Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/09/18

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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November 6, 2017

Cyrus Hagge
217 Commercial St. Associates, Inc.
225 Commercial Street, Suite 502
Portland, Maine 04101

Re: Proposed Ground Floor Alterations and Masonry Repairs
Dear Mr. Hagge:

On November 1, 2017, the City of Portland's Historic Preservation Board voted 6-0 to approve your application for a Certificate of Appropriateness for ground floor alterations and masonry repairs at 38 Wharf Street.

Approval was made subject to the following conditions:

- Approval is based storefront dimensions and configuration as shown in drawing prepared by Lee Hulst and distributed at the 11/1/17 meeting.
- Door hardware to have dark, recessive finish.
- Staff to review and approve mortar test patch prior to proceeding with repointing/masonry reconstruction.

Note: Exposed conduit and spotlights above subject storefront were installed previously without review and approval. In conjunction with the proposed project, these unapproved alterations must be removed. Any proposal for lighting must be reviewed and approved by historic preservation staff. Under no circumstances shall exposed conduit be allowed.

Construction to be carried out as shown on the plans and specifications provided at the 11/1/17 public hearing and/or as described above. 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 is 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

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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