Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/27/17

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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May 15, 2017

Bruce Laukka
P.O. Box 157
West Rockport, Maine 04865

Re: 52 -58 Exchange Street – Window replacements
CBL: 032 I002

Dear Bruce,

This office has approved your application to replace 24 existing windows and repair the stucco on the front facade at 58 Exchange Street. Approval is based on the specifications and information provided with the application dated May 5, 2017, and is subject to the following conditions:

1. HP staff understands the 24 new windows are to be wood, full-units by Norwood, built to drawings dated 4/28/17 and specifications dated 5/2/17 provided by Matthews Brothers. Proposed windows and exterior trim are understood to be a close visual match for the existing windows.
2. Glass size in the proposed windows is understood to be a close equivalent to the existing windows.
3. Glass is to appear clear, non-reflective, and non-tinted, with a minimum visual transmittance of .7.
4. If screens are desired they are to be half screens.
5. Masonry contractor is to contact HP staff for review and approval of stucco samples prior to undertaking the stucco repair project.
6. HP staff understands the existing, obsolete light fixture projecting from the middle of the front façade is to be removed during the course of the work in 2017.

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

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additional or alternative work, you must apply for and receive a Certificate of Appropriateness -- 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,

Robert Wiener

Robert Wiener, Preservation Compliance Coordinator