Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/10/16

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

February 19, 2015

James and Charlotte Gauthier
57 Spruce Street
Portland, Maine 04102

Re: Alterations to rear ell, including windows, siding, entry, and dormer / clerestory

Dear James and Charlotte:

On February 18, 2015 the City of Portland's Historic Preservation Board voted 5-0 (Oldham and Turk absent) to approve your application for a Certificate of Appropriateness for alterations to the rear section of 57 Spruce Street. Approval was based on plans and specifications submitted for the 2/18/15 meeting.

Board approval was made subject to the following conditions:

- The windows in the enclosed entry are to be sized to have proportions (of width to height) similar to the existing windows in the ell, rather than having the same width as the existing ell windows but less height.
- Glazing in all new windows is to read as clear glass, with a visual transmittance ratio (V.T.R.) of at least 70% (.7.)
- Exterior lighting is to be reviewed by staff prior to installation.
- If applicants wish to propose an alternate window configuration for the dormer / clerestory, the revised design is to be reviewed and approved by staff prior to start of construction.

Construction to be carried out as shown on the plans and specifications submitted for the 2/18/15 public hearing, except as to comply with any approved revisions, and 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.