the Yarmouth Department of Planning and Development to enter upon and into the property for which this application has been made during normal business hours to make required inspections and observations appropriate to evaluating the site and processing this application.

I certify that, to the best of my knowledge, all information provided in this application, including all supporting plans and materials, is true and accurate.



Signature of Applicant/Agent

(If signed by Applicant's agent, provide written documentation of authority to act on behalf of Applicant)

Nicola Manganello

Print Name

Planning Board Fee: \$100

This application fee is only applicable to applications that require Planning Board review under the Historic Building Alterations and Demolitions Ordinance (Ch. 701, Art. IX). For these applications, the Department of Planning and Development shall send notices to all property owners at a minimum of 500 feet including a description of the proposal. Letters will be at a cost of \$5/letter to the applicant.

There is no application fee for review under the Historic Preservation Advisory Ordinance (Chapter 701, Article X).

Note to Applicants

Before completing this application, please consult the resources on the Town of Yarmouth's website covering historic structures and resources: yarmouth.me.us/historicproperties. You are also strongly encouraged to consult with the Department of Planning & Development regarding your application prior to submittal, and consultation with the Yarmouth Historic Center may be helpful as well.

If you require review by the Planning Board per the Historic Building Alterations and Demolitions Ordinance (Ch. 701, Art. X), please be aware that these will only be considered at the first Planning Board meeting of a month in order to facilitate review by the Historic Preservation Committee. The Planning Board deadlines can be found at yarmouth.me.us/planningboard.

Type of Review Requested

Historic Building Alterations and Demolitions Ordinance (Ch. 701, Art. IX)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Historic Preservation Advisory Ordinance (Ch. 701, Art. X)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the structure located within the Demolition Delay Overlay District and over 75 years old?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the structure located in:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Lower Village Historic District	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Upper Village Historic District	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Royal River Manufacturing Historic District	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the structure a:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Contributing Structure in a Historic District	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Non-Contributing Structure in a Historic District	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Local Landmark	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Please provide the approximate age of the structure:	<u>165 years</u>	
If the building has a historic plaque, please provide all of its text:	<u>N/A</u>	

Provide a written description of the proposed work. Describe how the proposed work will alter all facades of the building and roof area, including historic features that will be altered. Describe any proposed reuse or redevelopment of the site associated with the proposed work. Describe any sitework that is planned. Attach additional pages as needed.

We are interested in paying homage to the history of the village and what the Town of Yarmouth is trying to preserve, while at the same time updating the home by adding in the requirements potential homeowners are looking for in modern living. 37 South Street was most recently a 3 Unit with deferred maintenance and in disrepair. We are looking to convert back to a single-family home with its own unique character and style. We are looking to add a small addition to connect the house to the 2 car garage / barn. This space will allow for a modern mudroom, a screened in porch, powder room and additional space for an eat-in kitchen and walk-in pantry. On the second floor we are then able to create a large primary suite with all the modern appointments and outside living space with a second floor deck.

The exterior facade will change most notably with the addition of flanking, shed roof dormers and egress windows to provide a third floor bedroom with en-suite and flex space. The Barn will get two 9' x 8' carriage house style doors that can accommodate an SUV and the front elevation will see a tip-down (jerkinhead) design with a large custom antique window on the second floor to bring in more natural light. In keeping style, we plan to update/replace all windows with Andersen 400 series with a 3 5/8" cornice, custom 3/4 light front door with true divided light panes with a transom above and mahogany/IPE decking. We will reuse the existing brackets. The siding will be replaced on the home and barn with new cedar clapboards and a matching 4" exposure. With the addition of a new roof we will remove the existing skylights. Unfortunately there is no saving the porch as it is fully rotted and built on cinder blocks. We will rebuild and reframe using frost walls.

The exterior landscape plan calls for the removal of the current left sided driveway. There will now only be one driveway. This will be paved with stone columns flanking the entrance and a fence along the front property line.

Provide a written summary regarding the history of the structure. In order to provide this information, consult the Phase 1 Architectural Survey Report and Matrix and the Interactive Historic Structures Map Viewer available at yarmouth.me.us/historicproperties. Additional consultation may be helpful with the Department of Planning & Development and Yarmouth History Center staff. Attach additional pages as needed.

The House at 37 South Street was built jointly with house next door (#33); the lot was split in 1858. The town records the year built as 1858. The home is in fair condition and was most recently used as 3 unit. It does retain many Italianate details with integrity intact. There is currently a gable-front barn with diagonal wood sheathing instead of siding and roll-up garage doors. In reviewing the historical photos, one can see this is not the original barn. The current iteration retains the hay door and integrity of feeling, but little else.

The following items must be provided with your application:

1. All existing and proposed exterior elevations where a change is proposed with sufficient detail to show the architectural design, materials, and visual textures of the exterior of the building(s). Scaled drawings are preferred.
2. Analysis of extent of alteration of roof area and/or exterior walls.
3. Specifications and/or samples of building materials, roofing materials, masonry materials, site features, and signs, as applicable.
4. Unobstructed photographs of each side of the structure (which may require more than four photos) and the front facades and facades of any buildings located on any side of the subject structure, which face any of the proposed work.
5. A copy of any easements and/or covenants on the property.
6. Existing and proposed conditions depicted on a site plan including (depending on the scope of the project a site plan may not be necessary):
 - a. Lot boundaries and dimensions at scale
 - b. Zoning district
 - c. Date of plan
 - d. Property owner with deed reference
 - e. Lot area
 - f. Location and setback of all buildings
 - g. Rights of way, public and private
 - h. All easements
 - i. Street names
 - j. Public or private sewerage facilities
 - k. Off-street parking spaces
7. Additional narrative, as needed.
8. Historic photos, as available.

For Planning & Development Department Use Only

Minor Change

Major Change

Substantial Modification/Demolition/Relocation

Planning Board Date: _____

HPC Date: _____