CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Approved for Historic Preservation
M Certificate of Appropriateness
Date: 02/17/16

Ted Oldham
Susan Wroth

July 21, 2011

Tara and Brad Weller
4 Scittery Gussett Drive
Falmouth, Maine 04105

Re: Request to replace 6 windows; 143 Pine Street, Unit #3

Dear Mr. Hartley:

This office has reviewed and approved your request to replace the six windows within Unit #3 at 143 Pine Street. Unit # 3 occupies the eastern half of the second floor of the multi-unit building. Approval is for the installation of Marvin wood sash-and-track replacements, as described in your application.

Approval is subject to the following conditions:

* New sash to match within ¼" tolerances the dimensions and overall daylight opening of the existing windows.
* Replacement units to match the style of each unit being replaced.
* Low-E glazing to be "Low-E 180", which reads as clear, non-reflective glass.
* Replacement sash to be *single-hung*, which eliminates the need for a visible jamb liner.
* If screens are desired, they are to be half (not full) screens.
* New sash to be painted black, consistent with the windows on the 1st floor.

Notes:

1) It is staff's understanding that consideration has been given by the condominium association to replacing the center windows on the 2nd floor, which are located within a common area of the building. This approval shall extend to the replacement of said windows, provided the windows meet all the requirements above.

2) All future window replacement on the building shall follow the specifications approved with this application. Any substitutions, in terms of window manufacturer or other specifications, must be approved in advance by this office.

3) Please provide a copy of this letter to your contractor and supplier, as well as the condominium association members, in order that the requirements of this approval are understood by all parties.

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All improvements shall be carried out as described in your application dated 5/27/2011, ex
comply with the conditions above. Changes to the approved plans and specifications and a
work that may be undertaken must be reviewed and approved by this office prior to constr
alteration, or demolition. If, during the course of completing the approved work, conditio
encountered which prevent completing the approved work, or which require additional or a
you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIO
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,

Deborah Andrews
Historic Preservation Program Manager

Cc: Building Inspections