



CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Approved for Historic Preservation
Certificate of Appropriateness

Date: 07/08/15

Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

July 7, 2015

Michael Courts
56 West Street
Portland, Maine 04102

Re: Fence and patio installation – 56 West Street

Dear Mr. Courts,

This office has approved your request to install a new wood fence and a patio in the side yard of 56 West Street. Approval is based on the plans and specifications included in the application dated May 19, 2015, as discussed with HP staff. This approval is subject to the following conditions:

- As shown in your schematic site plan, the fence will return toward the house just outside the stairs (not in line with the stair rail.) The top of the first post cap at the beginning of the fence will be no higher than the top of the metal stair rail, at the bottom.
- At the south end, the short return section of fence and the gate will be the same height - just below the top of the metal rail at the bottom of the stairs.
- At the right side of the gate (facing the house) a taller post will support the beginning of the 4' high fence sections, which will continue the length of the patio, and return back to the house at the corner of the front, wider part of the house. The fence height should be even with the ornamental brick "water table" that runs around the house at the basement / first floor transition.
- The fence will be made of boards approximately 3.5" wide, with 1" space between them. A cap or top rail similar to the existing fence next to the driveway will run post-to-post at the top of the fence boards.
- The fence sections along the street side are to be a consistent length, roughly the same as the gate opening opposite the stairs. In other words, the spacing between posts will be consistent.



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- The applicant is responsible for ensuring that the contractors are fa property boundaries, and that the installed fencing and hardscape a property.
- The entire fence is to be painted or stained with a solid, opaque col Date: _____

All improvements shall be carried out as shown in the plans and specifications submitted to staff on 6/23/15, and as discussed with HP staff, except as noted in the above conditions. 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