CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Approved for Historic Preservation
Certificate of Appropriateness
Date: 11/15/16

Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

November 15, 2016

Jeffrey Payson
161 Pine Street, # 4
Portland, Maine 04102

Re: 171 Vaughan Street – Chimney removal, re-roofing, window well replacement, new iron fence
CBL: 063 G019

Dear Mr. Payson,

This office has approved your application to remove the southeast (rear) chimney; replace the roofing and one skylight; and replace two window wells at 171 Vaughan Street. Final approval of the proposed metal fence at the south property line is pending the submission of design details for review and approval by HP staff. Approval is based on the photos and specifications included with the application dated October 31, 2016. This approval is subject to the following conditions:

- Removal of obsolete rear chimney is approved.
- New window wells are to be completely below grade, except for dark stone or brick curbing that is to be no higher than 2.5" above grade.
- As discussed with applicant, the approved roof shingles are to be Certainteed Landmark (not Presidential Shake as originally specified on application.)
- Details of new metal fence along the south property line are to be submitted to HP staff for review and approval, prior to ordering the fence.

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 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 signi period of one year after the time the work is commenced, such Certificate shall ex no further effect; provided that, for cause, one or more extensions of time for peric exceeding ninety (90) days each may be allowed in writing by the Department.

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Sincerely,

Robert Wiener

Robert Wiener, Preservation Compliance Coordinator

cc: Deborah Andrews, Historic Preservation Program Manager