Approved for Historic Preservation
Certificate of Appropriateness
Date: 12/29/17

'ORTLAND, MAINE
: PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Robert O'Brien
Penny Pollard
Julia Sheridan
John Turk

July 13, 2017

Michael and Emily Bukowski-Thall
55 Bowdoin Street
Portland, Maine 04102

RE: 55 Bowdoin Street, site improvements

Dear Mr. and Mrs. Bukowski-Thall:

On July 12, 2017, the City of Portland's Historic Preservation Board voted unanimously to approve your application for a Certificate of Appropriateness for site alterations at 55 Bowdoin Street. Approval was made on the basis of plans and specifications submitted for the 7/12/17 public hearing and information provided by your landscape contractor, Mike

Board approval was made subject to the following conditions:

1. The railings on the granite stairs facing Bowdoin Street to be consistent with the simplest railing design presented for consideration: a shaped handrail with lambs tongue end, supported by posts at the top and bottom of the stairs, and no balusters.

2. The pull-out parking space off the alley to be paved with ground grid paving, not standard asphalt. This type of paving (several products are available as options) allows grass to grow through, but stabilizes the base, providing a surface strong enough for to support parked cars.

3. A replacement tree or sizeable shrub to be planted where existing tree is to be removed at the end of the existing hedge facing Bowdoin Street. This is to provide an effective transitional element/buffer for proposed fencing and pull-out parking space.

4. All fencing along the alleyway frontage to be iron, not aluminum. (The proposed aluminum fencing was approved for all areas screened by hedges and at rear of property.) Fencing atop stone wall to feature 4" spacing between balusters; width of balusters to be consistent with traditional iron fencing. Remaining iron fence sections and gates along the alleyway frontage to feature balusters of traditional width spaced a minimum of 2 ½" apart. *Applicant to provide final detail of proposed fencing to staff for review and approval.*

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to be carried out as shown on the plans and specifications submitted for the hearing except as to comply with the conditions above. Changes to the approved ications and any additional work that may be undertaken must be reviewed and s office prior to construction, alteration, or demolition. If, during the course of approved work, conditions are encountered which prevent completing the , 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,

Deborah Andrews
Historic Preservation Program Manager