Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/28/18

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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October 10, 2017

Rocks Edge, LLC
408 Fore Street
Portland, Maine 04101

Re: 245 Spring Street, Exterior rehabilitation
CBL: 056 G037

Dear Andrew,

On July 19, 2017, Portland's Historic Preservation Board voted 7-0 to approve your application to renovate the exterior of 245 Spring Street. Approval is based on the specifications and information provided for the public hearing held on July 19, 2017, and is subject to the following conditions:

- Final window sizes are to be ascertained once removal of vinyl siding and modern trim has started. Windows are to be full frame units, and are to completely fill the available openings.
- Trim details are to be reviewed with HP staff after siding removal, to finalize a trim design that is as close as possible to historic details.
- New double-hung windows are understood to be wood windows by Trimline in a 2/2 SDL configuration, with 7/8" putty glazed exterior muntins.
- Doors are understood to be smooth, with a painted finish. Glass is to be clear in doors and sidelights. Sidelights are to be SDL - with 7/8" bars - preferably putty glazed exterior profile - on interior and exterior.
- Window glazing is to appear clear, non-reflective, and non-tinted, with a center-of-glass VTR of .7 or greater.
- Window screens for double-hung windows are to be half-screens.
- Windows are to have thick exterior sills in historic dimensions - approximately 2".
- Storefront details are to be reviewed and approved by HP staff prior to construction.

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

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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,

Robert Wiener

Robert Wiener, Preservation Compliance Coordinator

Cc: Lee Hulst
Deb Andrews, Historic Preservation Program Manager