CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Approved for Historic Preservation
Certificate of Appropriateness
Date: 02/10/16

Penny Pollard
Julia Sheridan
John Turk

February 9, 2016

Scott Lindsay
Carroll Block, LLC
P.O. Box 7626
Portland, Maine 04112

RE: 136 Commercial Street, Rooftop Dormer Addition

Dear Mr. Lindsay,

On February 3, 2016, the City of Portland's Historic Preservation Board voted 5-0 (Mr. Oldham absent, Mr. Harmon recused) to approve your application for a Certificate of Appropriateness for construction of a rooftop dormer at 136 Commercial Street. Approval was made on the basis of plans and specifications submitted on your behalf by architect Glenn Harmon for the 2/3/16 public hearing. Approval was denied for a proposed fifth floor window on the east wall (facing Portland Pier.) The Board recommended against adding a window to the fifth floor of the west wall (facing Long Wharf.)

Approval was made subject to the following conditions:

1. The proposed awning window in the east gable wall is to be eliminated.
2. Note that the Board recommended that the proposed fifth floor double-hung window for the west gable wall be eliminated. Final approval of this window will be granted by staff only after detailed drawings have been submitted and reviewed, showing the location, size, and relationship of the proposed window to existing architectural elements.

Construction to be carried out as shown on the plans and specifications submitted for the 2/3/16 public hearing and/or as described above. Note that the approved work will require all necessary building 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.

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This Certificate is granted upon condition that the work authorized herein is comm
twelve (12) months after the date of issuance. If the work authorized by this Certi
commenced within twelve (12) months after the date of issuance or if such work i
significant part for a period of one year after the time the work is commenced, suc
shall expire and be of no further effect; provided that, for cause, one or more exte
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: Glenn Harmon