Approved for Historic Preservation
Certificate of Appropriateness
Date: 11/17/17

PORTLAND, MAINE
PRESERVATION BOARD

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November 17, 2017

Jon Bradley
23 Pine Street, #1
Portland, Maine 04102

Re: 23 Pine Street unit 1 – replace 6 windows (4 on front, 2 on side)
CBL: 055 E013001

Dear Mr. Bradley,

This office has approved your application to replace four windows on the front of your house at 23 Pine Street, and two windows on the side elevation. (A spoken approval was communicated to window supplier Ben Killary in September to allow you to proceed with ordering.) Approval is based on the specifications and information provided with the application dated September 15, 2017, and is subject to the following conditions:

- Approved per the revised specifications dated 9/28/17.
- The four windows visible from Pine Street are to have painted wood exteriors.
- Front windows to be 6/6 simulated divided lights with 5/8" putty glaze profile muntins and spacers between the glass.
- Front windows to have half screens
- Exterior trim is to be retained or reproduced in painted wood, matching dimension and profile, including thick historic sill.
- All glazing is to appear clear, non-reflective, and non-tinted, with a minimum VTR of .7 (center of glass only).
- Future window replacements in other units in the building are to follow this pattern, with a matching appearance.

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 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

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year after the time the work is commenced, such Certificate shall expire and be
ect; provided that, for cause, one or more extensions of time for periods not
y (90) days each may be allowed in writing by the Department.

Robert Wiener

Robert Wiener, Preservation Compliance Coordinator

Cc: Ben Killary, Pella Windows