

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

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Julia Sheridan  
John Turk

November 24, 2015

Bill Stauffer  
145 Newbury Street  
Portland, Maine 04101

Re: 145 Newbury Street – window replacement

Dear Bill,

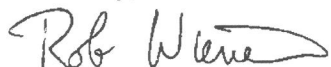
On November 19, 2015 this office approved the application filed on your behalf by Rich Exterior Solutions to install one aluminum replacement window at 145 Newbury Street. Approval is based on the plans and specifications included in the application dated November 4, 2015, and is subject to the following conditions:

- Original painted wood brick mould to be retained / repaired as necessary.
- Black SDL muntins, 1.25" wide, to be applied on exterior and interior of window.
- Glass shall appear clear and untinted, with a minimum visual transmittance ratio of .7, or 70%.
- Future window replacements at the property are to follow the pattern of this prototype, with owner and contractor to discuss phasing schedule of pending window projects with HP staff.

All improvements shall be carried out as shown in the plans and specifications submitted to staff on 11/4/15, 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 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 "Rob Wiener". The signature is written in dark ink and is positioned above the printed name.

Robert Wiener, Preservation Compliance Coordinator

Cc: Luc Walker, Rich Exterior Solutions



Date 11/4/15

sent 11/5/15  
w/ \$50.00

HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

145 Newbury St. Portland, ME 04101

CHART/BLOCK/LOT: \_\_\_\_\_ (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments

Rich Exterior Solutions has been asked  
By the building owner at 145 Newbury  
St to remove (1) existing window -  
3<sup>RD</sup> Floor left window on Front  
Elevation (Newbury St) - AND FINISH  
+ install a Universal Black 600 series  
window. ATTACHED ARE DRAWINGS.

This prototype window will serve  
multiple purposes. (1) show historic rep  
details of window + changes that may  
need to be done to the rest of the windows.  
(2) Help RES with pricing rest of project  
(3) Help owner visualize the rest of the build.

CONTACT INFORMATION:

APPLICANT

Name: LUCAS WALKER  
Address: 123 GRAY RD  
FALMOUTH, ME  
Zip Code: 04105  
Work #: 772-9822  
Cell #: 650-6479  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: LWALKER@RCH Exterior Solutions, com

PROPERTY OWNER

Name: BILL STAUFFER  
Address: 145 NEWBURY ST.  
PORTLAND, ME  
Zip Code: 04101  
Work #: 699-5727  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: BSTAUFFER@elo-story.com

BILLING ADDRESS

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_


ARCHITECT

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

CONTRACTOR

Name: RCH Exterior Solutions, Inc  
Address: 123 GRAY RD  
FALMOUTH, ME  
Zip Code: 04105  
Work #: 772-9822  
Cell #: 650-6479  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: LWALKER@RCH Exterior Solutions, com

Applicant's Signature

  
Lucas Walker  
11-4-15

Owner's Signature (if different)

### Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

**Please check all those activities that apply to your proposed project.**

#### Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

#### Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

#### Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

#### Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

#### Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

***Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.***

ATTACHMENTS

To supplement your application, please submit the following items, as applicable to your project. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s)

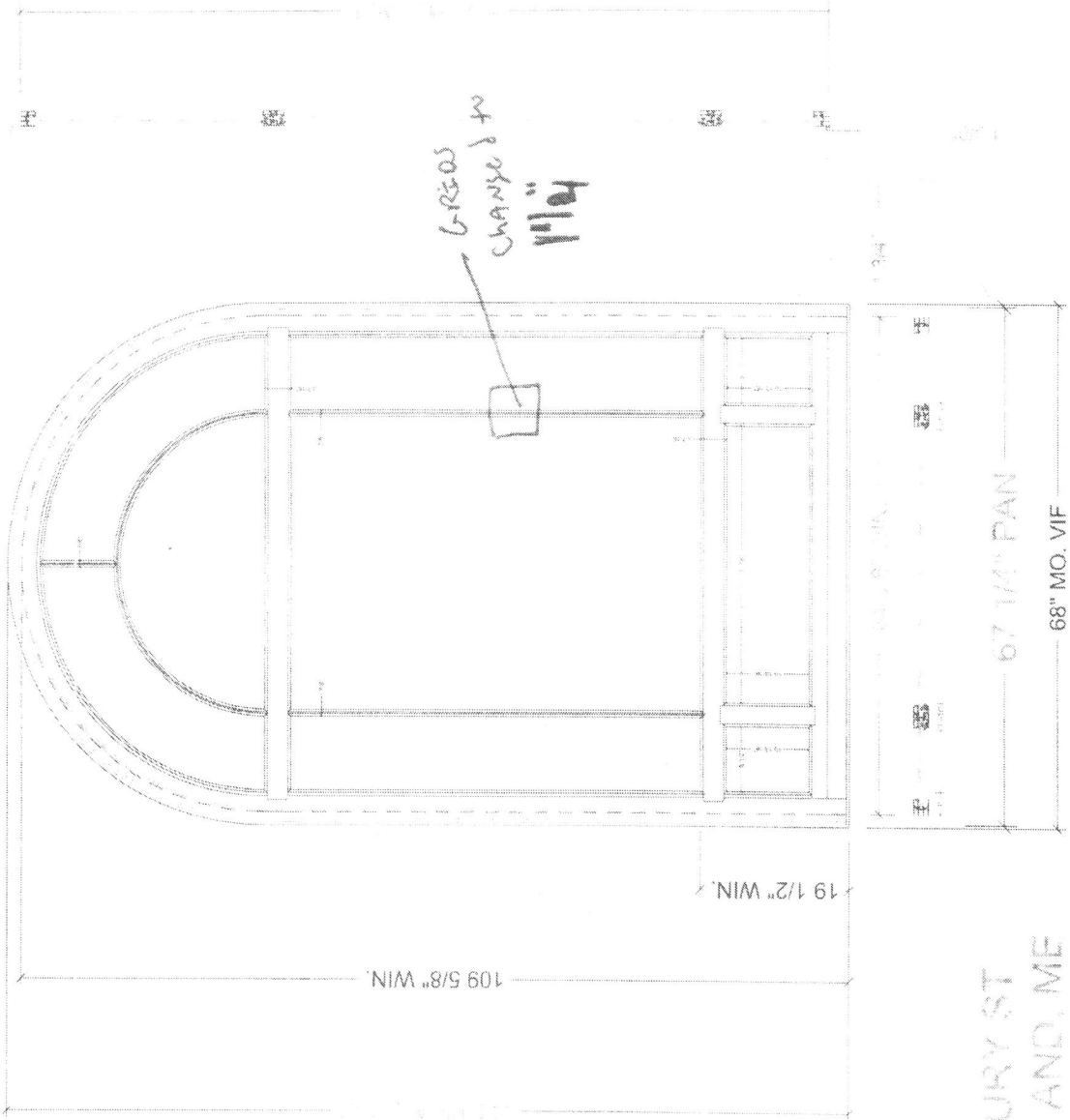
- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.   
 - met Rob Wheeler at site
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.   
 - Attached + emailed to Rob
- Details or sections, where applicable.   
 - attached
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain)

Please Note change on CAD drawings  
7/8" grids changed to 1 1/8"

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at [dra@portlandmaine.gov](mailto:dra@portlandmaine.gov)

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program  
Department of Planning and Urban Development  
Portland City Hall, 4th Floor  
389 Congress Street  
Portland, ME 04101



NEWBURY ST  
 PORTLAND, ME