

Historic Preservation Board

Wednesday, December 4, 2024 at 5:00
PM Room 24 (Ground Level of City Hall)
and Zoom



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Michael Hutchins
Valerie Paquin-Gould
Brian Sosebee
Rob Whitten

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REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

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PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in

the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. ELECTION OF NEW OFFICERS

- i. Nominations and Board Approval for new Chairperson and Vice Chairperson

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 20, 2024

- i. Workshop
City of Portland Historic Resources Design Manual: Bassett, Hutchins, Miller, O'Brien, Paquin-Gould and Sosebee present. Whitten absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 20, 2024

- i. There were no items to report on.

5. COMMUNICATION AND REPORTS

6. PUBLIC HEARING

- i. Certificate of Appropriateness for Revisions to Alterations; 308 Danforth Street; Richard N. Bryant, Trustee; 308 Danforth Trust & Nadine Knudsen, Applicant(s). Plan Number: HPBR-003052-2024

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: November 27, 2024
RE: 308 Danforth Street – PUBLIC HEARING – Alterations
PROJECT ID: HPBR-003052-2024
MEETING: December 4, 2024

Owner: Richard N, Bryant, Trustee, 308 Danforth Trust & Nadine Knudsen
Architect: Matt Provencal, Mark Mueller Architects

A sign announcing the Historic Preservation Board's meeting on December 4, 2024 was posted at the property on November 26, 2024. A legal ad was published in the Portland Press Herald on November 23, 2024 and November 26, 2024, and 28 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Previously Approved Scope:

Rehabilitate exterior of building including restoration of exterior masonry and woodwork, and restoration of windows on primary block of the house. Replacement of windows at rear el with new windows to match in design and details. Installation of several new windows at rear el. Replacement of all roofing.

Remove existing deteriorated rear loggia, and replace with new, enlarged with simplified and differentiated details.

Construct new rear addition to house residential elevator. Install new skylights on side and rear planes of the main roof. Install new mechanical units in rear where not visible

Requested Revised Scope:

Replace all windows with new wood windows to match existing in design and details. Remove deteriorated rear loggia, and construct new hood over existing basement door.

Proposed New Scope Scope:

Install new handrail at entrance, and new security gate across existing driveway on Danforth Street.

SUMMARY OF HISTORIC CONTEXT



Figure 1: Map of West End Historic District showing location of 308 Danforth Street with star.



Figure 2: 1924 tax photo of 308 Danforth Street. It's sister at 300 Danforth Street is visible at right.

308 Danforth, known as the Andrew Spring House, was constructed in 1855 as a sister house to that of Andrew's uncle, Samuel Spring, at 300 Danforth. Both were designed by architect Charles A Alexander.

The houses were originally identical in footprint and massing; a monumental two-story square front block with a lower two-story rectangular el at the rear. The main masses feature a projecting central bay with a deeply recessed arched doorway and decorative balcony at the second floor. Both feature arcaded "L" shaped loggias facing each other at the rear of the house. Both also feature a number of the same decorative elements, including masonry quoins and paneled pilasters, a heavy modillion cornice, decorative brick chimneys, and octagonal cupolas. However, the two buildings do have some distinct decorative features. 308 Danforth features a triangular pediment over the front door along with rectangular windows, while 300 Danforth has an arched pediment and arched and grouped windows throughout.

In addition to the original differences between the buildings, 308 Danforth also received a bay window and porch addition at the western façade at some point between 1909 and 1924. While not original, the porch addition was designed with classical details and is considered to have attained significance given its high-quality design.

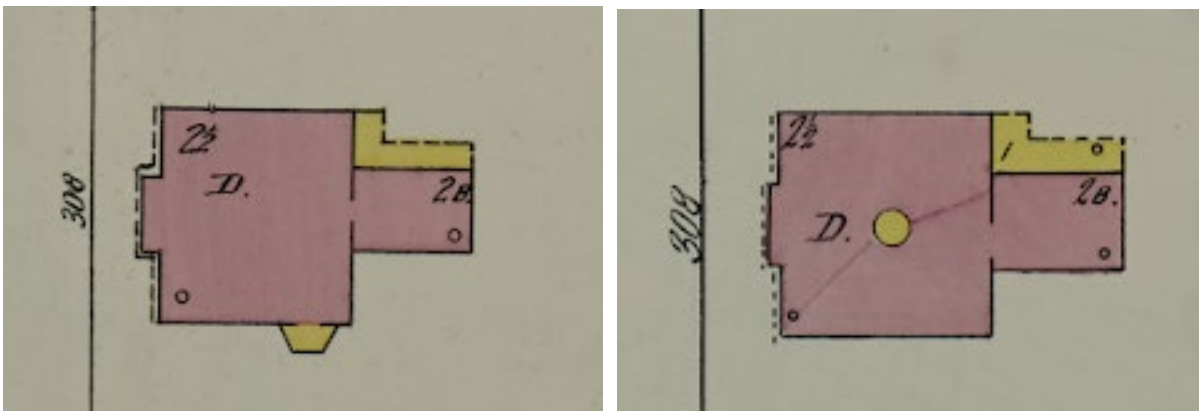


Figure 3: Sanborn Fire Insurance maps for 308 Danforth from 1896 (left) and 1909 (right) showing the footprint of the rear loggia. Note that the existing bay window and porch on the west side of the house (bottom) were not present in 1896 or 1909, but are shown in the 1924 tax photo.

Additional information on the West End Historic District can be found on the city website: <https://www.portlandmaine.gov/665/Historic-Districtsthe>

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

September 4, 2024, Public Hearing:

On September 4, the Board voted unanimously to approve the project with conditions. The

conditions included staff review of masonry mock-ups, staff review of final details for the new loggia, and that the existing windows on the three primary facades of the house be retained and restored.

The condition pertaining to restoration of windows was added to the approval from the floor. During the review, the Board had inquired about the condition of the existing historic windows. The applicant noted that while all windows were in need of restoration, the windows on the three primary facades were generally in sound condition. The Board found that the windows on the three primary facades should be retained and restored on the basis that no evidence had been presented demonstrating that they were beyond repair; that they are a character-defining feature of the house; and that the windows closest to Danforth Street were most significant to the public understanding of the house from the public right-of-way.

The Certificate of Appropriateness (Attachment 3) and approved drawings (Attachment 4) are included for reference.

STAFF COMMENTS

The applicant is requesting that the Board reconsider its condition that the historic windows on the primary facades of the house be retained and restored. The applicant's request is based primarily on energy efficiency, sound attenuation, and operability considerations. No additional information has been provided on the condition of the windows. The applicant had previously proposed to use aluminum-clad wood windows for all replacements. The applicant is now proposing an all-wood replacement window for the primary facades of the house as these resemble the existing window slightly more closely than the aluminum-clad windows, which were already a close match. Staff would encourage the Board to consider whether a compromise could be appropriate whereby the five windows on the street-facing façade would be retained and restored, while the windows on the side facades could be replaced as proposed with wood. These side windows, while visible, will largely be viewed by the public from oblique angles where their details are harder to discern. This would allow the owner to have at least one modern and more easily operable window in each of the primary rooms.

Regarding the rear loggia, the Board previously approved the removal and replacement of the existing loggia based in large part on the evidence presented that the existing loggia is in an extremely deteriorated condition. The applicant had proposed to replace the loggia with an enlarged version to improve its functionality. The applicant has noted that for cost reasons, they are eliminating the new loggia from the scope. Staff generally found that this is an acceptable reduction in scope given the Board's approval of the removal of the existing loggia. Regarding the new entrance hood that the applicant is proposing in the area of the loggia, staff expect that this will have little to no visibility provided it is designed at a modest scale as indicated by the applicant. Staff are supportive of working through the details of that at the staff level.

Staff also have no concerns with working with the applicant to finalize the details of the entrance handrail and driveway security gate given that these types of items, if not part of a larger application, are typically reviewed at the administrative level.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The original residential use of the property is being retained.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to remove and replace windows to match the existing, and to remove the existing severely deteriorated rear loggia. The board previously required that historic windows on the primary facades be retained, but previously approved removal of the loggia to allow for its replacement.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	The proposed new railing and security gate will be designed as simple contemporary features to avoid creating a false sense of history.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to remove any features which have acquired significance.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
For Board Discussion	The most distinctive details, such as the window above the front door and elaborate carved exterior details will be repaired and restored. The applicant is proposing to replace a number of windows which the Board previously found to be distinctive and character-defining elements.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
For Board Discussion	The existing windows are generally sound; however, the applicant has identified operability issues that they feel will not be resolved through restoration. The applicant is proposing to use all-wood replacement windows that are a very close match to the existing. The applicant is proposing to remove the existing rear loggia which they have shown is severely deteriorated and would require extensive reconstruction. The Board previously approved the removal of the loggia, though there was an expectation that it would be replaced with a modern loggia. Staff have included a suggested condition that the loggia be documented prior to removal to allow for accurate reconstruction in the future if desired.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Yes	Details of masonry cleaning, as applicable, will be reviewed by staff for their appropriateness.

Standard 8	
Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
Not applicable	

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing that the entrance railing and security gate will be fabricated in a simple way that will differentiate them from historic elements on the house. They have requested that the details of these elements be reviewed and approved by staff.

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Not applicable	

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE revisions to application HPBR-003052-2024 for alterations at 308 Danforth Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2 A-J, with the following conditions, which shall supersede the previous conditions of approval:

- 1) That a mock-up of proposed masonry work, (including all cleaning, repointing, replacement, patching or other repairs, and new masonry) shall be reviewed and approved by Historic Preservation staff prior to proceeding with the work to ensure that the work is consistent with the historic masonry and will not cause unnecessary damage to historic materials per the Standards for Review of Alterations;
- 2) That final details for the new rear/side entrance cover, front entrance railing, and driveway security gate be reviewed and approved by historic preservation staff as being appropriate based on the Standards for Review;
- 3) That the existing loggia's dimensions and trim details be documented prior to removal to allow for accurate reconstruction if desired in the future;

ATTACHMENTS

1. Summary of Changes
2. Revised Drawings
3. Certificate of Appropriateness, September 4, 2024
4. Approved Drawings, September 4, 2024



MARK
MUELLER
ARCHITECTS

November 15, 2024
Revised: November 21, 2024

City of Portland

C/O Historic Preservation
389 Congress Street
Portland Maine

RE: 308 Danforth Street

Historic Preservation Re-submission:

City of Portland Historic Preservation Introduction: to assist in finding practical solutions that meet both owner needs and the ordinances standards

Opening:

After meeting with the Historic Preservation staff on-site regarding the conditions of approval for the main façade windows and loggia at 308 Danforth, our office and team have prepared this re-submission for your consideration

*A further discussion with preservation staff (subsequent with the first re-submission) has requested we re-submit with an alternative. For simplicity, our discussion pertains to 11 original double hung windows on the primary facades
Nov. 21. 2025*

Overview:

- 1) **Windows:** we are proposing to amend the current permit to allow the installation of 'wood frame Marvin insert windows'. The locations being at the main building facades, specifically this includes the main façade facing Danforth Street and the two side elevations nearest the street

The existing window frames will be repaired and remain in - place

- 2) **Loggia:** given its deterioration, the owner has decided to remove the existing loggia in its entirety, and not re-build it. With a small footprint and 'out of the public eye' a new lower-level hip-roof is proposed as a protective roof covering in its place. The new structure will reflect the original approval requiring simple, contemporary detailing. This entrance will be the wheelchair accessible access point for the owners and family
- 3) **Front Entrance Handrail:** the owner has directed the team to include a sleek safety handrail at the main entrance as part of this review
- 4) **Driveway Security Gate:** a low gate is proposed to be included in the approval process for driveway security. This element was discussed at our site meeting with staff, their suggestions included maintaining a low gate not exceeding 4' high, maintain a simple design and be constructed of light, sleek metal

How we proceed:

It was discussed at the site meeting that the HP board would approve these overview items in concept, the actual design would be coordinated and approved at a staff level as part of the building permit process.

Our office has a good rapport working with preservation staff for these types of final design considerations

Item:

Window Replacement: on behalf of the owner, we are requesting a re-consideration of the primary façade windows

Considerations as follows:

Storm windows: the owner has stipulated that the completed historic restoration should not include storm windows. The request is based on the necessity for ease of operation, the owner is physically un-able to lift heavy sash. Allied Window, Inc., a leader in historic storm window manufacturing has stated an operable lower sash would weigh in the range of 25 lbs.



MARK
MUELLER
ARCHITECTS

The focus of this proposal to install new operable windows that are able to be operated by the homeowner without having to employ a full-time caretaker

Additional items w/ respect to ease of operation; storm windows require maintenance, a twice yearly change-out of the lower sash (to reflect the seasons) will not be a possibility as mentioned above

Natural Ventilation: the owner has stipulated she requires operable windows for the purposes of fresh air and natural ventilation

Energy efficiency: Marvin Window inserts are proposed as a means of enhancing energy efficiency. New Marvin inserts will provide an estimated 200% increase over a historic single pane double hung

Sound Attenuation: as currently proposed, the new double pane windows with one laminate pane will greatly enhance sound control from Danforth Street. Another important element on the list of owner driven project goals

We understand the National Park Standards are guidelines, not strict mandates.

Thank you for your consideration

REVISED: 11.20.24
SEPTEMBER 4, 2024

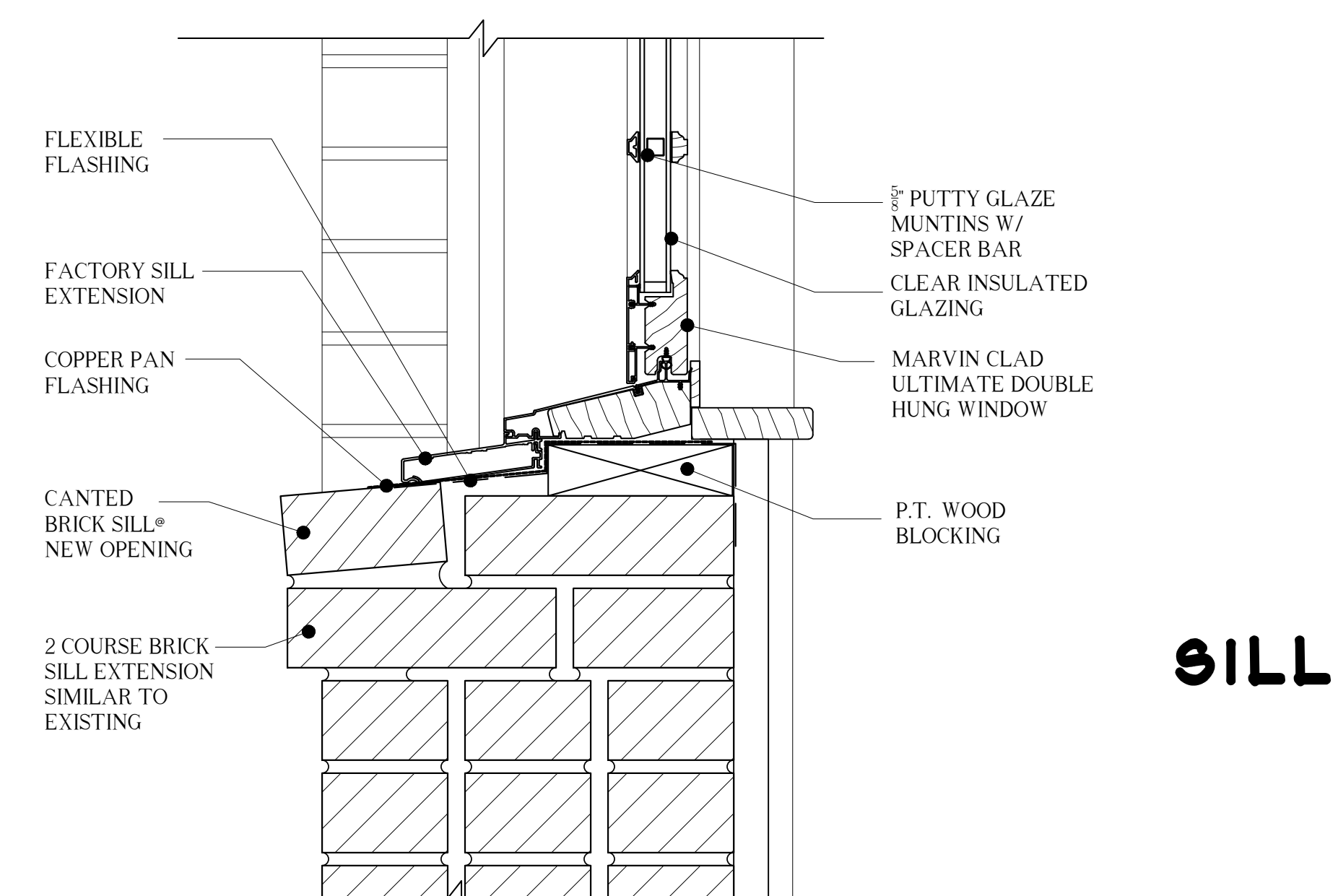
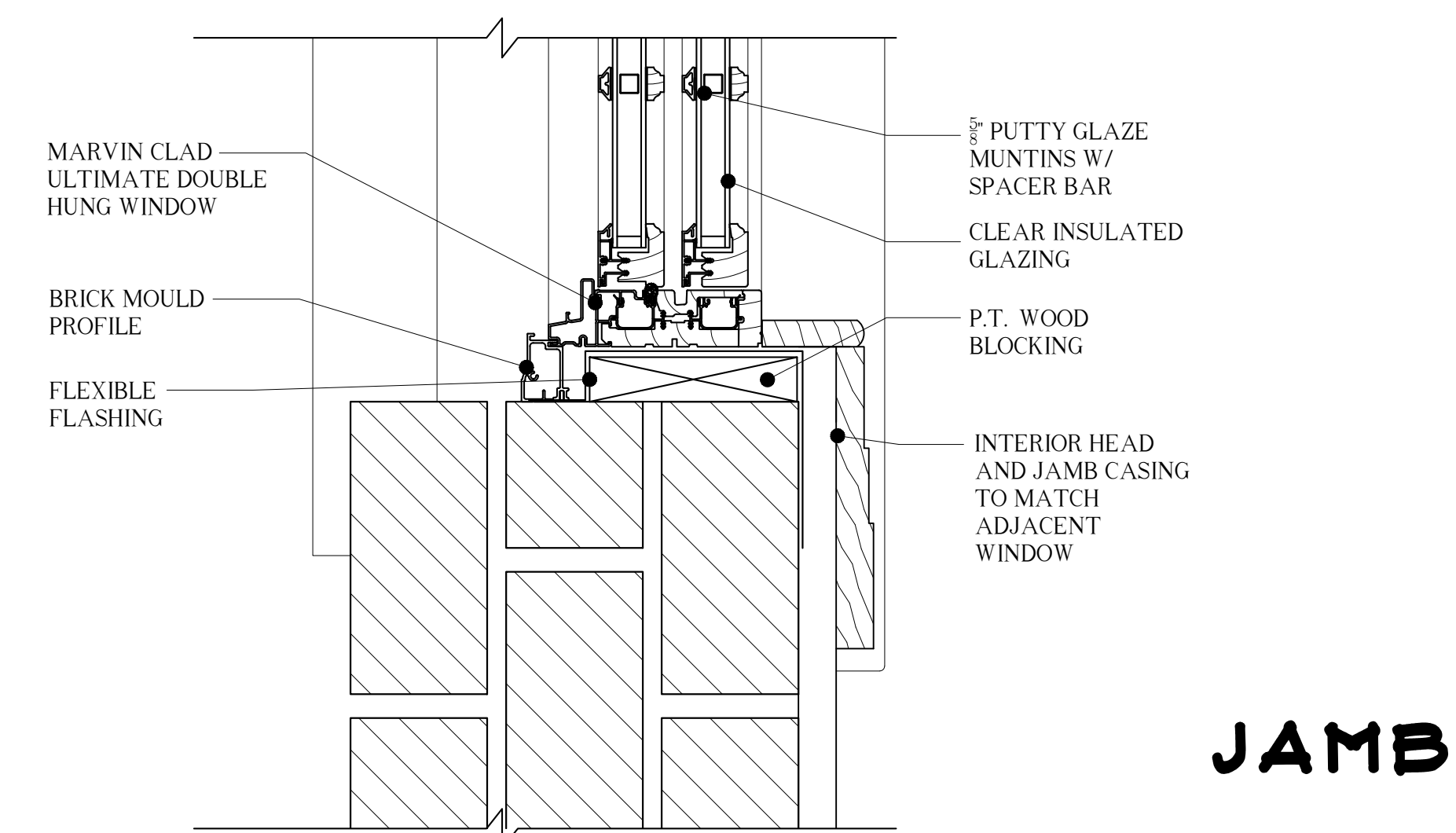
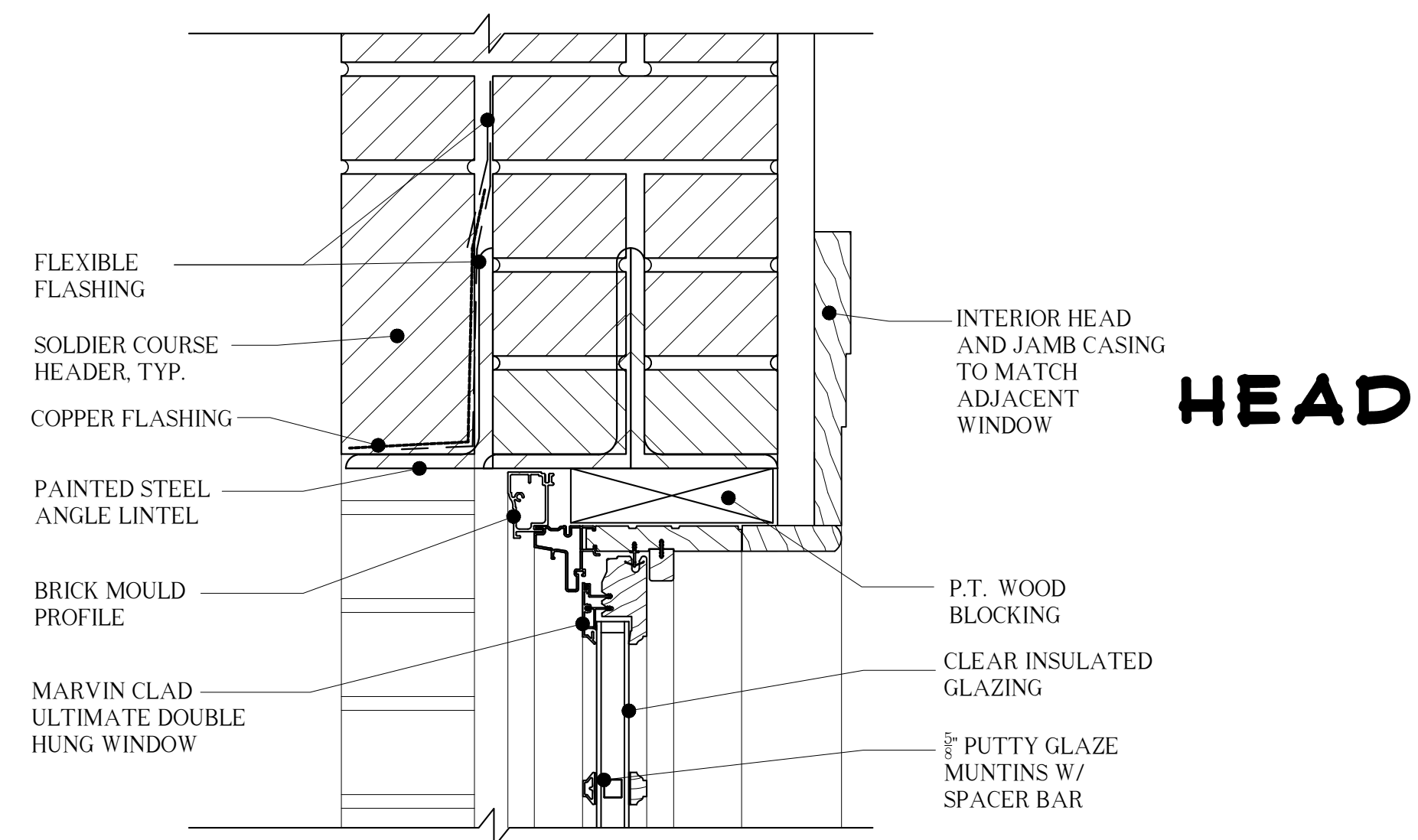


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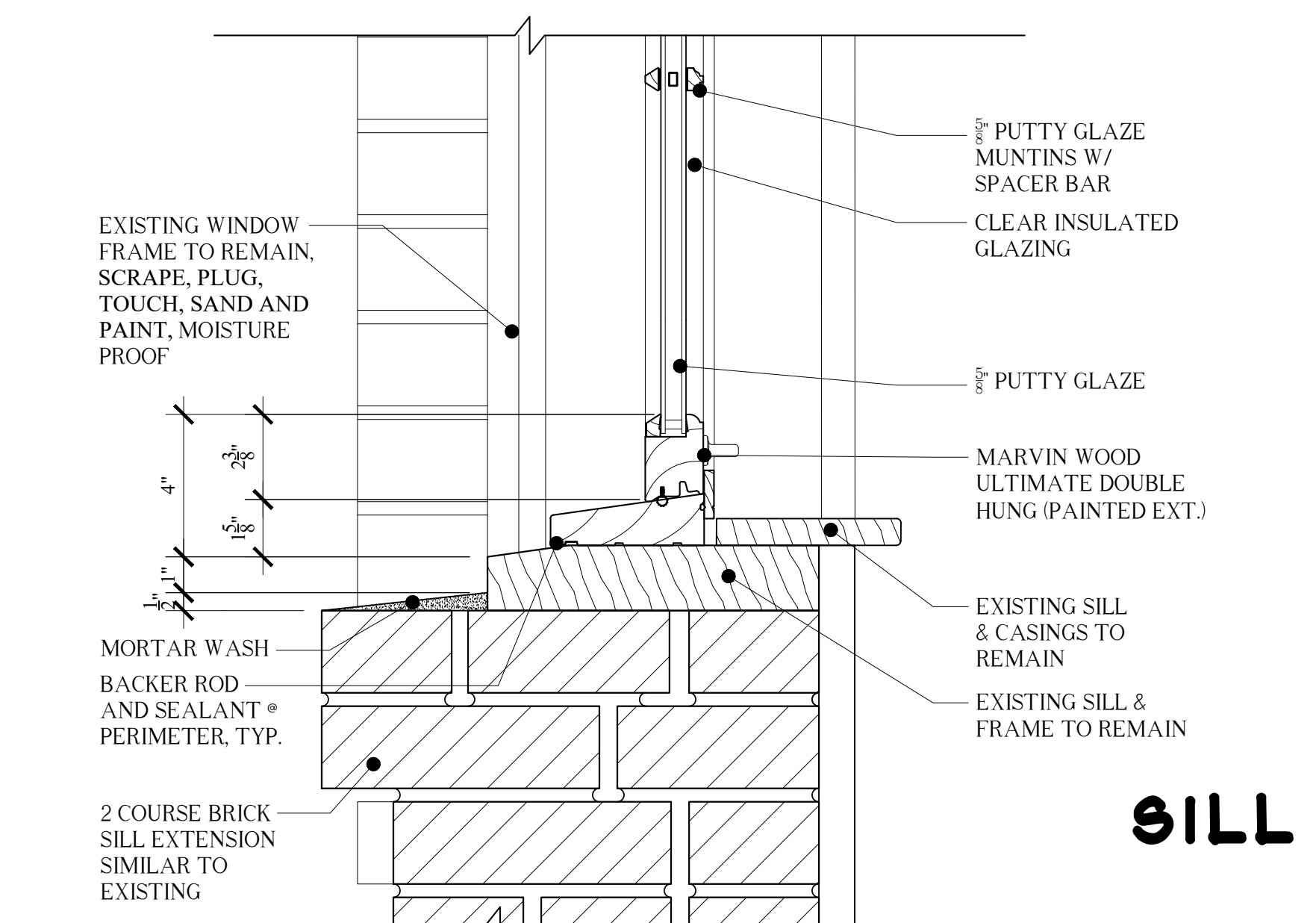
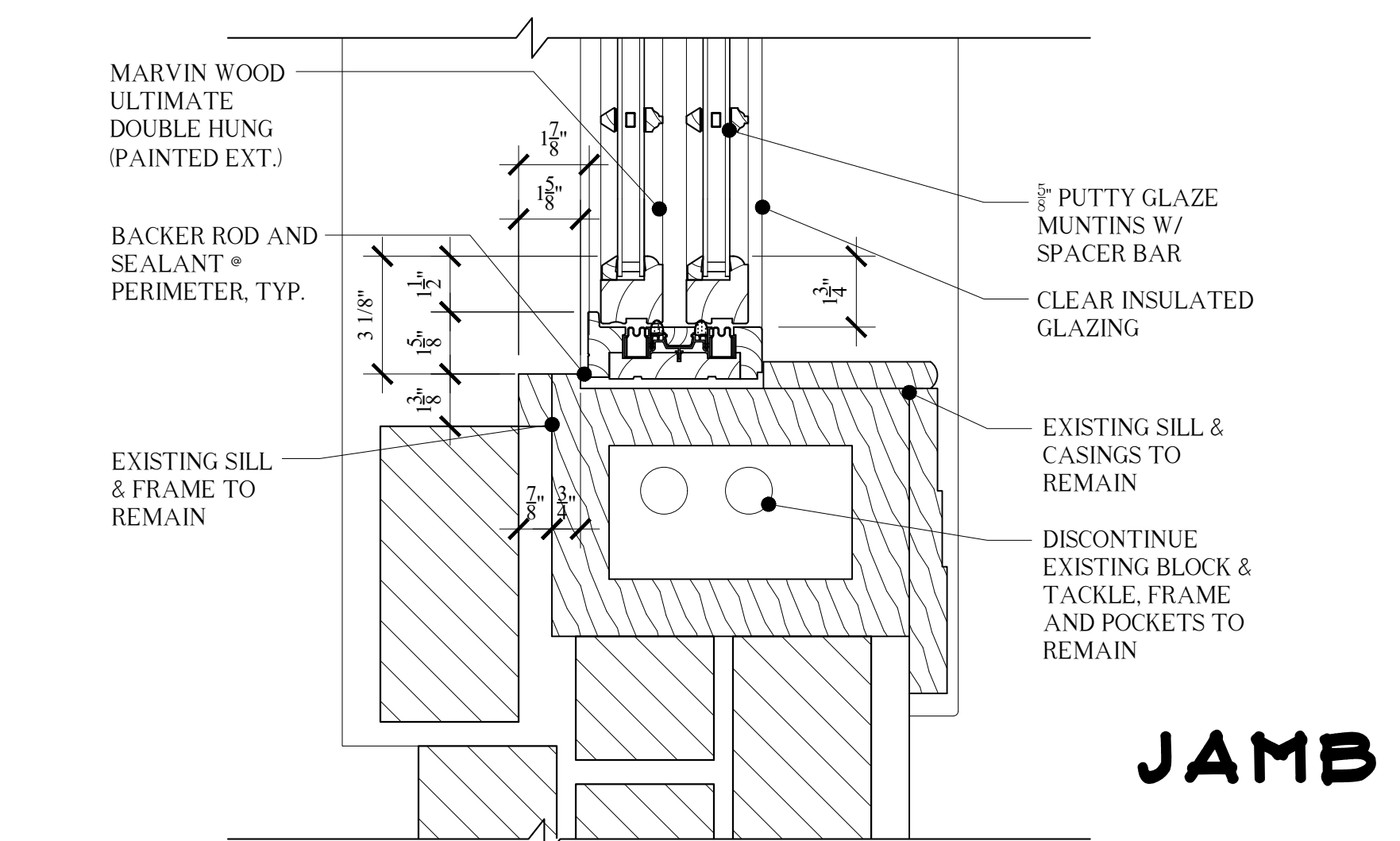
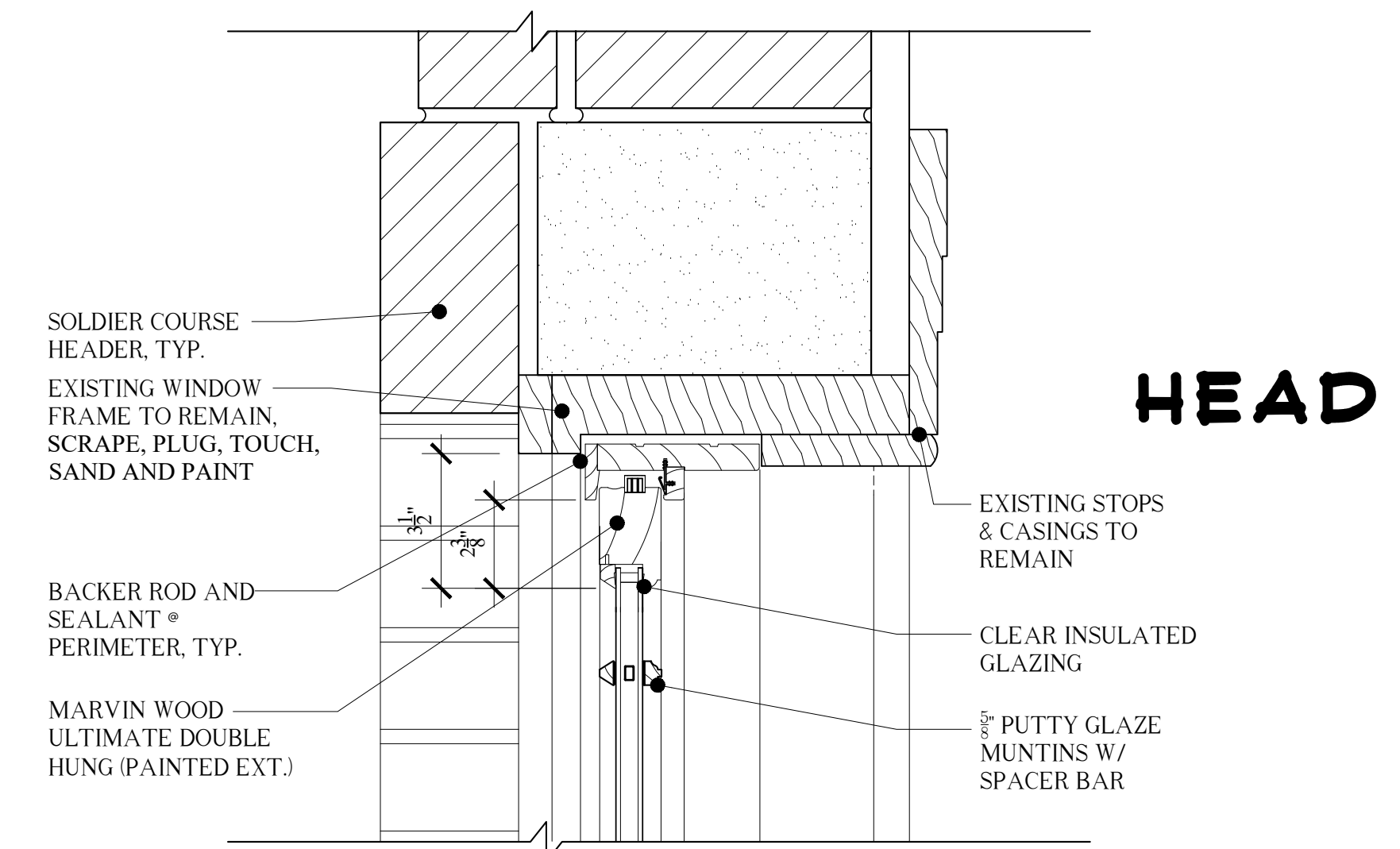
100 Commercial Street
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r@muellerarchitects.com
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NEW CLAD WINDOW @ NEW OPENING

3" = 1'-0"



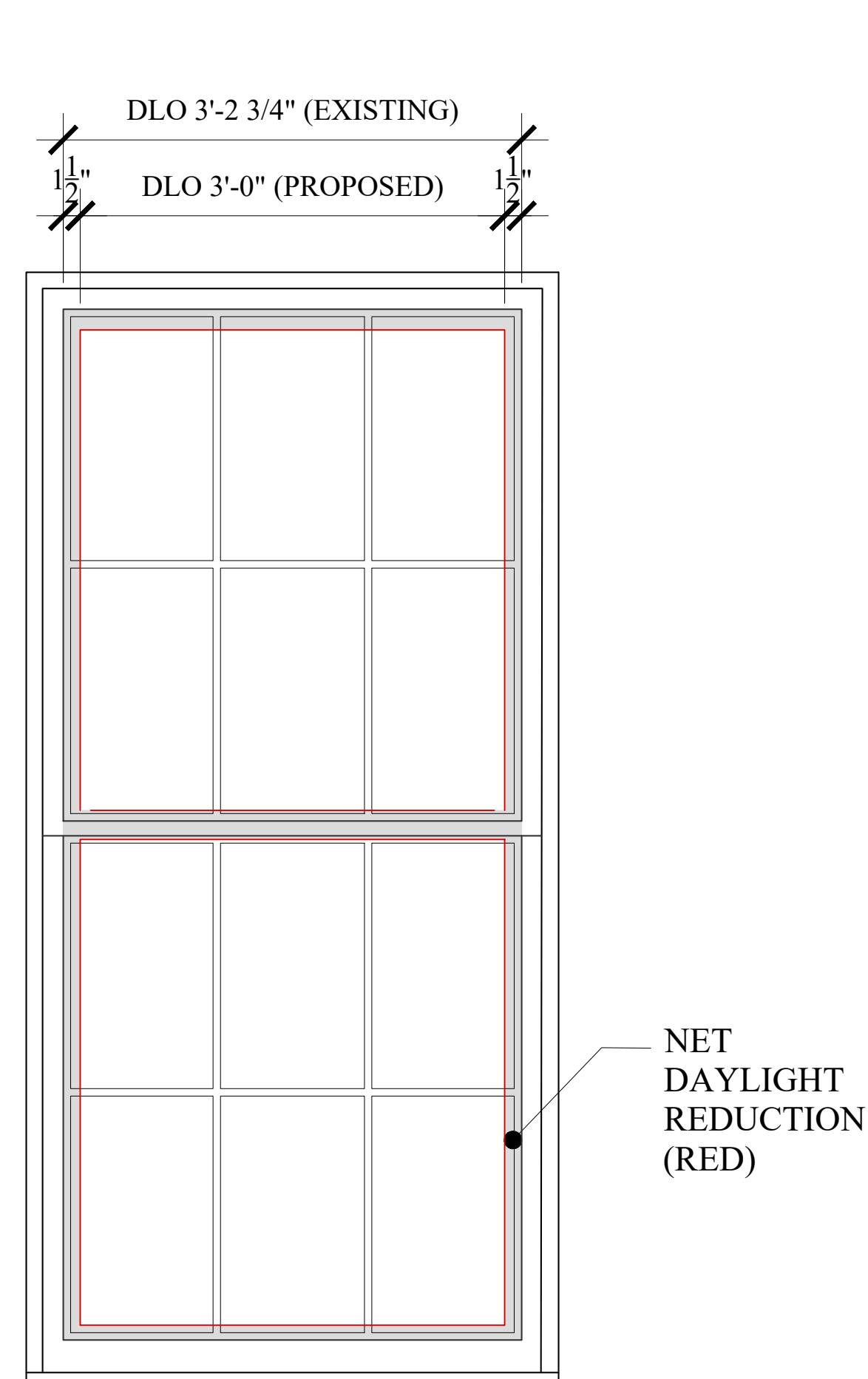
HISTORIC PRESERVATION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



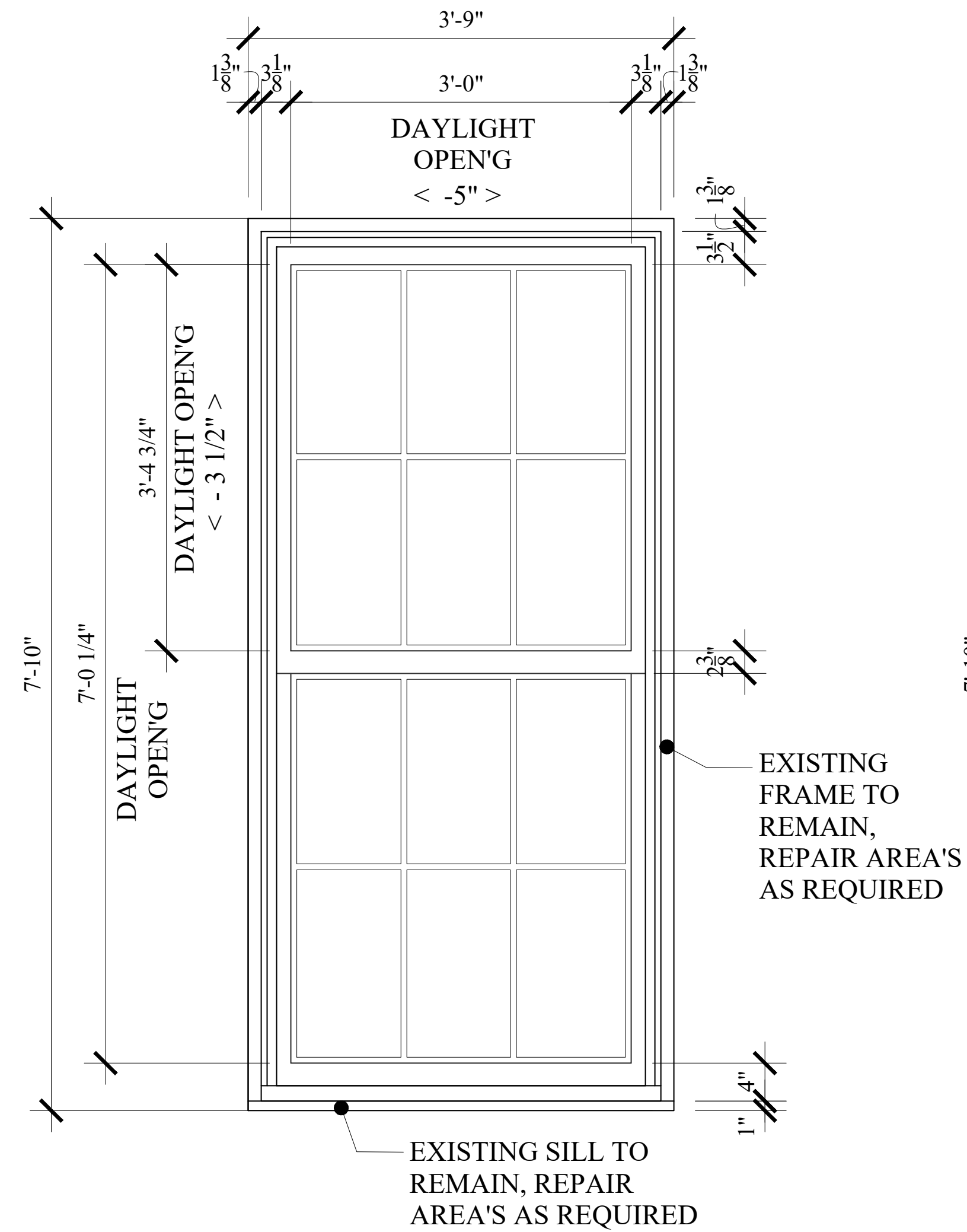
NEW WOOD INSERT WINDOW @ EXISTING OPENING

3" = 1'-0"

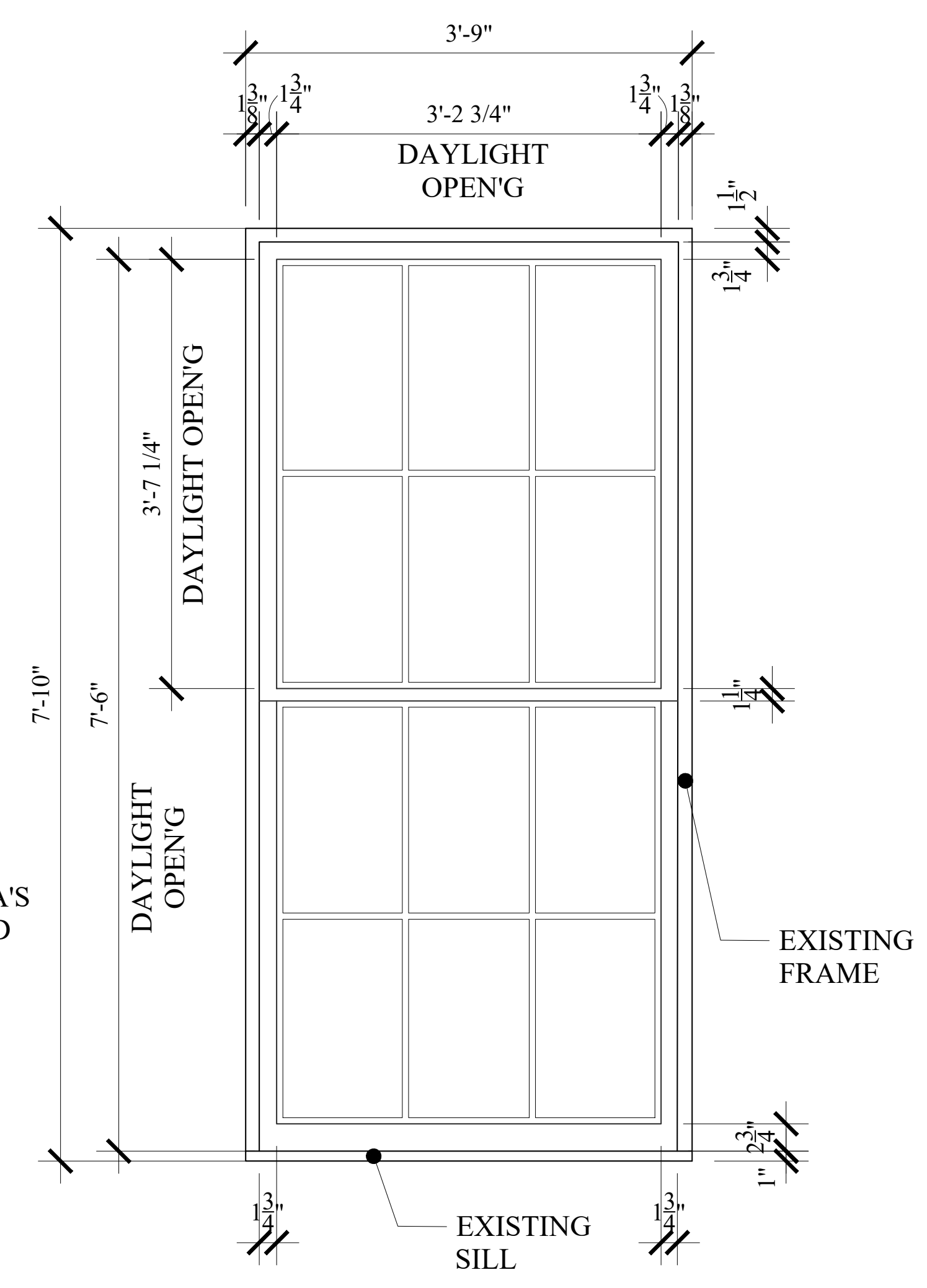
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OVERLAY



PROPOSED



EXISTING

WOOD INSERT WINDOW ELEVATIONS

1" = 1'-0"

REVISED: 11.20.24
SEPTEMBER 4, 2024



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Planning and Urban Development
Historic Preservation Program



September 5, 2024

Owner: Richard N. Bryant, Trustee
P.O. Box 4510
Portland, ME 04112

Applicant: Matt Provencal
Mark Mueller Architects
100 Commercial Street, Suite 205
Portland, ME 04101

Re: 308 Danforth Street - Alterations

HPBR-003052-2024

Richard Bryant and Matt Provencal,

The Historic Preservation Board has approved your application for a Certificate of Appropriateness for Alterations at 308 Danforth Street. Approval was based on the application materials submitted for the public hearing held on September 4, 2024, and stamped for approval on September 5, 2024, except as modified by the following conditions:

- 1) That a mock-up of proposed masonry work, (including all cleaning, repointing, replacement, patching or other repairs, and new masonry) shall be reviewed and approved by Historic Preservation staff prior to proceeding with the work to ensure that the work is consistent with the historic masonry and will not cause unnecessary damage to historic materials per the Standards for Review of Alterations;
- 2) That final details or shop drawings for the reconstructed loggia shall be designed with simplified details to differentiate from the historic/existing loggia and shall be submitted to staff for review and approval as being consistent with the appearance of the existing; and
- 3) The windows on the three primary elevations are to be retained and restored.

All improvements shall be carried out as shown on the materials submitted for the hearing on September 4, 2024, and stamped for approval on September 5, 2024, except as to comply with the conditions above. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by the Historic Preservation program 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 original date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the original 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,

A handwritten signature in black ink, appearing to read "Evan R. Schueckler". The signature is fluid and cursive, with the first name "Evan" being more prominent.

Evan R. Schueckler
Historic Preservation Program Manager



	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-003052-2024	
Public Hearing Date: 9/4/2024	
Approved Drawings Date: 9/5/2024	
Preservation Staff: Evan Schueckler	

Date: August 12, 2023

Project Narrative

RE: Andrew Spring House
308 Danforth Street
West End
Portland, Maine

Dear Chair and Board Members,

Situated on the upper block of Danforth Street, along the Corner of Emery Street, rests a pair of notable Italianate brick houses, built in the early 1850's for a mercantile family. Successful traders of Argentine tallow and beef, Samuel Spring and his nephew Andrew commissioned architect Charles A. Alexander for the pair of homes, Samuel's at 300 Danforth and Andrew at 308 Danforth.

The two structures are identical in plan and massing, however, differ within the ornamental details and trim along the windows, copula and entry pediment: 300 Danforth more ornate than 308 Danforth. Our project at 308 Danforth exhibits a classic closed gable pediment at the front entry with a wood balcony resting on large ornamental carved brackets. Cornices with fine projecting carved brackets and dentils within the frieze can be found throughout; while the cupola exhibits arched windows, the only area of the home where this occurs, along with oversized carved corner brackets. Lightly detailed windows of six over six double hungs are observed throughout with an appropriately scaled architrave with small brackets emulating those at the cupola.

The main façade on Danforth being most prominent, creating shadow lines through the brickwork. Horizontal brick banding relating to floor levels and window sills, create a strong horizontal definition of the vertical levels of the home. Brick quoins at the corners and inset panels add to the artistic craftsmanship of the Italianate style.

The enclosed project is for 308 Danforth Street only with all new work proposed located at the building rear and out of public view. At grade wheelchair access from the existing sidewalk to the lower level at the building rear. Additionally, the project has the following work and modifications as follows:

- Replace existing windows throughout with new insert windows (existing frames to remain), new milled frames to match existing at areas of disrepair and enlargement
- New historic wood cupola windows
- Repair existing front entry door and arched transom window



- Replace existing slate roofs and copper flashing with all new North Country black slate and new copper flashing and gutters.
- Repair, reset and clean granite sidewalk arcade.
- Clean granite front entry stairs.
- Clean, scrape, plug, touch and sand all wood surfaces for new paint.
- Selective repointing throughout, anticipate 15-20% maximum area, new mortar to match existing.
- New skylights at side and rear of main hip roof.
- A new residential elevator concealed behind main hip roof.
- Rebuild and enlarge existing loggia; guardrail, column, arches and roof details to match existing loggia.
- New outdoor mechanical units located at grade level at building rear.

We believe our proposal provides a refurbished and renewed opportunity for this home to continue its significant presence for many years to come.

Thank you for your review and consideration.

Sincerely,

Matt Provencal, Assoc. AIA
Architectural Designer
Mark Mueller Architects

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-003052-2024	
Public Hearing Date: 9/4/2024	
Approved Drawings Date: 9/5/2024	
Preservation Staff: Evan Schueckler	

308 danforth • Andrew Spring House 1850

308 Danforth St
West End, Portland, Maine



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04101
207.774.9057

Historic Preservation

08.12.2024

ANDREW
SPRING
HOUSE

308

D

A

N

F

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H

AUGUST 12, 2024



MARK
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ARCHITECTS

100 Commercial Street
Suite 205
Portland, Maine 04101
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HISTORIC PRESERVATION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPBR-003052-2024

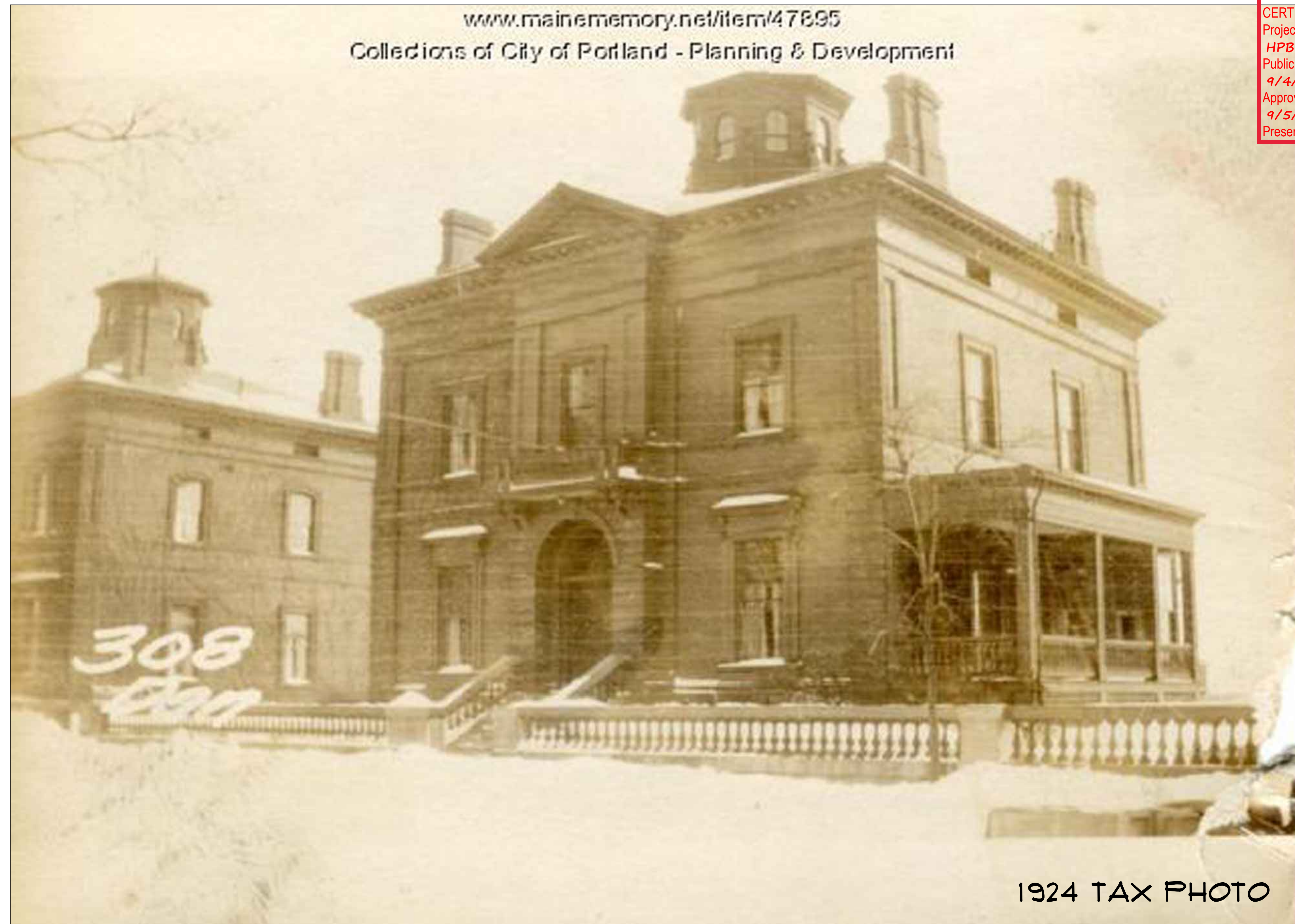
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9/4/2024

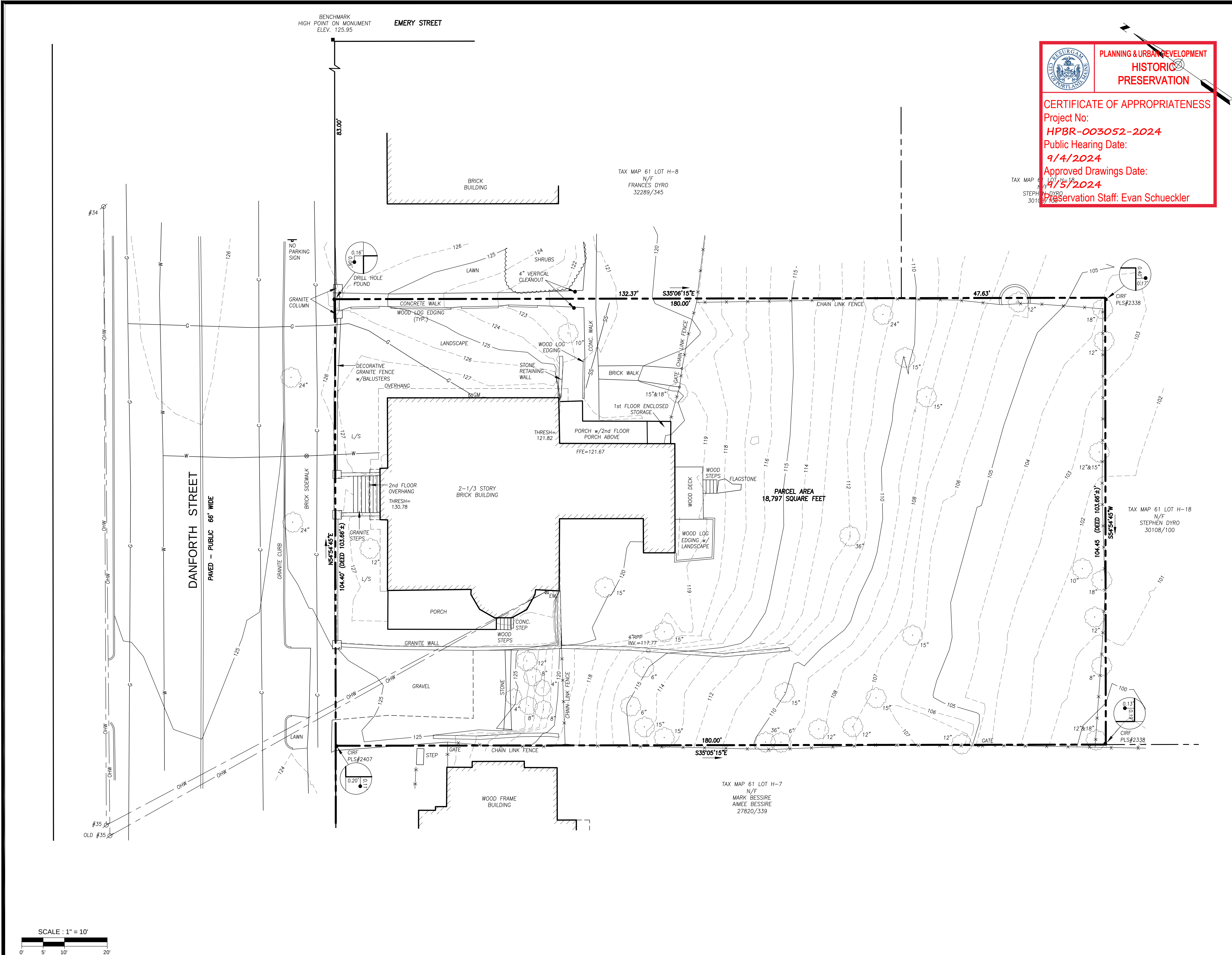
Approved Drawings Date:

9/5/2024

Preservation Staff: Evan Schueckler



HP-1.0





PLANNING & URBAN DEVELOPMENT

HISTORIC

PRESERVATION

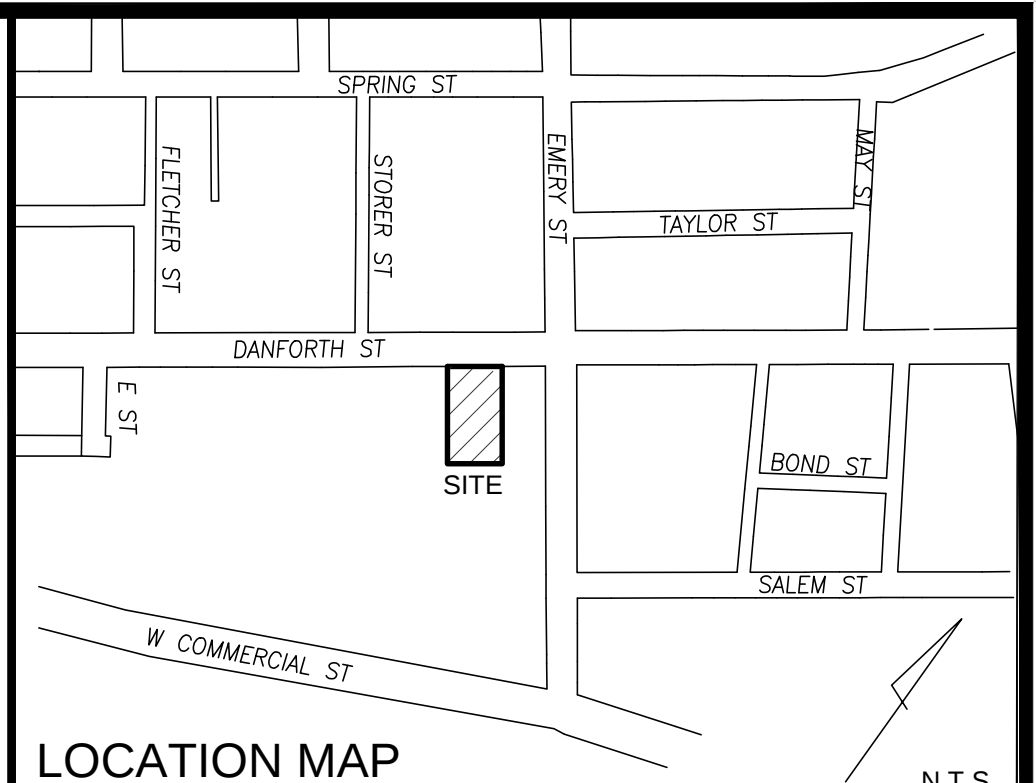
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Project No:
HPBR-003052-2024

Public Hearing Date:
9/4/2024

Approved Drawings Date:
9/5/2024

Preservation Staff: Evan Schueckler



LEGEND	
● IRON PIPE OR ROD FOUND	—X—X— FENCE
■ MONUMENT FOUND	— CURB
○ UTILITY POLE	— OHW — OVERHEAD WIRES
⊗ EM/GM ELECTRIC/GAS METER	— W — WATER LINE
⊕ SIGN	— C — COMMUNICATION
○ DECIDUOUS TREE	— SS — SANITARY SEWER
IPF/IRF IRON PIPE/ROD FOUND	— 100 — 1' CONTOUR
N/F NOW OR FORMERLY	THRES. THRESHOLD
000/000 DEED BOOK / PAGE	FFE FINISHED FLOOR ELEVATION
L/S LANDSCAPED AREA	
CONC. CONCRETE	

- PLAN REFERENCES**
- "PLAN OF DANFORTH, SALEM, MAY, SCHOOL & BRIGGS STREETS" MADE BY OWEN HASKELL, INC. DATED DECEMBER 4, 1974, FILE NUMBER 7357 P.
 - "CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING SECTION EMERY STREET DANFORTH STREET, STREET LINE RETRACEMENT PLAN" DATED MARCH, 2003, FILE NUMBER 881/5.
 - "LAND ON WEST COMMERCIAL STREET PORTLAND, MAINE MAINE CENTRAL RAILROAD CO. TO J.B. BROWN & SONS" MADE BY OWEN HASKELL, INC. DATED OCTOBER 13, 2011 AS RECORDED IN PLAN BOOK 211, PAGE 350.
 - "PLAN OF PROPERTY DIVISION" MADE FOR J.B. BROWN & SONS BY TITCOMB ASSOCIATES DATED NOVEMBER 12, 2018.
 - "PLAN OF PROPOSED LOT A" MADE FOR J.B. BROWN & SONS BY TITCOMB ASSOCIATES DATED NOVEMBER 12, 2018.
 - "BOUNDARY SURVEY" MADE FOR MARK & AMEE BESSIRE BY OWEN HASKELL, INC. DATED SEPTEMBER 8, 2014, FILE NUMBER 2014-147P.
 - "BOUNDARY SURVEY" MADE FOR STEPHEN DYRO BY OWEN HASKELL, INC. DATED MARCH 6, 2003, FILE NUMBER 2003-017 P.

- GENERAL NOTES**
- OWNER OF RECORD: DANFORTH TRUST
TAX MAP 61 LOT H-7
C.C.R.D. BOOK 40733 PAGE 249
 - BEARINGS ARE BASED ON GRID NORTH OF THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, NAD83 PER INFORMATION PROVIDED BY THE CITY OF PORTLAND, MAINE. ELEVATIONS ARE BASED ON THE CITY OF PORTLAND DATUM, SEE BENCHMARK SHOWN.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEY HAS NOT PHYSICALLY LOCATION THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

REX J. CROTEAU, PLS #2273

DATE

Boundary & Topographic Survey

At
308 Danforth Street, Portland, Maine

Made for
Wright-Ryan Construction
10 Danforth Street, Portland, Maine



OWEN HASKELL, INC.

PROFESSIONAL LAND SURVEYORS

390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RJC/JLW	DATE: JULY 3, 2024	JOB NO. 2024-116 P.
CHECKED BY: RRL	SCALE: 1" = 10'	DRWG. NO. 1

ANDREW
SPRING
HOUSE

308

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AUGUST 12, 2024



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HISTORIC PRESERVATION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



ORNATE DETAIL FROM FRONT YARD



FRIEZE AND SOFFIT DETAIL FROM FRONT YARD



SOUTHWEST PORCH



NORTHWEST ELEVATION FROM SIDEWALK



WEST VIEW FROM DANFORTH ST

HP-2.0

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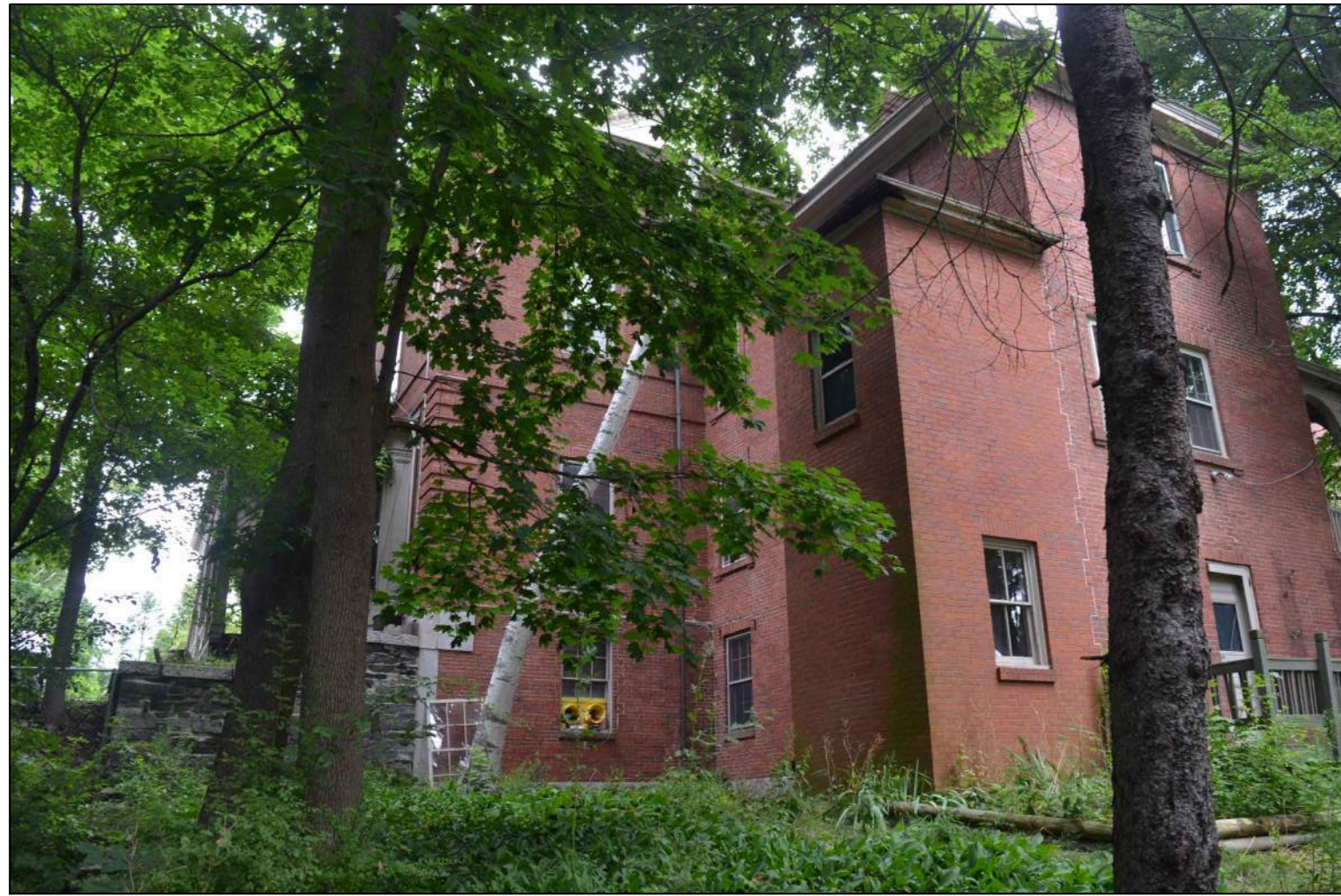
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SOUTH VIEW FROM REAR YARD



SOUTHEAST VIEW FROM REAR YARD



EAST VIEW FROM REAR YARD

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CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-003052-2024	
Public Hearing Date: 9/3/2024	
Approved Drawings Date: 9/5/2024	
Prepared By: Mark Mueller	



NORTH VIEW FROM DANFORTH ST



NORTH VIEW FROM SIDEWALK

HP-2.1

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Approved Drawings Date: 9/5/2024	
Preservation Staff: Evan Schueckler	



EXISTING LOGGIA



HP-2.2

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EXISTING WINDOWS



HP-2.3

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**HISTORIC
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CERTIFICATE OF APPROPRIATENESS

Project No:

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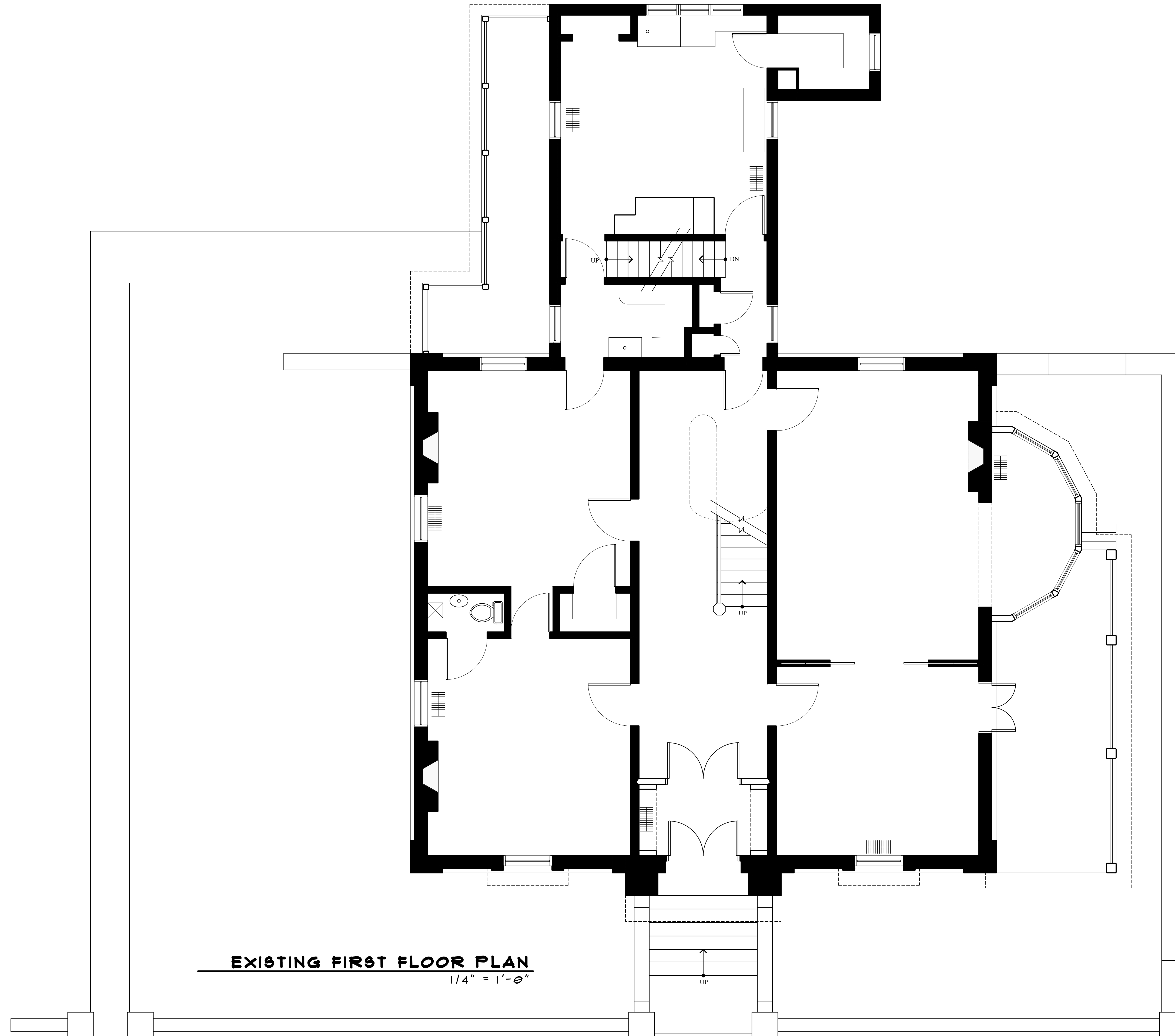
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9/4/2024

Approved Drawings Date:

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Preservation Staff: Evan Schueckler



EC-1.0

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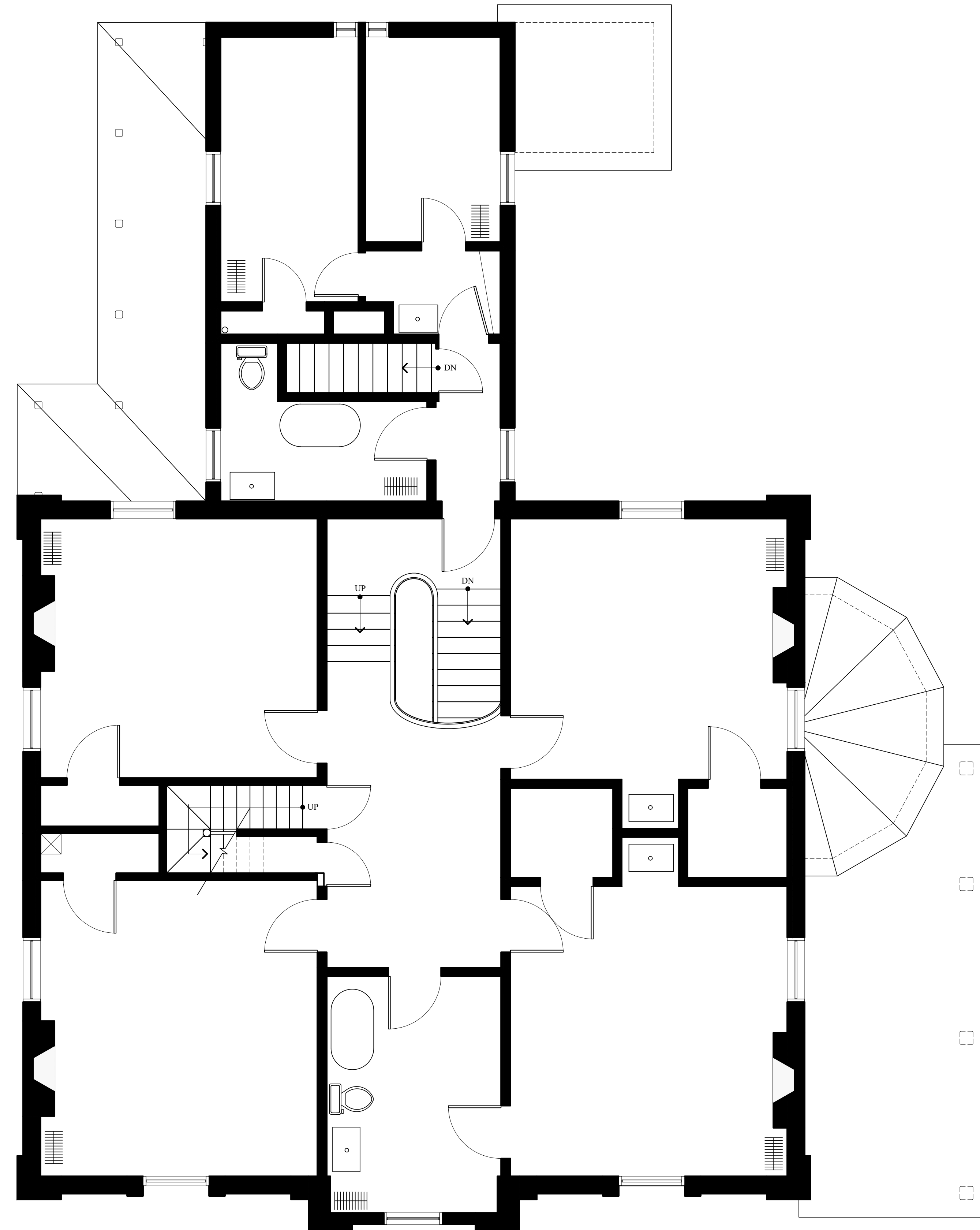


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Public Hearing Date: <i>9/4/2024</i>	
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Preservation Staff: Evan Schueckler	



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

EC-1.1

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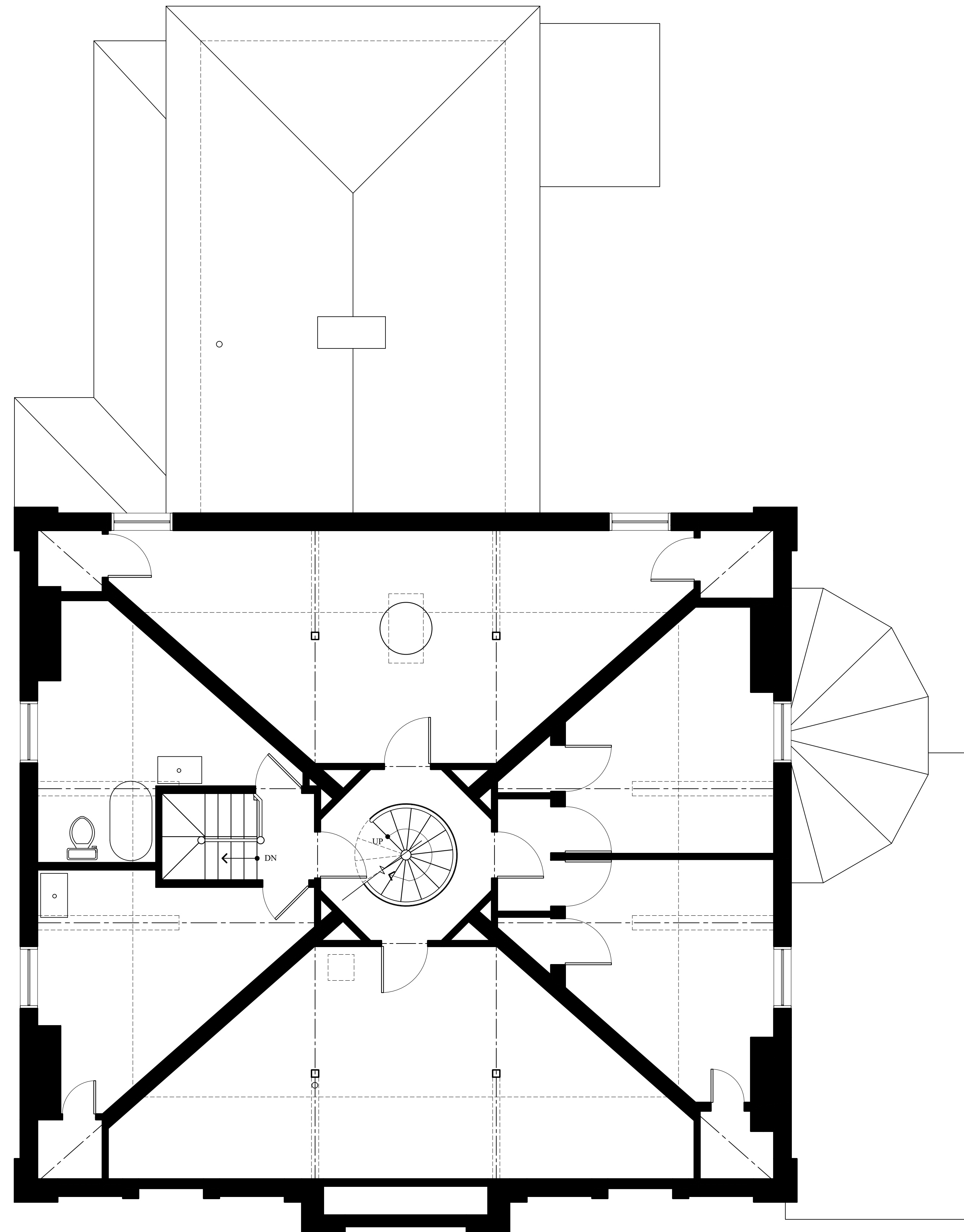


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EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

EC-1.2

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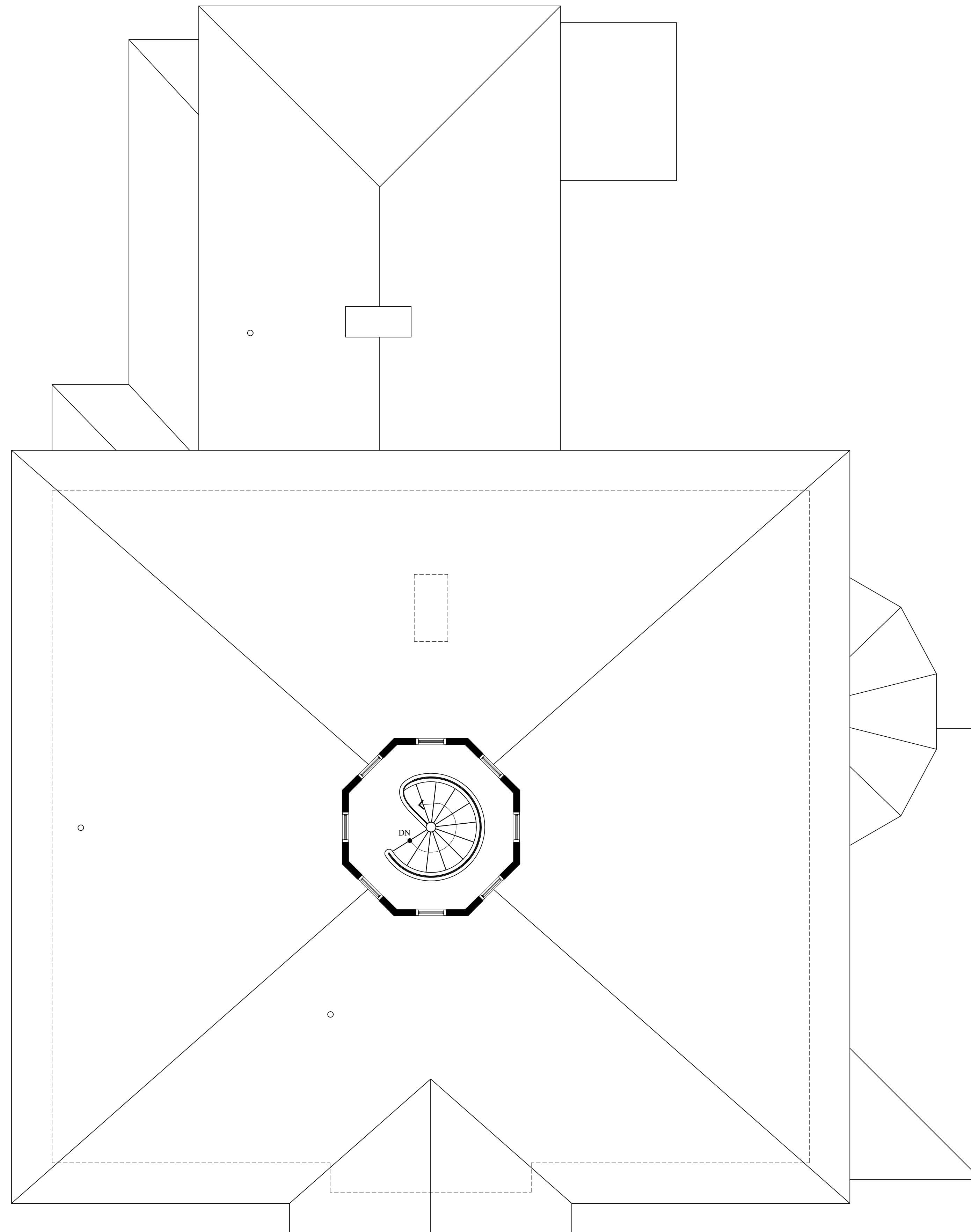


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Public Hearing Date: <i>9/4/2024</i>	
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Preservation Staff: Evan Schueckler	



EXISTING CUPOLA PLAN
1/4" = 1'-0"

EC-1.3

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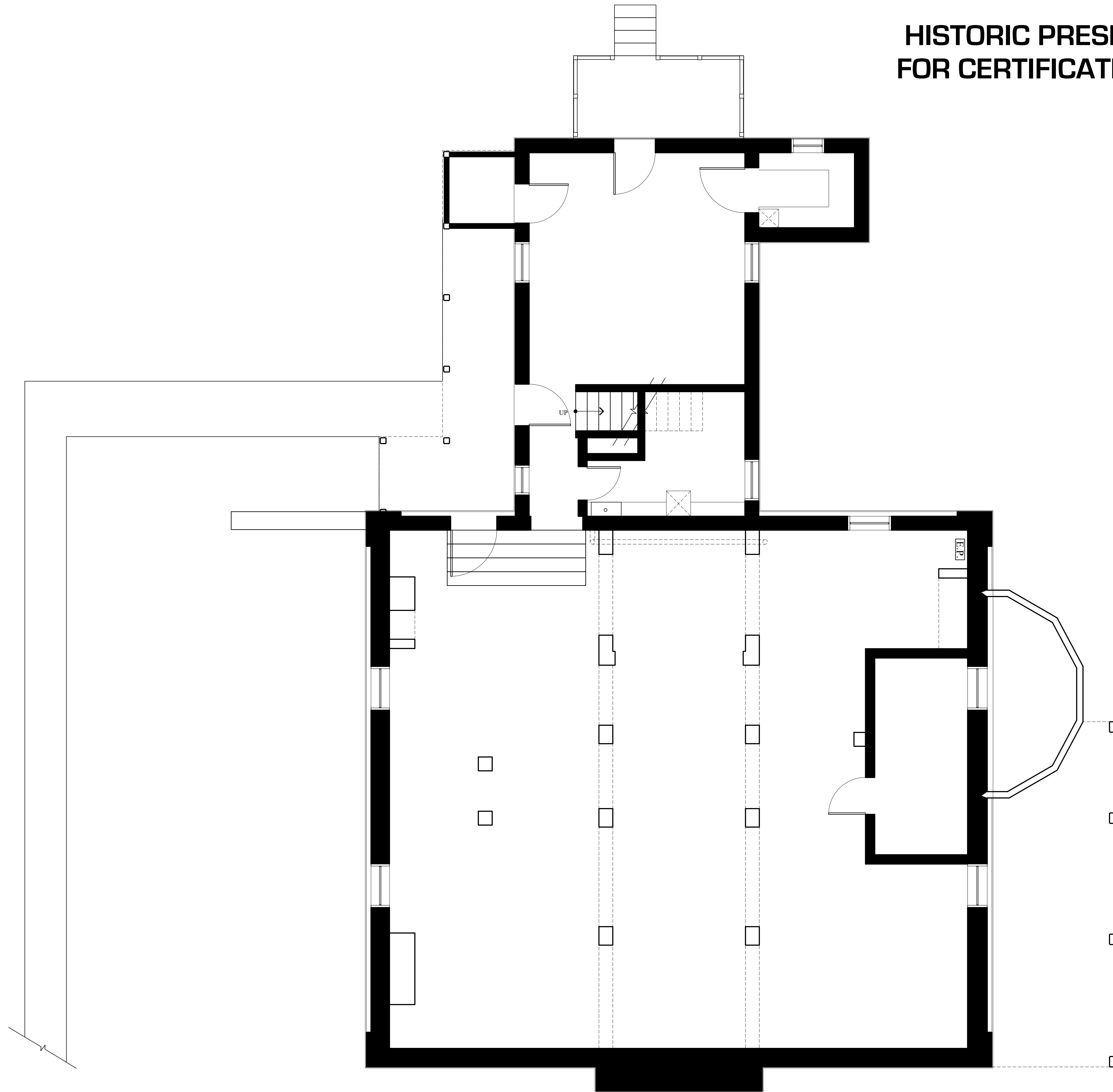
Public Hearing Date:

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Approved Drawings Date:

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Preservation Staff: Evan Schueckler



EXISTING BASEMENT PLAN

1/4" = 1'-0"

EC-1.4

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9/5/2024

Preservation Staff: Evan Schueckler



EXISTING FRONT ELEVATION

$1/4" = 1'-0"$

EC-2.0

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Public Hearing Date: <i>9/4/2024</i>	
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EXISTING LEFT ELEVATION
1/4" = 1'-0"

EC-2.1

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EC-2.2

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Approved Drawings Date: <i>9/5/2024</i>	
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EXISTING REAR ELEVATION
1/4" = 1'-0"

EC-2.3

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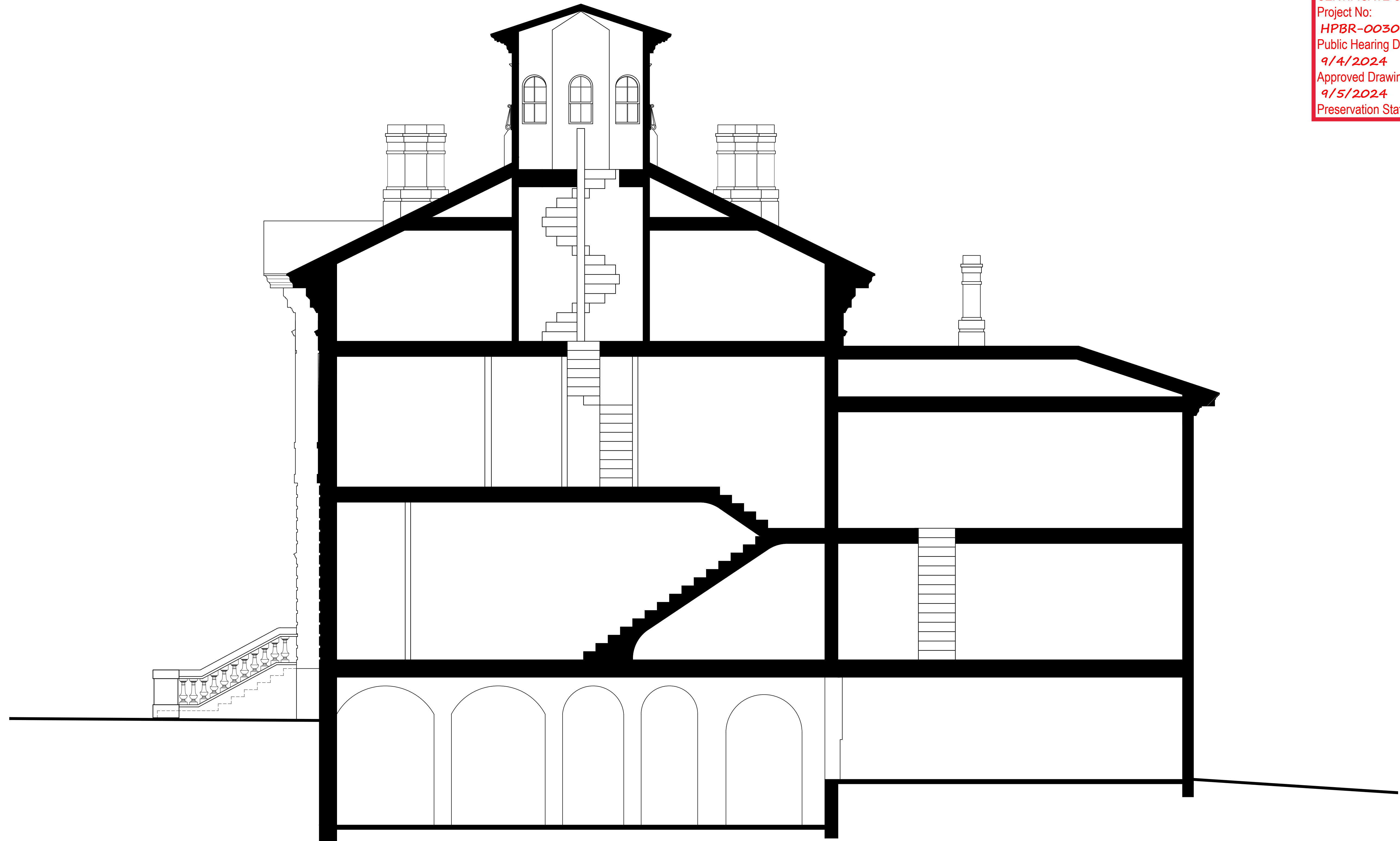


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EXISTING BUILDING SECTION

1/4" = 1'-0"

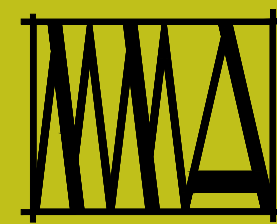
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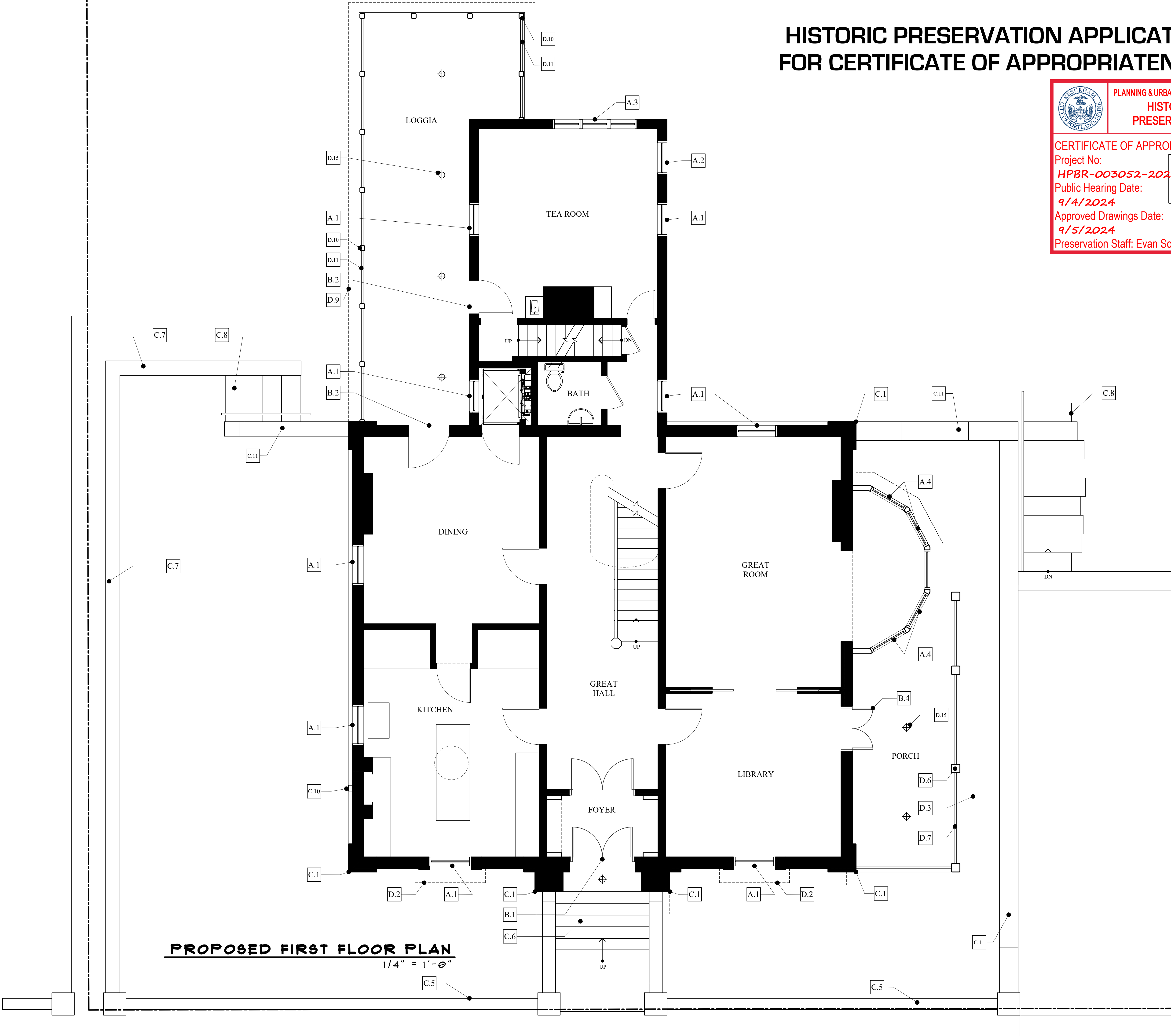
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Project No:
HPBR-003052-2024
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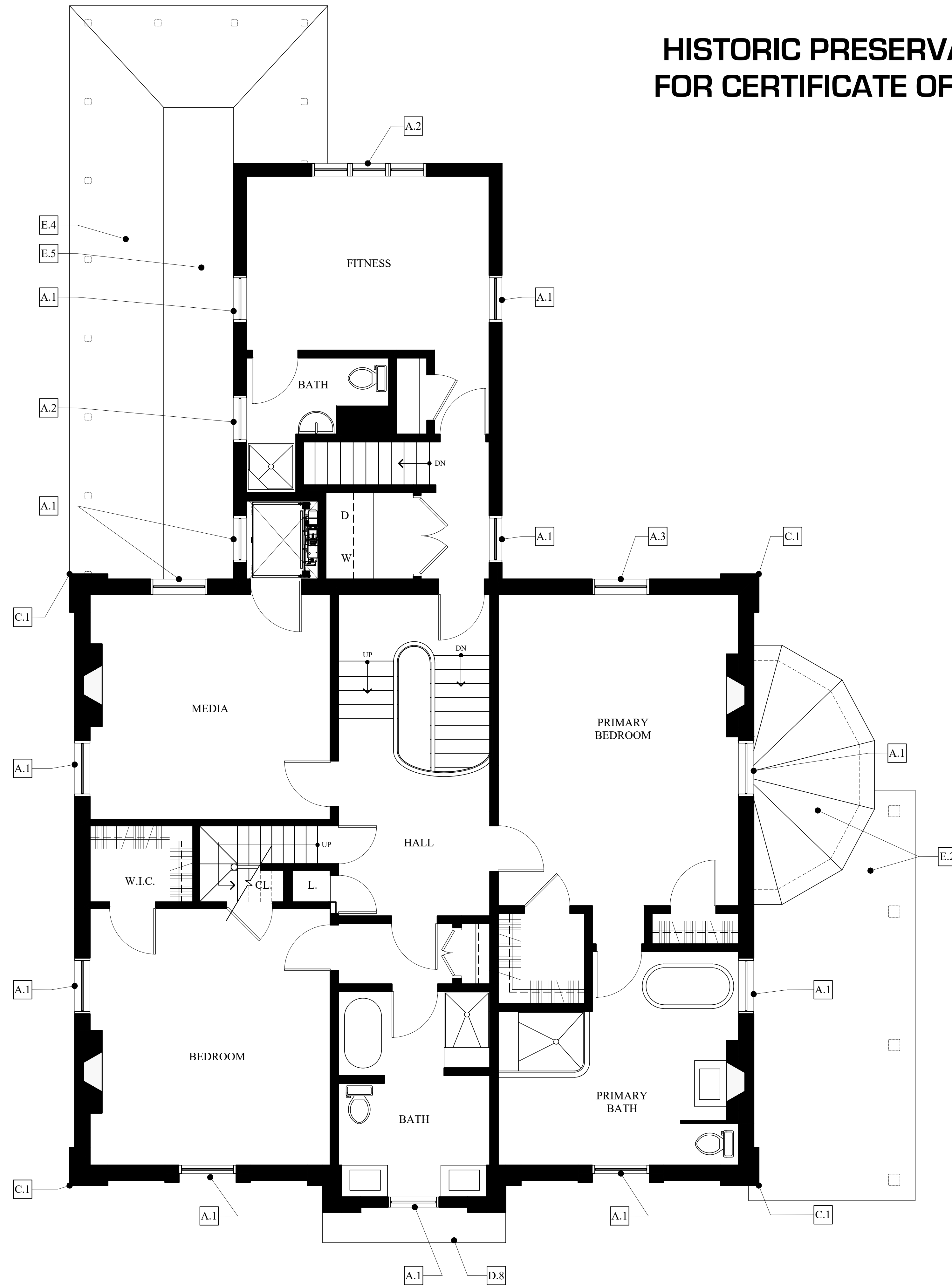


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PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

A-1.1

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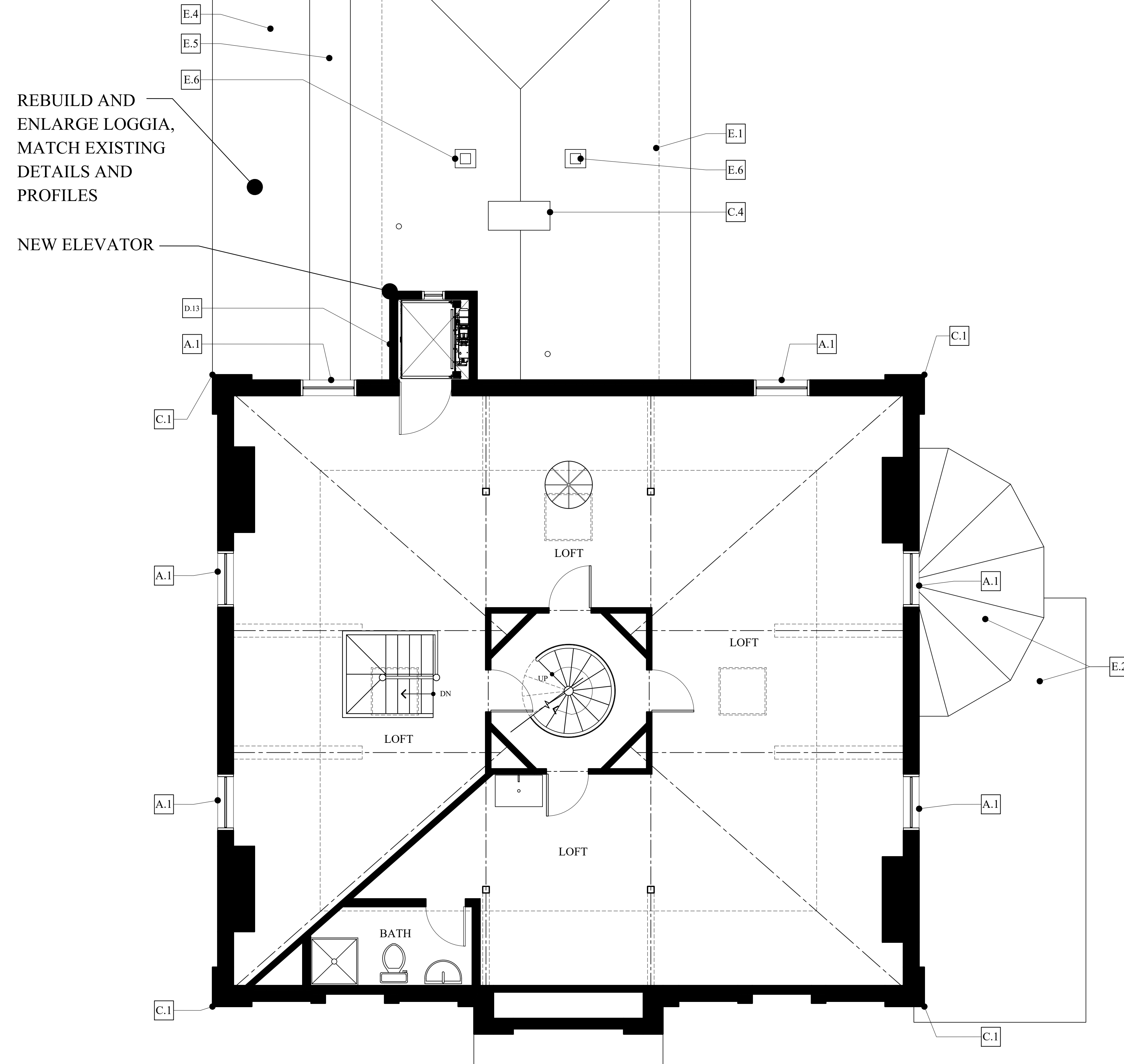


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PROPOSED THIRD FLOOR PLAN

1/4" = 1'-0"

A-1.2

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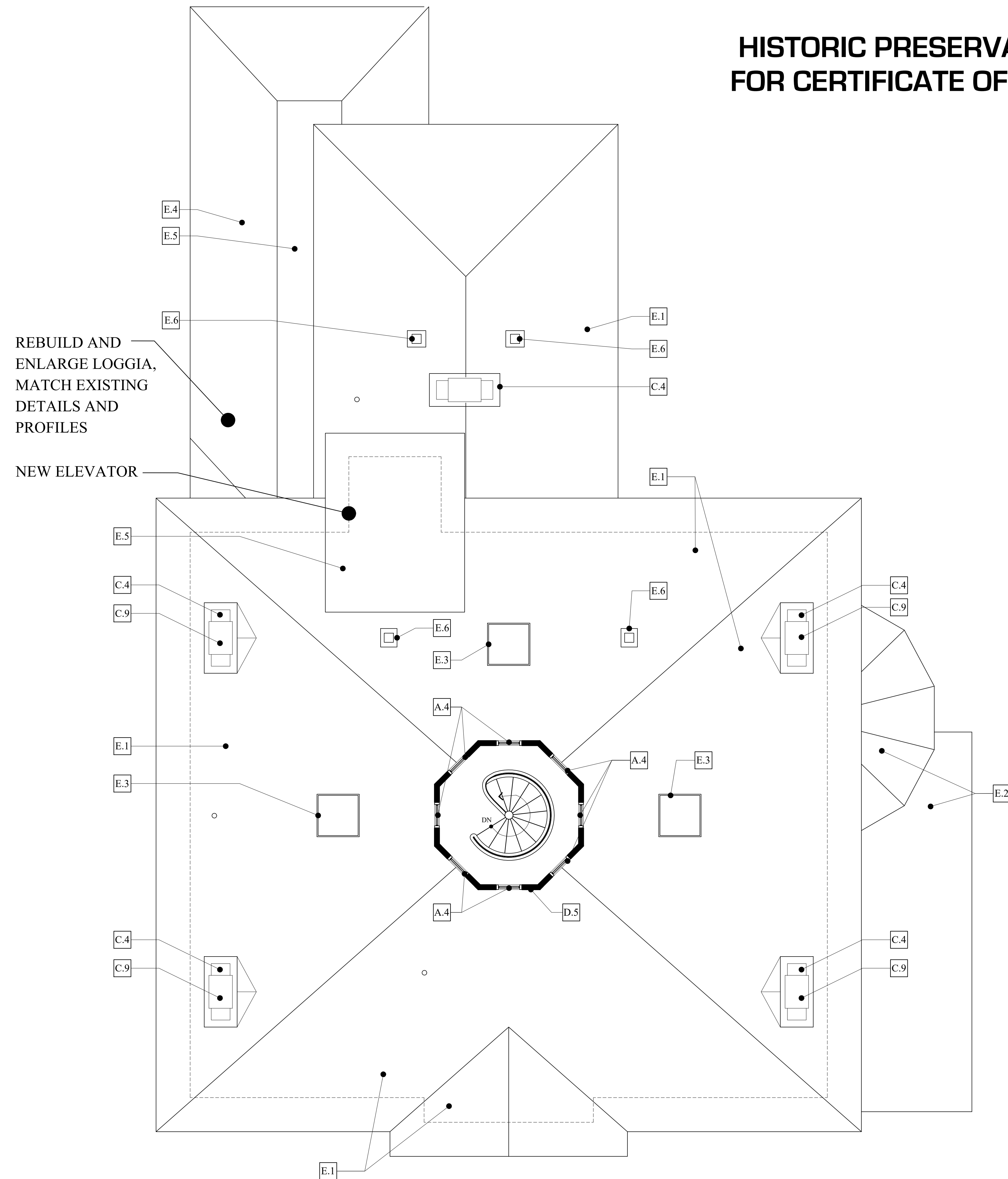
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PROPOSED CUPOLA PLAN

1/4" = 1'-0"

A-1.3

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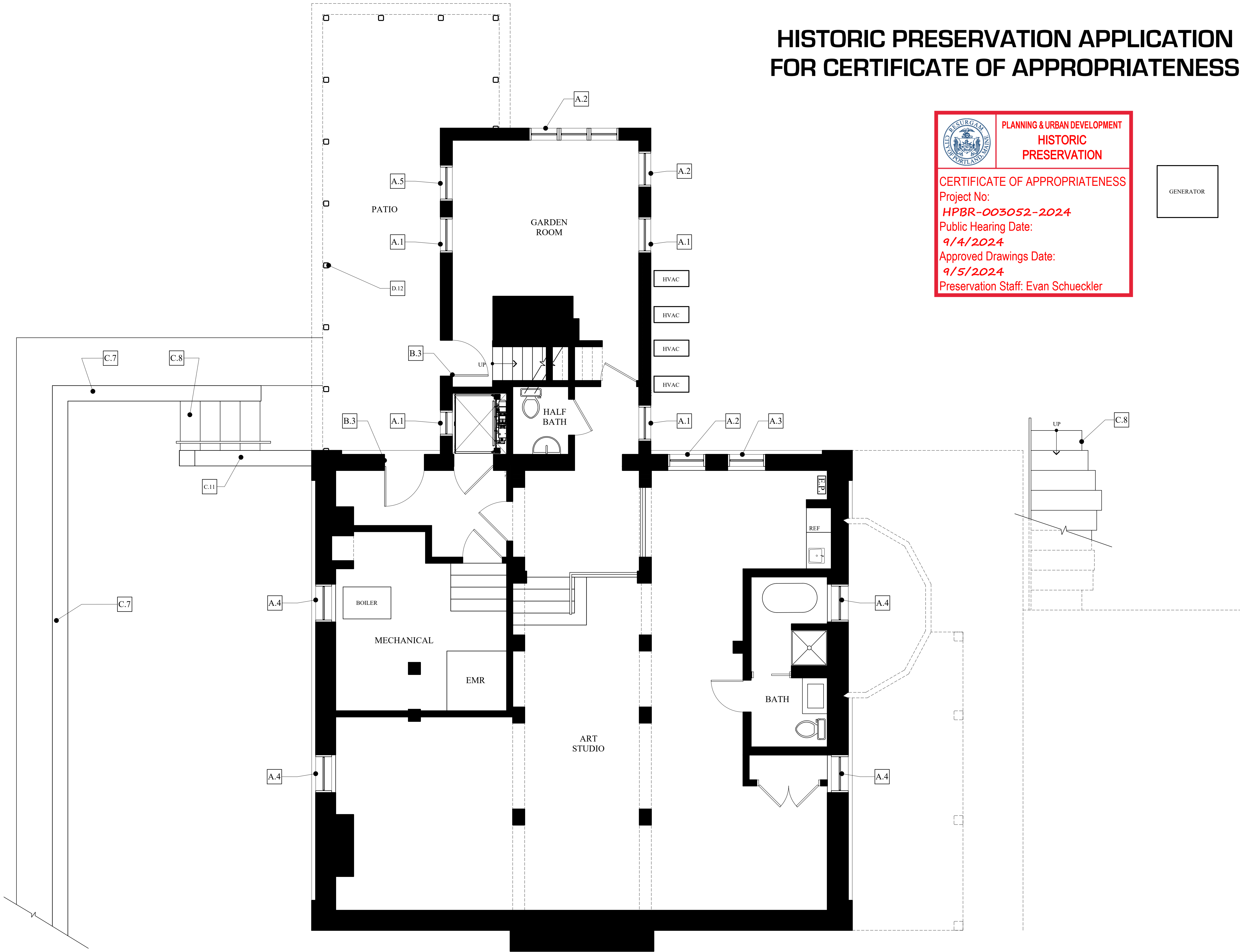
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GENERATOR



PROPOSED BASEMENT PLAN

1/4" = 1'-0"

A-1.4

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HISTORIC
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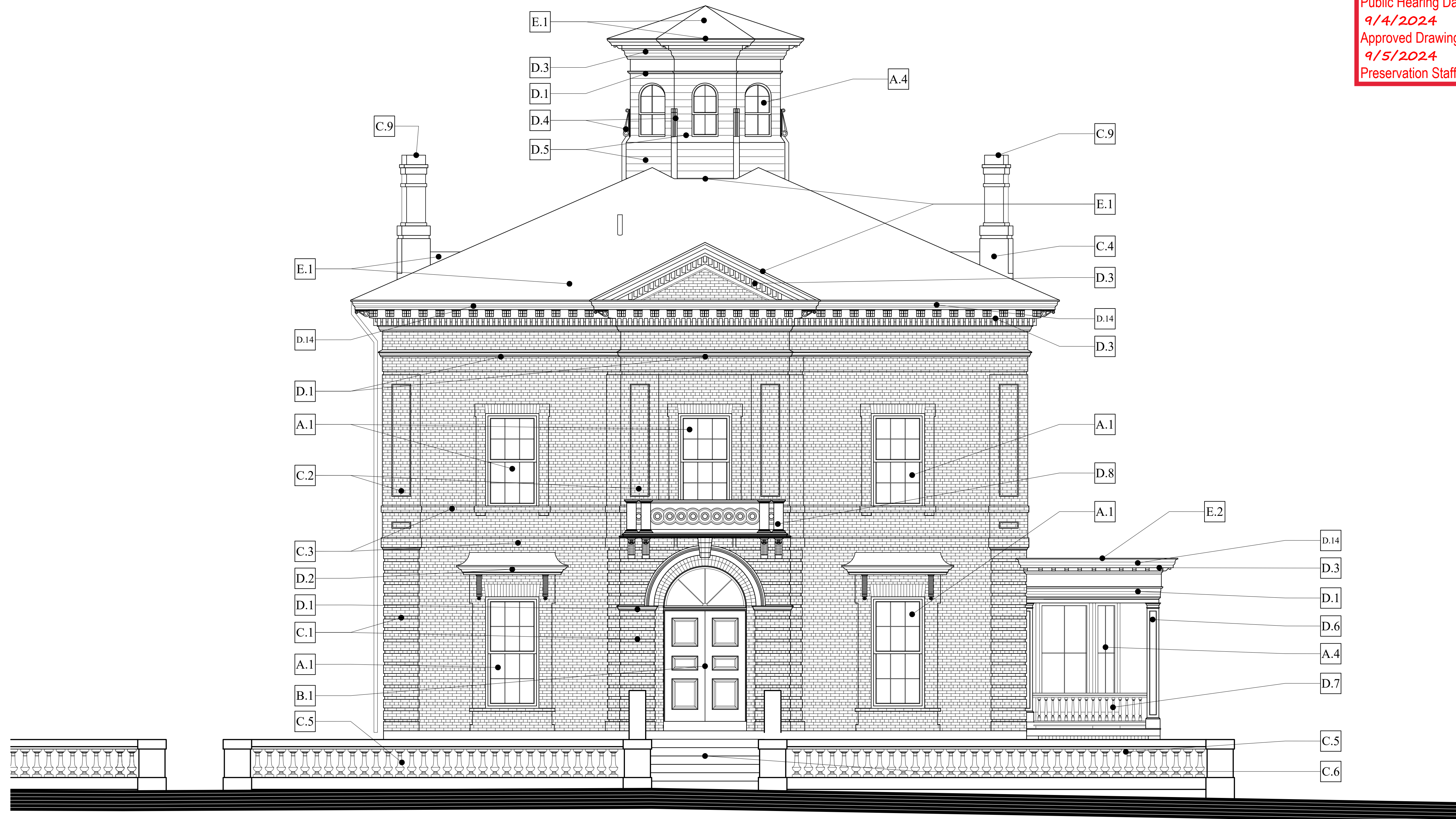
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9/5/2024

Preservation Staff: Evan Schueckler



PROPOSED FRONT ELEVATION

1/4" = 1'-0"

A-2.0

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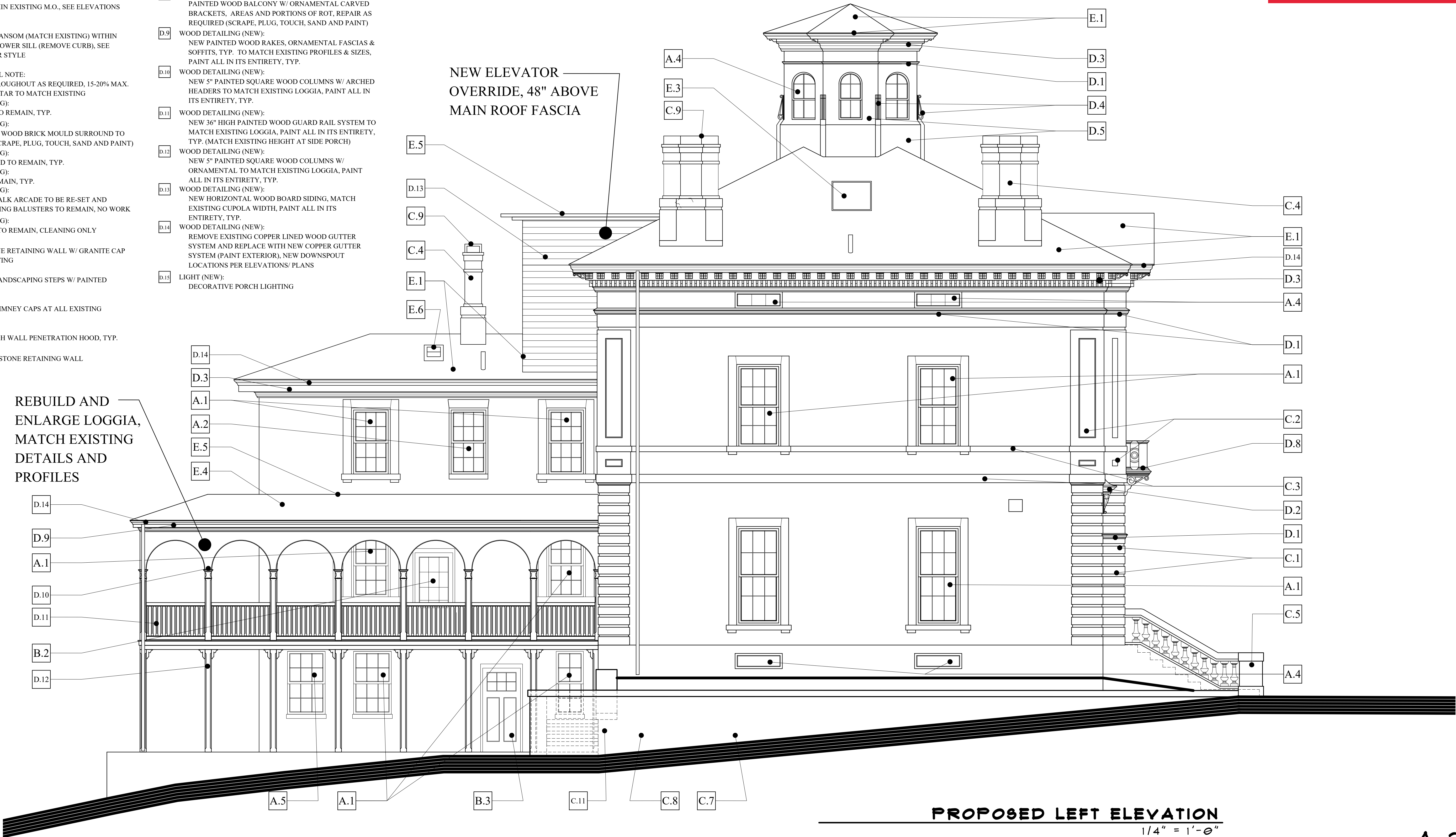
- [A.1] WINDOW (EXISTING):
REMOVE TOP & BOT. SASH, FRAME TO REMAIN (SCRAPE, PLUG, TOUCH, SAND AND PAINT) NEW 6/6 INSERT TYPE WINDOW, MASONRY OPENING AND DETAILS TO REMAIN
- [A.2] WINDOW (NEW):
NEW WINDOW WITHIN NEW M.O. - CANT SOLDIER HEADER (FLUSH) AND SLOPED BRICK SILL
- [A.3] WINDOW (EXISTING):
ENLARGE EXISTING M.O. HEIGHT, HEAD TO REMAIN. LOWER SILL, EXTEND BRICK CASING, EXISTING FRAME & SILL DETAILS (SCRAPE, PLUG, TOUCH, SAND AND PAINT FRAME)
- [A.4] WINDOW (NEW):
NEW HISTORIC WOOD WINDOW FRAME & SASHES, NEW CLEAR INSULATED GLAZING
- [A.5] WINDOW (NEW):
NEW WINDOW WITHIN NEW M.O. WIDTH, RAISE HEADER- CAN'T SOLDIER HEADER (FLUSH) AND SLOPED BRICK SILL, INFILL WALL BELOW WITH NEW BRICK & MORTAR TO MATCH EXISTING
- WINDOW COLOR TO BE DETERMINED, TYP.
- [B.1] DOOR (EXISTING):
REPAIR AND REPAINT EXISTING THREE PANEL DOUBLE DOOR, NEW LOCKSET, REPAIR EXISTING ARCHED TRANSOM WINDOW IN-PLACE (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [B.2] DOOR (NEW):
NEW DOOR, NEW M.O. W/ SOLDIER HEADER TO MATCH EXISTING LOWER LEVEL DETAIL, SEE ELEVATIONS FOR STYLE
- [B.3] DOOR (EXISTING):
NEW DOOR WITHIN EXISTING M.O., SEE ELEVATIONS FOR STYLE
- [B.4] DOOR (NEW):
NEW DOOR & TRANSOM (MATCH EXISTING) WITHIN EXISTING M.O., LOWER SILL (REMOVE CURB), SEE ELEVATIONS FOR STYLE
- [C] MASONRY GENERAL NOTE:
REPOINTING THROUGHOUT AS REQUIRED, 15-20% MAX. AREA, NEW MORTAR TO MATCH EXISTING
- [C.1] MASONRY (EXISTING):
BRICK QUOINS TO REMAIN, TYP.
- [C.2] MASONRY (EXISTING):
BRICK PANEL W/ WOOD BRICK MOULD SURROUND TO REMAIN, TYP. (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [C.3] MASONRY (EXISTING):
BRICK BELT BAND TO REMAIN, TYP.
- [C.4] MASONRY (EXISTING):
CHIMNEY TO REMAIN, TYP.
- [C.5] MASONRY (EXISTING):
GRANITE SIDEWALK ARCADE TO BE RE-SET AND CLEANED, EXISTING BALUSTERS TO REMAIN, NO WORK
- [C.6] MASONRY (EXISTING):
GRANITE STEPS TO REMAIN, CLEANING ONLY
- [C.7] MASONRY (NEW):
NEW FIELD STONE RETAINING WALL W/ GRANITE CAP TO MATCH EXISTING
- [C.8] MASONRY (NEW):
NEW GRANITE LANDSCAPING STEPS W/ PAINTED HANDRAIL
- [C.9] MASONRY (NEW):
NEW COPPER CHIMNEY CAPS AT ALL EXISTING CHIMNEYS
- [C.10] MASONRY (NEW):
COPPER THROUGH WALL PENETRATION HOOD, TYP.
- [C.11] STONE (EXISTING):
EXISTING FIELD STONE RETAINING WALL

- [D.1] WOOD DETAILING (EXISTING):
PAINTED WOOD MOLDING BAND W/ COPPER FLASHING TO REMAIN, TYP. WEST SYSTEM REPAIR AT AREAS AND PORTIONS OF ROT (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [D.2] WOOD DETAILING (EXISTING):
PAINTED ARCHITRAVE W/ COPPER ROOF/ FLASHING TO REMAIN, TYP. REPAIR/ REPLACE ORNAMENTAL WOOD SCROLLS IN DISREPAIR (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [D.3] WOOD DETAILING (EXISTING):
WEST SYSTEM REPAIR AT ALL AREAS OF: PAINTED WOOD FASCIA, ORNAMENTAL WOOD SCROLLS, WOOD DENTALS & SOFFITS, TYP. MISSING OR AREAS AND PORTIONS OF ROT (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [D.4] WOOD DETAILING (EXISTING):
WEST SYSTEM REPAIR AT ALL AREAS OF ORNAMENTAL WOOD SCROLLS, TYP. MISSING OR AREAS AND PORTIONS OF ROT (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [D.5] WOOD DETAILING (EXISTING):
HORIZONTAL WOOD BOARD SIDING, MISSING OR AREAS AND PORTIONS OF ROT (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [D.6] WOOD DETAILING (EXISTING):
PAINTED SQUARE WOOD COLUMNS, AREAS AND PORTIONS OF ROT, REPAIR AS REQUIRED, (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [D.7] WOOD DETAILING (EXISTING):
PAINTED WOOD GUARD RAIL SYSTEM, AREAS AND PORTIONS OF ROT, REPAIR AS REQUIRED, (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [D.8] WOOD DETAILING (EXISTING):
PAINTED WOOD BALCONY W/ ORNAMENTAL CARVED BRACKETS, AREAS AND PORTIONS OF ROT, REPAIR AS REQUIRED (SCRAPE, PLUG, TOUCH, SAND AND PAINT)
- [D.9] WOOD DETAILING (NEW):
NEW PAINTED WOOD RAKES, ORNAMENTAL FASCIAS & SOFFITS, TYP. TO MATCH EXISTING PROFILES & SIZES, PAINT ALL IN ITS ENTIRETY, TYP.
- [D.10] WOOD DETAILING (NEW):
NEW 5" PAINTED SQUARE WOOD COLUMNS W/ ARCHED HEADERS TO MATCH EXISTING LOGGIA, PAINT ALL IN ITS ENTIRETY, TYP.
- [D.11] WOOD DETAILING (NEW):
NEW 36" HIGH PAINTED WOOD GUARD RAIL SYSTEM TO MATCH EXISTING LOGGIA, PAINT ALL IN ITS ENTIRETY, TYP. (MATCH EXISTING HEIGHT AT SIDE PORCH)
- [D.12] WOOD DETAILING (NEW):
NEW 5" PAINTED SQUARE WOOD COLUMNS W/ ORNAMENTAL TO MATCH EXISTING LOGGIA, PAINT ALL IN ITS ENTIRETY, TYP.
- [D.13] WOOD DETAILING (NEW):
NEW HORIZONTAL WOOD BOARD SIDING, MATCH EXISTING CUPOLA WIDTH, PAINT ALL IN ITS ENTIRETY, TYP.
- [D.14] WOOD DETAILING (NEW):
REMOVE EXISTING COPPER LINED WOOD GUTTER SYSTEM AND REPLACE WITH NEW COPPER GUTTER SYSTEM (PAINT EXTERIOR), NEW DOWNSPOUT LOCATIONS PER ELEVATIONS/ PLANS
- [D.15] LIGHT (NEW):
DECORATIVE PORCH LIGHTING

- [E.1] ROOF (EXISTING):
REPAIR/ REPLACE EXISTING SLATE ROOF IN-KIND W/ MATCHING SLATE SHINGLES. REPAIR/ REPLACE ALL COPPER HIPS, VALLEYS, CRICKETS, DRIP EDGE, ETC. AS FIELD CONDITIONS REQUIRE
- [E.2] ROOF (EXISTING):
REPLACE EXISTING EPDM RUBBER ROOFING W/ NEW .060. REPAIR/ REPLACE ALL COPPER DRIP EDGE, GUTTERS, ETC. AS FIELD CONDITIONS REQUIRE
- [E.3] ROOF (NEW):
NEW SKYLIGHT WITHIN EXISTING SLATE ROOF SYSTEM, SET ATOP FIELD BUILT CURB W/ CUSTOM COPPER FLASHING & WELDED SEAMS
- [E.4] ROOF (NEW):
NEW SLATE ROOF (NORTH COUNTRY BLACK SLATE). NEW COPPER HIPS, VALLEYS, CRICKETS, DRIP EDGE
- [E.5] ROOF (NEW):
NEW .060 EPDM RUBBER ROOFING AND COPPER DRIP EDGE, GUTTERS, ETC.
- [E.6] ROOF (NEW):
NEW COPPER ERV ROOF VENTS FOR SUPPLY AND EXHAUST AIR

NEW ELEVATOR
OVERRIDE, 48" ABOVE
MAIN ROOF FASCIA

REBUILD AND
ENLARGE LOGGIA,
MATCH EXISTING
DETAILS AND
PROFILES



HISTORIC PRESERVATION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:
HPBR-003052-2024
Public Hearing Date:
9/4/2024
Approved Drawings Date:
9/5/2024
Preservation Staff: Evan Schueckler

ANDREW
SPRING
HOUSE

308

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AUGUST 12, 2024

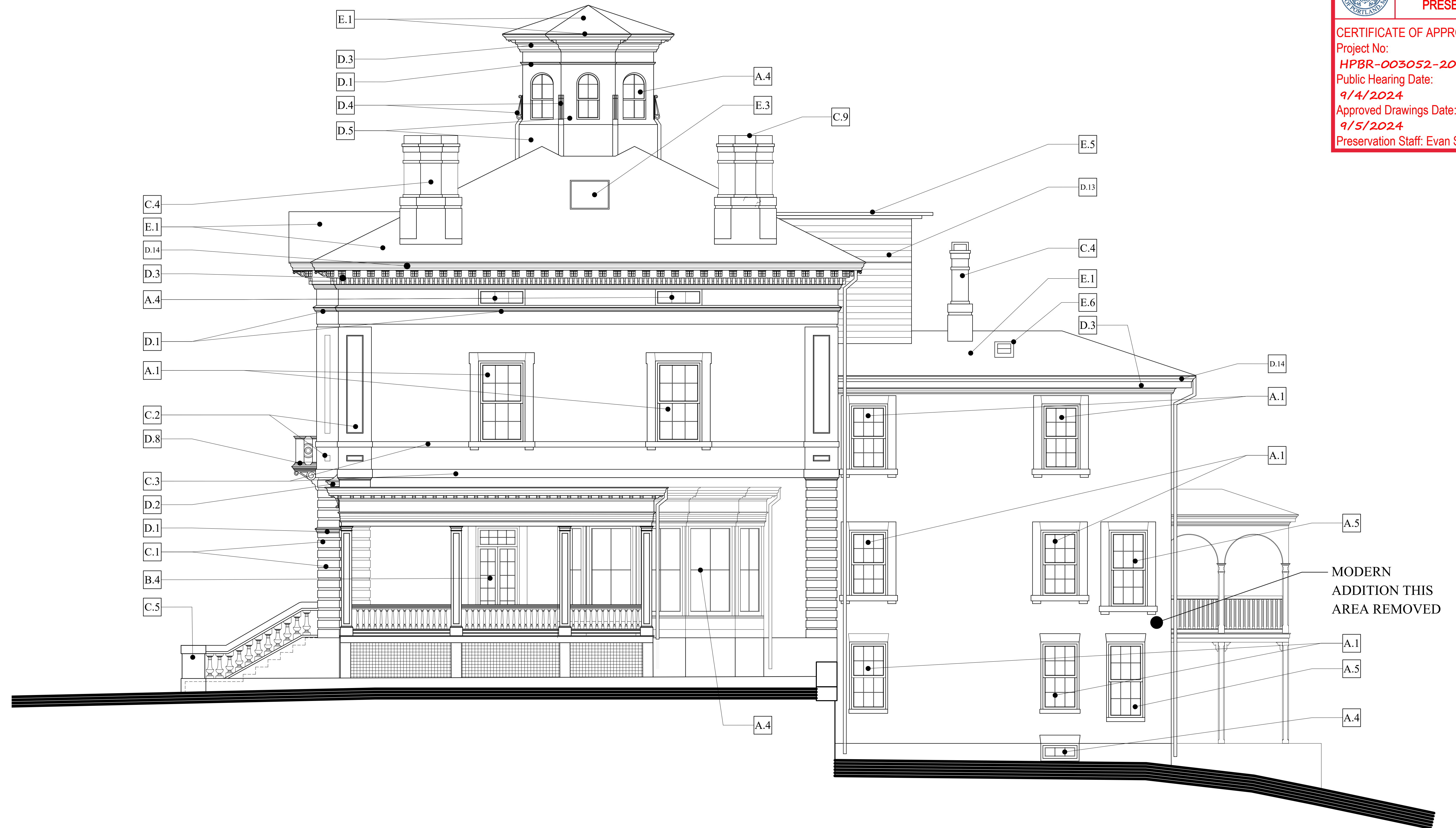


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HISTORIC PRESERVATION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-003052-2024	
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PROPOSED RIGHT ELEVATION

1/4" = 1'-0"

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Public Hearing Date: 9/4/2024	
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Preservation Staff: Evan Schueckler	



PROPOSED REAR ELEVATION

1/4" = 1'-0"

A-2.3

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HOUSE

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AUGUST 12, 2024

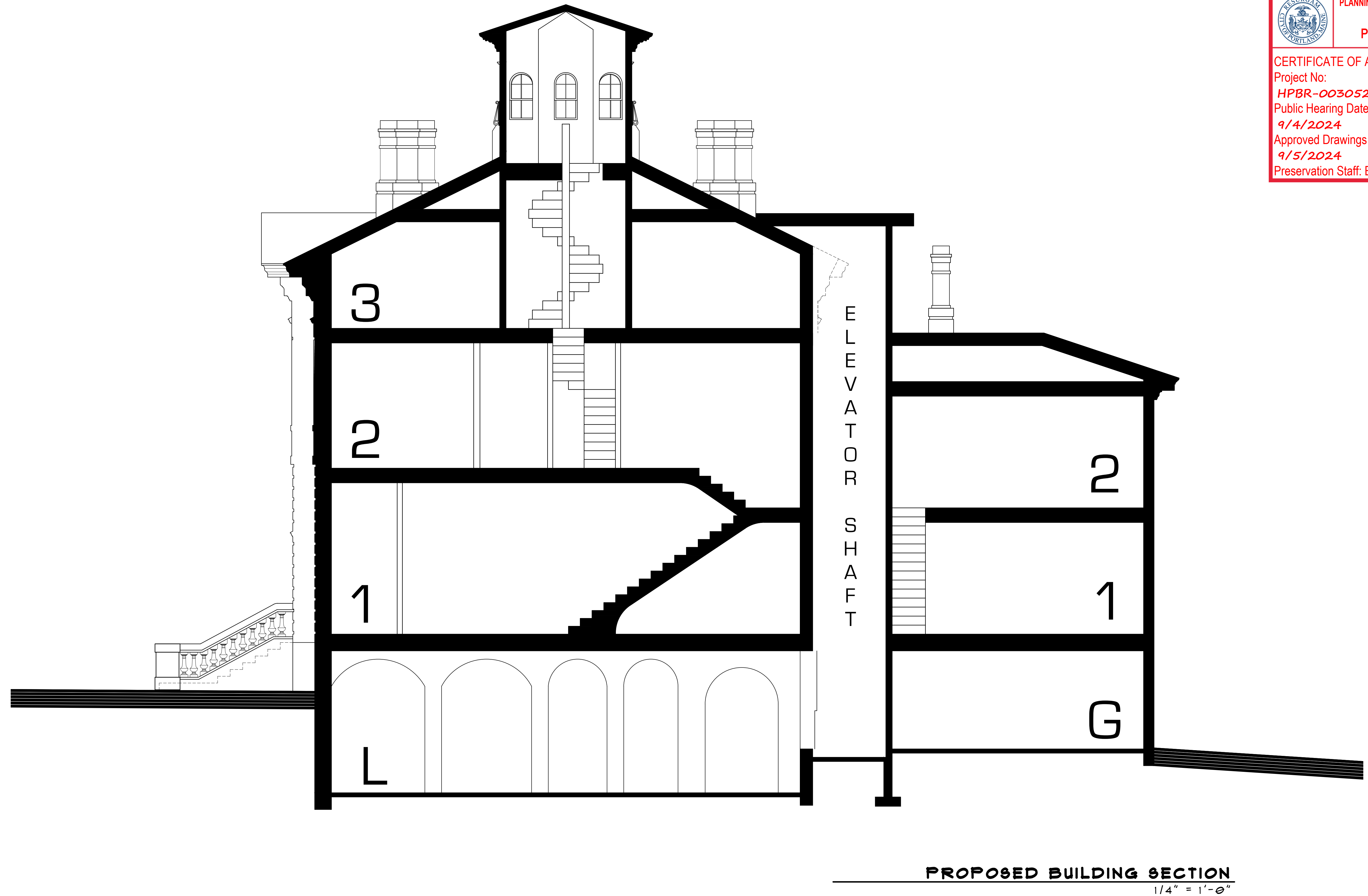


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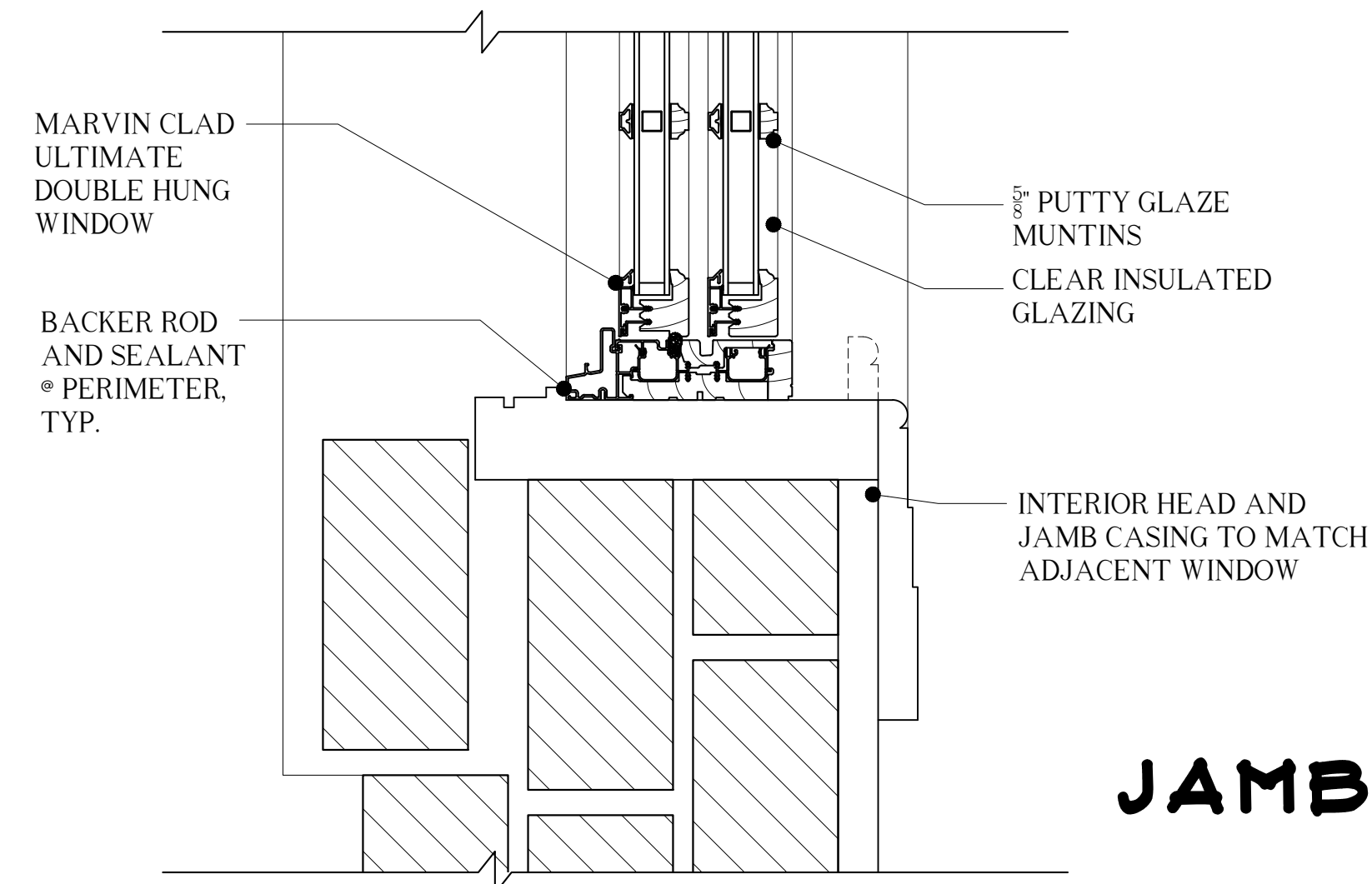
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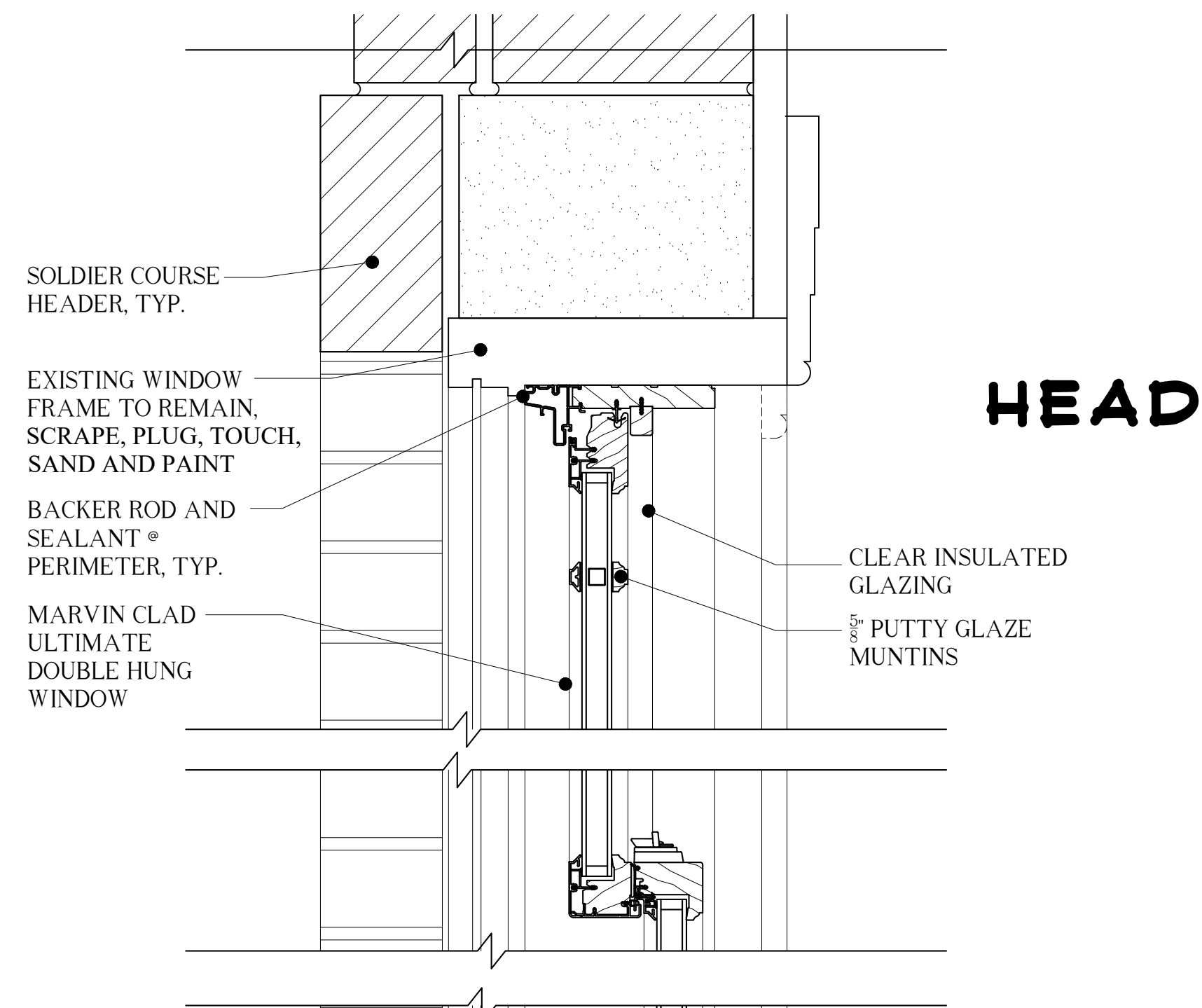
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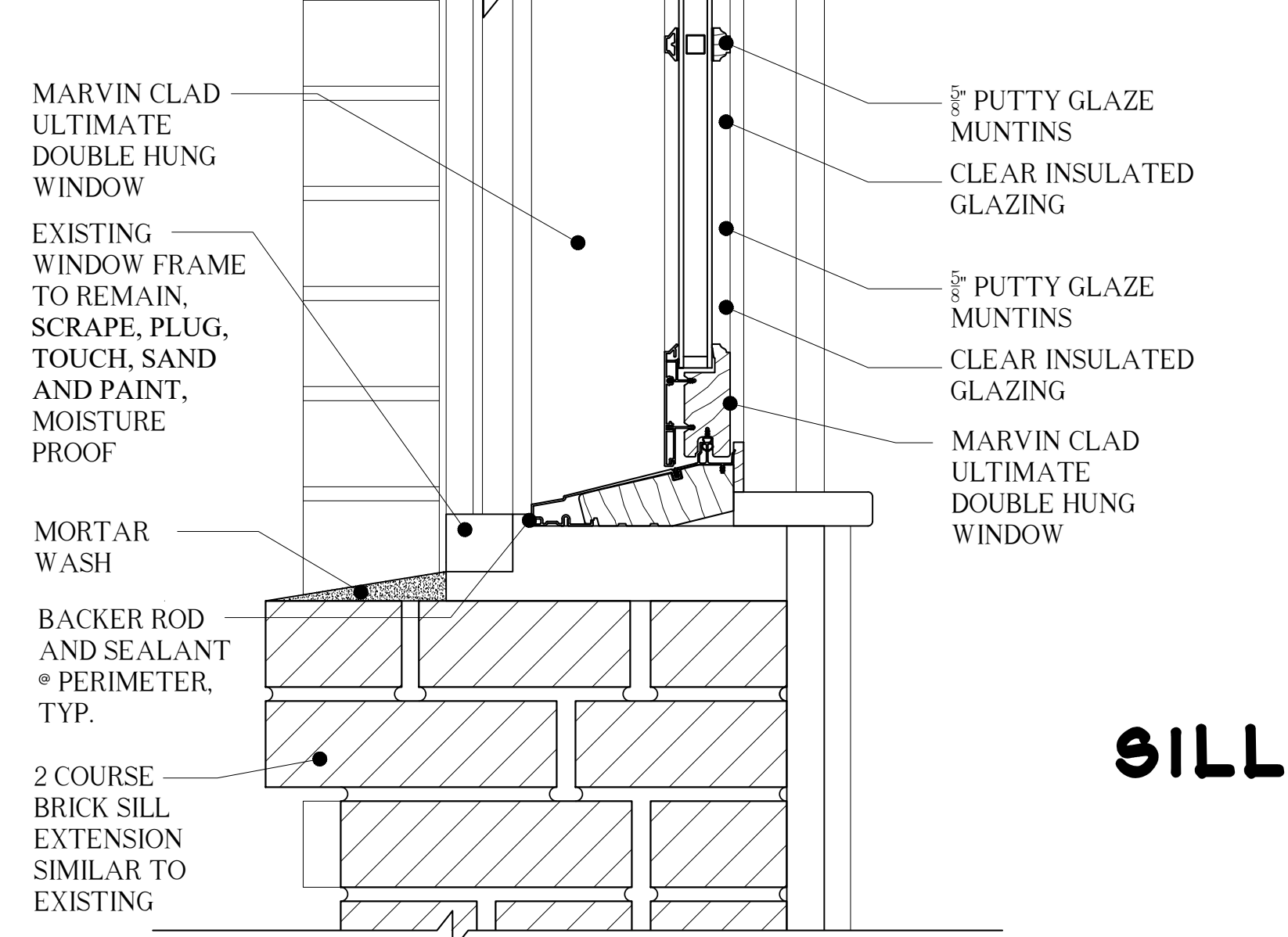
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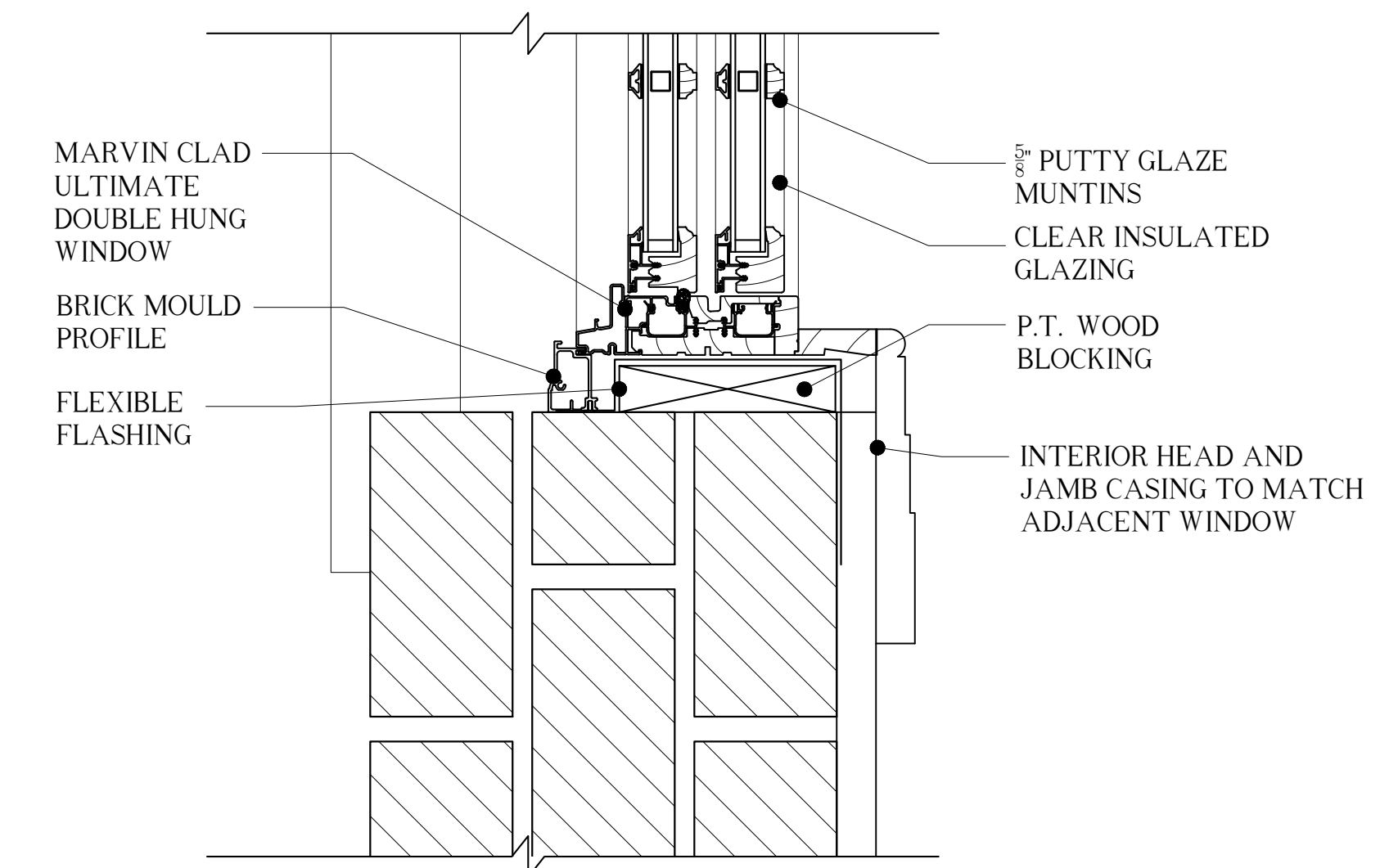


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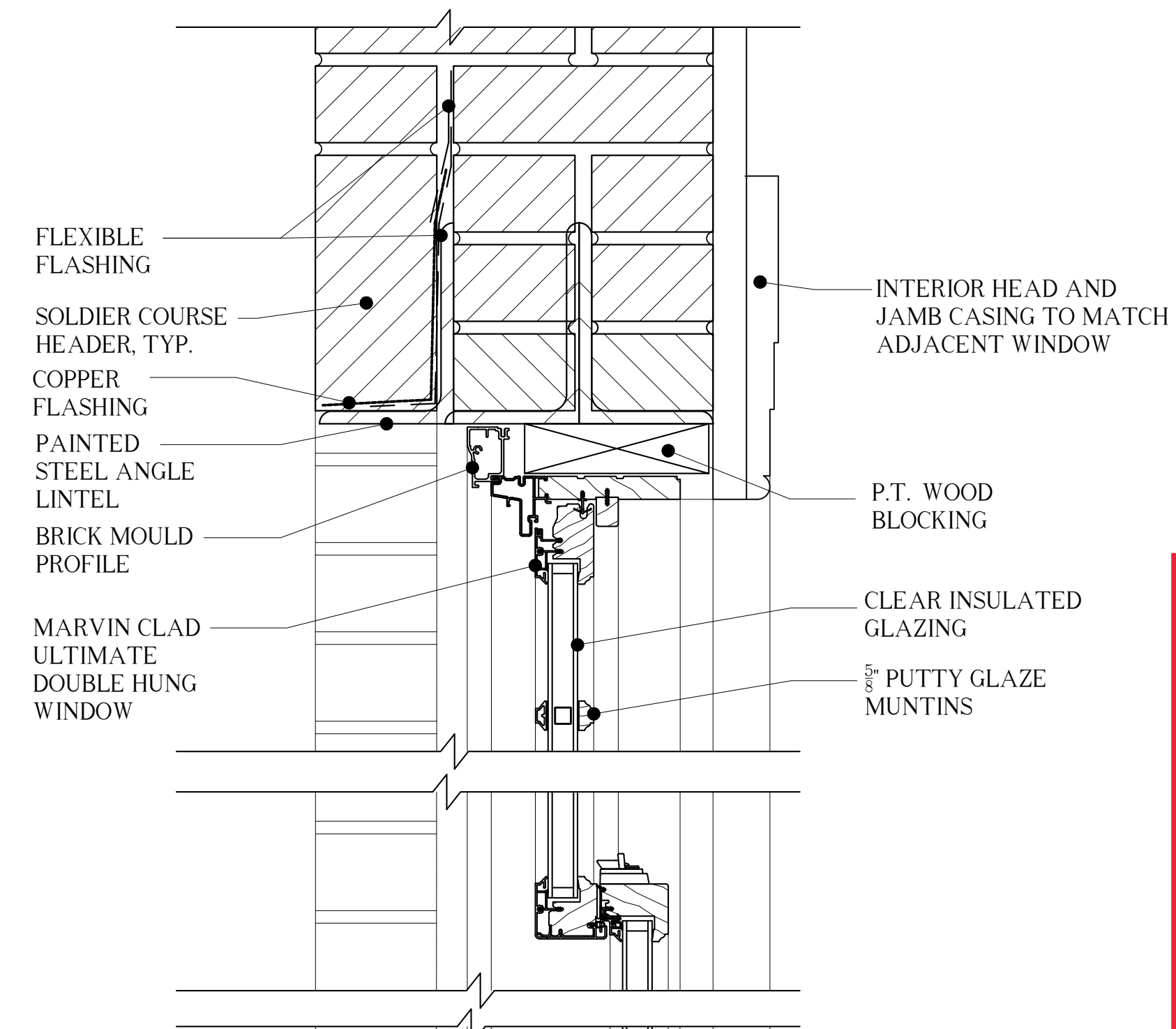
NEW INSERT WINDOW @ EXISTING OPENING

3" = 1'-0"

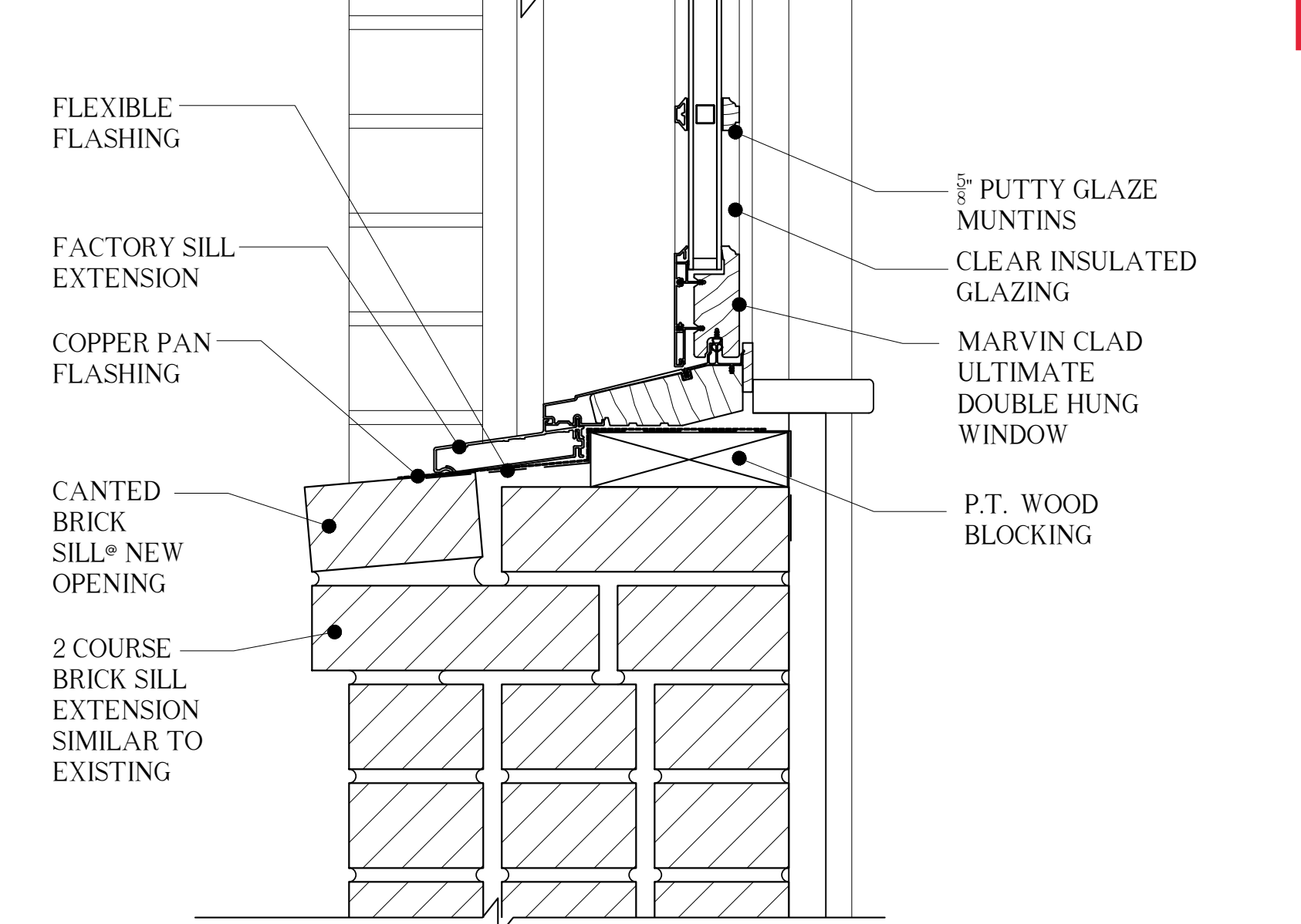
HISTORIC PRESERVATION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



JAMB



HEAD



SILL

NEW WINDOW @ NEW OPENING

3" = 1'-0"

