

Historic Preservation Board

Wednesday, June 3, 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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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)
+1 346 248 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
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)

Webinar ID: 830 0884 0022

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PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 20, 2026

- i. Review of Alterations; 28 Waterville Street; Eliza Huber-Weiss, Applicant. Plan Number: HP-00080-2026. Bassett, DeSerres, Hutchins, Miller, Paquin-Gould, Sottery and Whitten present.
- ii. Review of New Construction; 30 Atlantic Street; Brooke Chornyak and Dylan Jones, Applicants. Plan Number: HP-00068-2026. Bassett, DeSerres, Hutchins, Miller, Paquin-Gould, Sottery and Whitten present.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 20, 2026

- i. Review of Alterations; 28 Waterville Street; Eliza-Huber-Weiss, Applicant. Plan Number: HP-00080-2026. The Board voted unanimously to approve the project.
- ii. Review of New Construction; 30 Atlantic Street; Brooke Chornyak and Dylan Jones, Applicants. Plan Number: HP-00068-2026. The Board voted 6 in favor and Miller opposed to approve the project.

4. COMMUNICATION AND REPORTS

- i. None

5. PUBLIC HEARING

- i. Review of New Construction; 8 Garrison Street Extension; Debra and James Robbins, Applicant. Plan Number: HP-00082-2026.

6. WORKSHOP

**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: May 29, 2026
RE: 8 Garrison Street Extension – PUBLIC HEARING – New Construction of ADU
PROJECT ID: HP-00082-2026
MEETING: June 3, 2026

Owner: Debra & James Robbins
Designer & Contractor: Donald Hawkes

A sign announcing the Historic Preservation Board’s meeting on June 3, 2026 was posted at the property on May 22, 2026, and 28 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Construct a freestanding accessory dwelling unit in the side yard of 8 Garrison Street Extension.

Dimensions:

Overall Height: Approximately 19’
Footprint: 20’ x 34’ (680 Square Feet)

Material Specifications:

Foundation	Poured concrete, with crawl space for mechanicals
Siding	Painted or solid stained wood clapboard, 4” exposure
Trim	Painted wood; painted 2” thick PVC window sills
Roofing	Asphalt architectural shingles; 8/12 pitch
Windows	Marvin Elevate (fiberglass exterior,) double-hung, awning, and casement
Doors	Main Entrance: Wood, raised panels; Rear

SUMMARY OF HISTORIC CONTEXT

Stroudwater Village is unique among Portland’s historic districts, having retained evidence of its early history as a rural settlement founded to fit the geography and make use of local resources. The District is significant as an early village which still conveys a coherent sense of a place, as well as its distinctive history. The fact that Stroudwater is now part of the City of Portland, where comparable eighteenth and early nineteenth century settlement has been

considerably obliterated by fires and later development, makes this historic district especially important to the city. Moreover, Stroudwater is a good example of the planning of a New England village, not according to rigid plans and typical central commons, but in terms of the natural topography that both respected the landscape and exploited it for economic advantage. For instance, the streets on which the historic structures now stand follow the high ground and were originally the roads used to haul masts to the Fore River.

The village occupies the western bank of the tidal Fore River where it is joined by the Stroudwater River. The historic district contains about thirty residences, dating from the Colonial, Federal, and Greek Revival periods and standing on the gentle hills that slope down to the Fore River. In addition, the district includes the village burying ground, sites associated with collecting and exporting of masts, mills, tanneries, and shipyards which supported the inhabitants, and the section of the Cumberland and Oxford Canal which runs along the eastern bank of the Fore River opposite the village.

The district contains many outstanding examples of Georgian/Colonial, Federal, and Greek revival architecture, but also contains a number of other more modest houses in these same styles and more vernacular forms such as simple capes and center hall colonials

William Waterhouse, the original owner of 8 Garrison Street Extension, was a shipwright who built the early Federal Style residence in 1795. Some of the houses in the immediate context are of a comparable age and style, while others exhibit later styles, including Greek Revival and Victorian designs. Changes over time have altered all the houses to varying degrees. The William Waterhouse dwelling retains its simple rectangular form and layout, but among other modifications, it acquired an Italianate door hood and 2/2 sashes that replaced the original 9/6 windows.

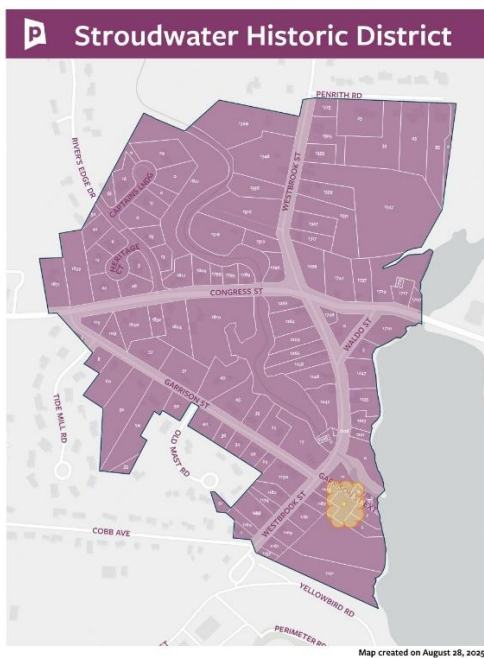


Figure 1: Map of Stroudwater Historic District showing location of 8 Garrison Street Extension



Figure 2: William Waterhouse house



Figure 3: Existing house on right, ADU site in front

According to the applicants, the western section of the lot where the new construction is proposed once contained a one-story house owned by a son of Mr. Waterhouse. The 1914 Richard's Atlas of Portland showed a different configuration of lots, with the side yard then belonging to the property at the corner (1193 Westbrook Street,) and small stable or barn in the vicinity of the proposed building site.



Figure 4: Satellite view of 8 Garrison Street Extension, with approximate location of new ADU



Figure 5: 1914 Richard's Atlas of Portland Plate 10, property and construction area highlighted

As can be seen from aerial views, density in the Stroudwater District varies; large lots and areas of open land are interspersed with smaller house separations and clusters of dwellings and outbuildings. Cases of new construction in subdivided large lots have occurred numerous times in the last 50 years, as evidenced by more modern house styles. House sizes also vary in the neighborhood, in terms of footprint sizes and heights. Traditional window openings are typically vertical in their orientations, but houses that have overall proportions tending toward horizontality tend to be more common in Stroudwater than in more dense urban neighborhoods on the Peninsula.

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

STAFF COMMENTS

Historic Preservation staff met with owner Jim Robbins and builder Don Hawkes in early April to discuss preliminary plans and the review process. Mr. Hawkes has produced revised, more detailed plans in response to staff comments.

Staff was comfortable bringing this application to the Board for a public hearing as a simple, small, traditional design with elements that respond to the context. According to the submitted site plan, the Robbins lot has 100 feet of frontage on Garrison Street Extension, providing

ample width for the small home to fit comfortably in the side yard. A twenty-foot-wide gable end faces the quiet dead-end street, with large 2/2 double-hung windows, a moderately pitched roof, and traditional short cornice returns at the corners.

Side entrances like the one proposed on the east side facing the owners' home are not predominant in Stroudwater but there are a number of examples, particularly those associated with Greek Revival homes on narrower lots. In 2024 the Board approved a new house at 1164 Westbrook Street (now completed,) with the main entrance on the side and no door in the street-facing gable end. Such a design was not without precedents in Stroudwater, with some examples at 1235, 1246, and 1266 Westbrook Street.



Figures 6 & 7: 1235 (with modern side ell and garage) and 1246 Westbrook Street, early houses with side entrances



Figure 8: 1266 Westbrook Street



Figure 9: Recent Construction at 1164 Westbrook

MOTION FOR CONSIDERATION

I move to **[APPROVE / CONDITIONALLY APPROVE]** application HP-00082-2026 for new construction at 8 Garrison Street Extension on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and the attached findings by the Historic Preservation Board **[AS WRITTEN / AS AMENDED DURING THE MEETING ON June 3, 2026]** that the project **MEETS** subsection 16.6.4 standards for review of additions and new construction **[WITH THE FOLLOWING CONDITIONS:]**

1) [CONDITIONS]

ATTACHMENTS

1. Cover Letter and Project Description
2. Plans and Elevations
3. Wall Section and Details
4. Materials and Windows
5. Applicant Photos
6. Draft Findings of Fact

May 4, 2026

City of Portland
Planning and Urban Development Department

Historic Preservation Board and Staff:

RE: Application for ADU construction at 8 Garrison Street Extension, Stroudwater Historic District.

In 1783, William Waterhouse, a shipwright, purchased a small lot of land located at the easterly end of the Town Landing which was located on the southerly side of Mill Creek where the creek joins the Fore River.

Upon his purchase at Stroudwater, William Waterhouse erected a two-story dwelling, out buildings and boat shop. In 1795 he conveyed the premises to his son Robert, excepting the westerly end of the lot, which he conveyed to his son Joseph Hatch Waterhouse, who built upon it a one-story house. (Leonard Bond Chapman, the Deering Maine News Aug. 20-22, 1903)

This same property, now owned by James and Debra Robbins, is the site of a proposed Accessory Dwelling unit on the westerly lot formerly occupied by Joseph Waterhouse, the house having been moved to a site on Westbrook Street years ago. The intended use of the ADU is a home for the Robbins' disabled adult daughter.

The structure, as proposed, is a detached single-story detached dwelling of 680 s/ft. The design is traditional to conform with the architectural form and details of the existing home and historic neighborhood. Exterior details include double-hung windows, painted Pine window casing, corner boards, clapboards, soffit and fascia. Roof framing is pitched 8/12 with architectural asphalt shingles. Entry is a traditional raised panel door with sidelights.

After consultation with the City Arborist, care has been taken with setbacks and siting to minimize potential damage to an abutting 30" diameter Norway Maple. A crawl-space concrete foundation is planned for mechanical space. Single car off street parking is designed for a wider street opening due to the narrow street access and turning radius.

Thank you for your consideration of our proposal and we look forward to working with you.

Sincerely,

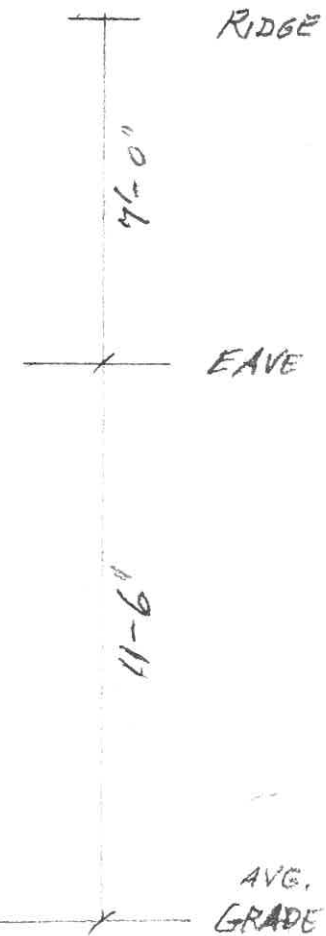
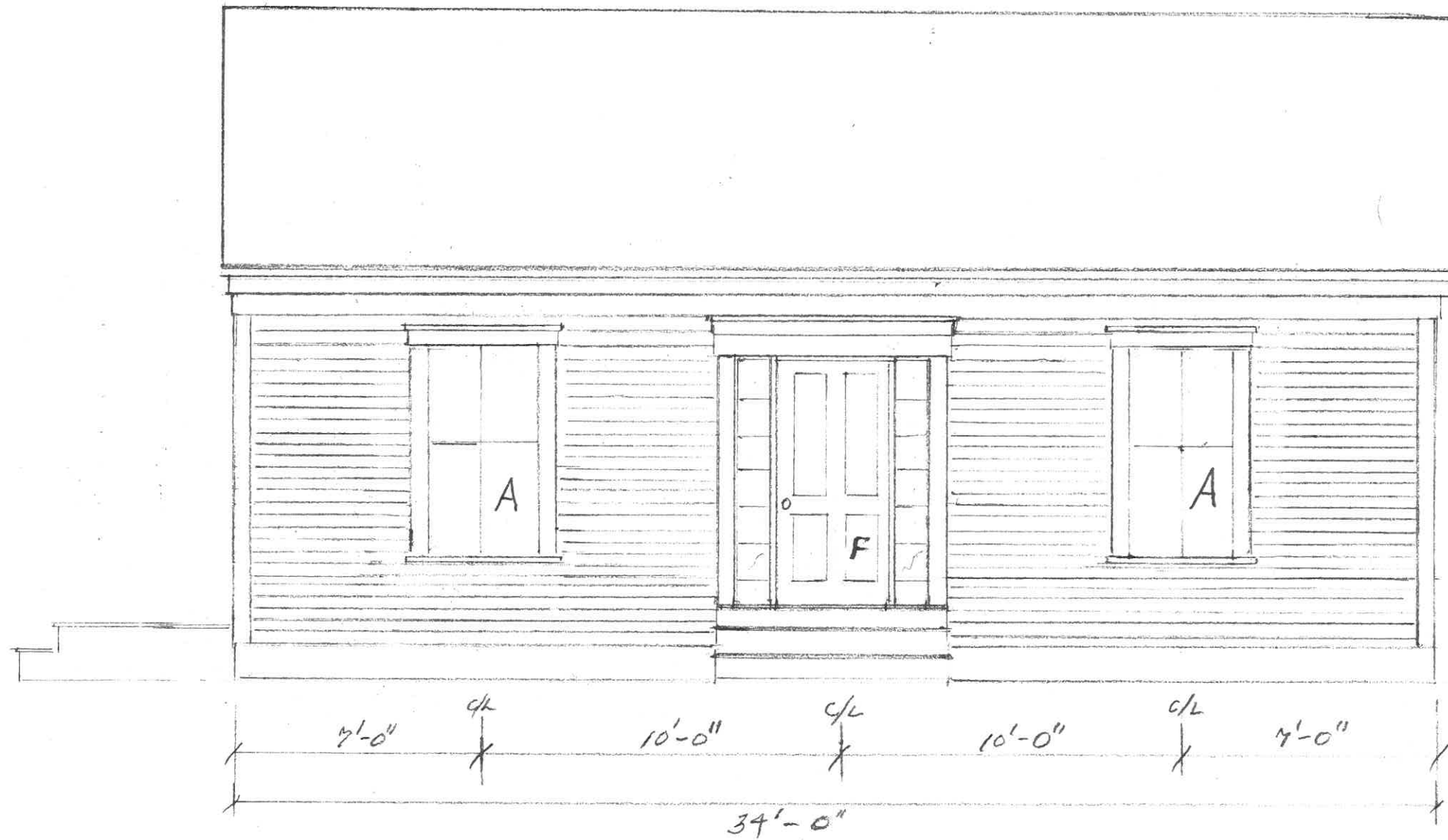
Don Hawkes

cc. James Robbins, Debra Robbins



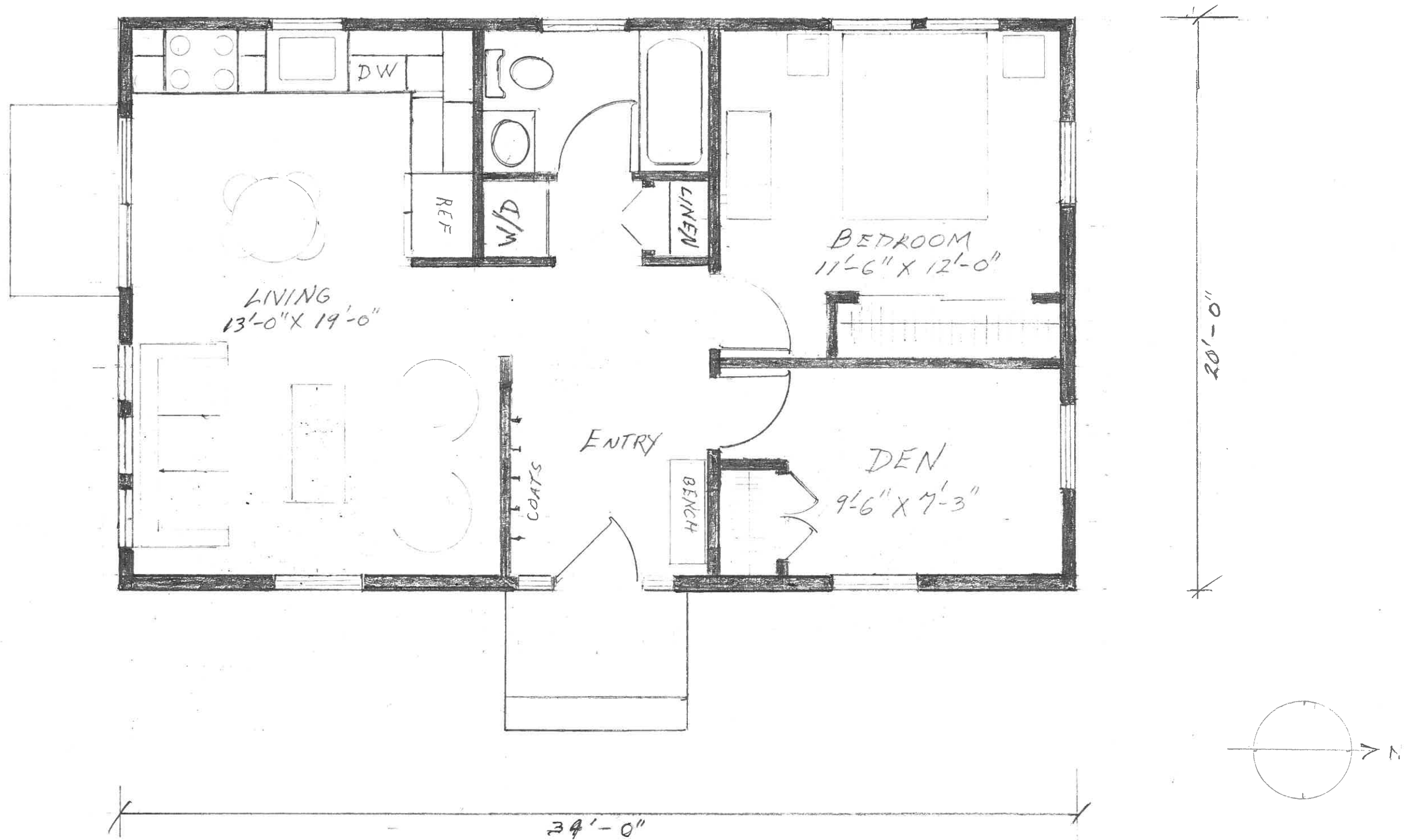
ROBBINS ADU
 8 GARRISON ST. EXT
 SITE PLAN
 SCALE 1/4" = 4'

GARRISON ST. EXT



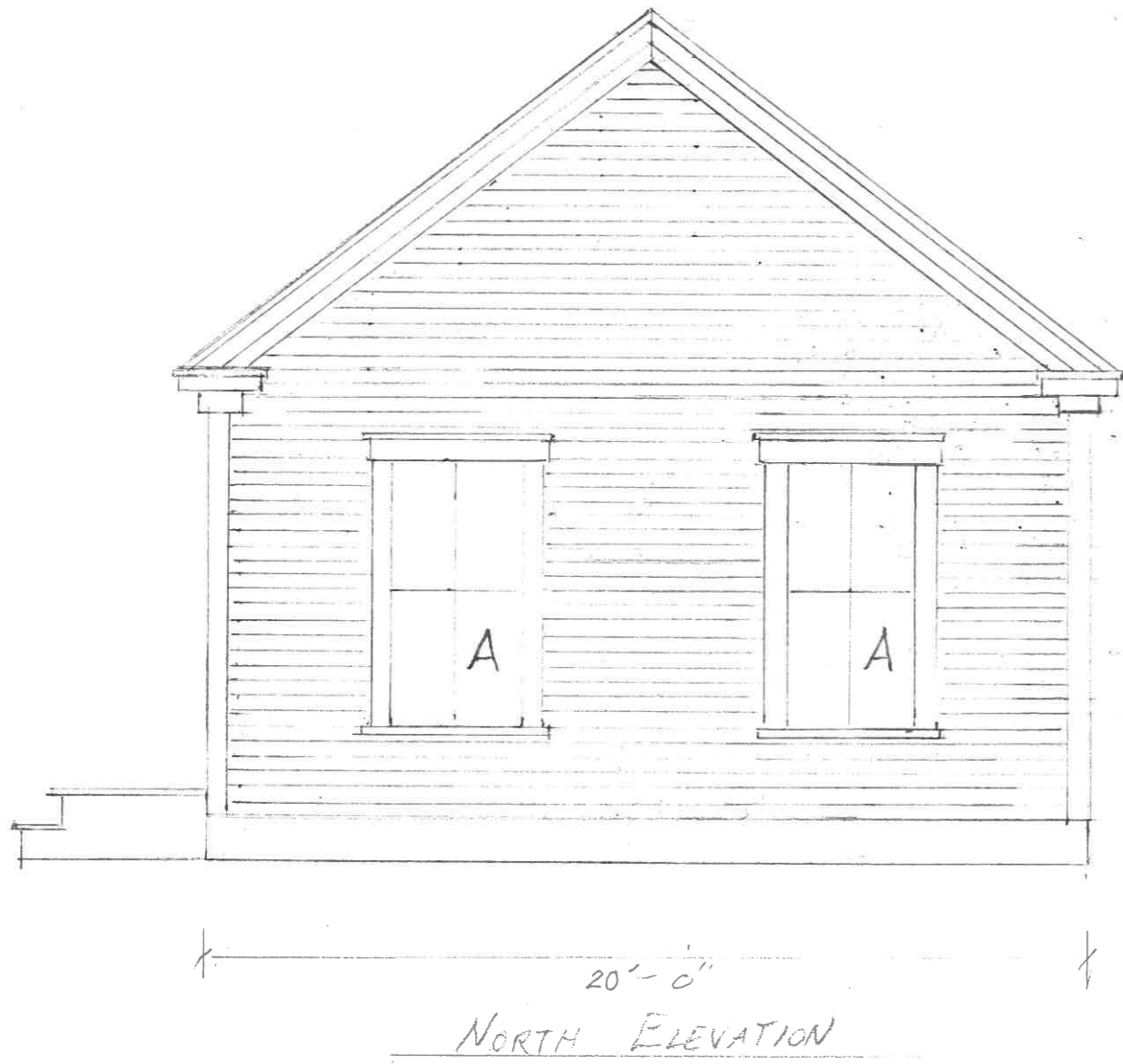
EAST ELEVATION

ROBBINS ADU
 8 GARRISON ST. EXT.
 PORTLAND, MAINE
 SCALE 1/4" = 1'-0"

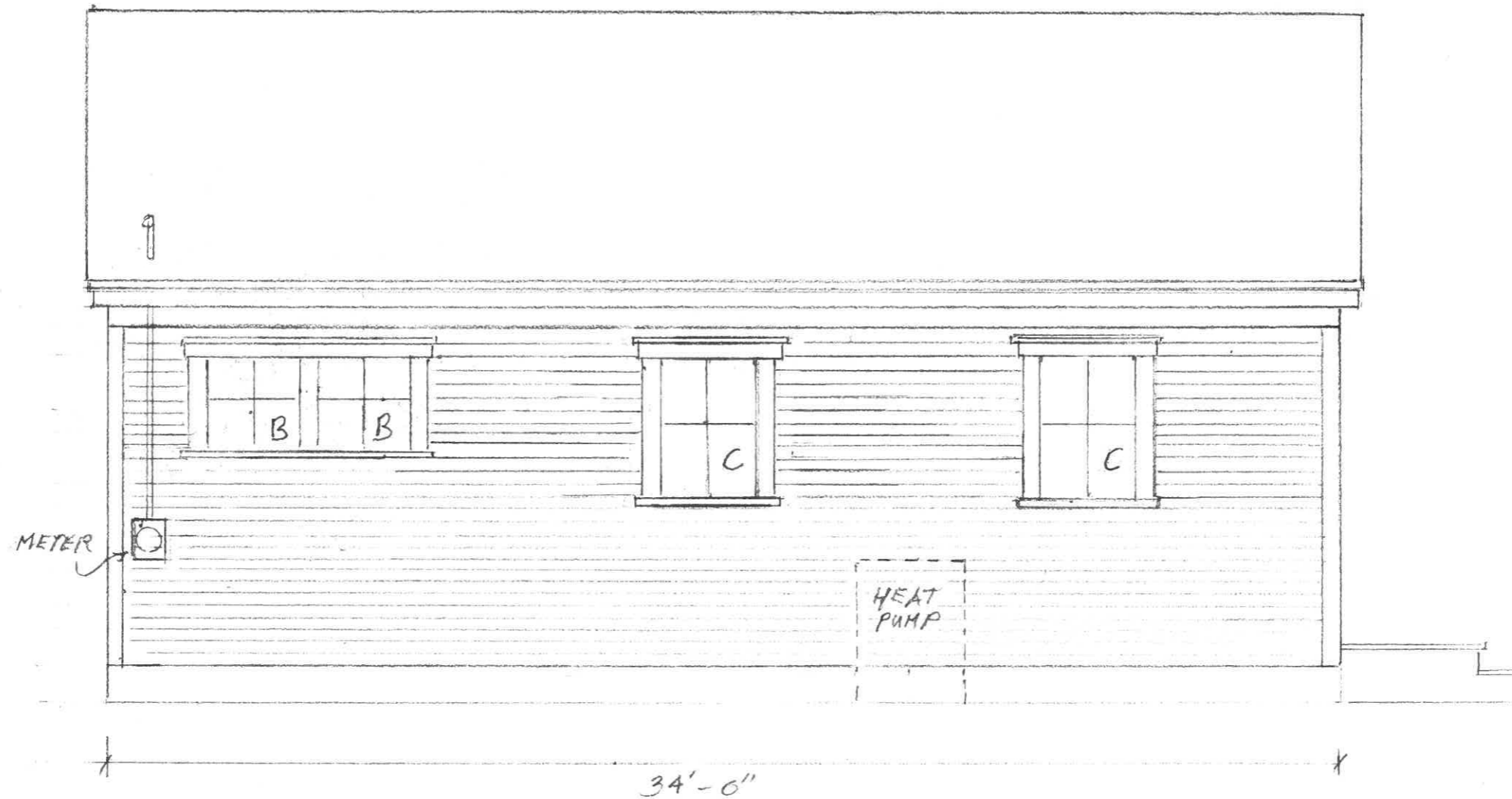


FLOOR PLAN
680 S/FT

ROBBINS ADU
8 GARRISON ST. EXT.
PORTLAND, MAINE
SCALE 1/4" = 1'-0"

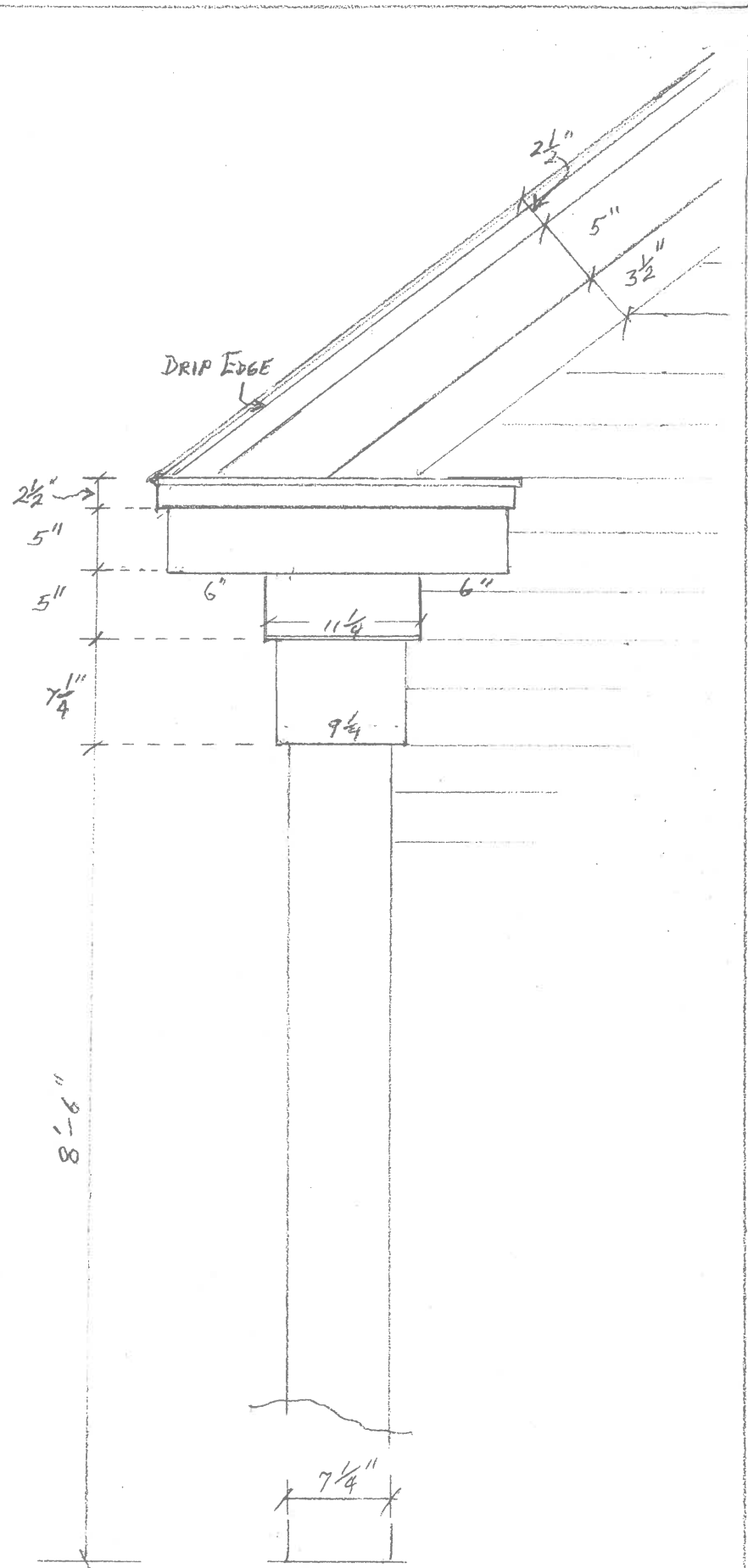


ROBBINS ADU
8 GARRISON ST, EXT.
PORTLAND, MAINE
SCALE 1/4" = 1'-0"

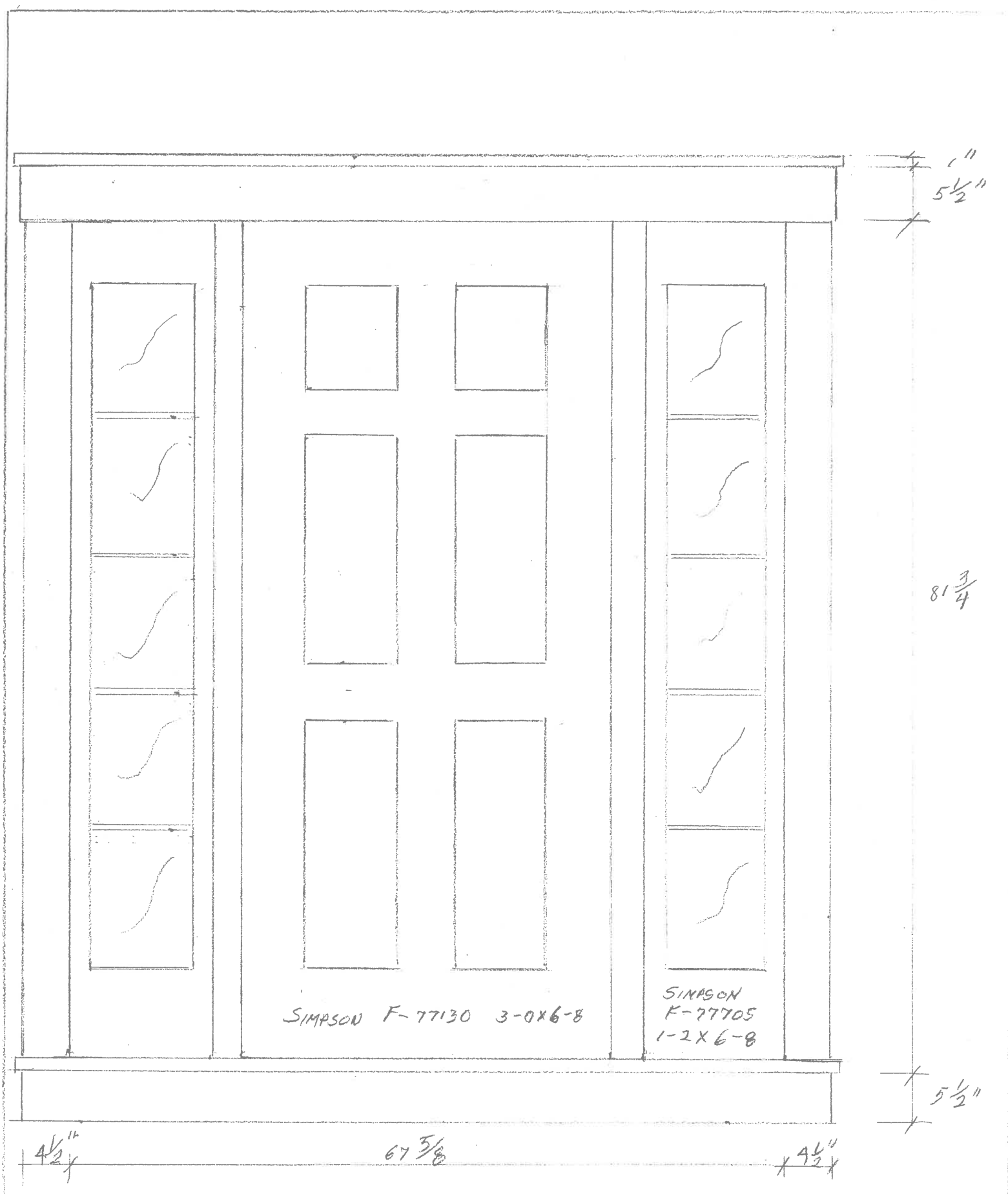


WEST ELEVATION

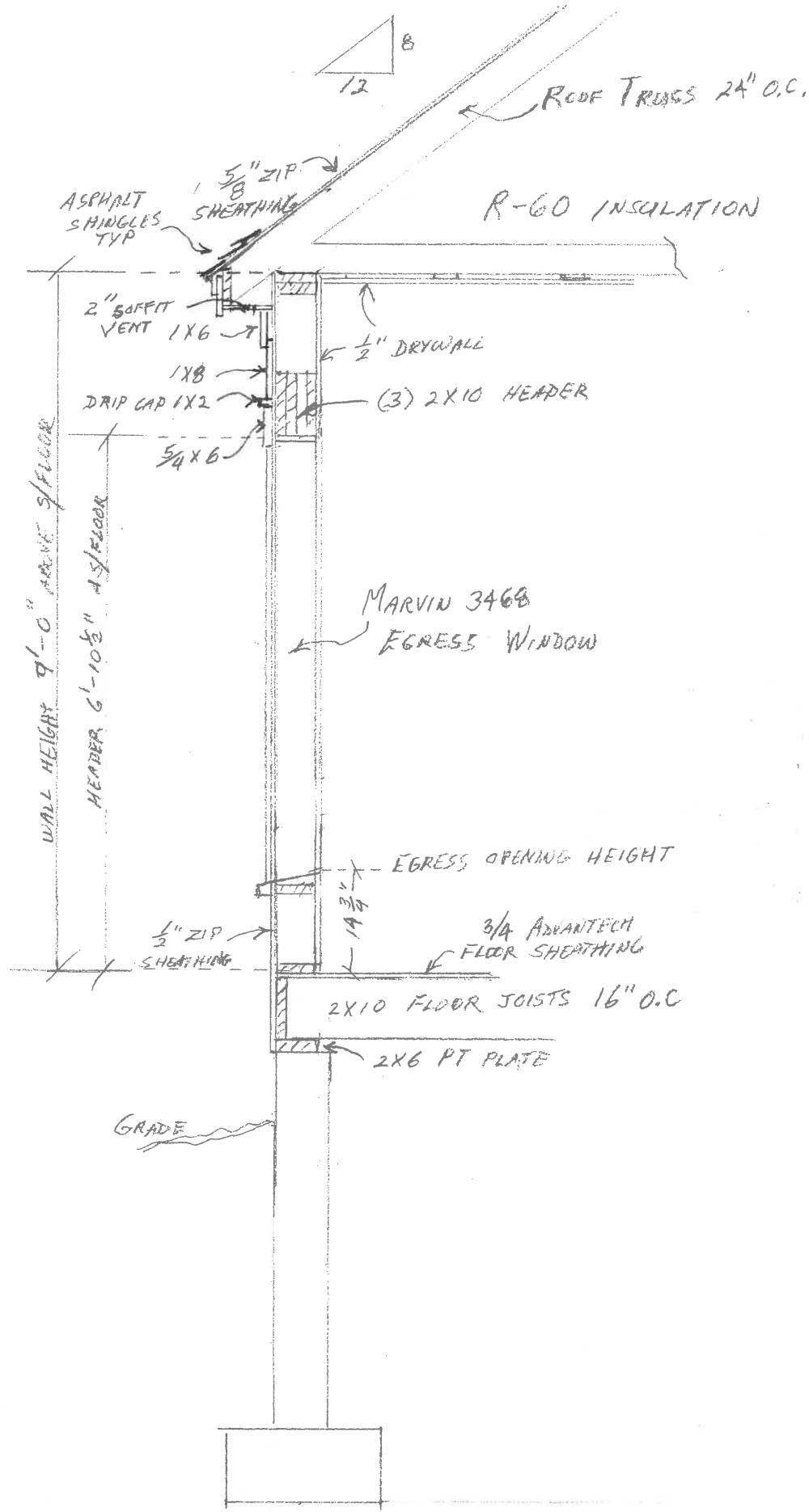
ROBBINS ADU
8 GARRISON ST. EXT
PORTLAND, MAINE
SCALE 1/4" = 1'-0"



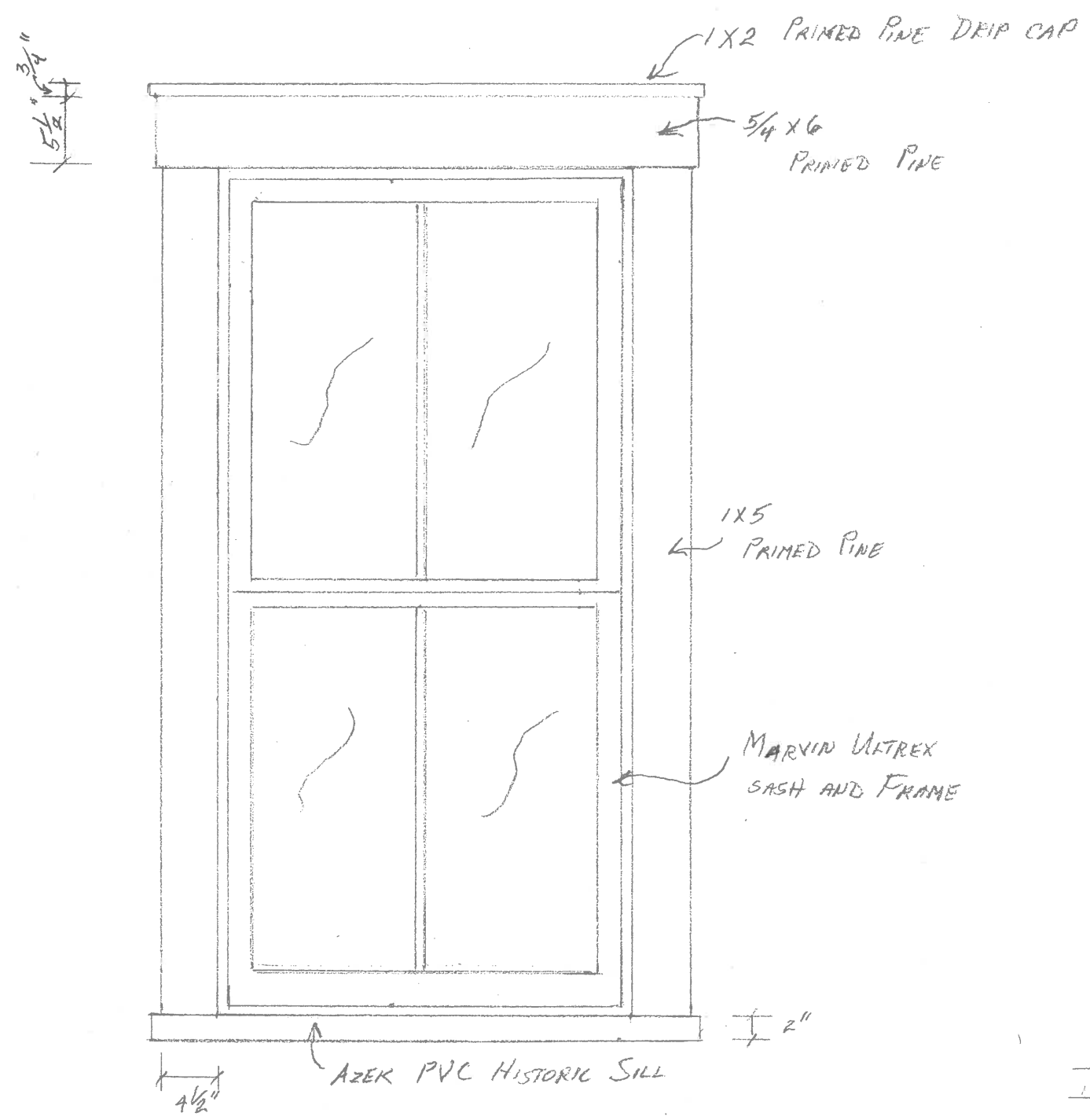
CORNER AND EAVE RETURN DETAIL
 PAINTED PINE 1" = 1'-0"



FRONT ENTRY DETAIL
 PAINTED PINE 1" = 1'-0"



EXTERIOR WALL SECTION
 NORTHEAST CORNER 1/2" = 1'-0"



TYPICAL EXTERIOR WINDOW TRIM
 MARVIN 3468 DOUBLE HUNG 1" = 1'-0"

ROBBINS ADU
 8 GARRISON ST EXT
 WALL SECTION AND
 EXTERIOR TRIM

Robbins ADU Exterior Materials specifications:

Foundation at grade: Poured in place concrete.

Windows: Marvin Elevate- exterior Ultrex fiberglass, interior painted wood as drawn:

A= ELDH 3468 Double-hung (see East and North elev.)

B= ELAWN 2927 Bedroom Awning (see West elev.)

C= ELAWN 2939 Bath and Kitchen Awning (see West elev.)

D= ELCAP 2547 Living room Casement (see South elev.)

Doors: Entry and patio doors as drawn:

E= Marvin Elevate ELSPD 6070 OX Kitchen Sliding Door (see South Elev.)

F= Simpson F-77130 3-0 x 6-8 6-panel w/(2) F77705 1-2 x 6-8 sidelights (East elev.)

Wood exterior trim: Lifestyle painted Pine pre-primed.

PVC exterior trim: Windowsills shall be 2" Azek Historic sill

Wood siding: Pre-primed ½" x 6" Pine or Cedar clapboards 4" TTW

Roofing/waterproofing:

White galv. steel drip edge at eaves and rakes,

White painted aluminum drip cap at windows and doors.

White painted aluminum soffit vent

White painted wall vent caps at Kitchen and Bath

CertainTeed Moire Black Asphalt Shingles

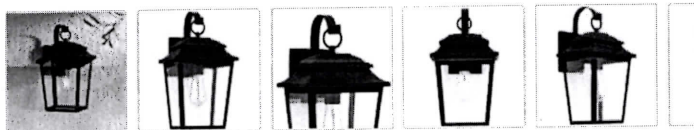
Stairs:

Pressure-treated framing with Azek (PVC) trim and Timber tech composite decking (grey)

Hardscape:

Gravel driveway and path.





Standard Unit Measurements: Double Hung

Standard Double Hung Unit Measurements												
Width												
CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Screen OM		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
22	1-10	(559)	1-10 1/2	(572)	1-9 1/2	(546)	1-6 15/16	(481)	1-7 1/2	(495)	1-3 11/16	(398)
26	2-2	(660)	2-2 1/2	(673)	2-1 1/2	(648)	1-10 15/16	(583)	1-11 1/2	(597)	1-7 11/16	(500)
30	2-6	(762)	2-6 1/2	(775)	2-5 1/2	(749)	2-2 15/16	(684)	2-3 1/2	(699)	1-11 11/16	(602)
32	2-8	(813)	2-8 1/2	(826)	2-7 1/2	(800)	2-4 15/16	(735)	2-5 1/2	(749)	2-1 11/16	(652)
34	2-10	(864)	2-10 1/2	(876)	2-9 1/2	(851)	2-6 15/16	(786)	2-7 1/2	(800)	2-3 11/16	(703)
36	3-0	(914)	3-0 1/2	(927)	2-11 1/2	(902)	2-8 15/16	(837)	2-9 1/2	(851)	2-5 11/16	(754)
38	3-2	(965)	3-2 1/2	(978)	3-1 1/2	(953)	2-10 15/16	(888)	2-11 1/2	(902)	2-7 11/16	(805)
42	3-6	(1067)	3-6 1/2	(1080)	3-5 1/2	(1054)	3-2 15/16	(989)	3-3 1/2	(1003)	2-11 11/16	(906)
48	4-0	(1219)	4-0 1/2	(1232)	3-11 1/2	(1207)	3-8 15/16	(1142)	3-9 1/2	(1156)	3-5 11/16	(1059)
54	4-6	(1372)	4-6 1/2	(1384)	4-5 1/2	(1359)	4-2 15/16	(1294)	4-3 1/2	(1308)	3-11 11/16	(1211)

Special Size ELDH are available to a minimum frame width of 1-5 1/2 (445) in increments of 1/64

Standard Double Hung Unit Measurements												
Height												
CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Screen OM		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
36	3-0	(914)	3-0 1/4	(921)	2-11 3/4	(908)	1-4 15/16	(430)	2-10 1/8	(867)	1-1 11/16	(348)
40	3-4	(1016)	3-4 1/4	(1022)	3-3 3/4	(1010)	1-6 15/16	(481)	3-2 1/8	(968)	1-3 11/16	(398)
44	3-8	(1118)	3-8 1/4	(1124)	3-7 3/4	(1111)	1-8 15/16	(532)	3-6 1/8	(1070)	1-5 11/16	(449)
48	4-0	(1219)	4-0 1/4	(1226)	3-11 3/4	(1213)	1-10 15/16	(583)	3-10 1/8	(1172)	1-7 11/16	(500)
52	4-4	(1321)	4-4 1/4	(1327)	4-3 3/4	(1314)	2-0 15/16	(633)	4-2 1/8	(1273)	1-9 11/16	(551)
56	4-8	(1422)	4-8 1/4	(1429)	4-7 3/4	(1416)	2-2 15/16	(684)	4-6 1/8	(1375)	1-11 11/16	(602)
60	5-0	(1524)	5-0 1/4	(1530)	4-11 3/4	(1518)	2-4 15/16	(735)	4-10 1/8	(1476)	2-1 11/16	(652)
64	5-4	(1626)	5-4 1/4	(1632)	5-3 3/4	(1619)	2-6 15/16	(786)	5-2 1/8	(1578)	2-3 11/16	(703)
68	5-8	(1727)	5-8 1/4	(1734)	5-7 3/4	(1721)	2-8 15/16	(837)	5-6 1/8	(1680)	2-5 11/16	(754)
72	6-0	(1829)	6-0 1/4	(1835)	5-11 3/4	(1822)	2-10 15/16	(887)	5-10 1/8	(1781)	2-7 11/16	(805)
76	6-4	(1930)	6-4 1/4	(1937)	6-3 3/4	(1924)	3-0 15/16	(938)	6-2 1/8	(1883)	2-9 11/16	(856)
80	6-8	(2032)	6-8 1/4	(2038)	6-7 3/4	(2026)	3-2 15/16	(989)	6-6 1/8	(1984)	2-11 11/16	(906)
84	7-0	(2134)	7-0 1/4	(2140)	6-11 3/4	(2127)	3-4 15/16	(1040)	6-10 1/8	(2086)	3-1 11/16	(957)

Special Size ELDH are available to a minimum frame height of 2-3 3/4 (705) to a maximum frame height of 6-11 3/4 (2127) in increments of 1/64

Cottage/Reverse Cottage Style ELDH are available only in height from CN36 to CN68 in increments of 1/64. Total Daylight Opening is divided on a 2/5 to 3/5 ratio

(4) 3468 (EAST AND NORTH ELEVATIONS)

Standard Unit Measurements: Awning

Awning Unit Measurements												
Width												
CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Screen OM		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm
25	2-0 1/2	(622)	2-1	(635)	2-0	(610)	1-10 5/16	(567)	1-8 9/16	(522)	1-6 25/32	(477)
29	2-4 1/2	(724)	2-5	(737)	2-4	(711)	2-2 5/16	(668)	2-0 9/16	(624)	1-10 25/32	(579)
33	2-8 1/2	(826)	2-9	(838)	2-8	(813)	2-6 5/16	(770)	2-4 9/16	(726)	2-2 25/32	(680)
37	3-0 1/2	(927)	3-1	(940)	3-0	(914)	2-10 5/16	(872)	2-8 9/16	(827)	2-6 25/32	(782)
41	3-4 1/2	(1029)	3-5	(1041)	3-4	(1016)	3-2 5/16	(973)	3-0 9/16	(929)	2-10 25/32	(884)
49	4-0 1/2	(1232)	4-1	(1245)	4-0	(1219)	3-10 5/16	(1176)	3-8 9/16	(1132)	3-6 25/32	(1087)

Awning Unit Measurements												
Height												
CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Screen OM		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm
19	1-7 3/8	(492)	1-7 5/8	(498)	1-7 1/8	(486)	1-5 7/16	(443)	1-3 7/32	(387)	1-1 29/32	(353)
23	1-11 3/8	(594)	1-11 5/8	(600)	1-11 1/8	(587)	1-9 7/16	(545)	1-7 7/32	(488)	1-5 29/32	(455)
27	2-3 3/8	(695)	2-3 5/8	(702)	2-3 1/8	(689)	2-1 7/16	(646)	1-11 7/32	(590)	1-9 29/32	(557)
35	2-11 3/8	(899)	2-11 5/8	(905)	2-11 1/8	(892)	2-9 7/16	(849)	2-7 7/32	(793)	2-5 29/32	(760)
39	3-3 3/8	(1000)	3-3 5/8	(1006)	3-3 1/8	(994)	3-1 7/16	(951)	2-11 7/32	(895)	2-9 29/32	(861)
47	3-11 3/8	(1203)	3-11 5/8	(1210)	3-11 1/8	(1197)	3-9 7/16	(1154)	3-7 7/32	(1098)	3-5 29/32	(1065)

(2) 2927 BEDROOM (WEST)
 (2) 2939 BATH + KITCHEN (WEST)

Standard Unit Measurements: Casement

Casement Unit Measurements											
Width											
CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Screen OM		Daylight Opening
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in mm
17	1-4 1/2	(419)	1-5	(432)	1-4	(406)	1-2 5/16	(364)	1-0 9/16	(319)	0-10 25/32 (274)
21	1-8 1/2	(521)	1-9	(533)	1-8	(508)	1-6 5/16	(465)	1-4 9/16	(421)	1-2 25/32 (376)
25	2-0 1/2	(622)	2-1	(635)	2-0	(610)	1-10 5/16	(567)	1-8 9/16	(522)	1-6 25/32 (477)
29	2-4 1/2	(724)	2-5	(737)	2-4	(711)	2-2 5/16	(668)	2-0 9/16	(624)	1-10 25/32 (579)
33	2-8 1/2	(826)	2-9	(838)	2-8	(813)	2-6 5/16	(770)	2-4 9/16	(726)	2-2 25/32 (680)
37	3-0 1/2	(927)	3-1	(940)	3-0	(914)	2-10 5/16	(872)	2-8 9/16	(827)	2-6 25/32 (782)

Casement Unit Measurements											
Height											
CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Screen OM		Daylight Opening
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft-in	mm	ft - in mm
31	2-7 3/8	(797)	2-7 5/8	(803)	2-7 1/8	(791)	2-5 7/16	(748)	2-3 7/32	(691)	2-1 29/32 (658)
35	2-11 3/8	(899)	2-11 5/8	(905)	2-11 1/8	(892)	2-9 7/16	(849)	2-7 7/32	(793)	2-5 29/32 (760)
39	3-3 3/8	(1000)	3-3 5/8	(1006)	3-3 1/8	(994)	3-1 7/16	(951)	2-11 7/32	(895)	2-9 29/32 (861)
43	3-7 1/2	(1105)	3-7 3/4	(1111)	3-7 1/4	(1099)	3-5 9/16	(1056)	3-3 11/32	(999)	3-2 1/32 (966)
47	3-11 3/8	(1203)	3-11 5/8	(1210)	3-11 1/8	(1197)	3-9 7/16	(1154)	3-7 7/32	(1098)	3-5 29/32 (1065)
55	4-7 3/8	(1407)	4-7 5/8	(1413)	4-7 1/8	(1400)	4-5 7/16	(1357)	4-3 7/32	(1301)	4-1 29/32 (1268)
59	4-11 3/8	(1508)	4-11 5/8	(1514)	4-11 1/8	(1502)	4-9 7/16	(1459)	4-7 7/32	(1403)	4-5 29/32 (1369)
63	5-3 3/8	(1610)	5-3 5/8	(1616)	5-3 1/8	(1603)	5-1 7/16	(1561)	4-11 7/32	(1504)	4-9 29/32 (1471)
71	5-11 3/8	(1813)	5-11 5/8	(1819)	5-11 1/8	(1807)	5-9 7/16	(1764)	5-7 7/32	(1707)	5-5 29/32 (1674)

NOTE: For standard or IZ3 casement elevations, visit: www.marvin.com

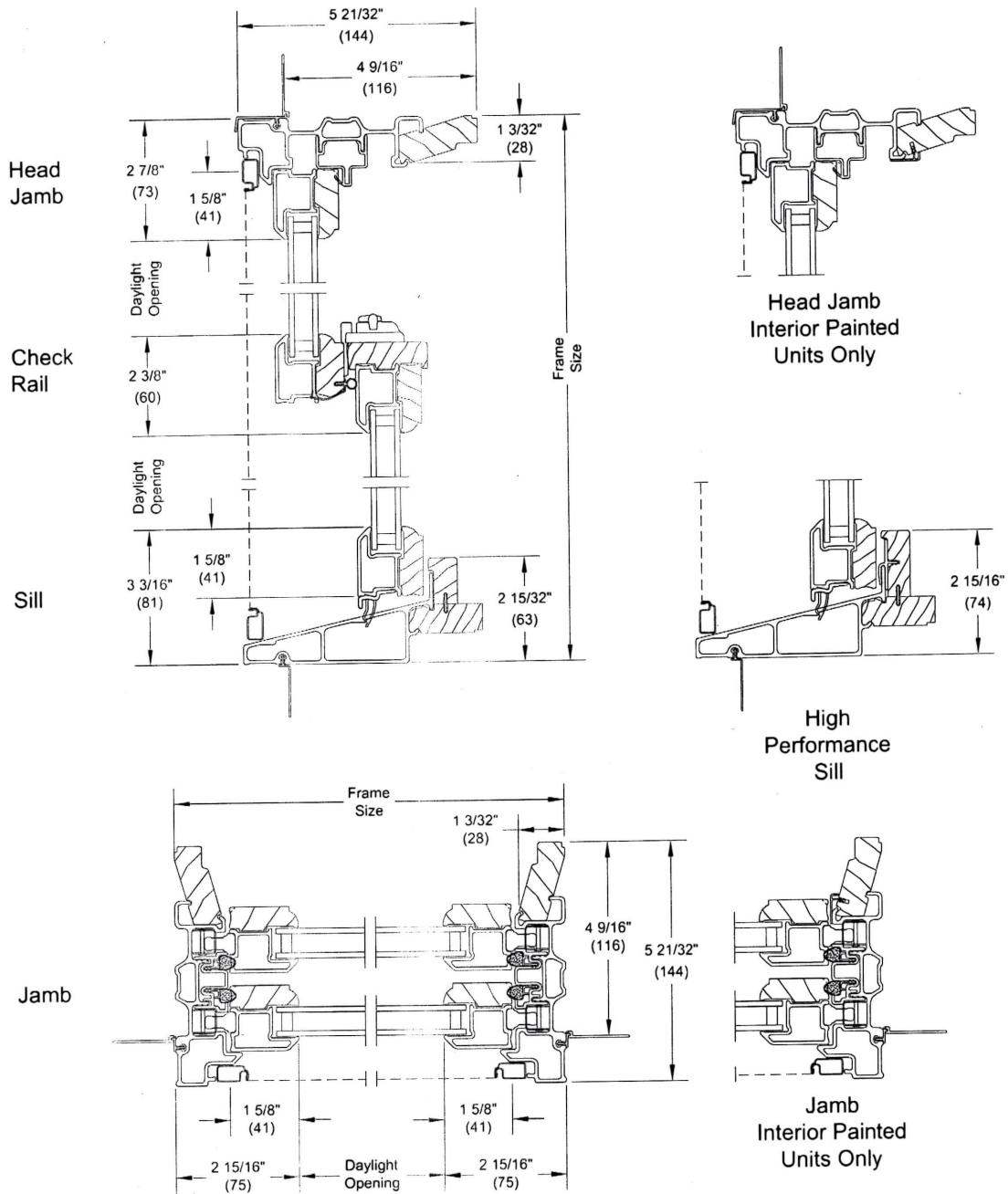
(3) 2547 LIVING (SOUTH)

Egress and Vent Openings: Standard Product

CN	Egress Opening Width		Egress Opening Height		Egress Opening		Floor to Bottom of Clear Opening		Vent Opening		Daylight Opening	
	ft - in	mm	ft - in	mm	ft ²	m ²	ft - in	mm	Sq. Ft.	m2	Sq. Ft.	m2
3436	2-6 3/8	(771)	1-0 31/32	(329)	2.74	(0.25)	4-0 47/64	(1238)	2.74	(0.25)	5.26	(0.49)
3440	2-6 3/8	(771)	1-2 31/32	(380)	3.16	(0.29)	3-8 47/64	(1136)	3.16	(0.29)	6.03	(0.56)
3444	2-6 3/8	(771)	1-4 31/32	(431)	3.58	(0.33)	3-4 47/64	(1035)	3.58	(0.33)	6.80	(0.63)
3448	2-6 3/8	(771)	1-6 31/32	(482)	4.00	(0.37)	3-0 47/64	(933)	4.00	(0.37)	7.57	(0.70)
3452	2-6 3/8	(771)	1-8 31/32	(533)	4.42	(0.41)	2-8 47/64	(831)	4.42	(0.41)	8.34	(0.77)
3456	2-6 3/8	(771)	1-10 31/32	(583)	4.84	(0.45)	2-4 47/64	(730)	4.84	(0.45)	9.11	(0.85)
3460	2-6 3/8	(771)	2-0 31/32	(634)	5.27	(0.49)	2-0 47/64	(628)	5.27	(0.49)	9.88	(0.92)
3464	2-6 3/8	(771)	2-2 31/32	(685)	5.69	(0.53)	1-8 47/64	(527)	5.69	(0.53)	10.65	(0.99)
3468 E	2-6 3/8	(771)	2-4 31/32	(736)	6.11	(0.57)	1-4 47/64	(425)	6.11	(0.57)	11.42	(1.06)
3472 E	2-6 3/8	(771)	2-6 31/32	(787)	6.53	(0.61)	1-0 47/64	(323)	6.53	(0.61)	12.19	(1.13)
3476 E	2-6 3/8	(771)	2-8 31/32	(837)	6.95	(0.65)	0-8 47/64	(222)	6.95	(0.65)	12.95	(1.20)
3480 E	2-6 3/8	(771)	2-10 31/32	(888)	7.38	(0.69)	0-4 47/64	(120)	7.38	(0.69)	13.72	(1.28)
3484 E	2-6 3/8	(771)	3-0 31/32	(939)	7.80	(0.72)	0-0 47/64	(19)	7.80	(0.72)	14.49	(1.35)
3636	2-8 3/8	(822)	1-0 31/32	(329)	2.92	(0.27)	4-0 47/64	(1238)	2.92	(0.27)	5.64	(0.52)
3640	2-8 3/8	(822)	1-2 31/32	(380)	3.37	(0.31)	3-8 47/64	(1136)	3.37	(0.31)	6.47	(0.60)
3644	2-8 3/8	(822)	1-4 31/32	(431)	3.82	(0.35)	3-4 47/64	(1035)	3.82	(0.35)	7.29	(0.68)
3648	2-8 3/8	(822)	1-6 31/32	(482)	4.26	(0.40)	3-0 47/64	(933)	4.26	(0.40)	8.12	(0.75)
3652	2-8 3/8	(822)	1-8 31/32	(533)	4.71	(0.44)	2-8 47/64	(831)	4.71	(0.44)	8.94	(0.83)
3656	2-8 3/8	(822)	1-10 31/32	(583)	5.16	(0.48)	2-4 47/64	(730)	5.16	(0.48)	9.77	(0.91)
3660 E	2-8 3/8	(822)	2-1 49/64	(655)	5.79	(0.54)	2-0 47/64	(628)	5.79	(0.54)	10.59	(0.98)
3664 E	2-8 3/8	(822)	2-2 31/32	(685)	6.06	(0.56)	1-8 47/64	(527)	6.06	(0.56)	11.42	(1.06)
3668 E	2-8 3/8	(822)	2-4 31/32	(736)	6.51	(0.61)	1-4 47/64	(425)	6.51	(0.61)	12.24	(1.14)
3672 E	2-8 3/8	(822)	2-6 31/32	(787)	6.96	(0.65)	1-0 47/64	(323)	6.96	(0.65)	13.07	(1.21)
3676 E	2-8 3/8	(822)	2-8 31/32	(837)	7.41	(0.69)	0-8 47/64	(222)	7.41	(0.69)	13.89	(1.29)
3680 E	2-8 3/8	(822)	2-10 31/32	(888)	7.86	(0.73)	0-4 47/64	(120)	7.86	(0.73)	14.72	(1.37)
3684 E	2-8 3/8	(822)	3-0 31/32	(939)	8.31	(0.77)	0-0 47/64	(19)	8.31	(0.77)	15.54	(1.44)
3836	2-10 3/8	(873)	1-0 31/32	(329)	3.10	(0.29)	4-0 47/64	(1238)	3.10	(0.29)	6.02	(0.56)
3840	2-10 3/8	(873)	1-2 31/32	(380)	3.57	(0.33)	3-8 47/64	(1136)	3.57	(0.33)	6.90	(0.64)
3844	2-10 3/8	(873)	1-4 31/32	(431)	4.05	(0.38)	3-4 47/64	(1035)	4.05	(0.38)	7.78	(0.72)
3848	2-10 3/8	(873)	1-6 31/32	(482)	4.53	(0.42)	3-0 47/64	(933)	4.53	(0.42)	8.66	(0.80)
3852	2-10 3/8	(873)	1-8 31/32	(533)	5.01	(0.47)	2-8 47/64	(831)	5.01	(0.47)	9.55	(0.89)
3856	2-10 3/8	(873)	1-10 31/32	(583)	5.48	(0.51)	2-4 47/64	(730)	5.48	(0.51)	10.43	(0.97)
3860 E	2-10 3/8	(873)	2-0 31/32	(634)	5.96	(0.55)	2-0 47/64	(628)	5.96	(0.55)	11.31	(1.05)
3864 E	2-10 3/8	(873)	2-2 31/32	(685)	6.44	(0.60)	1-8 47/64	(527)	6.44	(0.60)	12.19	(1.13)
3868 E	2-10 3/8	(873)	2-4 31/32	(736)	6.92	(0.64)	1-4 47/64	(425)	6.92	(0.64)	13.07	(1.21)
3872 E	2-10 3/8	(873)	2-6 31/32	(787)	7.39	(0.69)	1-0 47/64	(323)	7.39	(0.69)	13.95	(1.30)
3876 E	2-10 3/8	(873)	2-8 31/32	(837)	7.87	(0.73)	0-8 47/64	(222)	7.87	(0.73)	14.83	(1.38)
3880 E	2-10 3/8	(873)	2-10 31/32	(888)	8.35	(0.78)	0-4 47/64	(120)	8.35	(0.78)	15.71	(1.46)
3884 E	2-10 3/8	(873)	3-0 31/32	(939)	8.82	(0.82)	0-0 47/64	(19)	8.82	(0.82)	16.59	(1.54)
4236	3-2 3/8	(975)	1-0 31/32	(329)	3.46	(0.32)	4-0 47/64	(1238)	3.46	(0.32)	6.78	(0.63)
4240	3-2 3/8	(975)	1-2 31/32	(380)	3.99	(0.37)	3-8 47/64	(1136)	3.99	(0.37)	7.78	(0.72)
4244	3-2 3/8	(975)	1-4 31/32	(431)	4.52	(0.42)	3-4 47/64	(1035)	4.52	(0.42)	8.77	(0.81)
4248	3-2 3/8	(975)	1-6 31/32	(482)	5.06	(0.47)	3-0 47/64	(933)	5.06	(0.47)	9.76	(0.91)
4252	3-2 3/8	(975)	1-8 31/32	(533)	5.59	(0.52)	2-8 47/64	(831)	5.59	(0.52)	10.75	(1.00)
4256	3-2 3/8	(975)	1-10 31/32	(583)	6.12	(0.57)	2-4 47/64	(730)	6.12	(0.57)	11.74	(1.09)
4260 E	3-2 3/8	(975)	2-0 31/32	(634)	6.65	(0.62)	2-0 47/64	(628)	6.65	(0.62)	12.73	(1.18)
4264 E	3-2 3/8	(975)	2-2 31/32	(685)	7.19	(0.67)	1-8 47/64	(527)	7.19	(0.67)	13.72	(1.28)
4268 E	3-2 3/8	(975)	2-4 31/32	(736)	7.72	(0.72)	1-4 47/64	(425)	7.72	(0.72)	14.72	(1.37)
4272 E	3-2 3/8	(975)	2-6 31/32	(787)	8.25	(0.77)	1-0 47/64	(323)	8.25	(0.77)	15.71	(1.46)
4276 E	3-2 3/8	(975)	2-8 31/32	(837)	8.79	(0.82)	0-8 47/64	(222)	8.79	(0.82)	16.70	(1.55)
4280 E	3-2 3/8	(975)	2-10 31/32	(888)	9.32	(0.87)	0-4 47/64	(120)	9.32	(0.87)	17.69	(1.64)
4284 E	3-2 3/8	(975)	3-0 31/32	(939)	9.85	(0.92)	0-0 47/64	(19)	9.85	(0.92)	18.68	(1.74)

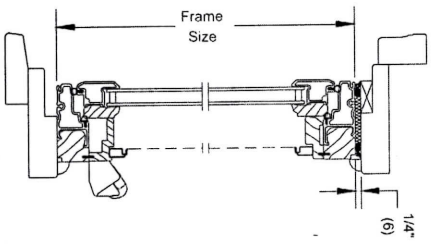
Section Details: Operating - Double Hung (4 9/16" Jamb)

Scale: 3" = 1' 0"

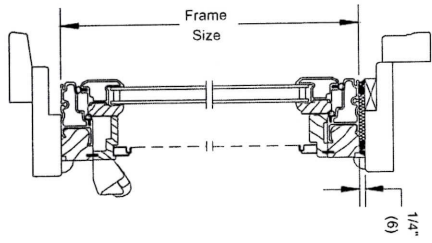


Casement + Awning Narrow Frame

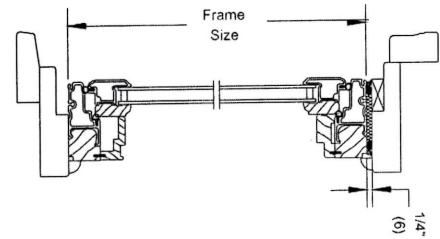
Construction Details



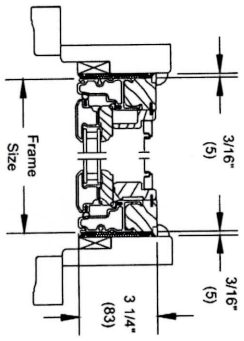
Elevate Casement Operator Head Jamb and Sill



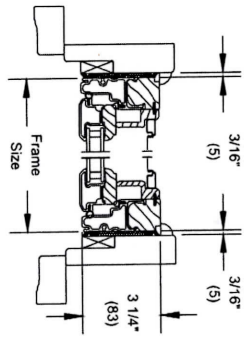
Elevate Awning Operator Head Jamb and Sill



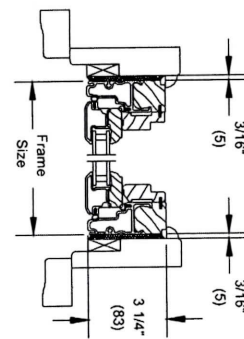
Transom and Picture Operator Head Jamb and Sill



Elevate Casement Operator Jamb



Elevate Awning Operator Jamb



Transom and Picture Jamb

Double Hung

MO (mm)	RO (mm)	FS (mm)	DLO (mm)	MO (mm)	RO (mm)	FS (mm)	DLO (mm)	MO (mm)	RO (mm)	FS (mm)	DLO (mm)	MO (mm)	RO (mm)	FS (mm)	DLO (mm)							
8 (1727)	8 1/4 (1734)	7 3/4 (1721)	5 11/16 (754)	5-4 (1626)	5-4 1/4 (1632)	5-3 3/4 (1619)	2-3 11/16 (703)	5-0 (1524)	5-0 1/4 (1530)	4-11 3/4 (1518)	2-1 11/16 (652)	4-8 (1422)	4-8 1/4 (1429)	4-7 3/4 (1416)	1-11 11/16 (602)							
4-4 (1321)	4-4 1/4 (1327)	4-3 3/4 (1314)	1-9 11/16 (551)	4-0 (1219)	4-0 1/4 (1226)	3-11 3/4 (1213)	1-7 11/16 (500)	3-8 (1176)	3-8 1/4 (1124)	3-7 3/4 (1111)	1-5 11/16 (449)	3-4 (1016)	3-4 1/4 (1022)	3-3 3/4 (1010)	1-3 11/16 (398)							
3-0 (914)	3-0 1/4 (921)	2-11 3/4 (908)	1-1 11/16 (348)	(S.O. 1-8 x 5-6)	(S.O. 1-8 x 5-2)	(S.O. 1-8 x 4-10)	(S.O. 1-8 x 4-6)	(S.O. 1-8 x 4-2)	(S.O. 1-8 x 3-10)	(S.O. 1-8 x 3-6)	(S.O. 1-8 x 3-2)	(S.O. 1-8 x 2-10)	(S.O. 2-0 x 5-6)	(S.O. 2-0 x 5-2)	(S.O. 2-0 x 4-10)	(S.O. 2-0 x 4-6)	(S.O. 2-0 x 4-2)	(S.O. 2-0 x 3-10)	(S.O. 2-0 x 3-6)	(S.O. 2-0 x 3-2)	(S.O. 2-0 x 2-10)	
ELDH2264	ELDH2280	ELDH2296	ELDH2256	ELDH2244	ELDH2248	ELDH2240	ELDH2236	ELDH2240	ELDH2244	ELDH2240	ELDH2236	ELDH2236	ELDH2264	ELDH2280	ELDH2296	ELDH2256	ELDH2244	ELDH2248	ELDH2240	ELDH2236	ELDH2236	ELDH2236















**CITY OF PORTLAND
HISTORIC PRESERVATION BOARD
NOTICE OF DECISION**



PROPERTY OWNER: Debra and James Robbins (“Applicant”)
PROPERTY LOCATION: 8 Garrison Street Extension (“Property”)
PROJECT ID: HP-00082-2026
HISTORIC DESIGNATION(S): Stroudwater Historic District

FINDINGS OF FACT & CONCLUSIONS OF LAW

1. On May 7, 2026, the Applicant applied for approval of new construction 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.”
(Page 2.12)*

4. On June 3, 2026 the Board held a Public Hearing to review the application for new

construction at the property under HP-00082-2026.

5. Based on the written materials, oral testimony, staff memoranda, and public comment received during the public hearing held on June 3, 2026, the Board finds as follows:

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

Standard A. Scale and form	
<u>1. Height</u> The height of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
YES	The applicant provided plans and photos of the site and immediate context to demonstrate that the height of the proposed secondary structure is smaller than the primary building at the property. The Board further finds that house sizes vary in the surrounding historic district and examples of one-story and one-and-a-half-story homes exist in the district, and the proposed dwelling is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
<u>2. Width</u> The width of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
YES	The applicant provided plans, elevations, and photos to demonstrate that the width of the proposed secondary structure is appropriately recessive as compared with the primary structure. The Board further finds examples of houses with their narrow gable ends facing the street occur in the neighborhood, and the design is therefore visually compatible with surrounding structures. Thus, the Board finds this standard has been met.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
YES	The applicant provided plans and elevations to demonstrate that the proposed proportions of the project are a balance of width to height that is similar to the taller and wider primary residence. The Board further finds that the gable end facing the street is neutral in the relationship of total height to width, while the side elevation expresses greater horizontality, which is consistent with many houses in the neighborhood, and 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 elevations and photos to demonstrate that the moderately pitched gable roof is similar to the William Waterhouse house. The Board finds that the roof form of the proposed building is similar to many houses in the neighborhood, and is therefore visually compatible with surrounding structures. 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 photos to demonstrate that the size and mass of the proposed ADU are visually compatible with the width of the existing side yard and the relationship of nearby houses to their sites. The Board further finds the scale of the entrance porch and windows within a reasonable range for a small house, and the house is therefore visually compatible with surrounding structures. Thus, 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 elevations and photos to demonstrate that on the north and east elevations the vertical orientation of the openings is consistent with the prevailing pattern in the neighborhood. 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 elevations and photos to demonstrate that the rhythm of solid walls to window and door openings is quite regular and similar to other houses in the context. Additionally, the Board finds that the proposed building will be primarily solid, as is typical of the context. 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 elevations to demonstrate that this simple rectangular house has a projecting entry landing and step, which is centered on the east façade where a very regular and symmetrical pattern of openings prevails. The Board finds that largely symmetrical side entries are common within the Stroudwater Historic District, as evidenced in the context analysis provided in the staff memo. Thus, the Board finds the design compatible with the surrounding built context, and 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 a materials schedule, a project summary, and elevations to demonstrate that traditional materials are proposed, including painted wood clapboards and trim with typical exposures and proportions. The Board further finds the materials similar to the primary structure and neighboring houses, and is therefore visually compatible with 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 and photos to demonstrate that the proposed construction is consistent with a pattern of a diffuse and variable street wall of continuity. 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 and photos to demonstrate that adding a

	secondary structure to the wide side yard will not disrupt a dominant rhythm of spacing on the street. Additionally, the Board notes that Stroudwater contains a mix of large lots and clusters of buildings and outbuildings. The Board further finds that with smaller, secondary structures or outbuildings are common in the context, and the proposed structure 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 plans, elevations, and photos to demonstrate that the primary façade (north) is nondirectional in character, while the long sides (east and west) express horizontality punctuated by vertically oriented openings. Additionally, the Board notes the directional character of small secondary structures is not as rigid in the context as it is for primary structures. The Board further finds the directional character is not significantly divergent, and 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 and photos to demonstrate that the neighborhood is informal and rural in nature. Additionally, the Board notes that the addition of a single driveway to serve the new dwelling will not disrupt the character of the narrow gravel street. The Board further finds the proposed building is set back from the street, and is therefore visually compatible with surrounding properties. 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 of application HP-00082-2026 from June 3, 2026.

Brad Miller, Chair

Date