

TOWN OF YARMOUTH
Department of Planning & Development
200 Main Street Yarmouth, Maine 04096

(207)846-2401

WWW.YARMOUTH.ME.US

Fax: (207)846-2438

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

Date: March 12, 2025 Zoning District MDR Map 44 Lot 63 Ext. 63 Fee Paid \$100

Name of Owner/Applicant Eric & Emily Muther

Mailing Address 154 West Main Street, Yarmouth Me 04096

Phone 207-312-4262 Fax _____ Email emilymuther@gmail.com

Street Address of Subject Property 154 West Main Street

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.

Pat Kelly

Patrick Kelly

Signature of Applicant/Agent

Print Name

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

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 type="checkbox"/> Yes	<input type="checkbox"/> No

Is the structure located within the Demolition Delay Overlay District and over 75 years old? Yes No

Is the structure located in: Lower Village Historic District Yes No

Upper Village Historic District Yes No

Royal River Manufacturing Historic District Yes No

Is the structure a: Contributing Structure in a Historic District Yes No

Non-Contributing Structure in a Historic District Yes No

Local Landmark Yes No

Please provide the approximate age of the structure: 1870-1900

If the building has a historic plaque, please provide all of its text: (none)

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.

The house at 154 West Main Street, composed of basement, first & second floor levels, will expand the second floor to include more area for bedrooms & bathrooms while extending the main roof toward the rear yard. This new extended roof will have two new east & west facing shed dormers at the mid-section of the second floor roof. The first floor will have interior changes to create more functional spaces & natural light, and this will affect windows & door openings at the first floor level. There will be added spaces above the garage with new windows facing Bates Street and the rear yard.

The current materials that clads the house is white vinyl siding with mostly double-hung windows and an asphalt shingle roof. There is a concrete basement that has a stucco veneer at the base of the house.

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 existing two-story wood framed house at 154 West Main Street and Bates Street is located in Yarmouth's Upper Village Historic District and is a 'contributing structure' within this designated district.

The original two-story house was constructed around 1870 to 1900 with an addition in 2005 that added a first-floor extension with a two-car garage behind the original house at West Main Street. The new proposed work will not expand the existing building footprint but extend the second floor & roof to accommodate more rooms at the second floor level.

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: _____

Trustee's Deed

MAINE REAL ESTATE TAX PAID

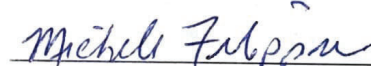
KNOW ALL PERSONS BY THESE PRESENTS that WE, **Michelle Filippone**, of the City of Portland, State of Maine and **Lianne Hunt**, of the Town of Yarmouth, State of Maine, Co-Trustees of the **Crear Family Irrevocable Trust**, dated July 2, 2014, for consideration paid, GRANT to **Emily R. Muther and Eric Muther** of the City of Portland, County of Cumberland and State of Maine, as **Joint Tenants**, the receipt whereof he/she does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quit-claim unto the said **Emily R. Muther and Eric Muther**, their heirs and assigns forever, the following land with any buildings thereon located in the Town of Yarmouth, County of Cumberland, and State of Maine, described as follows:


See Exhibit "A"

WITNESS my hand and seal this 23rd day of March, 2018.


WITNESS

The Crear Family Irrevocable Trust


Michelle Filippone, Trustee


Lianne Hunt, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND.SS

March 23, 2018

Then personally appeared the above-named Michelle Filippone and Lianne Hunt, trustees of the Crear Family Irrevocable Trust hereby acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me,

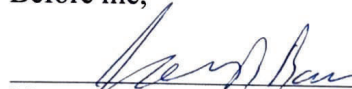

Notary Public JAMES B. DAVIS
Printed Name: #2926

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of West Main Street in the Town of Yarmouth, County of Cumberland and State of Maine, bounded and described as follows:

Being lots numbered one (1), two (2) and twenty-four (24) according to a plan of land by J. A. Jones, C.E., recorded in the Cumberland County Registry of Deeds in Book of Plans Vol. 10, Page 87, to which plan reference is hereby made for a more particular description of the premises herein conveyed.

Also conveying an easement appurtenant to the above-described premises over a certain lot or parcel of land situated on the southerly side of West Main Street in the Town of Yarmouth, County of Cumberland and State of Maine, said easement being for purposes of vehicular and pedestrian ingress and egress over such portion of the paved driveway extending from West Main Street to the dwelling located on the above-described premises which presently encroaches onto the adjoining land now owned by Ellen S. Walsh. Provided, however, that the within-conveyed easement shall automatically terminate when the easement premises shall cease to be used for the purposes recited herein.

Meaning and intending to convey the same premises described in the deed from Jean A. Crear and Richard A. Crear to Michelle Filippone and Lianne Hunt as Co-Trustees of The Crear Family Irrevocable Trust dated July 2, 2014, said deed dated July 2, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31687, Page 1.

*Miranda Title Services, LLC
201 US Route 100
Yarmouth, ME 04097*

Received
Recorded Register of Deeds
Mar 27, 2018 10:40:24A
Cumberland County
Nancy A. Lane