Approved for Historic Preservation
Certificate of Appropriateness
Date: 02/14/17

'ORTLAND, MAINE
: PRESERVATION BOARD

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

February 14, 2017

Phelps Craig R.E. Holdings, LLC
150 Garland Road
Rye, New Hampshire 03870

RE: 11 Brown Street – Exterior alterations
CBL: 037 I007001

Dear Phelps,

On February 1, 2017, the City of Portland's Historic Preservation Board voted 6-0 (Mr. Turk absent) to approve your application, filed on your behalf by Jamie Broadbent of Kaplan Thompson Architects, for a Certificate of Appropriateness for exterior alterations at 11 Brown Street. Approval was made on the basis of plans and specifications submitted for the 2/1/17 public hearing, and are subject to the following conditions:

1. At the front entrance facing Brown Street, the bottom of the corten panels are to be aligned with the bottom of the glass panel in the door, and the bottom trim under the panels is to be the same height as the bottom rail of the door. Applicant shall submit revised elevation for review and approval by HP staff.
   Note: Condition has been satisfied.

2. The HP Board supported the blade sign as proposed (suspended from the underside of the canopy.) Note that a sign permit application will be required prior to fabrication.

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.

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is granted upon condition that the work authorized herein is commenced within
ıths after the date of issuance. If the work authorized by this Certificate is not
hin twelve (12) months after the date of issuance or if such work is suspended in
for a period of one year after the time the work is commenced, such Certificate
be of no further effect; provided that, for cause, one or more extensions of time
exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Robert Wiener

Robert Wiener
Historic Preservation Compliance Coordinator

Cc: Jamie Broadbent, Kaplan Thompson Architects
Louis Hamel
Deb Andrews, Historic Preservation Program Manager