Approved for Historic Preservation
Certificate of Appropriateness
Date: 09/13/16

'ORTLAND, MAINE
: PRESERVATION BOARD

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

September 12, 2016

164 Realty LLC
P.O. Box 800
Yarmouth, Maine 04096

RE: 164 Middle Street – Façade alterations, moving main entry
CBL: 029 O002

Dear Owners of 164 Middle Street,

On September 7, 2016, the City of Portland's Historic Preservation Board voted 6-0 (Mr. Turk recused) to approve your application, submitted on your behalf by Architect Andy Hyland of Port City Architecture, for a Certificate of Appropriateness for exterior alterations to the facades and entry at 164 Middle Street. Approval was made on the basis of plans and specifications submitted at the 9/7/16 public hearing, and is subject to the following conditions:

1. HP staff is to review the treatment of the sidewalk immediately in front of storefront bays. HP Board recommends that the existing brick sidewalk be extended (replacing some existing concrete infill) all the way to the proposed new storefront bulkheads.
2. The proposed ornamental metal stars (mimicking structural star bolts) shown on the elevations are not approved, and are to be eliminated. If such decorative elements are desired, the Board recommends they be limited to signage that is to be reviewed under a separate application.
3. HP staff is to review brick and tile samples, mortar samples, and a mock-up of the masonry infill panels prior to commencement of the proposed masonry alterations.
4. All signage is to be reviewed under a separate application, and all exterior lighting is to be reviewed by HP staff prior to installation
5. HP Board strongly recommends removal of the existing banners on the Market Street façade, with removal of all mounting hardware and repair of the masonry. If the owners desire to propose new banners, they will be reviewed by HP staff as either signs or as decorative elements that have no function as signage.

<u>Construction is to be carried out as shown on the plans and specifications submitted at the 8/3/16 public hearing and/or as described above.</u> Note that the approved work will require all necessary building permits. Changes to the approved plans and specifications and any additional work that

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ten must be reviewed and approved by this office prior to construction, alteration,
f, during the course of completing the approved work, conditions are
ich prevent completing the approved work, or which require additional or
, you must apply for and receive a Certificate of Appropriateness or Non-
RIOR 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,

Robert Wiener

Robert Wiener
Historic Preservation Compliance Coordinator

Cc: Andrew Hyland, Port City Architecture
Deb Andrews, Historic Preservation Program Manager