

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Ted Oldham
Penny Pollard
Julie Sheridan
John Turk

February 9, 2015

Cap and Christina Mona
Three Palms Design Build
1527 Galleon Drive
Naples, Florida 34102

Re: New Construction – Energy Building; Porch Expansion – Doctor’s Residence

Dear Cap and Christina:

On February 4, 2015, the City of Portland’s Historic Preservation Board voted 5-0 (Pollard, Turk absent) to approve your application for a Certificate of Appropriateness for construction of the proposed Energy Building (“Building 4”). The Board also granted consent approval for the revised proposal to expand the south porch at the Doctor’s Residence (Building 2.) Approval was granted on the basis of plans and specifications submitted for the 2/4/15 public hearing.

Approval was made subject to the following conditions:

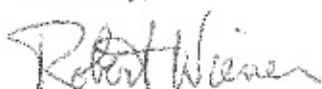
1. Approved Energy Building option includes a glazed cupola that is to be flared at the base, with the same siding treatment as the rest of the building.
2. Location and treatment of the proposed generator and its fuel storage are to be reviewed and approved prior to construction – by staff unless the generator and / or tanks are outside and above ground – in which case the generator plan is to be reviewed by the Board.
3. Balustrades on porches at the Doctor’s Residence are to retain / replicate the original spacing and appearance of the existing balustrades.

Advisory Note: The Board encourages reconsideration of the siding choice. While not requiring wood siding, Board members believe that over time the proposed vinyl siding will age in ways that will be less visually suitable than weathered natural materials.

Construction to be carried out as shown on the plans and specifications submitted for the 2/4/2015 public hearing and/or as described 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 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,

A handwritten signature in cursive script that reads "Robert Wiener".

Robert Wiener
Preservation Compliance Coordinator

Cc: Lynn DuBois, Project Manager
Mike Richman, Project Architect
Deb Andrews, Historic Preservation Program Manager