CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/12/16

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

February 4, 2016

Ryan Senatore
Ryan Senatore Architecture
565 Congress Street
Portland, Maine 04101

Re: 107 India Street – Exterior Rehabilitation

Dear Mr. Senatore:

This office has reviewed and approved your application, submitted on February 3, 2016 on behalf of All Aces, LLC., for the comprehensive exterior rehabilitation of 107 India Street. Staff approval follows a review of preliminary plans by the Historic Preservation Board on January 27, 2016. At that time, the Historic Preservation Board identified specific details of the proposal that required revision in order to meet the ordinance review standards, but authorized staff to sign off on the application provided all conditions of approval had been satisfied. Staff has reviewed the revised drawings and specifications sent via e-mail on February 3, 2016. On the basis of the 2/3/16 submission, staff is satisfied that all conditions of approval have been satisfied and approves your application for a Certificate of Appropriateness.

All improvements shall be carried out as shown on the 2/3/16 plans and specifications. Any changes to the approved plans and specifications and/or any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work. This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Deborah Andrews
Historic Preservation Program Manager

Cc: Peter Bouchard for All Aces LLC
Paul Driscoll, Norman Hanson & DeTroy