CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Approved for Historic Preservation
Certificate of Appropriateness
Date: 04/05/16

Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

March 17, 2016

Tod Dana
PO Box 169
Portland, Maine 04112

Re: Rear deck construction and related exterior alterations; 22 Free Street

Dear Mr. Dana,

On March 16, 2016, the City of Portland's Historic Preservation Board voted 5-0 (Harmon, Wood absent) to approve your application for a Certificate of Appropriateness for construction of a rear deck, fenestration alterations and exhaust vent installation at 22 Free Street. The work is proposed in conjunction with your plans to retrofit the ground floor for restaurant use. Approval was made on the basis of plans and specifications submitted on your behalf by architect Harry Hepburn and presented by Ian Parlin at the 3/16/16 public hearing.

Approval was made subject to the following conditions:

- Steel beam shown beneath deck at deck's south end to wrap around corner to provide more finished appearance Attachments to existing structures to be limited to the three points as shown. Final details for edging of deck and points of connection to be submitted to staff for final approval.

- Project architect to explore option of coating galvanized steel railing system and report back to staff regarding feasibility/cost implications.

- Any additional or replacement permanent lighting to be reviewed and approved by staff. (Board recommends removal of existing 2 wall fixtures, as they are mounted too high to provide desired character of lighting for restaurant deck.)

- Separate signage application to be submitted for review and approval.

<u>Construction to be carried out as shown on the plans and specifications submitted for the 3/16/16 public hearing and/or as described above.</u> 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 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 exter
for periods not exceeding ninety (90) days each may be allowed in writing by the I

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Sincerely,

Deborah Andrews
Historic Preservation Program Manager

Cc: Ian Parlin, Briburn Architectur
Harry Hepburn, BriBurn Architecture
Vin Veroneau, J. B. Brown & Sons