CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Approved for Historic Preservation
Certificate of Appropriateness
Date: 01/13/16

Penny Pollard
Julia Sheridan
John Turk

September 29, 2015

Drew Wing
Avesta Housing Development Corporation
307 Cumberland Avenue
Portland, Maine 04101

RE: 17 Carleton Street new construction

Dear Mr. Wing:

On September 2, 2015, the City of Portland's Historic Preservation Board voted 7-0 to approve your application for a Certificate of Appropriateness for new construction at 17 Carleton Street. Approval was made on the basis of plans and specifications submitted on your behalf by architect David Lloyd of Archetype Architects for the 9/2/15 public hearing

Approval was made subject to the following conditions:

- Spacing between fence balusters to be reduced and an additional granite fence post to be introduced to highlight the passageway to the main building entrance. Revised fence detail and layout to be submitted to staff for final review and approval.

- Project architect to submit revised treatment for main entrance located within vehicular passageway— revisions are required in order to signal this entrance as the main entrance to the building. Revisions to include modifications to paving materials that distinguish entrance walk from vehicular passageway; introduction of at least one window on south wall of passageway; addition of trim details around entrance itself; introduction of a pendant light in front of entrance. Revised design and specifications to be submitted to staff for final review and approval.

While not a condition of approval, the Historic Preservation Board expressed a preference for installation of a flat seam roof over standing seam.

<u>Construction to be carried out as shown on the plans and specifications submitted for the 9/2/15 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 whic
additional or alternative work, you must apply for and receive a Certificate of App
Non-Applicability PRIOR to undertaking additional or alternative work.

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This Certificate is granted upon condition that the work authorized herein is comn
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 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,

Deborah Andrews
Historic Preservation Program Manager

Cc: David Lloyd, Archetype Architects