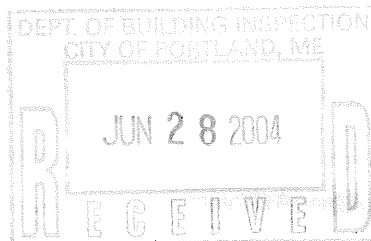


CITY OF PORTLAND, MAINE
PLANNING BOARD

Orlando E. Delogu, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevanian

June 18, 2004



Mr. David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101

RE: 100 Commercial Street, proposed Thomas Block roof top addition.
CBL: 030 00C 001 thru 008

Dear Mr. Lloyd:

On June 8, 2004, the Portland Planning Board voted to deny approval of the proposed roof top addition at 100 Commercial Street for a Certificate of Appropriateness under the City's Historic Preservation code. The Board voted as follows: 2 votes for approval (Delogu, and Tevanian), 4 votes against approval (Anton, Beal, Patterson, and Silk) with one abstention (Lowry).

The decision is based on the submitted plans, public testimony, and material contained in Planning Report #18-04. The decision was further supported by the recommendation of the Historic Preservation Committee and based on the Board's reading of the applicable review standards. Please find the Board's findings of fact and Planning Report #18-04 enclosed with this letter.

Given the negative vote on the Certificate of Appropriateness, the Board made no motion regarding the site plan portions of the application.

If there are any questions, please contact Bill Needelman at 874-8722.

Sincerely,

Kevin Beal
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Bill Needelman, Senior Planner
Jay Reynolds, Development Review Coordinator
— Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File
Tim Soley, Soley Wharf LLC, 100 Commercial Street, Portland, ME 04101

enc.