

Historic Preservation Board

Wednesday, June 4, 2025 at 5:00 PM
REMOTELY VIA ZOOM



MEMBERS

Robert O'Brien (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 **REMOTELY VIA 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

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

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+1 309 205 3325 US

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+1 346 248 7799 US (Houston)

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+1 507 473 4847 US

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Webinar ID: 891 7241 1744

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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. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 21, 2025

i. Communications

Historic Designations Website Update: Hutchins, Miller, O'Brien, Sosebee, Whitten and present. Bassett and Paquin-Gould absent.

Public Hearings

308 Danforth Street: Hutchins, Miller, O'Brien, Sosebee, Whitten and present. Bassett and Paquin-Gould absent.

Workshops

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

3. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 21, 2025

- 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. The Board voted 6 in favor, none opposed to table review of the application.

4. COMMUNICATION AND REPORTS

5. UNFINISHED BUSINESS

- 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 Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: May 30, 2025
RE: 308 Danforth Street – PUBLIC HEARING – Amendments
PROJECT ID: HPBR-003052-2024
MEETING: June 4, 2025

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 May 21, 2025 was posted at the property on May 14, 2025, and 94 notices were sent to neighboring property owners within 100 feet of the subject property.

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

May 21, 2025, Public Hearing:

On May 21, the Board held a public hearing to review the proposed amendments to previous approvals for alterations at 308 Danforth Street. During the Board's deliberations, members expressed unfavorable views of the proposed removal of a historic side porch and alterations to a historic bay window and door opening. The Board discussed entertaining a motion for denial; however, the item was tabled pending receipt of draft findings of fact to support a motion for denial.

STAFF COMMENTS

Staff have prepared draft Notice of Decision which includes findings of fact to support the Board's prospective denial of the proposed amendments.

MOTION FOR CONSIDERATION

For the reasons set forth in the Board's Notice of Decision, I move that the Board find that all of the standards in 17.8.2 have not been satisfied and therefore deny the proposed amendments to the Certificate of Appropriateness.

ATTACHMENTS

1. Draft Notice of Decision
2. May 21, 2025 Staff Memo
3. Summary of Changes presented at the hearing on May 21, 2025
4. Revised Drawings presented at the hearing on May 21, 2025

CITY OF PORTLAND
HISTORIC PRESERVATION BOARD

NOTICE OF DECISION

Applicant: Matt Provencal, Mark Mueller Architects on behalf of Nadine Knudsen
Property Owner: Richard N, Bryant, Trustee, 308 Danforth Trust & Nadine Knudsen
Property Location (“Property”): 308 Danforth Street
Plan Number: HPBR-003052-2024
Historic Designation: West End Historic District

Findings of Fact/Conclusions

1. On September 4, 2024 the Historic Preservation Board (“Board”) voted 6 to 0 to conditionally approve the application for alterations at the property submitted under HPBR-003052-2024.
2. On December 4, 2025, the Board voted 7 to 0 to conditionally approve amendments to the previously approved application. These amendments included replacement of all windows.
3. On April 29, 2025, the Applicant submitted revised materials for review by the Historic Preservation Board as a proposed amendment to the previously approved Certificate of Appropriateness. The amendment proposes to remove an existing porch, and to make alterations to an existing doorway and to the divided-lite pattern of windows in an existing bay window.
4. 308 Danforth is classified as a contributing property within the locally designated West End Historic District
5. On May 21, 2025, the Board held a public hearing to review the application for amendments. Board members present: Brad Miller, Chair; Robert O’Brien, Vice Chair Pro-Tempore; Michael Hutchins; Brian Sosebee; and Rob Whitten.
6. The Owner was represented by architect Matt Provencal of Mark Mueller Architects.
7. The Board accepted public comment during the hearing and heard opposition to the proposed amendments from Ian Jacobs, a resident of the neighborhood.
8. The Board also received a memorandum from Historic Preservation staff dated May 15, 2025.

9. When considering an application involving alterations to contributing buildings, the Board shall approve the application only upon a finding that it meets all of the standards set forth in 17.8.2.
10. Based on the written materials and oral testimony presented at its meetings on May 21, 2025 and June 4, 2025, the Board finds as follows:

Standard 1 - 17.8.2 A
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.
That the applicant was not proposing to change the property from its historic residential use.

Standard 2 - 17.8.2 B
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.
That the existing porch, doorway, and bay window in all of their existing details and configuration contribute to the character of the structure, are composed of historic material, and are distinctive elements because they featured a high degree of architectural design quality and were documented as having been present on the building since at least 1924. The Board further finds that these features should therefore not be destroyed. No evidence was presented at the hearing to demonstrate why removal or alterations to the historic material and distinctive architectural features could not be avoided. Therefore, the Board finds that the application failed to meet this standard for review.

Standard 3 - 17.8.2 C
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.
That the porch, doorway, and bay window, including its existing divided-lite pattern, were documented in their existing configurations in 1924, and that no evidence had been provided that they had ever existed as separate elements, having been added at separate times. Additionally, the Board finds that because the existing configuration was documented in 1924, that configuration is authentic to the historic period of significance for the West End Historic District, and the removal of the porch and alterations to the doorway and bay window to other configurations would create a false sense of historical development by not representing the documented historic design. The Board therefore finds that the applicant's proposal does not meet this standard for review.

Standard 4- 17.8.2 D

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.

That the porch, doorway, and bay window were documented in their existing configurations in 1924, which is within the historic period of significance for the West End Historic District, and that they have a high degree of architectural design quality and are compatible with the original structure in their scale, placement, and details. The Board therefore finds that these elements have acquired architectural significance in their own right and therefore should not be destroyed. Therefore, the applicant's proposal to remove the porch and doorway fails to meet this standard for review.

Standard 5 - 17.8.2 E

Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.

Because the porch, doorway, and bay window are distinctive in their highly ornamented details, they should be treated with sensitivity. The Board finds that the applicant's proposal to remove the porch and door entirely was not a sensitive approach to those features and therefore fails to meet this standard for review.

Standard 6 - 17.8.2 F

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.

Because of the high degree of visibility and high quality of the architectural design of the porch, doorway, and bay window, those elements are distinctive and character-defining features of the property. The Board acknowledges that the existing porch appears to require repair and that some elements of the porch may require replacement; however, the Board finds that those deteriorated elements, as well as the windows at the bay, should be replaced to match the design and visual qualities of the existing features, rather than materials or windows from another period. Therefore the Board finds that this standard for review has not been met.

Standard 7 - 17.8.2 G

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.

This Standard was not applicable to the proposed scope of work.

Standard 8 - 17.8.2 H

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.

This Standard was not applicable to the proposed scope of work.

Standard 9 - 17.8.2 I

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.

The porch, doorway, and bay window in their existing configurations, which were documented as early as 1924, characterize the property and have gained significance in their own right. The proposal to remove the porch, and doorway in their entirety and alter the bay window would destroy significant architectural material. Therefore, the Board finds that this standard has not been met.

Standard 10 - 17.8.2 J

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.

The porch, doorway, and bay window in their existing configurations, which were documented as early as 1924, characterize the property and have gained significance in their own right. The Board finds that the proposal to remove the porch and doorway entirely would not leave the essential form and integrity of the property unimpaired. Therefore, the Board finds the applicant's proposal fails to meet this standard for review.

Decision

Based on the foregoing, the Board finds that all of the standards in 17.8.2 have not been satisfied and therefore denies the proposed amendments to the Certificate of Appropriateness. VOTED ___ to ___

June ___, 2025

Brad Miller, Chair

Date

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: May 15, 2025
RE: 308 Danforth Street – PUBLIC HEARING – Amendments
PROJECT ID: HPBR-003052-2024
MEETING: May 21, 2025

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 May 21, 2025 was posted at the property on May 14, 2025, and 94 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 all windows 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 simplified entrance canopy at basement level.

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 existing two-over-two double-hung windows at side projecting bay window with new six-over-six windows.

Proposed New Scope:

Remove existing west side porch entirely. Reconfigure existing French door opening onto porch to a window, matching the design of first floor windows at the east elevation.

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.

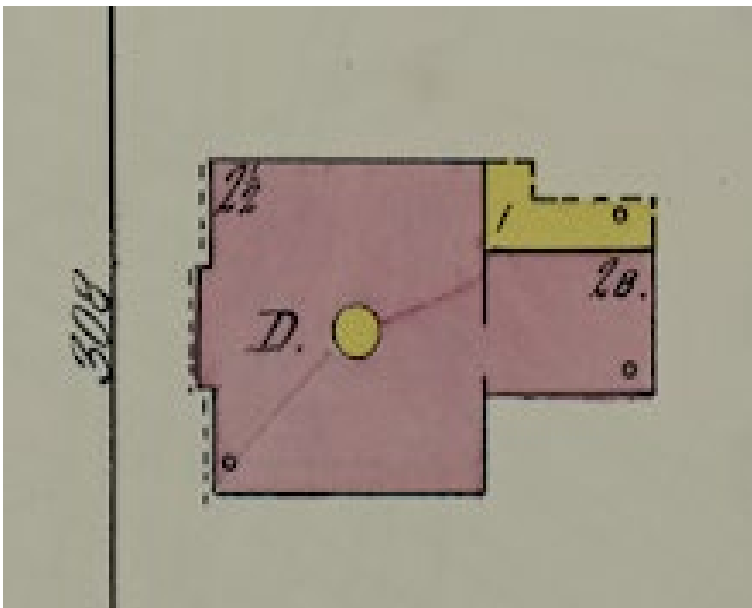


Figure 3: Sanborn Fire Insurance maps for 308 Danforth from 1909 (right) showing the footprint of the rear loggia. Note that the existing bay window and porch on the west side of the house (bottom) were not present in 1909, but are clearly shown in the 1924 tax photo.

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.

December 4, 2024, Public Hearing:

On December 4, the Board voted unanimously to approve amendments to the project with conditions. The amendments included removal of the rear loggia, and approval for replacement of all windows with new to match the existing in design and details.

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

STAFF COMMENTS

The applicant is requesting that the Board approve the removal of the existing porch at the west side of the building, as well as a change in the divided-lite pattern of the windows of the existing bay. The porch and bay are not believed to be original to the house, but appear to have been added sometime between 1909 and 1924. The porch and the two-over-two windows are shown in the 1924 tax photo. The Board should consider whether the porch and existing bay window have acquired significance in their own right, and then the Board should consider whether there is a historical basis for the proposed alterations or whether they are sufficiently differentiated from the historic features of the building.

Should the Board find that the proposed scope of work is inconsistent with the standards, the Board may consider whether there are conditions of approval that could be applied to bring the work into compliance with the standards, or the board may deny the application. If the Board were to deny the application, staff would return to the next meeting with draft findings of fact for the denial that would need to be accepted by the Board.

If the Board needs additional information or would like to provide the applicant with the opportunity to revise their application, the Board may also table the application to a date certain.

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 an existing porch which was constructed sometime between 1909 and 1924, and to replace two-over-two windows in an existing bay of the same period with six-over-six windows. The Board should discuss whether these are distinguishing or character-defining features of the building, and if they are, whether their removal could be avoided.

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
For Board Discussion	The applicant is proposing to remove a porch which is believed to have been added to the property at the same as the bay window which is proposed to be retained. Additionally, the applicant is proposing to replace two-over-two double-hung windows in the bay with six-over-six windows to match the rest of the windows on the property. The Board should consider whether there is a historical basis for the proposed resulting appearance.

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
For Board Discussion	The applicant is proposing to remove an existing porch and to alter an existing bay window which are not original to the building but which are believed to have been added some time between 1909 and 1924. The Board should consider whether these features have acquired significance in their own right.

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 applicant is proposing to remove an existing porch. The Board should consider whether the porch is a distinctive feature of the building, and whether it should be treated with sensitivity rather than removed.

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 applicant is proposing to remove an existing side porch. They have noted that the porch has deterioration but have provided no evidence as to the extent of the deterioration, and an assessment of what elements could be repaired vs. which elements would need to be replaced. Regardless, the Board should consider whether the wholesale removal of a deteriorated element rather than its in kind replacement would be considered consistent with this standard.

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
Not Applicable	

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 to alter the appearance of the building by removing the porch and reconfiguring the windows in the existing bay window. If the Board finds that altering the existing design of these features is appropriate, the Board should consider whether these alterations are sufficiently differentiated from the historic features of the building.

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
For Board Discssion	If the Board finds that the Porch is a significant or character-defining feature of the existing building, the Board should consider whether the wholesale removal of the porch could be easily reversed.

MOTION FOR CONSIDERATION

I move to APPROVE/DENY 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/fails to meet Standards for Review of Alterations 17.8.2 A-J, with the following conditions:

1)

ATTACHMENTS

1. Summary of Changes
2. Revised Drawings
3. Revised Certificate of Appropriateness, December 12, 2024
4. Revised Approved Drawings, December 12, 2024

April 28, 2025

City of Portland

C/O Historic Preservation
389 Congress Street
Portland Maine

RE: 308 Danforth Street - Addenda

Historic Preservation Addenda Submission:

Opening:

After meeting with Historic Preservation staff on-site regarding our pre-construction meeting it was brought to everyone's attention that during the building permit process, a proposed a window muntin change was not captured in the current Certificate of Appropriateness. At the owner's request, we are bringing this clarification, along with another amendment, back for the Historic Preservation Board for review and consideration.

Overview:

- 1) **Living Room Bay Window:** we are proposing to clarify the current permit to allow a 6/6 window muntin pattern; in lieu of the 2/2 pattern.

The bay is located at the building's right elevation, and towards the rear of the house. The proposed 6/6 muntin pattern creates a consistency the owner is striving for at this historic property. Typical window patterns at the main facades are also in the 6/6 configuration.

- 2) **Side Porch:** As the project has progressed, consistency has become a leading design philosophy for the owner. She is requesting an amendment to remove the side porch. The side porch is also located on the right elevation of the house. The owner appreciates the simplicity and appearance of the sister house, 300 Danforth at the similar building corner. The goal is to return 308 Danforth to the same simplicity.



M A R K
MUELLER
ARCHITECTS

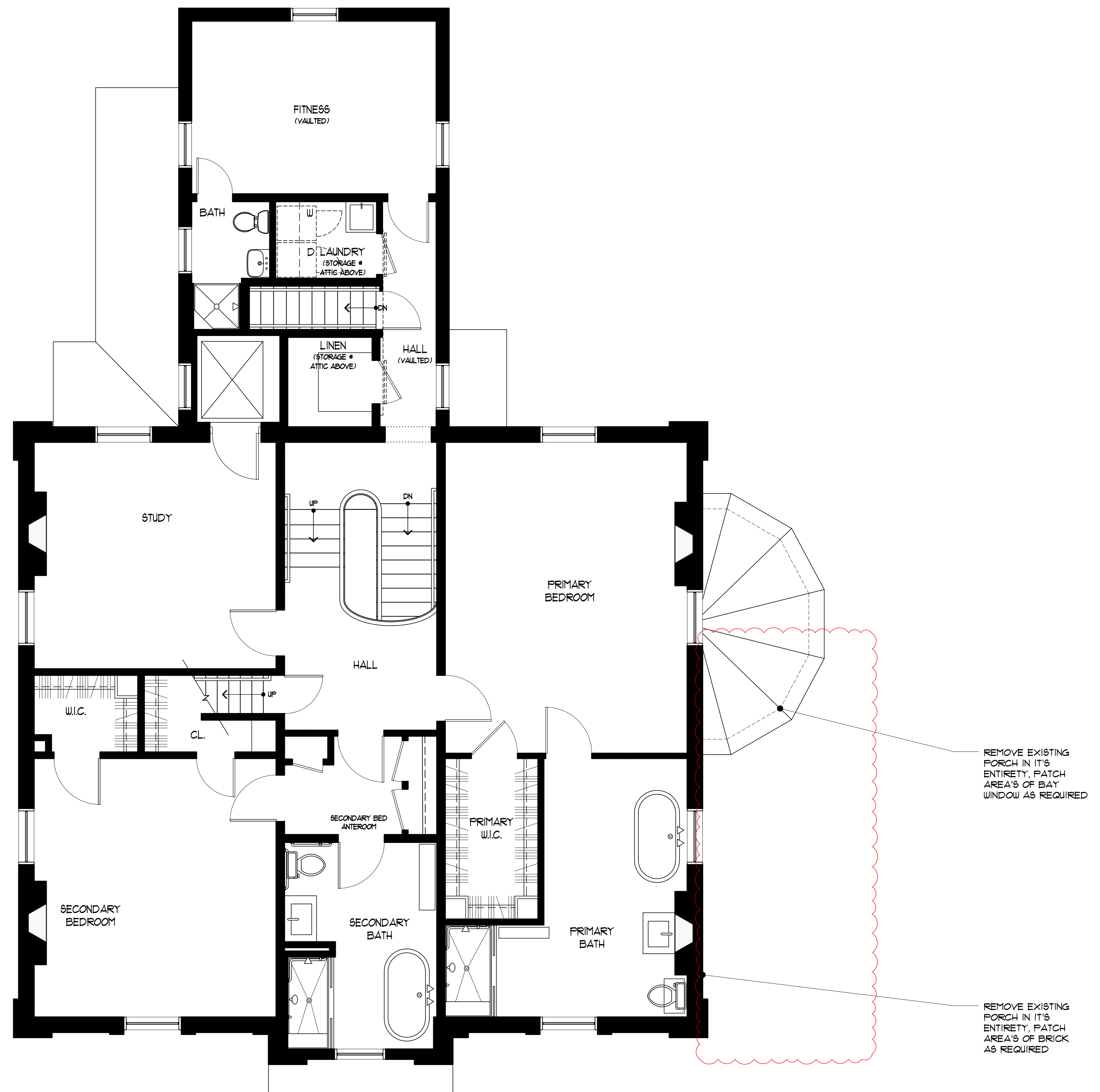
Accompanying this simplicity, the owner also seeks to gather additional daylighting. The library will be located in this area of the house.

Additional reasons for the porch removal, the GC has made us aware that structural remediation of the deck will be required.

As we know, the side porch is not original to the house, it seems to have been installed at some period between 1909 and 1924. The owner will need to restore the masonry within the limits of the porch roof removal. The existing porch French door will be removed, a 6/6 window consistent with the design will be retrofit in its place.

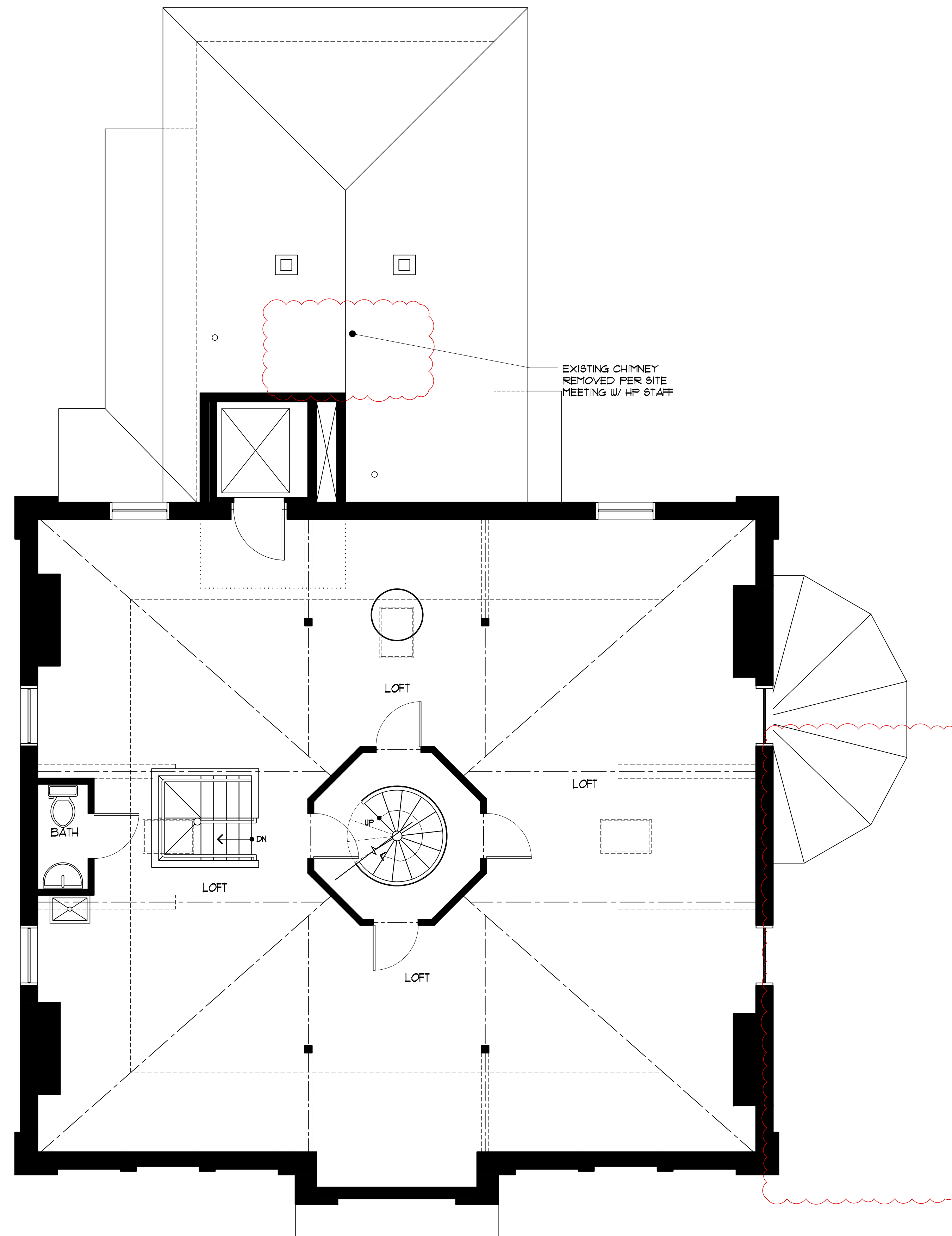
In summary, the owner wishes to pursue returning the 308 Danforth to its original simplicity, exterior and interior.

Thank you for your consideration, we look forward to discussing these items with the Historic Preservation board



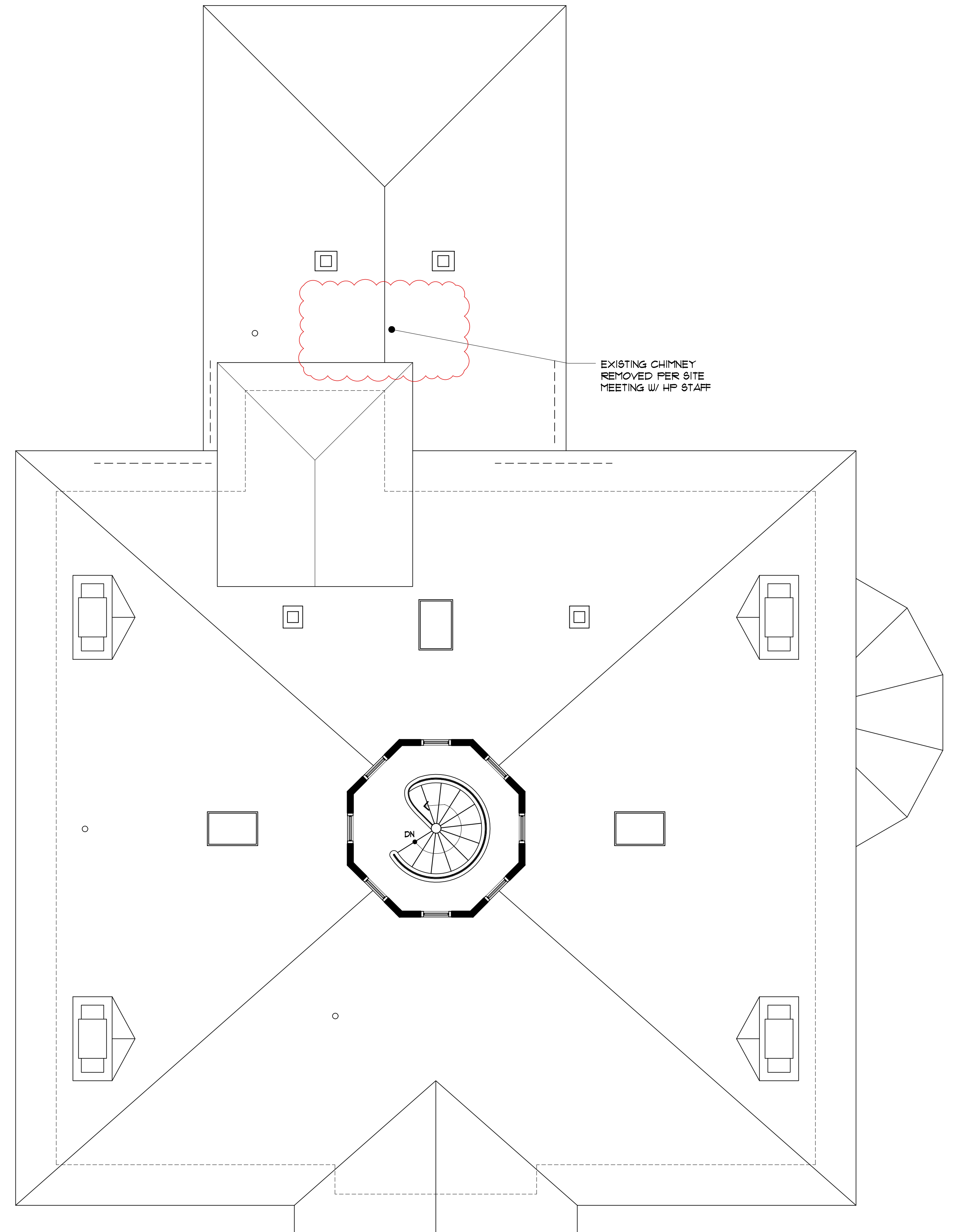
PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN

1/4" = 1'-0"



PROPOSED CUPOLA PLAN

1/4" = 1'-0"

ANDREW
SPRING
HOUSE

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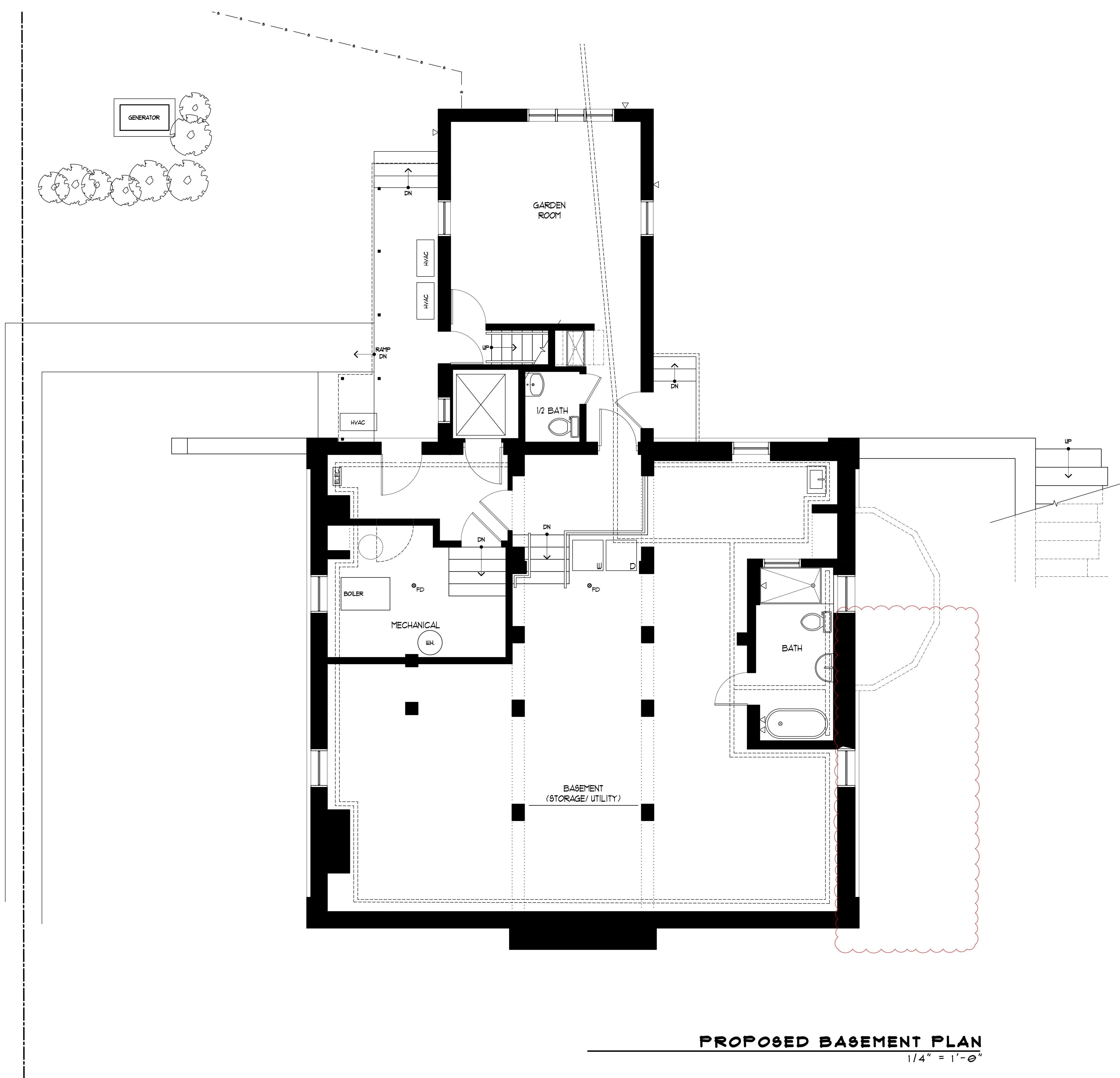
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HP ADDENDA: 04.28.25
OWNER REVIEW: 12.20.24
OWNER REVIEW: 12.16.24
OWNER REVIEW: 12.11.24
OWNER REVIEW: 12.09.24
H.P. : 12.04.24
REVISED: 12.02.24
SEPTEMBER 4, 2024



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ANDREW
SPRING
HOUSE

308

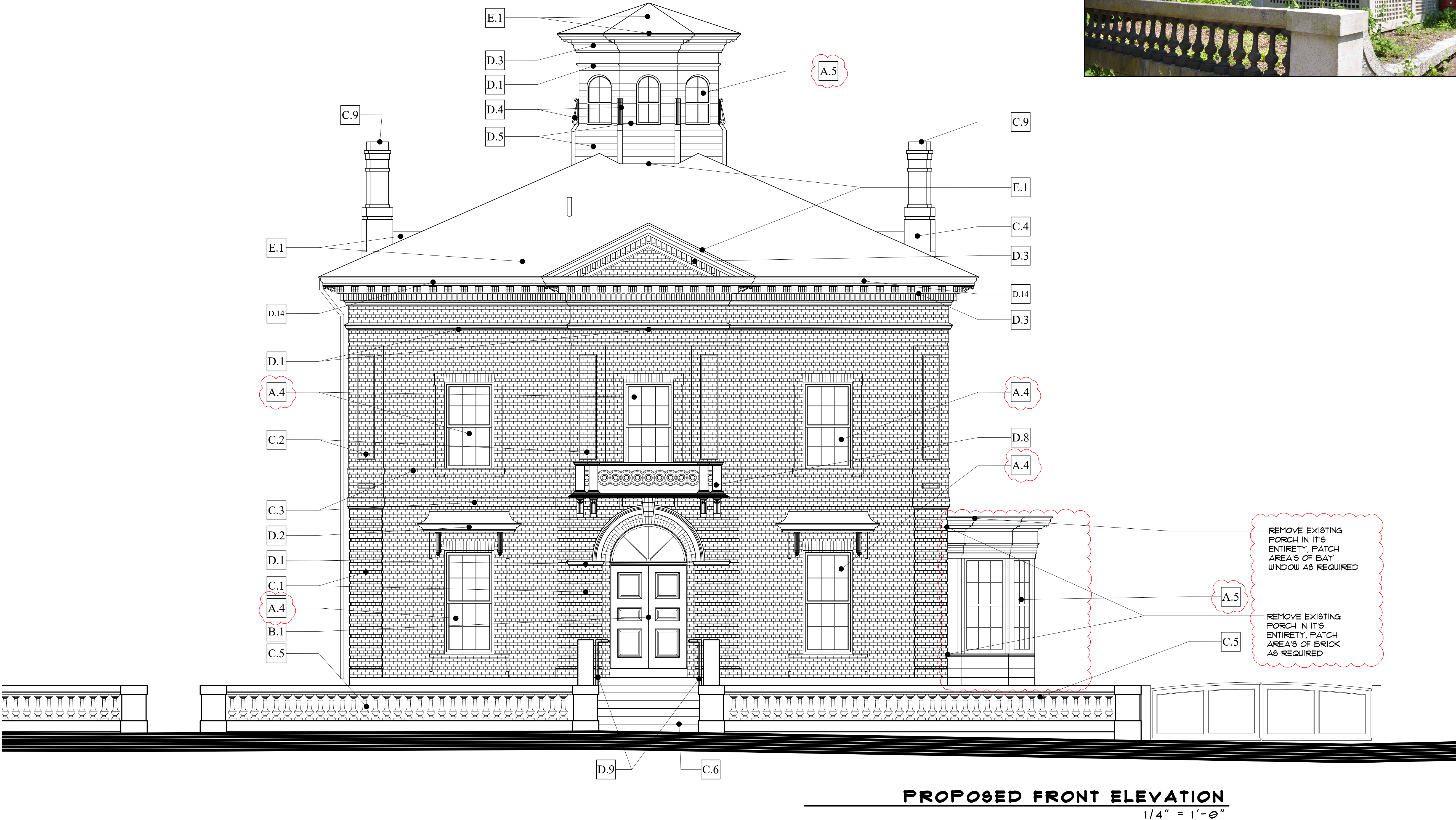
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HP ADDENDA: 04.28.25
OWNER REVIEW: 12.20.24
OWNER REVIEW: 12.16.24
OWNER REVIEW: 12.11.24
OWNER REVIEW: 12.09.24
H.P. : 12.04.24
REVISED: 12.02.24
SEPTEMBER 4, 2024



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HP ADDENDA: 04.28.25
OWNER REVIEW: 12.20.24
OWNER REVIEW: 12.16.24
OWNER REVIEW: 12.11.24
OWNER REVIEW: 12.09.24
H.P. : 12.04.24
REVISED: 12.02.24
SEPTEMBER 4, 2024



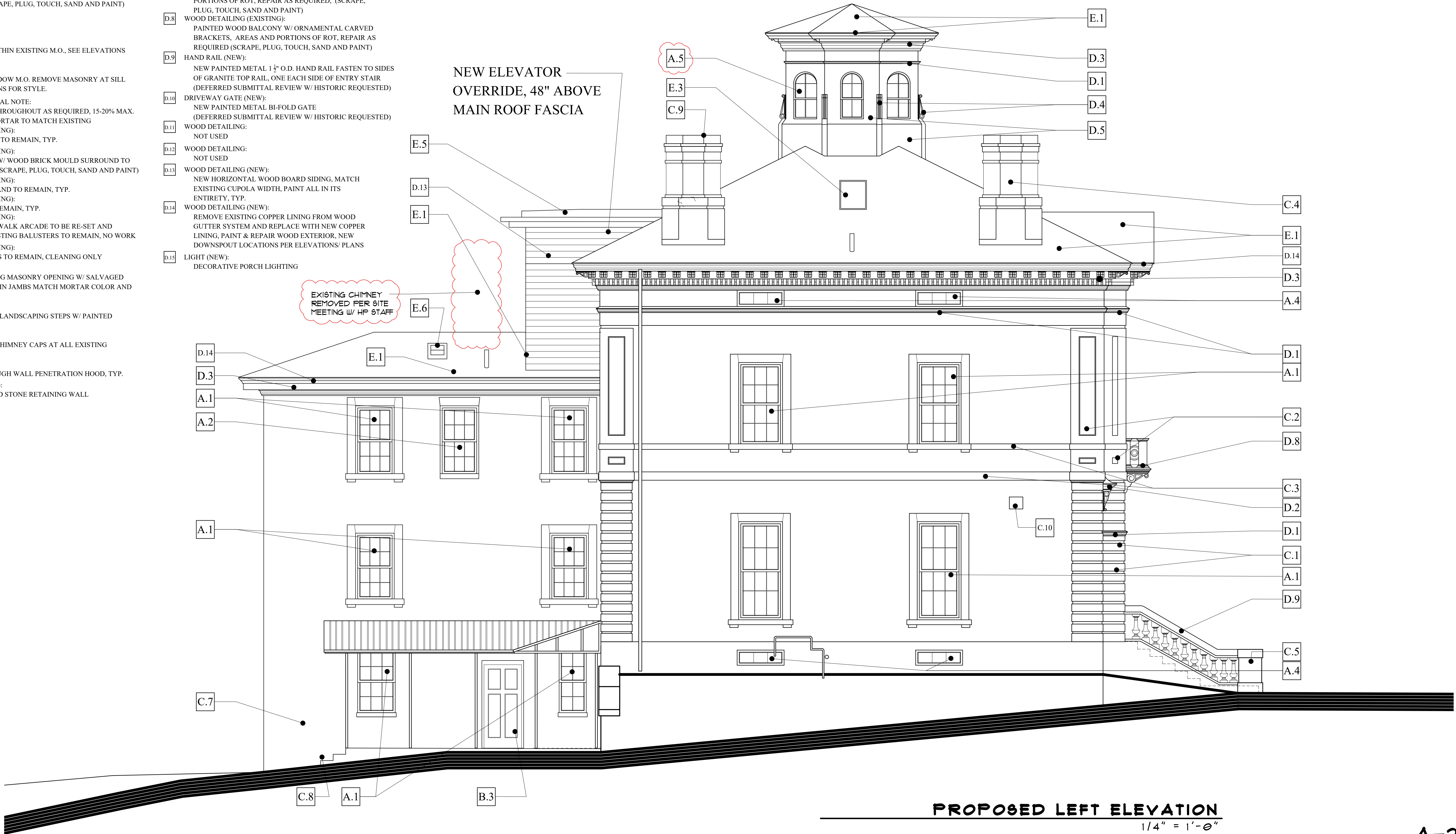
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- A.1 WINDOW (EXISTING):
REMOVE TOP & BOT. SASH, FRAME TO REMAIN (SCRAPE, PLUG, TOUCH, SAND AND PAINT) NEW 6/6 INSERT TYPE WINDOW, MASONRY OPENING AND DETAILS TO REMAIN
- A.2 WINDOW (NEW):
NEW WINDOW WITHIN NEW M.O. - CANT SOLDIER HEADER (FLUSH) AND 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, WITHIN EXISTING R.O.
- A.5 WINDOW (NEW):
NEW CLAD WINDOW WITHIN EXISTING M.O. FIELD VERIFY HEADER ALIGNMENT, ALIGN AS FIELD CONDITIONS REQUIRE. INFILL REMAINING OPENING AS REQ'D W/ SALVAGED BRICK FROM SITE. TOOTH IN AND MATCH MORTAR
- A.6 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) ALIGN SILL W/ ADJACENT WINDOWS
- 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:
NOT USED
- B.3 DOOR (EXISTING):
NEW DOOR WITHIN EXISTING M.O., SEE ELEVATIONS FOR STYLE
- B.4 DOOR (NEW):
EXISTING WINDOW M.O. REMOVE MASONRY AT SILL 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):
INFILL EXISTING MASONRY OPENING W/ SALVAGED BRICK, TOOTH IN JAMBS MATCH MORTAR COLOR AND APPEARANCE
- 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 HAND RAIL (NEW):
NEW PAINTED METAL 1 1/4" O.D. HAND RAIL FASTEN TO SIDES OF GRANITE TOP RAIL, ONE EACH SIDE OF ENTRY STAIR (DEFERRED SUBMITTAL REVIEW W/ HISTORIC REQUESTED)
- D.10 DRIVEWAY GATE (NEW):
NEW PAINTED METAL BI-FOLD GATE (DEFERRED SUBMITTAL REVIEW W/ HISTORIC REQUESTED)
- D.11 WOOD DETAILING:
NOT USED
- D.12 WOOD DETAILING:
NOT USED
- 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 LINING FROM WOOD GUTTER SYSTEM AND REPLACE WITH NEW COPPER LINING, PAINT & REPAIR WOOD 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):
CANOPY BY OTHERS
- 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



PROPOSED LEFT ELEVATION

1/4" = 1'-0"

A-2.1

ANDREW
SPRING
HOUSE

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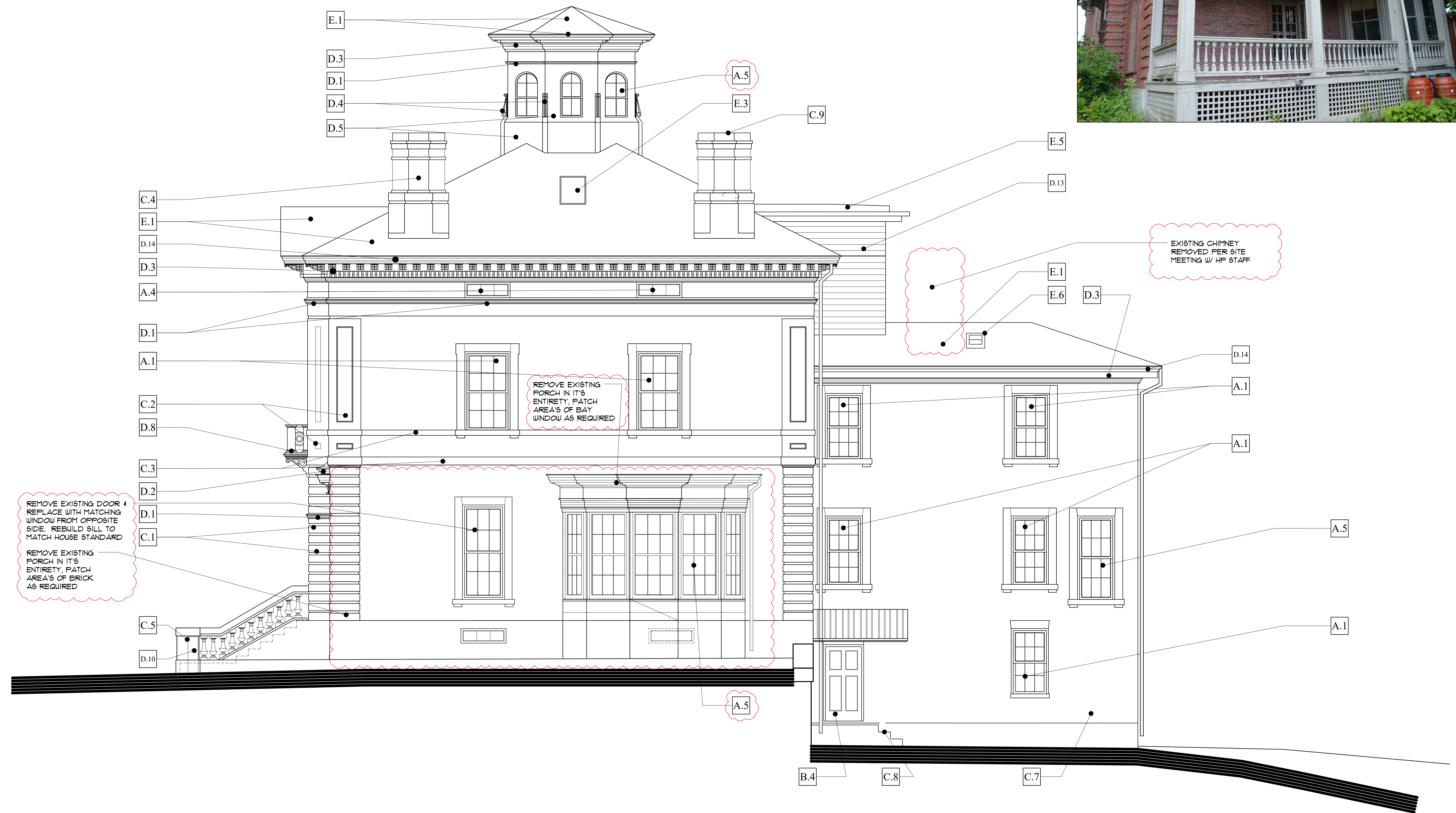
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HP ADDENDA: 04.28.25
OWNER REVIEW: 12.20.24
OWNER REVIEW: 12.16.24
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OWNER REVIEW: 12.09.24
H.P.: 12.04.24
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SEPTEMBER 4, 2024



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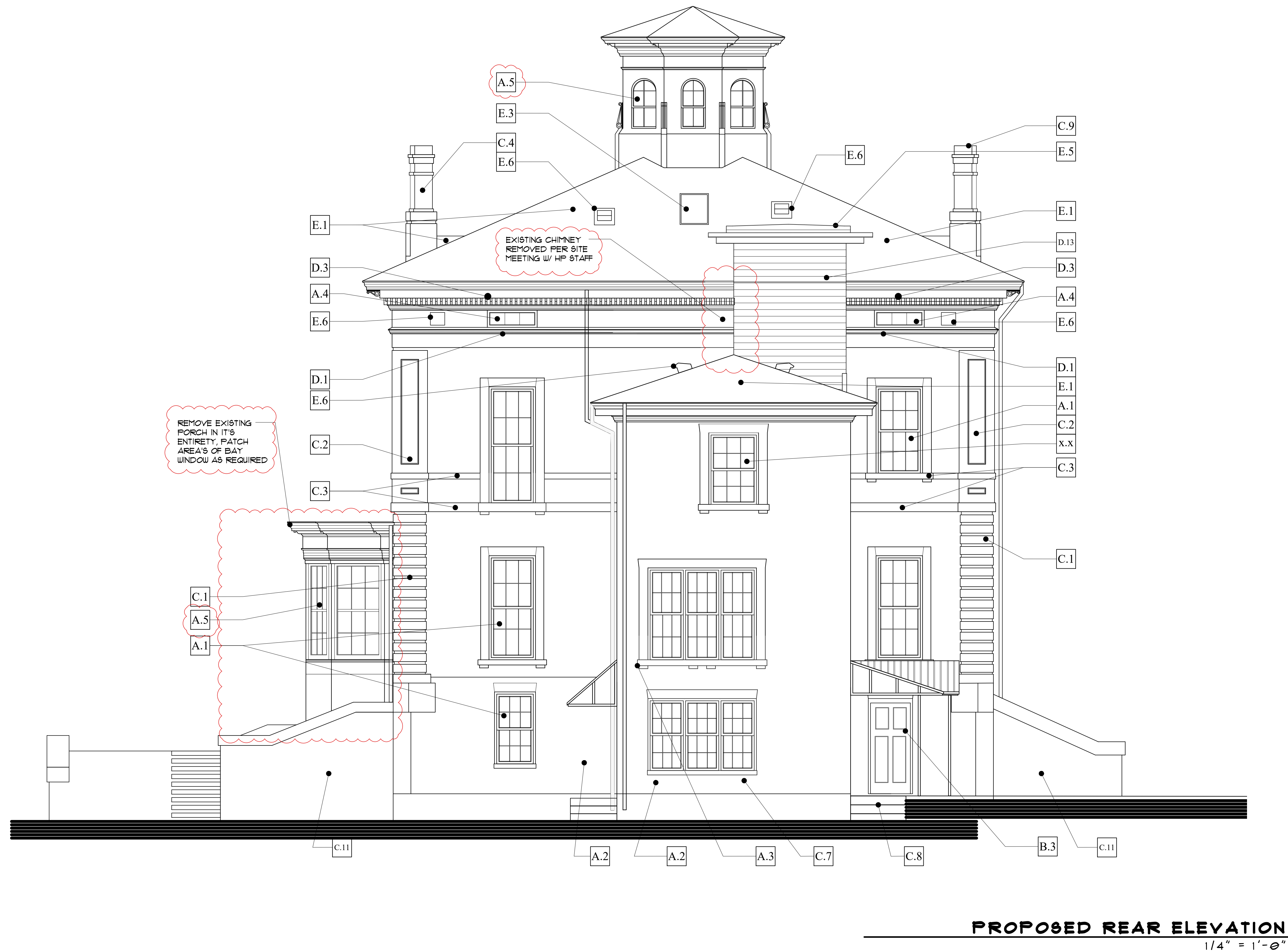
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