

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Michael Hammen
Ted Oldham
Cordelia Pitman

May 23, 2008

MAY 23 2008

Rob and Marcia Chaffee
55 Thomas Street
Portland, Maine 04102

Re: New Retaining Wall – 55 Thomas Street

062 C 015

Dear Mr. and Mrs. Chaffee:

On May 21, the City of Portland's Historic Preservation Board reviewed your request to construct a stone retaining wall along the front of your property at 55 Thomas Street. The Board found that the proposed retaining wall meets the standards of the historic preservation ordinance. Based on these findings, the Board approved your application for a Certificate of Appropriateness.

Board approval was made subject to the following conditions:

- * New wall will match the height of the wall that it meets on the neighboring property to the north.
- * A sample of the stone will be submitted to historic preservation staff for approval, the Board's preference is for an ashlar (rectangular), rather than rounded, stone.
- * The applicant and their contractor will meet with historic preservation staff on site to work out details of how the wall will terminate at each end.

All improvements shall be carried out as shown on the plans and specifications submitted for the 5/21/08 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

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Chris Delano
Christopher M. Delano, Architect
24 Ice House Road
Windham, Maine 04062

Re: Amendments to Previously Approved Plans – 201-203 State Street

046 C009

Dear Mr. Delano:

On May 21, the City of Portland's Historic Preservation Board reviewed your request to amend previously approved plans for 201-203 State Street. The Board found that the proposed amendments meet the standards of the ordinance. Based on these findings, the Board approved your application for a Certificate of Appropriateness.

Board approval was made subject to the following conditions:

- Front newel posts approved as shown in revised plan. Center handrail to revert to previously approved plan. Side handrails approved as amended (or in a more simple and recessive design if possible). Any changes to be reviewed and approved by historic preservation staff.
- Replacement windows need to come back for final approval. Board prefers all wood 2/2 units with applied exterior muntin and spacer bar. Additional information needed to document dimensional information of existing windows for comparison with proposed replacements.
- New rear entrance structure approved in concept but needs to be further refined, in particular the base should be made less massive and pipe railings similar to those approved for the front entrance introduced. Revised plans should include details such as lighting. Will need to return for final review and approval.
- Infill of three windows in south wall or rear ell approved but any masonry sills and lintels must be retained and infill must be recessed 1". Brick selection to be reviewed and approved by historic preservation staff.
- Single flue chimney added to exterior of south wall may be removed.
- Historic preservation staff must review and approve mortar sample for masonry repointing.

All improvements shall be carried out as shown on the plans and specifications submitted for the 5/21/08 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

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, appearing to read "Deborah Andrews". The signature is written in a cursive, flowing style.

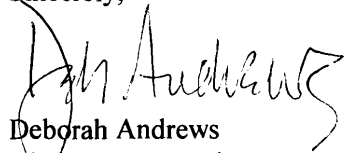
Deborah Andrews
Historic Preservation Program Manager

cc: Approval Letter File
Building Inspections

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,



Deborah Andrews
Historic Preservation Program Manager

cc: Louise Murphy, Sea Otter, LLC
Approval Letter File
Building Inspections