Historic Preservation Board

Wednesday, April 1, 2026 at 5:00 PM
Room 24 (Basement Level of City Hall)
and Zoom

MEMBERS
Brad Miller (Chair)
Valerie Paquin-Gould (Vice Chair)
Hilary Bassett
William DeSerres
Michael Hutchins
Kristina Sottery
Rob Whitten

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+19292056099,,83068698350# US (New York)

Join via audio:
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+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US

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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 MARCH 4, 2026

i. Public Hearing
Review of New Construction & Sitework; 142 Free Street; DeSerres, Hutchins, Miller, Sottery, and Whitten present. Paquin-Gould recused. Bassett absent.

Review of Proposed Updates to the City of Portland and Historic Resources Design Manual; DeSerres, Hutchins, Miller, Paquin-Gould, Sottery, and Whitten present. Bassett absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON DATE MARCH 4, 2026

i. Public Hearing
i. Review of New Construction & Sitework; 142 Free Street; Portland Museum of Art, Application. Plan Number: HP-00038-2025. The Board voted 5 in favor, one recused to approve the application.

ii. Review of Proposed Updates to the City of Portland Historic Resources Design Manual, City of Portland, Applicant. The Board voted 6 in favor to adopt the revised Historic Resources Design Manual as drafted.

4. COMMUNICATION AND REPORTS

i. None

5. PUBLIC HEARING

i. Review of New Construction (Garage) & Addition; 381 Danforth; Ian Goldstein and Sarah Ratner, Applicants. Plan Number: HP-00062-2026.

6. WORKSHOP

i. None

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: April 27, 2026
RE: 381 Danforth Street – PUBLIC HEARING – New Construction & Alterations
PROJECT ID: HP-00062-2026
MEETING: April 1, 2026

Owner: Sarah Ratner and Ian Goldstein
Architect: Jason McCluskey, Northends Architecture

A sign announcing the Historic Preservation Board's meeting on April 1, 2026 was posted at the property on March 20, 2026, and 42 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

- Enclose a small secondary entry porch on the rear northeast corner to create a mudroom without expanding the footprint of the house.
- Construct a new detached, 2-car garage to the east of the house.

Dimensions:
Overall Height: Garage: 18'-0"
Footprint: Garage: 624 s.f.
Existing Porch / New Mudroom: approx. 87.5 s.f.

Material Specifications:

Foundation	Garage: Poured concrete with stone veneer
Siding	Mudroom: Cedar shingles; Garage: Cedar shingles
Trim	Painted Tru-Exterior composite
Roofing	Architectural asphalt shingles
Windows	Marvin, fiberglass
Doors	East mudroom & west garage: wooden entry doors; West mudroom, not visible: fiberglass; Garage doors: overhead doors with wood overlay and upper ribbon windows

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SUMMARY OF HISTORIC CONTEXT

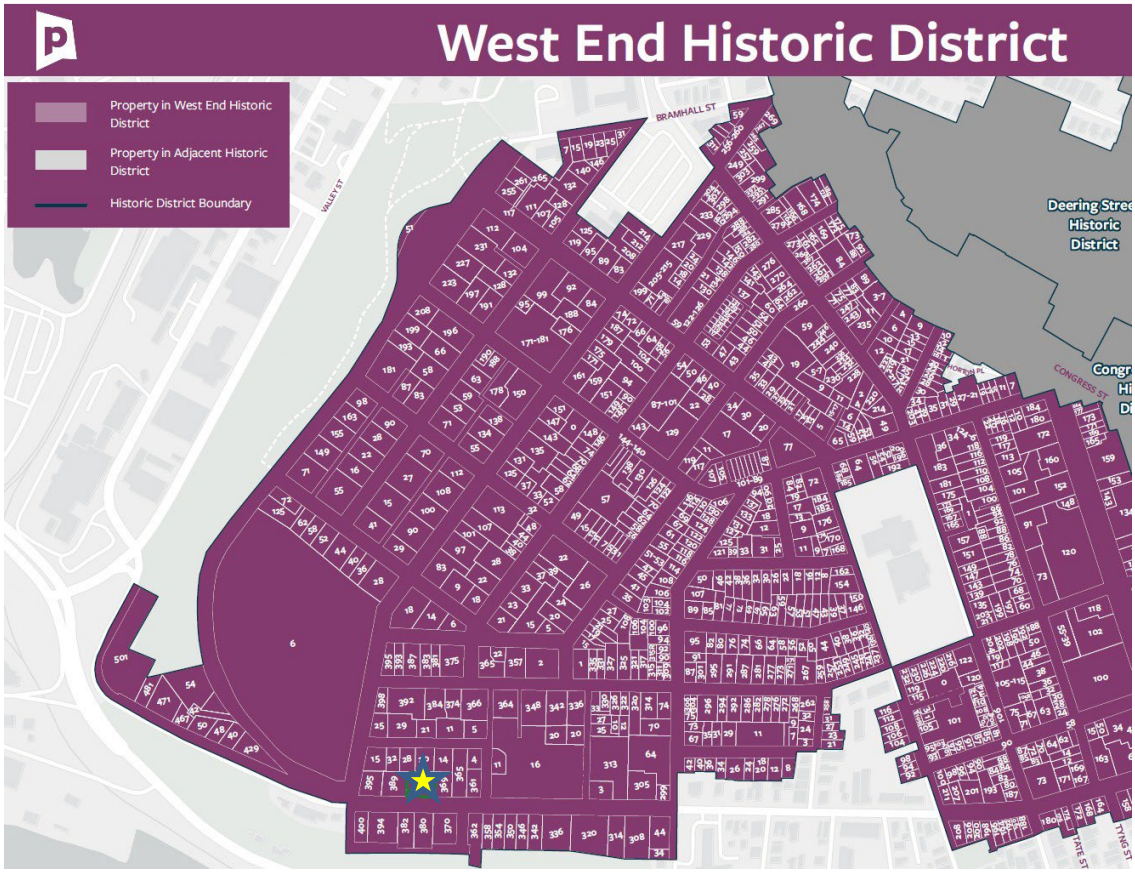


Figure 1: Partial Map of West End Historic District showing location of 381 Danforth Street

Figure 2: Google Satellite View of West End Context, showing location of 381 Danforth Street

The Willis E. Carter House was built in 1911 in the Shingle Style on a lot that is wider than the others on the north side of Danforth Street, between Fletcher Street to the east and Vaughan Street to the west. It is a contributing property in the West End Historic District, and has changed very little since its construction. The photos below show it looking much the same as it did originally, though it has become progressively less visible from the street due to vegetative growth.

Figure 3: 381 Danforth Street, 1924 (1924 Tax Assessor's photo)

Figure 4: 381 Danforth Street, 1991 (Historic Resources Survey photo)

Figure 5: 381 Danforth Street, 2024 (Google Street View)

The 1914 Richards Atlas shows that 379-381 Danforth had a vacant lot next to it, which, included with the house lot created the unusually wide eastern side yard.

Figure 6: 381 Danforth Street, 2024 (Google Street View)

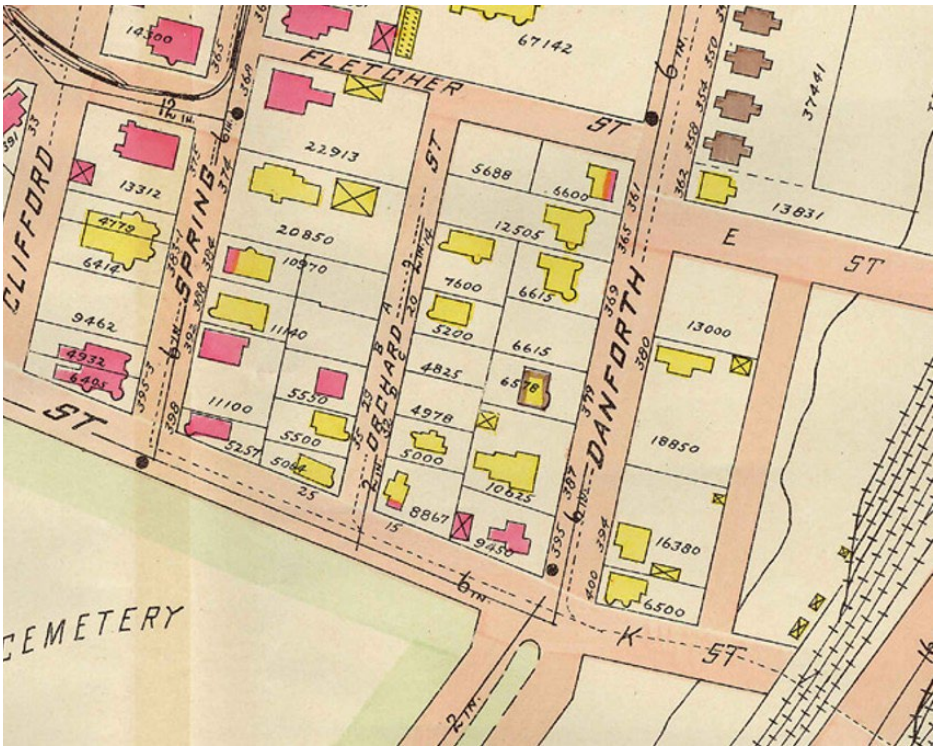


Figure 7: 1914 Richard's Atlas, Plate 5 detail

The residences on the western end of Danforth Street were built as large, single-family homes, especially west of Emery Street; the notable exceptions being Waynflete School, which along with several single-family properties occupies much of the former Storer Estate, and the relatively compact concrete block homes from 1906 known locally as "Teddy's Teeth" (342-358 Danforth.) Many of the houses between Fletcher and Vaughan Streets were built in the last decades of the 19th Century and the first few of the 20th Century. Earlier exceptions are 389 Danforth Street, a late Colonial / early Federal house from 1799, 395 Danforth Street at the corner of Vaughan (1859,) and the strange garage-to-house conversion built in 1982 at 370 Danforth. The above 1914 map shows that the south side of the block continued to fill in over the decades, with a mix of styles represented including some notable examples of Queen Anne, Stick Style, Italianate, and Colonial Revival Styles.

As the lone example of Shingle Style in the immediate context, the subject property would have more Shingle Style company on Bowdoin Street. It is a compact, simple expression of the style that is very well preserved. The generous lot slopes up from the sidewalk on the north side of Danforth Street, to the house that is somewhat set back. Except for the two ends of the block, the north side properties are set further back than those on the south side of the street. As the architect points out in the project narrative, garages accompany a number of the houses in the immediate vicinity, and detached garages are common for the earlier dwellings.

Additional information on the West End Historic District can be found on the city website: https://www.portlandmaine.gov/1548/Historic-Designations

STAFF COMMENTS

Historic Preservation staff first discussed this project with the architect in January, 2026, and has been comfortable with the concepts and the compatibility of the alterations and new garage with the existing house and the site. With a footprint of 624 square feet, a Board review of the new construction is required by the Land Use Code see. (See Table 16-A of the Land Use Code, which classifies additions and new construction with footprints over 500 square feet as Board reviews.) https://content.civicplus.com/api/assets/a5dcd1dc-4117-40b3-b3da-74a56919e14b

In form, materials, and detailing the new garage follows the pattern of the house quite closely, thus favoring the compatibility end of the compatibility / differentiation spectrum, more than proclaiming distinct differences. Staff discussed compatibility and differentiation with the architect and owner, and concluded that the coherent and stylistically faithful design has a number of subtle clues signaling its present-day provenance:

- The fiberglass casement windows facing the street employ a different configuration than the wood windows in the house (proposed windows are similar to the 9-light side windows in the house, but not the front;)
- The stone veneer on the high foundation will most likely be impossible to match in color and pattern from that of the house, the result being subtle differentiation.
- Trim at the roof edges is already subtly different from the house, the overhangs are smaller, the garage has no rake brackets, and the garage roof has no flare at the eaves.

MOTION FOR CONSIDERATION

I move to APPROVE/CONDITIONALLY APPROVE/DENY application HP-00062-2026 for alterations and new construction at 381 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 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) CONDITIONS

ATTACHMENTS

1. Project Narrative
2. Project Narrative Addendum – Context Analysis
3. Drawings
4. Materials and Products
5. Draft Findings of Fact – HP-00062-2026 – 2026.3.27

Date: March 06, 2026

Project Narrative

RE: Willis E. Carter House
381 Danforth Street
West End Historic District
Portland, Maine

Dear Chair and Board Members,

Located within Portland's West End Historic District, the Willis E. Carter House at 381 Danforth Street is a contributing structure constructed in 1911 and historically recognized for its restrained yet refined interpretation of the Shingle Style. Sited slightly off-center on its lot to take advantage of views toward the Fore River, the home reflects an architectural philosophy distinct from neighboring earlier residences, favoring compact massing, recessive detailing, and an all-encompassing gambrel roof form.

The residence is characterized by its balanced proportions, modestly scaled dormers, engaged porch elements, and the warm combination of stone at the first story with weathered shingles above. Architectural features such as flared eaves, multi-paned upper sash, ribbon windows set within the gambrel peak, and an unassuming chimney contribute to the home's cohesive and self-contained presence. Aside from limited alterations over time, the structure has remained largely intact since its original construction.

The proposed scope of work includes two primary components: the enclosure of the existing rear porch and the construction of a new detached garage.

The rear porch enclosure is located fully within the footprint of the existing porch and is not visible from the public way. The intent of this work is to provide a modest, conditioned entry and mudroom space serving the rear yard and garage, while maintaining the character and proportions of the existing porch. The enclosure will include two access doors and a window, with exterior materials consisting of stone and shingles selected to closely match the existing home. No changes to the roofline are proposed, and the work is designed to read as a continuation of the original structure rather than a new addition. All related interior alterations were completed as part of a prior phase of work and are not included in this review.

A new single-story detached two-car garage is proposed elsewhere on the property. The garage is intentionally designed as a clearly subordinate structure, secondary in scale and massing to the historic home. The building will feature a gable roof and a palette of stone veneer and shingles, correlating with the primary residence. The garage is sited to nest into the existing topography at its rear façade, minimizing visual impact and allowing the structure to sit naturally within the landscape with the ultimate goal of it appearing as though it has always been part of the site.

Visibility of both the existing residence and the proposed garage from Danforth Street and adjacent properties is extremely limited due to mature arbor vitae lining the property. The garage will be visible only briefly at the driveway opening, with little to no opportunity to observe both the existing house and new structure together.

Site improvements include a modest extension of the existing driveway, designed to minimize impervious area, along with minor grading at the garage entrance and side door to support appropriate circulation and access.

Overall, the proposed work has been carefully considered to respect the historic character of the Willis E. Carter House and its setting. The project prioritizes preservation of defining architectural features, minimizes visibility from the public realm and abutters, and introduces new elements that are subordinate, compatible, and thoughtfully integrated. We believe this proposal supports the continued stewardship of this contributing structure while allowing it to function comfortably for contemporary use.

Thank you for your time, review, and consideration.

Sincerely,

Jason McCluskey, AIA
Principal Architect
Northends Architecture

Date: March 17, 2026

Addendum 1 - Neighborhood Context, Garage Pattern, Streetscape, and Compatibility

RE: Willis E. Carter House
381 Danforth Street
West End Historic District
Portland, Maine

The West End Historic District is characterized by a consistent pattern in which primary residential structures define the streetscape, with accessory building such as garages and former carriage houses, clearly secondary in scale, placement, and visibility. While many early 20th century residences were constructed without garages, the later introduction of detached garages represents a typical and accepted evolution within the district.

In the surrounding neighborhood and along Danforth Street, garages are predominantly detached and located to the rear or side of lots, accessed by narrow driveways extending from the street. This pattern reinforces the historic hierarchy of development, where accessory structures are subordinate to the principal building and do not compete visually within the public realm. Even where visible, these structures are set back and read as secondary elements within the overall composition of the property, often perceived only intermittently between buildings or at driveway openings. The attached garages in the neighborhood are typically small in scale and integrated into the structure in a wing or basement level.

The existing condition at 381 Danforth Street reflects this established streetscape pattern. The primary structure occupies the dominant position along the street frontage, with a narrow driveway providing access to the rear yard. This condition is consistent with adjacent properties, including 369 Danforth Street, which exhibits a similar driveway placement and access relationship, reinforcing a cohesive and repeatable streetscape rhythm along this portion of the district.

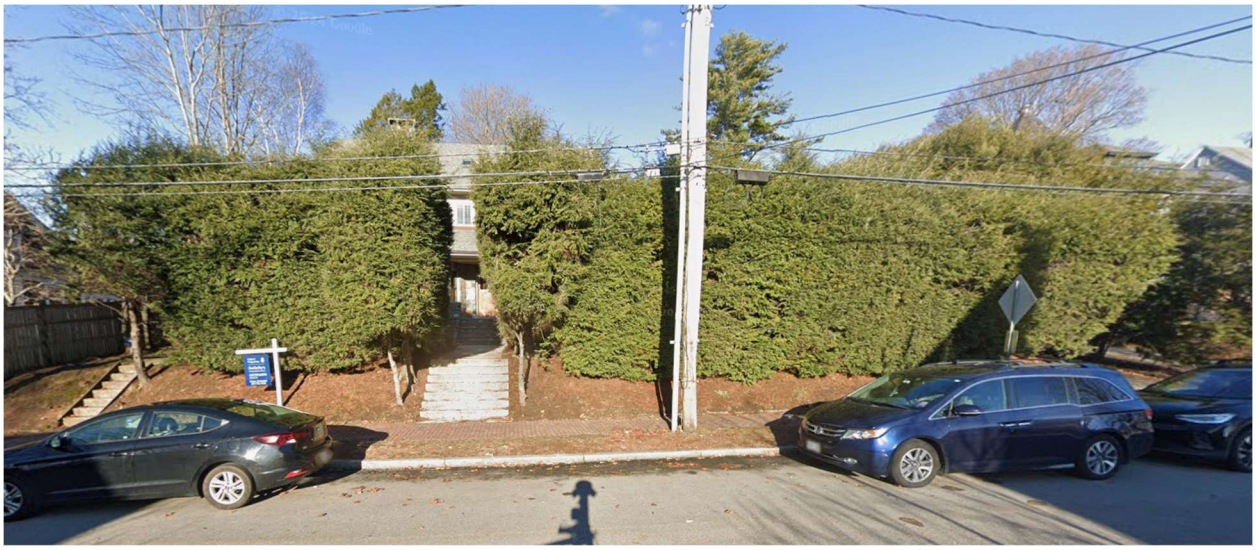
The proposed garage is sited to the rear of the lot, positioned near the side and rear yard setbacks, and accessed via an extension of the existing driveway. In accordance with Historic Preservation review standards, the structure has been evaluated as if existing vegetation were not present. Even under these conditions, the garage remains set back behind the primary residence and does not project into the established streetscape. Its scale, massing, and placement ensure that it reads as a clearly subordinate element, maintaining the visual primacy of the historic house.

Although the Willis E. Carter House, constructed in 1911, did not historically include a garage, the addition of a detached garage reflects a broader pattern of incremental change within the district as properties adapted to the introduction of the automobile. The proposed work continues this pattern in a manner that is consistent with the traditional organization of buildings on the lot and compatible with the surrounding context.

Overall, the proposal meets the intent of the Historic Preservation Ordinance and applicable design guidelines by reinforcing established patterns of siting and access, maintaining the dominance of the primary structure within the streetscape, and introducing an accessory building that is subordinate, compatible, and appropriately integrated into its historic setting.

FIGURE 1:

381 Danforth Street + 369 Danforth Street existing streetscape condition

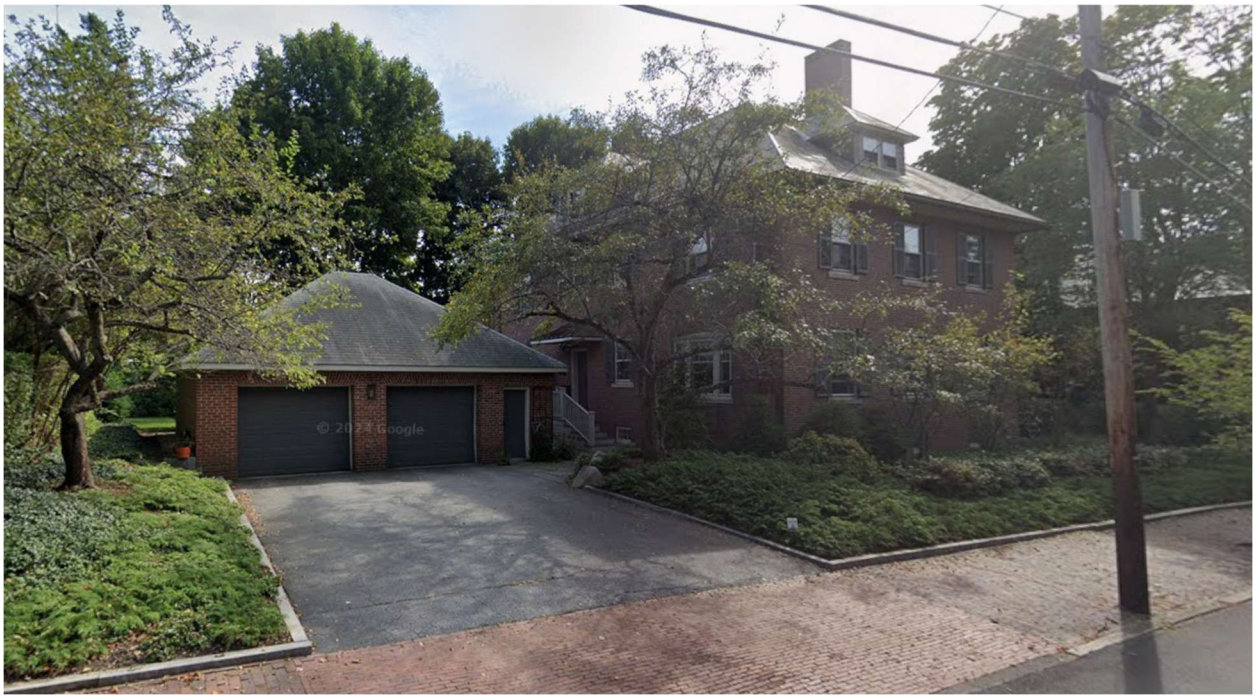


369/381 Danforth Street

FIGURE 2:

Examples of detached garages located behind primary residence in West End Historic District

394 Danforth Street



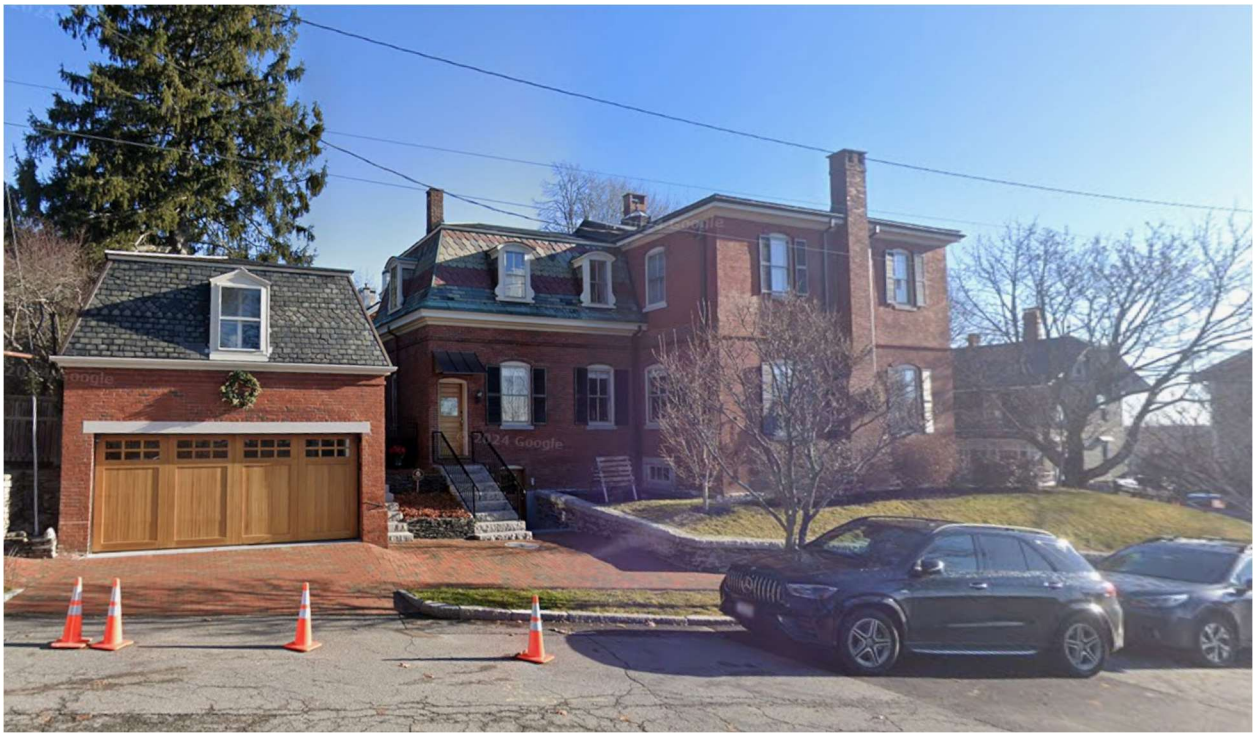
390 Spring Street

369 Danforth Street

FIGURE 3:

Example of carriage house or early accessory structure within the district

113 West Street



395 Danforth Street

2 Thomas Street (Side Street)

49 Neal Street

FIGURE 4:

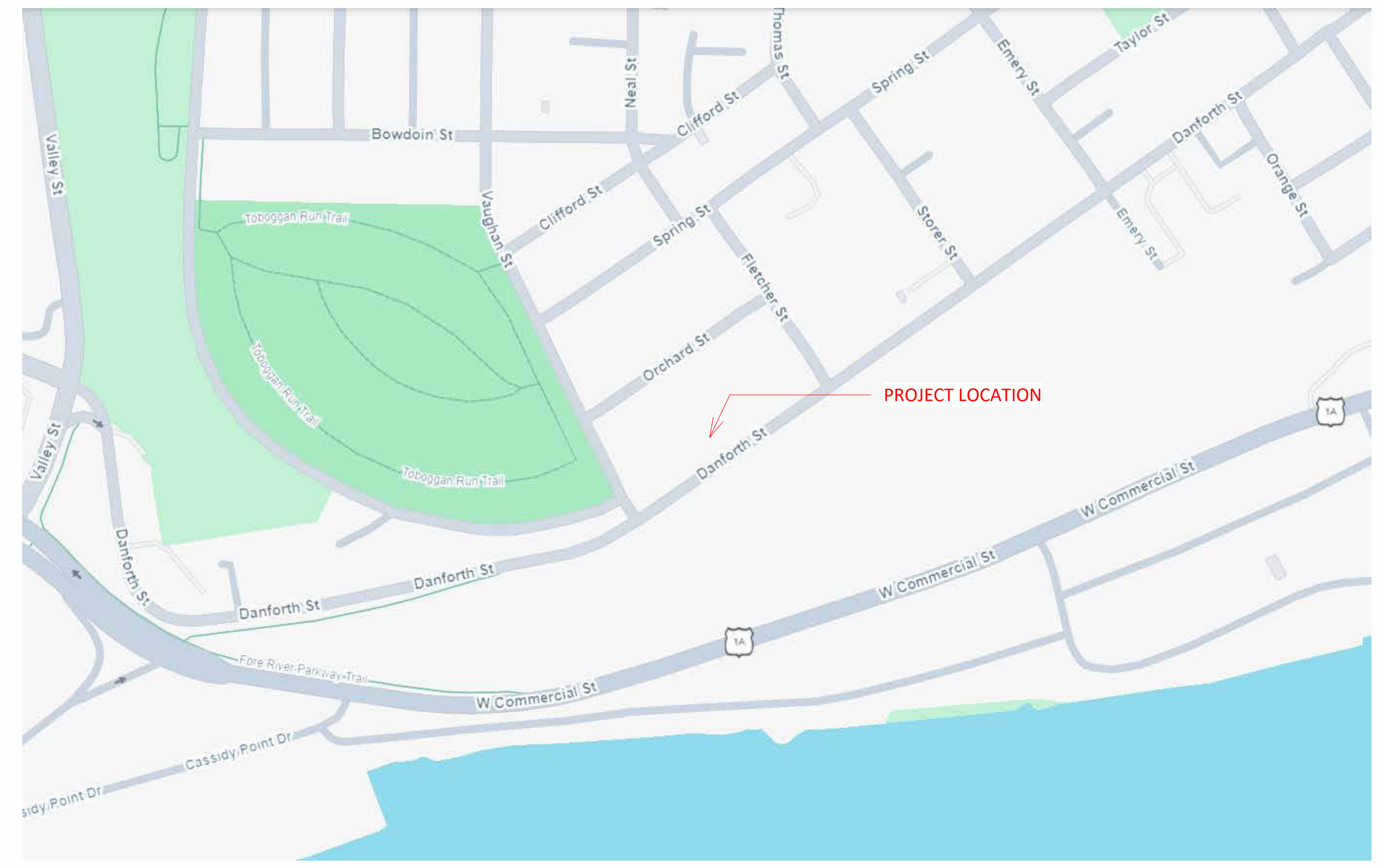
Street-level view illustrating limited or secondary visibility of garages (“glimpse” condition)

72 Bowdoin Street

384 Spring Street

90 Carroll Street

DANFORTH STREET GARAGE + MUDROOM



PROJECT SUMMARY

ENCLOSURE OF EXISTING EXTERIOR PORCH TO CREATE CONDITIONED MUDROOM AND ADDITION OF NEW DETACHED 2-CAR GARAGE w/ATTIC STORAGE ABOVE.

TAX MAP/LOT:	**61-E-9**
PARCEL ID:	**061 E009001**
ACRES:	**.2929**

ZONING & MINIMUM DIMENSIONAL REQUIREMENTS - LOT STANDARDS

ZONE:	**RN-2 (NEIGHBORHOOD RESIDENTIAL)**
OVERLAY ZONE:	**WEST END HISTORIC DISTRICT**
SETBACKS:	
- FRONT YARD SETBACK REQ'D	**AVG. OF ADJACENT MINUS 5'**
- SIDE YARD SETBACK REQ'D	**8' (Exception: 5' if cumulative side yards are not less than 16')**
- REAR YARD SETBACK REQ'D	**20'**
MINIMUM STREET FRONTAGE	**40'**
MAX. HEIGHT:	**18' (DETACHED GARAGE)**
MIN. LOT SIZE	**6,000 SF**
MAX. LOT COVERAGE:	**60%**
MIN. OPEN SPACE	**30%**
PRINCIPAL BLDG SEPARATION:	**N/A**

CODE ANALYSIS

MUBEC (MAINE UNIFORM BUILDING & ENERGY CODE)
- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) STRECH CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

IECC 2021
CLIMATE ZONE 6

R-VALUES	REQ'D R-VALUES	PROVIDED
WOOD FRAME WALLS	30 or 20&5ci or 13&10ci or 0&20ci	R30
MASS WALLS	15/20	N/A
ROOF/CEILING	60	R60
BASEMENT WALLS	15ci or 19 or 13&5ci	N/A
FLOORS	30	N/A
SLAB & DEPTH	10ci, 4 ft	10ci, 4 ft

FENESTRATIONS	REQ'D	PROVIDED
U-VALUES (WINDOWS)	0.30 (max)	0.25
U-VALUES (DOORS)	0.30 (max)	0.26
U-VALUES (SKYLIGHT)	0.55 (max)	N/A
SHGC	NR	

SQUARE FOOTAGE CALCUATIONS

EXISTING BUILDING FOOTPRINT = 2,070 SF
PROPOSED BUILDING FOOTPRINT = 771 SF
TOTAL BUILDING FOOTPRINT(S) WHEN COMPLETE = 2,841 SF

NOTE: THESE SQUARE FOOTAGE CALCULATIONS DO NOT INCLUDE CRAWLSPACES & BASEMENT AREAS.

LOT COVERAGE

EXISTING LOT COVERAGE	
PAVED DRIVEWAY:	345 SF
WALK/BUILDING ENTRANCE.	395 SF
STEPS/PAVERS/PADS:	202 SF
EXISTING HOME:	2,070 SF
TOTAL EXISTING IMPERVIOUS:	3,012 SF
EXISTING LOT COVERAGE:	24% (60% MAX)

PROPOSED LOT COVERAGE

PAVED DRIVEWAY:	1,120 SF
WALK/BUILDING ENTRANCE.	495 SF
STEPS/PAVERS/PADS:	202 SF
EXISTING HOME:	2,070 SF
NEW DETACHED GARAGE:	771 SF
TOTAL PROPOSED:	4,658 SF
PROPOSED LOT COVERAGE:	37% (60% MAX)
NEW DRIVEWAYS + WALKS (IMPERVIOUS SITE IMPROVEMENTS) *<1,000 SF REQ. FOR SITE PLAN REVIEW*	885 SF

GENERAL NOTES:

1. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS, AS WELL AS THE STANDARDS OF GOOD PRACTICE.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTIONS OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES AS INDICATED ON DRAWINGS AND SPECIFICATIONS.
5. NOTIFY LOCAL UTILITY COMPANIES AND GOVERNING AGENCIES, TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY OR WORK.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. A COPY OF ALL PERMITS MUST BE ON SITE AT ALL TIMES. UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
7. THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME.
8. ALL SITE WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO; DEMOLITION, CLEARING, GRUBBING, EXCAVATION, NEW WORK, AND ROUGH AND FINAL GRADING, SHALL BE IN ACCORDANCE WITH MAINE WATERFRONT SHORELAND ZONING STANDARDS AND GUIDELINES, DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) RULES AND REGULATIONS, AND ANY ADDITIONAL GOVERNING AGENCIES.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS AND PROPERTIES FROM DAMAGE AND EROSION. ANY DAMAGES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND AT MINIMUM SHALL BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF ERECTION AND CONSTRUCTION.
11. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK.
12. WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARISE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
13. CONSULT ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON DRAWINGS. NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE AND ORDERLY WORK ENVIRONMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN DISPOSAL SITE FOR ALL DISPOSED MATERIALS.
15. DETAILS SHOWN AS TYPICAL (TYP.) APPLY TO ALL SIMILAR CONDITIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE FROM DRAWINGS.
16. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
17. OWNER AND ARCHITECT ARE OPEN TO CONSIDERING ALTERNATE MATERIALS INDICATED AS (OAE) "OR APPROVED EQUAL". PROVIDE CUT SHEETS & SPECIFICATIONS TO ARCHITECT FOR ANY PROPOSED ALTERNATES FOR REVIEW, PRIOR TO PROCEEDING W/ ANY AFFECTED WORK.
18. MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
19. ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
20. **MECHANICAL AND PLUMBING:** MECHANICAL AND PLUMBING WORK IS TO BE DESIGN BUILD BY THE CONTRACTOR. THE ARCHITECT HAS MADE BASIC ASSUMPTIONS FOR SIZE AND SPACE REQUIREMENTS AND LOCATIONS FOR INCOMING SERVICE. CONTRACTOR TO REVIEW AND BRING TO THE ARCHITECT'S ATTENTION IF ADDITIONAL INFORMATION IS REQUIRED. ALL WORK IS TO BE COMPLETED IN CONFORMANCE WITH LOCAL CODE. **DOMESTIC WATER WILL BE SERVED BY AN EXISTING PUBLIC WATER SUPPLY. SEWAGE TO BE CONNECTED TO EXISTING SEPTIC SYSTEM ON SITE.**
21. ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ARCHITECT FOR THEIR RECORDS.
22. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

PROJECT DIRECTORY

OWNER:	IAN GOLDSTEIN + SARAH RATNER-GOLDSTEIN 381 DANFORTH STREET PORTLAND, ME 04101 520.465.5086 CONTACT: IAN GOLDSTEIN
ARCHITECT:	NORTHENDS ARCHTIECTURE 254 COMMERCIAL STREET PORTLAND, ME 04101 207.464.0093 CONTACT: JASON MCCLUSKEY
LANDSCAPE ARCHITECT:	TBD
STRUCTURAL & CIVIL ENGINEERING:	RANDY SCAMFER, PE PO BOX 1042 WARREN, ME 04864 207.273.3021 CONTACT: RANDY SCAMFER
CONTRACTOR:	COUSINS CO. 75 RAINMAKER DR. UNIT A PORTLAND, ME 04103 207.852.8469 CONTACT: DAN WHEELER

DRAWING INDEX

SYMBOLS LEGEND

ROOM TAG — Room name 101
DOOR TAG — 101
WINDOW TAG — 1t
GENERAL NOTE TAG — #
SPOT ELEVATION
INTERIOR ELEVATIONS — 1 / 1 A101 1 / 1
SECTION CUT — 1 / A101
EXTERIOR ELEVATION — Ref View Name / 1 / 1 A101 1 / 1 / Ref View Name

SHEET LEGEND

A101

DISCIPLINE DESIGNATOR
SHEET TYPE DESIGNATOR
SEQUENCE NUMBER

DISCIPLINE DESIGNATOR

A	- ARCHITECTURAL
B	- GEOTECHNICAL
C	- CIVIL
D	- PROCESS
E	- ELECTRICAL
F	- FIRE PROTECTION
G	- GENERAL
H	- HVAC
I	- INTERIORS
L	- LANDSCAPE
M	- MECHANICAL
O	- OPERATIONS
P	- PLUMBING
Q	- EQUIPMENT
R	- RESOURCE
S	- STRUCTURAL
T	- TELECOMMUNICATIONS
V	- SURVEY/MAPPING
W	- CIVIL WORKS
X	- OTHER DISCIPLINES
Z	- CONTRACTOR/SHOP DRAWINGS

SHEET TYPE DESIGNATOR

0	- SCHEDULES, MASTER LEGENDS, GENERAL NOTES
1	- PLANS
2	- ELEVATIONS
3	- SECTIONS
4	- DETAILS
5	- INTERIOR ELEVATIONS
6	- SCHEDULES / DIAGRAMS / ENLARGED PLANS
7	- REFLECTED CEILING / LIGHTING / POWER PLANS
8	- USER DEFINED
9	- THREE-DIMENSIONAL REPRESENTATIONS

ABBREVIATIONS

ABOVE FINISH FLOOR	AFF	NOT IN CONTRACT	NIC
ALUMINUM	ALUM	NOT TO SCALE	NTS
AT	@	OWNER FURNISHED/ CONTRACTOR INSTALLED	OFCI
BOARD	BD	PAINTED	PTD
BUILDING	BLDG	PRESSURE TREATED	PT
CEILING	CLG	PARALLEL STRAND LUMBER	PSL
CENTER	CTR	REQUIRED	REQ
CENTERLINE	CL	REFLECTED CEILING PLAN	RCP
CLEAR	CLR	ROOM	RM
CONCRETE	CONC	ROUGH OPENING	RO
CONCRETE MASONRY UNIT	CMU	SCHEDULE	SCH
CONTINUOUS	CONT	SECTION	SECT
CONTROL JOINT	CJ	SIMILAR	SIM
DIAMETER	DIA	SPECIFICATION	SPEC
DIMENSION	DIM	SQUARE FOOT	SF
DOUBLE	DBL	STAINLESS STEEL	SS
DOUBLE HUNG	DH	STANDARD	STD
DOWN	DN	TELEPHONE	TEL
DRAWER	DWR	TO BE DETERMINED	TBD
DRAWING	DWG	TO BE VERIFIED	TBV
EACH	EA	TONGUE & GROOVE	T&G
ELECTRICAL	ELEC	TOP OF CONCRETE	TOC
ELEVATION	ELEV	TOP OF WALL	TOW
EQUAL	EQ	TYPICAL	TYP
EXTERIOR	EXT	VAPOR BARRIER	VB
FLOOR	FLR	VENEER	VNR
FLOOR DRAIN	FD	VERTICAL	VERT
GENERAL CONTRACTOR	GC	VERIFY IN FIELD	VIF
GROUND	GND	WATER CLOSET	WC
GYPSUM WALL BOARD	GWB	WITH	W/
HEADER	HDR	WOOD	WD
HEIGHT	HT		
HORIZONTAL	HORIZ		
HOSE BIBB	HB		
INSULATION	INSUL		
INTERIOR	INT		
JOINT	JT		
MAXIMUM	MAX		
MECHANICAL	MECH		
MINIMUM	MIN		
MISCELLANEOUS	MIS		
MOISTURE RESISTANT	MR		

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Ian Goldstein & Sarah Ratner-Goldstein

REVISIONS

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COVER SHEET

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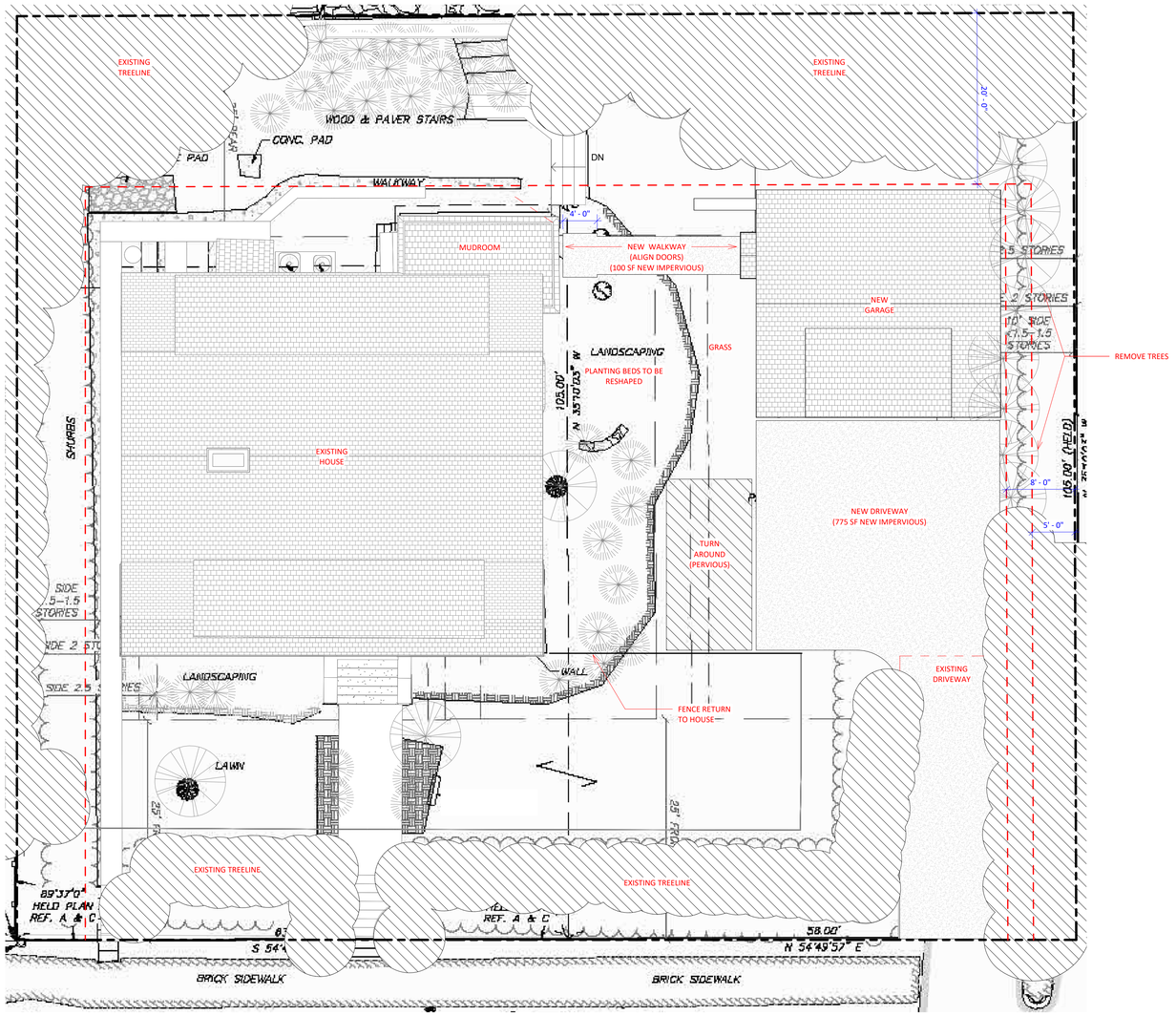

1 A001 SITE PLAN
SCALE: 1/8" = 1'-0"

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SITE PLAN

A001

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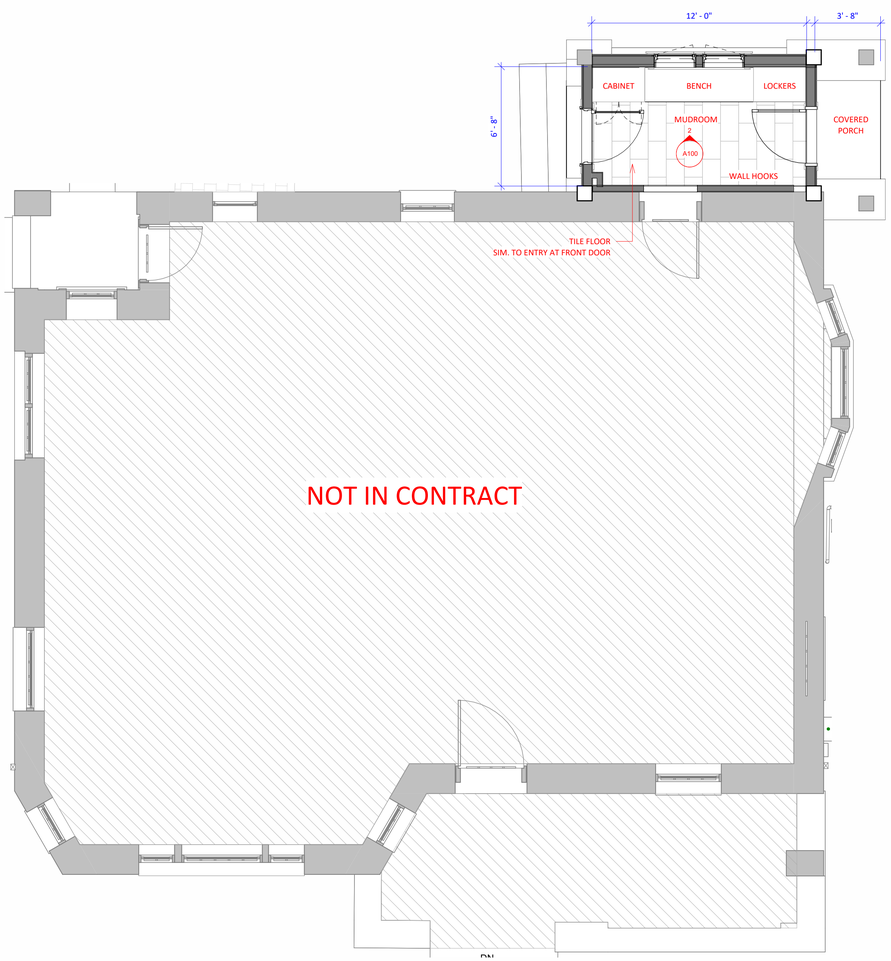
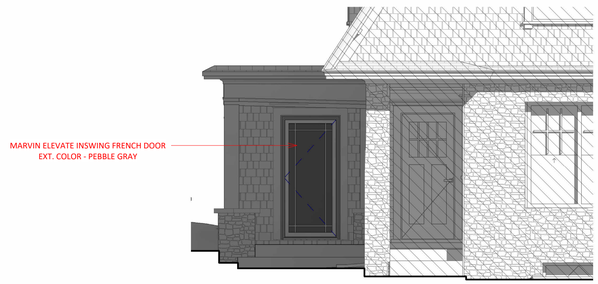
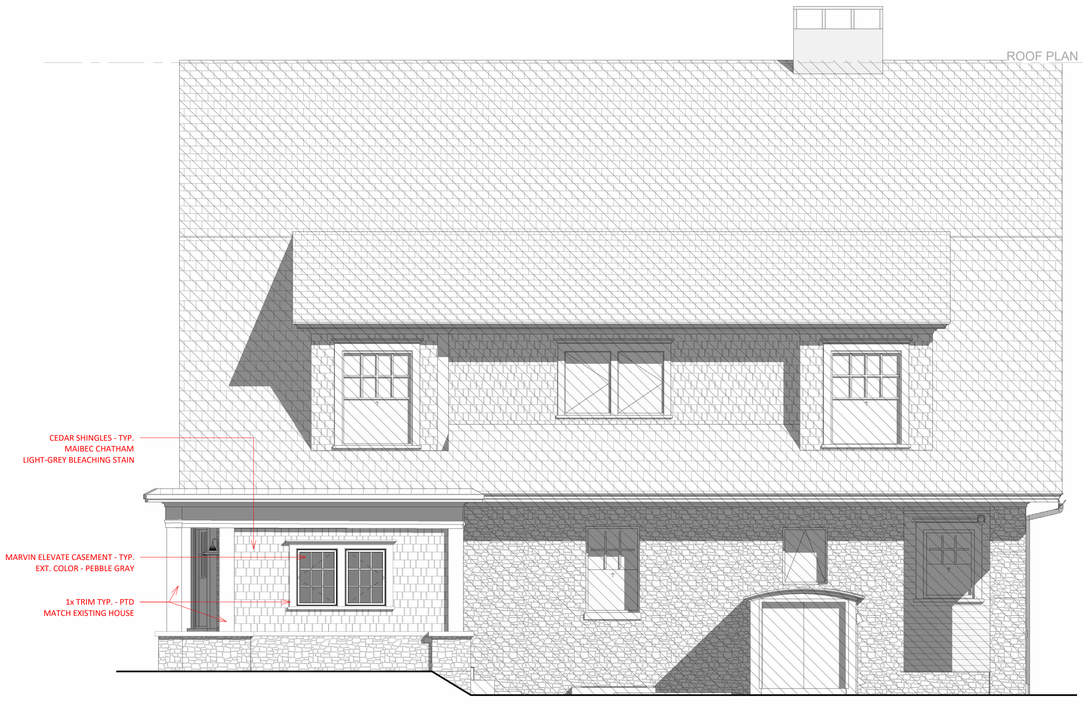


1 A100 MUDROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 A100 EAST ELEVATION - MUDROOM
SCALE: 1/4" = 1'-0"



4 A100 WEST ELEVATION - MUDROOM
SCALE: 1/4" = 1'-0"



3 A100 NORTH ELEVATION - MUDROOM
SCALE: 1/4" = 1'-0"

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MUDROOM PLAN+ELEVATIONS

A100

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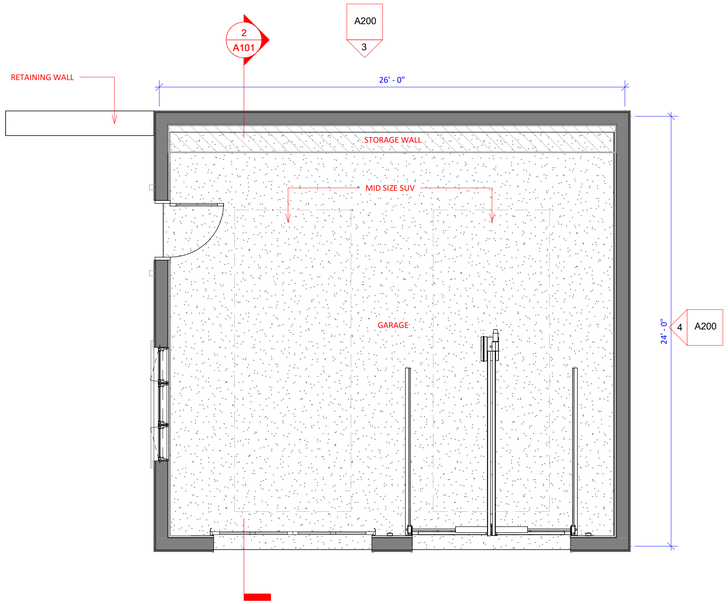
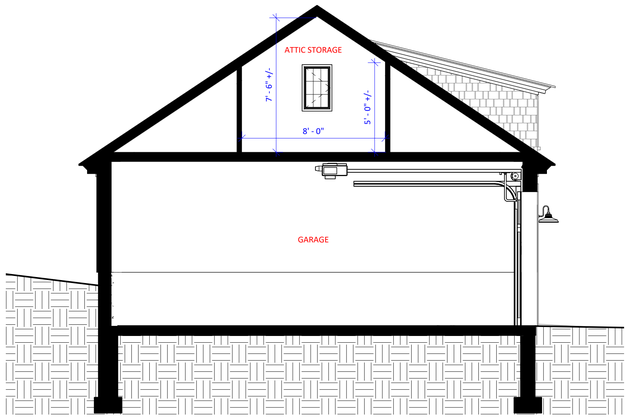
FLOOR PLAN GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS
2. DIMENSIONS MARKED "CLEAR" ARE TO BE A MIN DISTANCE CLEAR BETWEEN FINISHES - VERIFY IN FIELD
3. REFER TO STRUCTURAL DWGS FOR ADDITIONAL INFORMATION. PROMPTLY NOTIFY ARCHITECT AND ENGINEER IN THE EVENT OF ANY DIMENSIONAL DISCREPANCIES.
4. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. ALL FOUNDATION WALL DIMENSIONS TAKEN FROM OUTSIDE FACE OF CONCRETE UNLESS NOTED OTHERWISE. ALL WOOD FRAMED WALL DIMENSIONS TAKEN FROM OUTSIDE FACE OF FRAMING, UNLESS NOTED OTHERWISE.
6. ALL WINDOW AND DOOR OPENINGS MEASURED TO CENTER OF THE OPENING, UNLESS NOTED OTHER WISE. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL DOOR AND WINDOW LOCATION / ALIGNMENT INFORMATION.
7. ALL INTERIOR FRAMED PARTITION WALLS TO BE 2 x 4 AND/OR 2 x 6 STUD WALL CONSTRUCTION, UNLESS NOTED OTHERWISE.
8. ALL INTERIOR WALLS TO HAVE SOUND BATT INSULATION
9. ALL GWB TO BE A MAXIMUM OF ¼" AFF
10. DOOR SLAB & CASED OPENING SIZES SHOWN IN FLOOR PLANS. SIZE AND CONSTRUCT ROUGH OPENINGS TO ACCOMMODATE.
11. ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
12. PROVIDE SMOKE / CARBON MONOXIDE DETECTORS TO MEET LOCAL MUNICIPALITY REQUIREMENTS - COORDINATE FINAL LOCATIONS WITH ARCHITECT DURING CONSTRUCTION.



1 A101 GARAGE - FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A101 GARAGE - SECTION
SCALE: 1/4" = 1'-0"

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GARAGE PLAN + SECTION

A101

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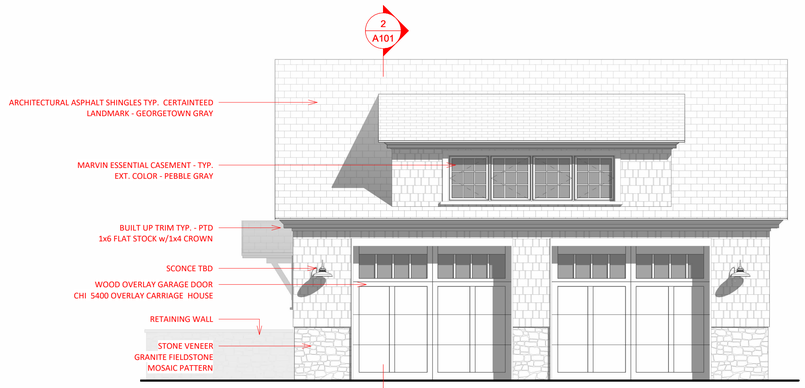
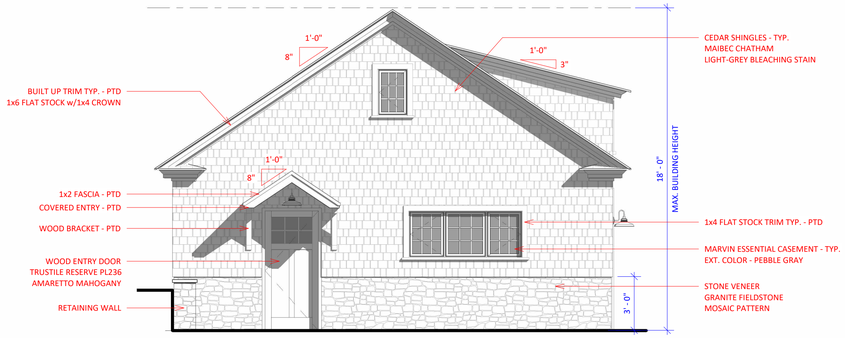
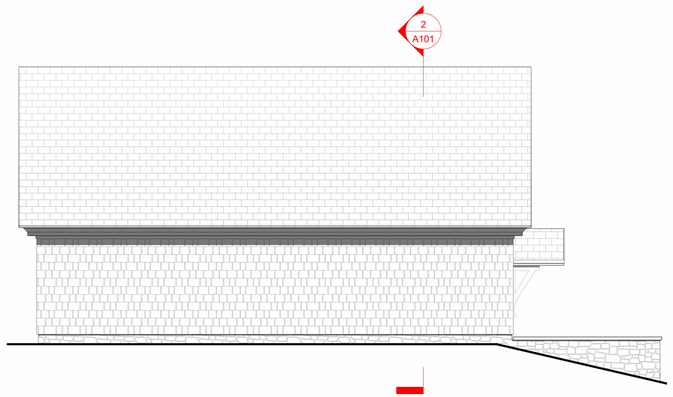


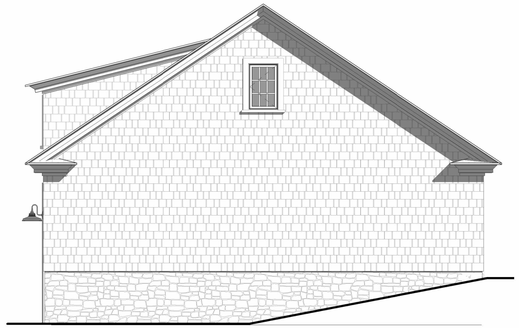
1 A200 SOUTH ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



2 A200 WEST ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"

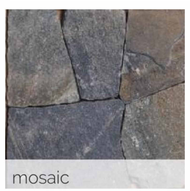


3 A200 NORTH ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



4 A200 EAST ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"

MATERIAL PALETTE



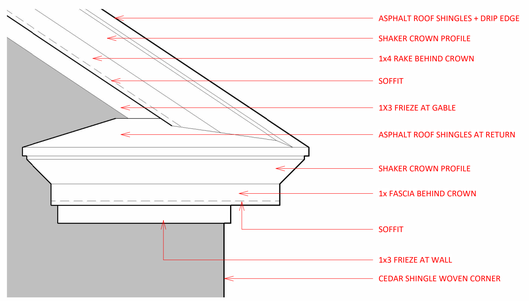
GRANITE FIELDSTONE
DELGADO STONE
AMERICAN MIST - MOSAIC

CEDAR SHINGLE (EASTERN WHITE CEDAR)
MAIBEC CHATHAM
LIGHT-GREY BLEACHING STAIN

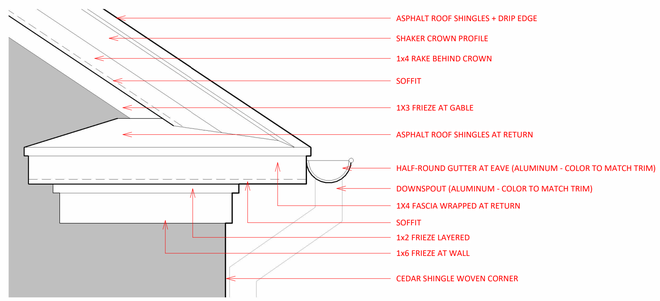
ARCHITECTURAL ASPHALT SHINGLES
CERTAINTEED LANDMARK SERIES
GEORGETOWN GRAY

WOOD ENTRY DOOR + GARAGE DOOR
TRUSTILE RESERVE PL236
AMARETTO MAHOGANY

TYP. PAINT + WINDOW FINISH
MARVIN PEBBLE GRAY



5 A200 TYP. EAVE DETAIL "A"
SCALE: 1 1/2" = 1'-0"



6 A200 TYP. EAVE DETAIL "B" (GUTTER)
SCALE: 1 1/2" = 1'-0"

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GARAGE ELEVATIONS

A200

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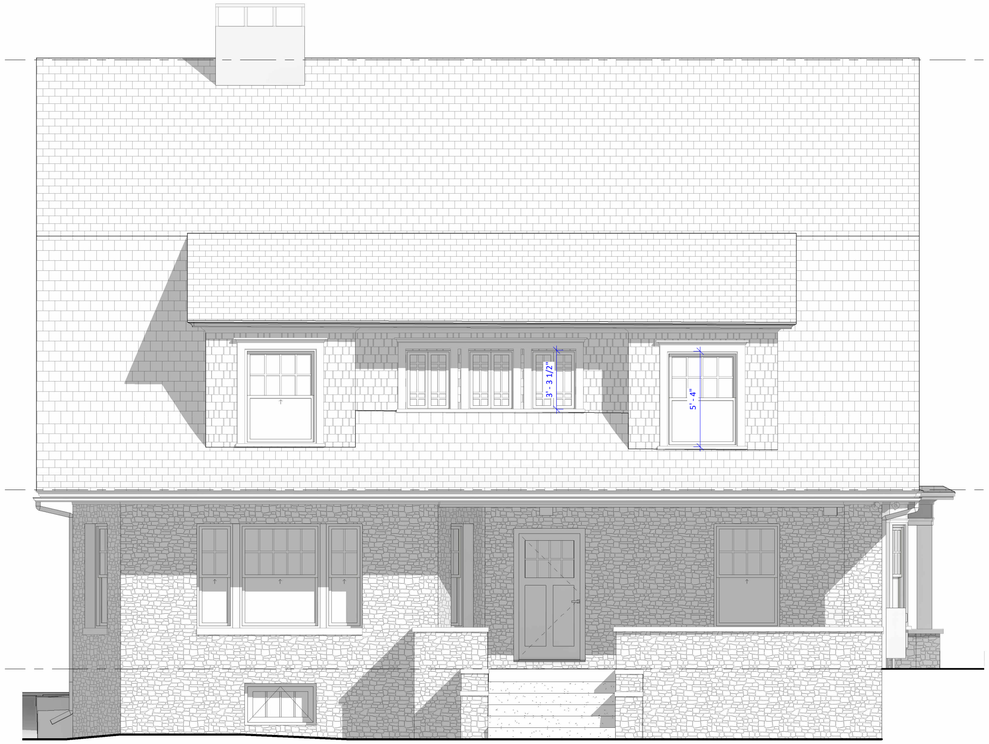
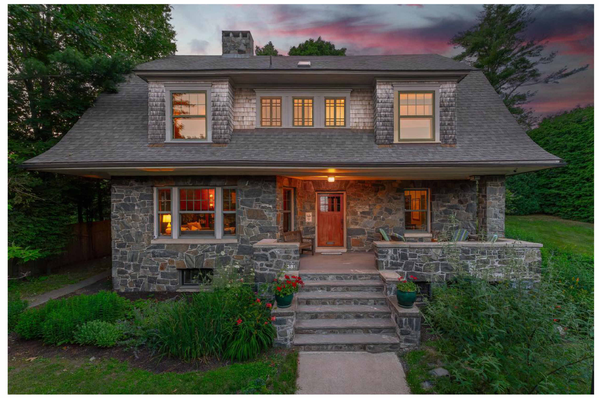


1 A201 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

2 A201 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



DANFORTH STREET - MAIN ENTRY

DANFORTH STREET - MAIN ENTRY WALKWAY

SIDE YARD - NEW GARAGE LOCATION

DANFORTH STREET - EXISTING DRIVEWAY

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EXISTING ELEVATIONS

A201

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1 A202 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

2 A202 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

REAR PORCH - TO BE ENCLOSED AND CONDITIONED AS MUDROOM

REAR PORCH - TO BE ENCLOSED AND CONDITIONED AS MUDROOM

REAR PORCH - TO BE ENCLOSED AND CONDITIONED AS MUDROOM

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EXISTING ELEVATIONS

A202

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DRIVEWAY VIEW

REAR YARD - MUDROOM VIEW

DANFORTH STREET ELEVATION

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3D VIEWS

A900

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NORTHENDS
ARCHITECTURE

381 Danforth Street

Mudroom + Detached Garage

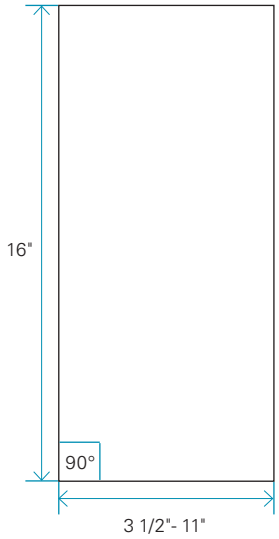
Materials + Product Data

Historic Preservation Board Submission
March 06, 2026

Table of Contents

Individual Shingles

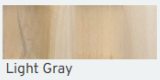
RESQUARED AND REBUTTED. NATURAL (KILN DRIED) OR FACTORY-STAINED.

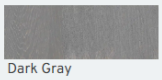


H2BO Water-based Bleaching Stain

Get the look of naturally weathered shingles sooner!

Our innovative H2BO stain speeds up or imitates that gorgeous sun-bleached look. Available in 2 different tones, Light gray H2BO and Dark gray H2BO.


Light Gray


Dark Gray

STAIN	GRADE	BUTT THICKNESS	WIDTH	NOMINAL LENGTH	INSTALLATION
Solid stain	Chatham (Free of knots on the visible part - up to 6 in.)	3/8"*	3 1/2"-11"*	16"*	Sidewall use
Semi-transparent Spice series	Chatham (Free of knots on the visible part - up to 6 in.)	3/8"*	3 1/2"-11"*	16"*	Sidewall use
H2BO water-based bleaching stain - 1 coat	Chatham (Free of knots on the visible part - up to 6 in.)	3/8"*	3 1/2"-11"*	16"*	Sidewall use
	Bar Harbor™	3/8"*	3 1/2"-11"*	16"*	Sidewall use

General Specifications

SPECIES:
- Eastern White Cedar – *Thuya occidentalis*

MANUFACTURING
- Stellite-tipped blades: minimize raised grain
- Kiln-dried to 12% - 16% moisture content

PACKAGING AND COVERAGE
- Each box covers around 25 sq. ft at 5" exposure.

AVAILABLE COLORS
- Maibec solid stain color chart (one or two coats)
- Semi-transparent Spice series
- Unlimited choice of solid colors thanks to our TrueMatch® system (one or two coats)
- H2BO water-based bleaching stain (one coat)

FACTORY-STAINING
- Every shingle is factory-coated on all sides in a controlled environment for maximum stain absorption and retention. This also provides increased protection from the damaging effects of the sun and the elements.
- Following the stain application, the shingles are sent through a state of the art drier for curing. The product of European technology, this drier cures the stain from the inside out. The shingles are then cooled down and packaged. This unique system increases the durability of the product once installed.
- Low-volatile organic compounds (VOCs) water-based stains.

For exterior use only.

* DIMENSIONS MAY VARY DUE TO KILN-DRYING.

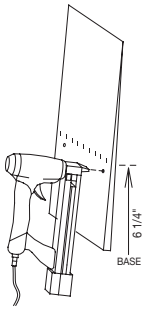
Individual Shingles

Preparing the Wall for Installation

FASTENING REFERENCE LINE

Maibec shingles feature a fastening reference line found 6 1/4" from the base of the shingle. For the 5" required shingle exposure, fasten just below the reference line to respect the installation requirement. Each individual shingle is marked on one side.

See the Maibec Shingles installation guides to know all installation requirements.



Installation System

STAPLES

- Stainless steel or aluminum staple with minimum 7/16" crown, minimum 16 gauge
- Two fasteners per shingle, regardless of its width

NAILS

- Stainless steel or hot dipped galvanized
- Ring shank blunt tip nail with minimum 7/32" head
- Two fasteners per shingle, regardless of its width

How to Calculate

HOW TO CALCULATE THE AMOUNT OF SIDING NEEDED

Example – Area to cover: 1,000 ft^2

For 5" exposure, add 3% to the area to cover

1,000 ft^2 x 1.03 = 1,030 ft^2
1 box = 25 ft^2
1,030 ft^2 = 41 boxes

WARRANTY*– SHINGLES SOLID STAIN

50 YEARS against wood decay
20 YEARS on solid stain 2 coats
10 YEARS on solid stain one coat
7 YEARS on labor on solid stain 2 coats

WARRANTY*– SHINGLES "SPICE" SERIES

50 YEARS against wood decay
3 YEARS on semi-transparent stain 2 coats
3 YEARS on labor

WARRANTY* - SHINGLES H2BO

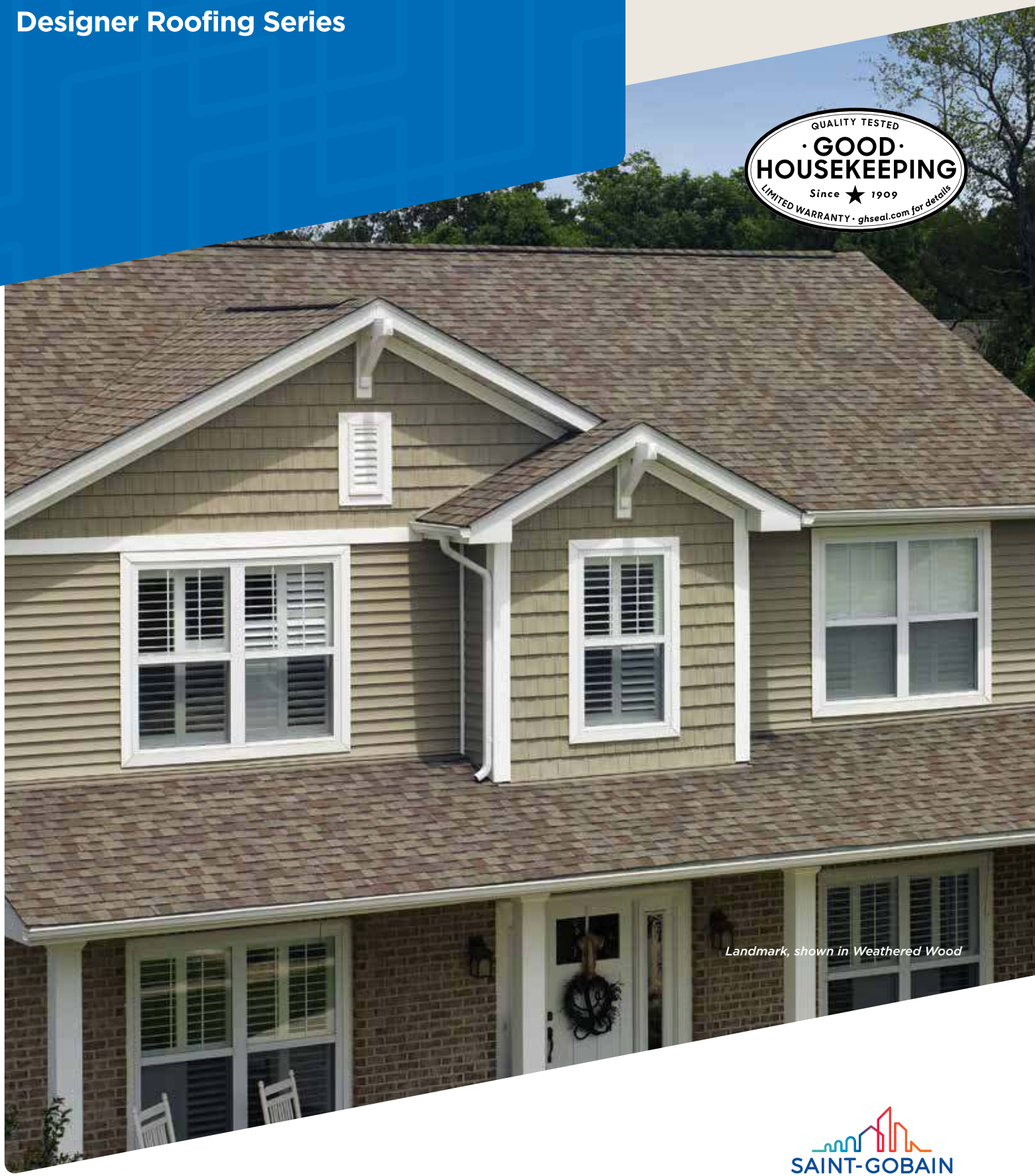
30 YEARS against wood decay

* SOME RESTRICTIONS APPLY. SEE DETAILED WARRANTIES.

Landmark® Series

Designer Roofing Series

certainteed
SAINT-GOBAIN



Landmark, shown in Weathered Wood

SAINT-GOBAIN

Landmark, shown in Georgetown Gray

The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- **Classified as UL 2218 Class 3 Impact Rated**
- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing

Georgetown Gray

Scan code for more information

See next page for full color palette.

LANDMARK® COLOR PALETTE

Cobblestone Gray

Georgetown Gray

Weathered Wood

Moiré Black

Charcoal Black

Heather Blend

LANDMARK® Solaris® COLOR PALETTE

Graphite

CRRC Product ID 0668-0155

Weathered Wood

CRRC Product ID 0668-0119

Strength with Style

LANDMARK®

- Certified to meet UL 2218 Class 3 Impact Resistance
- Dual-layer durability
- Industry-best lifetime limited warranty
- 25-year StreakFighter® algae-resistance warranty
- Solaris® CoolRoof colors have a Solar Reflectance Index greater than 20 SRI.

LANDMARK® PRO

- Certified to meet UL 2218 Class 3 Impact Resistance
- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year StreakFighter® algae-resistance warranty

NORTHGATE® ClimateFlex®

- Certified to meet UL 2218 Class 4 Impact Resistance
- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year StreakFighter® algae-resistance warranty

LANDMARK SERIES

SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Solaris® CoolRoof colors have a Solar Reflectance Index greater than 20 SRI.

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Impact Resistance:
- Certified to meet UL 2218 Class 4 (NorthGate ClimateFlex®)
- Certified to meet UL 2218 Class 3 (Landmark and Landmark PRO)

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark PRO, NorthGate ClimateFlex®)
- 40-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark)
- StreakFighter® algae-resistance warranty (25-year – Landmark, 30-year – Landmark PRO, NorthGate ClimateFlex®)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 160 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

2025

CARRIAGE

COLLECTION

C.H.I.® a NUCOR company

The Quality Garage Door.™

Find Your Perfect Match

The classic appearance of carriage house doors available in a variety of materials and designs.

SHORELINE ACCENTS OVERLAY

These Accents Woodtones doors offer the classic appearance and texture of real wood overlays without the recurring maintenance.

OVERLAY CARRIAGE HOUSE

Featuring traditional designs and construction, these doors are available in steel, wood, and fiberglass.

DOORVISIONS

See your door before you buy it! Scan the QR code or go to **doorvisions.chiohd.comcom**

DASMA Door & Access Systems Manufacturers Association International

THERMAL PERFORMANCE VERIFICATION PROGRAM

www.dasma.com/thermal

COMPLIANCE WITH THE DASMA THERMAL PERFORMANCE PROGRAM

The DASMA Thermal Performance Verification (TPV) Program certifies and verifies the thermal performance ratings of sectional door products using third-party testing and inspection. The U-factor testing standard for garage doors, ANSI/DASMA 105, provides repeatable and reproducible results. U-factor tests an installed assembly to assign a value that accounts for section joints and perimeter seal.

Models in this program will be identified by this icon

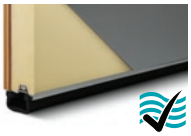
Wood Overlay Carriage shown in design 32, cedar, field stained with optional madison window designs and seeded glass.

WOOD OVERLAY CARRIAGE HOUSE

Wood Overlay Carriage shown in design 32, cedar, field stained with optional madison window designs and plain glass.

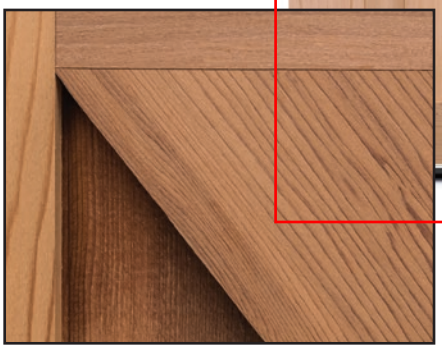
Wood Overlay Carriage shown in design 31A, cedar, field stained with optional wrought iron handles.

Model Comparison Chart

	BETTER	BEST
Panel Style / Model Number[3]		
Overlay Carriage House	**5400**	**5700**
Overlay Material	Western Red Cedar or Fijian Mahogany	
Section Construction	2.5in. Thick - 2-Sided Steel	
Section Material	Heavy Duty / 27[2] Ga. Steel	
Insulation Type	Polystyrene	Polyurethane
		
Thermal Rating	R-10.78	**U-Factor .19** /R-18.03
Personalizing Options		
Wood[1]	•	•
Windows	•	•
Faux Windows	•	•
Glass	•	•
Decorative Hardware	•	•
Warranty	Limited Lifetime Warranty	

1 Refer to your local C.H.I. Dealer for exact woodtype match. **2** Lower steel gauge [ga.] number indicates stronger steel. **3** Model number indicates design and window style.

Pictured above: Door design 11A shown in cedar.



Picture left: Section detail design 34 shown in cedar.

Section Detail

Manufactured unfinished for field painting or staining, the wide tongue-and-groove, smooth wood overlay face boards are laminated to wood-grained steel sections with high performance adhesives.

Personalizing Options For all options see page 14.

WOOD[1]

Cedar

Mahogany

~~**DECORATIVE HARDWARE - PERMANENT**~~ N/A

Spade

Wrought Iron

Barcelona 1

Barcelona 2

FIELD FINISHING

Unfinished wood doors must be finished prior to installation to maintain warranty coverage.

LIMITED LIFETIME WARRANTY

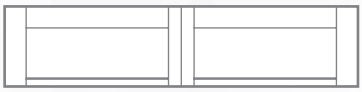
SECTIONS **Limited Lifetime** | OVERLAYS **1 Year** | SPRINGS **3 Years** | HARDWARE **6 Years**

WWW

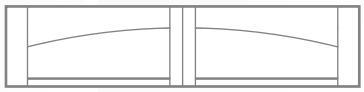
WANT TO SEE MORE?

Visit chiohd.com/overlay-carriage-house

TOP SECTION DESIGNS

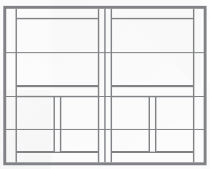


Squared Top



Arched Top

DESIGNS



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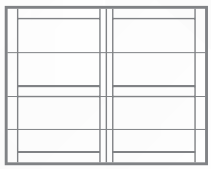

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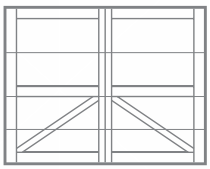

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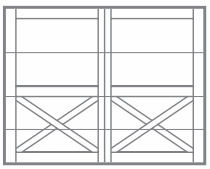

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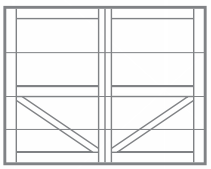

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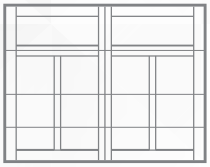

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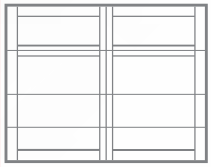

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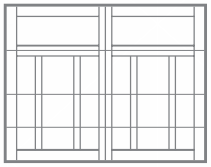

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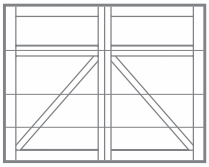

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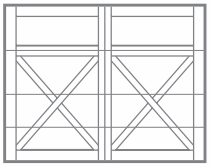

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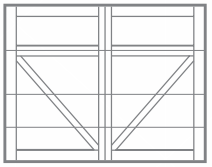


35

Shoreline ACCENTS WOODTONES[1]

Walnut

Driftwood

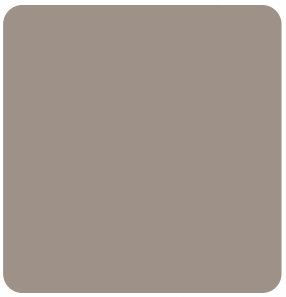
Cedar

Dark Oak

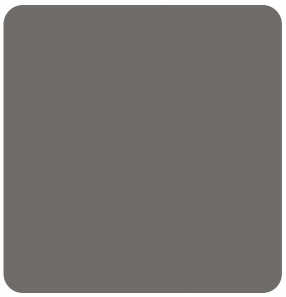
Overlay Steel and Fiberglass COLORS[1]

White

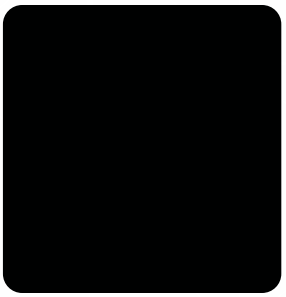
Almond



Sandstone



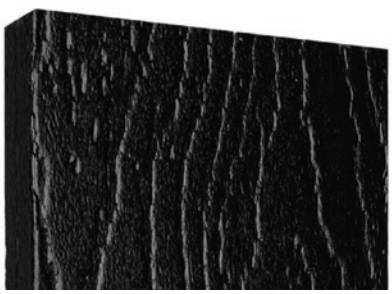
Bronze



Black [Steel only]

Shoreline[2] *and Overlay Steel*[3] 2-TONE COLORS[1]

White Overlays [Steel only]



Black Overlays

Overlay Wood WOOD[1]

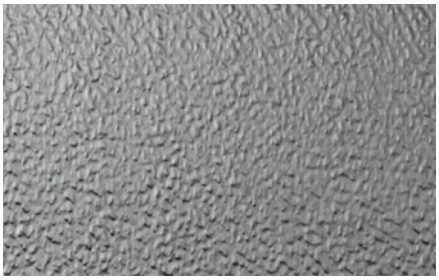
Cedar

Mahogany

1 Refer to your local C.H.I. Dealer for exact color, woodtones, and woodtype match.
2 Overlay face boards are always black for a 2-tone design.
3 Overlay face boards are always white or black for a 2-tone design.

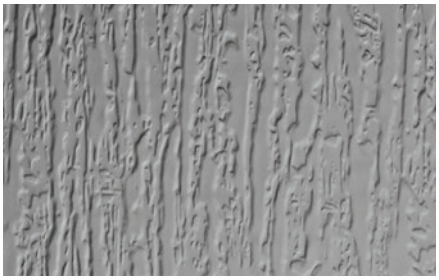
GLASS

Plain available as single pane Polycarbonate



Obscure

Tinted

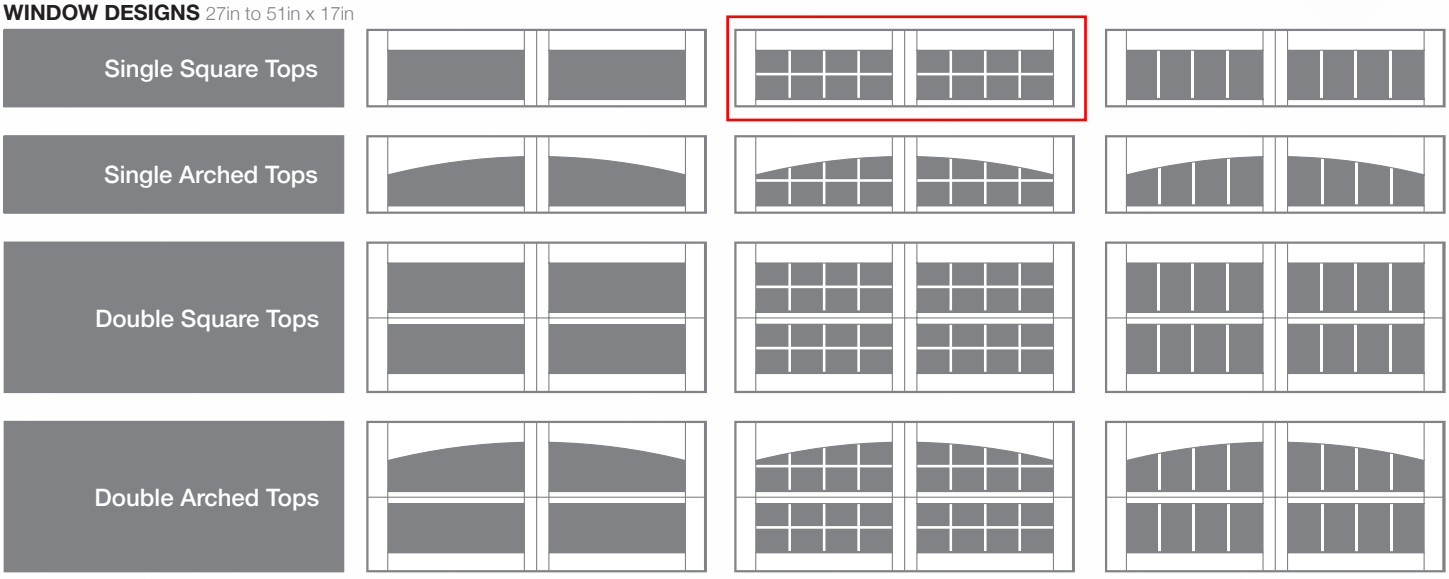


Rain Glass COMING 2025

Frosted

Seeded

WINDOW DESIGNS 27in to 51in x 17in



Plain | Stockton | Madison

~~DECORATIVE HARDWARE~~ N/A

Spade | Wrought Iron | Barcelona 1 | Barcelona 2

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DOORVISIONS
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GRANITE FIELDSTONE VENEER

DELGADO STONE

EST. 2011

The tasting room at Del Vino Vineyards in Northport, NY
Connecticut Blend Square & Rec

Photo: New England Landscapes Inc (ME)

American Mist

mosaic

ashlar

strip

ledge

square & rec

A versatile product with a color range that works with modern and rustic projects. Hand split with a light to medium textured surface.

Product Specs

View our complete veneer spec guide

Thin Stone Veneer

Approximately 1" thick with a ¼" tolerance. Sawn back weighing less than 15 lbs per square foot. We offer 90° corners for all thin stone products.

Full Bed Veneer

Approximately 3-5" thick and weighs approximately 60lbs per square foot.

Mosaic
irregular shapes
approximately 6"x6" and larger

Square & Rec
approximately 6"x6' and larger

Ashlar
end grain cut
approximately 3"– 8" high x 4"– 16" length

Ledgestone
approximately 1"– 4" high x 6"– 14" length

Strip
approximately 5"– 9" high x 12"+ lengths

Rounds
approximately 4" – 12" diameter (larger sizes available)

Packaging & Shipping

Thin Stone Veneer: Available in 9sf increments with 54sf and 108sf pallets inventoried at our facility.

Thin stone Corners: Packaged in crates and offered in 6lf, 50lf, and 100lf quantities.

Full Bed Veneer: Available by the ton on pallets or bulk delivery.
One ton of full bed veneer covers approximately 35sf-50sf.

We offer truckload, pallet, bulk, and container shipping nationwide. Our LTL per pallet program typically arrives in 1-2 days within our Authorized Dealer Network.

DELGADO STONE

Delgado Stone prides itself on sourcing and bringing you a high quality stone veneer with a distinctive product line unlike any other.

We carefully select and source our stone from quarries and fields throughout New England, New York, and Pennsylvania. Our stone is cut on state-of-the-art machinery, run by our experienced production team, to ensure quality and consistency throughout the entire process. Each stone is palletized by hand and neatly packaged to ensure it arrives to you in the same condition as when it leaves our facility.

Our stone is 100% natural and variations in color and texture may occur without notice. The pictures in this catalog feature Delgado Stone products installed by professionals.

MUDROOM + GARAGE ENTRY DOORS

Choose the Material Best Suited for Your Project

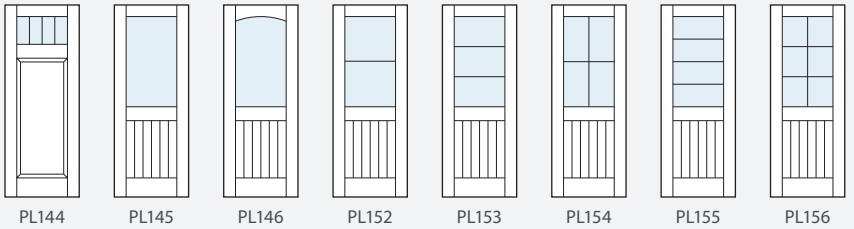
Both material construction options have been extensively tested and proven in partnership with the Marvin® Research and Development team.

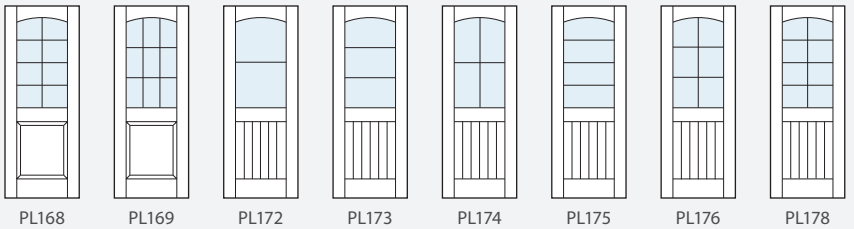
Reserve Wood Entry Systems™

The Reserve Wood Entry System elevates the refined elegance of your home with the beauty of stained natural wood.

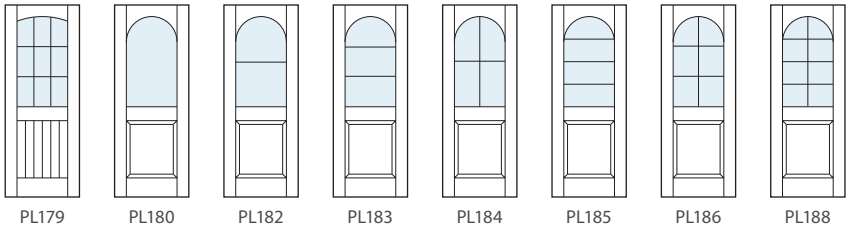
- Engineered with a laminated veneer lumber (LVL) core and Tricoya® layers to provide exceptional stability and durability.
- 10 natural wood species available with an extensive collection of premium factory stain options.
- Premium appearance standards ensure industry-leading grain and color matching.
- 5-year limited warranty with industry standard overhang requirements for both inswing and outswing units.

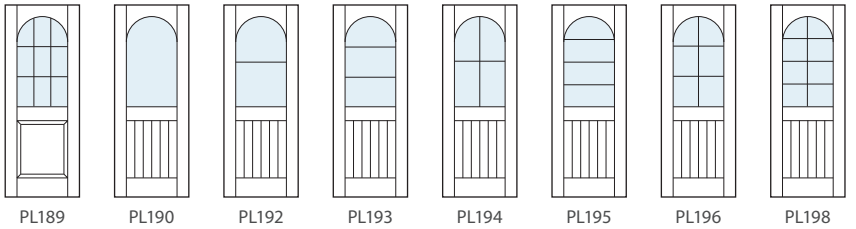
PANEL LITE (PL) SERIES

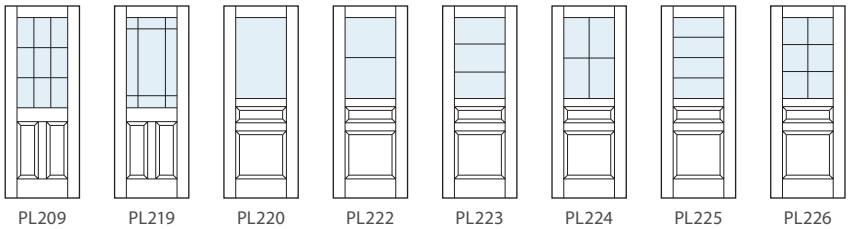


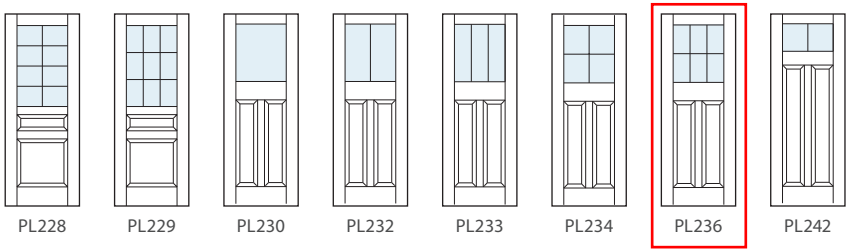


PANEL LITE (PL) SERIES









Resilient and Reserve Wood Entry Systems Construction

In collaboration with our parent company, Marvin®, we have engineered a family of premium entry systems that don't just transform a space, but how you feel inside it.

TruStile Entry Systems have been extensively tested and proven in partnership with the Marvin Research and Development team.

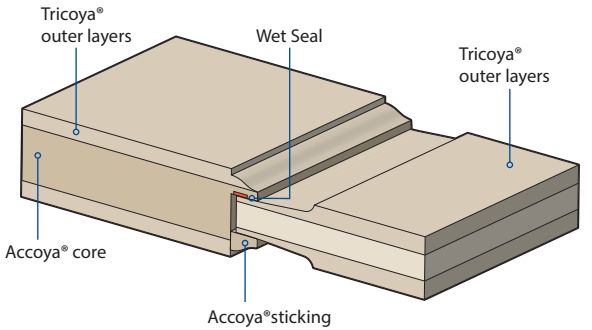
So, What is Acetylation?

Acetylation is a process used to enhance the naturally-occuring properties of wood. In simple terms, it 'pickles' the wood, reducing how much water the cells in the wood can absorb.

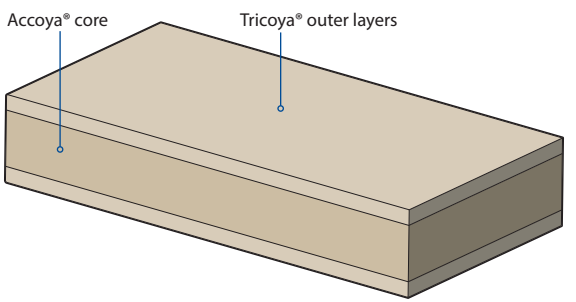
The process uses acetic anhydride, a derivative of vinegar, to change hydroxyl groups in the wood (which like water) into acetyl groups (which don't like water), resulting in improved performance characteristics without harmful or environmentally unfriendly additives.

Altogether, this means the wood shrinks and swells much less when wet, and is much less susceptible to decay or insect attack. The finished product is highly durable and dimensionally stable, outperforming all known species of wood.

Resilient Wood Entry Systems™

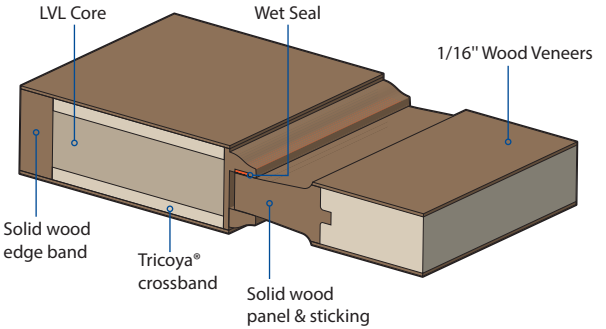


Stile & Rail Door Construction

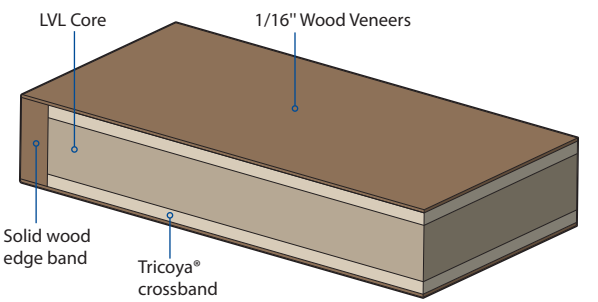


Flush Door Construction

Reserve Wood Entry Systems™



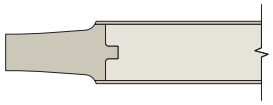
Stile & Rail Door Construction



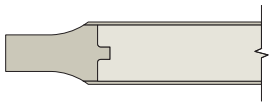
Flush Door Construction

Profile Options

PANEL PROFILES

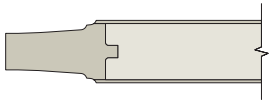


Raised (A) Panel

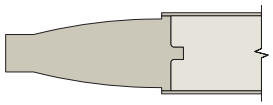


Scoop (B) Panel
Also available with bladder-press panel

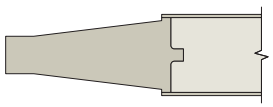
Flat (C) Panel



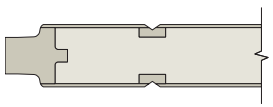
Double Hip (D) Panel



Senior Raised (E) Panel



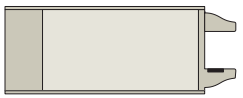
Senior Bevel (F) Panel



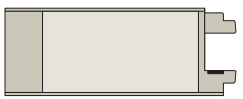
Standard V-Groove (VG) Panel

STICKING PROFILES

Square Stick (SS) Sticking

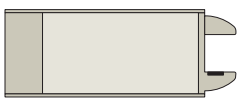


Roman Ogee (OG) Sticking

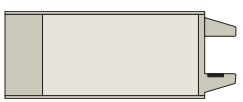


One Step (OS) Sticking

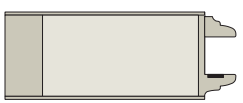
Quarter Bead (QB) Sticking



Quarter Round (QR) Sticking



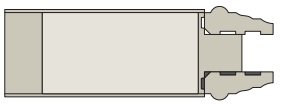
Bevel (BV) Sticking



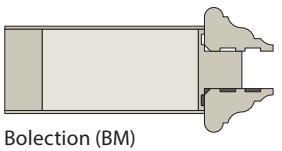
Cove & Bead (CB) Sticking

APPLIED MOULDINGS

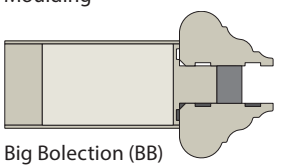
Cove (CV) Applied Moulding



Low Profile Bolection (LP) Moulding

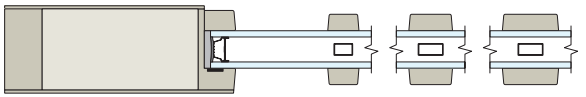


Bolection (BM)
Moulding

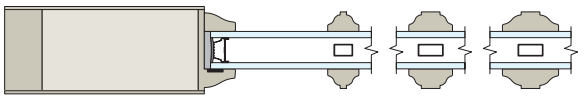


Big Bolection (BB)
Moulding

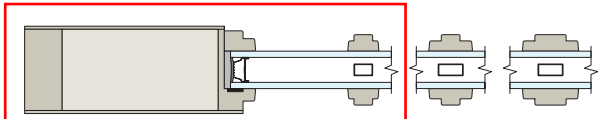
SIMULATED DIVIDED LITE BARS (SDL)



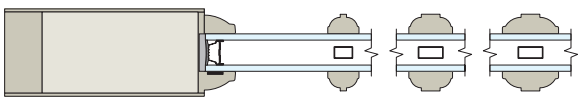
Square Stick (SS) SDL Glass



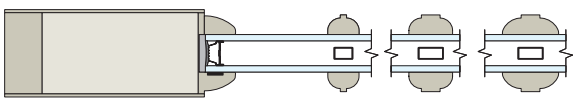
Roman Ogee (OG) SDL Glass



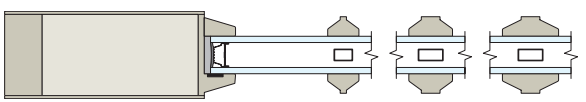
One Step (OS) SDL Glass



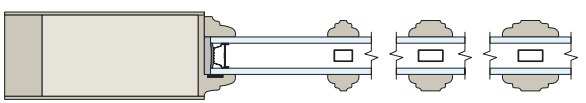
Quarter Bead (QB) SDL Glass



Quarter Round (QR) SDL Glass



Bevel (BV) SDL Glass



Cove & Bead (CB) SDL Glass

Wood Species for Reserve Entry Systems

The Reserve Wood Entry System™ elevates the refined elegance of your home with the beauty of stained natural wood. Available in 10 natural wood species with an extensive collection of premium factory stain options.

Consider the Resilient™ Wood Entry System for paint-grade applications.

Mahogany

Genuine Mahogany

Cherry

Douglas Fir *(Vertical Grain)*

Select Alder

Walnut

Plain Sawn White Oak

Quarter Sawn White Oak

Rift Sawn White Oak

Clear Pine

Paint-Grade Mahogany and Paint-Grade Douglas Fir not shown.

Stain Options

TruStile uses stains from ICA, a leading European finish manufacturer, for factory-finished entry systems. We begin by applying either a clear or tinted base stain with UV inhibitors (unfinished doors also get this base coat). Then a total of five coats of finish are applied. This includes two seal coats and three topcoat layers of finish giving a robust dry film finish thickness. Slight color and sheen differences might occur between interior and exterior finishes.

White oak is available as rift sawn, plain sawn or quarter sawn. Plain sawn white oak shown above.

The color of the finish can vary depending on the color of the wood, lighting on the job site, and natural exposure to oxidation and sunlight. To get the best example of the stain color on a specific species, please visit your TruStile dealer.

Hinge Options

Entry systems include 4-1/2" × 4-1/2" TruStile ball-bearing hinges; available in 11 finish options.
Emtek® and Baldwin® hinges can be specified and are available in 5" × 5" size and solid brass.


US3 Bright Brass


US19 Flat Black


US5 Antique Brass


US4 Satin Brass


US10A Antique Bronze


10B Oil-Rubbed Bronze


US14 Polished Nickel


US15 Satin Nickel

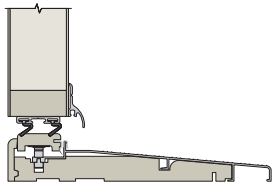

US15A Antique Nickel

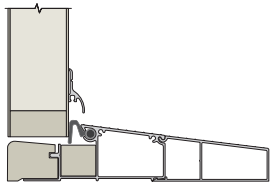

US26 Polished Chrome

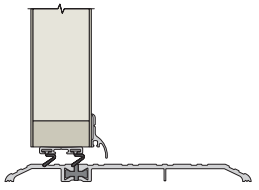

US26D Satin Chrome

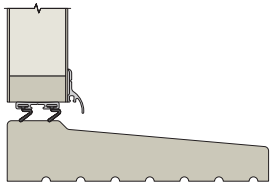
Sill Options

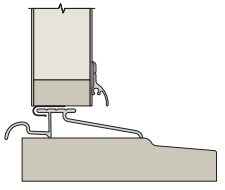
Choose from the sill options below to complete your entry system.

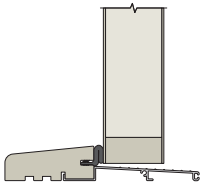

Oak Adjustable


Hydrosill


ADA


Solid Wood


Solid Wood with Brass Interlock*


Wood Outswing

Solid wood sills available in genuine mahogany and plain sawn white oak.

** Only available on TruStile Reserve Entry Systems™.*

Insulated Glass Options

Complete your grand entrance with one of our many insulated glass options, including LoE and several decorative patterns.


Clear (LoE 272)*


Frosted

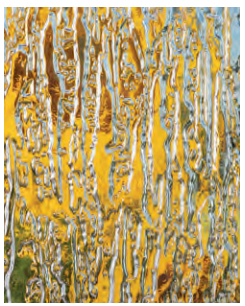
White Lami

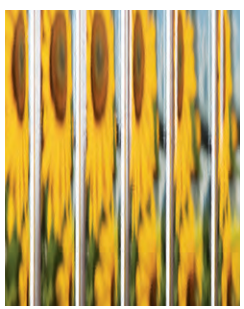

Aqualite

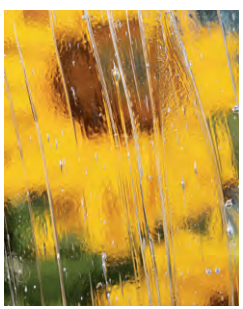

Bevel


Single Glue Chip


Obscure


Rain


English Reeded


Wavy Seedy (Glacier)

** Clear glass also available as LoE 366, LoE 340, LoE 180, Low Iron and Clear Lami.*

Multipoint Lock Option

TruStile offers an automatic locking system from GU-Secury which is required for certain warranty coverage.

See our website for details.
www.trustile.com/multipoint

MARVIN

MUDROOM WINDOWS + REAR DOOR

BEAUTY MEETS DURABILITY

CATALOG

Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin.

Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

MARVIN ULTIMATE™ COLLECTION

Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

Wood
Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

Extruded Aluminum
19 colors + custom

Wood
Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN MODERN™ COLLECTION

Authentically Modern

Achieve authentic modern architecture with expansive views and strong thermal performance.

INTERIORS

Extruded Aluminum
Five color options

EXTERIORS

High-Density Fiberglass
Five color options

SIZING

Custom sizing for remodeling or new construction

HARDWARE

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN VIVID™ COLLECTION

Boldly Innovative

Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

INTERIORS

Fiberglass Reinforced Composite
Windows: Two color options

Ultrex Fiberglass
Doors: Two color options

EXTERIORS

Ultrex Fiberglass
Four color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in four finish options with two door handle styles

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN ELEVATE® COLLECTION

Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultrex® fiberglass exteriors.

INTERIORS

Wood
Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with two door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN ESSENTIAL® COLLECTION

Streamlined Design

Choose from a streamlined selection featuring proprietary Ultrex fiberglass interiors and exteriors.

INTERIORS

Ultrex Fiberglass
Four color options

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with one door handle style

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

Ultrex Fiberglass Exteriors

Ultrex® fiberglass is a unique, proprietary material that significantly outlasts and outperforms vinyl and vinyl/wood composite materials while offering unmatched durability and timeless style. This state-of-the-art material was developed by Marvin and is featured on the exteriors of the Marvin Elevate® collection.

Marvin uses Ultrex fiberglass because the material you choose for your windows matters. Ultrex is strong, stable, has a durable acrylic finish, and is energy efficient.

Strength

The strength of Ultrex fiberglass translates into long-term ease of operation, minimal maintenance, and superior performance.

Stability

By expanding and contracting at nearly the same rate as glass, Marvin windows and doors made with Ultrex fiberglass are more resistant to leaks and seal failures.

Finish

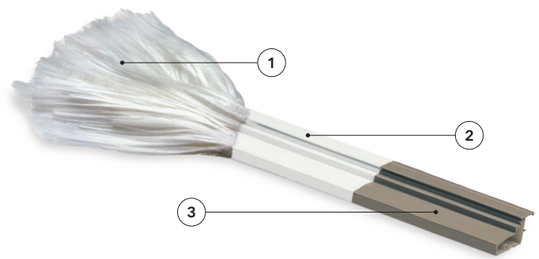
The proprietary acrylic finish is 3x thicker than competitive painted options, and resistant to chipping, chalking, or fading.

Energy Efficiency

Ultrex fiberglass combined with energy-efficient glass options can help manage the amount of light and heat entering and leaving your home.

How It's Made

Ultrex fiberglass is a composite material made of fine glass fibers woven into a cloth then bonded together with a formulated polyester resin. The continuous strands of fiberglass give Ultrex its strength in resisting breakage.



1

Raw Fiberglass Strands
Thin strands of strong glass cables are saturated with specifically compounded resins.

2

Pultruded Fiberglass
The strands are pulled through a heated die and cut with diamond-edged blades to form Ultrex fiberglass.

3

Proprietary Acrylic Finish
A proprietary acrylic finish is then applied; it's smoother and 3x thicker than other brands.

Strength Matters

Ultrex fiberglass is 8x stronger than vinyl and has a low thermal expansion rate. It is heat resistant, non-corrosive, and has low conductivity.

Ultrex fiberglass bends and flexes less than vinyl. This helps maintain the window seals and operation year after year.

The strength of Ultrex fiberglass allows for a reduced frame thickness that supports more visible glass, creating a larger view.

Durable material weathers better against everyday wear and stands the test of time.

ULTREX FIBERGLASS IS

8x
stronger than vinyl

3x
stronger than Fibrex®

More Glass, More Value

This resistance to bending means we can reduce the frame thickness without impacting the window's structural integrity. This allows for more glass, expansive views and daylight openings, and less window frame.

Ultrex fiberglass provides larger views

Thicker vinyl profiles can restrict views

Casement

The Marvin Elevate® Casement window is side hinged and built for smooth operation with a concealed multi-point locking system. Casement windows create a tight seal on all four sides, meaning fewer opportunities for air leaks.

fig. 1 **CASEMENT WINDOWS**
Painted Designer Black

fig. 2 **INTERIOR VIEW**
Bare Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **CASEMENT WINDOW**
Painted White

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Available in standard and special sizes up to 3' wide by 6' high

Multi-point sequential locking system provides superior PG50 performance rating with single lever operation

Coordinating picture and transom windows also available

Narrow frame option with 3-¼" insert replacement frame, flat sill, and through-jamb installation

Folding handle neatly stows out of the way; stainless steel coastal hardware available

Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics

Available with Hurricane Impact Zone 3 (IZ3) protection (excludes narrow frame option)

Swinging French

The Marvin Elevate® Swinging French door is available with inswing or outswing options to meet design and weather constraints. Choose inswing design for doors that open over steps or are exposed to the elements, and outswing for locations with limited interior space or where opening inward would interrupt the interior flow.

fig. 1 **SWINGING FRENCH DOOR**
Painted Designer Black

fig. 2 **INTERIOR VIEW**
Bare Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **SWINGING FRENCH DOOR**
Painted Designer Black

fig. 1

fig. 2

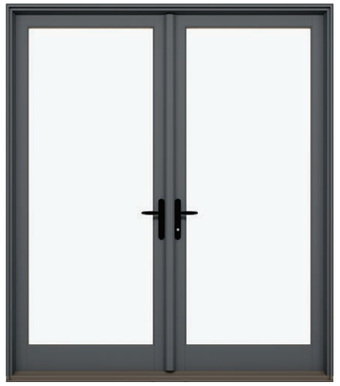


fig. 3

fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Available in one-, two-, or three-panel configuration.*
Available in multiple configurations up to 9' wide by 8' high.

Up to PG30 performance rating standard; up to PG50 high-performance rating on one- and two-panel configurations

Precision built in 1⁄64" increments

Fiberglass sill stands up to foot traffic and weather; available in Beige or Bronze

Secure and stable stainless steel multi-point locking system ensures a tight seal and security from top to bottom

Tempered, insulated glass with argon gas

Available with Hurricane Impact Zone 3 (IZ3) protection

* Three-panel configuration is achieved by mulling multiple frames together to create an assembly.

Options

MARVIN ELEVATE® DOUBLE HUNG WINDOWS, SLIDING FRENCH DOOR
Painted White

Interior Finish Options

Wood

The Marvin Elevate® collection features rich Pine interiors that can be stained to match your interiors, or finished in our factory with a clear coat, Painted Designer Black, or Painted White finish.

Factory finishing means you can expect consistent quality and aesthetics that come from our carefully perfected finishing process.

WOOD INTERIOR COLORS

BARE PINE
Wood comes bare and ready to be painted or stained

CLEAR COAT
Wood is finished in the factory with a clear coat

PAINTED WHITE

PAINTED DESIGNER BLACK

Exterior Finish Options

Ultrex Fiberglass

Elevate windows and doors have a durable, strong Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low maintenance and superior aesthetics.

Built for durability and minimal maintenance, our Ultrex fiberglass finish is 3x thicker than competitive painted finishes, with a smooth consistency and evenly distributed finish that resists fading, chalking, peeling, and cracking, even in the darkest colors. Six colors are available in neutral and dark tones.

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

Hardware Options

Window Hardware

Windows feature classic low-profile durable hardware for clean aesthetics, safety, and security.*

SASH LOCK + KEEPER

Available on Double Hung and Glider windows

FOLDING HANDLE

Available on Casement and Awning windows

Door Handles

Door handles for the Marvin Elevate® collection are available in two distinct hardware collections.

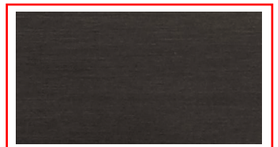
CAMBRIDGE

NORTHFIELD

Available keyed-alike option (use one key on multiple locks, with up to three different keys on each project).

Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

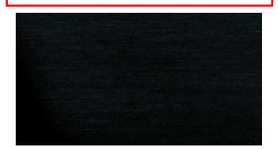
HARDWARE FINISH OPTIONS



OIL RUBBED BRONZE (PVD)

SATIN NICKEL (PVD)

BRASS (PVD)



MATTE BLACK

ALMOND FROST

WHITE

PVD FINISHES

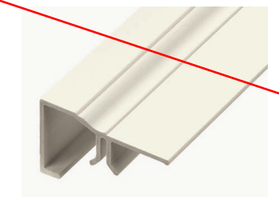
The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion-resistant finish. PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.

* For more options, visit marvin.com

Exterior Trim Options

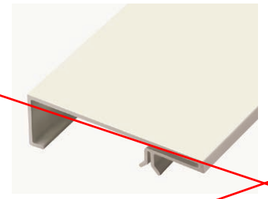
Ultrex® fiberglass exterior trim is offered with all Marvin Elevate products in all finish colors. The durability, performance, and look of windows and doors can be extended to the trim. Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate exterior colors.

EXTERIOR TRIM OPTIONS



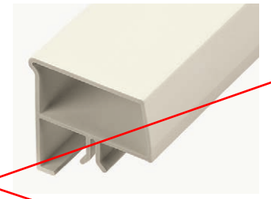
Brick Mould

2" Brick Mould is available with or without 2-⅛" sill nosing.



Flat Trim

3-½" Flat Trim is available in Flat and Flat Ranch configurations with or without 2-⅛" sill nosing.



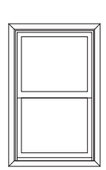
Sill Nose

2-⅛" Sill Nose provides authentic sill appearance.

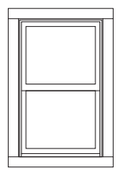
Connection Barb

Barb and receiver attachment method provides for quick, secure installation.

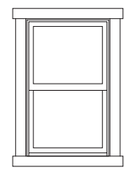
WINDOW TRIM CONFIGURATIONS



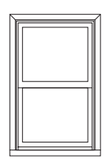
BRICK MOULD



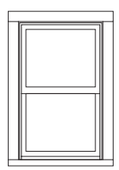
FLAT



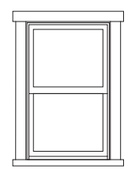
FLAT RANCH



BRICK MOULD WITH SILL NOSE



FLAT WITH SILL NOSE



FLAT RANCH WITH SILL NOSE

DOOR TRIM CONFIGURATIONS†

BRICK MOULD

FLAT

FLAT RANCH

† Sill profiles are not included for door trim sets

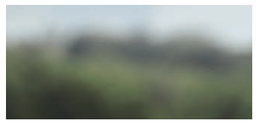
Glass Options

Glass is available with Standard Dual Pane or optional Triple Pane on select Marvin Elevate® products. Available with Low E1, Low E2, Low E2/ERS, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

SPECIALTY GLASS OPTIONS

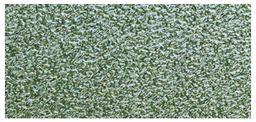

FROSTED


BRONZE TINT

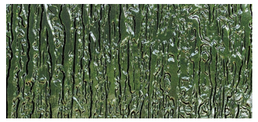

GRAY TINT


GREEN TINT


REED


OBSCURE


GLUE CHIP


RAIN

Divided Lites

The look of multiple individual panes of glass is popular in a wide range of architectural styles. Simulated Divided Lites (SDLs) and Grilles-Between-the-Glass (GBGs) mimic the look of these individual panes of glass without sacrificing energy efficiency. Divided lites available on select Elevate products.

Grilles-Between-the-Glass

GBGs are available in several popular lite cut options for a classic divided lite look and easy glass cleaning.† Available in Ebony, Bronze, and Stone White interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal, or Ebony exterior.

Simulated Divided Lite

These bars permanently adhere to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.†


GRILLES-BETWEEN-THE-GLASS


SIMULATED DIVIDED LITE

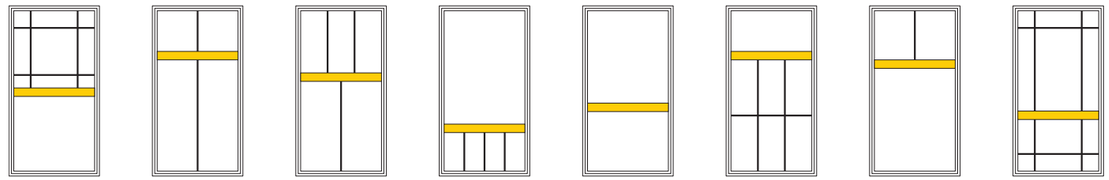
* Argon gas not available in high elevations where capillary tubes are required
† For more options, visit marvin.com

Simulated Checkrails

Simulated checkrails are the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution. Specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of ⅞" SDL patterns that can be selected in combination with the 2-11⁄32" simulated checkrail on Casement, Awning, Glider, Direct Glaze rectangle, and Picture windows, and all Elevate doors.

SIMULATED CHECKRAIL OPTIONS



Accessibility Options

Window Opening Control Device

Limits opening to 4" while providing for full egress. ASTM F2090 compliant. Available on Casement, Double Hung, and Glider windows.

Sash Limiter

Permanently limits sash movement for safety and security.

ACCESSIBILITY OPTIONS


CASEMENT
Window Opening Control Device


DOUBLE HUNG
Window Opening Control Device


GLIDER
Window Opening Control Device


AWNING
Sash Limiter

MARVIN

GARAGE WINDOWS

STREAMLINED DESIGN

CATALOG

Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin.

Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

MARVIN ULTIMATE™ COLLECTION

Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

Wood
Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

Extruded Aluminum
19 colors + custom

Wood
Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN MODERN™ COLLECTION

Authentically Modern

Achieve authentic modern architecture with expansive views and strong thermal performance.

INTERIORS

Extruded Aluminum
Five color options

EXTERIORS

High-Density Fiberglass
Five color options

SIZING

Custom sizing for remodeling or new construction

HARDWARE

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN VIVID™ COLLECTION

Boldly Innovative

Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

INTERIORS

Fiberglass Reinforced Composite
Windows: Two color options

Ultrex Fiberglass
Doors: Two color options

EXTERIORS

Ultrex Fiberglass
Four color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

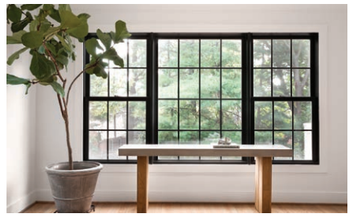
HARDWARE

Available in four finish options with two door handle styles

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN ELEVATE® COLLECTION



Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultrex® fiberglass exteriors.

INTERIORS

Wood
Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with two door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN ESSENTIAL® COLLECTION

Streamlined Design

Choose from a streamlined selection featuring proprietary Ultrex fiberglass interiors and exteriors.

INTERIORS

Ultrex Fiberglass
Four color options

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with one door handle style

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

Ultrex Fiberglass Exteriors

Ultrex® fiberglass is a unique, proprietary material that significantly outlasts and outperforms vinyl and vinyl/wood composite materials while offering unmatched durability and timeless style. This state-of-the-art material was developed by Marvin and is featured on the interiors and exteriors of the Marvin Essential® collection.

Marvin uses Ultrex fiberglass because the material you choose for your windows matters. Ultrex is strong, stable, has a durable acrylic finish, and is energy efficient.

Strength

The strength of Ultrex fiberglass translates into long-term ease of operation, minimal maintenance, and superior performance.

Stability

By expanding and contracting at nearly the same rate as glass, Marvin windows and doors made with Ultrex fiberglass are more resistant to leaks and seal failures.

Finish

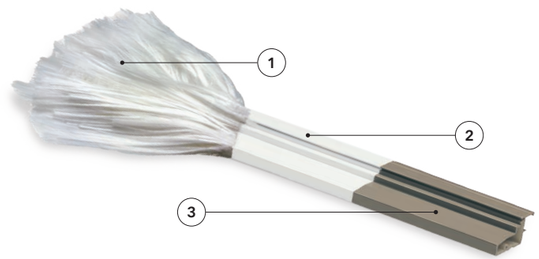
The proprietary acrylic finish is 3x thicker than competitive painted options, and resistant to chipping, chalking, or fading.

Energy Efficiency

Ultrex fiberglass combined with energy-efficient glass options can help manage the amount of light and heat entering and leaving your home.

How It's Made

Ultrex fiberglass is a composite material made of fine glass fibers woven into a cloth then bonded together with a formulated polyester resin. The continuous strands of fiberglass give Ultrex its strength in resisting breakage.



1

Raw Fiberglass Strands
Thin strands of strong glass cables are saturated with specifically compounded resins.

2

Pultruded Fiberglass
The strands are pulled through a heated die and cut with diamond-edged blades to form Ultrex fiberglass.

3

Proprietary Acrylic Finish
A proprietary acrylic finish is then applied; it's smoother and 3x thicker than other brands.

Strength Matters

Ultrex fiberglass is 8x stronger than vinyl and has a low thermal expansion rate. It is heat resistant, non-corrosive, and has low conductivity.

Ultrex fiberglass bends and flexes less than vinyl. This helps maintain the window seals and operation year after year.

The strength of Ultrex fiberglass allows for a reduced frame thickness that supports more visible glass, creating a larger view.

Durable material weathers better against everyday wear and stands the test of time.

ULTREX FIBERGLASS IS

8x
stronger than vinyl

3x
stronger than Fibrex®

More Glass, More Value

This resistance to bending means we can reduce the frame thickness without impacting the window's structural integrity. This allows for more glass, expansive views and daylight openings, and less window frame.

Ultrex fiberglass provides larger views

Thicker vinyl profiles can restrict views

Casement

The Marvin Essential® Casement window is a side-hinged option built for smooth operation with a concealed multi-point locking system. Available in large sizes for ample daylight and clean sightlines.

fig. 1 **CASEMENT, CASEMENT TRANSOM WINDOWS**
Stone White

fig. 2 **INTERIOR VIEW**
Stone White

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **CASEMENT WINDOWS**
Ebony

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

- Made of strong, durable Ultrex® fiberglass to meet required performance ratings and remain virtually maintenance free for years
- Available in standard and special sizes up to 3' wide by 7' high
- Coordinating Casement Picture window available in heights up to 7'; Casement Transom window available up to 6' wide by 2' high
- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation
- Stationary, crank-out operating, direct glaze rectangle, and picture units available
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds
- Features an easy-to-remove screen with concealed fasteners

Options

Designed with ease and versatility in mind, the Marvin Essential® collection features durable, long-lasting finishes paired with a streamlined selection of straightforward features that fit a range of different styles and project types.

CASEMENT, DIRECT GLAZE WINDOWS
Ebony

Interior and Exterior Finish Options

Marvin Essential® windows and doors have durable, strong Ultrex® fiberglass interiors and exteriors, featuring our AAMA-verified acrylic finish for low maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior colors

BRONZE
Available when paired with Bronze exterior

GUNMETAL
Available when paired with Gunmetal exterior

EBONY
Available when paired with Ebony exterior

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

Divided Lites

Grilles-Between-the-Glass (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning.* Select from Stone White, Bronze, Gunmetal, or Ebony interior finish and Stone White, Cashmere Pebble Gray, Bronze, Gunmetal, or Ebony exterior finish. Divided lites available on select Essential prodcuts.

Glass Options

Available in dual-pane in Low E1, Low E2, Low E2/ERS, Low E3, and Low E3/ERS insulated glass with argon gas.† Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

SPECIALTY GLASS OPTIONS

FROSTED

BRONZE TINT

GRAY TINT

GREEN TINT

REED

OBSCURE

GLUE CHIP

RAIN

* For more options, visit marvin.com
† Argon gas not available in high elevations where capillary tubes are required.

Hardware Options

Window Hardware

Marvin Essential® windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.*

SASH LOCK + KEEPER

Available on Double Hung and Glider windows

FOLDING HANDLE

Available on Casement and Awning windows

Door Handles

Hardware for the Essential Sliding Patio door is available in the Cambridge collection, and offers the perfect blend of safety, security, and a classic low-profile look.

CAMBRIDGE

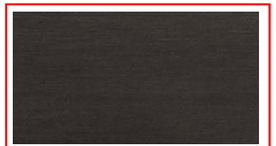
SLIM LINE EXTERIOR

Available keyed-alike option (use one key on multiple locks, with up to three different keys on each project).

Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

The Slim Line handle allows a 32" net clear opening when used on a 6' wide, two-panel sliding patio door to meet accessibility needs. It is only available in White, Almond Frost, Matte Black, and Bronze.

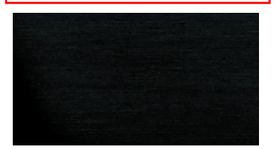
HARDWARE FINISH OPTIONS



OIL RUBBED BRONZE (PVD)

SATIN NICKEL (PVD)

BRASS (PVD)



MATTE BLACK

ALMOND FROST

WHITE

PVD FINISHES

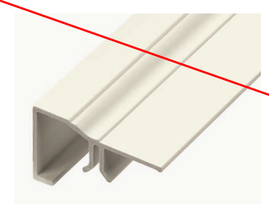
The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion-resistant finish. PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.

* For more options, visit marvin.com

Exterior Trim Options

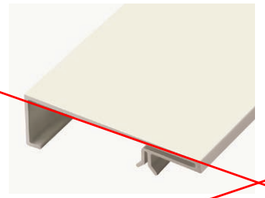
Ultrex® fiberglass exterior trim is offered with all rectangular Marvin Essential products in six exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.

EXTERIOR TRIM OPTIONS



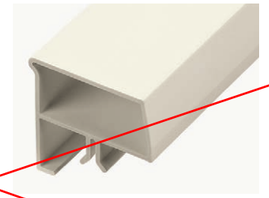
Brick Mould

2" Brick Mould is available with or without 2-⅛" sill nosing.



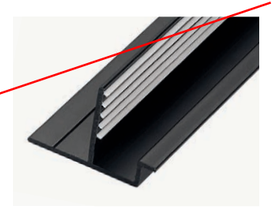
Flat Trim

3-½" Flat Trim is available in Flat and Flat Ranch configurations with or without 2-⅛" sill nosing.



Sill Nose

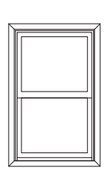
2-⅛" Sill Nose provides authentic sill appearance.



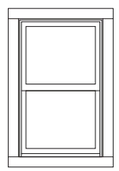
Connection Barb

Barb and receiver attachment method provides for quick, secure installation.

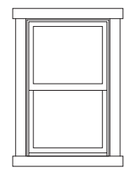
WINDOW TRIM CONFIGURATIONS



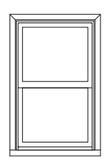
BRICK MOULD



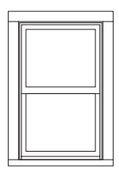
FLAT



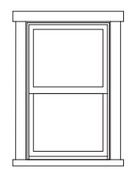
FLAT RANCH



BRICK MOULD WITH SILL NOSE



FLAT WITH SILL NOSE



FLAT RANCH WITH SILL NOSE

DOOR TRIM CONFIGURATIONS†

BRICK MOULD

FLAT

FLAT RANCH

† Sill profiles are not included for door trim sets.

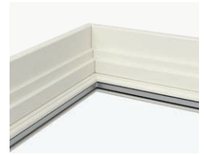
Simple and Efficient Installation

Marvin Essential® windows and doors bring together design, quality, and performance in one streamlined collection. Essential products offer a number of installation options and accessories that make it easy to meet project demands.

Nailing Fin
Snaps out for easy installation

Casement/Awning 3" Sash Limiter
Permanently limits sash movement for safety and security

Jamb Extension
Allows for easy finishing with traditional molding and trim



Single/Double Hung Sash Limiter
Permanently limits sash movement for safety and security

J-Channel
Quickly and easily finishes the exterior

Non-Operable Lock
Renders sash inoperable

Sheetrock Return
Accommodates ½"–⅝" drywall installations

Glider WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

¾" Receiver
Works with thicker installation methods, including box jambs

Casement WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

Frame Expander
Provides installation flexibility

Double/Single Hung WOCD
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.


TruExterior®
Siding & Trim
SO AUTHENTIC. SO RELIABLE.
NOTHING COMPARES.

TruExterior® Siding & Trim offers real workability that exceeds that of wood without sacrificing the look, feel and character of traditional wood products, creating a balance of performance and aesthetics that cannot be found with other man-made alternatives.

Phenomenal Performance. Remarkable Workability.

TruExterior Siding & Trim offers both and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts common high-quality, exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

DURABILITY

- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No excessive swelling*

PAINTING

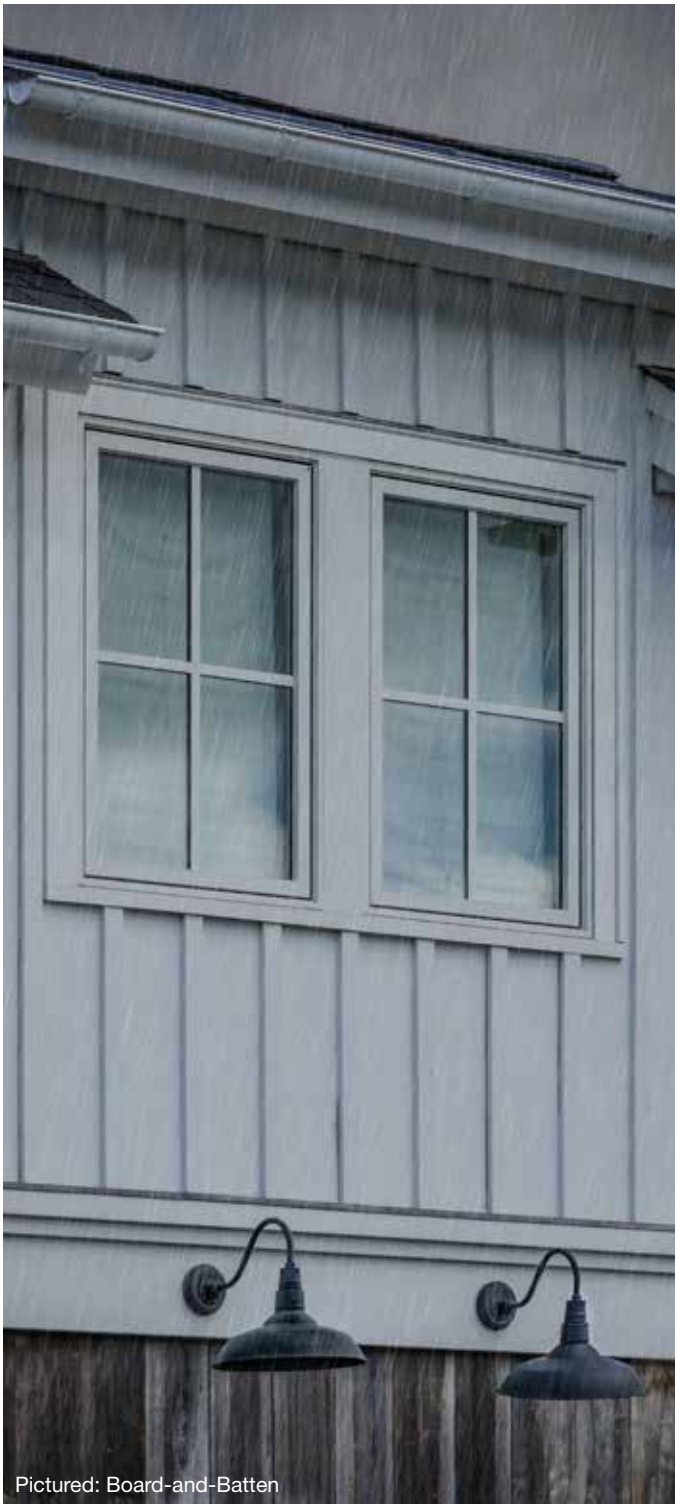
- TruExterior products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Dimensionally stable, promoting long-lasting paint adhesions, even with dark colors*
- Virtually no moisture cycling, paint last longer than on wood*
- Traditional exterior-grade caulks and exterior-grade wood fillers are acceptable for filling nail holes

BEAUTY

- Tighter gaps, minimal movement—it will move less than PVC and vinyl
- True look of cedar, real architectural detail

WARRANTY

- 20 year limited warranty



Pictured: Board-and-Batten

*Please see TruExterior Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior Siding & Trim at TruExterior.com.

Trim

Designed to be used in non-load-bearing applications, TruExterior Trim is suitable for ground and masonry contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior Trim accepts common high-quality, exterior-grade fasteners and can be installed using standard woodworking tools and methods.

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2 x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.

TruExterior Trim comes pre-primed and does require paint.

Accessories

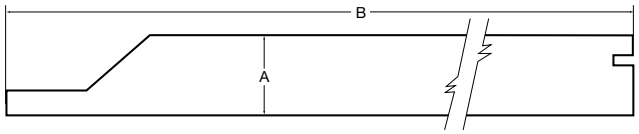
TruExterior Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground and masonry contact.

SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

Available Finishes:
- *Smooth*
- *Woodgrain*

Nominal Size	Actual Thickness (A)	Actual Width (B)
1 x 6	3/4"	5-1/2"
1 x 8	3/4"	7-1/4"
5/4 x 6	1"	5-1/2"
5/4 x 8	1"	7-1/4"

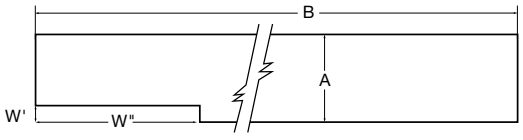


WINDOW POCKET RABBETED TRIM

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

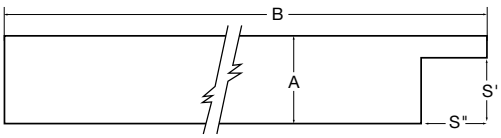
Available Finishes:
- *Smooth*
- *Woodgrain*

Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W")
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"



TruExterior Accessories come pre-primed and do require paint.

Nominal Size	Actual Thickness (A)	Actual Width (B)	Siding Pocket (S' x S")
5/4 x 3	1"	2-1/2"	3/4" x 3/4"
5/4 x 4	1"	3-1/2"	3/4" x 3/4"
5/4 x 5	1"	4-1/2"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/4" x 3/4"

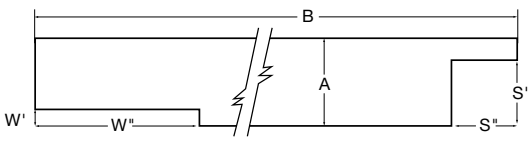


SIDING POCKET RABBETED TRIM

Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior Siding profiles.

Available Finishes:
- *Smooth*
- *Woodgrain*

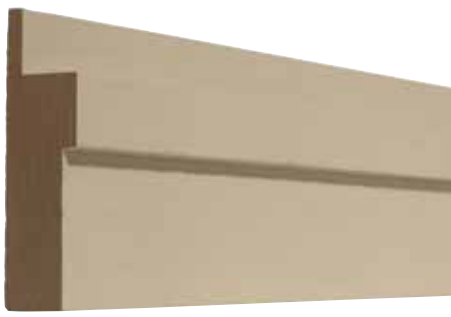
Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W")	Siding Pocket (S' x S")
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"	3/4" x 3/4"



WINDOW AND SIDING POCKET RABBETED TRIM

The ultimate accessory to build a neat, professional-looking window surround.

Available Finishes:
- *Smooth*
- *Woodgrain*



TruExterior Accessories come pre-primed and do require paint.

CITY OF PORTLAND
HISTORIC PRESERVATION BOARD
NOTICE OF DECISION

PROPERTY OWNER:	Sarah Ratner and Ian Goldstein ("Applicant")
PROPERTY LOCATION:	381 Danforth Street ("Property")
PROJECT ID:	HP-00062-2026
HISTORIC DESIGNATION(S):	West End Historic District

FINDINGS OF FACT & CONCLUSIONS OF LAW

1. On March 6, 2026, the Applicant applied for approval of new construction and alterations at the Property.

2. Pursuant to subsection 16.5.2 of the City of Portland Land Use Code ("Land Use Code"), the application required review and approval by the Historic Preservation Board ("Board") against the standards for review of subsection 16.6 ("Standards").

3. Subsection 16.6.2 of the Land Use Code incorporates by reference the Historic Resources Design Manual, which provides additional guidance to this Board. Specifically, when discerning the "compatibility" and "differentiation" of the proposed project, the Design Manual provides the following guidance:

   "Two core concepts in reviewing alterations to historic properties and additions or new construction within historic contexts are those of compatibility and differentiation. Compatibility refers to establishing visual relationships with the patterns or characteristics that define a given context. New work does not need to follow the patterns of the context in every way; however, they should relate to a number of the key character-defining features of the context. Differentiation refers to the ability of new work to be visually understood as a construction of its own time, distinct from the historic properties. This inherently requires some degree of departure from the patterns of the context.

   These two concepts are at times in tension, but when they are successfully balanced, they uphold the goals of reinforcing what defines historically-designated places while ensuring authenticity and allowing the passage of time to remain legible in the built environment. There are numerous approaches that designers can take in striking this balance, and their successful application can be found across a variety of projects."

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4. Historic Preservation staff met with the architect for a preliminary review and discussion of design development plans on January 28, 2026.

5. On April 1, 2026 the Board held a Public Hearing to review the application for alterations and new construction at the property under HP-00062-2026.

6. Based on the written materials, oral testimony, staff memoranda, and public comment received during the public hearing held on April 1, 2026, the Board finds as follows:

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 applicant provided a project description and plans to demonstrate that the use of the property will continue to be residential in nature. Thus, the Board finds this standard has been met.

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 applicant provided elevation drawings and floor plans to demonstrate that the rear porch footprint and roofline will be unchanged and structural posts of the porch will be evident, with infill walls of compatible materials. The Board finds that the infill is therefore visually compatible with the subject property and with surrounding structures. Thus, the Board finds this standard has been met.

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 applicant provided elevation drawings to demonstrate that the new infill walls are a later intervention, because the original base walls and porch posts

	will still be visible. Additionally, the Board notes that enclosure of a covered porch to create interior space is a common practice to adapt historic homes to the needs of owners. The Board further finds that proposed materials are similar to materials used elsewhere at the subject property, and the alteration is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.

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 applicant provided floor plans and elevation drawings to demonstrate that no previous alterations that have acquired historic significance are being obscured or discarded. Additionally, the Board notes that visibility of the new mudroom from Danforth Street or any other public way is minimal, even if existing vegetation is removed in the future. Thus, the Board finds this standard has been met.

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	The applicant provided elevation drawings and photos of existing conditions to demonstrate that no distinctive features are to be removed or damaged irreparably by the alterations. Thus, the Board finds this standard has been met.

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	The applicant provided elevation drawings and photographs to demonstrate that no historic features are to be replaced or repaired. Thus, the Board finds this standard has been met.

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	The applicant provided construction plans and a project narrative to demonstrate that no surface cleaning is planned. Thus, the Board finds this standard has been met.

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
Not Applicable	The Board finds this standard is not applicable to the proposed scope because the West End Historic District designation materials do not identify significant archaeological resources on this site.

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	The applicant provided plans and elevations to demonstrate that the alterations are limited to enclosing a small porch at the rear of the property. Additionally, the Board notes that while the porch is an original feature of the house, the reversible infill leaves the roof and structure intact and leaves the covered, protruding eastern portion open. The Board further finds the section to be enclosed has minimal visibility from the street, and the design does not significantly detract from a prominent character-defining feature. The enclosing infill walls are to have shingle siding, which is compatible but differentiates the new walls from the stone walls of the house's first floor. Thus, the Board finds this standard has been met.

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	The applicant provided plans and elevations to demonstrate that the infill between porch posts should leave the posts and stone bases intact, repairable,

	or replaceable, should an owner desire an open porch in the future. Additionally, the Board notes that the base walls and floor are minimally visible or not at all, with the exterior appearance identical to that of the existing base. Thus, the Board finds this standard has been met.

Subsection 16.6.4 - Standards for review of additions and new construction:

Standard A. Scale and form	
1. Height 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 applicant provided elevation drawings, a site plan, and a section drawing to demonstrate that the garage is to be 18' high, while the house is 29'. The Board finds that the lower height of the garage makes it appropriately recessive as an accessory structure, and the distance of the garage from the street will emphasize the recessive scale. Thus, the Board finds this standard has been met.
2. Width 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 applicant provided plans, elevations, a site plan and renderings to demonstrate that at 24' wide, the two-car garage is narrower than the front facade of the house. Additionally, the Board notes that the applicant provided an analysis of the context and relationships of similar accessory structures in the neighborhood, demonstrating that garages/accessory structures are typically smaller than the associate primary structures. . The Board further finds that though the two-car garage is wider than some of the older, one-car garages, it is still clearly secondary to the primary house when viewed from the street, and is therefore visually compatible with surrounding structures and yards. Thus, the Board finds this standard has been met.
3. Proportion of principal facades 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	The applicant provided elevations and renderings to demonstrate that the proportions of the garage are very similar to those of the house, at a smaller scale. Additionally, the Board notes that the proportions of the garage are

	horizontal in orientation, and even at significantly less height than the larger, taller, street-facing houses on the block, the proportions are appropriate as an outbuilding. The garage is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
4. Roof shape 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 applicant provided plans and elevations to demonstrate that the gable roof with the eaves facing the street and a front facing shed dormer is visually compatible with the similar, but more complicated gambrel-roofed house. Additionally, the Board notes while the house and new garage are simpler and more compact than their neighbors on the north side of the street, the orientation of the roof with eaves facing the street is consistent with the pattern. Thus, the Board finds this standard has been met.
5. Scale 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	The applicant provided plans and elevations to demonstrate that the proposed garage is visually compatible as a secondary accessory structure to the residence. Additionally, the Board notes that the open space to the east of the house is unusually large and the garage will partially fill that to maintain a prevailing rhythm of open spaces and buildings. The Board further finds that though the garage doors must be wider than nearby window and door openings, two doors is preferable to one wide garage door, and the garage doors' ribbon windows repeat a pattern of horizontal ribbon windows. The house also has a wide, open front porch and a wide grouping of windows on the west side of the first floor, and the garage is therefore visually compatible. The Board finds this standard has been met.

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	The applicant provided plans, elevations, and renderings to demonstrate that the garage doors and 2nd floor dormer windows are compatible in that vertically oriented individual window units or panels are joined in a repeating

	pattern to create a more horizontally expressed element. Additionally, the Board notes that the wide front porch and wide grouping of first floor windows on the west side of the first floor create a similar effect of grouping narrower, vertically oriented parts. Thus, the Board finds this standard has been met.
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	The applicant provided plans, elevations and renderings to demonstrate that adding an accessory building in the side yard helps maintain a rhythm of solid buildings to open space. Additionally, the Board notes that while the garage doors are necessarily quite wide, they are largely solid except for ribbon windows at the top. The Board further finds that like the open porch and front ganged windows on the first floor of the house, the garage has two wide openings separated by blank wall, and is therefore visually compatible with the house and other surrounding structures. Thus, the Board finds this standard has been met.
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	The applicant provided plans, elevations, and renderings to demonstrate that the rhythm of the front of the garage is visually compatible with that of the house because the wide, open front porch and grouped front room windows of the house are echoed in the garage doors. Additionally, the Board notes that the front shed dormers on each structure are a common element. The Board further finds Both the house and especially the garage are set back some distance from the sidewalk, muting the immediacy of the rhythm to pedestrians on the sidewalk. Thus, the Board finds this standard has been met.
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	The applicant provided elevations, a narrative, and material examples to demonstrate that the stone veneer on the foundation, the shingle siding, and the asphalt shingled roof have strong compatibility with the primary structure of the property. Additionally, the Board notes that examples of stone and shingles are present in the immediate context, which features a mix of wall coverings. The Board further finds that like the house, the garage roof is quite

	prominent from the front, a pattern that is therefore visually compatible with a number of surrounding structures. Thus, the Board finds this standard has been met.

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 applicant provided a site plan, photos, and a narrative discussion of the context to demonstrate that placing a new accessory structure on the wide side yard fills an open gap in the rhythm of structures on the block. Additionally, the Board notes that an existing tall, dense hedge obscures the site to a degree that is unusual in the neighborhood; however, plantings are not subject to Historic Preservation review and may not remain, therefore the Board's review focused on the structures and other permanent features. The house and garage are set quite far back, and are more consistent with the prevailing pattern than the existing landscape plantings at the property. Adding a garage is visually compatible with surrounding properties; thus the Board finds this standard has been met.
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 applicant provided a site plan, elevations, and photos to demonstrate that the new garage will partially fill a side yard that is unusually wide in the immediate neighborhood. Additionally, the Board notes that the scale of the 24' wide garage will leave smaller gaps between structures that are compatible with the prevailing pattern of the block. The Board further finds that several properties maintain this pattern with secondary accessory structures like the proposed garage, which is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
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 applicant provided elevations and photos to demonstrate that the directional expression of the garage façade is largely horizontal but punctuated

	by smaller vertical elements, like the house. Additionally, the Board notes many of the neighboring houses also have their wide sides facing the street, and though some are quite a bit taller, and some express more verticality with projecting elements, the width of the facades is apparent. The Board further finds that the garage expresses a clear and consistent style and orientation that relates closely to the house at 381 Danforth, and it is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
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	The applicant provided a site plan, renderings, and photos to demonstrate that the existing driveway and curb cut will not be expanded, maintaining the existing pattern. Additionally, the Board notes that the garage and the wider parking and turning hardscape are to be well back on the lot, limiting visibility and prominence of the site improvements. Thus, the Board finds this standard has been met.

DECISION

By a vote of ___ to ___, the Board adopts the above findings of fact to support its APPROVAL/CONDITIONAL APPROVAL/DENIAL of application HP-00062-2026 from April 1, 2026.

_____ _____

Brad Miller, Chair Date