

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Scott Benson
Rebecca Ermlich
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Susan Wroth

January 17, 2013

Vincent Veroneau
J. B. Brown & Sons
P O Box 207
Portland, Maine 04112

Re: Hotel/Condominium Construction; 321 Commercial Street

Dear Vin:

On January 16, 2013, the City of Portland's Historic Preservation Board voted unanimously to approve your application for a Certificate of Appropriateness for construction of a new hotel/condominium development and associated site alterations at 321 Commercial Street. Approval was based on the final revised elevations, plans and specifications presented at the 1/16/13 hearing.

Approval is subject to the following conditions:

1. The final position of the projecting sign at the corner of Commercial and Foundry Lane to be reviewed and approved by staff. (The Board requested that it be lowered.)
2. Cornice detail to be modified to include a transitional element under the soffit. This transitional element to consist of at least 2 projecting courses of brick and a fiber cement frieze or bed mould. Final detail to be reviewed and approved by staff.
3. To the extent feasible, the framing width of the windows at the top floor of the building shall more closely match that of the lower story windows. (Elevations indicated that the top story frames would be twice the width of the lower story windows.)
4. Any unintentional details still included on the elevations to be removed prior to submitting a building permit application (e.g. façade lighting fixtures).

All aspects of construction to be consistent with the plans and specifications submitted for the 1/16/13 public hearing, except as to comply with the conditions 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 of 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 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,

A handwritten signature in black ink that reads "Deborah Andrews". The signature is written in a cursive style with a large initial "D" and "A".

Deborah Andrews
Historic Preservation Program Manager

Cc: Mark Woglom, Opechee Construction
Jean Fraser, Planner