CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Approved for Historic Preservation
Certificate of Appropriateness
Date: 06/08/17

B
Glenn Harmon
Robert O'Brien
Penny Pollard
Julia Sheridan
John Turk

June 8, 2017

Anne Peters
31 Bramhall Street
Portland, Maine 04102

Re: 31 Bramhall Street – Window replacements
CBL: 063 A001

Dear Ms. Peters,

This office has approved your application, submitted on your behalf by Nate Spectre of Evergreen Home Performance, to replace most of the existing windows at 31 Bramhall Street with clad sash kits and several full units by Marvin. Approval is based on the specifications and information provided with the application dated April 12, 2017, and is subject to the following conditions:

- HP staff understands the new windows are to be Marvin clad windows to match the size, configuration of the existing windows, in a compatible color consistent with the color scheme of the house.
- Muntin dimension and profile are to match those of the existing windows.
- Sash are to be measured to fill the openings completely, with minimal filler strips
- Screens for double hung windows, if desired, are to be half screens
- Stile, rail, and glass dimensions are to match those of the original windows as closely as possible.
- Glass is to read as clear, non-tinted and non-reflective, with a minimum visual transmittance for glass alone (without frames) of .7
- Any additional work, including door replacement is to be reviewed and approved by HP staff prior to ordering or undertaking the work.
- Exterior appearance, including existing or repaired exterior trim, is understood to be unchanged by the window project.
- Contractor is to notify HP staff at 756-8023 if unexpected conditions should arise to change the scope of work.

Approved for Historic Preservation
Certificate of Appropriateness
Date: 06/08/17

All improvements shall be carried out as shown in the plans and specifications sub staff, except as specified above. Changes to the approved plans and specifications additional work that may be undertaken must be reviewed and approved by this of construction, alteration, or demolition. If, during the course of completing the app 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: Nate Spectre, Evergreen Home performance