

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

April 29, 2013

Tim Follo
16 Eureka Road
Falmouth, ME 04105

Re: Exterior Alterations; 46 Avon Street

Dear Mr. Follo:

On April 17, 2013, the City of Portland's Historic Preservation Board voted 4-0 (Romano, Oldham absent) to approve your application for a Certificate of Appropriateness for exterior alterations at 46 Avon Street. Approval is for: a new rear, second story door to replace an existing window; a new rooftop deck over a new ell roof; and new stairs descending from the deck to the ground. Approval is based on plans and specifications first submitted 1/24/13, and on revisions submitted 4/10/13.

Board approval of exterior alterations was made subject to the following conditions:

1. Applicant to inform Historic Preservation staff when painting is completed, including pressure-treated stair carriage, risers, and landing framing.
2. Railing system of white vinyl is to include post sleeves and "New England" post caps.
3. Pressure-treated posts supporting landings and stairs shall be wrapped with white painted trim stock.
4. Historic Preservation Board recommends the granting of historic waivers to lower guardrail heights if possible.

All improvements shall be carried out as shown on the plans and specifications submitted for or presented at the 4/17/13 public hearing 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,

Robert Wiener
Preservation Compliance Coordinator