Approved for Historic Preservation
Certificate of Appropriateness
Date: 02/10/17

'ORTLAND, MAINE
: PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Robert O'Brien
Penny Pollard
Julia Sheridan
John Turk

February 9, 2017

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

RE: 164 Middle Street – Façade alterations, amended proposals
CBL: 029 O002

Dear Owners of 164 Middle Street,

On February 1, 2017, the City of Portland's Historic Preservation Board voted 6-0 (Mr. Turk absent) to approve some of the proposed amendments to plans for exterior alterations at 164 Middle Street (approved on September 7, 2016,) submitted on your behalf by Architect Lita Semrau of Port City Architecture. Approvals / denials were made on the basis of plans and specifications submitted at the 2/1/17 public hearing, and are subject to the following conditions:

1. The blade sign proposed for the northwest corner facing Middle Street is to be externally illuminated only (internal illumination for the letters is to be eliminated.) The cabinet is to be thinner, with the revised design to be submitted to HP staff for review and approval prior to fabrication. Board members based their decision on the Sign Guidelines for historic districts, which discourage interior illuminated letters where they would be incompatible with the subject property and context.
2. Fasteners for the blade sign bracket are to be anchored in masonry joints or existing holes, to avoid new holes in bricks.
3. Only one banner is approved for the Market Street façade – the Board supports the northern of the two proposed banners (closest to Middle Street) and the elimination of the lower (more southern) banner. Board members cited Sign Guidelines limiting the number of signs on a given façade, and precedents set at other commercial properties in the neighborhood.
4. The proposed wall sign (10" acrylic letters) proposed for the iron lintel facing Market Street at the northwest corner of the building is to be eliminated. Board members found the number of signs proposed on Market Street to be excessive, in light of Sign Design Guidelines recommending a limit of one projecting sign and one wall sign per façade.

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posed Market Street canopy and the associated individual letter signage on top are d as proposed, with the understanding that the linear light fixture at the base of will shine light primarily at the sign itself and no light will be dispersed away building.

posal to change the color of the tile in the infill panels on the upper facades facing and Market Streets from brown to black is denied. The color originally approved at the 9/7/16 public hearing was found to be more recessive and compatible with the building. (Note: as stipulated in the 9/7/16 decision, a mockup of the masonry infill panels is to be prepared for review by HP staff prior to their installation.

7. The canopy and signage for the smaller commercial space at the southwest corner of the building's Market Street façade must be reviewed and approved separately.
8. At the public hearing on January 4, 2017 the Board voted 6-0 (Mr. Turk recused) to deny a proposed amendment to the plans approved on 9/7/16, to change the configuration of the windows on the Market Street façade. The Board found the previously approved configuration (with the horizontal division in the middle of the window) more compatible with the Middle Street elevation and the historic appearance of the property resulting in a more unified design.

Construction is to be carried out as shown on the plans and specifications submitted at the 2/1/17 public hearing and/or as described above. Note that the approved work will require all necessary building or sign permits. Changes to the approved plans and specifications and 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,

Robert Wiener

Robert Wiener
Historic Preservation Compliance Coordinator

Cc: Lita Semrau, Port City Architecture
Deb Andrews, Historic Preservation Program Manager