CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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Robert O'Brien, Vice Chair
Ian Jacob
Joy Naifeh
Julia Tate
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AGENDA
HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, October 21, 2020, 5:00 p.m. This meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

ZOOM MEETING INSTRUCTIONS
You are invited to a Zoom webinar.
When: Oct 21, 2020 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Board Public Hearing and Workshop 10/21/2020

Please click the link below to join the webinar:
https://us02web.zoom.us/j/84011409372

Or iPhone one-tap :
US: +13017158592,,84011409372# or +13126266799,,84011409372#

Or Telephone:
Dial(for higher quality, dial a number based on your current location):
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Webinar ID: 840 1140 9372
International numbers available: https://us02web.zoom.us/u/kdkjofkDn

For more information on how to use Zoom, please go to:
https://www.portlandmaine.gov/remotePUD

Public comments will be taken for each item on the agenda and written comments should be submitted to hp@portlandmaine.gov

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON OCTOBER 7, 2020

i. Certificate of Approval for Exterior Alterations (Wharf St. Elevation); 446 Fore Street/53 Wharf Street; Orange Crush, LLC., Applicant. The Board voted unanimously to approve the application subject to conditions.

ii. Certificate of Appropriateness for Exterior Alterations and Replacement Rear Addition; 392 Spring Street; Dix and Nancy Druce, Applicant. The Board voted unanimously to approve the application as submitted.

iii. Certificate of Appropriateness for Ground Floor Alterations (Center Street elevation); 482 Congress Street; Center Congress LLC. The Board tabled the application, date to be determined.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 PM

i. Certificate of Approval for Exterior Alterations and Dormer Additions; 98 GRAY STREET; Matt Wogan, Applicant.

5. WORKSHOP

i. Preliminary Review of Proposed Storefront Alterations; 10 EXCHANGE STREET; 10 Exchange Properties LLC., Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
98 GRAY STREET

TO:	Chair Pollard and Members of the Historic Preservation Board
FROM:	Deborah Andrews, Historic Preservation Program Manager
DATE:	October 16, 2020
RE:	October 21, 2020 Public Hearing

Application for:	Certificate of Appropriateness for comprehensive exterior rehabilitation program, including additions and alterations
Address:	98 Gray Street
Applicants:	Matthew McAloon (98 Gray St. LLC)
Project Architects:	Joe and Cate Waltman, Waltman Architectural Design
Project Manager:	Matthew Wogan

Introduction

Following a preliminary workshop on October 7th, applicant Matthew McAloon and project architects Joe and Cate Waltman will be returning to the Board for final review and approval of a proposal for the comprehensive exterior rehabilitation of the three-unit residential structure at 98 Gray Street. The scope of work includes replacement of exterior siding and windows, restoration of missing or previously-obscured trim, alterations to existing fenestration, introduction of a roof deck and the addition of dormers on both roof planes.

As Board members will recall, the applicant proposes to convert the three units to condominium units. (The structure was originally a single-family home.) To fully utilize the third-floor level of the 2-1/2 story, gable end-to-the-street house, dormers are needed.

The applicant's final proposal includes a number of design revisions made in response to input from the Board at the October 7 workshop session. Other aspects of the 10/7 proposal remain as originally proposed. At the request of the Board, additional documentation of the existing windows has been submitted. For reference purposes, staff has enclosed excerpts from the original proposal, as well as the 1924 photo.

Subject Property, existing conditions

The Charles F. Lombard Residence was built in 1886 and retains some Italianate stylistic vestiges in its bracketed cornice returns, bays, and the entry hood and doors, despite the

application of asbestos shingle siding decades ago. Installation of asbestos siding resulted in the loss of the building's distinctive window lintels, paneling on the faceted bays, and corner boards, but old wood windows remain with aluminum storm windows. Typical Italianate 2/2 windows (narrower 1/1 sashes in the bays) look the same as in 1924 but the full complement of shutters visible in 1924 are gone. Also surviving are the entrance hood and double front doors, but the front stairs are 20th century precast concrete with metal railings. A single existing skylight on the west roof slope is visible in the 1924 photo, but the narrow chimney was removed at some point in the past.

On the east slope of the roof there is a narrow shed dormer which could be fairly old. The original wood gutters have been replaced by white aluminum "K Style" gutters that don't match the green trim. On the right side of the house the driveway appears to accommodate four cars, parked two deep. It is wider than many driveways in the West End, resulting in slightly greater visibility of the west roof than of the east roof.

The recent removal of the asbestos siding has revealed details that were previously obscured, in particular the recessed panels below the windows on the two-story front bay.

Proposed Alterations and Additions

Note: The following list of alterations and additions includes all those presented at the 10/7 workshop. Underneath each item, in italics, are Board comments from 10/7 workshop and subsequent design revisions, where applicable.

- Existing wood windows and aluminum storms are proposed to be replaced with Matthews Brothers "Sanford Hills" line of vinyl windows, with simulated divided lights (SDL) on the wider double hung and casement units. Exterior trim is to be applied in the field after installation, to resemble what can be seen in the 1924 photo.
  Board members requested a window survey to better understand the condition of existing windows and evaluate the need for replacement. The applicant did provide close-up photographs of several windows, but has not provided a detailed window survey which includes annotated photos of every window. Staff will ask Mr. Wogan, project manager, for additional information to be provided prior to the hearing or, at a minimum, will visit the property to assess current conditions.
  At the workshop, the renderings and elevations showed 6/6 windows. At the request of the Board, the final proposal calls for 2/2 windows.

- Fenestration on west elevation to be altered to include three mulled windows at each floor level.
  Board members did not appear to object to this alteration, as the subject windows were located toward the rear of the west elevation. Final plans remain unchanged as regards this fenestration.

- Asbestos siding has been stripped, after consulting with staff; the proposed replacement is to be LP Smartside clapboards, which resemble fiber-cement in dimensions and profile, but are of engineered wood instead of a cementitious composite.
  At the workshop, Board members did not raise concerns about the proposed use of composite siding. Final plans call for Smartside clapboards.

- New siding allows corner boards to be recreated, at approximately the width visible in 1924.
  Corner boards are shown in final proposal.

- Paneling beneath the bay windows is to be recreated.
  The 10/7 elevations and renderings did not show the recessed panels that appear in the 1924 photo and that have now been revealed with the removal of the asbestos siding. The final plans show recessed panels, however it is unclear from the applicant's submission whether the molding around the panels is to be restored/replicated.

- Shed dormers are proposed for both sides of the roof.
  Based on Board comment, the dormer originally proposed for the east roof plane has been revised to a simple shed to match the form of the west dormer.

- In the middle of the roof a sunken deck is proposed. The deck interrupts the ridgeline, but only needs low parapet walls on the two sides to meet safety requirements. The applicant asserts that the parapets will not be seen from the street.
  It is staff's understanding that this element of the project remains unchanged.

- In order to provide private outdoor space for each unit, original plans included a small Juliet balcony on the right (west) side for the second floor. Access appears to be provided by French doors.
  The Board noted that the simple, regular rhythm of windows on the west elevation was a character-defining feature of this vernacular Italianate structure. They found that the Juliet balcony represented an incompatible alteration. The final plans eliminate this feature and maintain the original window pattern on the front portion of the west elevation.

Staff Comments

Staff appreciates the adjustments made to the original proposal which go a long way in preserving the essential character-defining qualities and features of this 1886 Italianate residence. The revised dormer design for the east-facing roof dormer results in a more visually recessive, and thus successful, addition. Similarly, the elimination of the Juliet

balcony on the west elevation maintains the original fenestration on this side of the building, which is an important character-defining feature.

Although the enclosed plans are responsive to Board input and represent a very positive final design/rehabilitation approach, several questions remain to be resolved or clarified:

- Although the final elevations depict the general design direction for the additions and replicated features, few detail drawings have been provided. For example, a detail should be provided for the recessed panels in the bay that confirms whether the molding around the panel is to be retained and if so, if the original profile will be replicated. In the absence of a drawing, the applicant should provide a close-up photo of the original detail and restore or replicate this detail.

- The window hood detail provided with the final submission is the same as that provided at the 10/7 workshop. It was noted that the proposed detail is not consistent with the original hood detail and not appropriate for an Italianate style building. The project architect should study the early photo (close-up enclosed) and submit a revised detail that replicates this design.

- Staff had recommended that the architects lower the roof deck as much as possible, to render it invisible from the street. It is unclear whether the small parapet walls at the sides will be visible from the street at a certain distance. This should be confirmed.

- The applicant's proposal to replace the existing wood windows will likely require further discussion based on questions raised at the workshop. Board members had requested a window survey (the nature/scop of which, admittedly, was not defined) to better assess the condition of the windows and determine whether replacement is a reasonable option. It is difficult to tell from the photos provided whether the windows selected are representative of all windows on the building. A more comprehensive survey is appropriate. As noted above, staff will request that this be completed before Wednesday's hearing.

  If the Board determines whether replacement is warranted, the question turns to the appropriateness of the proposed replacements. As noted in the 10/7 staff report, high quality vinyl windows with fairly accurate detailing have been used a number of times in historic districts, but more typically in new construction projects or where they are replacing lower quality, older vinyl replacement windows. In instances where replacement of old or original windows is found to be justified because of their condition, the longstanding policy has been to replace them with wood windows that are a close visual match. Recently, high quality metal clad windows or composites with accurate historic detailing have sometimes been found to be an acceptable substitute, on a case-by-case basis.

- Staff typically scrutinizes detailed window specifications for characteristics such as muntin width and profile, transparency of glazing and whether half or full screens are proposed. While these details need not be reviewed at this time by the full Board, a condition of approval for staff review is appropriate.

- It is difficult to determine from the final submission whether the front stairs (which are prefab concrete steps) are proposed to remain or be replaced. Also, no railing is shown. (The existing is a thin, inappropriate metal railing which does not meet code.) Plans for the front stairs and railing will need to be clarified.

- Final plans do not include any proposed changes to the site, such as to the driveway area. This should be confirmed. If proposed, staff review should be required.

In general, the final proposal does not fully address a number of design details that will be important to the success of the final project. The Board is encouraged to itemize these outstanding details in a condition to approval, making final resolution of these details subject to staff review and approval.

Applicable Review Standards

Standards for Review of Alterations

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.

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

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive

feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the October 21, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations and additions at 98 Gray Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions…….)**

Attachments:

1. 1924 photo
2. Recent photos
3. Final renderings
4. Final elevations
5. Floor plans
6. Building section
7. Deck details
8. Window trim detail
9. Photos of existing windows
10. Window specifications
11. Excerpts from 10/7 proposal

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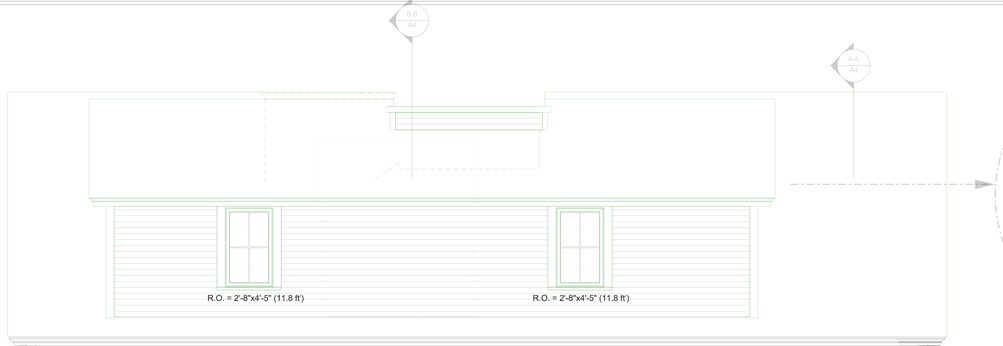

LEFT ELEVATION

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FRONT ELEVATION

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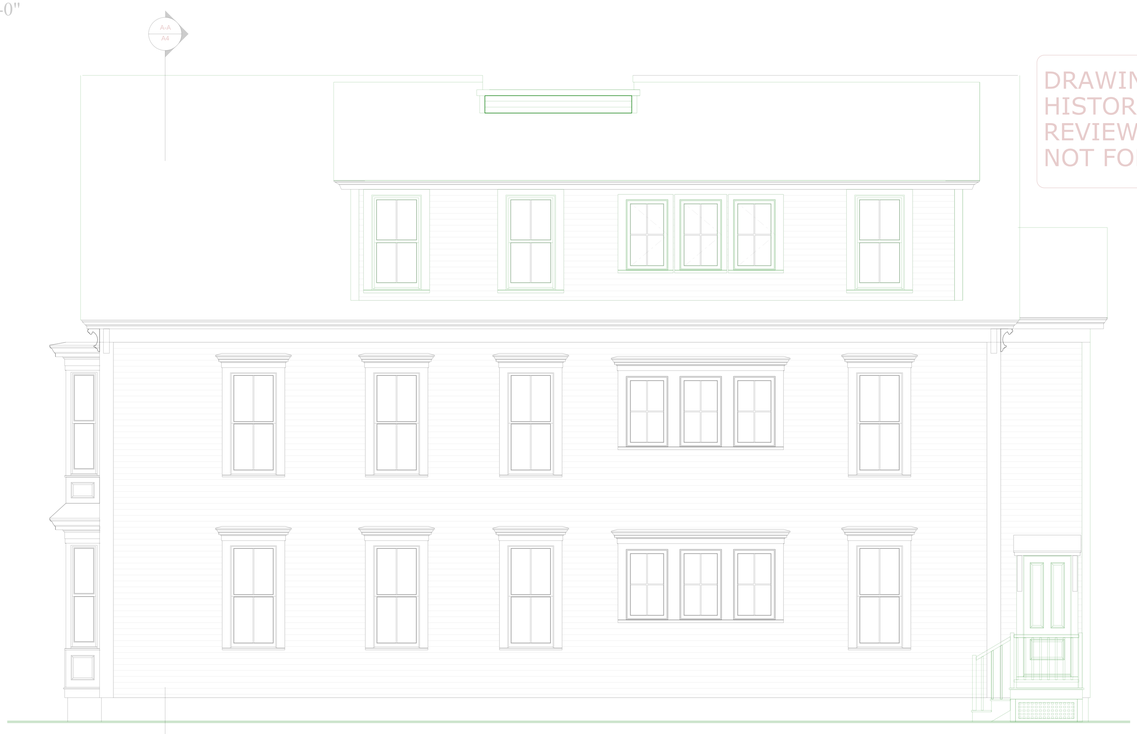

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RIGHT ELEVATION

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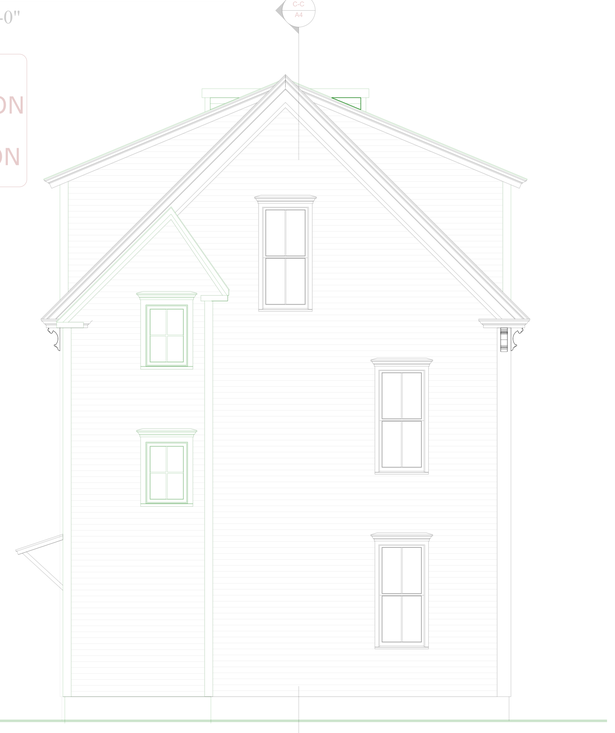

REAR ELEVATON

SCALE 1/4"=1'-0"

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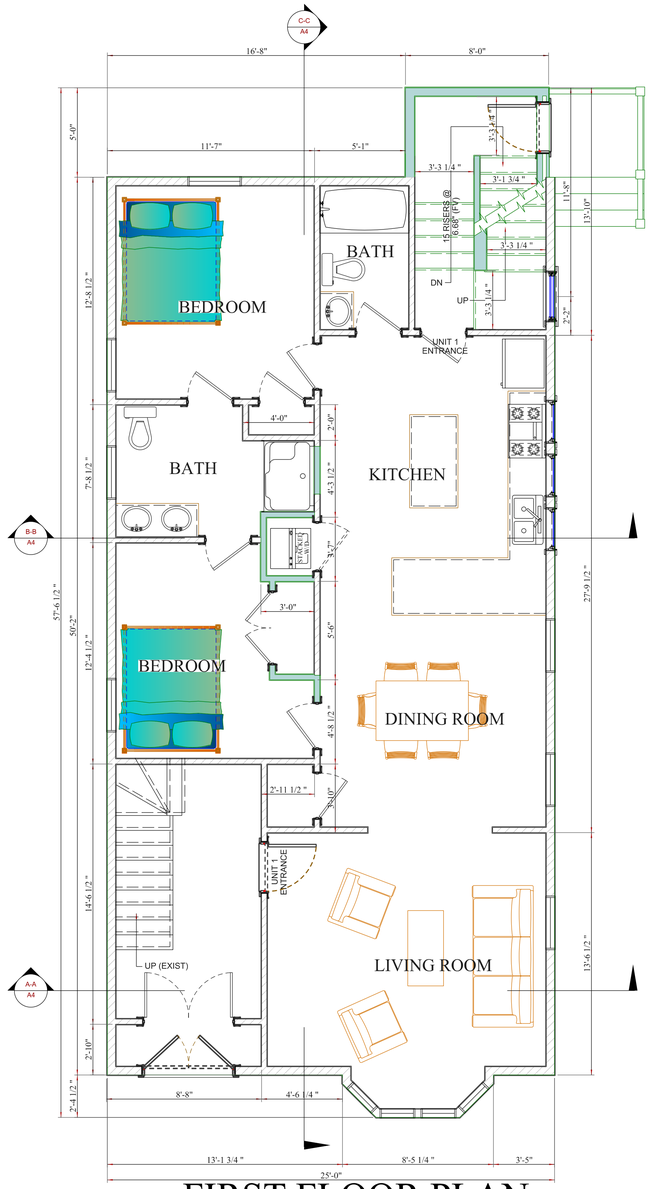
PROJECT START: 6/12/2020
REVISION : 3/3.0

DRAWING NAME:
ELEVATIONS

SHEET NO.
A2



FIRST FLOOR PLAN

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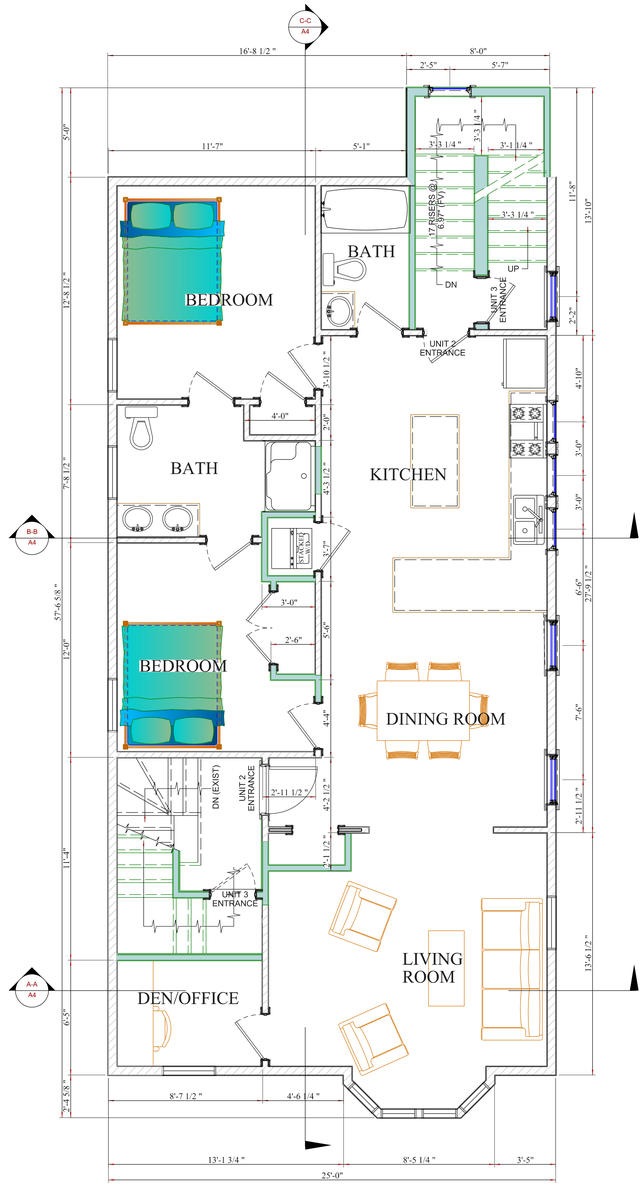

SECOND FLOOR PLAN

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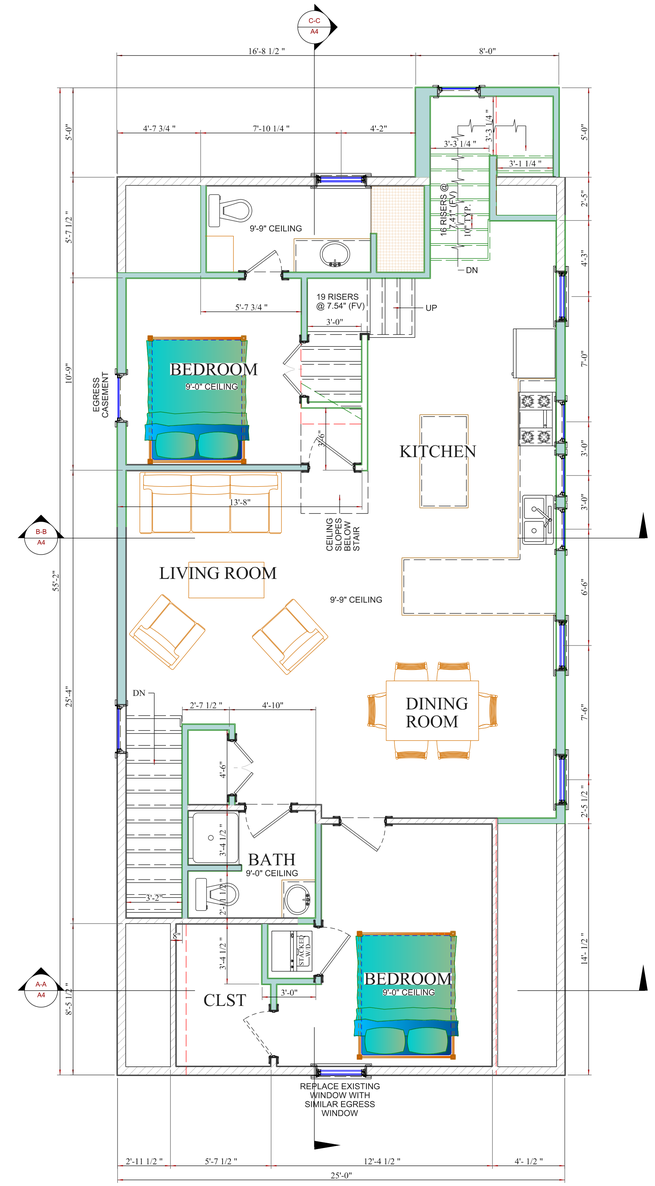

THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

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PRINT DATE: 10/14/2020
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PROJECT START: 6/12/2020
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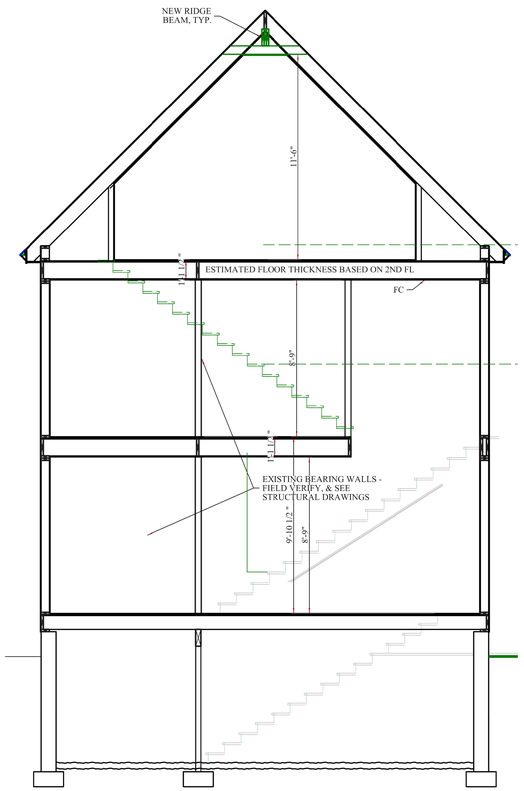
DRAWING NAME
A1 FIRST, SECOND, & THIRD PLANS

SHEET NO.
A1



SECTION A-A

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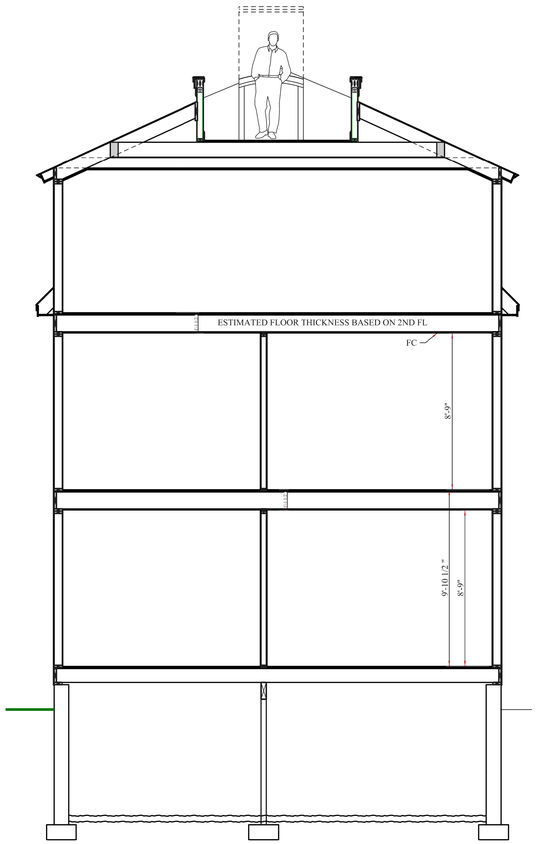

SECTION B-B

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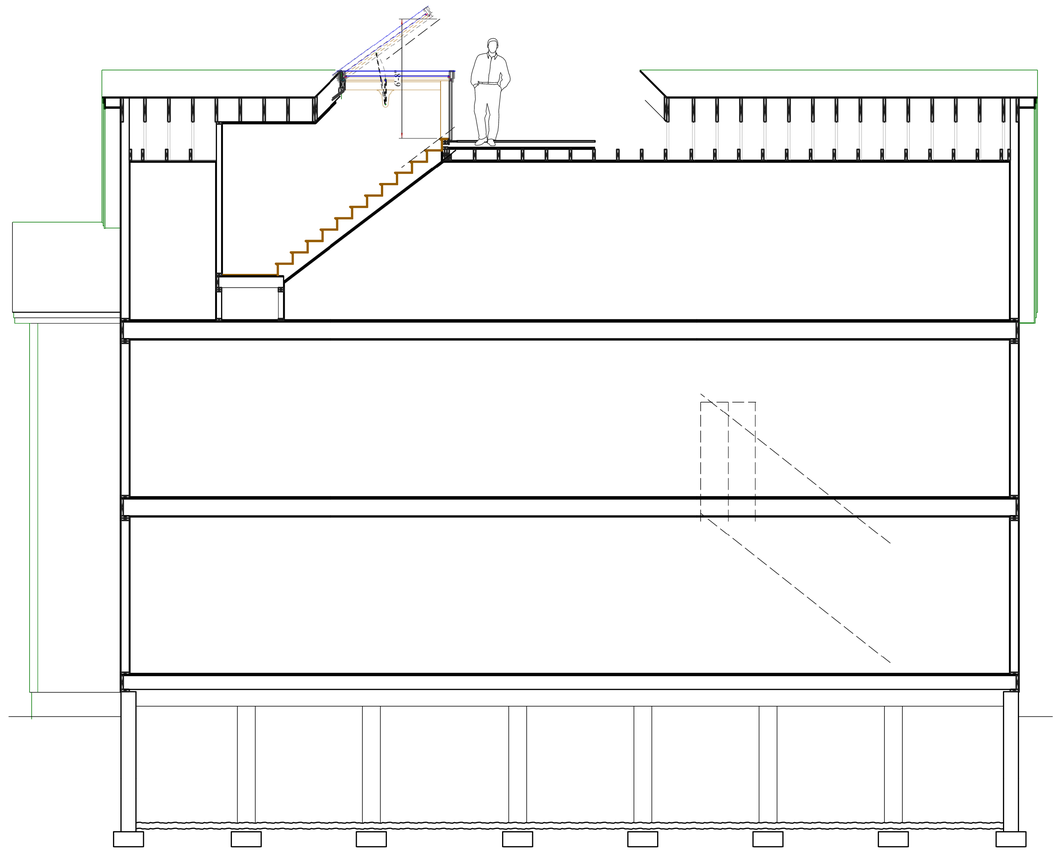

SECTION C-C

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DRAWING NAME
A4 BUILDING SECTIONS

SHEET NO.
A4

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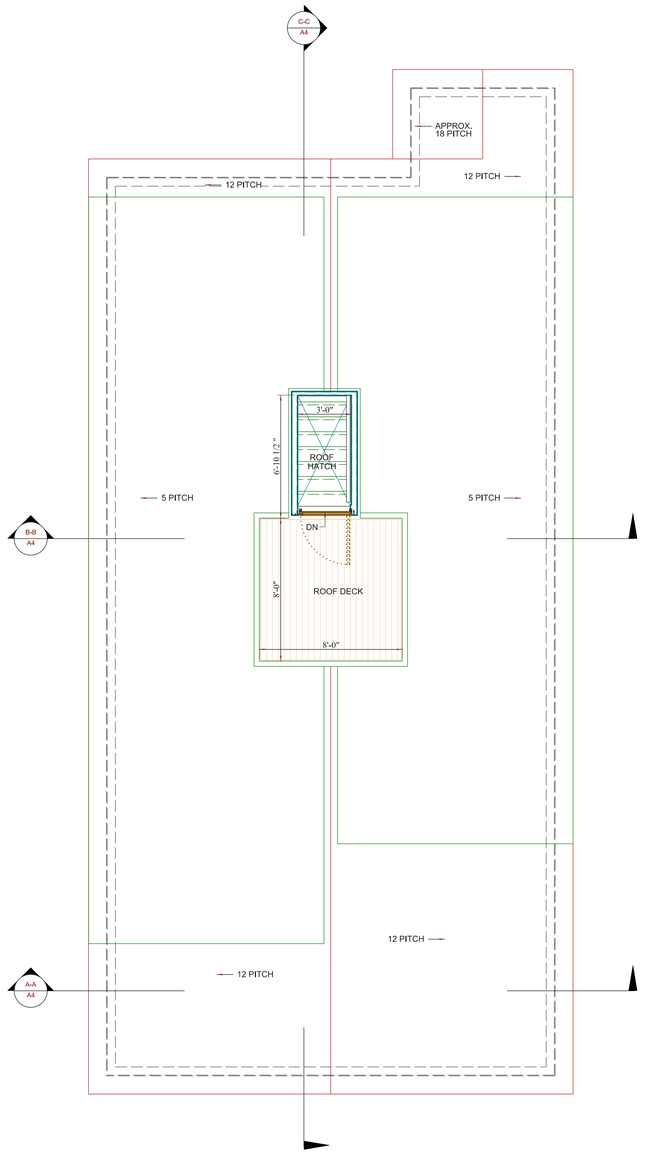

ROOF PLAN

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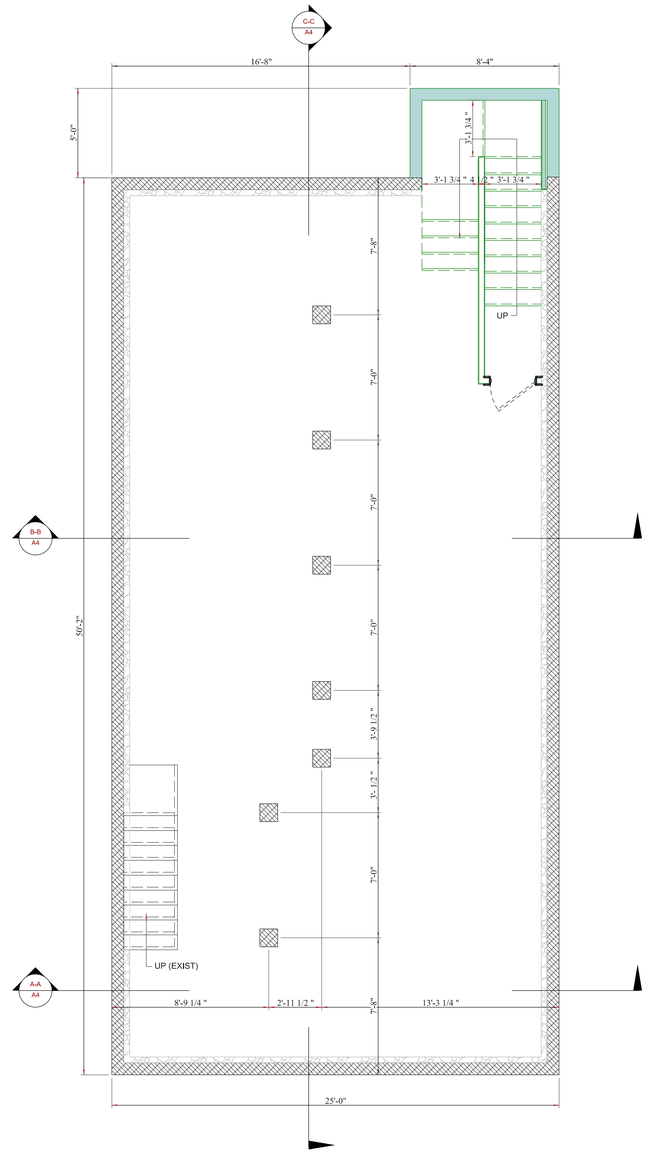

BASEMENT PLAN

SCALE 1/4"=1'-0"

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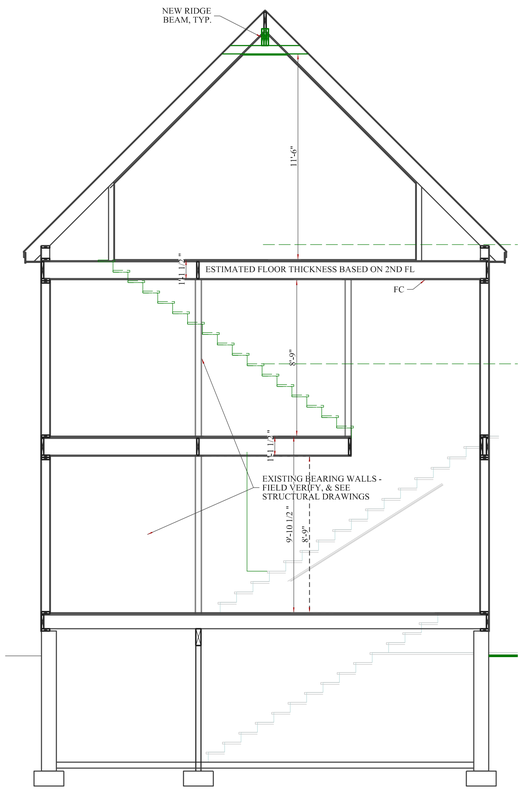
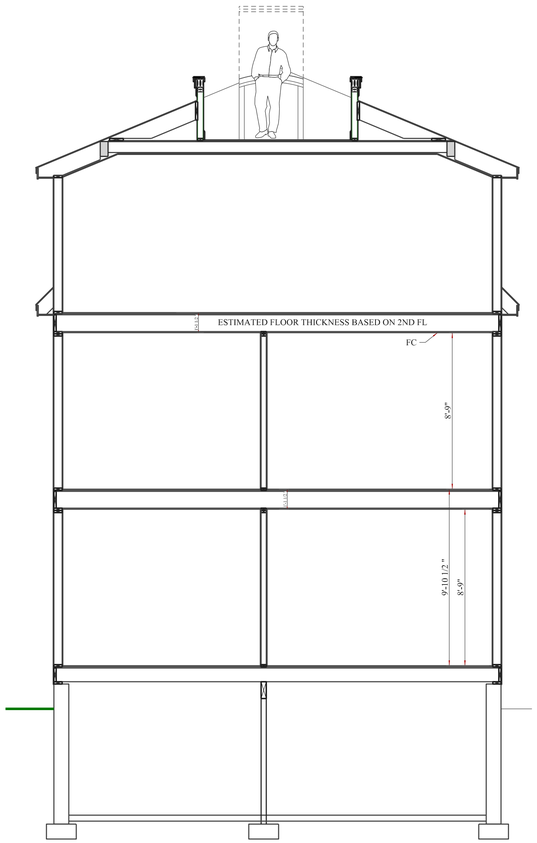
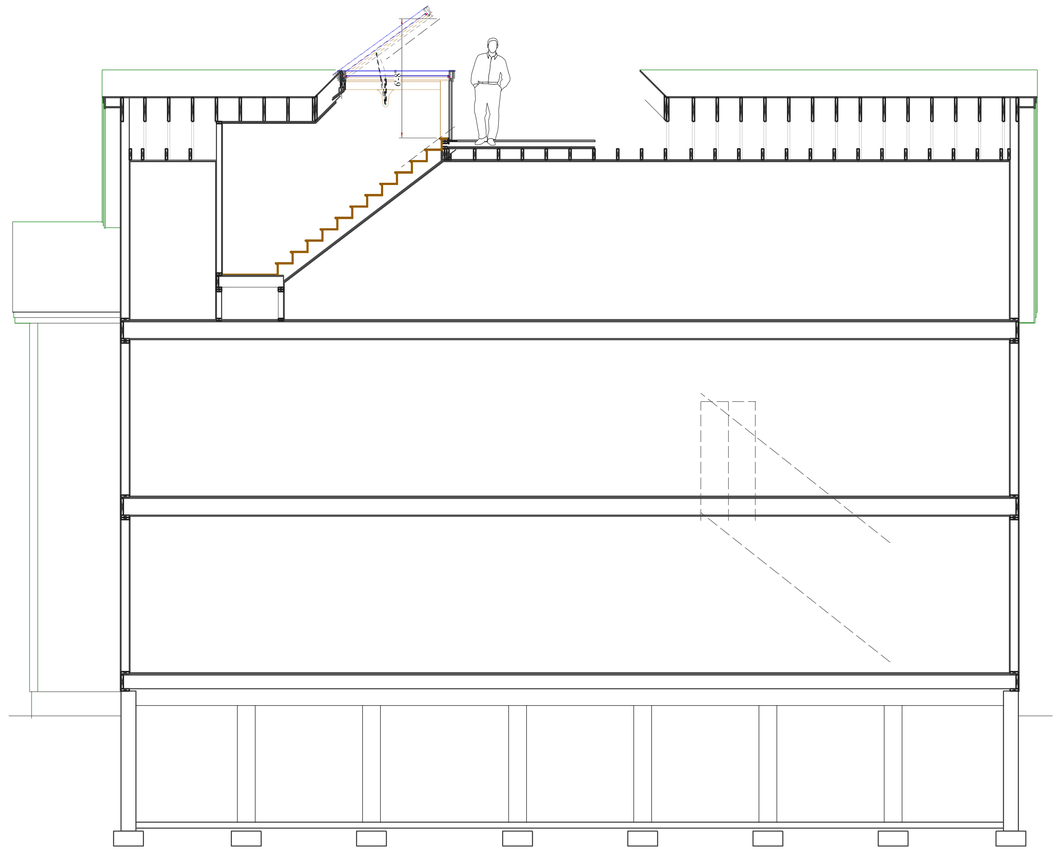
DRAWING NAME
A3 ROOF & BASEMENT PLANS

SHEET NO.
A3







SECTION A-A

SCALE 1/4"=1'-0"

SECTION B-B

SCALE 1/4"=1'-0"

SECTION C-C

SCALE 1/4"=1'-0"

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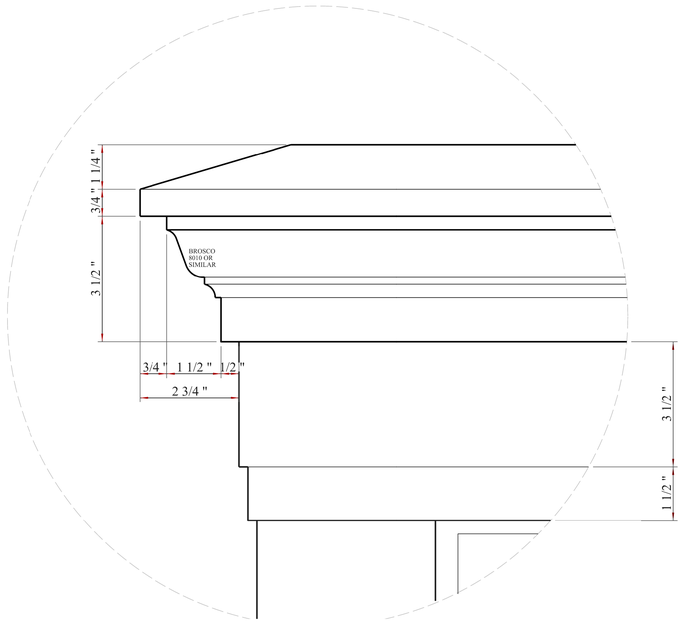
DRAWING NAME
A4
BUILDING SECTIONS

SHEET NO.
A4



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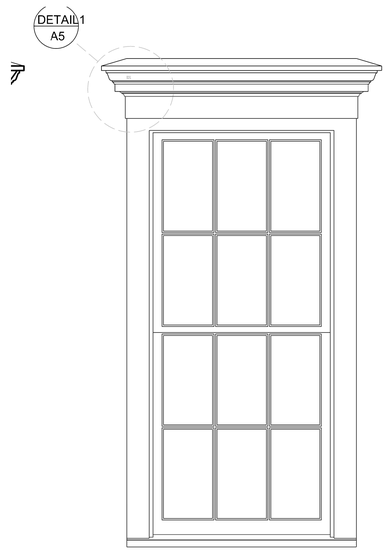

WINDOW TRIM DETAIL

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GRAY ST. PORTLAND

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DRAWING NAME
TRIM DETAILS
BUILDING
SECTIONS

SHEET NO.
A5

SANFORD

Sanford Hills Mathews, born in Searsmont, moved to Bangor at the age of 19 to learn the trade of joinery. He joined his family in Belfast in 1854 as he continued to learn his trade. Summers he worked, and winters he taught public school. In 1860, he joined his brothers, and the company was renamed "Mathews Brothers Company".

It is said that in his entire career, which spanned 37 years at Mathews Brothers, he never took a vacation, except to attend his son's graduation from the University of Rochester in 1885.

"His was a life of simplicity, of simple obedience to duty, of earnest toil, and of ready service to those around him."
- Maine Biographies, Harriet B. Coe

A Window 165 Years In The Making

For 160 years, Mathews Brothers produced putty-glazed wood sash. Millions of them, each and every one hand-glazed.

So, the look and feel of wood windows is not only in our heritage, it's in our blood.

Nearly three decades ago, when Mathews Brothers added PVC windows to our product line, we were among the first wood window manufacturers in the country to do so. Although it was a break with our traditional wood framing (which we'd continue to make for 25 more years), we still made windows that were beautiful, energy-efficient, low-maintenance, and worry-free. So, no matter whether the framing material was wood or PVC, the Mathews Brothers brand was the builder's and homeowner's assurance that it was made with our unique dedication to craftsmanship and quality.

Wicked Awesome Windows we're proud to make, dealers are proud to distribute, and builders are proud to recommend.

But, still, we missed the look and feel of our wood windows. We missed the aesthetic of beefy sash rails, the texture of historic muntin bars.

We wanted the best of both worlds.

So, we made a bold move. We took our collective decades of experience in the builder's world, learning what they want and need, along with our passion for exceeding customer demands, and coupled it with our generations of knowledge in producing superior quality windows and doors, both efficiently and accurately, and applied it to the design of this product family.

The result is our Sanford Hills family of products.

This breakthrough design is unlike any PVC windows you've ever seen, and the performance is decidedly world-class.

Classic Beauty

From every angle, the Sanford Hills looks like a classic New England wood window. Starting with a deep 4⁹⁄₁₆" Master Frame, the window hosts sash that are a full 1¾" thick. Traditional 3½" Flat Casing, 4½" Banded Casing, Historic Staff Bead Brickmould, as well as Standard or Historic Sill Nosings are available to complete the exterior.

The window's interior is equally impressive. The deep sash rails can accommodate both Low-Profile as well as Hidden Tilt Latches. Choose extruded White, Adobe or Stain-Grade Wood-Based Laminate. Color-matched Jamb Covers and Historic Putty Muntins all hearken back to our Classic wood design.

Breakthrough Design

The breakthrough design of the Sanford Hills takes us back to our roots. We emulated the classic ⅝" muntin bars that we moulded for generations. We copied the historically accurate interior putty beads that we hand-applied for a century and a half. At the same time, we designed not one, but two different sash sets to accommodate both ¾" Dual-Glazed, and optional 1⅛" Triple-Glazed Insulating Glass Units.

Incredible Performance

Despite its beauty, the Sanford Hills is incredibly high performing. Performance Grade 50 without any upgrades. Amazing Energy Star® 6.0 rating with our standard ¾" Low-e/Argon glazing. Sizes up to 48" x 88" in the Double Hung and 40" x 84" in the Casement. Incredible.

After 165 years, the Sanford Hills has redefined what a window can be.

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Historic 1716 Cape
Cottage Style Double Hung
⅝ Simulated Divided Lite/Spacer Bar
⅝" Historic Putty Bead
5/4 x 3½" Flat Casing/Historic Sill Nose
Wood-Based Interior/Hidden Tilt Latches

Standard Frame Features

- 4-⅝" Master Frame.
- Performance Grade 50 without upgrades.
- Fusion-welded for added strength.
- Integral nailing fin provides air and water seal around frame.
- Integral "Fat" ⅞" J-channel accepts virtually every siding thickness.
- Balance Covers for a neater interior appearance.
- Pre-sloped sills for water runoff.
- Extruded White interior and exterior.

Optional Frame Features

- Extruded Adobe interior and exterior.
- Wood-based stain-grade laminate.
- J-channel cover.
- ¾" Drywall return.
- Extension Jambs.
- Window Opening Control Device.
- ¼ x 3-½" Flat Casing.
- 4-½" Banded Casing.
- Historic Staff Bead Brickmould.
- Standard and Historic Sill Nose.
- Custom exterior color finishes.
- Full or Half Screen-BetterVue® insect screen.

Hidden Tilt Latch
Black Lock & Keeper
⅝" Grill Bar - Ovolo Sticking
Spacer Bar

Standard Sash Features

- 1-¾" Stiles and Rails.
- ¾" Dual-Pane Insulating Glass Unit with/Low-E glass/Argon gas fill.
- Lift rail removed.
- Non-corrosive color-matched hardware.
- Equal glass size on sash emulate traditional wood appearance.
- Cam-action lock action draws sashes closer for a tighter positive lock.
- Low profile tilt latches.
- Integral interlocking meeting rail provides additional security.
- Duralite® warm-edge technology for reduced condensation.

Optional Sash Features

- 1-⅛" Triple Pane Insulating Glass Unit.
- Extruded Adobe interior and exterior.
- Custom exterior color finishes.
- Grilles Between Glass.
- Simulated Divided Lites.
- -Ovolo sticking on ¾" IGU interior
- -Trapezoidal Putty on ¾" IGU exterior
- -Trapezoidal Putty on 1-⅛" IGU both sides

Double Hung

Traditional, classic, durable — double-hungs give you all of that plus energy efficiency and peace of mind. Top and bottom sash operate smoothly allowing you to control air flow, and they both tilt-in for easy cleaning and care. Grilles can be added to further enhance the traditional look of your home.

Use singly, or factory mulled with transoms or other fixed or operable units to add a dramatic accent to your home's appearance, while providing a brighter, more open interior.

Self-Identifies as a Wood Window
Ultra-deep 1¾" Sash Profiles
Deep Sash Profiles
¾" Dual Glaze
1⅛" Triple Glaze
Hidden Tilt Latches
Stain-Grade Wood-based Interior Laminate

1980 Beachfront Renovation
2/2 Simulated Divided Lite/Spacer Bar
1⅛" Historic Putty Bead
5/4 x 3½" Flat Casing/Historic Sill Nose
Hidden Tilt Latches
Color-Matched Half Screen

4 9/16" Master Frame
1⅛" Triple Glazing
Non-conductive Hardware Anchor
Compression and Fin Weatherstripping

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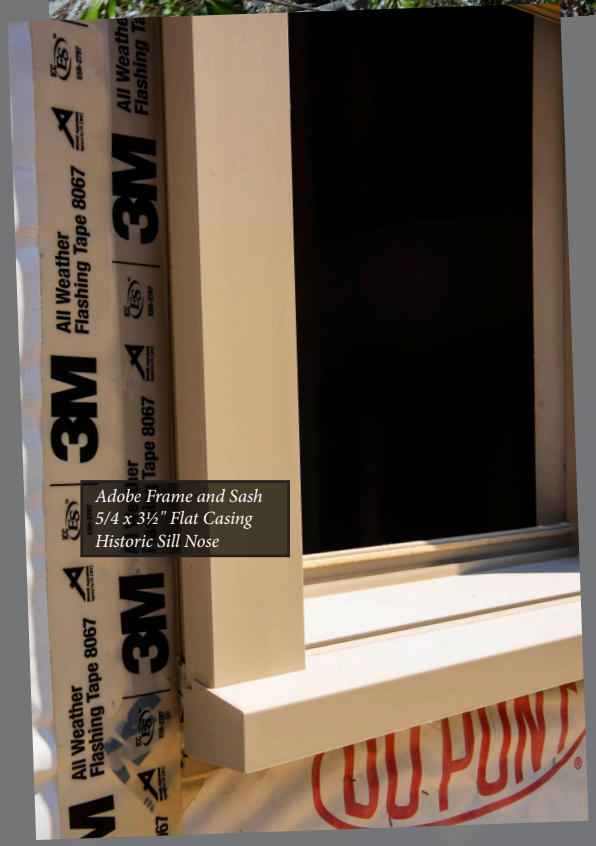
Residential New Construction
With a "fat" ⅞" J-Channel, any type of siding can be accommodated. Optional exterior casings include 5/4 x 3½", 4½" Banded, and Staff Bead Brickmould.



Adobe Frame and Sash
5/4 x 3½" Flat Casing
Historic Sill Nose

Residential New Construction
Double Hung with Transom
Black Exterior
4/1 Simulated Divided Lite/Spacer Bar
⅝" Historic Putty Bead
4½" Banded Casing/Historic Sill Nose

Six Window Mull Unit
6/1 Simulated Divided Lite
Hidden Tilt Latches

Simulated Divided Lite with Spacer Bar
Historic ⅝" Ovolo Sticking
Low Profile Tilt Latch
Window Opening Control Device

Historic Renovation
The historic accuracy of our 4½" Banded Casing can be seen when compared to the original windows on the second and third floors of this 1930s era barn.

Want to see more?

Visit our Projects Page

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Multi-Family New Construction
3, 4 and 6 Window Mulled Units
Picture Window over Awning
Triple Picture Window

Standard Frame Features

- 4-9/16" Master Frame.
- **Commercial** Grade 65 without upgrades.
- Fusion-welded for added strength.
- Integral nailing fin provides air and water seal around frame.
- Integral "Fat" 7/8" J-channel accepts virtually every siding thickness.
- Extruded White interior and exterior.
- Multi-Point Locking System for the utmost security.
- Three layers of weather-stripping ensure effective barrier to air and water penetration.
- Top rated hardware system allows even the largest casements to be easily and smoothly operated.

Optional Frame Features

- Extruded Adobe interior and exterior.
- Wood-based stain-grade laminate.
- J-channel cover.
- 3/4" Drywall return.
- Extension Jambs.
- Window Opening Control Device.
- 5/4 x 3-1/2" Flat Casing.
- 4-1/2" Banded Casing.
- Historic Staff Bead Brickmould.
- Standard and Historic Sill Nose.
- Custom exterior color finishes.

Standard Sash Features

- 1-3/4" Stiles and Rails.
- 3/4" Dual-Pane Insulating Glass Unit with/Low-E glass/Argon gas fill.
- Casement sash opens completely, so windows can be cleaned easily from inside your home.
- Non-corrosive color-matched hardware.
- Duralite® warm-edge technology for reduced condensation.

Optional Sash Features

- 1-1/8" Triple Pane Insulating Glass Unit.
- Extruded Adobe interior and exterior.
- Custom exterior color finishes.
- Grilles Between Glass.
- Simulated Divided Lites.
- -Ovolo sticking on 3/4" IGU interior
- -Trapezoidal Putty on 3/4" IGU exterior
- -Trapezoidal Putty on 1-1/8" IGU both sides

Casement/Awning

With clean, contemporary architectural lines, casement and awning windows offer 100% opening for maximum ventilation. By extending beyond the plane of the wall, casements catch passing breezes and channel them into the home.

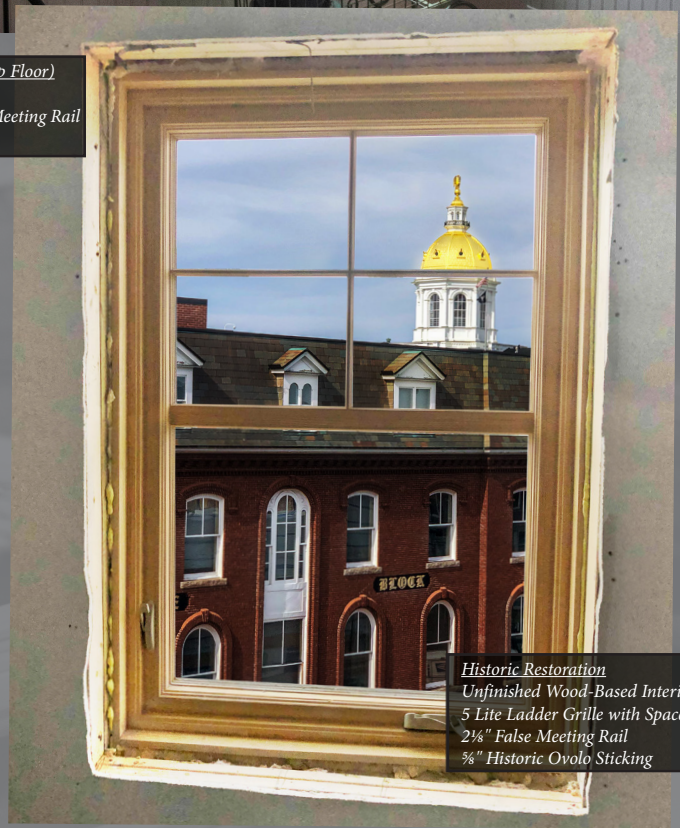
Casement & Awnings are our most energy-efficient operating product unit, featuring ¾" insulating glass standard and a single lever multi-point locking system that keeps the sash tightly sealed in multiple locations. You'll be able to open and close your windows with ease, thanks to our smooth low gear operator. Our top rated hardware system allows even the largest units to be effortlessly and smoothly operated.

A unique glazing feature of our Casement units is the 2⅛" False Meeting Rail, which emulates the lines of a Double Hung, yet allows the opening and egress of a Casement.

Residential New Construction
Single and Twin Casements with ⅝" Historic Ovolo Sticking, Multi-Point Hardware, Nesting Operator Handles

Commercial Historic Renovation (Top Floor)
Single and Twin Casements
5 Lite Ladder Grille with 2⅛" False Meeting Rail
5/4 x 3½" Flat Casing

Residential New Construction
Single Awning
Adobe Frame & Sash
Grille-Between-Glass - Flat Bar
5/4 x 3½" Flat Casing with Historic Sill Nose



Historic Restoration
Unfinished Wood-Based Interior
5 Lite Ladder Grille with Spacer
2⅛" False Meeting Rail
⅝" Historic Ovolo Sticking

Residential New Construction
6 Window Mulled Unit, Double Hung, Picture, Transom
Hidden Tilt Latches
Single Casement

Residential New Construction
Casements and Picture Windows provide you with unobstructed views as well as the maximum opening for ventilation. Casements capture the passing breeze and channel it to your home's interior

Want to see more?

Visit our Projects Page

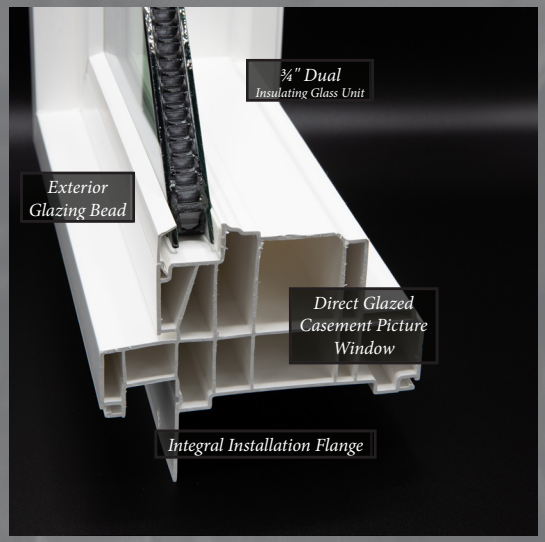
Residential New Construction
Black Sash/White Frame and Casing
Historic ⅝" Putty Bead
5/4 x 3½" Flat Casing with Standard Sill Nose

Beachfront Condo Renovation
Double Hung / Casement / Awning
Black Sash / White Frame and Casing
5/4 x 3½" Flat Casing / Standard Sill Nose

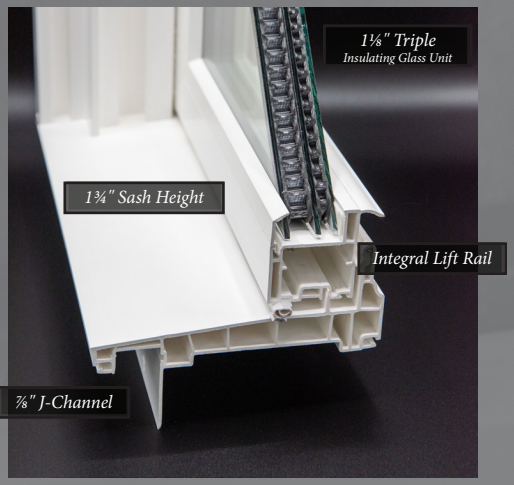
False Meeting Rail
2 ⅛" Historic Putty Bead emulate the look of a Double Hung Meeting Rail

Factory Mull Units
Dual and Triple Casements
5/4 x 3½" Flat Casing
Historic Sill Nose

Residential New Construction
Casement - White Frame and Casing/Black Sash
Historic ⅝" Putty Bead - Simulated Divided Lite
5/4 x 3½" Flat Casing with Standard Sill Nose
"Fat" ⅞" J-Channel accommodates most siding applications



Residential New Construction
Triple Double Hung - Factory Mull
White Frame and Casing/Black Sash
⅔ Historic ⅝" Putty Bead - Simulated Divided Lite
5/4 x 3½" Flat Casing with Historic Sill Nose



EXTERIOR CASINGS

Give your windows depth and character with exterior casings. Shown, from top to bottom, Flat, Banded or Brickmould. Available with our without J-Channel.

Sill Nosing adds the final touch, with either the architecturally accurate Historic Sill Nose (above, right) or the Standard Sill Nose (below, right).

Exterior Paint Options

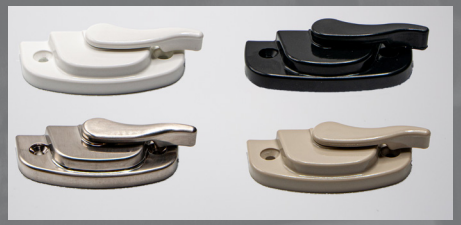
Our in-house palette consists of 8 prefinished exterior colors, with many other colors available.

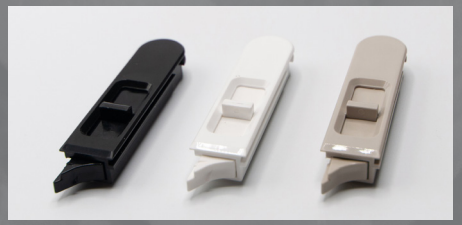
Pearl White | Cream White | Gray | Spruce Green | Black | Bronze | Earth Brown | Barn Red

Please note that the material colors are not necessarily precise representations due to variance in the printing process.

Exterior / Interior Customization

The Sanford Hills Double Hung is available with either low-profile surface mounted tilt latches, or optional Hidden Tilt Latches, for a smooth lock rail appearance





Choose your hardware color from White, Black, Satin Nickel or Adobe. Tilt latches are available in White, Black and Adobe.

Wood-based laminate can be ordered for any interior surface of the Sanford Hills. Shown here are Casement Screen Frame (left), Casement Multi-point Lock Arm (above left, in Satin Nickel), and Casement Adobe Screen (above right).

Frame and Sash are available in either White or Adobe. The Interior Frame, Sash, Muntin Bars and Casement Screen frame can also be ordered with a wood-based interior laminate for the ultimate wood look.

Stain-grade quality, a light coat of water-based or gel coat stain or paint is all that's required to finish the interior.

The 2018 International Residencial Code requires Window Opening Control Devices on certain windows. Please check local code office for details.

Want to see more?

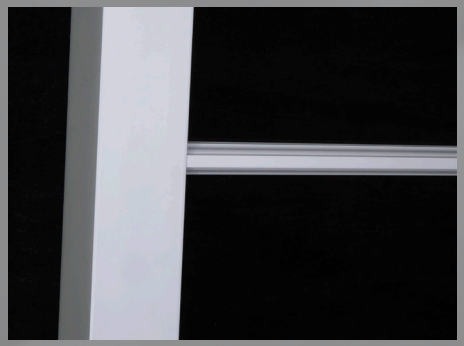
Visit our Options Page

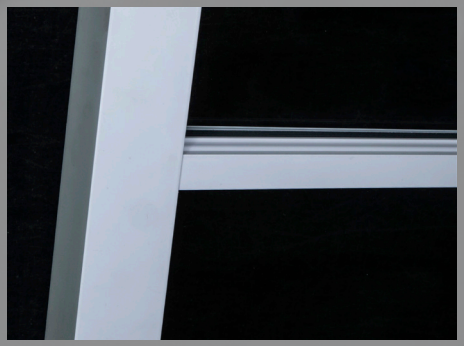
The Importance of Proper Glazing

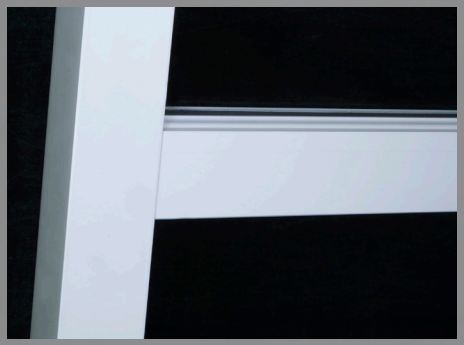
Glass accounts for approximately 85% of the square footage of a window, so a small investment in the proper Insulating Glass Units can pay dividends for decades. While Low-e glass dramatically improves a window's thermal performance, it does slightly reduce Visible Light Transmittance (VT), as well as Solar Heat Gain (SHG). Our unique "PassivGlas" and "PassivGlas Plus" Insulating Glass Units let in around 70% more of the sun's heat, and allow about 15% more sunlight into the room, while still providing outstanding thermal performance.

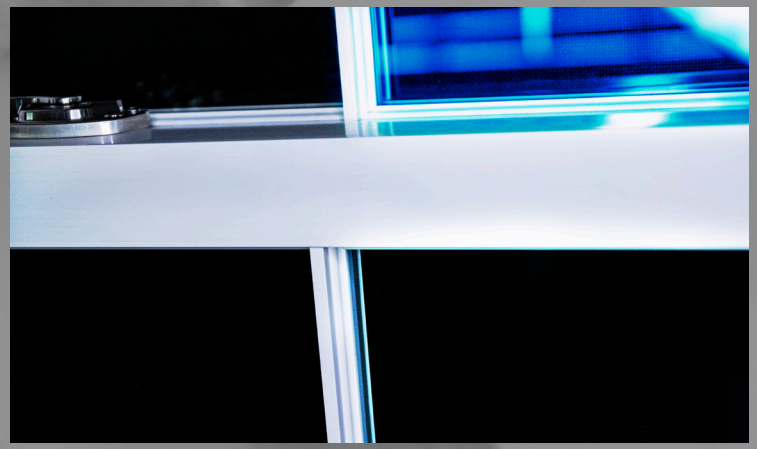
Our standard Low-e/Argon glazing package exceeds Energy Star 6.0 requirements for U-Factor. If you wish a higher degree of VT and SHG, however, we offer our PassivGlas and PassivGlas Plus.

	Dual Pane		**Triple Pane**		
exterior	Low-e (S2)	PassivGlas (S2)	Low-e (S2)	PassivGlas (S2)	PassivGlas+ (S2)
fill	Argon	Argon	Argon	Argon	Argon
interior	Clear	Clear	Clear	Clear	Clear
center			Clear	Clear	Clear
fill			Argon	Argon	Argon
interior			Clear	Clear	PassivGlas+ (S5)
Double Hung	0.26	0.28	0.22	0.22	0.19
Casement	0.23	0.25	0.20	0.21	0.19
Awning	0.24	0.25	0.20	0.21	0.19
Stationary Casement	0.24	0.26	0.20	0.21	0.19
Sash Glazed Picture Window	0.25	0.27	0.21	0.22	0.19





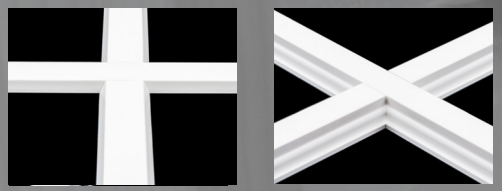




Glazing Options

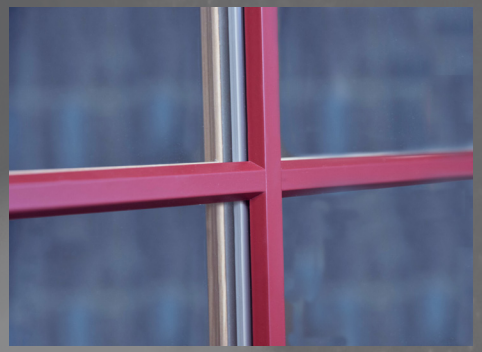
Grille-Between-Glass
Rectangle (left)
Contoured (Right)

⅝"*Historic Putty Muntin (left)*
⅝" *Historic Ovolo Sticking (right)*

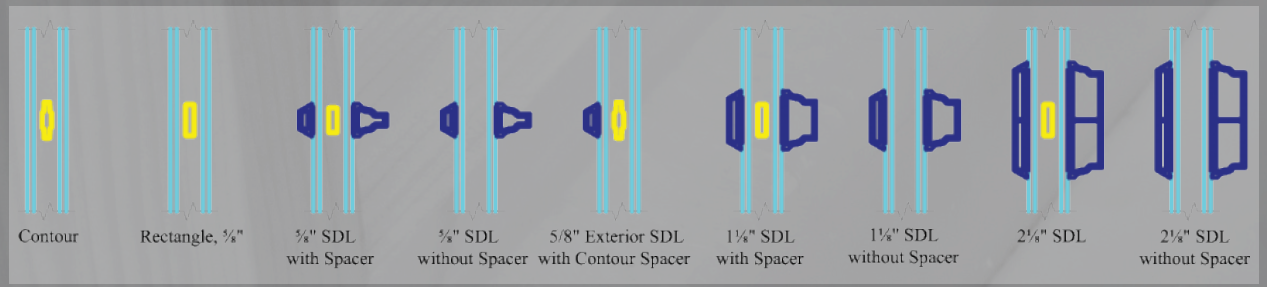


1⅛"*Historic Putty Muntin (left)*
1⅛" *Historic Ovolo Sticking (right)*

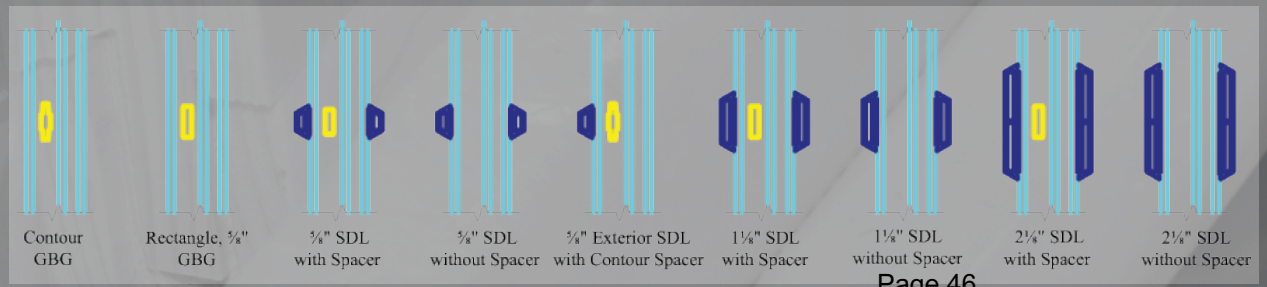
2⅛"*Historic Putty Muntin (left)*
2⅛" *Historic Ovolo Sticking (right)*



Exterior and interior muntin bars are treated to match sash, either with exterior paint, or interior lamination.



Dual glazed grille options, showing arrays with and without spacer bar.

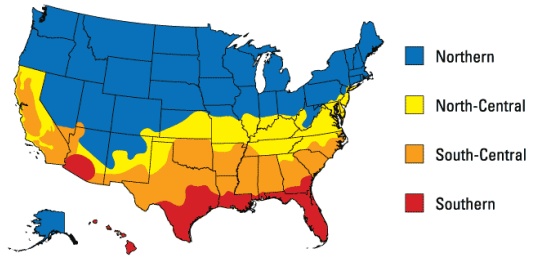


Triple glazed grille options, showing arrays with and without spacer bar.

WHEN THE SOLUTION

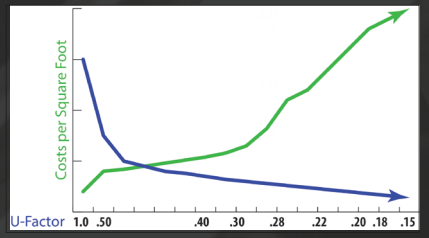
BACKGROUND - Since its introduction in 1992, **Energy Star**® certification has been the 'Holy Grail' for manufacturers of electronics, lighting, appliances, and building materials, especially windows. The certification is the consumer's assurance that the product bearing the **Energy Star**® label is among the most energy efficient in its class. And because the designation is given only to the top performers within their class, achieving **Energy Star**® certification has prompted window designers and manufacturers to continually produce better and more energy-efficient products.

ENERGY STAR PARTNER



The EPA has defined four climate zones for the country

When first adopted, **Energy Star**® certification was fairly easy to achieve. Usually, a thermally improved frame with an Insulating Glass Unit would qualify. However, over the subsequent decades, the Environmental Protection Agency has required gradually improved performance in order to qualify.



Every incremental improvement costs exponentially more

THE QUANDARY - Keeping pace with these demands for improved performance has taken the combined efforts of the entire industry, including manufacturers and their suppliers of framing, glass, sealants, hardware and other components. Ultimately, every incremental performance improvement comes with an exponentially higher price tag.

Under **Energy Star**® 6.0, the stringent U-Factor required in the Northern zone (U=0.27 or better) has proven to be an extremely difficult metric for many manufacturers to meet. As frequently happens, government regulations and mandates require solutions that are beyond the performance limits of a product's design. When this occurs, manufacturers either replace the old product, or they explore alternate methods of meeting performance criteria, some of which may have unintended consequences.

U-Factor is the measurement of the rate of Heat Loss through the window, so the lower the number, the better. U-Factor takes into consideration framing, glazing and spacer conductivity, therefore it is a rating of the entire window unit.

In order to qualify for Energy Star® 6.0, some window manufacturers have had to resort to providing so-called 'S4' Glazing, wherein the interior surface of the window contains an exposed Low-e (low emissive) surface.

While this option will result in a lower U-Factor, it also increases interior levels of condensation to potentially damaging and unhealthy levels, particularly in the Northern climate zone.

Because of the risk of sheetrock damage, the potential for dangerous mold growth, and other reasons, Mathews Brothers will not offer S4 Glazing on any of our window or door units.

Know Your Values

NFRC National Fenestration Rating Council® CERTIFIED

Mathews Brothers Company

Sanford Hills NC/Repl
DOUBLE HUNG
MBC-M-55-00101-00001
HOLLOW VINYL FRAME
LOWE ARGON MNTNS Triple Pane

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.20	0.41

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Air Leakage (U.S. / I-P)
0.50	≤ 0.3

Manufacturer stipulate that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warranty the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.

www.nfrc.org

VT is the Visible Light Transmittance of the glass unit. This is an important rating to consider when specifying glazing packages that include Low-e glass. Low-E glass reduces radiated heat loss, but also reduces visible light.

Since 'S4' Glazing typically involves the introduction of at least one additional layer of Low-e, VT is reduced dramatically, resulting in a condition many consumers find unsatisfactory.

SHGC is the Solar Heat Gain Coefficient of the glass unit. Since the SHGC typically drops with the U-Factor, any potential passive solar heating will also be reduced. This can be an important consideration in the Northern climate zone, where in the winter the days are shorter, and the sun has a lower azimuth.

Introducing additional layers of Low-e glass will also reduce the potential for solar heat gain.

Mathews Brothers offers Low-e coatings that provide very low U-Factor values, while still permitting solar heat gain.

Air Infiltration is a measurement of the cubic volume of air that passes between a window frame and the sash, and is expressed as cubic feet per minute, per square foot of window.

This number is typically posted as 'less than or equal to 0.3', since air infiltration is a pass/fail at that number.

Of all the information appearing on the NFRC label, this is perhaps the least important, from a performance standpoint.

CHASING THE NUMBERS - In thermal testing, administered by the National Fenestration Rating Council (NFRC), windows are measured for various performance attributes –

(average) ***Air Infiltration*** *(AI)*
(overall) ***Thermal Conductivity*** *(U-Factor)*
(potential) ***Solar Heat Gain*** *(SHGC)*
(percentage of) ***Visible Light Transmittance*** *(VT)*
and overall ***Condensation Resistance*** *(CRF).*

Each one of these attributes are measured and reported, as they all influence energy consumption and are excellent indicators of how the window will perform when compared to other windows.

BECOMES THE PROBLEM

QUESTIONABLE SOLUTION - When looking at the NFRC label, it's important to remember that a window's overall thermal performance is the result of all its contributing factors, and that frequently an adjustment to one area can have undesirable effects in another. For example, it's easy to reduce the unit's U-Factor by applying additional layers of Low-e glass. However, this would also have the undesirable effect of reducing both VT and SHGC, so it's important to maintain a balance in all areas.

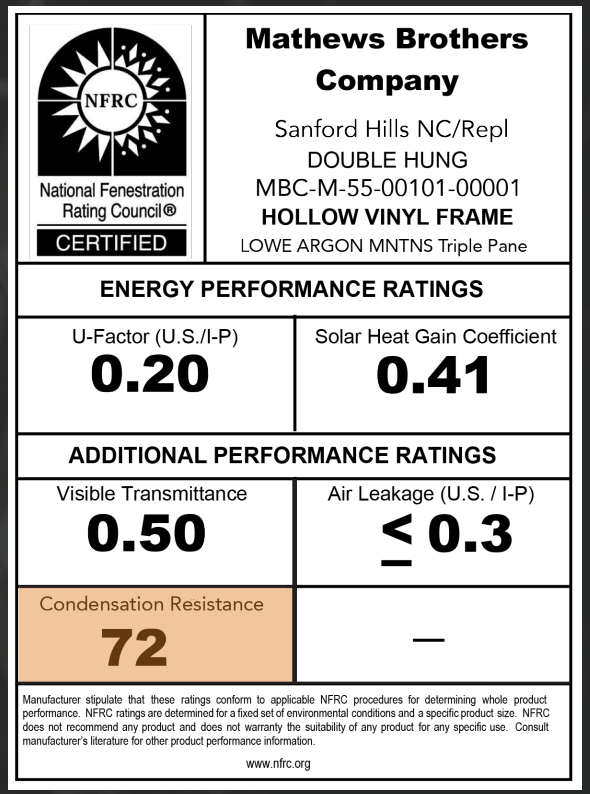
One particular measurement of importance to people in the cold Northern climate zones is the unit's Condensation Resistance Factor (CRF), since the accumulation of excessive condensation can be particularly detrimental not only to the building's structure, but to the indoor air quality as well. Since this number (which ranges from 1 - 100) is not required to be reported, most architects, building professionals and homeowners are unaware of its existence, much less its importance.

Unfortunately, in order to meet Energy Star® 6.0, some manufacturers have chosen to resort to so-called "Surface 4" or "roomside" Low-e glazing. Under this technique, an additional layer of low-E coating is placed on Surface 4 (S4) of the glass of a traditional improved IG (generally, low-E and argon fill).

According to industry experts, the science behind S4 results in a higher risk of condensation in cold weather because the Low-e coating reduces radiant heat transfer from the room to the glass surface. While this does improve the window U-factor by about 0.03, ultimately the room-side glass is cooler, which increases the chance of an excess of water vapor condensing on the glass surface, which can result in sheetrock damage, peeling paint or mold growth.

This is the unintended, yet potentially dangerous consequence of S4 glazing: a dramatic reduction in the CRF, with a resulting increase in condensation on interior glass surfaces, and the subsequent damage that results.

PROTECT YOUR HOME, PROTECT YOUR FAMILY - How can you be sure the window you are specifying or installing has the recommended CRF for your climate zone? What is the recommended CRF for your climate zone?



According to both the American Architectural Manufacturers Association (AAMA) and NFRC, for the cold Northern climate zone, windows should have a CRF of at least 50. This will provide a sufficiently warm roomside glass surface to resist moisture. Even with a CRF above 50, windows in highly humid areas of the home (kitchens and bathrooms) may show some occasional condensation, as may other windows in the home during the seasonal transition from Summer to Autumn. This type of condensation should not be a cause for alarm. What should be a cause for alarm would be continuous, daily, uncontrollable condensation.

But how can you find the CRF it's not on the NRFC label? First: ask the manufacturer, as they are able to provide this information to you. Or you can visit www.NFRC.org, hover over "Consumers" in the top menu bar, then click on "Search for a Fenestration Product". This will pull up a search tool, with which you can search by manufacturer, window type, as well as by minimum U-Factors, SCGC and VT. Included in all reports will be the unit's CRF.

Double Hung Standard Sizes

Rough Opening	22½"	24½"	26½"	28½"	30½"	32½"	34½"	36½"	38½"	39½"	40½"	42½"	
Unit Size	22"	24"	26"	28"	30"	32"	34"	36"	38"	39"	40"	42"	
Exposed Glass	14½"	16½"	18½"	20½"	22½"	24½"	26½"	28½"	30½"	31½"	32½"	34½"	
DH1414	DH1614	DH1814	DH2014	DH2214	DH2414	DH2614	DH2814	DH3014	DH3114	DH3214	DH3414	14⅝"	38"	38½"
DH1416	DH1616	DH1816	DH2016	DH2216	DH2416	DH2616	DH2816	DH3016	DH3116	DH3216	DH3416	16⅝"	42"	42½"
DH1418	DH1618	DH1818	DH2018	DH2218	DH2418	DH2618	DH2818	DH3018	DH3118	DH3218	DH3418	18⅝"	46"	46½"
DH1420	DH1620	DH1820	DH2020	DH2220	DH2420	DH2620	DH2820	DH3020	DH3120	DH3220	DH3420	20⅝"	50"	50½"
DH1422	DH1622	DH1822	DH2022	DH2222	DH2422	DH2622	DH2822	DH3022	DH3122	DH3222	DH3422	22⅝"	54"	54½"
DH1424	DH1624	DH1824	DH2024	DH2224	DH2424	DH2624	DH2824	DH3024	DH3124	DH3224	DH3424	24⅝"	58"	58½"
DH1425	DH1625	DH1825	DH2025	DH2225	DH2425	DH2625	DH2825	DH3025	DH3125	DH3225	DH3425	25⅝"	60"	60½"
DH1426	DH1626	DH1826	DH2026	DH2226	DH2426	DH2626	DH2826	DH3026	DH3126	DH3226	DH3426	26⅝"	62"	62½"
DH1428	DH1628	DH1828	DH2028	DH2228	DH2428	DH2628	DH2828	DH3028	DH3128	DH3228	DH3428	28⅝"	66"	66½"
DH1430	DH1630	DH1830	DH2030	DH2230	DH2430	DH2630	DH2830	DH3030	DH3130	DH3230	DH3430	30⅝"	70"	70½"
DH1432	DH1632	DH1832	DH2032	DH2232	DH2432	DH2632	DH2832	DH3032	DH3132	DH3232	DH3432	32⅝"	74"	74½"
DH1434	DH1634	DH1834	DH2034	DH2234	DH2434	DH2634	DH2834	DH3034	DH3134	DH3234	DH3434	34⅝"	78"	78½"
DH1436	DH1636	DH1836	DH2036	DH2236	DH2436	DH2636	DH2836	DH3036	DH3136	DH3236	DH3436	36⅝"	82"	82½"

Dual Glazed

Custom Sizes Available
Widths: 20" to 60"
Heights: 34" to 94"

Double Hung Transom with ¾" Dual Insulating Glass

Egress Legend

- NO
- ≥24" x 20" ≥20" x 24"
- W ≥20" H ≥24" SF ≥5.7

Double Hung Standard Sizes

Triple Glazed

Custom Sizes Available
Widths: 20" to 42"
Heights: 34" to 78"

Double Hung with 1⅛" Triple Insulating Glass

Egress Legend

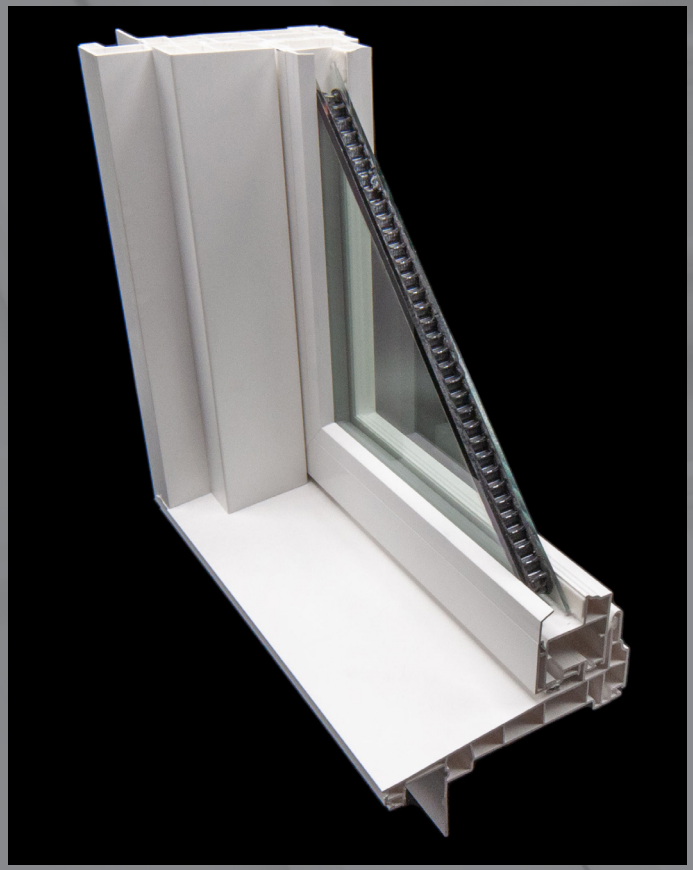
- NO
- ≥24" x 20" ≥20" x 24"
- W ≥20" H ≥24" SF ≥5.7

CAD Drawings

Double Hung Picture Window Standard Sizes

Rough Opening	36½"	42½"	48½"	54½"	60½"	64½"	68½"	72½"	
Unit Size	36"	42"	48"	548"	60"	64"	68"	72"	
Exposed Glass	28⁷⁄₁₆"	34⁷⁄₁₆"	40⁷⁄₁₆"	46⁷⁄₁₆"	52⁷⁄₁₆"	56⁷⁄₁₆"	60⁷⁄₁₆"	64⁷⁄₁₆"	
31⅛"	DP2831	DP3431	DP4031	DP4631	DP5231	DP5631	DP6031	DP6431	38" 38½"
35⅛"	DP2835	DP3435	DP4035	DP4635	DP5235	DP5635	DP6035	DP6435	42" 42½"
39⅛"	DP2839	DP3439	DP4039	DP4639	DP5239	DP5639	DP6039	DP6439	46" 46½"
43⅛"	DP2843	DP3443	DP4043	DP4643	DP5243	DP5643	DP6043	DP6443	50" 50½"
47⅛"	DP2847	DP3447	DP4047	DP4647	DP5247	DP5647	DP6047	DP6447	54" 54½"
51⅛"	DP2851	DP3451	DP4051	DP4651	DP5251	DP5651	DP6051	DP6451	58" 58½"
53⅛"	DP2853	DP3453	DP4053	DP4653	DP5253	DP5653	DP6053	DP6453	60" 60½"
55⅛"	DP2855	DP3455	DP4055	DP4655	DP5255	DP5655	DP6055	DP6455	62" 62½"
59⅛"	DP2859	DP3459	DP4059	DP4659	DP5259	DP5659	DP6059	DP6459	66" 66½"
63⅛"	DP2863	DP3463	DP4063	DP4663	DP5263	DP5663	DP6063	DP6463	70" 70½"
67⅛"	DP2867	DP3467	DP4067	DP4667	DP5267	DP5667	DP6067	DP6467	74" 74½"

Custom Sizes Available
Widths: 14" to 72"
Heights: 14" to 72"



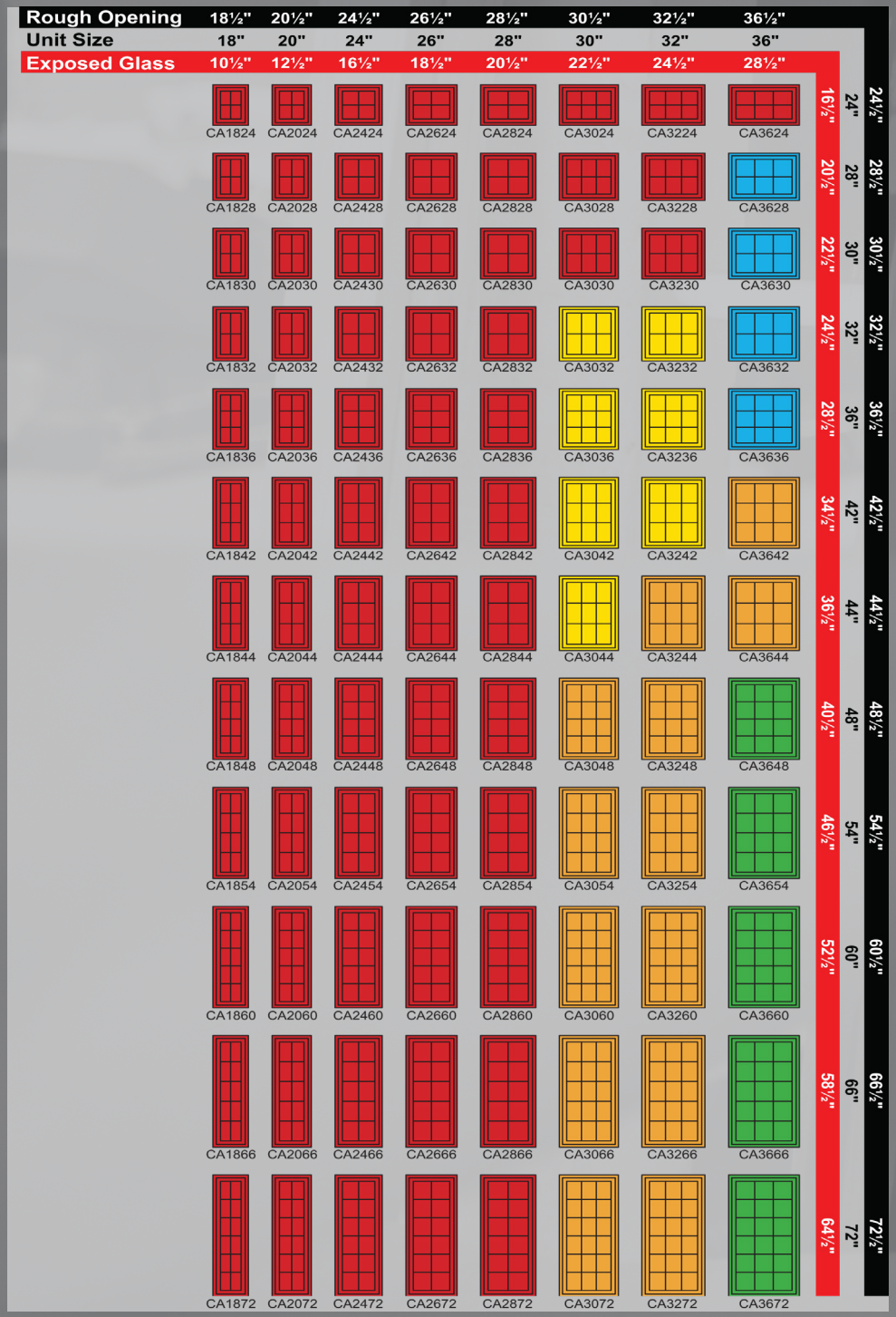
Double Hung Transom
Standard Sizes

Custom Sizes Available
Widths: 14" to 88"
Heights: 14" to 74"

Rough Opening	22½"	24½"	26½"	28½"	30½"	32½"	34½"	36½"	38½"	39½"	40½"	42½"	48½"	54½"	60½"	66½"	72½"	
Unit Size	22"	24"	26"	28"	30"	32"	34"	36"	38"	39"	40"	42"	48"	54"	60"	66"	72"	
Exposed Glass	14½"	16½"	18½"	20½"	22½"	24½"	26½"	28½"	30½"	31½"	32½"	34½"	40½"	46½"	52½"	58½"	64½"	
	TR1406	TR1606	TR1806	TR2006	TR2206	TR2406	TR2606	TR2806	TR3006	TR3106	TR3206	TR3406	TR4006	TR4606	TR5206	TR5806	TR6406	6½" 14" 14½"
	TR1408	TR1608	TR1808	TR2008	TR2208	TR2408	TR2608	TR2808	TR3008	TR3108	TR3208	TR3408	TR4008	TR4608	TR5208	TR5808	TR6408	8½" 16" 16½"
	TR1410	TR1610	TR1810	TR2010	TR2210	TR2410	TR2610	TR2810	TR3010	TR3110	TR3210	TR3410	TR4010	TR4610	TR5210	TR5810	TR6410	10½" 18" 18½"
	TR1412	TR1612	TR1812	TR2012	TR2212	TR2412	TR2612	TR2812	TR3012	TR3112	TR3212	TR3412	TR4012	TR4612	TR5212	TR5812	TR6412	12½" 20" 20½"
	TR1414	TR1614	TR1814	TR2014	TR2214	TR2414	TR2614	TR2814	TR3014	TR3114	TR3214	TR3414	TR4014	TR4614	TR5214	TR5814	TR6414	14½" 22" 22½"
	TR1416	TR1616	TR1816	TR2016	TR2216	TR2416	TR2616	TR2816	TR3016	TR3116	TR3216	TR3416	TR4016	TR4616	TR5216	TR5816	TR6416	16½" 24" 24½"
	TR1418	TR1618	TR1818	TR2018	TR2218	TR2418	TR2618	TR2818	TR3018	TR3118	TR3218	TR3418	TR4018	TR4618	TR5218	TR5818	TR6418	18½" 26" 26½"
	TR1420	TR1620	TR1820	TR2020	TR2220	TR2420	TR2620	TR2820	TR3020	TR3120	TR3220	TR3420	TR4020	TR4620	TR5220	TR5820	TR6420	20½" 28" 28½"
	TR1422	TR1622	TR1822	TR2022	TR2222	TR2422	TR2622	TR2822	TR3022	TR3122	TR3222	TR3422	TR4022	TR4622	TR5222	TR5822	TR6422	22½" 30" 30½"
	TR1424	TR1624	TR1824	TR2024	TR2224	TR2424	TR2624	TR2824	TR3024	TR3124	TR3224	TR3424	TR4024	TR4624	TR5224	TR5824	TR6424	24½" 32" 32½"
	TR1425	TR1625	TR1825	TR2025	TR2225	TR2425	TR2625	TR2825	TR3025	TR3125	TR3225	TR3425	TR4025	TR4625	TR5225	TR5825	TR6425	25½" 33" 33½"
	TR1426	TR1626	TR1826	TR2026	TR2226	TR2426	TR2626	TR2826	TR3026	TR3126	TR3226	TR3426	TR4026	TR4626	TR5226	TR5826	TR6426	26½" 34" 34½"
	TR1428	TR1628	TR1828	TR2028	TR2228	TR2428	TR2628	TR2828	TR3028	TR3128	TR3228	TR3428	TR4028	TR4628	TR5228	TR5828	TR6428	28½" 36" 36½"
	TR1430	TR1630	TR1830	TR2030	TR2230	TR2430	TR2630	TR2830	TR3030	TR3130	TR3230	TR3430	TR4030	TR4630	TR5230	TR5830	TR6430	30½" 38" 38½"
	TR1432	TR1632	TR1832	TR2032	TR2232	TR2432	TR2632	TR2832	TR3032	TR3132	TR3232	TR3432	TR4032	TR4632	TR5232	TR5832	TR6432	32½" 40" 40½"
	TR1434	TR1634	TR1834	TR2034	TR2234	TR2434	TR2634	TR2834	TR3034	TR3134	TR3234	TR3434	TR4034	TR4634	TR5234	TR5834	TR6434	34½" 42" 42½"
	TR1436	TR1636	TR1836	TR2036	TR2236	TR2436	TR2636	TR2836	TR3036	TR3136	TR3236	TR3436	TR4036	TR4636	TR5236	TR5836	TR6436	36½" 44" 44½"

CAD Drawings

Casement Standard Sizes



Custom Sizes Available
Widths: 18" to 40"
Heights: 18" to 84"

Casement Picture Window Standard Sizes

Custom Sizes Available
Widths: 14" to 72"
Heights: 14" to 84"

CAD Drawings

Rough Opening	36½"	42½"	44½"	48½"	52½"	56½"	60½"	64½"	66½"	68½"	72½"	
Unit Size	36"	42"	44"	48"	52"	56"	60"	64"	66"	68"	72"	
Exposed Glass	28½"	34½"	36½"	40½"	44½"	48½"	52½"	56½"	58½"	60½"	64½"	
	CAP3636	CAP4236	CAP4436	CAP4836	CAP5236	CAP5636	CAP6036	CAP6436	CAP6636	CAP6836	CAP7236	28½" 36" 36½"
	CAP3642	CAP4242	CAP4442	CAP4842	CAP5242	CAP5642	CAP6042	CAP6442	CAP6642	CAP6842	CAP7242	34½" 42" 42½"
	CAP3644	CAP4244	CAP4444	CAP4844	CAP5244	CAP5644	CAP6044	CAP6444	CAP6644	CAP6844	CAP7244	36½" 44" 44½"
	CAP3648	CAP4248	CAP4448	CAP4848	CAP5248	CAP5648	CAP6048	CAP6448	CAP6648	CAP6848	CAP7248	40½" 48" 48½"
	CAP3654	CAP4254	CAP4454	CAP4854	CAP5254	CAP5654	CAP6054	CAP6454	CAP6654	CAP6854	CAP7254	46½" 54" 54½"
	CAP3660	CAP4260	CAP4460	CAP4860	CAP5260	CAP5660	CAP6060	CAP6460	CAP6660	CAP6860	CAP7260	52½" 60" 60½"
	CAP3666	CAP4266	CAP4466	CAP4866	CAP5266	CAP5666	CAP6066	CAP6466	CAP6666	CAP6866	CAP7266	58½" 66" 66½"
	CAP3672	CAP4272	CAP4472	CAP4872	CAP5272	CAP5672	CAP6072	CAP6472	CAP6672	CAP6872	CAP7272	64½" 72" 72½"

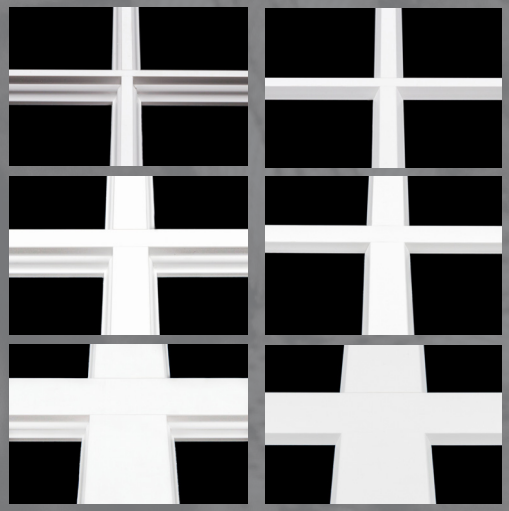
Awning Standard Sizes

Rough Opening	24½"	28½"	30½"	32½"	36½"	42½"	48½"	54½"	60½"	
Unit Size	24"	28"	30"	32"	36"	42"	48"	54"	60"	
Exposed Glass	16½"	20½"	22½"	24½"	28½"	34½"	40½"	46½"	52½"	
	AW2418	AW2818	AW3018	AW3218	AW3618	AW4218	AW4818	AW5418	AW6018	18½" / 18" / 10½"
	AW2420	AW2820	AW3020	AW3220	AW3620	AW4220	AW4820	AW5420	AW6020	20½" / 20" / 12½"
	AW2424	AW2824	AW3024	AW3224	AW3624	AW4224	AW4824	AW5424	AW6024	24½" / 24" / 16½"
	AW2428	AW2828	AW3028	AW3228	AW3628	AW4228	AW4828	AW5428	AW6028	28½" / 28" / 20½"
	AW2430	AW2830	AW3030	AW3230	AW3630	AW4230	AW4830	AW5430	AW6030	30½" / 30" / 22½"
	AW2432	AW2832	AW3032	AW3232	AW3632	AW4232	AW4832	AW5432	AW6032	32½" / 32" / 24½"
	AW2436	AW2836	AW3036	AW3236	AW3636	AW4236	AW4836	AW5436	AW6036	36½" / 36" / 28½"
	AW2440	AW2840	AW3040	AW3240	AW3640	AW4240	AW4840	AW5440	AW6040	40½" / 40" / 32½"
	AW2442	AW2842	AW3042	AW3242	AW3642	AW4242	AW4842	AW5442	AW6042	42½" / 42" / 34½"
	AW2448	AW2848	AW3048	AW3248	AW3648	AW4248	AW4848	AW5448	AW6048	48½" / 48" / 40½"

Custom Sizes Available
Widths: 20" to 60"
Heights: 18" to 48"

CAD Drawings

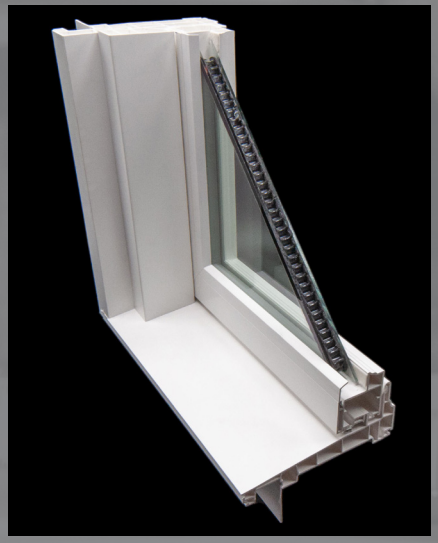
Historic Accuracy/Patented Design



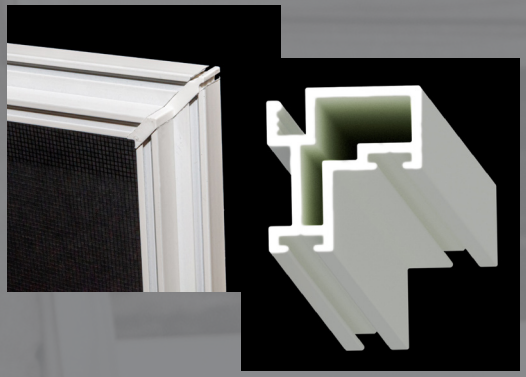
Our Patented 1854 external Ovolo sticking (left column) and internal Historic Putty Bead (right column) muntin bars are available in ⅝", 1⅛" and 2⅛".

Historic Putty Bead (internal) and Ovolo sticking (external) are incorporated into the Casement Frame and Sash profiles for ¾" Glazed windows.

Historic accuracy is maintained with the joinery of our 5/4 x 3½" Flat (left) Staff Bead Brickmould (above), or 4½" Banded (below) with our Historic Sill Nose.



Our Patented Sash Glazed Double Hung Picture Window provides the exact same sight lines maintained within the same glass planes as our operable Double Hung units. This provides an aesthetic improvement over current window designs. Our Historic 1854 Ovolo Sticking (on ¾" glazed sash), Putty Bead contours as well as the radius edge on the Sill Dam maintain the historic accuracy. With Performance Grade 50 ratings the Sanford Hills is as rugged as it is beautiful



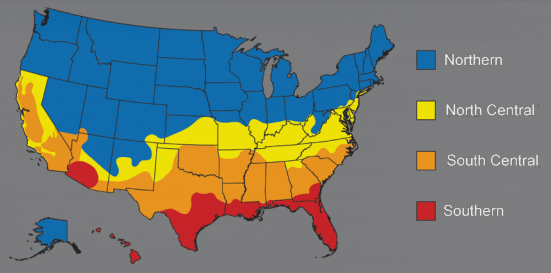
A wise man once said, "When you set out to design a window, start with the screen." We took this advice to heart and came up with a screen design so breakthrough, it's patented. This is, quite simply, the best window screen design on the market, whether it's for Double Hung or Casement.

Committed to Performance

Since 1936, the American Architectural Manufacturers Association (AAMA) has stood as a strong advocate for manufacturers and professionals in the fenestration industry. Today AAMA, stands as a representative of both the residential and commercial sectors.

The National Fenestration Rating Council (NFRC) is a nonprofit, public/private organization created by the window, door, and skylight industry. It is composed of manufacturers, suppliers, builders, architects and designers, specifiers, code officials, utilities, and government agencies. The NFRC has developed a window energy rating system based on whole product performance.

The NFRC label provides the only reliable way to determine the window energy properties and to compare products. The NFRC label appears on all products certified to the NFRC standards and on all window, door, and skylight products which are part of the ENERGY STAR® program. At this time, NFRC labels on window units give ratings for U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VT).



Residential Windows, Doors, and Skylights: Version 6.0 (April 7, 2009)

Mathews Brothers is proud to offer our customers products that have earned the government's ENERGY STAR® label.

ENERGY STAR is a government-backed program that helps consumers identify the most energy-efficient products.

Learn more at www.energystar.gov.

Website Resources

WEBSITE (MATHEWSBROTHERS.COM)

SANFORD HILLS

HOME PAGE

Links to Product Features, Product Documentation, History of Sanford Hills Mathews

PORTFOLIO-PROJECTS

DEALER LOCATOR

SPENCER WALCOTT

HOME PAGE

Links to Product Features, Product Documentation, History of Spencer Walcott Mathews

PORTFOLIO-PROJECTS

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Mathews Brothers Company ♦ 22 Perkins Rd. ♦ Belfast, Maine 04915
800.615.2004 / 207.338.6490 *Inside Sales* ♦ 207.930.7030 fax

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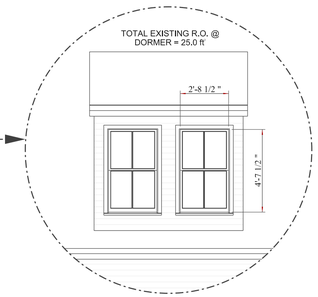


LEFT ELEVATION

SCALE 1/4"=1'-0"

FRONT ELEVATION

SCALE 1/4"=1'-0"

RIGHT ELEVATION

SCALE 1/4"=1'-0"

DRAWINGS FOR
HISTORIC PRESERVATION
REVIEW ONLY
NOT FOR CONSTRUCTION

REAR ELEVATON

SCALE 1/4"=1'-0"

WALTMAN
ARCHITECTURAL DESIGN
ARCHITECTURAL DESIGN ✦ CONSULTATION ✦ PROJECT MANAGEMENT
RESIDENTIAL AND LIGHT COMMERCIAL
19 Adelaide Ave, Yarmouth, ME 04096 CELL (207) 749-6005 PHONE (207) 846-0505

WOGAN CONDOS
GRAY ST. PORTLAND

C:\Users\user\Dropbox\Waltman Architectural Design\Wogan\Wogan - 98 Gray ST\98 Gray ST - 1ST TRY.rvt sheet.dgn

PRINT DATE: $DATE$
SCALE: AS NOTED

PROJECT START: 6/12/2020
REVISION : 312.0

DRAWING NAME
ELEVATIONS

SHEET NO.
A2

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
10 EXCHANGE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: October 16, 2020
RE: October 21, 2020 **PUBLIC HEARING -**

Address: 10 Exchange Street

Applicant: Joseph Soley, 10 Exchange Properties

Project Architect: Katherine Detmer, Archetype Architects

Introduction

On behalf of building owner Joseph Soley (10 Exchange Properties,) architect Katherine Detmer of Archetype Architects is requesting a public hearing for final review of a new entry door to replace an existing storefront bulkhead and window at 10 Exchange Street. A workshop was held with the Board on January 30, 2020, at which Board members had some recommended changes but expressed general support for the concept, despite the integrity of the existing historic storefront.

Board members will recall that the owner and the tenant (a retail store called Freak Street) have long sought direct access from the sidewalk to the retail space – instead of the current store entrance located off the interior lobby of the main building entrance. Renovations carried out several years ago addressed upper floors and the central building entrance. Located just to the right and uphill of this project's location, the 10 Exchange entrance, distinguished by its arched, black fabric awning and double full-light doors, provides access to the upper floor residences as well as several basement level and ground floor businesses.

In 2011 Mr. Soley applied to install a repurposed salvaged door in the same location as the current proposal – the uphill (northern) of the three bays making up the storefront windows of the unit, next to the primary 10 Exchange entrance. After a preliminary workshop and a second workshop onsite, the Board voted to deny Mr. Soley's application at a November 2, 2011 public hearing. The Board found that the proposed replacement of

original storefront material failed to meet Standards # 2, 3, and 5 of the Standards for Review of Alterations.

Ms. Detmer prepared a project description to accompany the drawings and renderings, and photos of existing conditions for the Board's review. Plans are naturally more detailed than the concepts from last January. Staff has added to the packet the 1924 tax photo and an elevation prepared for the workshop in early 2020.

Subject Property

Ten Exchange Street is the third unit of a larger four unit commercial block located at the lower end of Exchange Street. The Elizabeth Thomas Estate Block, which comprises 4-10 Exchange Street, was built in 1866 immediately following the Great Fire. The architectural relationship of the four units is particularly evident on the upper stories and at the cornice line. Given the slope of Exchange Street, the individual units are stepped, with large consoles at the cornice line defining the edges of the individual units. Note also that the granite cornice above the individual ground floor storefronts is stepped as well, with a scalloped detail forming the transition between

Although the abutting storefronts in the block have been altered through previous renovations, the subject storefront may be in original condition or close to it. Some of the Corinthian capitals atop the cast iron pilasters dividing the three-bays are missing. Notably, the original 6-lite storefront windows with corresponding 3-lite transoms remain. The bulkhead below the storefront bay proposed for renovation does have a different and rather curious configuration of recessed panels, but clearly the storefront window above with all its surrounding trim is identical to the other bays. Note that the width of the three individual window bays decreases as one moves up the slope of Exchange Street.

As noted above, the 10 Exchange primary entrance was renovated several years ago following a Board review. The new black double doors are aluminum, and an arched black awning obscures most of the transom windows. The awning is not a harmonious appendage to the façade, but it replaced an even less compatible, deeper version that was in place before the renovations.

Although the existing Freak Street storefront has a traditional layout and appearance indicating it might be original, close examination of the 1924 photos suggests that at least some of the units at 4-10 Exchange Street had individual entrances in the center bays of their three bay storefronts. It is difficult to tell whether the third unit – the subject area – had a center entrance, but it appears that the first two, downhill from the location of this proposal, had recessed center entrances. Though the details are difficult to discern in the the 1924 photos, it seems possible that the present storefront is the result of a long-ago renovation that has acquired a degree of significance of its own.

January 30, 2020 Workshop, and Board Comments

At the January workshop Ms. Detmer presented a scheme with a door and a single sidelight in the uppermost bay (right hand, as viewed from Exchange Street,) with the three-part wood transom retained above. One version showed a fabric awning sloping toward the street, and the other with no awning. (See Attachment)

Although staff suggested exploring the middle bay as the location of the new door, based on a pattern of central entries in traditional storefronts and a desire to separate it from the dominant 10 Exchange entrance with its large awning, Board members were mostly comfortable with the proposed location in the right hand bay. Ms. Detmer and at least one Board member pointed out that the threshold to the right would be the closest to the level of the sidewalk because of the slope of Exchange Street. In addition, the right hand bay is the narrowest of the three, thus the door would disrupt as little of the old storefront as possible and be a better fit in the bay, proportionally.

Additional Board comments gave some clear direction to the architect:

- The tripartite transom needs to be retained above the new door, maintaining historic consistency at that level across the storefront.
- Board members encouraged the owner to restore missing Corinthian capitals on the iron storefront; Ms. Detmer did not know whether this was under consideration.
- The new awning should be eliminated unless the existing awning is to be altered or removed; it would compete unsuccessfully with the larger existing awning, would be too close, and would add clutter to the façade.
- While endorsing compatibility, the Board cautioned against creating a false sense of history, and generally agreed that the new door should communicate that is from its own time.
- In general, the new construction needs to be fairly quiet and simple, to allow the distinguishing qualities of the old storefront to be most prominent.

Proposed Alterations – Final Review

Please see Ms. Detmer's project description (Attachment 1,) drawings, (Attachment 2,) and rendering (Attachment 3.) The architect's new proposal is quite similar to the version presented at last winter's workshop, except:

- The new awning has been eliminated
- The infill flanking the new door is to be solid painted trim panels instead of glass sidelights, and the space is too narrow to comfortably accommodate sidelights.
- Two alternatives are presented for the new wood door, one more traditional with the lower edge of the glass even with the storefront windows, and a panel below; the other is a full light door that is unmistakably modern.
- The transom is to be kept in its original location, with the door slightly set back.
- According to the architect, the only new lighting will be a recessed fixture in the shallow soffit above the new door.

- The exact relationship between the door threshold and the sidewalk is to be determined after consulting with City engineers. A small granite step may remain, or some sidewalk modification may be necessary; but in either case the surface outside the slightly set back door is to be granite.
- As far as staff knows, the existing round, stainless steel heater vent at the top of the existing bulkhead is not needed, and can be removed without need for relocation. Perhaps the architect can confirm.

Staff Comments

Board members and staff are generally sympathetic to this proposal to add direct street access to the retail space in question. Staff is supportive of the proposed location and the sensitive treatment that quietly allows the remaining storefront to present a mostly intact historic appearance. Many storefronts have been altered over the past century and a half in response to changing commercial needs. Since a small amount of historic material is being sacrificed in this proposal, Board members should evaluate whether the alterations are designed sensitively enough to meet the Standards for Alterations, especially Standards 1, 2, 5, 9, and 10.

Staff notes, additionally:

- This will be a project for which the execution of details should be held to high standards of design and workmanship, given the importance of the context and the relatively intact state of the storefront.
- Although the material of the door is not called out, the workshop materials indicated it would be a custom wood door, should the project go forward. A painted finish would be appropriate. All new glass should be clear.
- It is unclear whether the trim separating the top of the door from the windows above – sort of a new, secondary transom connected to the new door – will be a simple mull or have more of a sill profile.
- The configuration of the bulkhead panels in the relevant storefront bay is curious, and appears to have been altered in the past, probably in response to a mechanical need.
- It is unclear whether the owner is interest in restoring missing capitals on the storefront, which would be a welcome improvement.
- Note that the rendering provided inaccurately shows a sidelight, which has been removed from the plans and elevations.

Applicable Review Standards

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or

site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

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

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the October 21, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations at 10 Exchange Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions…….)**

Attachments:

1. Attachment 1 – Architect's project summary
2. Attachment 2 – Architect's package of drawings
3. Attachment 3 – Architect's rendering
4. Attachment 4 – Architect's photos
5. Attachment 5 - 1924 photos of 4-10 Exchange Street
6. Attachment 6 – Elevations from 1-30-20 Workshop

10 Exchange Street – Addition of Entry Door

The aim of this project is to add an entry door for the existing retail space located in the left bay of 10 Exchange Street. Currently the entrance is located in an internal hall on the interior of the building that is at the top of steps.

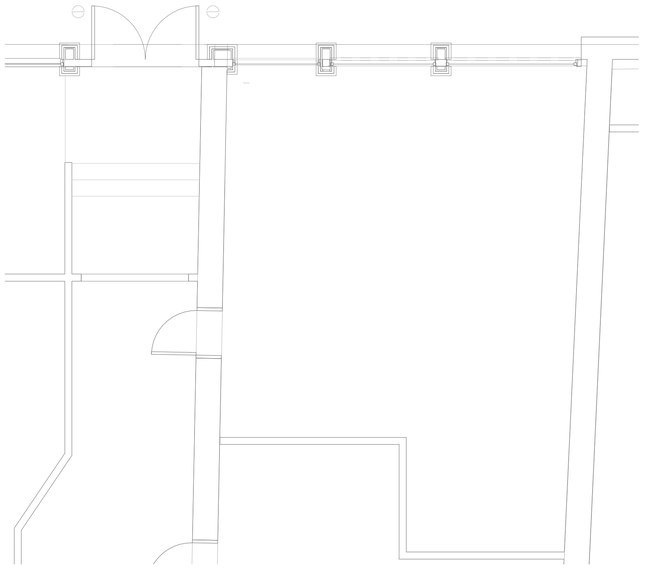
At the previous meeting the discussion geared towards the canopies and the style of the door.

A canopy was shown over the new entry in the previous rendering and it was decided that it clashed with the existing canopy at the center entry of 10 Exchange. The Board proposed I either remove my canopy from the proposal or I find out if the 10 Exchange canopy could possibly be removed. The owner would like to keep the existing canopy so I have removed mine.

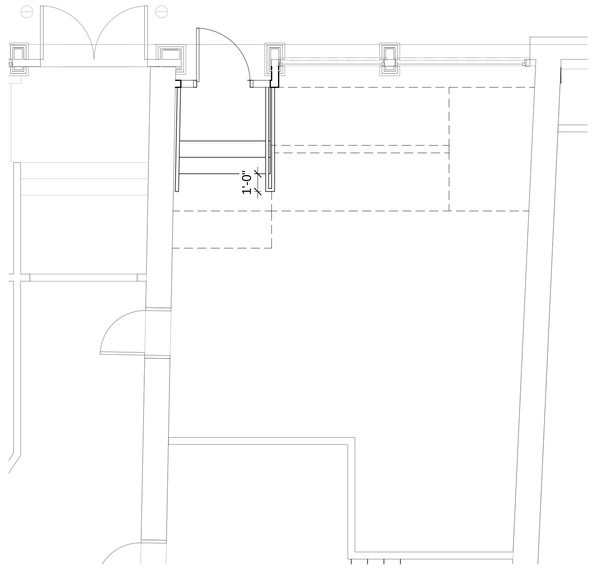
The style of the door has two directions it could go and different Board members suggested that both might be the best approach. I have proposed both in this hearing and would like to know which seems to be the most appropriate. One option is to have a door that is in keeping with the existing storefront and mimics the panel design. The other option is to have a more contemporary full lite door which is in keeping with the standards that suggest that the new work should be of its current time.

The question of accessibility came up at the workshop. In the plan, dashed lines indicate the space an ADA compliant ramp would take up – this falls under the category of technically infeasible as it takes up too large a portion of the small retail space and this has been confirmed with a call to ADA. As for a lift, there is a stipulation in the existing building code that if the cost to create accessibility is more than 20% the cost of work then it is not required to be performed. A lift would fall under that category.

Adding a front door to the space would make it a much more desirable retail location and is in keeping with similar projects that have been permitted in the city in recent years and in keeping with the ever changing life of the commercial storefronts of Portland.



1 EXISTING & DEMO FLOOR PLAN
1/4" = 1'-0"



LEVEL 2 ALTERATION

2 FLOOR PLAN
1/4" = 1'-0"

Att. 2

Prepared For:

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
10 Exchange Street
Portland, Maine

Revisions:

Scale: 1/4" = 1'-0"

Date: 7-31-2020

FLOOR PLANS

A1.01

1 EXISTING & DEMO STOREFRONT
1/4" = 1'-0"

2 DOOR ADDITION
1/4" = 1'-0"

3 DOOR ADDITION ALTERNATE
1/4" = 1'-0"

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Consultant:

Prepared For:

Project:
10 Exchange Street
Portland, Maine

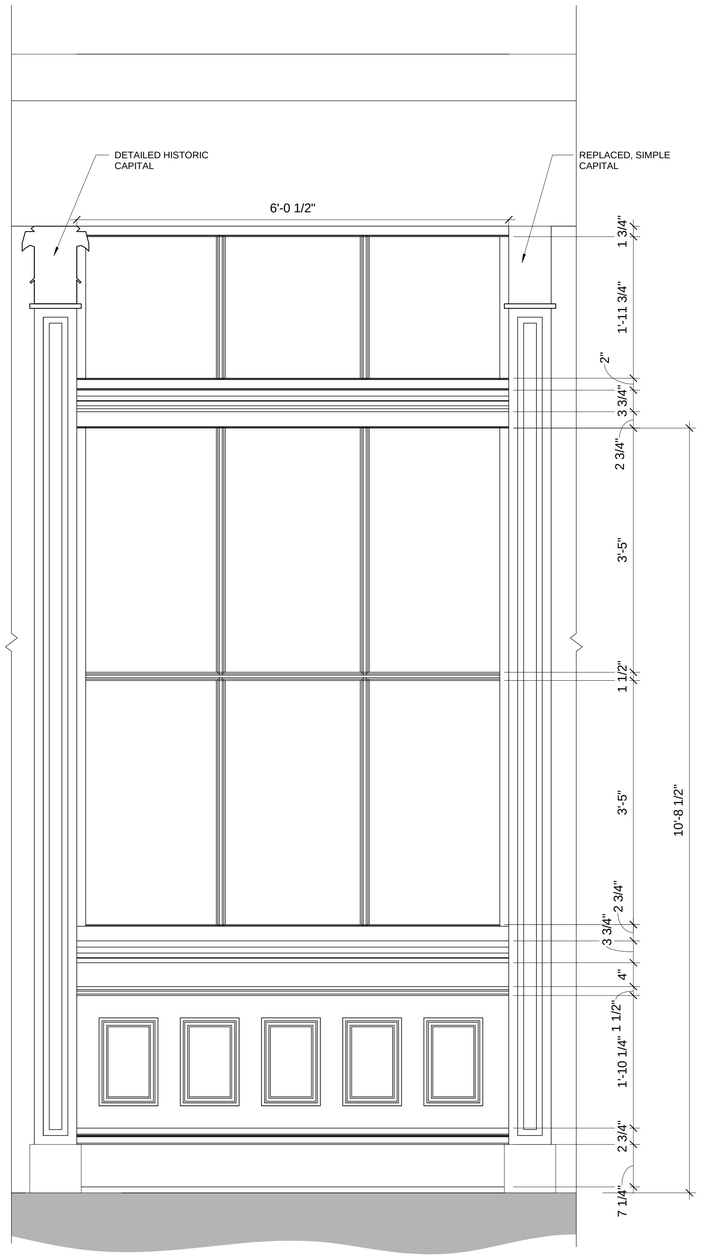
Revisions:

Scale: 1/4" = 1'-0"

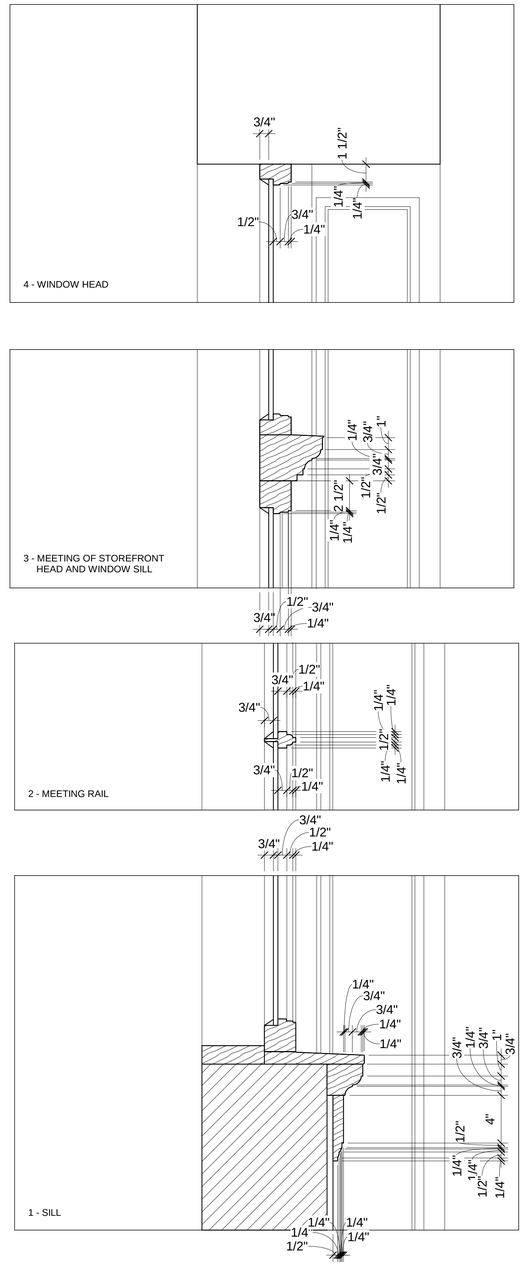
Date: 10-15-2020

BUILDING ELEVATIONS

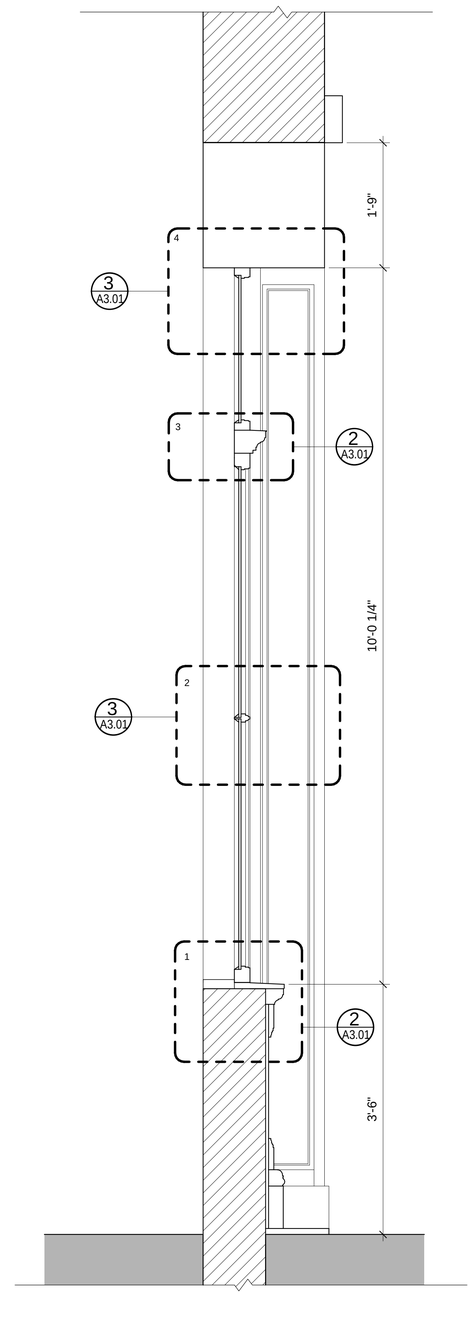
A2.01



3 | EXISTING STOREFRONT ELEVATION
1" = 1'-0"



2 | EXISTING STOREFRONT DETAILS - SECTION
2" = 1'



1 | EXISTING STOREFRONT SECTIONS
1" = 1'-0"

Prepared For:

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
10 Exchange Street
Portland, Maine

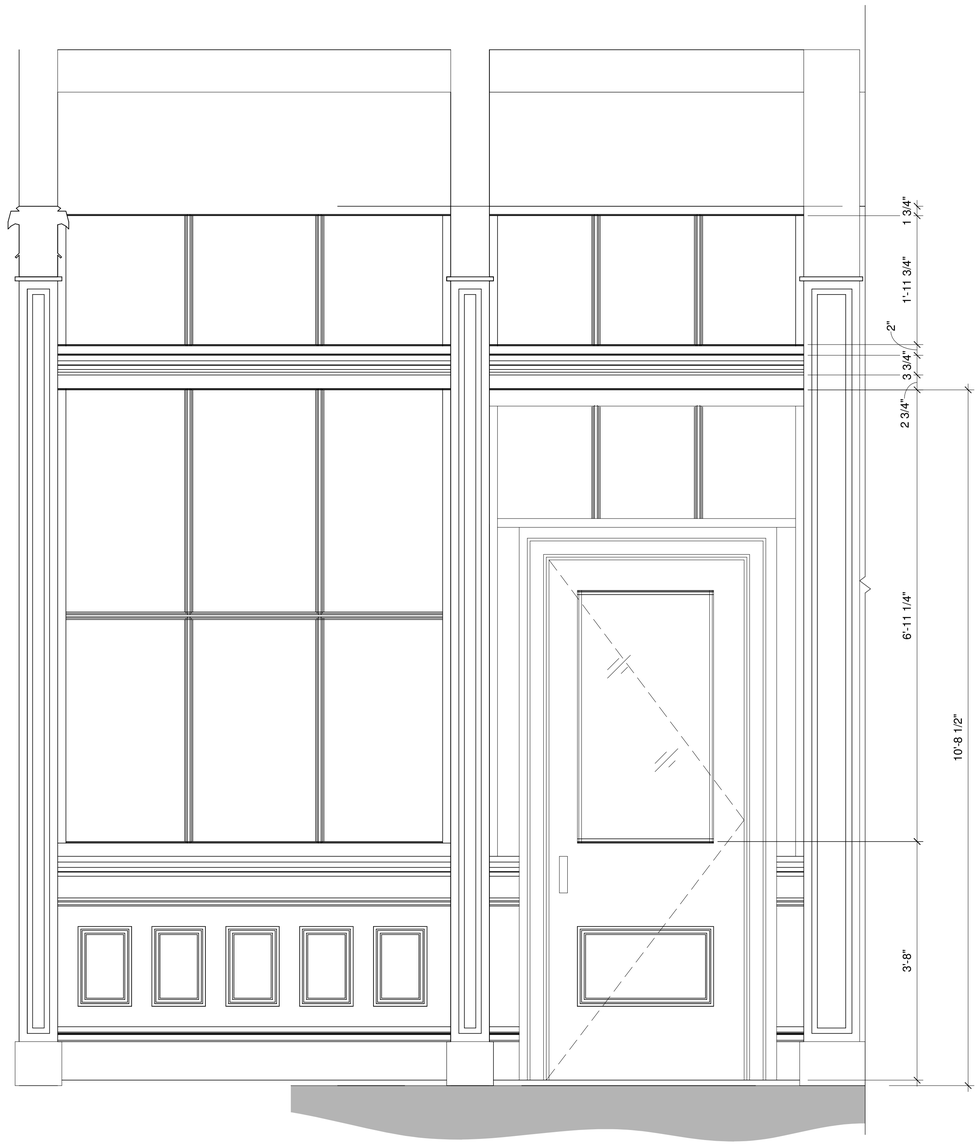
Revisions:

Scale: As indicated

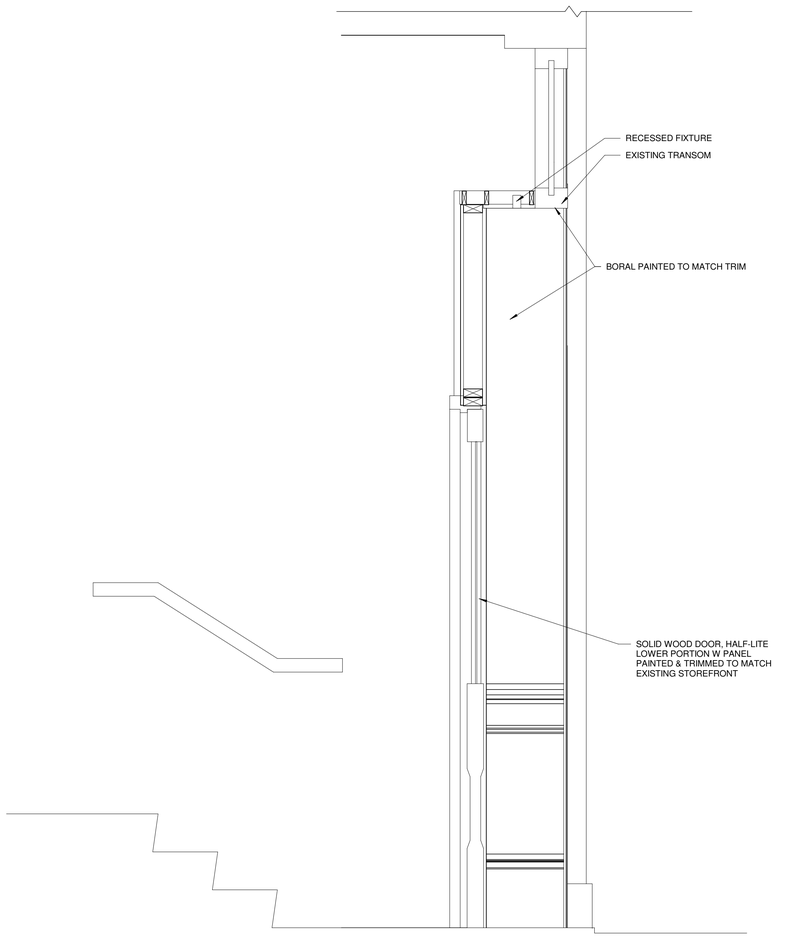
Date: 7-31-2020

EXISTING STOREFRONT DETAILS

A3.01



2 PROPOSED DOOR ELEVATION
1" = 1'-0"



1 ENTRY SECTION
1" = 1'-0"

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Consultant:

Prepared For:

Project:
10 Exchange Street
Portland, Maine

Revisions:

Scale:
1" = 1'-0"

Date:
10-15-2020

ENTRY SECTION & DETAILS

A3.02

10
ATM
MACHINE
Available Inside
ATM
FOR
LEASE
207.253.1781
ENTRANCE

Untitled Map

Write a description for your map.

Legend

10 Exchange St

Google Earth
©2018 Google
©2019 Google

6.01 ft

Att. 5

12-14 Exc.

Att. 6

Att. 2

1 | EXCHANGE
1/4" = 1'-0"

2 | EXCHANGE W AWNING
1/4" = 1'-0"

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Consultant:

Prepared For:

Project:
10 Exchange Street
Portland, Maine

Revisions:

Scale:
1/4" = 1'-0"

Date:
1-9-2019

BUILDING ELEVATION

A2.01