Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/12/14

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Scott Benson
Rebecca Ermlich
Michael Hammen
Ted Oldham
Susan Wroth

December 13, 2012

Kenn Guimond
The Guimond Group
Box 179
South Freeport, Maine 04078

Re: Exterior Rehabilitation of 660 Congress Street

Dear Mr. Guimond:

On November 28, 2012, the City of Portland's Historic Preservation Board voted 4-0 (Benson abstaining; Hammen, Wroth absent) to approve your application for a Certificate of Appropriateness for the comprehensive exterior rehabilitation of 660 Congress Street. Approval was on the basis of plans and specifications submitted for the 11/28/12 hearing.

Board approval was made subject to the following conditions:

1. A test patch of proposed repointing to be reviewed and approved by HP staff prior to proceeding with masonry repair.
2. If Low-E glazing is proposed for replacement windows, glass to have Visual Transmittance Ratio (VTR) of 70 or above to read as clear.
3. For 2/2 replacement windows, muntins to measure 7/8" wide.
4. If any roof vents will be visible, such vents to be black iron pipe rather than PVC.
5. Final detail of the transition between the eastern storefront and the concrete base to be submitted to HP staff for review and approval.
6. Any signage to be reviewed and approved by HP staff.

Note that Mr. Benson, who abstained from the vote based on his concerns about the proposed treatment for the eastern storefront, submitted his position in writing following the meeting. A copy of Mr. Benson's letter is enclosed.

Project to be carried out as shown on the plans and specifications submitted for the 11/28/12 public hearing except as to comply with the above conditions. 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

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ork, 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 is 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