

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

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March 18, 2013

Jennifer Furman  
65 Town Farm Road  
Buxton, ME 04112

Re: Front and side stair replacement, site alterations; 44-50 Park Street

Dear Ms. Furman:

On March 6, 2013 at your contractor Andrew Mayer's request, the City of Portland's Historic Preservation Board reviewed as part of their consent agenda amendments to the approved plans for front and side porch replacement and related site improvements at your property at 44-50 Park Street. (The approval granted on 2/20/13 was a revision of the original proposal from 1/16/13.)

Following review of the submitted drawing and discussion with Mr. Mayer, the Board was supportive of the amendments and empowered Historic Preservation staff to sign off on final plans to be submitted by Mr. Mayer, with the following conditions:

Front Yard Retaining Wall:

- Applicant to provide a detail of the front yard retaining wall showing replacement of the stone wall with granite curbing.
- The front yard curbing shall not be set back on either side of the front steps as shown on the submitted drawings. Instead, the curb shall run in a continuous line, directly abutting the bottom step, which shall be a piece of granite that projects slightly beyond the front face of the curbing. Applicant to provide elevation and plan drawings to show details.
- Where the stone wall returns toward the rear of the house at the lower end of the front yard, the wall will revert from curbing to a stone wall similar to the present wall, but sloping upward in steps to retain the embankment to be installed to cover the rubble sub-foundation. This wall at the side of the parking area shall extend toward the rear of the property, and terminate under the front posts of the side entry landing.

### Front Steps:

- The bottom step shall be granite, projecting slightly beyond the front face of the front yard curb. Mr. Mayer and Historic Preservation staff to consult with Inspections staff to determine whether a waiver can be granted to allow the bottom step to project beyond the edge of the curb, into the sidewalk. The remaining steps shall be wood, as proposed. Wood handrail and newel post to terminate at lowest wood step.
- Mr. Mayer to explore increasing the scale of the newel posts, balusters and handrail, and adding bases to the newel posts. Given the scale of the front entry itself, the railing system should be visually substantial. Mr. Mayer will consult with HP staff to arrive at final details.
- Applicant to provide detailed stair plans, showing dimensions, if the stairs differ from those presented on 2/20/13.

### Retaining wall and Fence at Rear of Parking Area (Excerpted from March 13 Decision Letter):

- Design of rear retaining wall to be revised to feature a stepped wall treatment. The front section of wall is to be kept low (curb-height or slightly higher) and is to match the character of the side yard stone wall. Beyond this short wall, a planting bed for shrubs is to be installed. Behind the planting bed, a second, taller wall may be constructed at a height to meet the overall height of the existing wall. This second wall may be made up of interlocking concrete blocks, as it will not be readily visible behind the shrubs.
- The existing wood fence may be reinstalled, but the applicant is encouraged to modify its design by cutting off the top pickets and installing a wood cap to provide a more finished appearance. If an alternative fence is proposed, applicant to provide a specification for approval.

*Note: Revised drawings reflecting the modifications itemized above shall be submitted to Historic Preservation staff for final review and approval.*

Construction to be carried out as shown on the plans and specifications submitted for the 2/20/2013 public hearing and/or as approved at the 3/6 Historic Preservation Board meeting 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 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 cursive script that reads "Robert Wiener".

Robert Wiener  
Preservation Compliance Coordinator

Cc: Andrew Mayer  
Deb Andrews, Historic Preservation Program Manager