Approved for Historic Preservation
Certificate of Appropriateness
Date: 11/01/16

'ORTLAND, MAINE
: PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
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Penny Pollard
Julia Sheridan
John Turk

October 21, 2016

Jeffrey Payson
161 Pine Street #4
Portland, ME 04102

Re: Proposed Curb Cut and Driveway; 171 Vaughan Street
CBL: 063 G019

Dear Mr. Payson:

On October 5, 2016, the City of Portland's Historic Preservation Board held an on-site workshop at 171 Vaughan Street to review your preliminary proposal for a new curb cut and driveway installation. Following a review of existing conditions and your proposed plan, Board members indicated that they could support the proposed site alterations provided a number of revisions be made to the plans. The Board authorized staff to sign off on the final plans provided details of the installation meet the requirements identified at the workshop. Since that time, staff has worked with you to develop plans consistent with the Historic Preservation Board's expectations.

On the basis of the attached drawing, staff finds that all requirements identified by the Historic Preservation Board have been satisfied. Accordingly, staff approves your request for a Certificate of Appropriateness for a curbcut and driveway at 171 Vaughan Street. Key dimensions and details of the installation shall be as follows:

- Curb cut at street edge to measure 10'.
- Driveway opening to measure 9' 6".
- Threshold of driveway to be flush granite. Width of granite threshold to match that of flanking granite wall
- Driveway to be centered within two cast iron fence posts.
- Driveway dimensions to be as follows: 30" brick tracks, separated by 36" grass plane
- Granite base wall to extend 27 ½" beyond the granite post at each end. Granite ends to be shaped consistent with treatment at 157 Pine.
- Where cast iron fence is cut for driveway opening, ball finial matching existing fence post tops to be cap horizontal rail. The scroll below the top rail is to be retained. (See drawing).
- Concrete sidewalk to be retained or replaced in kind if necessary.
- Driveway apron to be brick
- Driveway tracks to be brick. Brick to match as closely as possible the brick of the building itself.

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be carried out as shown on the attached plan and as described above. Changes to ans and specifications and any additional work that may be undertaken must be pproved by this office prior to construction, alteration, or demolition. If, during mpleting the approved work, conditions are encountered which prevent 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 is 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