



# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

Approved for Historic Preservation  
Certificate of Appropriateness

12/06/17

B Date: \_\_\_\_\_

Scott Benson  
Robert O'Brien  
Penny Pollard  
John Turk

December 6, 2017

Rich Meoli  
138 West Grand Avenue  
Old Orchard Beach, Maine 04064

Re: 265 Western Promenade – Install fence along north side boundary, comprehensive exterior rehab, including roof, dormer siding, windows, reset front steps, alter rear entrances

CBL: 063 A008

Dear Rich and Cindy,

This office has approved your application for the comprehensive exterior rehabilitation of 265 Western Promenade. Approval is based on the specifications and information provided with the application dated November 3, 2017, and is subject to the following conditions:

- Full unit windows are to be installed with glass sizes at least as large as the existing windows. HP staff understands the windows are to be Pella Architect Reserve series.
- Exterior, painted wood window trim and thick, historic sills are to be retained, repaired as needed, or replaced in kind, with the exterior appearance unchanged, except for removal of storm windows.
- Black metal fence along the north side boundary is approved, in the style agreed on by applicant and HP staff. Fence not to exceed 6' in height.
- Screens in new windows are to be half screens.
- Glass in the new windows is to appear clear, un-tinted, and non-reflective, with a minimum visual light transmittance (center of glass alone,) of .7.
- Any additional alterations to the exterior of the property, including doors, lighting, trim, stairs, porches, site alterations (excluding plantings,) etc. must be reviewed and approved prior to undertaking the work.
- Re-creation of driveway to Western Promenade is not approved.

All improvements shall be carried out as shown in the plans and specifications submitted to HP staff, except as specified 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 additional or alternative work, you must apply for and receive a Certificate of Appropriateness 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.

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Sincerely,

Robert Wiener, Preservation Compliance Coordinator