

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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Bruce Wood, Vice Chair
Glenn Harmon
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Penny Pollard
Julia Sheridan
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April 22, 2015

Colleen and Brad Brazell
276 State Street, # 3
Portland, Maine 04101

Re: Proposed Rooftop Dormer Additions

Dear Mr. and Mrs. Brazell:

On April 15, 2015 the City of Portland's Historic Preservation Board voted 6-0 (Oldham absent) to approve your application, filed on your behalf by Mark Sengelmann of AlphaArchitects, for a Certificate of Appropriateness for two rooftop dormer additions to your condominium at 276 State Street. Approval was based on plans and specifications submitted for the 4/15/15 meeting.

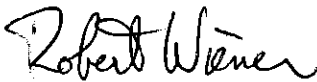
Board approval was made subject to the following conditions:

- Every effort shall be made to lower the roof of the south dormer to minimize its visibility, and if possible, render it completely invisible as viewed from the street. HP Board recommends revising the roof to be flat, with a lowered ceiling height and engineered roof framing, to lower the profile as much as possible. Final design is to be reviewed and approved by HP staff.
- The maximum size of the south balcony is to be 1' deep by 7' wide. Balcony doors are to swing in.
- The final specifications and color of the casement windows in the proposed north dormer are to be submitted to staff for review and approval. Windows are to be articulated, with SDL muntins and false meeting rail to convincingly mimic double-hung windows.

Construction to be carried out as shown on the plans and specifications submitted for the 4/15/15 public hearing, except as to comply with any approved revisions, and 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 "Robert Wiener". The signature is written in a cursive style with a large initial "R".

Robert Wiener
Historic Preservation Compliance Coordinator

Cc: Mark Sengelmann, Alpha Architects
Deborah Andrews, Historic Preservation Program Manager