

Historic Preservation Board

Wednesday, March 19, 2025 at 5:00 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

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

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://portlandme.portal.civicclerk.com> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting.

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.

For more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27?cache=1800>

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/83908879302>

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Join via audio:

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+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

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Webinar ID: 839 0887 9302

International numbers available: <https://portlandmaine-gov.zoom.us/j/kcfN7OzCNq>

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. REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 19, 2025

i. Communication and Reports

Jane's Walk ME 2025 Announced: Saturday, May 3: Hutchins, Miller, Paquin-Gould, and Whitten Present. Bassett, O'Brien, Sosebee, Absent.

Public Hearing

67 India Street: Hutchins, Miller, Paquin-Gould, and Whitten Present. Bassett, O'Brien, Sosebee, Absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 19, 2025

- #### **i. Certificate of Appropriateness for Review of Alterations; 67 India Street; Heather Gildea, Applicant.** Plan Number: HPBR-003211-2025. The Board voted 4-0 to approve the application with condition.

4. COMMUNICATION AND REPORTS

- #### **i. Victoria Mansion, Preservation Trades Training Program: Exterior Architectural Woodwork Preservation.** Staff will share a press release from the Victoria Mansion announcing the second in a series of Preservation Trades Training Workshops.

5. PUBLIC HEARING

- #### **i. Certificate of Appropriateness for Addition; 16 Vesper Street; Patricia and Philip R. Curran, Applicants.** Plan Number: HPBR-003243-2025.

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: March 14, 2025, 2025
RE: Victoria Mansion, Preservation Trades Training Program: Exterior Architectural
Woodwork
MEETING: March 19, 2025

On February 27, the Victoria Mansion issued the attached Press Release announcing the second in a series of Preservation Trades Training Workshops. The first, which took place in April of 2024, focused on preservation of historic wood windows. This second workshop, scheduled from April 21, 2025 to May 2, 2025, will focus on preservation of exterior architectural woodwork. The training will be for practicing tradespeople who are interested in expanding their specialized skills and knowledge relating to the technical aspects of Historic Preservation.

Applications are due on March 25. Selected participants will receive a weekly stipend.

More information can be found on the Victoria Mansion's Website:

<https://victoriamansion.org/event/preservation-trades-training-historic-woodworking/>

ATTACHMENTS

1. Victoria Mansion Press Release announcing Second Preservation Trades Training Program



FOR IMMEDIATE RELEASE (NO EMBARGO)

Contact: Timothy Brosnihan, Executive Director

(207) 772-4841, ext. 100

tbrosnihan@victoriamansion.org

Portland, Maine, February 27, 2025 – Victoria Mansion to Host the Second in a Series of Preservation Trades Training Programs

The two-week training program, aimed at practicing tradespeople interested in acquiring the specialized skills required to preserve exterior architectural woodwork, will begin on April 21, 2025.

Victoria Mansion plans to host the second in a series of specialized training programs designed to help building tradespeople develop the knowledge and skills necessary to expand their careers into the historic preservation field. The course will focus on the preservation of exterior architectural woodwork and offer five to ten days of daily hands-on training. Trainees will gain experience in conditions assessment, diagnostics, traditional wood repairs, modern wood-epoxy repairs, and preservative treatments. Wood sourcing and tool sharpening will be covered, as well as recreating missing wood moldings with simple shop machinery and hand methods.

The April program will be led by Portland preservation expert John Leeke, author of *Save America's Windows* and a registered building assessor for the federal Collections Assessment for Preservation (CAP) program. John was recently honored by [Traditional Building Magazine](#) as one of the industry's "25 leaders who have dedicated their careers to the classical and traditional styles in myriad and outstanding ways that are serving as models around the country."

Participation in the class is limited to five trainees and is subject to a competitive application process. Notably, the five trainees will receive a weekly stipend, in recognition of the value of their labor, and to attract well-qualified professionals currently working in the building trades. For more information about the program and how to apply, please visit [Victoria Mansion's events page](#) for details.

For years, preservationists have lamented the lack of workers skilled in the special methods and techniques required to work sensitively on historic buildings. While this problem can't be fixed overnight, we firmly believe that knowledge sharing will be part of the solution.

The training is part of an annual series of preservation trades workshops designed to provide specialized training to expand the pool of skilled tradespeople qualified to work on historic properties. Victoria Mansion plans to offer these opportunities on an ongoing basis – expanding both the number apprenticeships created, as well as the number of preservation specialties offered.

According to Timothy Brosnihan, Victoria Mansion's Executive Director, "Currently many of the state's most experienced preservation experts are approaching retirement and will leave an enormous vacuum if their skills are not transferred to the next generation. At Victoria Mansion, we continually struggle with the shortage of skilled, hands-on preservation practitioners. We see these training seminars as an opportunity to chip away at this problem, creating positive spillover effects that will benefit the stewards of other historic buildings throughout the state of Maine."

This project is supported in part by the Historic Preservation Fund administered by the National Park Service, Department of the Interior and Maine Historic Preservation Commission.

For further information about the shortage of trades professionals in historic preservation, refer to [*Understanding and Advancing the Preservation Trades*](#) published by the Northeast Regional Initiative for the Preservation Trades, University of New Hampshire Cooperative Extension, February 2023.

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About Victoria Mansion

To people who are curious about art and history, Victoria Mansion is a triumph of 19th-century architecture and design with a wealth of stories to tell. Surviving intact with over 90% of its original interiors more than 160 years after its construction, Victoria Mansion is an historic house museum welcoming guests of all ages and backgrounds for a unique opportunity to explore and connect with the past. The mission of Victoria Mansion is to conserve, maintain, and restore the Victoria Mansion property and collections to the highest standards and to interpret them in their social and historical context to a broad local, state, and national audience. Visit us at www.victoriamansion.org.

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Rob Wiener, Associate Preservation Planner
DATE: March 14, 2025
RE: 16 Vesper Street PUBLIC HEARING – Addition
PROJECT ID: HPBR-003243-2025
MEETING: March 19, 2025

Owner: Patricia and Philip Curran
Designer and Contractor: Joseph Malia, Malia Carpentry Co.

A sign announcing the Historic Preservation Board’s meeting on March 19, 2025 was posted at the property on March 9, 2025, and 48 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

The applicant for this addition is the contractor and designer Joe Malia, who is working with the daughter of the property owners to add living space that is not intended as a separate dwelling unit. According to Mr. Malia, the goal is to enable aging in place by adding accommodations for a caregiver. The existing, attached, one-story, rearmost shed with minimal visible visibility from Vesper Street is proposed to be demolished and replaced with a two-story addition with a different footprint.

Dimensions:

Shed (to be removed): 6’-4” x 13’-11”

Addition:

Overall Height: 22’-1”

Footprint: 12’-11” x 22’-2”

Material Specifications:

Foundation	Concrete
Siding	Painted wood clapboard, 4” exposure
Trim	Painted wood; corner boards: 5/4x5; fascia: 1x8; windows, doors: 5/4x4 with wider, thicker head
Roofing	Asphalt shingle
Windows	Andersen 200 Series vinyl clad wood, 1/1 double hung and 1-light awnings
Doors	JeldWen painted steel

SUMMARY OF HISTORIC CONTEXT



Figure 1: Map of Munjoy Hill Historic District showing location of 16 Vesper Street (purple = Non-contributing properties)



Figure #2: Satellite view of 16 Vesper Street

The subject property is a small, simple 1-1/2 story, gable-fronted house close to the Eastern Promenade. Its construction date of 1869 makes it one of the early houses on Vesper Street. Earlier waves of development on Munjoy Hill were focused near the Portland Company in the 1840's and 50's, and off North and lower Congress Streets. After the Great Fire of 1866 many Italianate homes were built, including on Vesper Street.

At 16 Vesper a long, one-story rear addition was joined to the primary residence before 1882, with the same width as the house. The end closest to the primary front block became two stories at some point years ago, and another shed was added beyond the earlier rear block, before 1896 according to the Sanborn map. It is this final narrow (6'-4" x 13'-11") shed roofed structure that is to be removed to make room for the proposed addition at the back. It is only visible at the very end of 16 Vesper, by looking down the driveway of 20 Vesper Street, and it is not visible in the 1924 tax photo.

Additional information on the Munjoy Hill Historic District can be found on the city website: <https://www.portlandmaine.gov/665/Historic-Districts>

STAFF COMMENTS

Mr. Malia's proposed addition is a modest structure, compatible with the house and the neighborhood. It shows it is secondary to the house by being located deep into the lot, having a lower ridge, and using a low shed dormer facing the street to provide eastern light and headroom. The addition will be visible from Vesper Street, though it is behind the small, hip-roofed entryway of the house that juts out toward the driveway on the southeast side. The new rear entrance faces the driveway; more visible than the door itself will be the landing and stairs serving this door. Staff suggests that final details for the new rear entry be submitted for final review and approval by staff, and that the style of railings and skirting should be restrained and simple.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Subsection 16.6.3 - Standards for review of alterations to contributing properties:

Standard A. Compatible use	
When the use of a property is being changed, every reasonable effort shall be made to minimize the alteration of the character-defining features of the building, structure, object, or site.	
Standard Met?	Staff Comments
Yes	The use of the building is not being changed, and no character-defining features of the house are being altered. The rear shed proposed for removal dates from before 1896, but it is not adaptable as living space. It is only minimally visible from one side, and is a small utilitarian addition with little

	architectural significance.
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Standard B. Retain historic features	
The distinguishing original qualities or character of the building, structure, object, or site shall be retained and preserved. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The features of the primary house are not proposed to be altered. Though the rear shed proposed for removal dates from before 1896, it is only minimally visible from one side and is a small utilitarian shed with little architectural significance. If the Board chooses to make a formal decision as to the demolition of shed in question, they may do so.

Standard C. Historical accuracy	
The building, structure, object, or site shall be recognized as a product of its 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 not be undertaken.	
Standard Met?	Staff Comments
Yes	The addition has features that are architecturally related to the house, but window and trim detailing, the street-facing shed dormer, and the geometric relationship to the house will subtly signify a later addition.

Standard D. Acquired significance	
Changes which may have taken place in the course of time are evidence of the history and development of the building, structure, object, or site. Changes that have acquired significance in their own right shall be retained and preserved.	
Standard Met?	Staff Comments
Yes	The utilitarian shed was added long ago but has no significant visibility or architectural distinction. Other changes to the house that occurred through the years are not proposed to be altered.

Standard E. Distinctive features	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize the building, structure, object, or site shall be retained and preserved.	
Standard Met?	Staff Comments
Yes	No distinctive features are proposed for alteration.

Standard F. Repair rather than replace	
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.	
Standard Met?	Staff Comments
Yes	Not applicable.

Standard G. Surface cleaning	
The surface cleaning of the building, structure, or object, 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	Not applicable.

Standard H. Archaeological resources	
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
Yes	Not Applicable.

Standard I. Differentiation and contemporary design	
Alterations and additions shall not destroy the character-defining features of the building, structure, object, or site. New work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the building, structure, object, or site. Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant materials or features that characterize the building, structure, object, or site.	
Standard Met?	Staff Comments
Yes	No character-defining features of the property are proposed to be destroyed. New work is compatible with the existing house, with some differentiation evident in materials, trim and design. A low shed dormer on the addition faces the street, and simple awning windows on that east face mimic the horizontal expression of the dormer. The addition's clapboard siding is proposed to have the same exposure as the house, but will be of painted wood, while the house is clad in vinyl siding.

Standard J. Reversibility	
Wherever possible, new additions or alterations to the building, structure, object, or site 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 building, structure, object, or site would be unimpaired.	
Standard Met?	Staff Comments
Yes	Once the small, rearmost shed is removed, the addition is to be attached at the

	end of the more substantial rear portion of the house. Removal of the addition would be possible without harming the house.
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Subsection 16.6.4 - Standards for review of additions and new construction:

Standard A. Scale and form	
<u>1. Height</u> The height of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The two-story addition is appropriately lower than the main house.
<u>2. Width</u> The width of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The addition is designed with an orientation perpendicular to that of the house, like a rear ell. This is a common, contrasting but familiar form.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	Though the original house is narrow, the orientation and width of the addition do not appear to overwhelm the house.
<u>4. Roof shape</u> The roof shape of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The addition has a gable roof like the house, and a shed dormer, a common form in the neighborhood.
<u>5. Scale</u> The size and mass of the addition or new construction in relation to open spaces, windows, doors, porches, and balconies shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	Although the addition is oriented perpendicular to the linear geometry of the house footprint, the width does not severely cut short the side yard.

Standard B. Composition of principle facades	
1. Proportion of openings The relationship of the width to height of windows and doors shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes; for Board discussion	Windows facing the street help differentiate the addition by aligning with the horizontal expression of the addition and its dormer.
2. Rhythm of solids to voids The relationship of solids to voids in the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes; for Board discussion.	The rhythm of solids to windows in the east face of the addition contrasts somewhat with the house, but not jarringly so. The windows and solids in the addition follow the function and interior program, and contribute to a different but not incompatible character in the new “back house.”
3. Rhythm of entrances, porches, and other projections or recesses The relationship of entrances, porches, and other projections or recesses to sidewalks shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	Although the new rear entrance will not be prominent, it is appropriately secondary, and the new landing and stairs will signal its location.
4. Relationship of materials The relationship of the color and texture of materials (other than paint color) of the principal facades shall be visually compatible with the predominant materials used on the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	Painted wood siding and trim will be compatible with the existing house.

Standard C. Relationship to street	
1. Walls of continuity Facades and site features, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the context, form cohesive walls of enclosure along the street to ensure visual compatibility with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The small, narrow house will appear slightly more substantial from the street with the addition, but the pattern of open space between the existing building and the adjacent properties along the street will be maintained as the addition will be deep in the lot, marking the end of the linearly oriented existing house.
2. Rhythm and spacing along streets The relationship of the addition or new construction to the open space between it and adjacent	

buildings, structures, objects, or sites shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The addition will partially close off the deep open yard, but it will still leave a considerable opening next to 12 Vesper Street.
3. Directional expression of principal facades The addition or new construction shall be visually compatible with the directional character of the contributing buildings, structures, objects, and sites of the historic designation, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The directional character of the addition contrasts with the house, as is common in the neighborhood, where relatively narrow Greek Revival and Italianate houses often have side ells.
4. Streetscape, pedestrian improvements Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to any addition or new construction shall not be incongruous with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	Not Applicable.

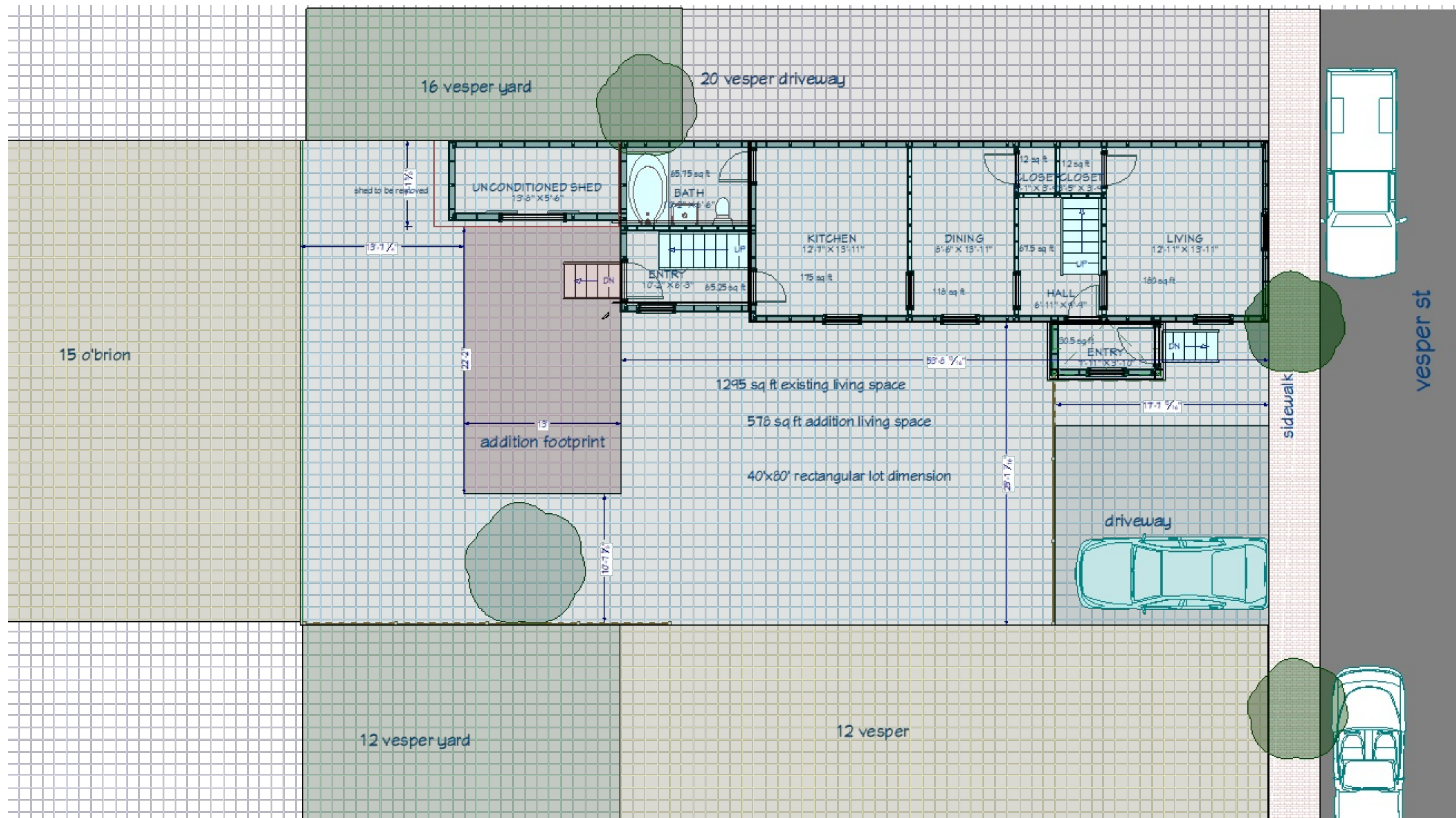
MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-003243-2025 for construction of a rear addition at 16 Vesper 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 subsections 16.6.3 standards for review of alterations to contributing properties and 16.6.4 standards for review of additions and new construction; with the following conditions:

- 1) Final design details for the entry landing and stairs are to be submitted to HP staff prior to construction, for review and approval.

ATTACHMENTS

1. Project Summary and materials
2. Drawing Package
3. Preliminary Site Plan and demolition
4. Staff photos
5. 1924 Tax photo
6. 1924 Assessor's sketch
7. 1896 Sanborn Fire Insurance Map (detail)



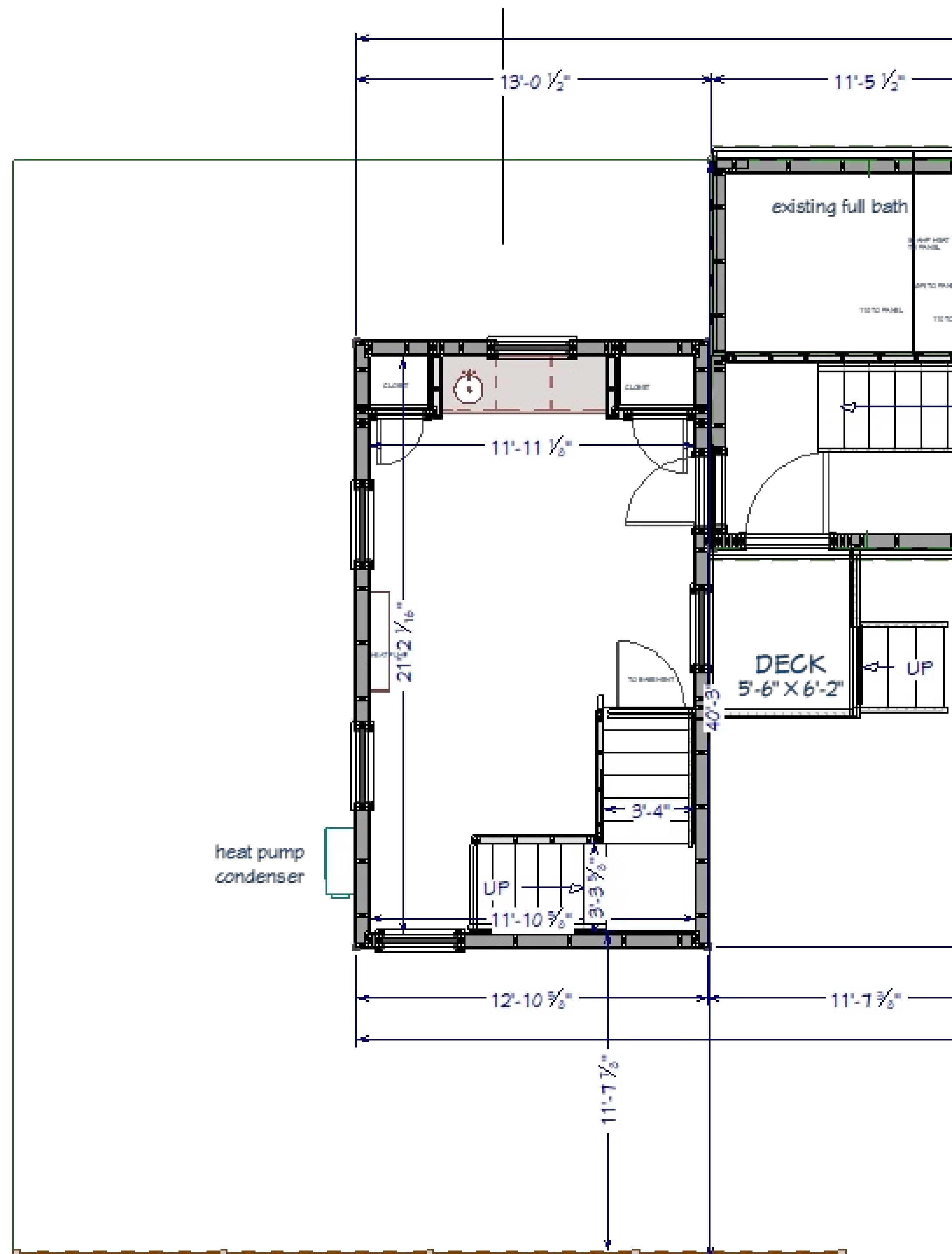
16 VESPER STREET SCOPE:

THE SCOPE OF THIS PROJECT INCLUDES DEMOLITION OF ATTACHED SHED, ADDITION OF 2 STORY STRUCTURE ON A 13'X22' UNFINISHED BASEMENT FOUNDATION. ADDITION CONSISTS OF OPEN LIVING SPACE ON FIRST FLOOR THEN A FULL BATH AND BEDROOM ON SECOND FLOOR. THE ADDITION IS TO BE USED AS AN EXTENSION OF THE SINGLE FAMILY RESIDENCE ADDING MORE LIVING SPACE AND THE ADDITIONAL BED/BATH FOR EXTENDED FAMILY LIVING. THE RESIDENCE WILL BE OCCUPIED BY THE SAME FAMILY CURRENTLY LIVING THERE INCLUDING THE THIRD GENERATION TO OCCUPY THE HOUSE.

EXTERIOR DETAILS:

1. ELEVATION HEIGHT LOWER THAN EXISTING STRUCTURE
2. SIMILAR ROOF LINE HEIGHTS AND SLOPES
3. WHITE WOODEN CLAPBOARDS AND CORNER BOARDS TO MATCH TRADITIONAL APPEARENCE OF EXISTING RESIDENCE
4. SIMILAR FASCIA AND SOFFIT DIMENSIONS TO EXISTING
5. ADDITION IS SET AT BACK OF EXISTING AND NOT INTRUSIVE TO NEIGHBORS ON ANY OF THE THREE SIDES
6. NO EXTERIOR MECHANICAL VISIBLE FROM STREET. ONLY A HEAT PUMP CONDENSOR ON REAL OF ADDITION.

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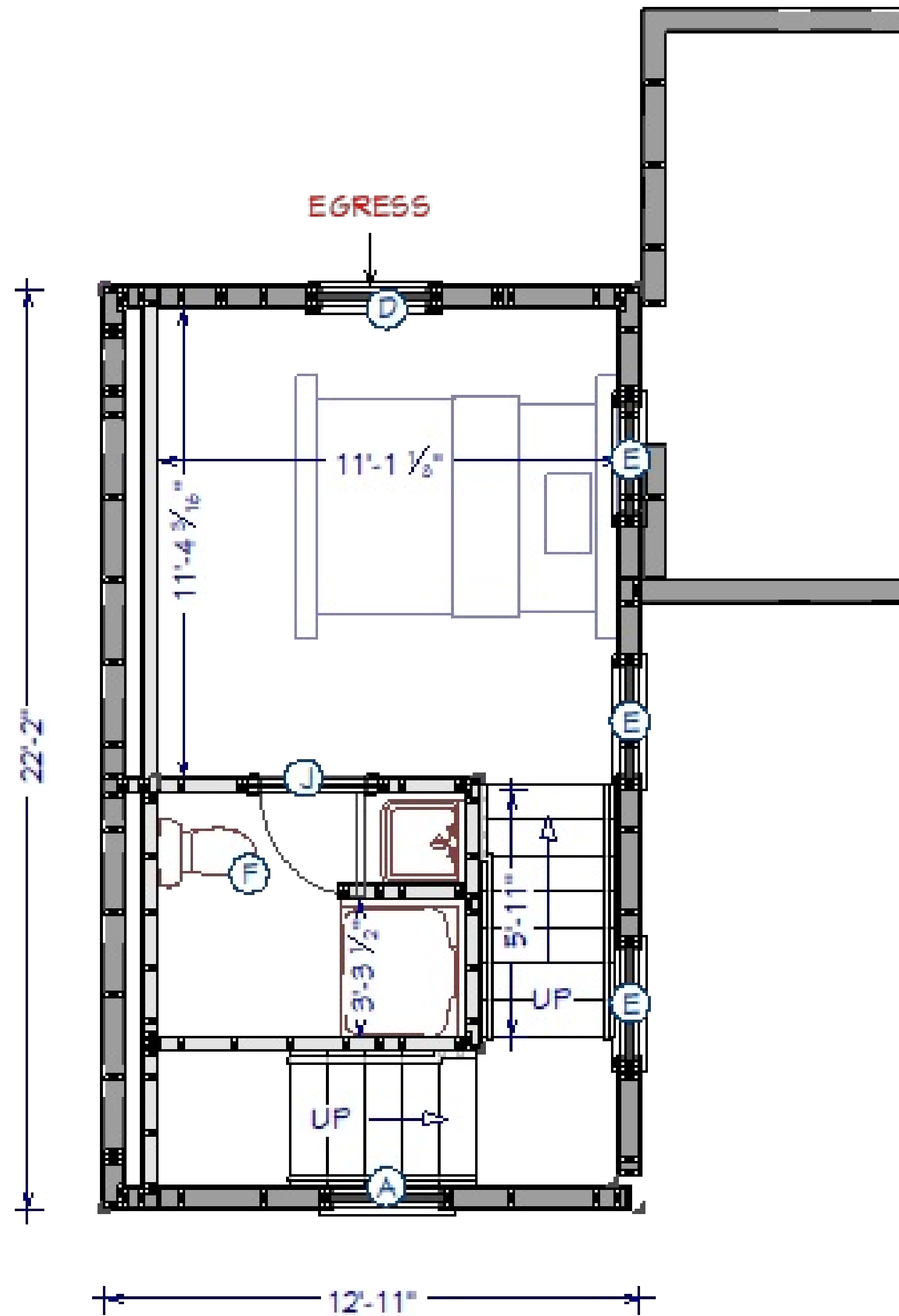
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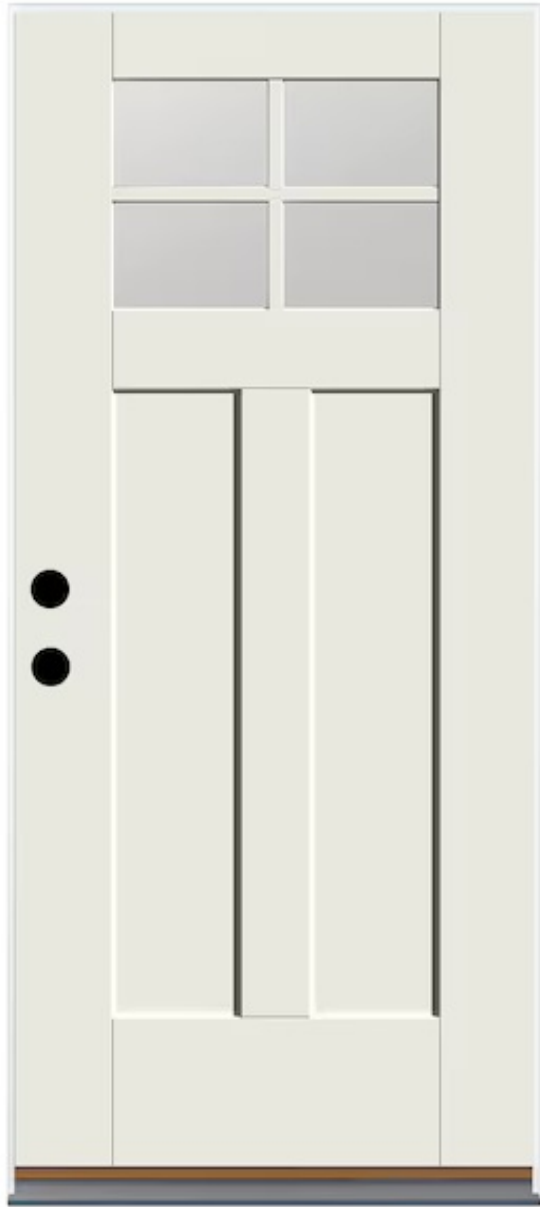


1 1/8"x 3 1/2" trim head kit
3 1/2" verticle trim
applied 15 degree mock sill

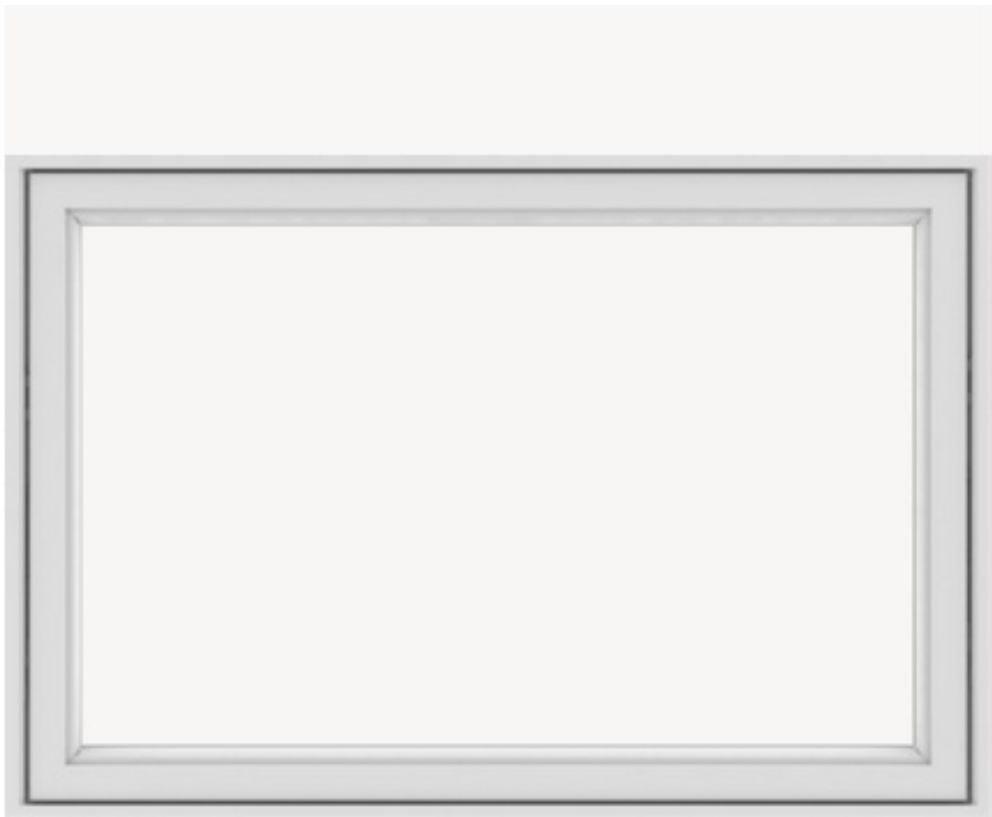
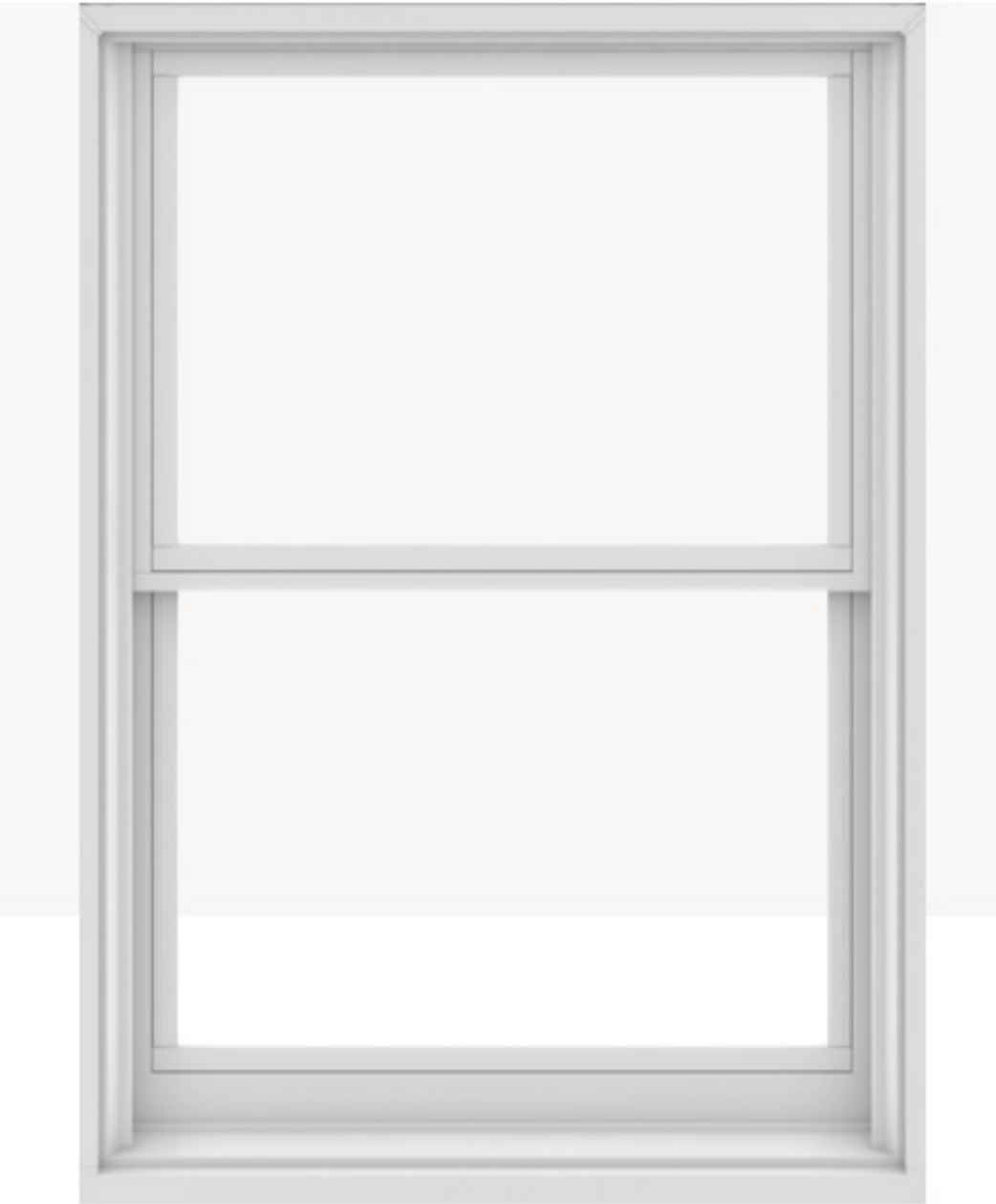


4" reveal painted cedar clapboards with 4.5" corner boards
on
main structure and dormer. 7.25" fascia boards with 5"
soffit.

example of porch
new porch entrance
style. fully trimmed and
latticed painted white
with clear cedar decking.



new entrance door

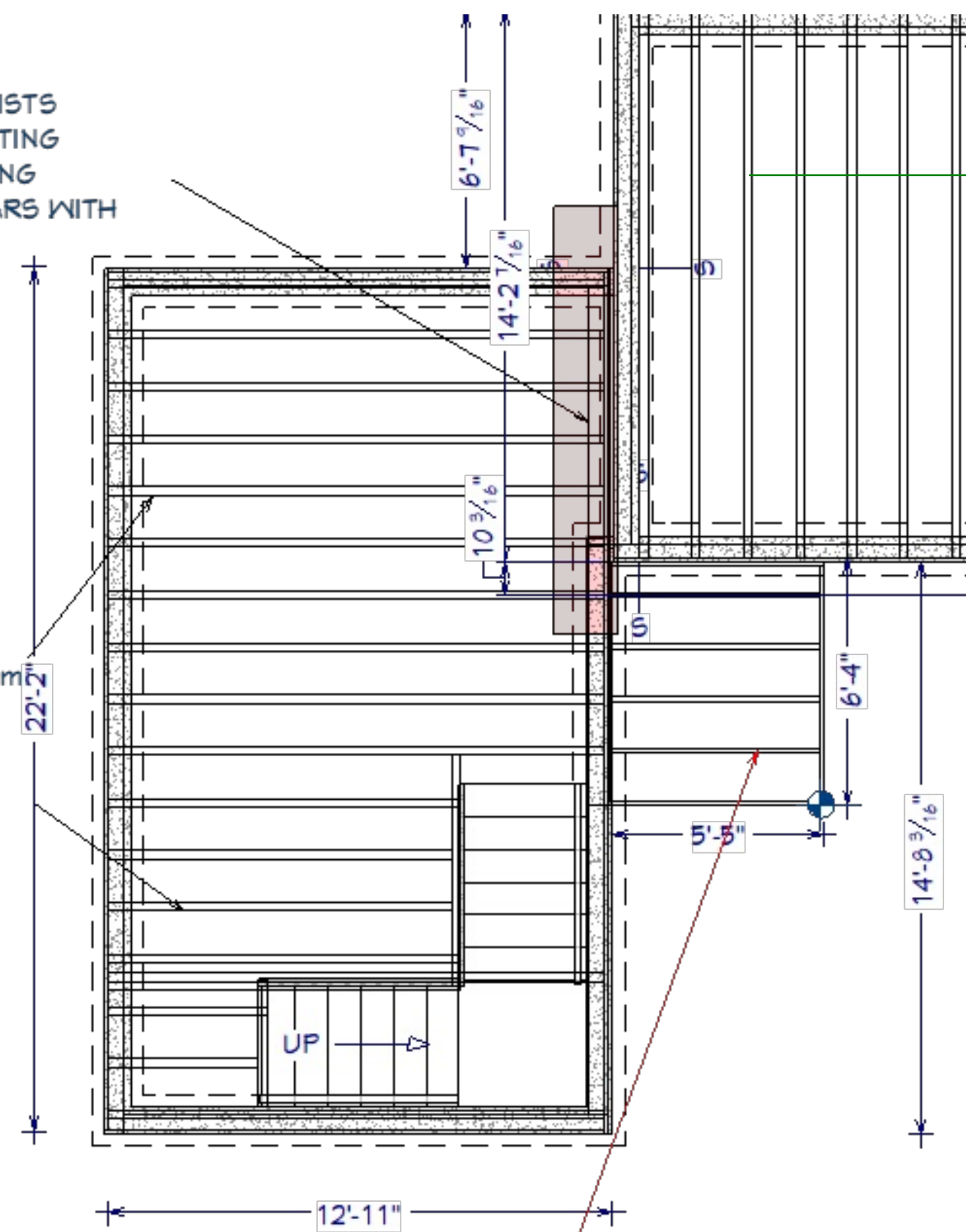


double hung and awning windows

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Page 20

FIRST floor joist system
2x10" kd 16" on
center, glued down
3/4 advantec subfloor



13'-0 1/2" 11'-5 1/2"

existing full bath

3 AMP HEAT
G PANEL

GFI TO PAN
110 T

110 T

11'-11 1/8"

1'-4"

21'-2 1/16"

TO BASEMENT

40'-3"

3'-4"

11'-10 5/8"

3'-3 5/8"

21'-10 5/8"

11'-7 3/8"

DECK
5'-6" X 6'-2"

UP

SECOND FLOOR JOIST SYSTEM:
2X10 KD 16" ON CENTER.

STAIRS: 3-2X12" STRINGERS 3-4" V
FRAMING. 7.75" RISE/11" RUN
36 FINISH TREAD WIDTH

EGRESS

11'-4 $\frac{3}{16}$ "

11'-1 $\frac{1}{8}$ "

7'-4"

5'-11"

A, B, C, D, E, F

11'-0" EGRESS

2ND FLOOR

Andersen Glass Type	Grille Type	NFRC Certified Products Directory Number	U-Factor ^a	U-Factor ^b Metric	SHG Co	VT ^c	Canada ER	Air Infiltration	U.S. ENERGY STAR 2010			Canada ENERGY STAR 2010				
									Northern N. Central	S. Central	Southern	Zone A	Zone B	Zone C	Zone D	
	3.1 Annealed, or 3.1 Tempered Glass - w/ No Grilles and Grilles Less Than 1"															
Low-E [®]	No Grilles	AND-N-2-00603-00001	0.29	1.65	0.31	0.53	22	0.01	N	NC	-	-	A	-	-	-
	Simulated Divided Lite (SDL) or Installed Interior Removable	AND-N-2-00603-00002	0.29	1.65	0.28	0.48	20	0.01	N	NC	SC	-	A	-	-	-
	Full Divided Lite (FDL)	AND-N-2-00610-00001	0.29	1.65	0.28	0.48	20	0.01	N	NC	SC	-	A	-	-	-
	Finelight™ (grilles-between-the-glass)	AND-N-2-00617-00001	0.29	1.65	0.28	0.48	20	0.01	N	NC	SC	-	A	-	-	-

DOORS:
H: AND G:

Fire Doors

Overview (JWTCO-90031)

Fire ratings are available in most JELD-WEN® Door product lines. There may be restrictions based on size and regional availability, so please use this sheet as a reference and discuss further with your JELD-WEN supplier. All door slabs must be used with fire-rated door systems for true fire protection. A door system consists of the door slab, frame, hardware and components.

Exterior Doors					
Product Type	Rating	Features	Testing	Models	Largest Slat Size
Fiberglass Doors	20-Minutes	- Fire-rated solid lumber 1 3/4" doors - Laminated Veneer Lumber (LVL) or wood slats and rails - Uncoated flat rail and WPC-capped slats and bottom rails	- Positive Pressure (PP) - Heat Pressure (HP)	- Available with all-panel doors - Design with Fiberglass Doors - Smooth-Finish Fiberglass Doors	30" x 80" Single 60" x 60" Flat
Steel Doors	20-Minutes	- Wood edge 20-45 dB 3-panel design	- Neutral Pressure (NP) - Positive Pressure (PP)	Available with Continuous, all-panel doors	30" x 63" Single 30" x 80" Single 60" x 70" Flat 70" x 70" Single

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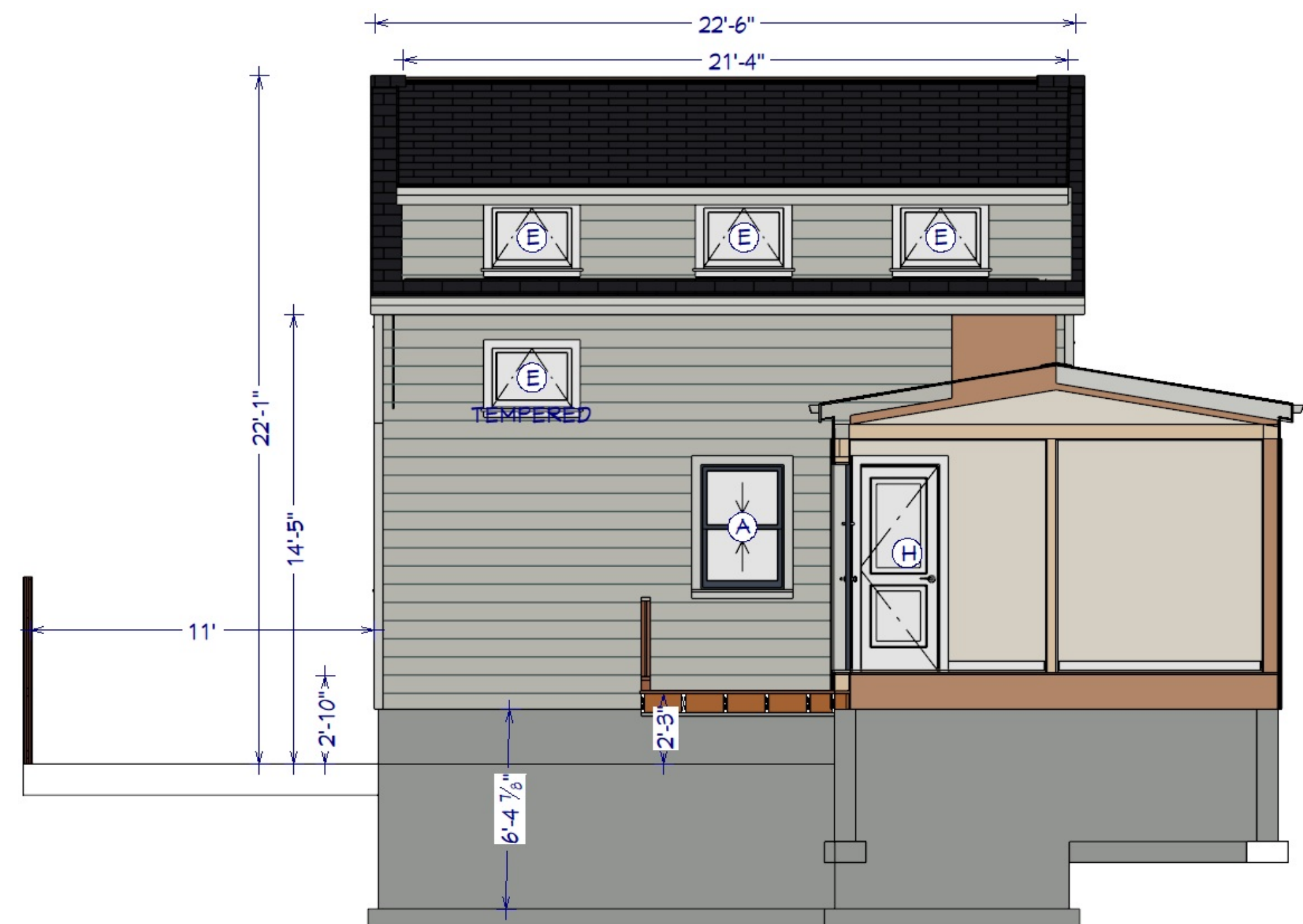
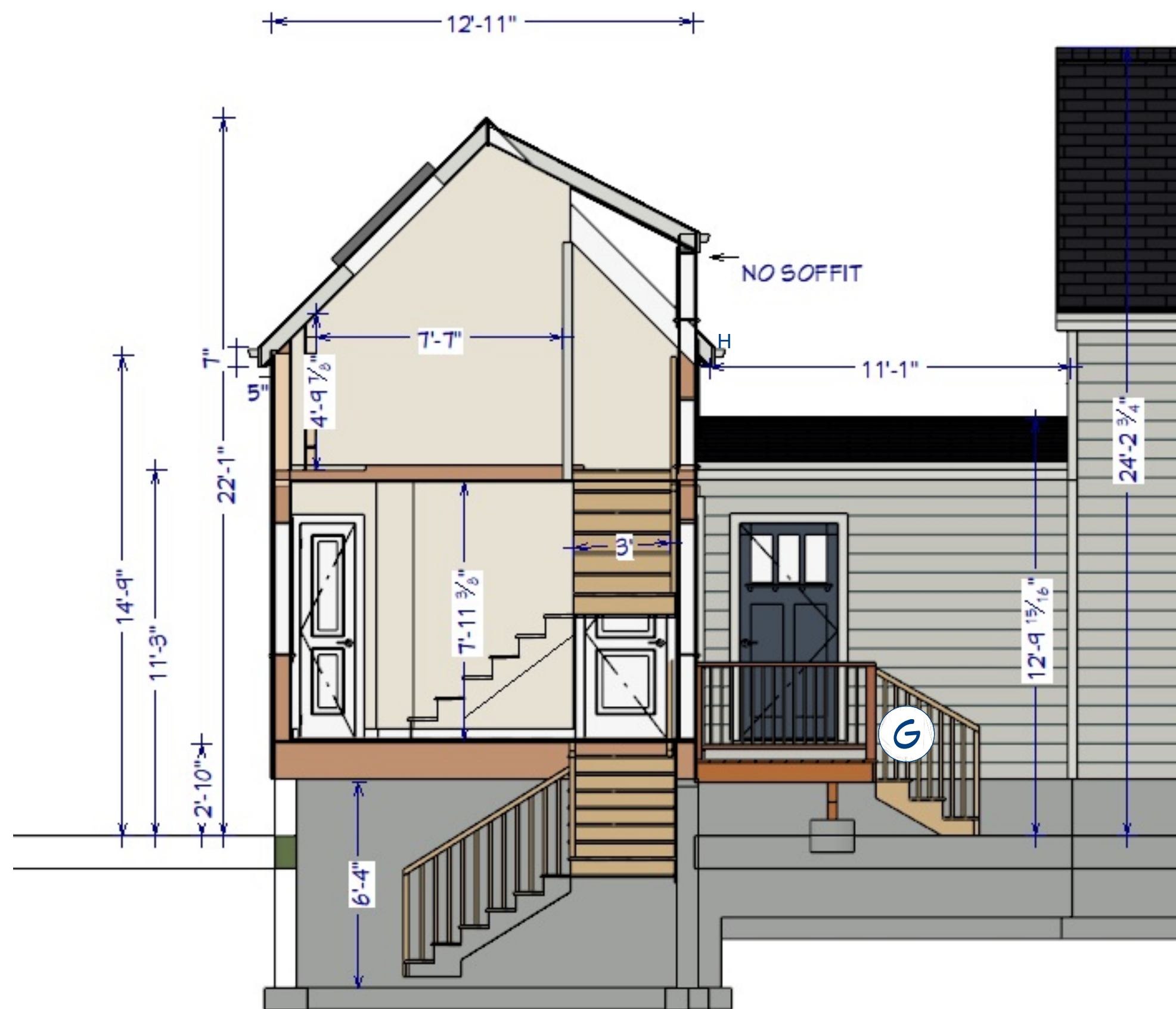
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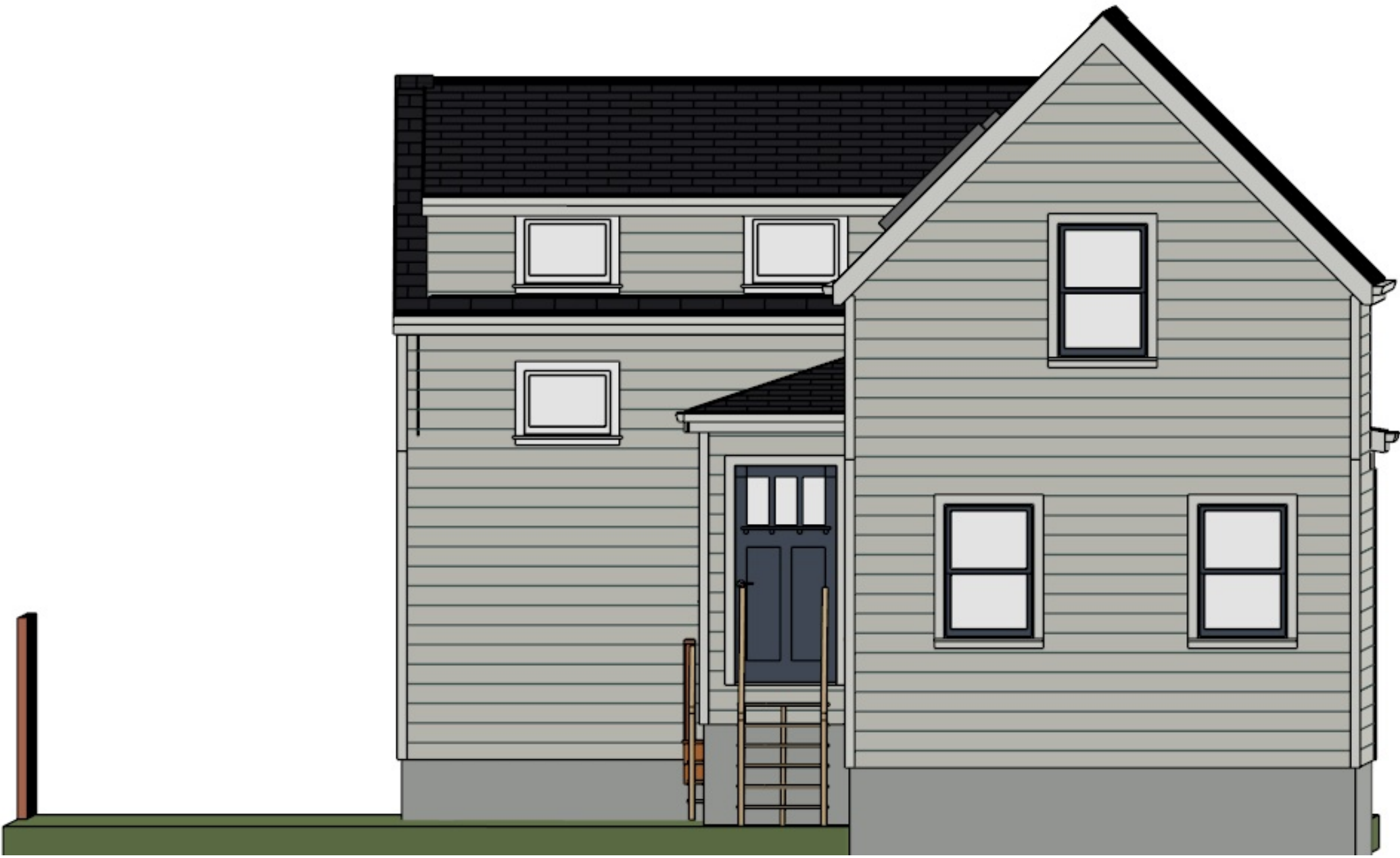
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EXTERIOR FINISH NOTES:

SIDING: PAINTED WHITE CEDAR CLAPBOARDS WITH 4" EXPOSED COURSES
CORNER BOARDS: 1x5 white corner boards on main structure and dormer
MAINE STRUCTURE AND DORMER WILL HAVE 7" FASCIA BOARDS AND 5" SOFFIT BOARDS PAINTED WHITE
WINDOW AND DOOR TRIM: 5/4X6" HEAD TRIM KITS AND 1X4 SIDE TRIM PAINTED WHITE
WINDOWS WILL HAVE AN EXTERIOR APPLIED MOCK ANGLED SILL.

FROM VESPER
STRAIGHT IN

DRIVING UP VESPER FROM
PROMENADE



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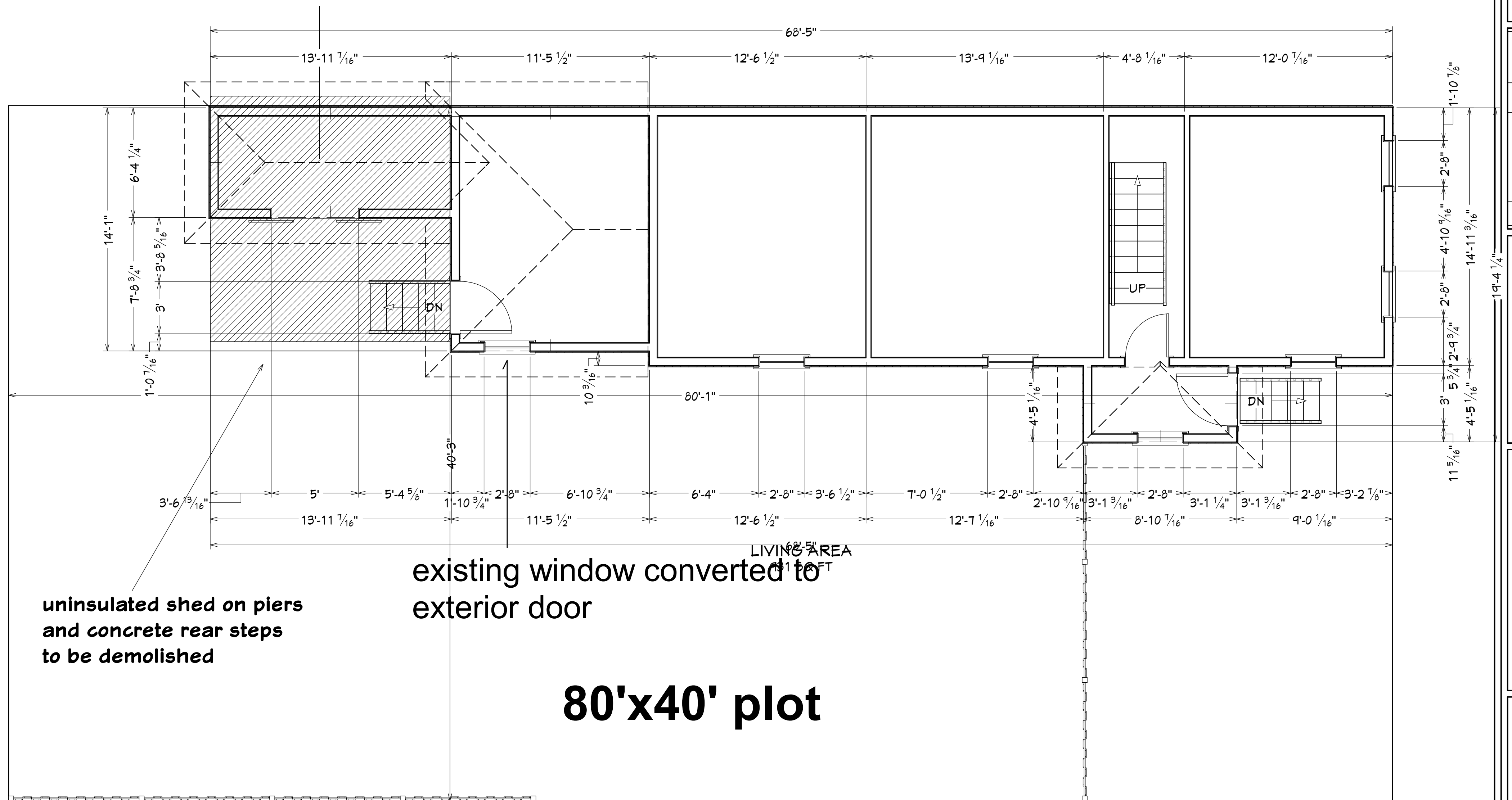
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1ST FLOOR



003 K005001 05/13/2019



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PROJECT DESCRIPTION:

16 vesper st

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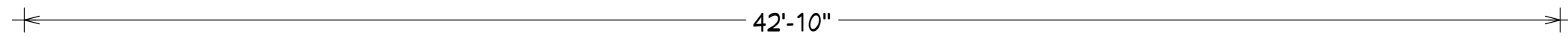
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addition living area
564 sq ft

A-2







19

146

3464

10231

16 Ves.



V. 3500 3100

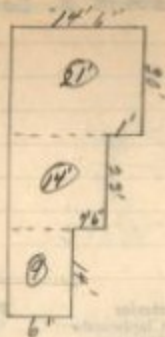
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Surveyed by

M. H. R. SELL

Remarks about Buildings

VEIPER ST.



$$\begin{aligned}
 14.5 \times 20 &= 435 \times 21 = 9135. \\
 13.5 \times 23 &= 310.5 \times 14 = 4347. \\
 14 \times 6 &= 84 \times 9 = 756. \\
 829.50 &= 14,238 \text{ TOTAL}
 \end{aligned}$$

Remarks about Land

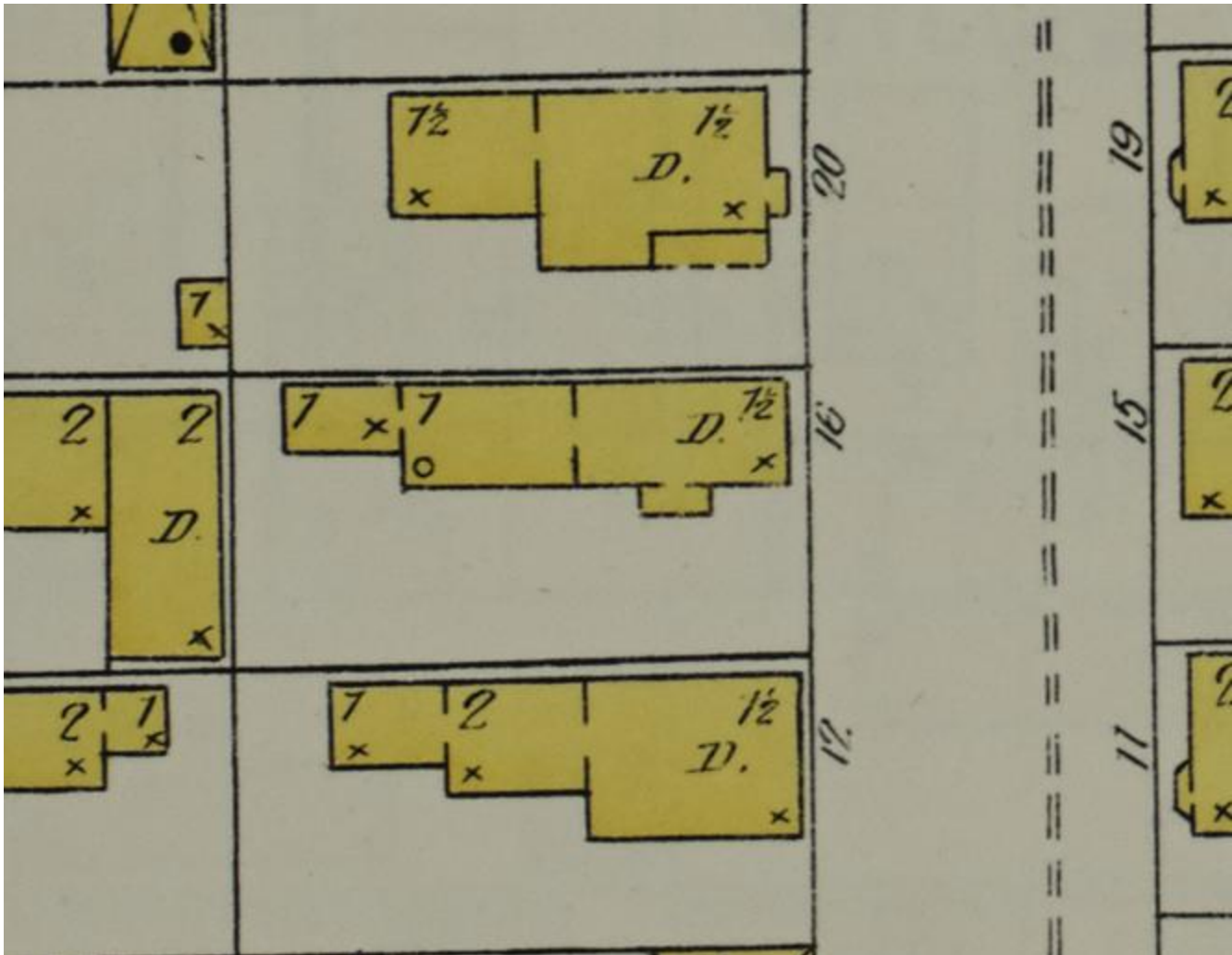


MAP

Image 10 of Sanborn Fire Insurance Map from Portland, Cumberland County, Maine.

Image provided by: **Library of Congress, Washington, DC**

Link to the full image: https://www.loc.gov/resource/g3734pm.g3734pm_g035271896/?sp=10



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