

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

This is to certify that STEVE HILTON  
has received approval for SASH REPLACEMENTS  
at 24 DEERING

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.

*Robert Wiener*

For Historic Preservation Manager

**NOTE: THIS IS NOT A BUILDING PERMIT**

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

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September 4, 2013

Steve Hilton  
19 Ole Ironside  
Scarborough, Maine 04074

Re: Request to replace sash – 24 Deering Street

Dear Mr. Hilton:

This office has reviewed and approved your request to replace existing wood sash at 29 Deering Street, with wood sash replacement kits made by Jeld-Wen.

Approval is subject to the following conditions:

- \* If low-e glass is used, the glass must have a Visible Transmittance Ratio (VTR) of 70 or above in order to read as clear, non-reflective glass.
- \* All existing sash that are being replaced are to be marked for location, saved, and stored on site, even if the property's ownership changes.
- \* Phase One of window replacement consists of all double-hung windows on the front and right sides of 24 Deering Street (17 windows total.) Historic Preservation staff is to be notified when the remaining windows at 24 Deering will be replaced, with the understanding that it will happen before December, 2014.
- \* Staff understands new windows are to be wood Jeld-Wen sash-and-track replacement kits, with two-over-two simulated divided lights, as specified in application materials.
- \* For a consistent appearance, all existing storm windows are to remain in place until such time as all the storm windows on both sides of the building (22 and 24 Deering Street) can be removed.
- \* New sash are to be installed to the exterior stops, so the replacements are in the same plane, as viewed from the exterior as the existing sash.

All improvements shall be carried out as in the application and specifications submitted to staff on 8/26/13, and as described in conversations between Mr. Hilton and Historic Preservation staff member Rob Wiener, except as to comply with the conditions 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