

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

Rick Romano, Chair  
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June 15, 2012

Tony Holt  
Tony Holt Real Estate Services  
PO Box 3614  
Portland, Maine 04101

Re: Construction of Rear Addition; 15 Chadwick Street

Dear Tony:

On June 6, 2012, the City of Portland's Historic Preservation Board voted 6-0 (Ermlich absent) to approve your application, submitted on behalf of homeowner Charles Miller, for a Certificate of Appropriateness for a building addition at the rear of 15 Chadwick Street. Approval was based on final revised elevations and specifications submitted for the 6/6/12 public hearing.

Board approval is subject to the following conditions:


- Brick selection, as well as color, profile and composition of mortar to be reviewed and approved by staff.
- Completion of the brick veneer on the foundation will be executed as marked up during the meeting.
- Window specification to be revised as follows: color of windows to match existing house; screens to be half screens; windows to have VTR of .7 or above.
- Flashing to be counter flashing as opposed to simple flashing.
- Roofline of addition and flashing to be laid out for review prior to installation in order to avoid encroachment on 2<sup>nd</sup> story window of main house.

Construction to be carried out as shown on the revised plans and specifications submitted for the 6/6/2012 public hearing, except as to comply 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.

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,



Debrah Andrews  
Historic Preservation Program Manager

Cc: Charles Miller