CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/11/16

Penny Pollard
Julia Sheridan
John Turk

August 11, 2016

Steve Morrison
Wait, LLC
P.O. Box 25A
Cumberland, Maine 04021

RE: 197 Spring Street – exterior rehab and ell replacement
CBL: 045 E021

Dear Mr. Morrison,

On August 3, 2016, the City of Portland's Historic Preservation Board voted 6-0 (Harmon recused) to approve your application, submitted on your behalf by Architect Glenn Harmon, for a Certificate of Appropriateness for exterior alterations and replacement of the rear ell at 197 Spring Street. Approval was made on the basis of plans and specifications submitted for the 8/3/16 public hearing, and is subject to the following conditions:

1. The base of the new east bay is to be faced with brick, with the design and particularly the basement window layout to be reviewed and approved by staff.
2. The following detail drawings and specifications are to be submitted to staff for review and approval prior to construction:
    - All trim, particularly at eaves and windows and doors
    - Porch and front stair details

Construction is to be carried out as shown on the plans and specifications submitted for the 8/3/16 public hearing and/or as described above. Note that the approved work will require all necessary building permits. 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.

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This Certificate is granted upon condition that the work authorized herein is comm
twelve (12) months after the date of issuance. If the work authorized by this Certi
commenced within twelve (12) months after the date of issuance or if such work i
significant part for a period of one year after the time the work is commenced, suc
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
Historic Preservation Compliance Coordinator

Cc: Glenn Harmon
Deb Andrews, Historic Preservation Program Manager