

Historic Preservation Board

Wednesday, January 3, 2024 at 5:00
PM Hybrid Meeting, **Room 24 (Basement
Level of City Hall)** and Zoom.



MEMBERS

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

HYBRID PARTICIPATION:

The Historic Preservation Board invites the public to attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Please check the Agenda Center prior to the meeting (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting as well as start times for each item as placement on the agenda can change.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be asked to unmute by the host when it is time for public comment.

You are invited to a Zoom webinar.

When: Jan 3, 2024 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop 1/3/2024

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/89733998223>

Or One tap mobile :

+13126266799,,89733998223# US (Chicago)

+16469313860,,89733998223# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC)

Webinar ID: 897 3399 8223

International numbers available: <https://portlandmaine-gov.zoom.us/u/kgg3XqQ8f>

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).

Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 6, 2023**

- i. Election of New Officers: *Bassett, Keenan, O'Brien, Paquin-Gould, Whitten present; Miller, Absent*
14 Orchard Street: *Bassett, Keenan, O'Brien, Paquin-Gould, Whitten present; Miller, Absent*
25 Morning Street: *Bassett, Keenan, O'Brien, Paquin-Gould, Whitten present; Miller, Absent*
86 Morning Street: *Bassett, Keenan, O'Brien, Paquin-Gould, Whitten present; Miller, Absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 6, 2023

- i. Election of Board Chair. The Board voted 5-0 (Miller absent) to reelect Robert O'Brien as the Board Chair.
- ii. Election of Board Vice Chair. The Board voted 5-0 (Miller absent) to reelect Brad Miller as the Board Vice Chair.
- iii. Administrative Appeal of Certificate of Appropriateness for Alterations to Noncontributing Garage; 14 ORCHARD STREET; William & Jean Bennett, Appellants, Plan Number: HPAR-002615-2023. The Board will review and vote on findings of fact and conclusions of law related to the appeal heard at the hearing on November 15, 2023. The Board will not take public comment on this item. The Board voted 5-0 (Miller absent) to deny the appeal heard on November 15, 2023 and to adopt findings of fact and conclusions of law as amended at the meeting.
- iv. Certificate of Appropriateness for Proposed Alterations; 25 MORNING STREET; Katherine McDowell and Christopher Dugan, Applicants. Plan Number HPBR-002651-2023. The Board voted 5-0 (Miller absent) to approve the application as submitted.
- v. Certificate of Appropriateness for Carriage House Rehabilitation; 86 MORNING STREET; Angela Bonarrigo, Applicant. Plan Number: HPBR-002703-2023. The Board voted 5-0 (Miller absent) to approve the application with conditions.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Amendments to Prior Approval for New Construction; 76 CONGRESS STREET; Friends of the St. Lawrence Church, Applicant. Plan Number HPBR-002025-2022.
- ii. Certificate of Appropriateness for New Construction and Alterations to Existing Structure; 19 WEST STREET; Carleton West LLC, Applicant. Plan Number: HPBR-002480-2023.

6. WORKSHOP

- i. Preliminary Review of New Construction; 64 PINE STREET; 64 Pine Street LLC, Applicant. Plan Number: HPBR-002757-2023.

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: December 29, 2023
RE: 76 Congress Street – Public Hearing – Revised Design Proposal for Performing Arts Center Addition
PROJECT ID: HPBR-002025-2022
MEETING: January 3, 2024

Owner: Friends of St. Lawrence Church/The Hill Arts (Formerly St. Lawrence Arts)
Architect: David Lloyd, Archetype Architects

A sign announcing the Historic Preservation Board's meeting on January 3, 2024 was posted at the property on December 20, 2023. A legal ad was published in the Portland Press Herald on December 22, 2023 and December 23, 2023, and 340 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Construct four-story addition with partial basement to historic Parish Hall of former St. Lawrence Church. Addition to contain 400-seat theatre along with 200-person capacity "Promenade Room" and supporting spaces such as a lobby, bar, and back-stage. The structure is proposed to be clad in granite, backlit perforated metal screen, and glazing. The new theatre will have its main entrance off of Congress Street, with a significant frontage along Munjoy Street including the back-stage loading entrance. The addition will connect with the historic Parish Hall in the same area of the former, now demolished, sanctuary.

SUMMARY OF HISTORIC CONTEXT

The St. Lawrence Congregational Church Sanctuary and Parish Hall were constructed in 1897 in a blend of the Romanesque Revival and Queen Anne Styles, following the designs of New York architect, Arthur B. Jennings. The complex was constructed out of primarily rough-faced grey granite accented by a similarly-finished pink granite at string courses and around windows. Above the granite walls, the structures featured large areas of slate wall and roof trimmed in elaborate wood moldings. The window openings were large and filled with stained-glass set-in Romanesque wooden tracery. Both structures featured complex massings with a proliferation of gables, finials, and two prominent

round towers at the corner of Congress and Munjoy Streets.



Figure 1: The now demolished St. Lawrence Church at 76 Congress Street around 1897, the year of dedication. Image from Maine Memory Network.

The complex was listed on the National Register of Historic Places in 1979 by members of the dwindling congregation; however, in 1986 the complex was deconsecrated and sold into private ownership. In 1990, the complex was designated as a local individual Landmark. Shortly thereafter in 1993, the property was purchased by Deirdre Nice with the vision of rehabilitating the Sanctuary and Parish Hall into a performing arts and community center. In 1996, Friends of St. Lawrence Church, the current owners, was established and took ownership of the property beginning rehabilitation of the Parish Hall. Rehabilitation work continued into the early 2000s with the first production being held in the Parish Hall theatre in May 2001.

In 2006, the Friends of St. Lawrence Church turned their attention to the Sanctuary; however, as plans were being developed for its rehabilitation into a theatre space, it was determined that the structure had deteriorated so severely over the prior decades that it could not be salvaged. In 2008, the condition of the Sanctuary was reviewed by the Historic Preservation Board and the structure was approved for demolition, which took place that year.

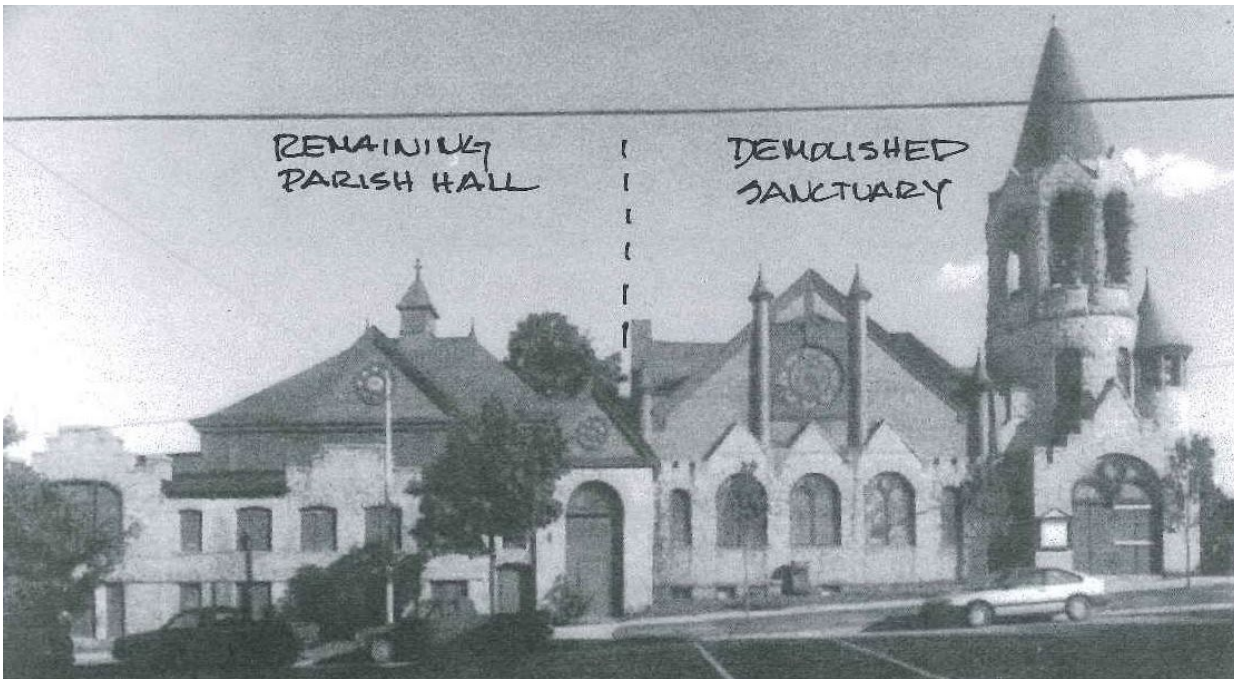


Figure 2: St. Lawrence Church showing the Sanctuary (demolished in 2008) and area of the Parish Hall (extant), now St. Lawrence Arts. Image from December 5, 2012 Historic Preservation Board Packet (attachment 2).

In 2010, the Friends of St. Lawrence moved forward with plans to reconstruct the Sanctuary around a modern theatre with review and approval by the Historic Preservation Board. However, as the project was further developed, it was determined that reconstruction of the Sanctuary would be prohibitively expensive. The decision was made by the Friends of St. Lawrence to instead pursue construction of a new theatre structure on the site of the Sanctuary with a contemporary design. Between 2012 and 2014, the Historic Preservation Board held four workshops for the project.

In 2010 the Friends of St. Lawrence received approval of a Conditional Zone Agreement from City Council, later amended in 2014 and valid for a period of ten years. In 2017 they received approval of a Major Site Plan from the Planning Board. The original Site Plan Approval had expired; however, on May 9, 2023 the Planning Board reapproved the Site Plan application.

Since 2014, the site has also been incorporated into the Munjoy Hill Historic District, which was designated in 2021, while retaining its Individual Landmark designation. As can be seen in the map below, the entirety of the Munjoy Street elevation, the whole side elevation off of Munjoy Street, and a portion of the Congress Street elevation follow the district boundary. About half of the Congress Street elevation of the new structure, the side elevation off of Congress Street, and the entirety of the Parish Hall are contained within the Munjoy Hill Historic District Boundary.

Munjoy Hill Historic District

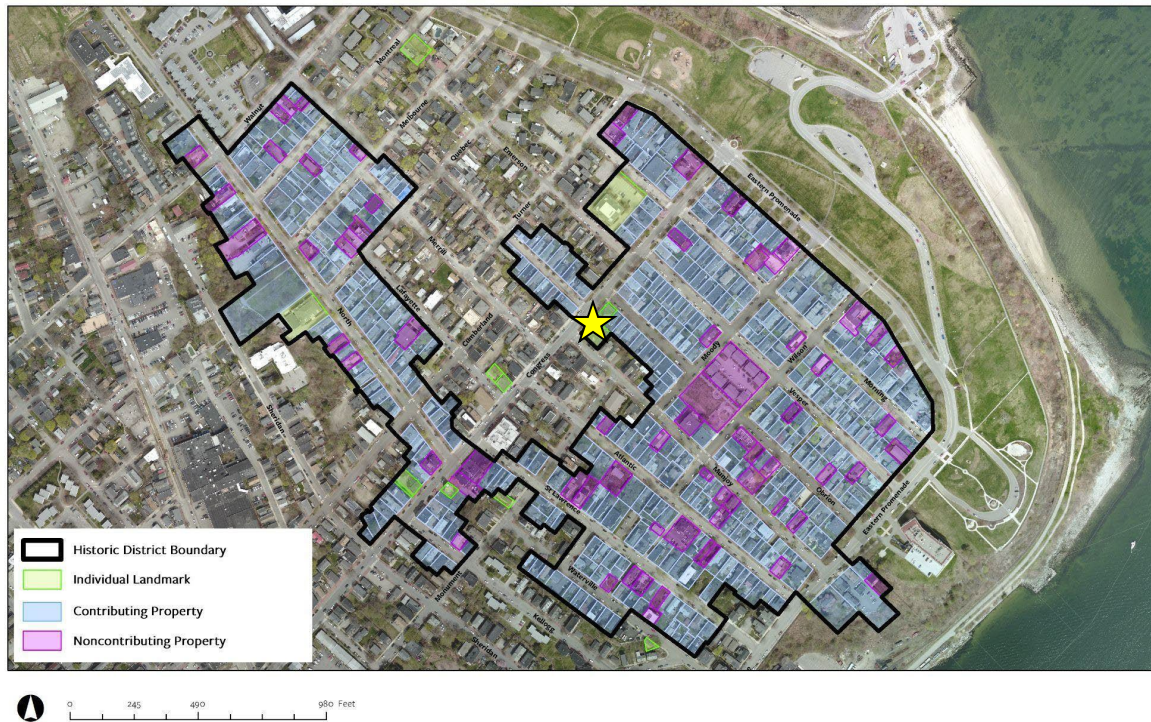


Figure 3: Map of the Munjoy Hill Historic District showing location of 76 Congress Street with a yellow star.

While it is worth noting the creation of the historic district around the St. Lawrence Church site, it should have minimal impact on the Board's review. Given the site's designation as an Individual Landmark, the proposed structure is considered an addition to the historic structure of the Parish Hall. Previous staff comments and Board deliberations generally looked to the Parish Hall and the now-demolished Sanctuary as the source material for compatibility. While typically additions to historic structures would want to be more deferential in respecting the scale of the historic structure, the Board had discussed some special allowances for the scale of the proposed addition in this case. Given its proposed programming and that it is a replacement structure for the Sanctuary, which was the primary structure of the historic church complex, the Board had not found that the scale of the new theatre addition should exactly match that of the Parish hall. The Board provided early recommendations that the overall scale and form of the structure could be reduced to show respect for the surrounding residential character, recommendations which were incorporated into the design.

PREVIOUS REVIEWS BY HISTORIC PRESERVATION BOARD

As has been mentioned above, the Board should note that this project went through four prior Workshops between December 5, 2012 & November 5, 2014. After a long gap, the project returned to the Board for workshops on September 7, 2022, April 19, 2023, and September 6, 2023:

September 6, 2023, Public Hearing:

On September 6, 2023, the Historic Preservation Board voted unanimously to approve the application as presented at that meeting. For reference, please find the Certificate of Appropriateness and Approved plans provided as Attachments 3 and 4, respectively.

STAFF COMMENTS ON CURRENT PROPOSAL



Figure 4: Daytime rendering of September 6, 2023 proposal looking from across Congress and Munjoy Street.

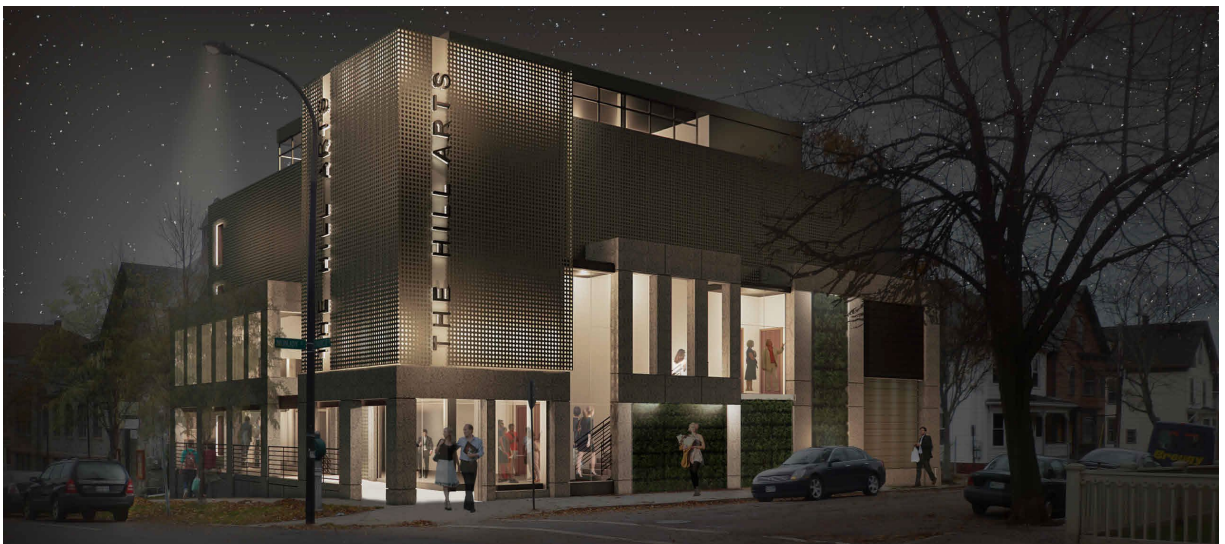


Figure 5: Nighttime rendering of September 6, 2023 proposal looking from across Congress and Munjoy Street.

Since the public hearing on September 6, 2023, the applicant has been working through permit

drawings and found several issues related to egress and fire safety requirements at the interior. In developing solutions for these issues, the applicant realized that they would be able to simplify the solutions and provide a more functional lobby space if they were to enclose the front porch area along Congress Street. The applicant is therefore proposing several modifications to this area which include installing glazing in the first-floor openings of the two-story projecting stone bay. They are also proposing to enclose the recessed area between the projecting stone bay and the corner tower with glazing and metal spandrel panels. The corner of the tower would remain open to still feature a small covered porch area leading to the main door.

While these areas were previously open, their enclosure would not significantly alter the overall massing of the structure. Converting the porch to an enclosed lobby will change the relationship to the street; however, it may actually result in a more active and engaging frontage right along Congress Street since the lobby area will be occupiable year-round. Additionally, the proposed metal and glass enclosure between the two-story stone bay and the corner tower has a precedent on the Munjoy Street façade of the building where a similar treatment is used to separate the tower from the adjacent stone bays. Generally, staff found that while the proposed revisions do slightly change the character of the building along Congress Street, they are still consistent with the character of the building overall, and are compatible with the surrounding context.

In addition to the proposed changes along Congress Street, the applicant has also proposed some changes in cladding material. Specifically, at the South and East elevations, which face away from Munjoy and Congress Streets, they are proposing a switch to random sized fiber cement board panels. And at the Promenade room level, they are proposing to use horizontal clapboards in fiber cement. Generally, the siding at the south and east elevations will not be very visible, and the change to horizontal siding at the top floor will help lower the scale of the Promenade room, while also being compatible with the surrounding context which features extensive use of clapboard siding.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
1. Height The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the overall scale of the proposed structure in relationship to the former Sanctuary and some of the larger structures throughout the district (such as the former Emerson School or some four-story mixed-use structures) is not outside of historic precedents.
2. Width The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the width is compatible with the width of the historic Parish Hall.
3. Proportion of principal facades The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	The Board had previously found that while the proposed structure is wider and more horizontal than typical structures found throughout the Munjoy Hill Historic District, its horizontality is compatible with the Parish Hall. The vertical corner element is also compatible with the form of the demolished sanctuary.
4. Roof shapes The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the structure has a broken-up massing which relates visually to the more complicated massing and multiple roofs of the Parish hall. Additionally, flat roofs are quite common throughout the Munjoy Hill Historic District.

<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the overall scale and broken-up massing of the proposed structure, as well as its use of punched openings and use of a large, open entrance are visually compatible with the historic Parish Hall and demolished Sanctuary. The proposed change will reduce the open porch, but retain an open entrance at the corner.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the openings on the proposed structure have a generally vertical orientation with some larger groupings of openings at the first floor, as is also seen on the Parish Hall.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
Yes	The Board had previously found that while the overall façade of the structure is much more solid than the parish Hall, the articulation at the masonry portions of the façade provides a strong visual reference to the Parish Hall and Sanctuary.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the rhythm of the entrance porch along Congress Street, vertical corner tower, and broken-up projections along Munjoy Street relate the adjacent structures, providing a compatible relationship to neighboring structures. The proposed revisions will reduce the size of the entrance porch, but retain an open entrance at the corner. The Enclosed area will still retain large openings along Congress Street, relating to the Parish Hall.

4. Relationship of materials The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the proposed use of granite at the lower levels of the proposed structure provides a strong connection to the historic Parish Hall and the color of the proposed metal screen provides a reference to the slate and copper of the gables and roof of the Parish Hall.
5. Signs Any new sign, and any change in the appearance of an existing sign located on a landmark, within a historic district, or within an historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
Yes	The Board had previously found that while integrated signage is not typical within the Munjoy Hill Historic District, it is something seen on cultural and institutional buildings.

Standard C. Relationship to Street	
1. Walls of continuity Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the proposed structure will help to re-enclose Congress Street, recreating the section of street wall left missing by demolition of the Sanctuary. The proposed structure also continues the pattern of a fairly solid, but not uninterrupted street wall with projections that break up and add relief along Congress Street.
2. Rhythm of spacing and structures on streets The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	The Board had previously found that the proposed structure reinforces a pattern of a semi-solid street wall along congress street through its large façade, broken up by projections and recesses allowing points of relief between buildings. The proposed enclosure of the porch will reduce the recessed areas along congress street, but changes in height and material will still break up the mass of the façade along Congress.

<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the proposed structure is more horizontal than typical of the surrounding context; however, its horizontality is also seen on the historic Parish hall and is accentuated by the proposed corner element.

Standard D. Other Standards	
<u>1. Compatible use</u> Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the historic Sanctuary and Parish Hall were constructed for community assembly uses and the proposed theatre will continue that use.
<u>2. Distinguishing original character</u> The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the proposed addition will not destroy the distinguishing original character of the historic Parish Hall.
<u>4. Contemporary design</u> Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Staff Comments
Yes	The Board had previously found that the proposed addition is clearly contemporary and clearly differentiated from the historic Parish Hall Structure.

5. Additions

Wherever possible, new additions to structures and objects shall be undertaken in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Standard Met?	Staff Comments
Yes	The Board had previously found that the applicant had provided details showing that the proposed addition will be attached in a sensitive way that would retain the form and integrity of the structure if ever removed.

MOTION FOR CONSIDERATION

I move to APPROVE the revised application HPBR-002025-2022 for an addition at 76 Congress Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of New Construction 17.8.3- A.1-5, B.1-5, C.1-3, D.1-2, & D.4-5.

ATTACHMENTS

1. Summary of Revisions
2. Drawings
3. Certificate of Appropriateness, dated September 7, 2023
4. Approved Plans, dated September 7, 2023

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101

207.772.6022

December 11, 2023

Evan Schueckler
Historic Preservation Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: The Hill Arts

Dear Evan,

Thank you again for taking the time to sit with me to review the attached information Archetype is submitting to the Historic Preservation Board for an amended Certification of Appropriateness. Below I will briefly make mention of some of the changes from the last iteration of our drawings which address programming, drawing developments, and selection of available.

- Plan North-East porch stair has been rotated to provide direct egress from the main building
- The split stair, up to balcony / down the restrooms, has been pulled apart and is now just a single stair that accesses the restrooms from the main level. At the main level the stair has also been enclosed in a glass wall and has been provided with direct access to the exterior along Munjoy Street.
- The porch has been partially enclosed and is now the formal entry. By enclosing a portion of the porch it has allowed us to provide better circulation within the lobby area for queuing as well as gathering before, during, and after productions. It allowed us to relocate stair access to the balcony also providing for a larger, more accessible, open for plan.
- Exterior material development along the plan South and East facades now indicates random panels sizes and colors of the fiber cement cladding. At the Promenade the cladding remains fiber cement but since the Promenade is an Architectural element on the top of the main building we felt that this was an opportunity to change from vertical joint in the cladding which accentuate height, to horizontal shadow lines to promote a different building element, a special space, and texture to the facade.

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101

207.772.6022

We hope that these amendments show the teams commitment to making this building a very special and iconic piece. With careful planning, detailing and collaborating with others, Portland will have a new arts facility that everyone can be proud of. We look forward to our next meeting with you and the board and thank you for your time.

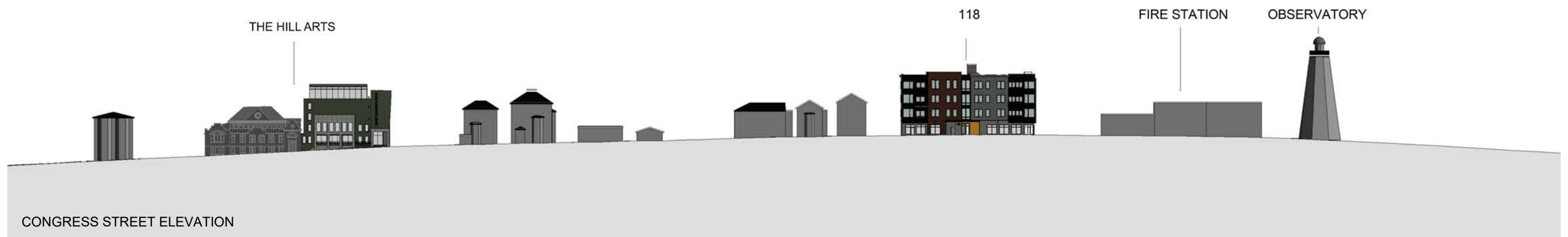
Respectfully,



David Lloyd
Maine Licensed Architect



Kevin Morissette
Maine Licensed Architect



THE HILL ARTS THEATER COMPLEX

76 CONGRESS STREET PORTLAND, MAINE 04101

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101

ST. LAWRENCE ARTS, PERFORMANCE ARTS HALL

76 CONGRESS STREET
PORTLAND, MAINE 04101OWNER / APPLICANT:
FRIENDS OF THE ST. LAWRENCE CHURCH76 CONGRESS STREET
PORTLAND, MAINE 04101

PROGRESS SET 6/5/2023 - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check

Sheet Title:

SITE PLAN

TAX MAP 3 / BLOCK L / LOT 1

Job No.: 777

Sheet No.:

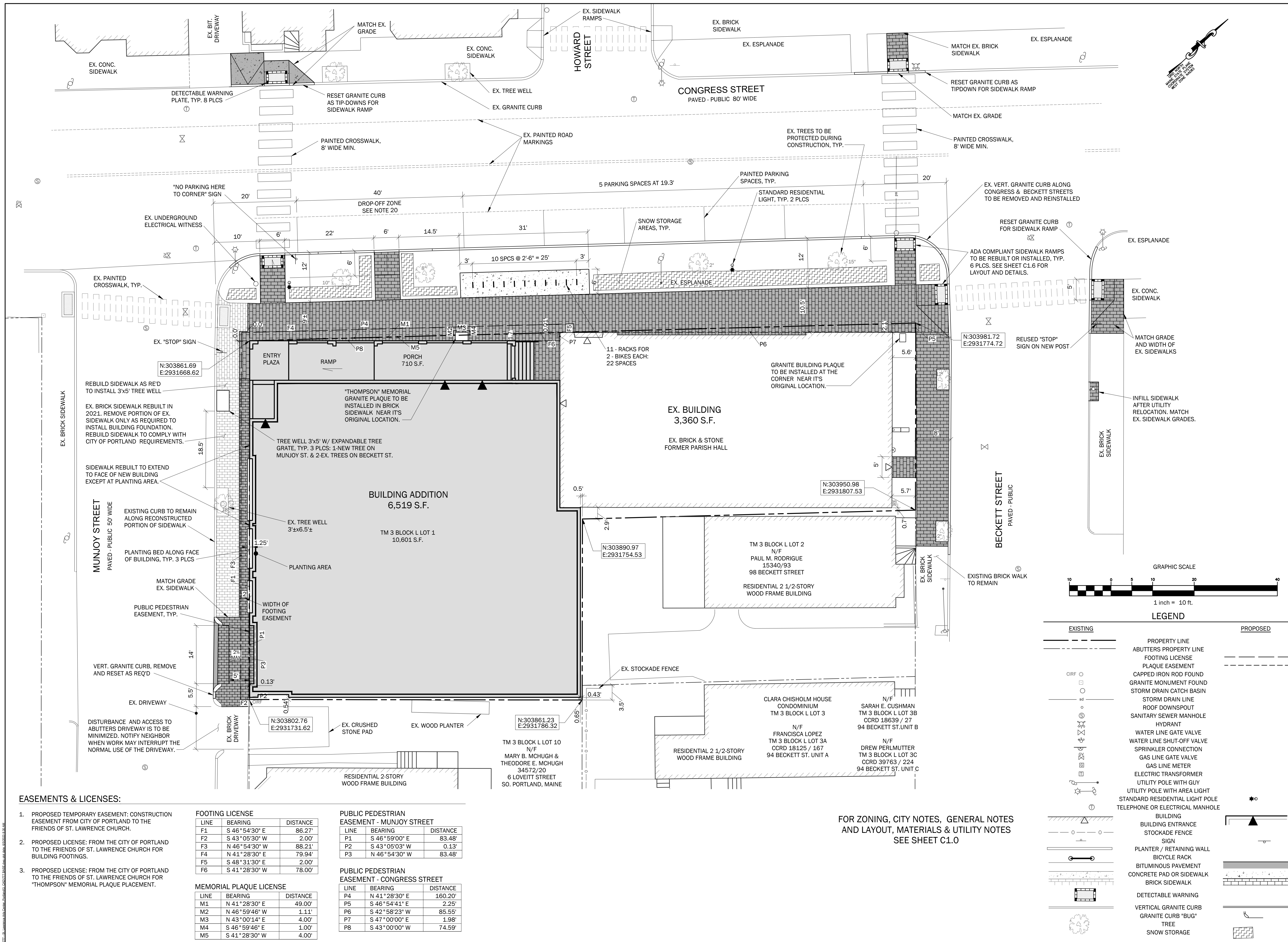
Date: DEC. 27, 2022

Scale: AS SHOWN

Drawn: JDC

Checked: WRW

C1.1





THE HILL ARTS THEATER COMPLEX

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THE HILL ARTS THEATER COMPLEX

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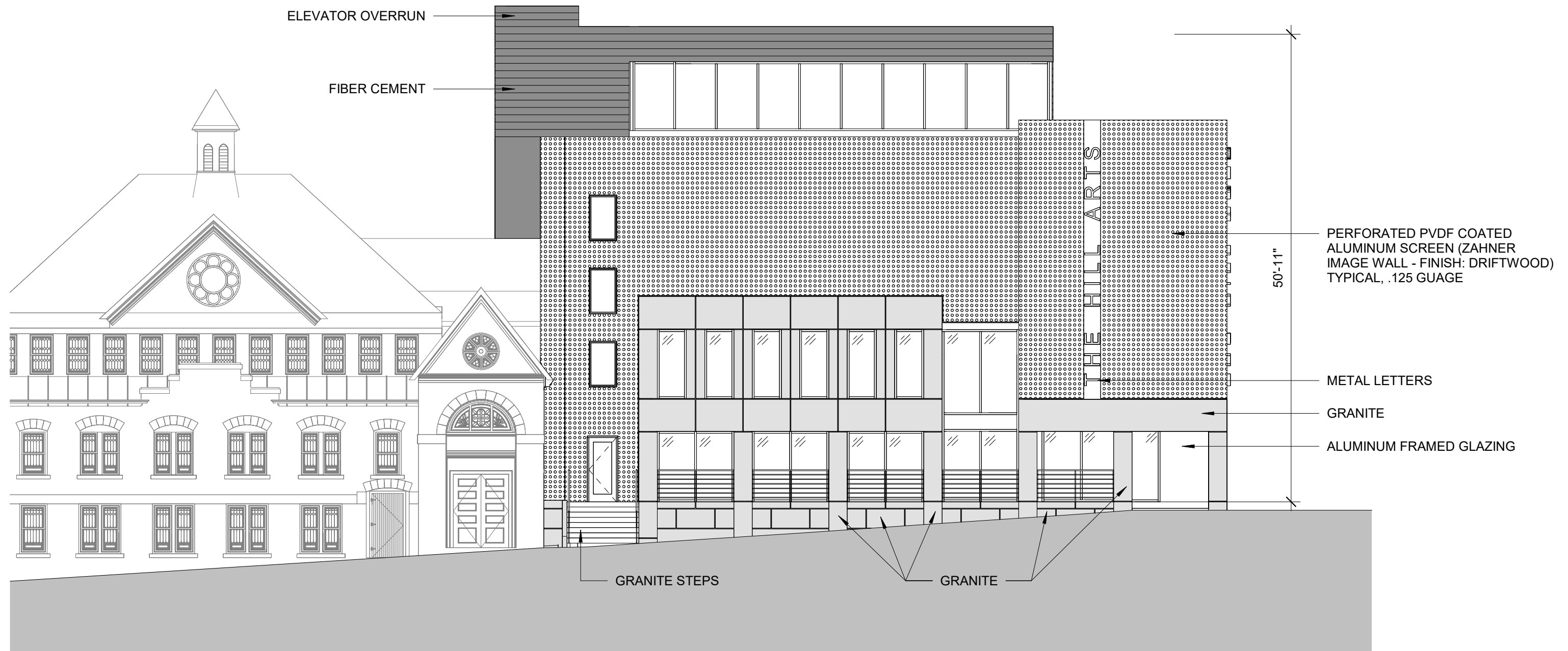


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NORTH ELEVATION

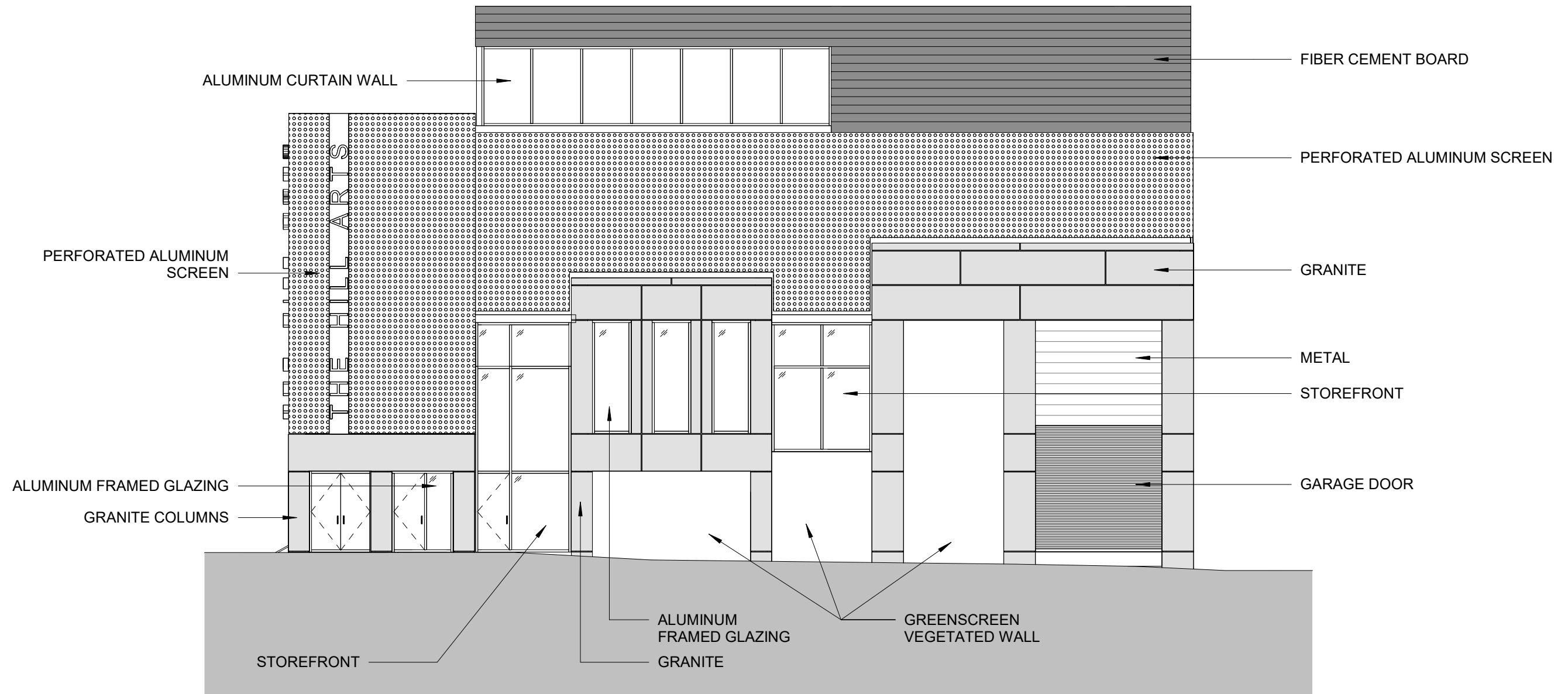
3/32" = 1'-0"

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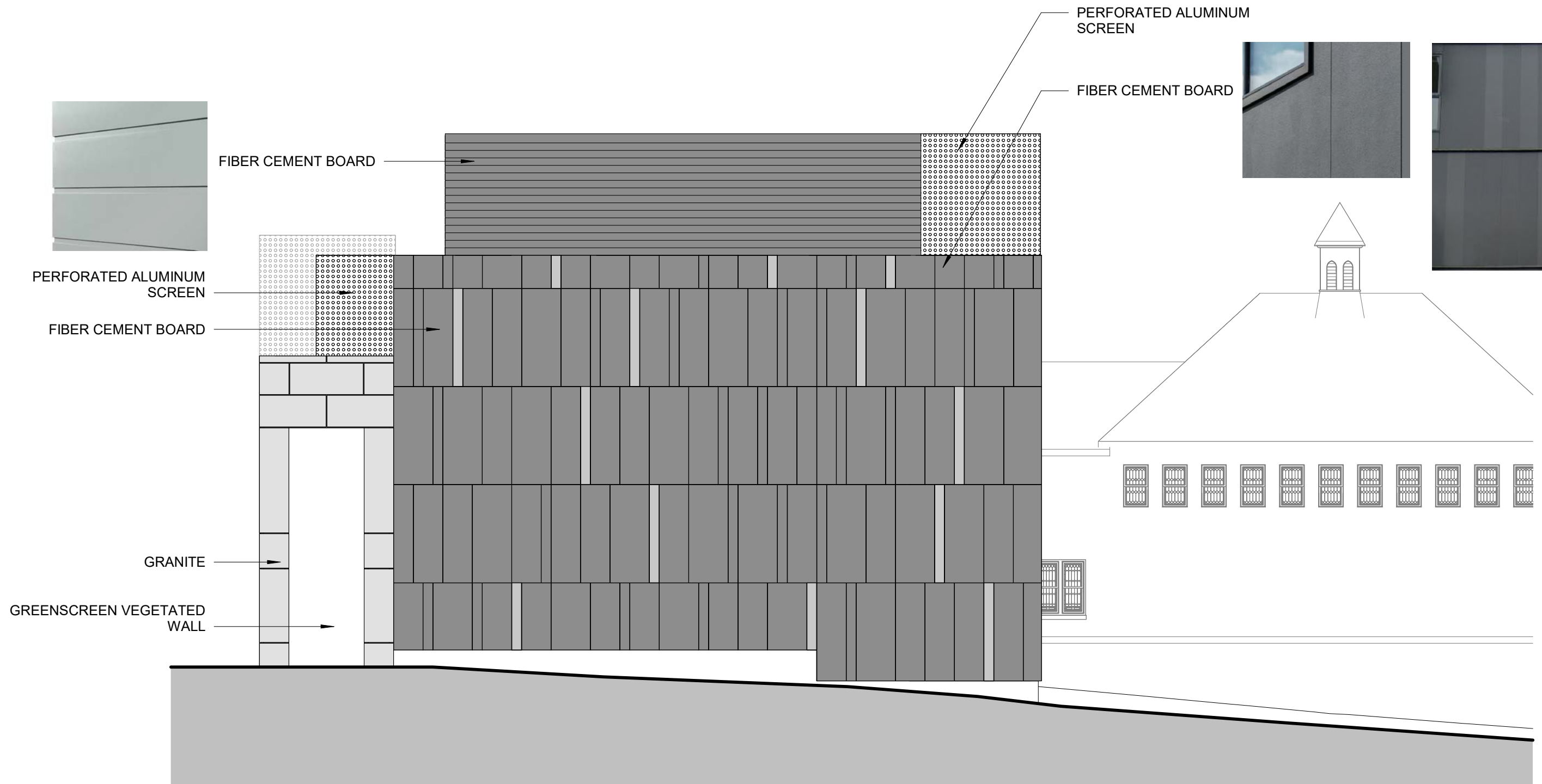
WEST ELEVATION
3/32" = 1'-0"

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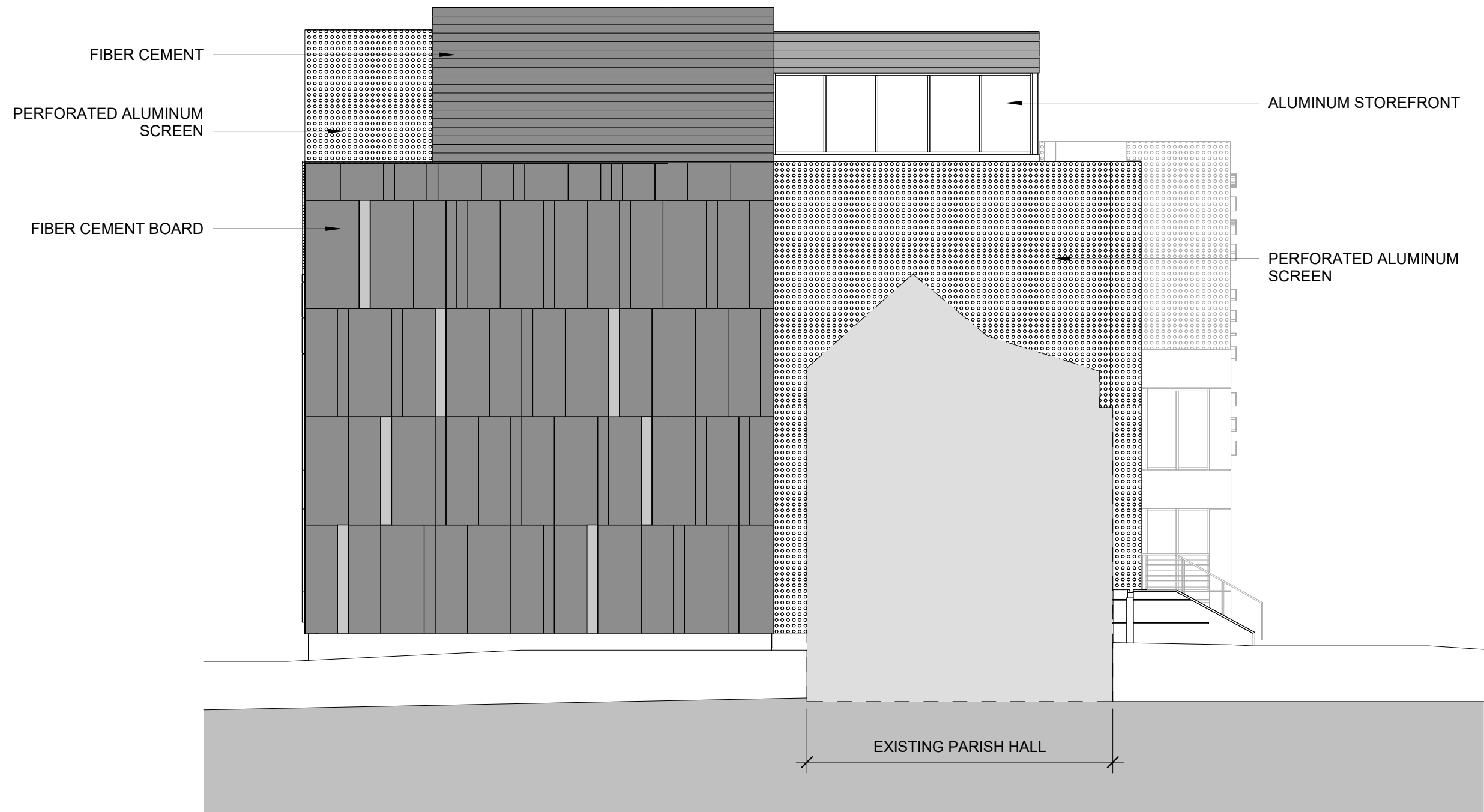


THE HILL ARTS THEATER COMPLEX

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ARCHETYPE ARCHITECTS

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EAST ELEVATION
3/32" = 1'-0"

THE HILL ARTS THEATER COMPLEX

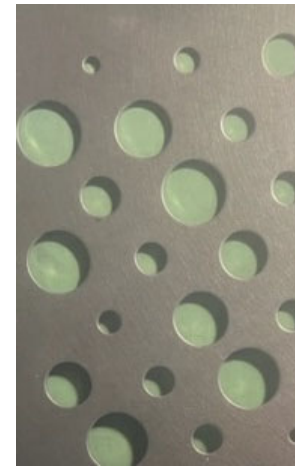
76 CONGRESS STREET PORTLAND, MAINE 04101

ARCHETYPE ARCHITECTS

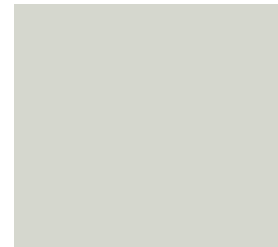
48 Union Wharf Portland, Maine 04101



SAMPLE OF SCREEN CLADDING AT NIGHT



PROPOSED METAL
SCREEN PATTERN



PROPOSED METAL
SCREEN COLOR:
DRIFTWOOD



EXISTING GRANITE FACADE



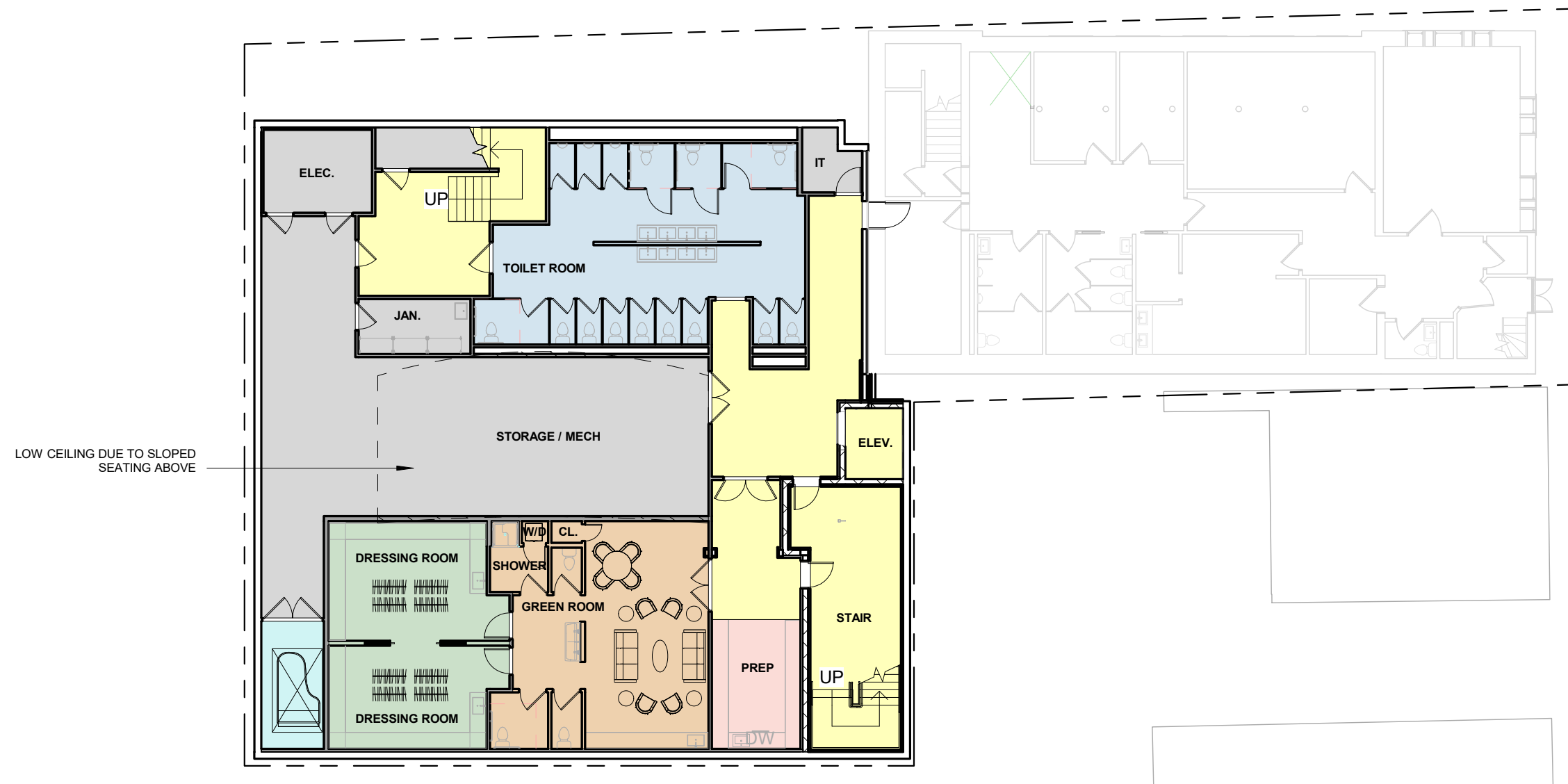
PROPOSED NEW GRANITE CLADDING AT ADDITION

THE HILL ARTS THEATER COMPLEX

76 CONGRESS STREET PORTLAND, MAINE 04101

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



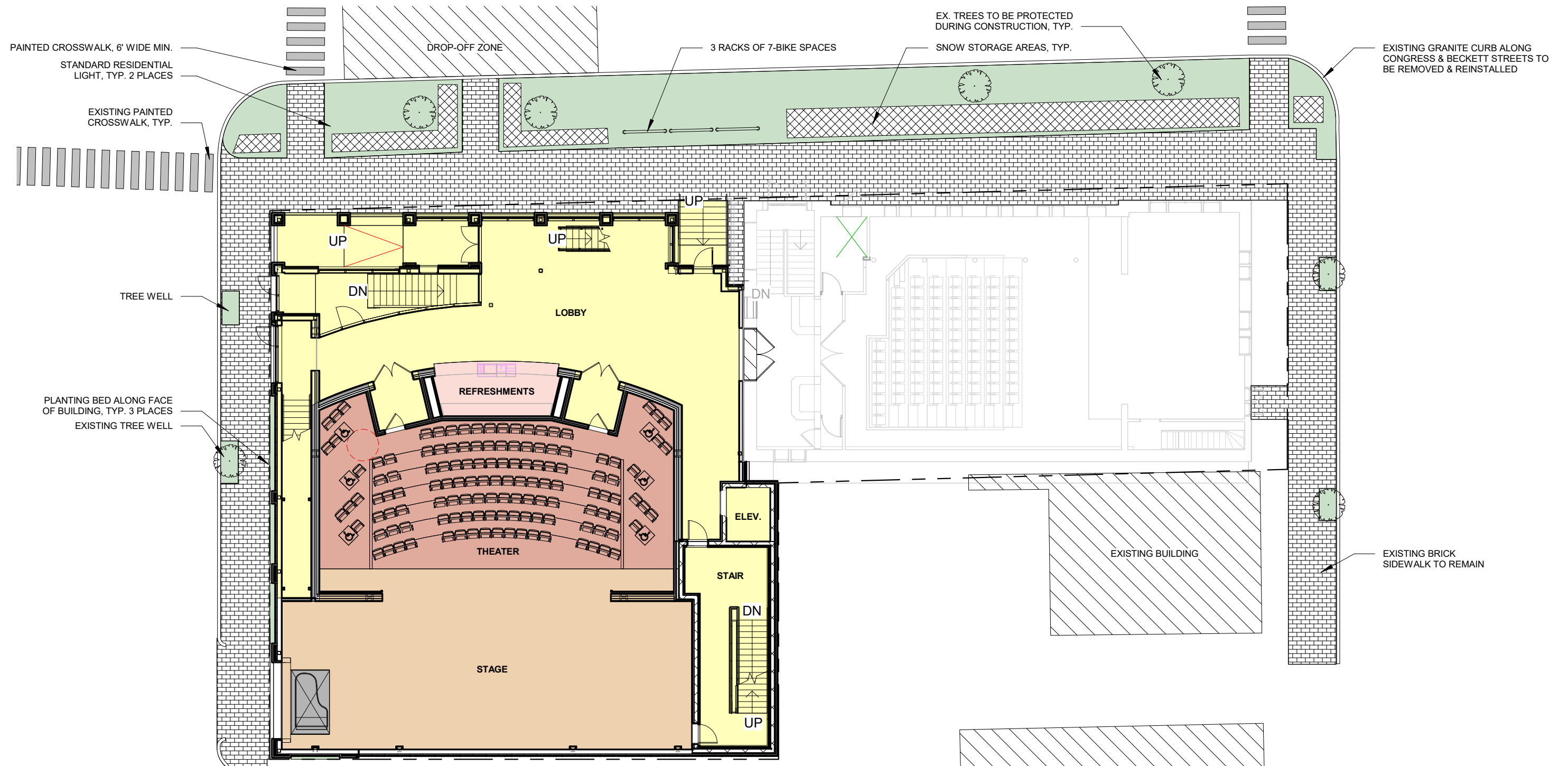
BASEMENT PLAN
1/16" = 1'-0"

THE HILL ARTS THEATER COMPLEX

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ARCHETYPE ARCHITECTS

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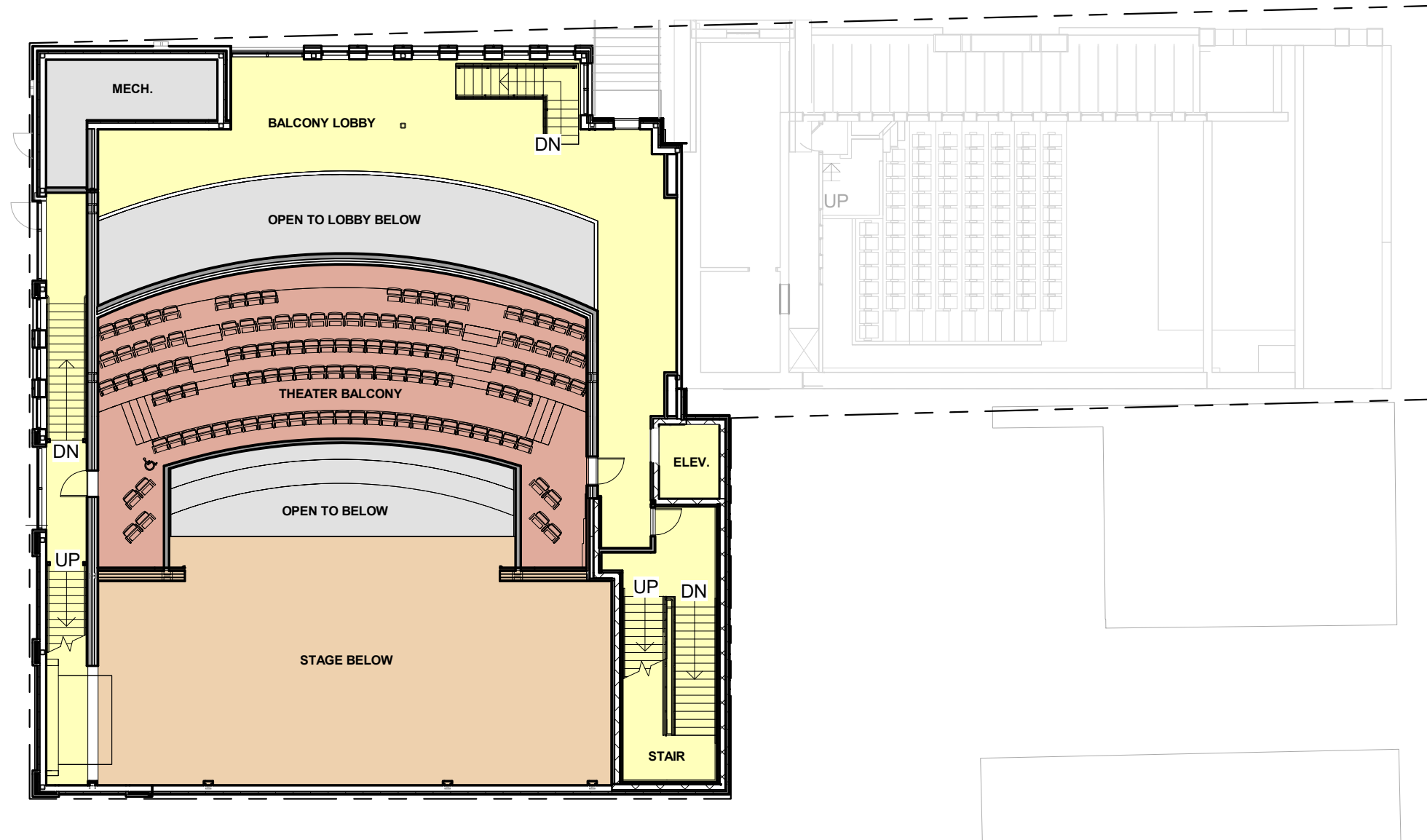
NEW FIRST FLOOR
1/16" = 1'-0"

THE HILL ARTS THEATER COMPLEX

76 CONGRESS STREET PORTLAND, MAINE 04101

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



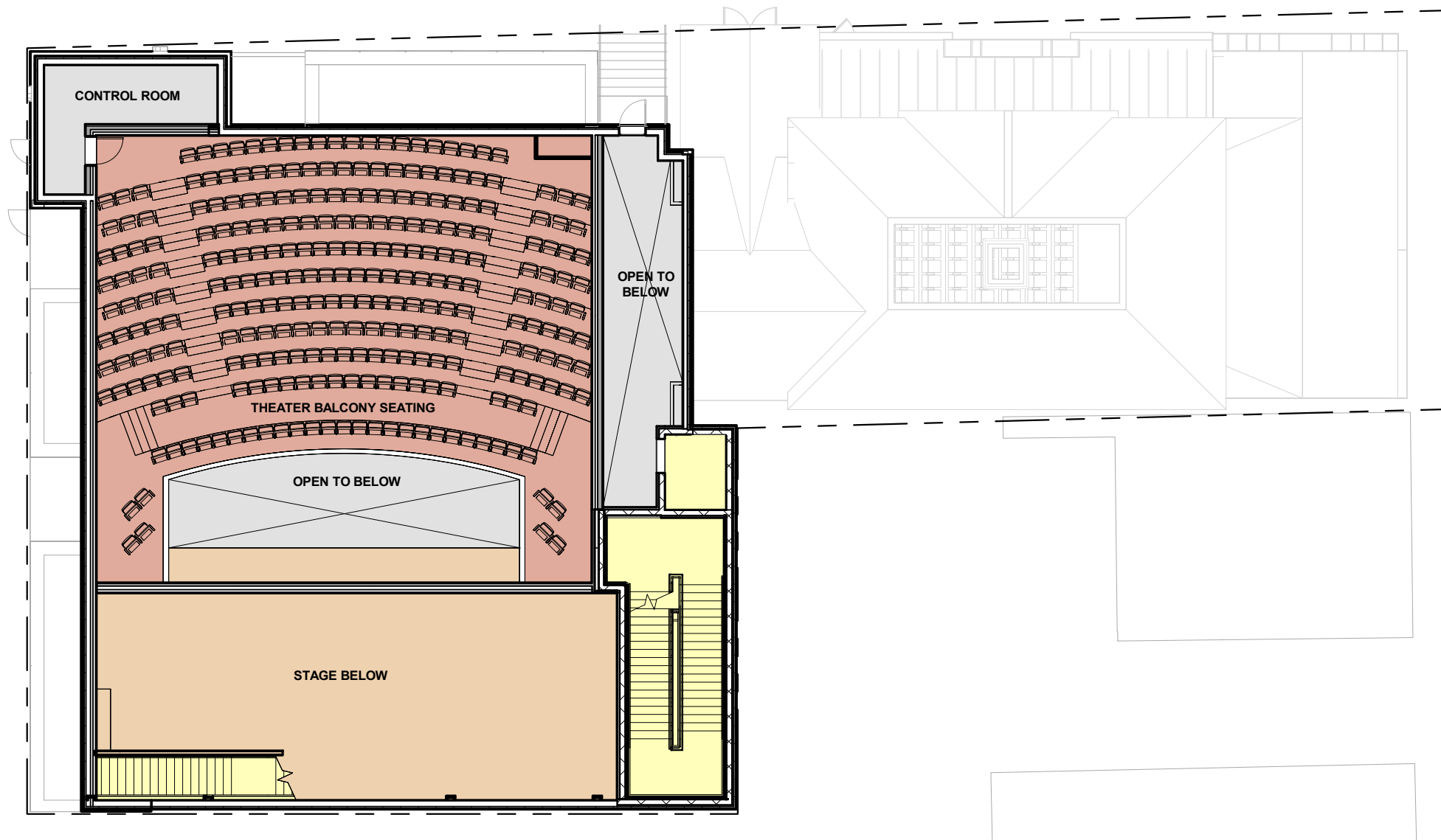
BALCONY PLAN
1/16" = 1'-0"

THE HILL ARTS THEATER COMPLEX

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48 Union Wharf Portland, Maine 04101



UPPER BALCONY

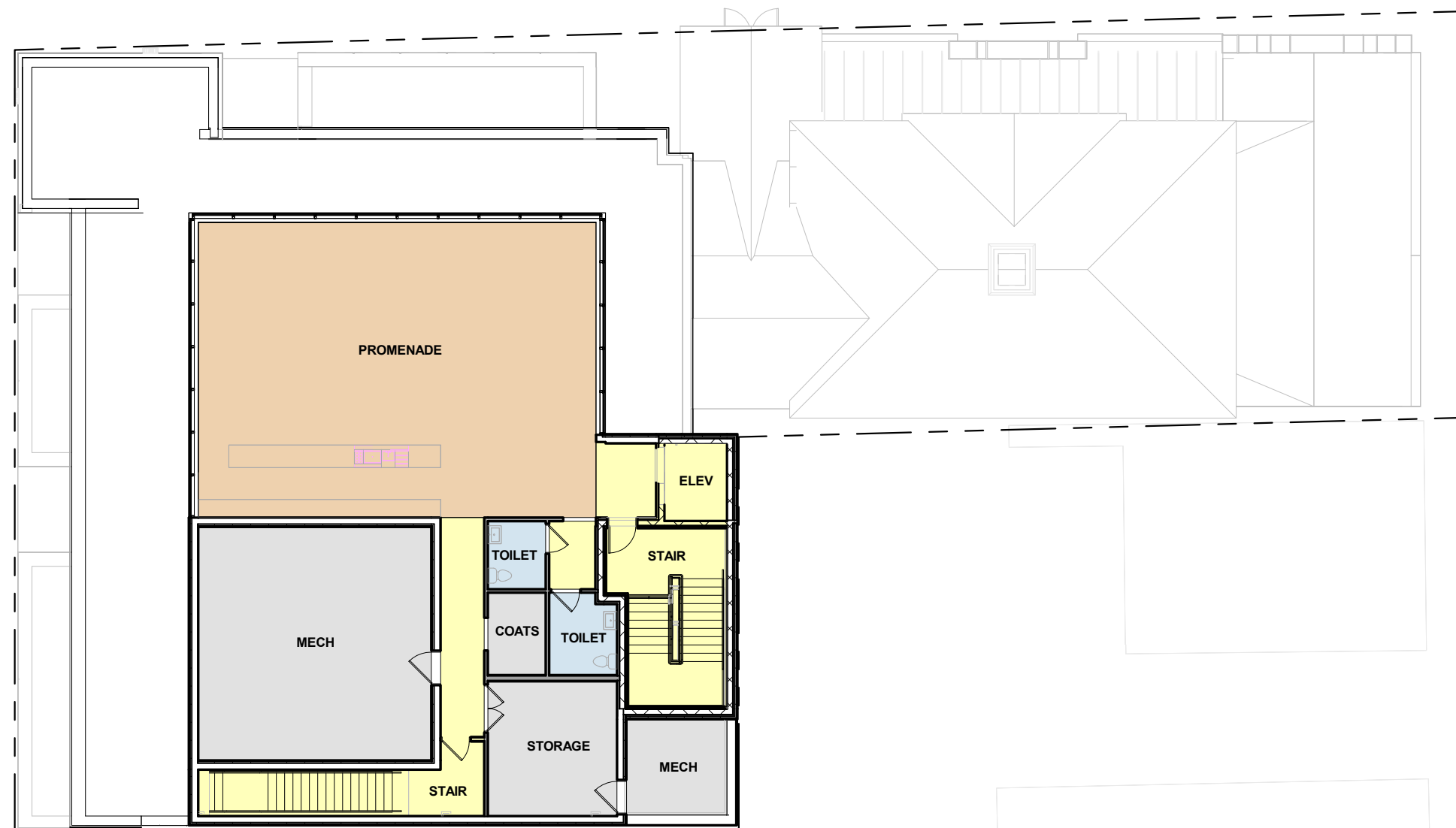
1/16" = 1'-0"

THE HILL ARTS THEATER COMPLEX

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PROMENADE CLEAN
1/16" = 1'-0"

THE HILL ARTS THEATER COMPLEX

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48 Union Wharf Portland, Maine 04101



ST LAWRENCE ARTS CENTER - EXTERIOR LIGHTING INTENT

Our plan is to evenly graze internal matte white walls with light that will be visible through holes in the perforated metal façade panels at the northwest corner (sign corner) of the building. This will be visible in a subtle way coming from both directions on Congress Street. Also, the edges of the perforations will catch the light and reflect interesting, sparkling light (note: this will also happen with sun light during the day).

The standard light color will be warm white, 2700 kelvin. In addition, the lights can be programmed to emit any color to celebrate special events or holidays, or to represent the current production within the theater. These lights will be off during appropriate times for a residential neighborhood.

The intention is to provide 10 footcandles minimum and 20 footcandle maximum on the horizontal surface of the enclosed Entry walkway, ramp, and steps, with a minimum uniformity ratio of 3:1. There will be approximately an average of 1.25 footcandles (5.0fc max.) of spill light onto the adjacent sidewalks with no measurable light at adjacent properties.

There will also be a soft grazing light shining down on the vegetated wall segments on the Munjoy Street façade. These can be programmed to turn off when there is no vegetation if desired. These lights will also provide approximately an average of 1.25 footcandles (5.0fc max.) of light on the sidewalks with no measurable light at adjacent properties. These lights will also be off during appropriate times for a residential neighborhood.

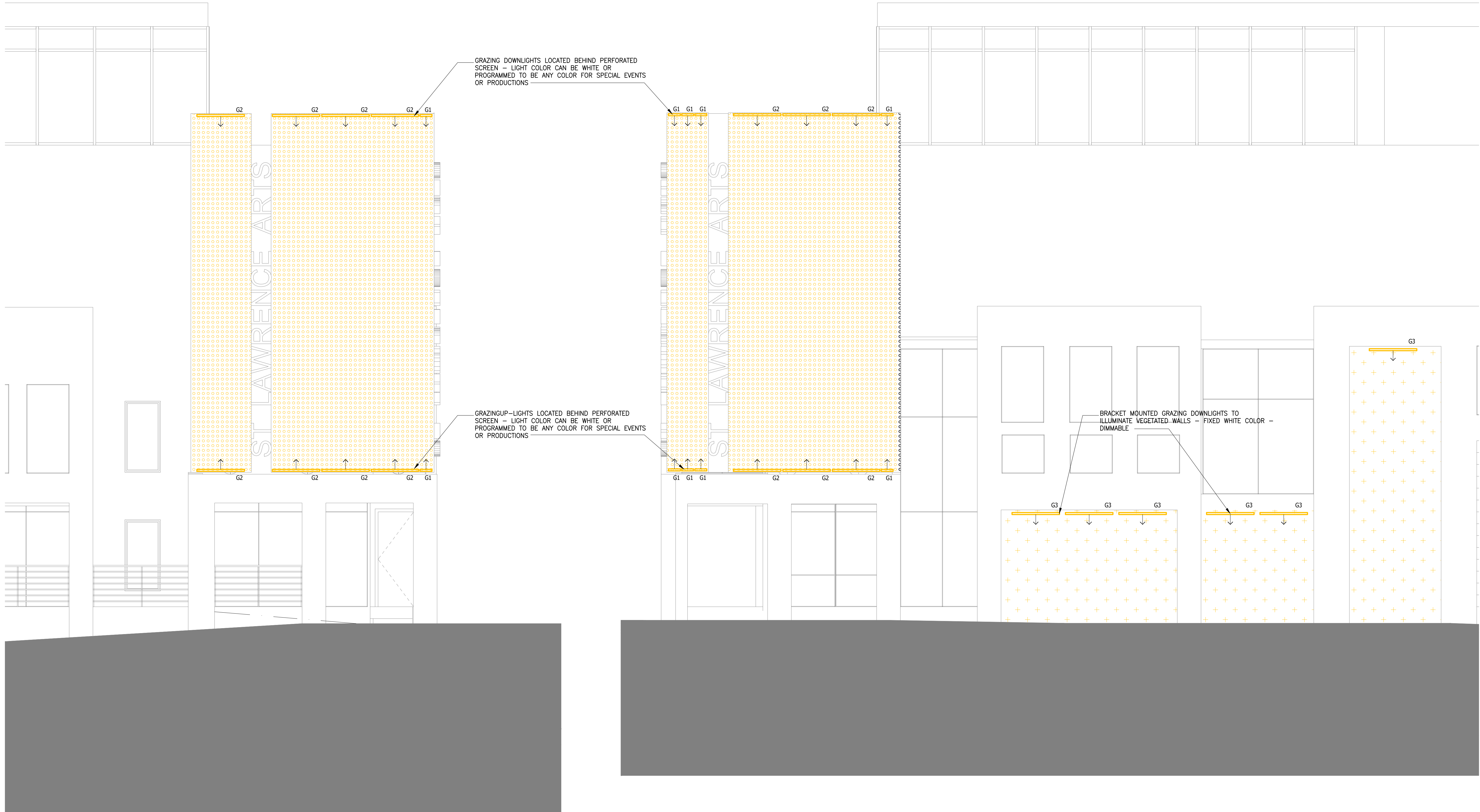
St Lawrence Arts

Portland, Maine

22 February 2023
Scale: As Noted

Drawing Title:
Lighting Plan

LT.2
Not For
Construction



2 NORTH SCHEMATIC LIGHTING ELEVATION
Scale: 1/4"=1'0"

1 WEST SCHEMATIC LIGHTING ELEVATION
Scale: 1/4"=1'0"

Application

This wall mounted LED luminaire features a forward throw light distribution and is designed for the general illumination of pathways and walkways from various mounting heights. Downlight applications only.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 64

Weight: 3.7 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	13.9 W
System wattage	17 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1659 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 50° C	101,000 h (L70)

LED color temperature

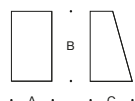
- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED wall luminaire · shielded with forward throw

	LED	A	B	C
33817	13.9 W	5 1/8"	9 1/8"	5 3/8"



Application

LED recessed ceiling luminaire with symmetric narrow beam light distribution. The patent pending 'vortex reflector' rotates a parabolic reflector around the vertical axis to form a complex vortex shape. This vortex balances maximum efficiency with optimal glare control while eliminating shadows and artifacts in a uniquely sharp square distribution.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Clear safety glass
Reflector surface made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 65

Weight: 1.8lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	17.8 W
System wattage	22 W
Controllability	0-10V dimmable
Color rendering index	Ra > 85
Luminaire lumens	1295 lumens (3000K)
Lifetime at Ta = 15° C	172,000 h (L70)
Lifetime at Ta = 30° C	73,000 h (L70)

LED color temperature

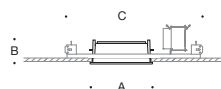
- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED recessed ceiling downlight · vortex reflector · symmetric narrow beam

	LED	β	A	B	C
24 802	17.8 W	28°	6 1/8	4 1/2	20 1/2

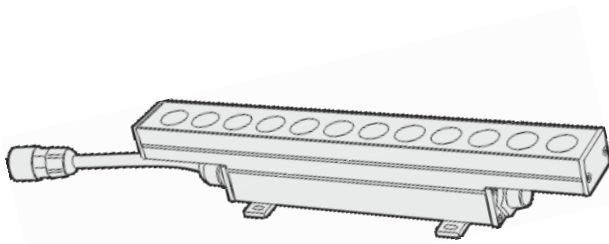
β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2018 Updated 10/30/18



AL GRAZE AC™



Client:

Project:

Type:

Order Code:

Quantity:

The **AL Graze AC** is a high power, low profile, outdoor linear LED fixture. Featuring a robust IP66 housing, on-board AC + DMX driver, and linkable cable system, it is the perfect option for any structure that calls for indoor or outdoor linear grazing.

SPECIFICATIONS

Color	2700K, 3000K, 3500K, 4000K, RGB, RGBW, RGBA, DW (2400K-5500K)
Beam Angle	10° x 60°, 30° x 60°, 10° x 10°, 60° x 60°, 20° Asymmetric Wall Wash
Max Fixtures In Series	50' @ 120V, 100' @ 230-277VAC
Total Lumens	419 per foot (4000K, 30° x 60° 1')
Control	DMX-512 (internal), 0-10V (via external UDM)
Mounting	30° Swivel Mount and Fixed Flat Mount Included
Power Consumption	9W per linear foot
Operating Voltage	100-277VAC
Lumen Maintenance	L70 @ 150,000 Hours (25° C)
Finish	Silver, Anodized Aluminum
Housing Material	Aluminum body; Glass Top Lens
Operating Temperature	-4°F to 123°F (-20°C to 50°C)
IP Rating	IP66, Wet or Dry Location
Fixture Connectors	Multipin IP66 Connectors, End to end jumpers attached to each fixture
Warranty	5 Years
Weight	1' - 1.25 lbs / 0.6 kg, 4' - 5 lbs / 2.3 kg
Dimensions	See dimensions section on page 2 for options

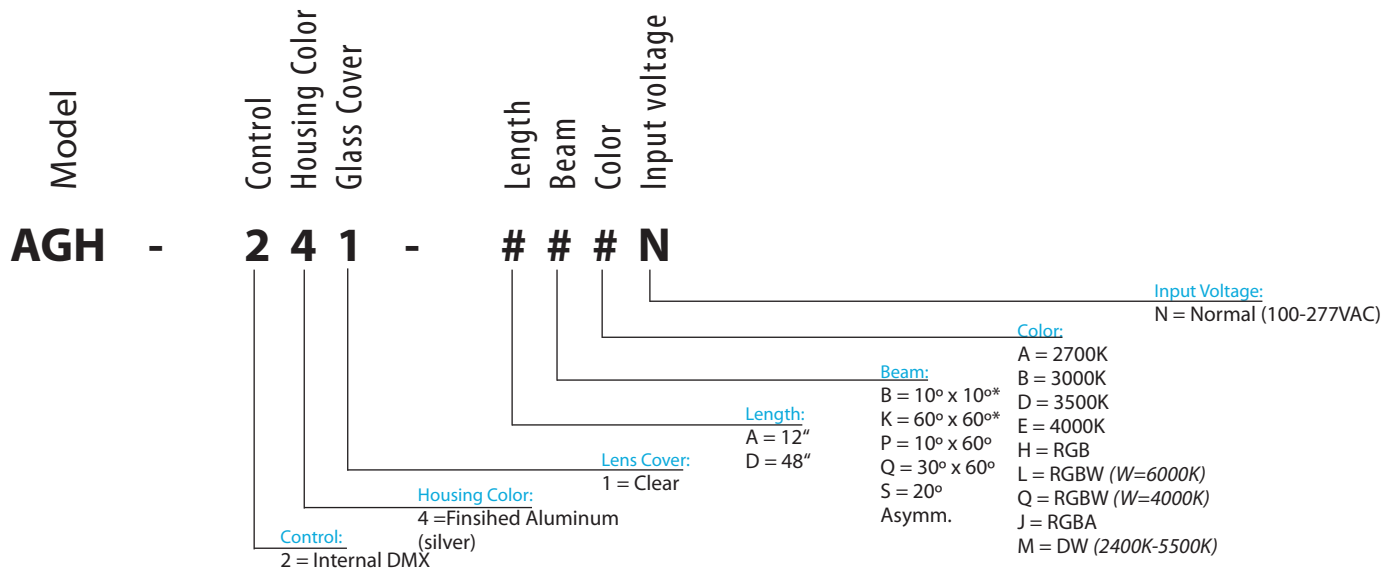
Certifications



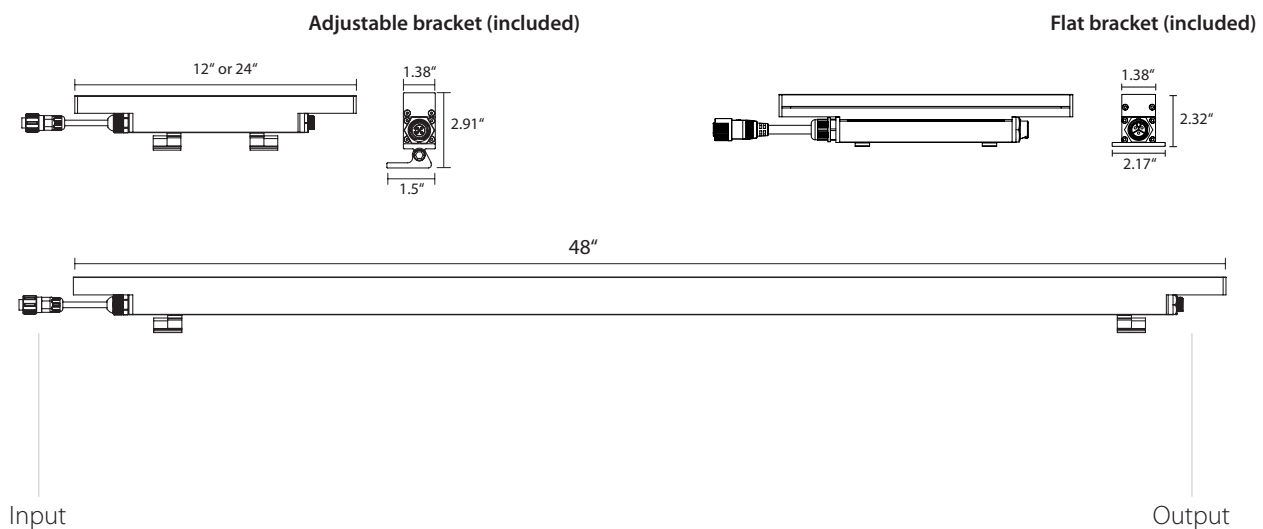
AL GRAZE AC™

ORDER CODES

* Indicates Special Order



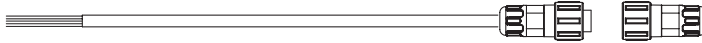
DIMENSIONS



AL GRAZE AC™

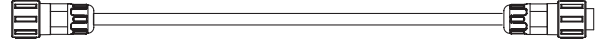
RELATED COMPONENTS

Connection Cables



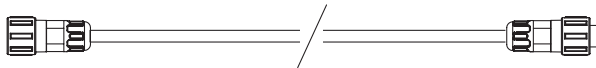
H6FC10

10' Feed Cable For AL Graze AC + End Cap
Powers up to 50' @ 120VAC



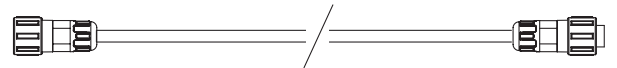
H6LC1

1' Link Cable for AL Graze AC



H6LC5

5' Link Cable for AL Graze AC



H6LC10

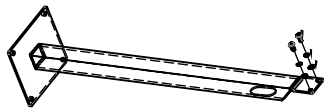
10' Link Cable for AL Graze AC



H6EC

End Cap for AL Graze AC

Mounting Accessories



AGEB6

AL Graze Extender Bar 6"

AGEB12

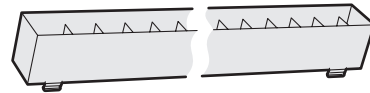
AL Graze Extender Bar 12" **Type G3**

AGEB18

AL Graze Extender Bar 18"

AGEB24

AL Graze Extender Bar 24"



AGLV12

12" Louver for AL Graze AC

AGLV48

48" Louver for AL Graze AC

Type G3

AG90MB

90 Degree Mounting Bracket for AL Graze AC



AGS1

12" Single Sided Glare Shield for AL Graze AC



AGS4

48" Single Sided Glare Shield for AL Graze AC

Fixture Setup Accessories



XMT350

DMX + RDM Addressing and Testing Tool



PROSOCO®

Sure Klean®

CLEANING & PROTECTIVE TREATMENTS

Restoration Cleaner

Sure Klean® Restoration Cleaner is a concentrated compound formulated as a carbon solubilizer. Used properly, it cleans brick, granite, sandstone, terra cotta, many exposed aggregate surfaces and other masonry except limestone, marble or concrete. This product has been safely and effectively used to clean historic structures throughout the United States and Canada.

When properly used, Sure Klean® Restoration Cleaner is safer and less expensive than sandblasting or steam cleaning. Application to masonry surfaces loosens and dissolves dirt, paint oxidation, carbon buildup and other atmospheric pollutants. A simple cold-water rinse removes unsightly stains.

ADVANTAGES

- Proven effective for cleaning dirty and heavily carboned buildings.
- Safer than sandblasting. Will not pit or damage the masonry when properly applied.

Limitations

- May etch window glass.
- Not suitable for cleaning of limestone, concrete or marble surfaces. See Sure Klean® Limestone Restorer or Sure Klean® 766 Limestone & Masonry Prewash literature for these applications.
- Not recommended for interior use. Contact PROSOCO's Customer Care (800-255-4255) for recommendations for the most appropriate Sure Klean® or Enviro Klean® interior cleaning system.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Restoration Cleaner is compliant with all national, state and district VOC regulations.

TYPICAL TECHNICAL DATA

FORM	Clear, colorless liquid
SPECIFIC GRAVITY	1.050
pH	2.2 @ 1:3 dilution
WT/GAL	8.75 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	no data
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

Product Data Sheet

Sure Klean® Restoration Cleaner

PREPARATION

Protect people, vehicles, property, plants, metal, and all non masonry and acid-sensitive surfaces from contact with cleaner, rinse residue, fumes and wind drift. Protect/divert auto and foot traffic. Clean when traffic is at a minimum.

Maintain sufficient ventilation to avoid buildup of potentially damaging fumes. Avoid exposing building occupants to fumes. On occupied buildings, cover all windows, air intakes and exterior air conditioning vents. Shut down air handling equipment during cleaning and until surfaces are thoroughly dry. Fumes attack glass, metal and all other acid-sensitive surfaces.

Clean masonry before installing windows, doors, finished flooring, metal fixtures, hardware, light fixtures, roofing materials and other non masonry items. If already installed, protect with Sure Klean® Strippable Masking or polyethylene before application.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	no	N/A
	Smooth	no	
	Split-faced	no	
	Ribbed	no	
Concrete	Brick	no	N/A
	Tile	no	
	Precast Panels	no	
	Pavers	no	
	Cast-in-place	no	
Fired Clay	Brick	yes	125–400 sq.ft. 12–37 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished	yes	200–500 sq.ft. 19–47 sq.m.
Sandstone	Unpolished	yes	125–400 sq.ft. 12–37 sq.m.
Slate	Unpolished	yes	200–500 sq.ft. 19–47 sq.m.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.			

All caulking and sealant materials should be in place and thoroughly cured before cleaning.

Restoration Cleaner is corrosive, etches glass and architectural aluminum and is harmful to wood, painted surfaces and foliage. Inspect glazed terra cotta and tile carefully. Where glaze has been partially weathered away or etched, cleaning may cause additional loss of glaze.

Surface and Air Temperatures

Best cleaning temperatures are 40° F (4° C) or above for air and masonry. Cleaning when temperatures are below freezing or will be overnight may harm masonry. If freezing conditions have existed, let the masonry thaw before cleaning.

Equipment

Apply using low pressure (50 psi max) spray, roller or densely filled (tampico) masonry washing brush. Do not apply with high pressure spray. This drives the chemicals deep into the surface, making rinse difficult. Discoloration may result.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180° F; 65–82° C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100° F (7–38° C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

Product Data Sheet

Sure Klean® Restoration Cleaner

APPLICATION

Read “Preparation” and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let test area dry 3–7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Dilution

Always pour water into empty bucket first, then carefully add concentrate. Handle in polypropylene or polyethylene buckets only. Acidic liquids and fumes attack metal.

Porous Masonry: Use concentrate during initial testing. If concentrate cleans effectively, run tests with diluted solutions of up to 3 parts water to 1 part concentrate. Use the mildest effective solution based on test results.

Nonporous Masonry (glazed brick & terra cotta): Dilute with 1 to 3 parts water to 1 part product concentrate, depending on test results. Sure Klean® Restoration Cleaner is an acidic product and may etch polished and glazed surfaces. Etching can be controlled by dilution.

Application Instructions

1. After protecting all non masonry surfaces, thoroughly prewet the area to be cleaned with fresh water, working from the bottom to the top.
2. Apply the cleaning solution liberally.

3. Leave the cleaning solution on the surface for 3–5 minutes. Reapply. Light scrubbing improves cleaning results especially if high-pressure rinsing equipment isn't available. Keep people away from treated surfaces. Do not let the cleaning solution “dry in” to the masonry – bleaching may occur.
4. Water rinse with low-pressure, flood rinse to remove initial acidic residue with minimum risk of wind drift. Then rinse the treated area thoroughly with high-pressure spray. Rinse from the bottom to the top. Flush each section of the surface with a concentrated stream of water. Keep the wall below wet and rinsed free of cleaner and residues to avoid streaks.

On severely stained horizontal surfaces under window sills, eaves, etc., pretreating with Sure Klean® 766 Limestone & Masonry Prewash may prove effective. Read and follow product procedures and recommendations. Pressure rinse, then “afterwash” with Sure Klean® Restoration Cleaner followed by water rinse.

Cleanup

Clean tools and equipment using fresh water.

Maintenance

A breathable water repellent makes the cleaned surface less likely to stain and keeps the surface clean longer. It also makes future cleaning operations faster and easier. For more information about water repellents for masonry, contact PROSOCO's Customer Care (800-255-4255) regarding Sure Klean® Weather Seal products.

BEST PRACTICES

Restoration Cleaner is corrosive, etches glass and architectural aluminum and is harmful to wood, painted surfaces and foliage. Inspect glazed terra cotta and tile carefully. Where glaze has been partially weathered away or etched, cleaning may cause additional loss of glaze.

On severely stained horizontal surfaces, under window sills, eaves, etc., pretreatment with Sure Klean® 766 Limestone & Masonry Prewash may prove effective. Read and follow product procedures and recommendations.

When diluting, always pour water into empty bucket first, then carefully add product

concentrate. Use the mildest effective solution based on test results.

Apply using low pressure spray, 50 psi maximum. Do not apply with high pressure spray. This drives the chemicals deep into the surface, making rinse difficult. Discoloration may result.

A breathable water repellent makes the cleaned surface less likely to stain and keeps the surface clean longer. For more information about water repellents for masonry, contact PROSOCO's Customer Care at 800-255-4255.

Never go it alone. For problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care toll-free at 800-255-4255.

Product Data Sheet Sure Klean® Restoration Cleaner

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of

this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the PROSOCO representative in your area.

Sure Klean® Restoration Cleaner Cleaning Specification

Specifier Note: The information provided below is intended to guide the Architect in developing specifications for products manufactured by PROSOCO, Inc. and should not be viewed as a complete source of information about the product(s). The Architect should always refer to the Product Data Sheet and MSDS for additional recommendations and for safety information

Specifier Note: Paragraph below is for PART 1 GENERAL, Quality Assurance.

Test Area

Test a minimum 4 ft. by 4 ft. area on each type of masonry. Use manufacturer's application instructions. Let the test panel dry 3 to 7 days before inspection. Keep test panels available for comparison throughout the cleaning project.

Specifier Note: Paragraphs below are for PART 2 PRODUCTS, Manufacturers and Products.

Manufacturer: PROSOCO, Inc., 3741 Greenway Circle, Lawrence, KS 66046. Phone: (800) 255-4255; Fax: (785) 830-9797. E-mail: CustomerCare@prosoco.com

Product Description

Sure Klean® Restoration Cleaner is a concentrated compound formulated as a "carbon solubilizer." Used properly, it cleans brick, granite, sandstone, terra cotta, many exposed aggregate surfaces and other masonry except limestone, marble or concrete.

Restoration Cleaner, when properly used, is safer and less expensive than sandblasting or steam cleaning. Application to masonry surfaces loosens and dissolves dirt, paint oxidation, carbon buildup and other atmospheric pollutants. A simple cold-water rinse then removes these unsightly stains.

Technical Data

FORM: Clear liquid
SPECIFIC GRAVITY: 1.050
pH: 2.2 (@ 1:3 dilution)
WT./GAL.: 8.75 lbs.
FLASH POINT: N/A
FREEZE POINT: N/D

Limitations

- Not suitable for cleaning of limestone, concrete or marble surfaces. See Sure Klean® Limestone Restorer or Sure Klean® 766 Limestone & Masonry Prewash/Afterwash literature for these applications.
- Not recommended for interior use. Contact PROSOCO's Customer Care (800-255-4255) for recommendations for the most appropriate Sure Klean® interior cleaning system.
- May etch window glass.

Specifier Note: Paragraphs below are for PART 3 EXECUTION, Installation.

Application

Before applying, read "Preparation" and "Safety Information" sections in the Manufacturer's Product Data Sheet for Restoration Cleaner. Use Restoration Cleaner in concentrate or dilute with 1-3 parts water. Refer to Product Data Sheet for recommended dilution for intended use.

1. After protecting all nonmasonry surfaces, thoroughly prewet the area to be cleaned with fresh water.

2. Apply the cleaning solution liberally using low-pressure spray (50 psi), roller or densely filled (tampico) masonry washing brush.
3. Leave the cleaning solution on the surface for 3-5 minutes. Reapply. Light scrubbing improves cleaning results especially if high-pressure rinsing equipment isn't available. Keep people away from treated surfaces.
4. Water rinse with low-pressure flood rinse to remove initial acidic residue with minimum risk of wind drift. Then rinse the treated area thoroughly with high-pressure spray. Rinse from the bottom to the top. Flush each section of the surface with a concentrated stream of water. Keep the wall below wet and rinsed free of cleaner and residues to avoid streaks. The best combination of rinsing pressure and water volume is provided by masonry washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute delivered through a 15-45 degree fan spray tip. Equipment should be adjustable to reduce water flow rate and rinsing pressure as required for controlled cleaning of more sensitive surfaces. See also "Equipment" section of the Product Data Sheet

Note: Do not let the cleaning solution "dry in" to the masonry—bleaching may occur.









September 7, 2023

Owner: Deirdre Nice
Friends of St. Lawrence Church
76 Congress Street
Portland, ME 04101

Applicant: David Lloyd
Archetype Architects
48 Union Wharf
Portland, ME 04101

Re: 76 Congress Street – New Construction HPBR-002025-2022

Deirdre Nice and David Lloyd,

The Historic Preservation Board has approved your application for a Certificate of Appropriateness for New Construction at 76 Congress Street (Site of the Former Saint Lawrence Church). Approval was based on the application materials submitted for the public hearing held on September 6, 2023, and stamped for approval on September 7, 2023.

All improvements shall be carried out as shown on the materials submitted for the hearing on September 6, 2023, and stamped for approval on September 7, 2023. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by the Historic Preservation program prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan R. Schueckler".

Evan R. Schueckler
Historic Preservation Program Manager

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101

207.772.6022



PLANNING & URBAN DEVELOPMENT

**HISTORIC
PRESERVATION**

CERTIFICATE OF APPROPRIATENESS

Project No:

HPBR-002025-2022

Public Hearing Date:

9/6/2023

Approved Drawings Date:

9/7/2023

Preservation Staff: Evan Schueckler

June 29, 2023

Evan Schueckler
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: The Hill Arts

Dear Evan,

We are pleased to resubmit designs for The Hill Arts, formally called Saint Lawrence Arts . Following are adjustments made since our last meeting.

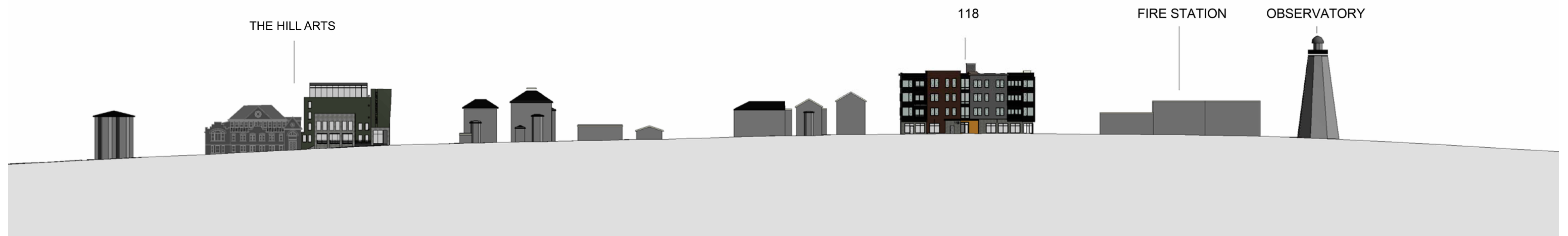
1. We looked into doing a mock up for the perforated metal and lighting but in talking this over with the lighting designer it was decided that the best way to show what effects the lighting will have was to develop nighttime renderings. The lighting designer has written a narrative and please keep in mind that the lighting is on a dimmer and of course all lighting must conform to the City of Portland's lighting ordinance.
2. In reviewing the renderings with different color options for the perforated metal we have changed the color to a light green.
3. A comment was made to bring some of the architecture from the original church into the new addition. While we feel this undermines the integrity of the addition, we have found some original pink granite including a stone stating St Lawrence Congregational Church which we will embed in the new porch, we have included a picture.
4. We have reincorporated renderings in neighborhood context.
5. In studying the connection from existing to new ,we are redesigning the open slot, to be closed in.
6. The material over the overhead door has been changed to match the door itself.
7. We are now fully approved by the planning board.

Thank you for your input and we would be glad to meet if you think it will help.

Respectfully,

David Lloyd
Maine Licensed Architect #936
Consultant to Archetype Architects

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: <i>HPBR-002025-2022</i> Public Hearing Date: <i>9/6/2023</i> Approved Drawings Date: <i>9/7/2023</i> Preservation Staff: Evan Schueckler	



THE HILL ARTS

76 CONGRESS STREET PORTLAND, MAINE 04101

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



TAX MAP 3 / BLOCK L / LOT 1	
Job No.: 777	Sheet No.:
Date: DEC. 27, 2022	C1.1
Scale: AS SHOWN	
Drawn: JDC	
Checked: WRW	

C1.1



THE HILL ARTS

76 CONGRESS STREET PORTLAND, MAINE 04101

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



CERTIFICATE OF APPROPRIATENESS

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THE HILL ARTS

76 CONGRESS STREET PORTLAND, MAINE 04101

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101





PLANNING & URBAN DEVELOPMENT

**HISTORIC
PRESERVATION**

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THE HILL ARTS

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ARCHETYPE ARCHITECTS

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PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

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THE HILL ARTS

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ARCHETYPE ARCHITECTS

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PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

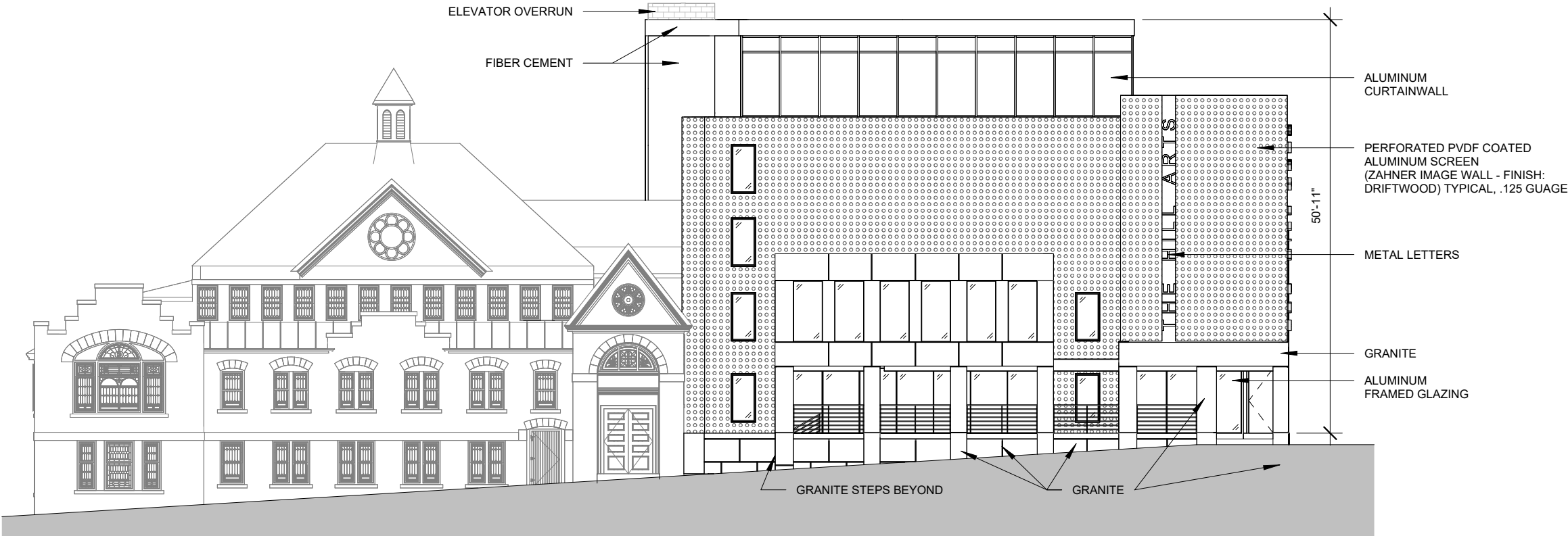
CERTIFICATE OF APPROPRIATENESS
Project No:
HPBR-002025-2022
Public Hearing Date:
9/6/2023
Approved Drawings Date:
9/7/2023
Preservation Staff: Evan Schueckler

THE HILL ARTS

76 CONGRESS STREET PORTLAND, MAINE 04101

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



NORTH ELEVATION MATERIALS
 1/16" = 1'-0"

THE HILL ARTS

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ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



PLANNING & URBAN DEVELOPMENT

HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS

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HPBR-002025-2022

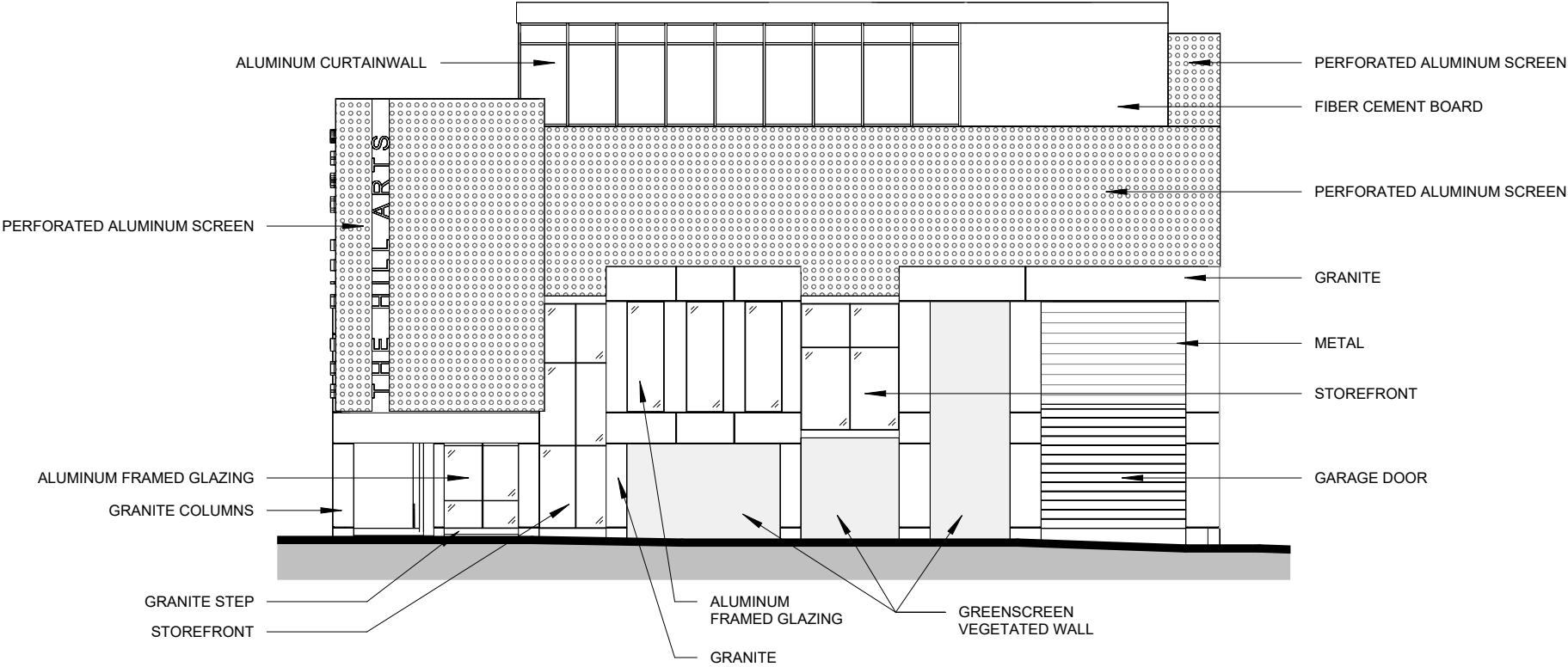
Public Hearing Date:

9/6/2023

Approved Drawings Date:

9/7/2023

Preservation Staff: Evan Schueckler



WEST ELEVATION MATERIALS

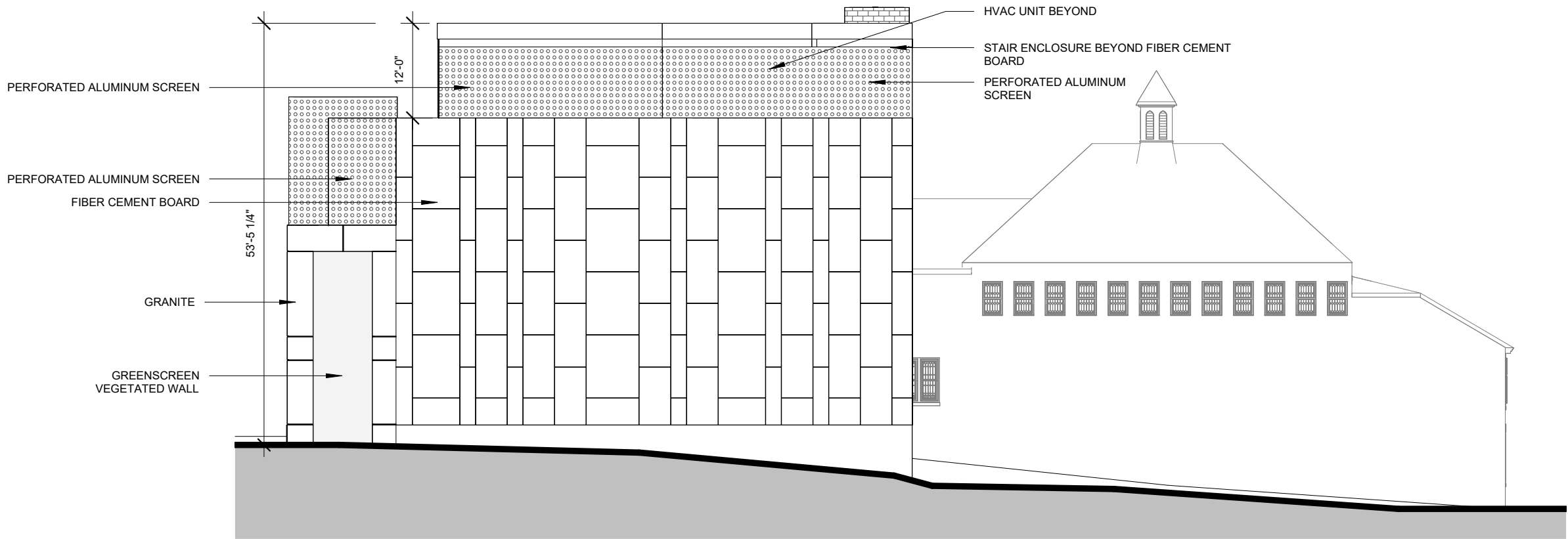
1/16" = 1'-0"

THE HILL ARTS

76 CONGRESS STREET PORTLAND, MAINE 04101

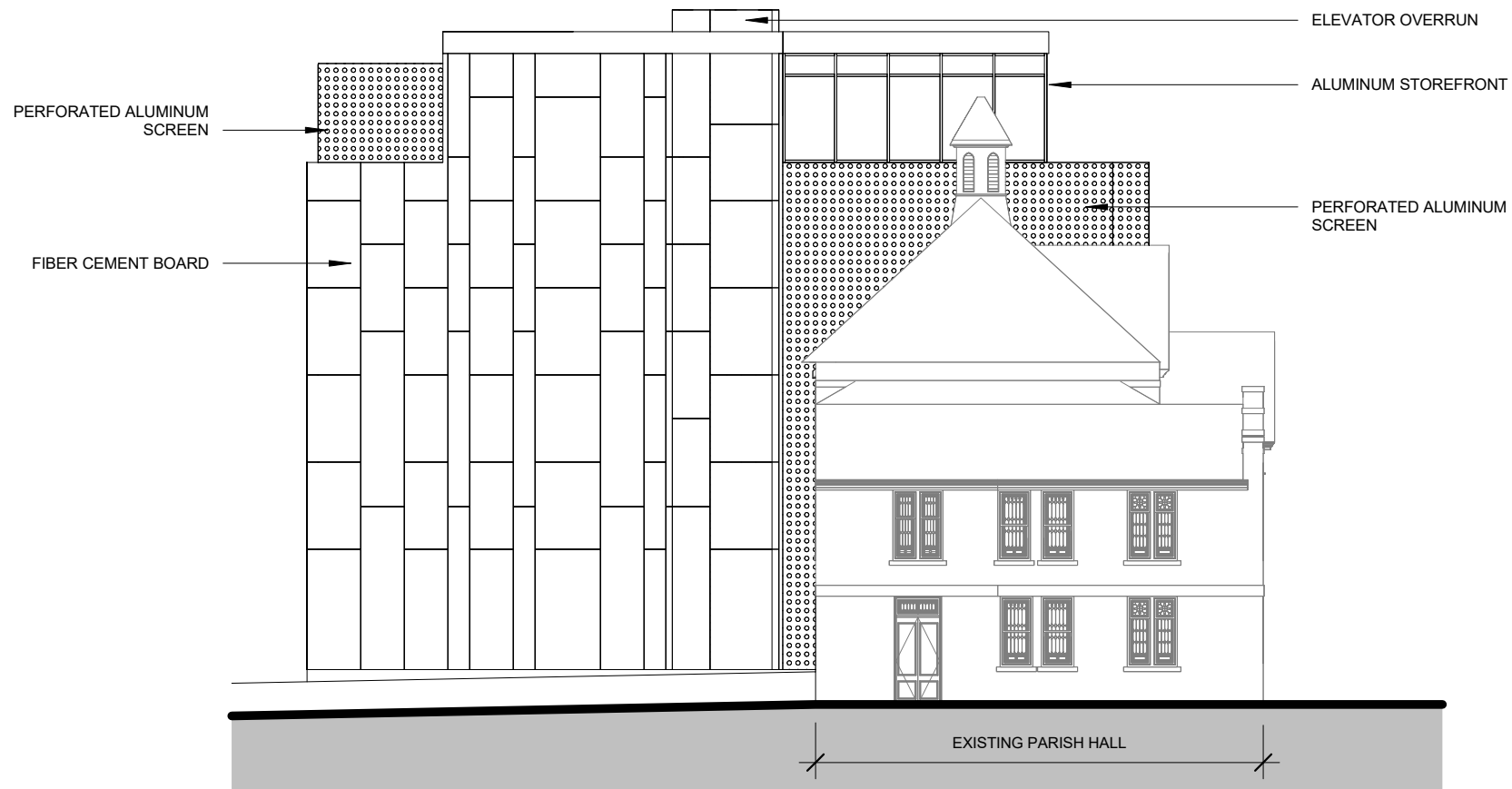
ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



SOUTH ELEVATION MATERIALS

1/16" = 1'-0"



EAST ELEVATION MATERIALS

1/16" = 1'-0"



PLANNING & URBAN DEVELOPMENT

HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPBR-002025-2022

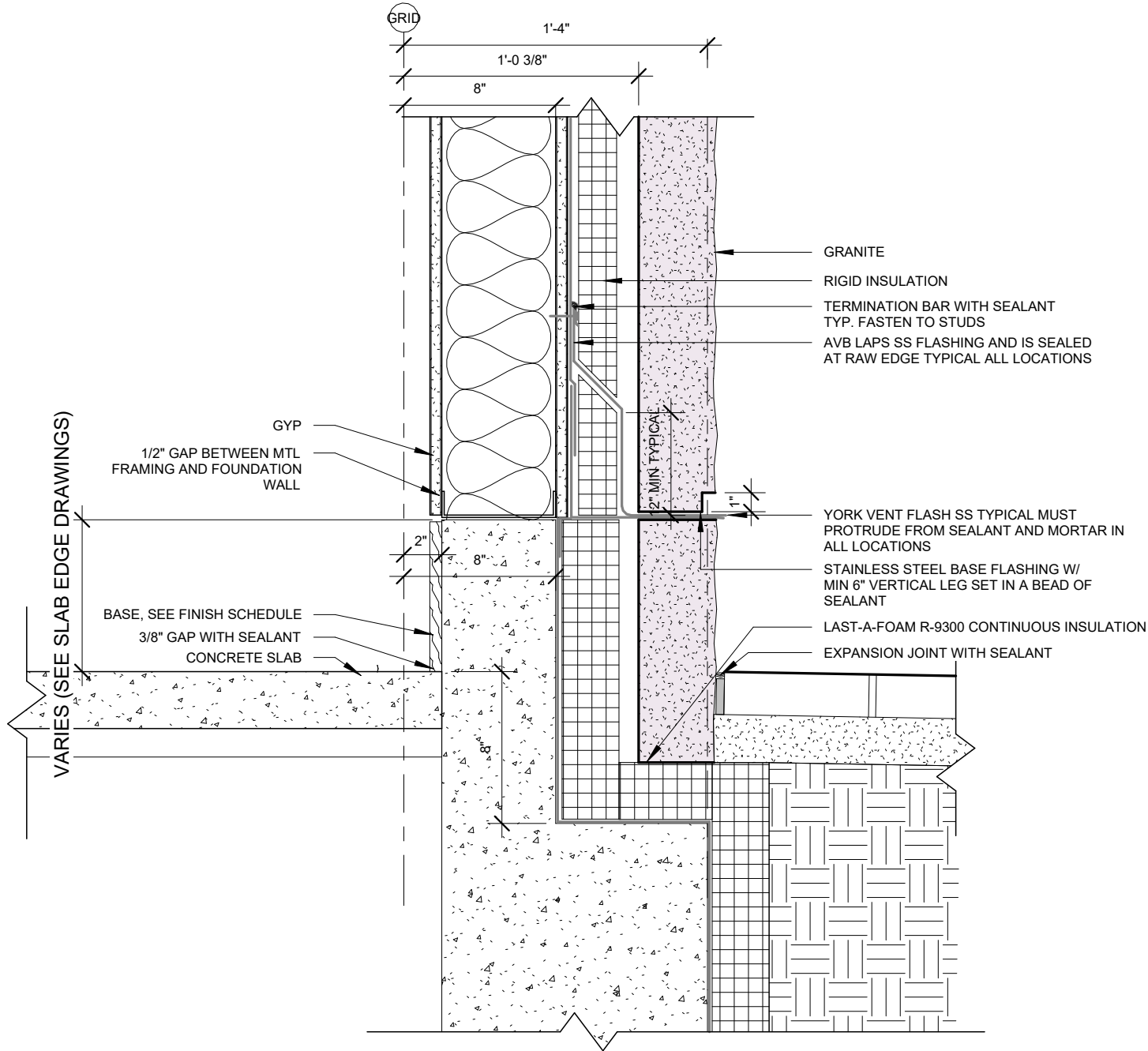
Public Hearing Date:

9/6/2023

Approved Drawings Date:

9/7/2023

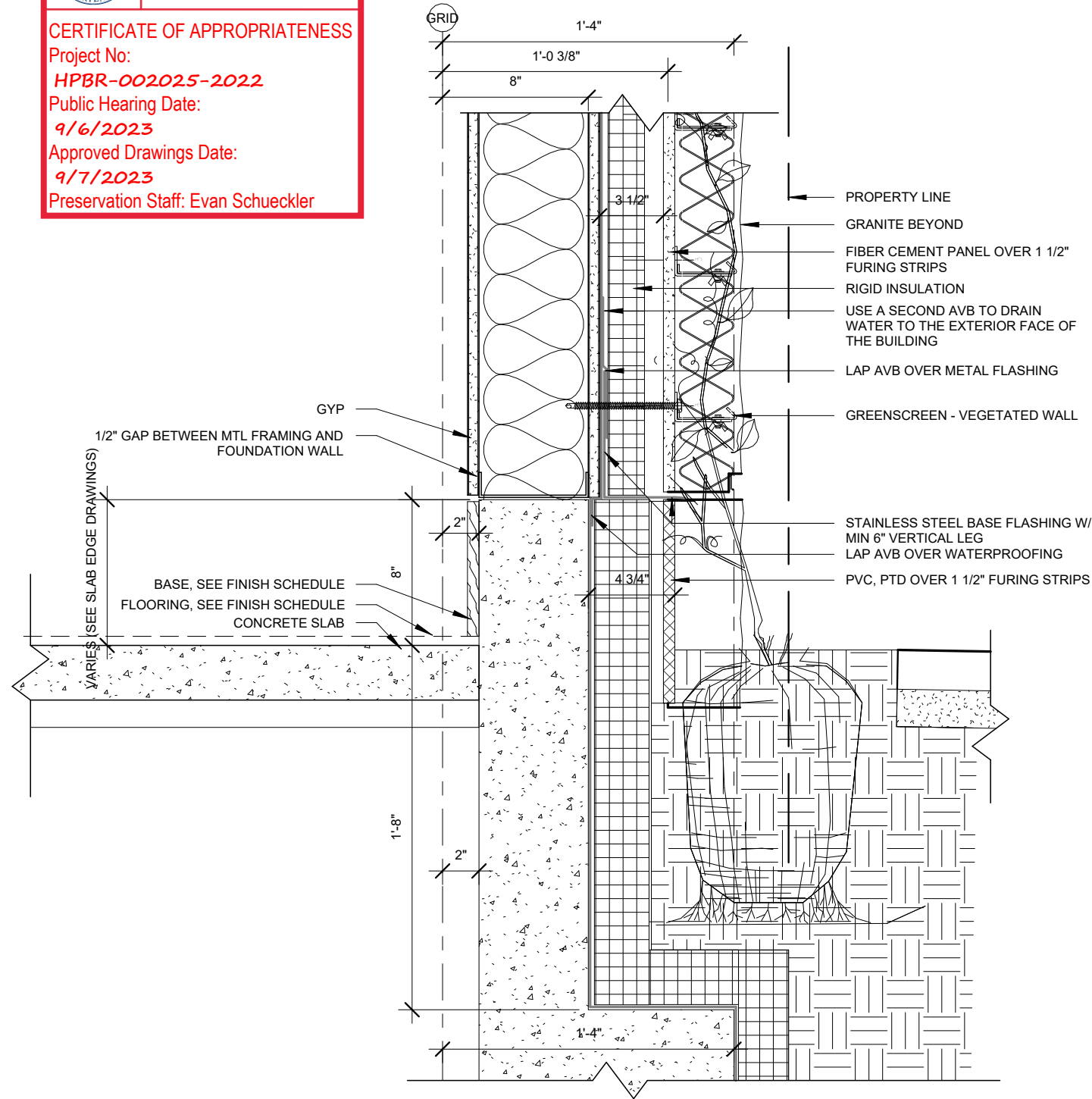
Preservation Staff: Evan Schueckler



1

BASE OF WALL DETAIL AT GRANITE

1 1/2" = 1'-0"



2

BASE OF WALL DETAIL AT GREENSCREEN

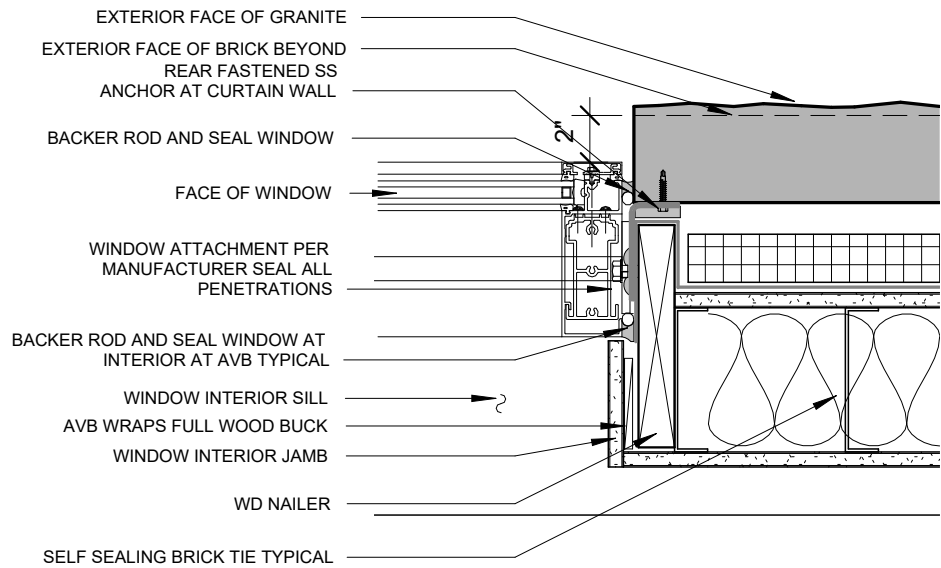
1 1/2" = 1'-0"

THE HILL ARTS

76 CONGRESS STREET PORTLAND, MAINE 04101

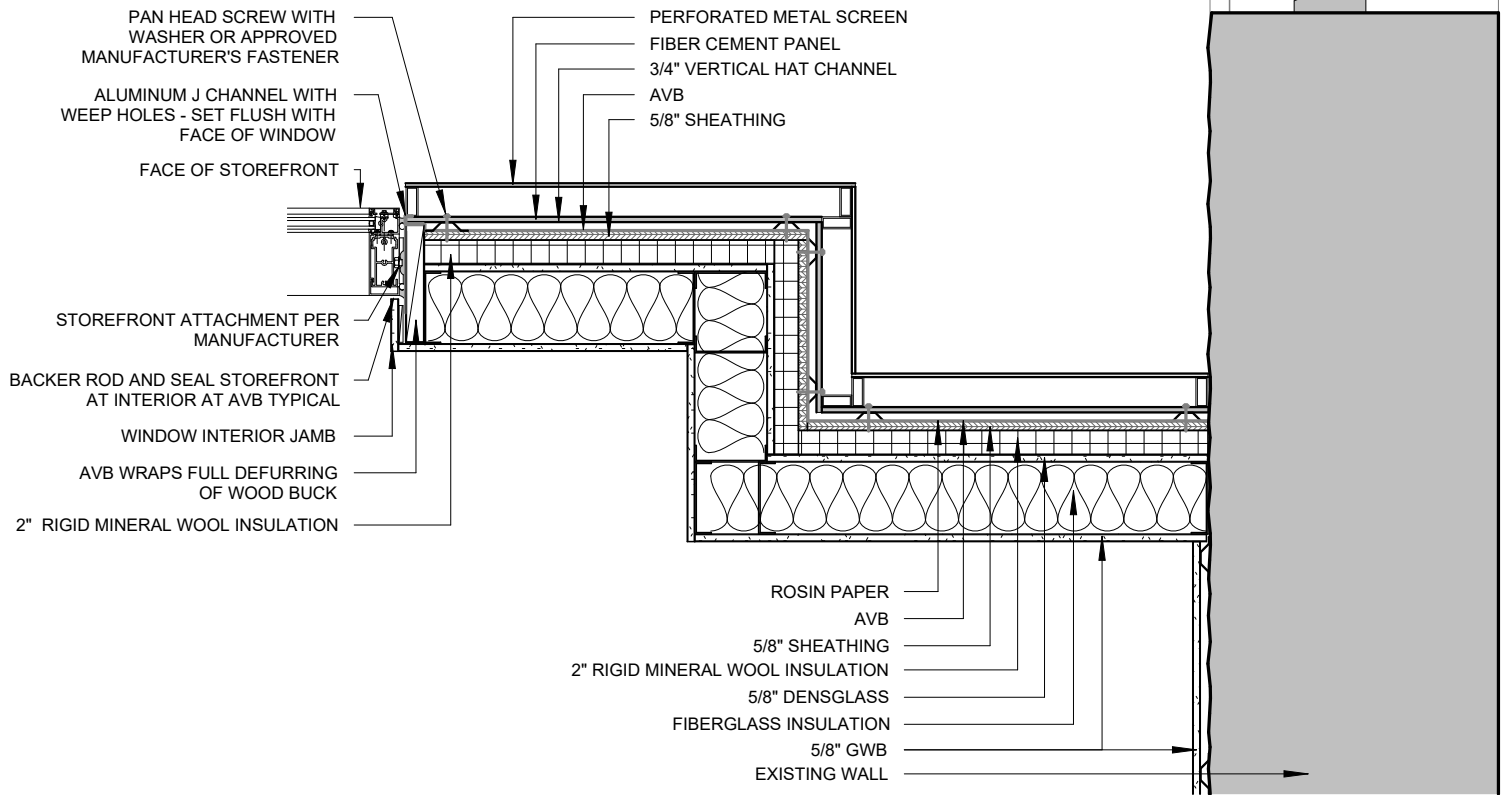
ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



1

TYPICAL WINDOW DETAIL AT GRANITE
 1 1/2" = 1'-0"



2

PLAN DETAIL - WALL INTERSECTION
 3/4" = 1'-0"



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPBR-002025-2022

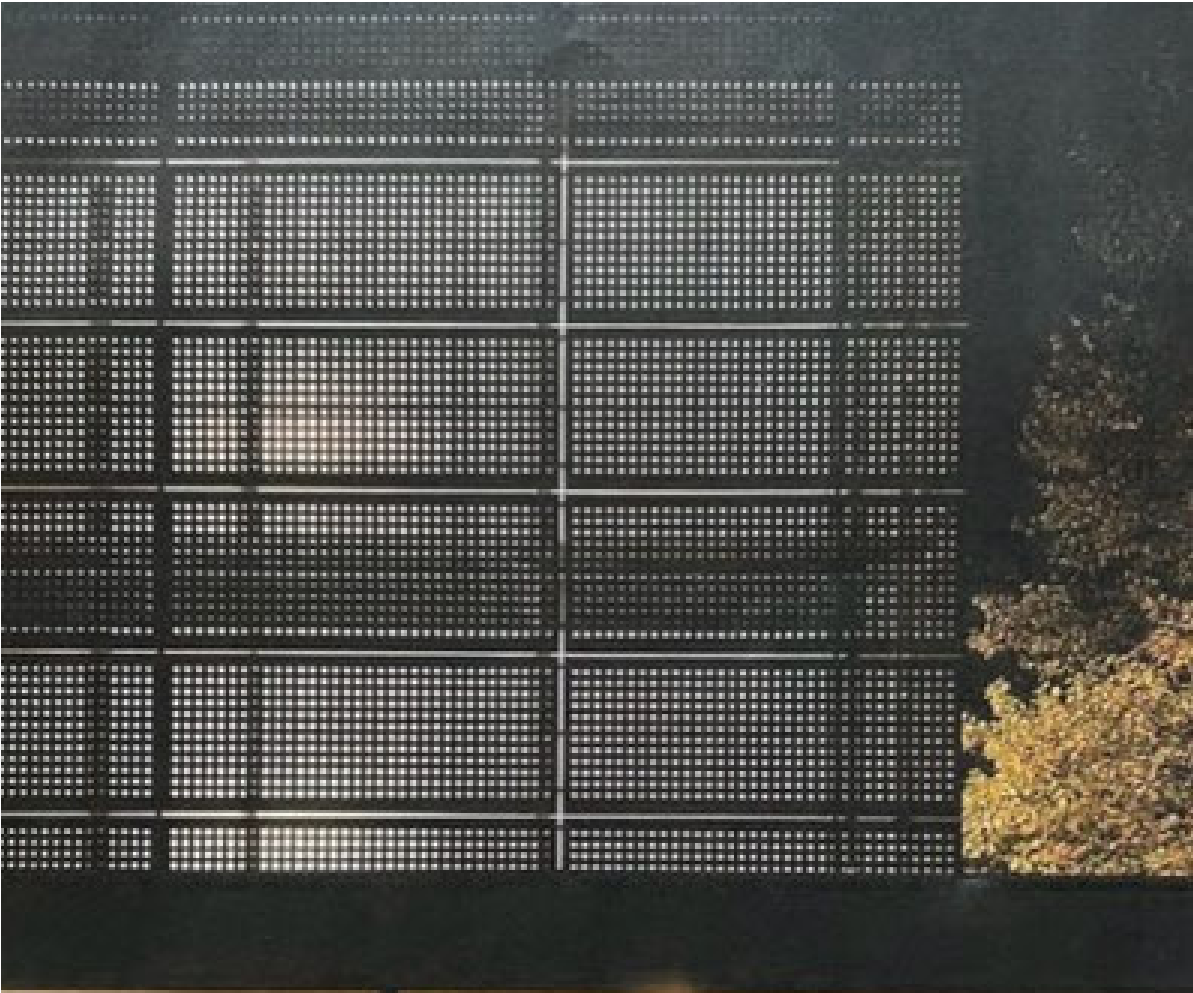
Public Hearing Date:

9/6/2023

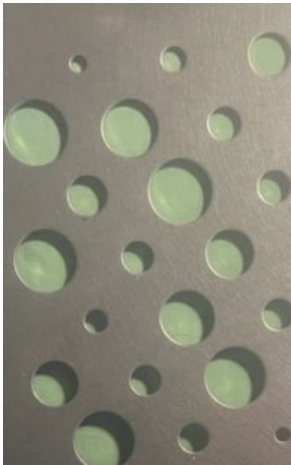
Approved Drawings Date:

9/7/2023

Preservation Staff: Evelyn Schneider



SAMPLE OF SCREEN CLADDING AT NIGHT



PROPOSED METAL
SCREEN PATTERN



PROPOSED METAL
SCREEN COLOR



EXISTING GRANITE FACADE



PROPOSED NEW GRANITE CLADDING AT ADDITION

THE HILL ARTS

76 CONGRESS STREET PORTLAND, MAINE 04101

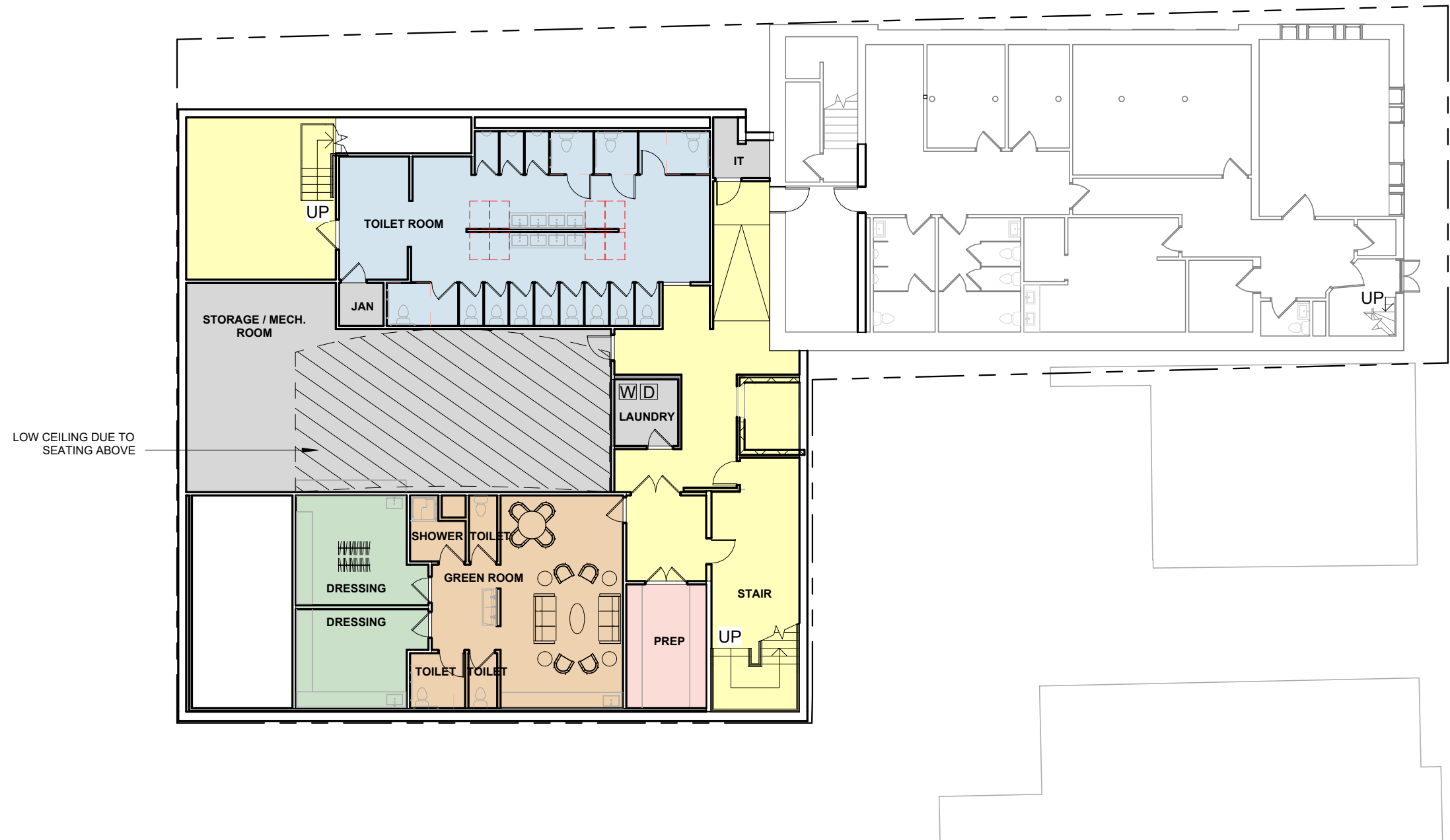
ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101



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BASEMENT PLAN
1/16" = 1'-0"



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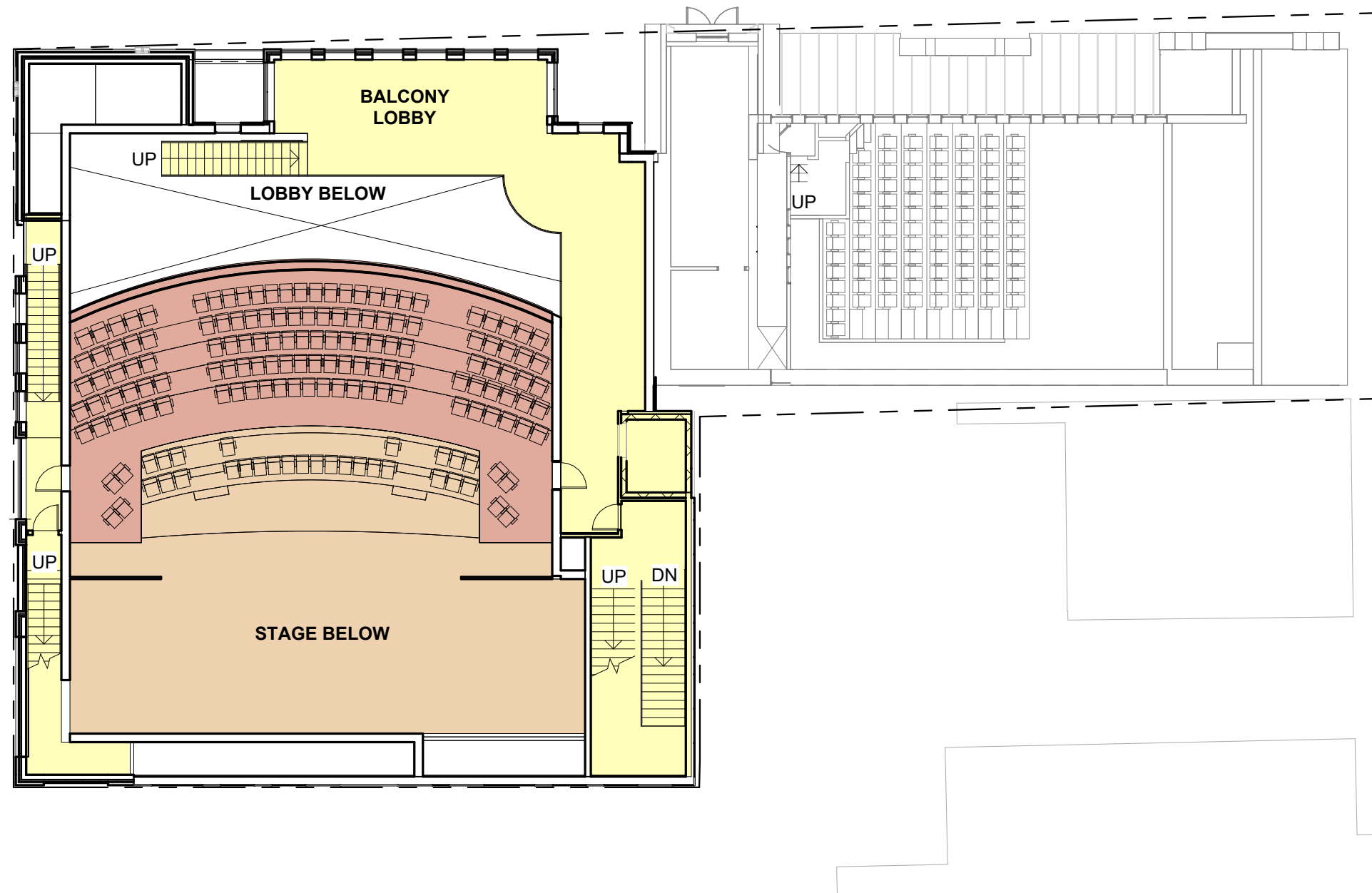
Public Hearing Date:

9/6/2023

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Preservation Staff: Evan Schueckler

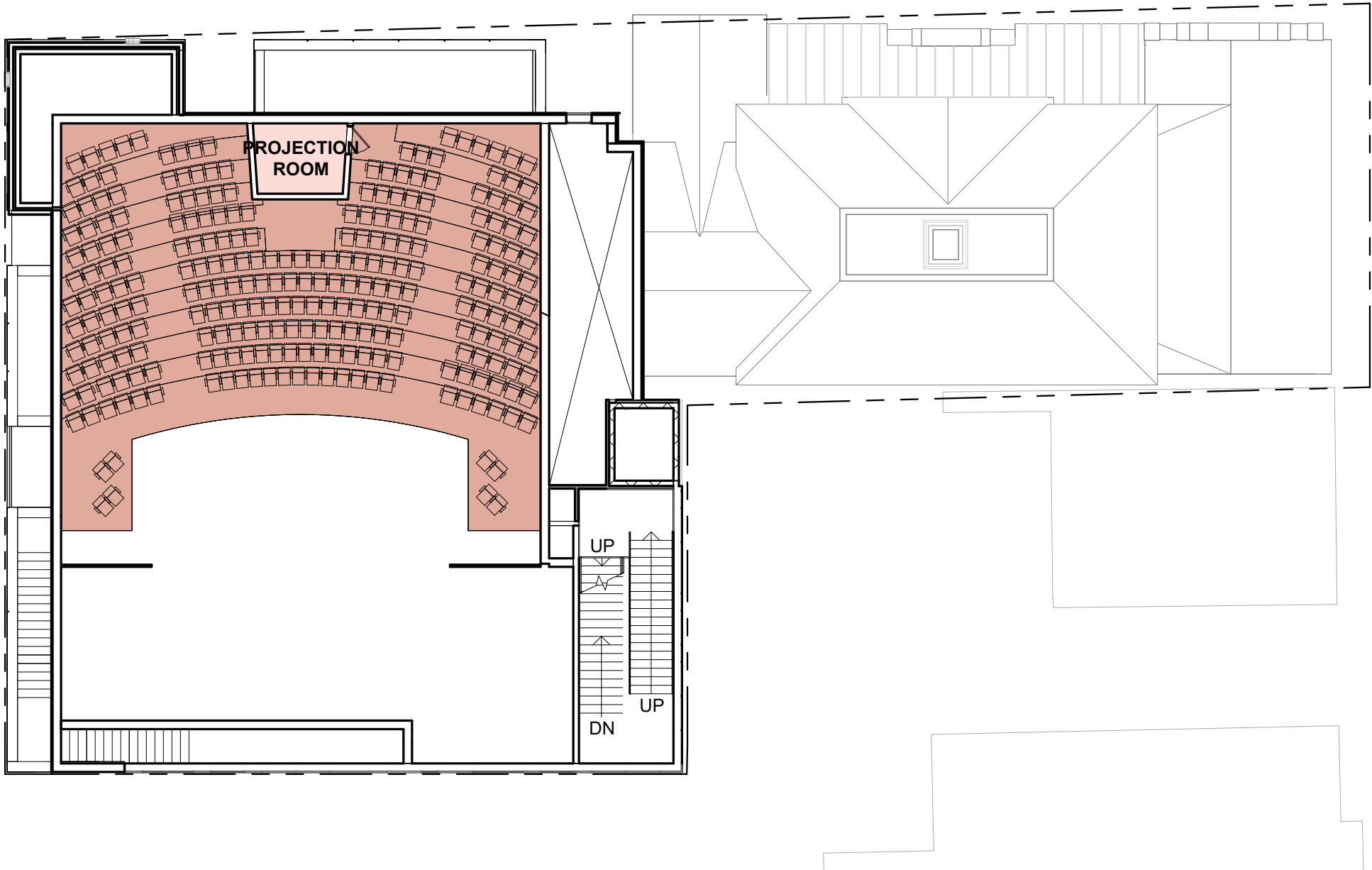


UPPER LOBBY LEVEL PLAN

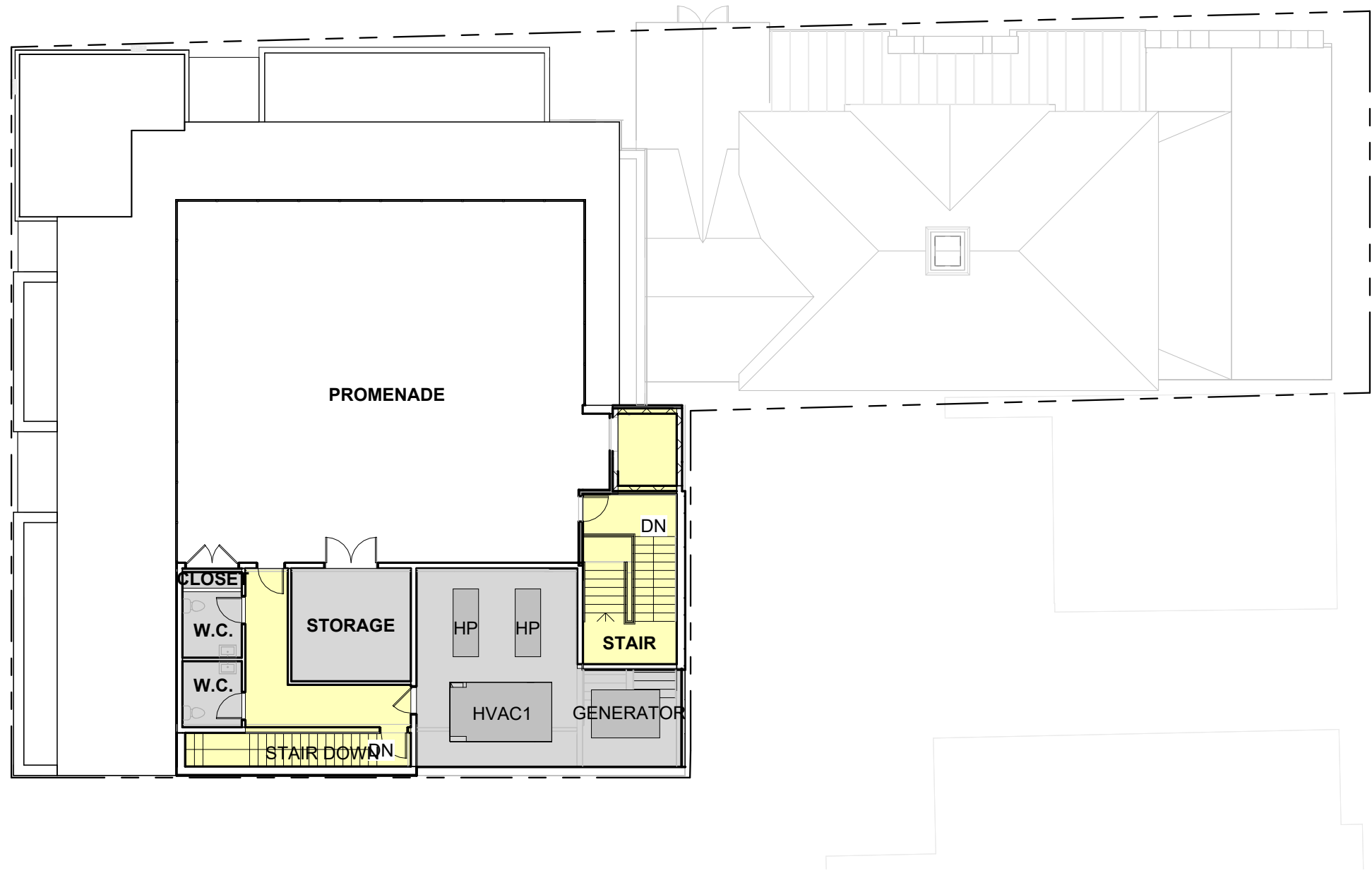
1/16" = 1'-0"



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PROJECTION BOOTH PLAN
1/16" = 1'-0"



PROMENADE PLAN
1/16" = 1'-0"



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9/7/2023

Preservation Staff: Evan Schueckler

gregdaylighting.com

Greg Day Lighting



1155 High Street Bath, Maine 04530

207.671.5551

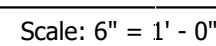
ST LAWRENCE ARTS CENTER - EXTERIOR LIGHTING INTENT

Our plan is to evenly graze internal matte white walls with light that will be visible through holes in the perforated metal façade panels at the northwest corner (sign corner) of the building. This will be visible in a subtle way coming from both directions on Congress Street. Also, the edges of the perforations will catch the light and reflect interesting, sparkling light (note: this will also happen with sun light during the day).

The standard light color will be warm white, 2700 kelvin. In addition, the lights can be programmed to emit any color to celebrate special events or holidays, or to represent the current production within the theater. These lights will be off during appropriate times for a residential neighborhood.

The intention is to provide 10 footcandles minimum and 20 footcandle maximum on the horizontal surface of the enclosed Entry walkway, ramp, and steps, with a minimum uniformity ratio of 3:1. There will be approximately an average of 1.25 footcandles (5.0fc max.) of spill light onto the adjacent sidewalks with no measurable light at adjacent properties.

There will also be a soft grazing light shining down on the vegetated wall segments on the Munjoy Street façade. These can be programmed to turn off when there is no vegetation if desired. These lights will also provide approximately an average of 1.25 footcandles (5.0fc max.) of light on the sidewalks with no measurable light at adjacent properties. These lights will also be off during appropriate times for a residential neighborhood.





ARCHETYPE
ARCHITECTS

Greg Day Lighting

Architectural Lighting Design

Bath Me US
New York US
London UK

info@gregdaylighting.com

Revisions

St Lawrence Arts

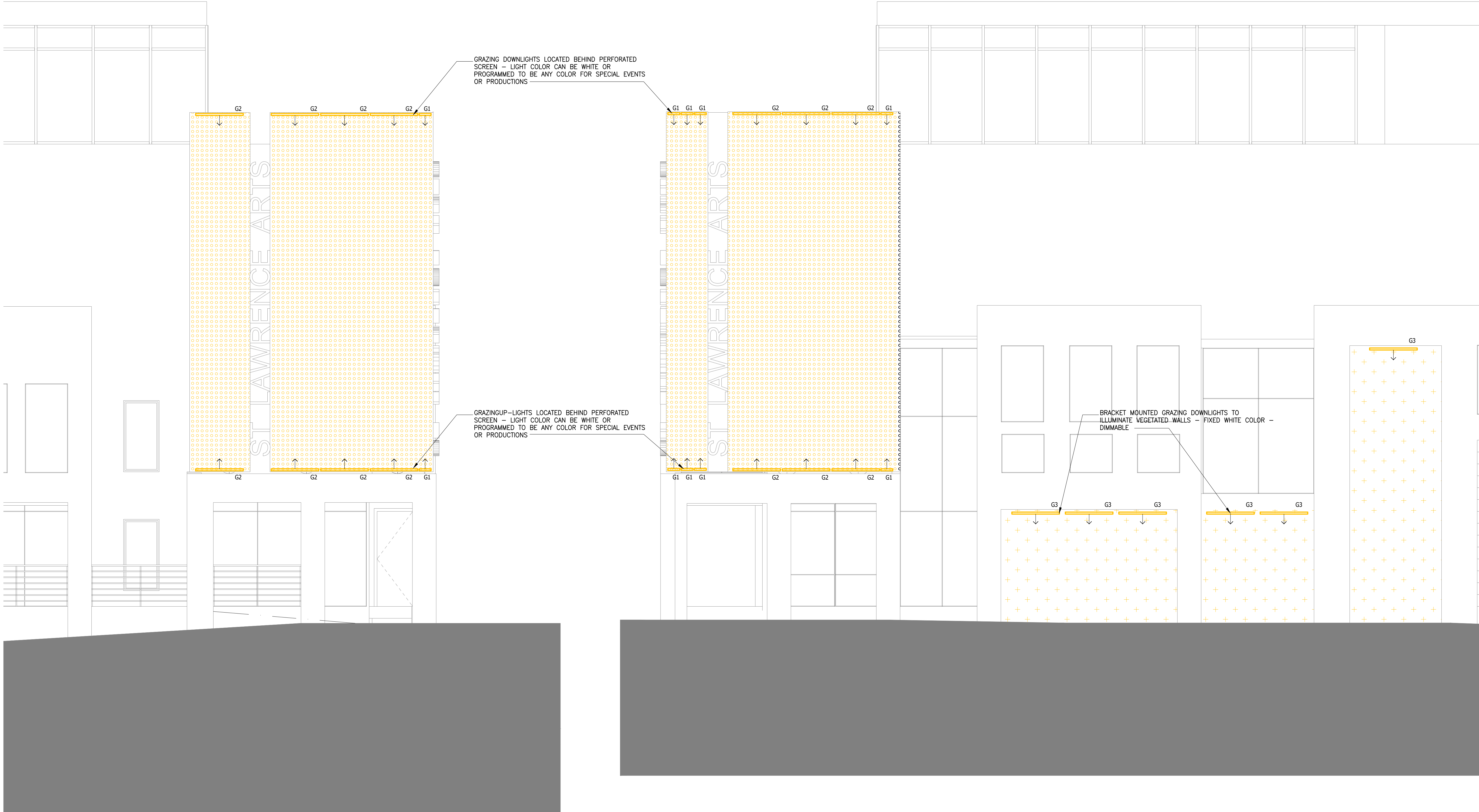
Portland, Maine

22 February 2023
Scale: As Noted

Drawing Title:
Lighting Plan

LT.2
Not For
Construction

Copyright Greg Day Lighting, Inc.



2 NORTH SCHEMATIC LIGHTING ELEVATION
Scale: 1/4"=1'0"

1 WEST SCHEMATIC LIGHTING ELEVATION
Scale: 1/4"=1'0"

St Lawrence Arts Center

LED wall luminaire - shielded with forward throw

BEGA

Application

This wall mounted LED luminaire features a forward throw light distribution and is designed for the general illumination of pathways and walkways from various mounting heights. Downlight applications only.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 64

Weight: 3.7 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	13.9W
System wattage	17W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1659 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 50° C	101,000 h (L70)

LED color temperature

- ☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

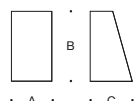
Type:

BEGA Product:

Project:

Modified:

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002025-2022 Public Hearing Date: 9/6/2023 Approved Drawings Date: 9/7/2023 Preservation Staff: Evan Schueckler	



LED wall luminaire · shielded with forward throw

	LED	A	B	C
33817	13.9W	5 1/8	9 1/8	5 3/8



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 © copyright BEGA 2018 Updated 09/10/18

Greg Day Lighting

Type C1

St Lawrence Arts Center

LED recessed ceiling downlight - vortex reflector - narrow beam

BEGA

Application

LED recessed ceiling luminaire with symmetric narrow beam light distribution. The patent pending 'vortex reflector' rotates a parabolic reflector around the vertical axis to form a complex vortex shape. This vortex balances maximum efficiency with optimal glare control while eliminating shadows and artifacts in a uniquely sharp square distribution.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
Clear safety glass
Reflector surface made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion

High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 1.8 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	17.8 W
System wattage	22 W
Controllability	0-10V dimmable
Color rendering index	Ra > 85
Luminaire lumens	1295 lumens (3000K)
Lifetime at Ta = 15° C	172,000 h (L70)
Lifetime at Ta = 30° C	73,000 h (L70)

LED color temperature

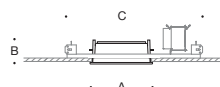
- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED recessed ceiling downlight · vortex reflector · symmetric narrow beam

	LED	β	A	B	C
24 802	17.8 W	28°	6 1/8	4 1/2	20 1/2

β = Beam angle

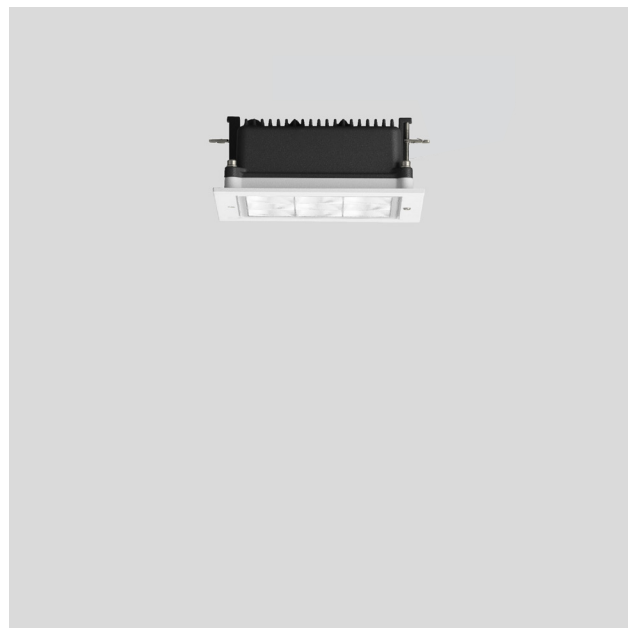
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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© copyright BEGA 2018 Updated 10/30/18

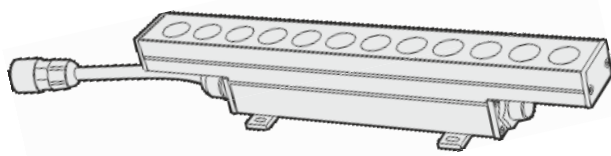
Greg Day Lighting

Type D1

Type:
BEGA Product:
Project:
Modified:



AL GRAZE AC™



The **AL Graze AC** is a high power, low profile, outdoor linear LED fixture. Featuring a robust IP66 housing, on-board AC + DMX driver, and linkable cable system, it is the perfect option for any structure that calls for indoor or outdoor linear grazing.

	Client: PLANNING & URBAN DEVELOPMENT
	Project: HISTORIC PRESERVATION
Type: CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-002025-2022	Order Code:
Public Hearing Date: 9/6/2023	Quantity:
Approved Drawings Date: 9/7/2023	
Preservation Staff: Evan Schueckler	

SPECIFICATIONS

Color	2700K, 3000K, 3500K, 4000K, RGB, RGBW, RGBA, DW (2400K-5500K)
Beam Angle	10° x 60°, 30° x 60°, 10° x 10°, 60° x 60°, 20° Asymmetric Wall Wash
Max Fixtures In Series	50' @ 120V, 100' @ 230-277VAC
Total Lumens	419 per foot (4000K, 30° x 60° 1')
Control	DMX-512 (internal), 0-10V (via external UDM)
Mounting	30° Swivel Mount and Fixed Flat Mount Included
Power Consumption	9W per linear foot
Operating Voltage	100-277VAC
Lumen Maintenance	L70 @ 150,000 Hours (25° C)
Finish	Silver, Anodized Aluminum
Housing Material	Aluminum body; Glass Top Lens
Operating Temperature	-4°F to 123°F (-20°C to 50°C)
IP Rating	IP66, Wet or Dry Location
Fixture Connectors	Multipin IP66 Connectors, End to end jumpers attached to each fixture
Warranty	5 Years
Weight	1' - 1.25 lbs / 0.6 kg, 4' - 5 lbs / 2.3 kg
Dimensions	See dimensions section on page 2 for options

Certifications



AL GRAZE AC™

ORDER CODES

* Indicates Special Order

Model	Control	Housing Color	Glass Cover	Length	Beam	Color	Input voltage
AGH -	2	4	1	#	#	#	N

Control:
 2 = Internal DMX

Housing Color:
 4 = Finsihed Aluminum (silver)

Glass Cover:
 1 = Clear

Length:
 A = 12"
 D = 48"

Beam:
 B = 10° x 10°*
 K = 60° x 60°*
 P = 10° x 60°
 Q = 30° x 60°
 S = 20°
 Asymm.

Color:
 A = 2700K
 B = 3000K
 D = 3500K
 E = 4000K
 H = RGB
 L = RGBW (W=6000K)
 Q = RGBW (W=4000K)
 J = RGBW
 M = DW (2400K-5500K)

Input Voltage:
 N = Normal (100-277VAC)



PLANNING & URBAN DEVELOPMENT
HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS

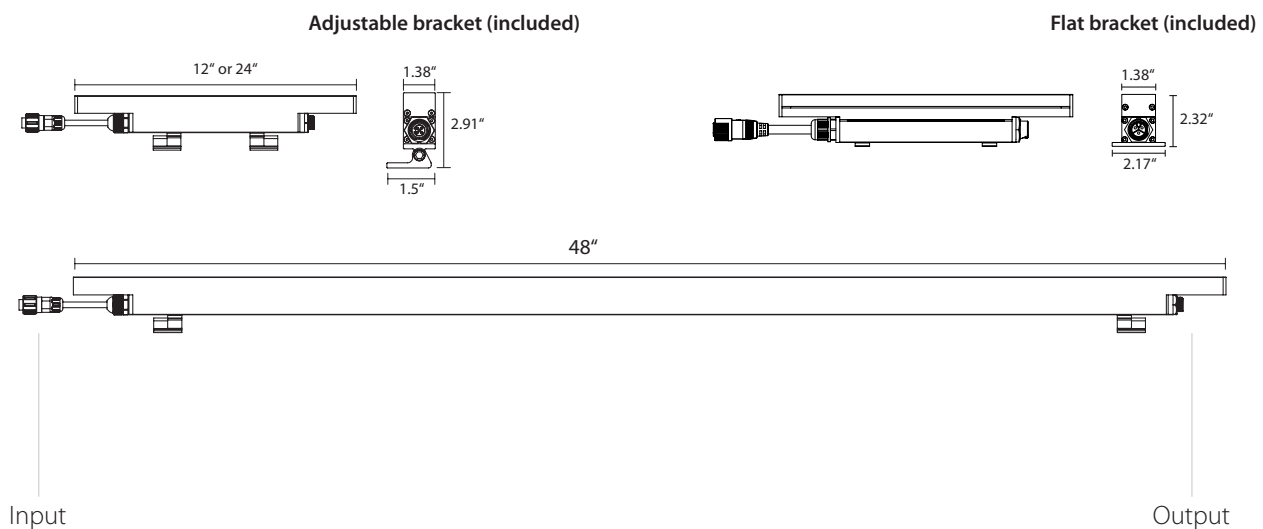
Project No:
HPBR-002025-2022

Public Hearing Date:
9/6/2023

Approved Drawings Date:
9/7/2023

Preservation Staff: Evan Schueckler

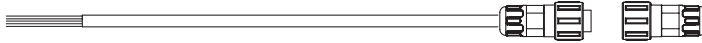
DIMENSIONS



AL GRAZE AC™

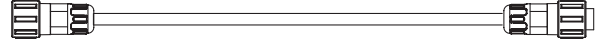
RELATED COMPONENTS

Connection Cables



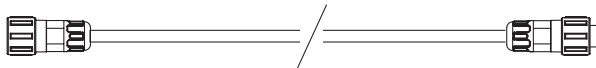
H6FC10

10' Feed Cable For AL Graze AC + End Cap
Powers up to 50' @ 120VAC



H6LC1

1' Link Cable for AL Graze AC



H6LC5

5' Link Cable for AL Graze AC



H6LC10

10' Link Cable for AL Graze AC

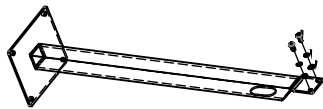


H6EC

End Cap for AL Graze AC



Mounting Accessories



AGEB6

AL Graze Extender Bar 6"

AGEB12

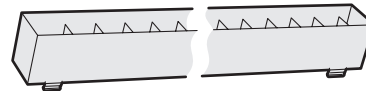
AL Graze Extender Bar 12"

AGEB18

AL Graze Extender Bar 18"

AGEB24

AL Graze Extender Bar 24"



AGLV12

12" Louver for AL Graze AC

AGLV48

48" Louver for AL Graze AC

AG90MB

90 Degree Mounting Bracket for AL Graze AC



AGS1

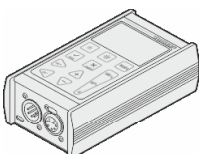
12" Single Sided Glare Shield for AL Graze AC



AGS4

48" Single Sided Glare Shield for AL Graze AC

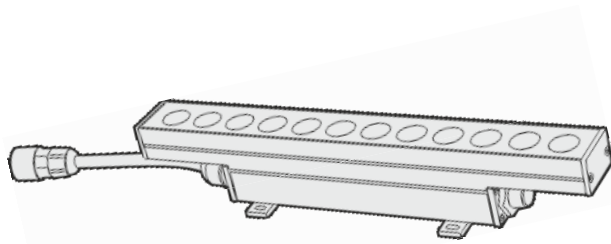
Fixture Setup Accessories



XMT350

DMX + RDM Addressing and Testing Tool

AL GRAZE AC™



The **AL Graze AC** is a high power, low profile, outdoor linear LED fixture. Featuring a robust IP66 housing, on-board AC + DMX driver, and linkable cable system, it is the perfect option for any structure that calls for indoor or outdoor linear grazing.

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002025-2022 Order Code: 9/6/2023 Public Hearing Date: 9/6/2023 Quantity: 9/7/2023 Approved Drawings Date: 9/7/2023 Preservation Staff: Evan Schueckler	

SPECIFICATIONS

Color 2700K, 3000K, 3500K, 4000K, RGB, RGBW, RGBA, DW (2400K-5500K)

Beam Angle 10° x 60°, 30° x 60°, 10° x 10°, 60° x 60°, 20° Asymmetric Wall Wash

Max Fixtures In Series 50' @ 120V, 100' @ 230-277VAC

Total Lumens 419 per foot (4000K, 30° x 60° 1')

Control DMX-512 (internal), 0-10V (via external UDM)

Mounting 30° Swivel Mount and Fixed Flat Mount Included

Power Consumption 9W per linear foot

Operating Voltage 100-277VAC

Lumen Maintenance L70 @ 150,000 Hours (25° C)

Finish Silver, Anodized Aluminum

Housing Material Aluminum body; Glass Top Lens

Operating Temperature -4°F to 123°F (-20°C to 50°C)

IP Rating IP66, Wet or Dry Location

Fixture Connectors Multipin IP66 Connectors, End to end jumpers attached to each fixture

Warranty 5 Years

Weight **1'** - 1.25 lbs / 0.6 kg, **4'** - 5 lbs / 2.3 kg

Dimensions See dimensions section on page 2 for options

Certifications



AL GRAZE AC™

ORDER CODES

* Indicates Special Order

Model	Control	Housing Color	Glass Cover		Length	Beam	Color	Input voltage
AGH -	2	4	1	-	#	#	#	N

Control:
 2 = Internal DMX

Housing Color:
 4 = Finsihed Aluminum (silver)

Lens Cover:
 1 = Clear

Length:
 A = 12"
 D = 48"

Beam:
 B = 10° x 10°*
 K = 60° x 60°*
 P = 10° x 60°
 Q = 30° x 60°
 S = 20°
 Asymm.

Color:
 A = 2700K
 B = 3000K
 D = 3500K
 E = 4000K
 H = RGB
 L = RGBW (W=6000K)
 Q = RGBW (W=4000K)
 J = RGBW
 M = DW (2400K-5500K)

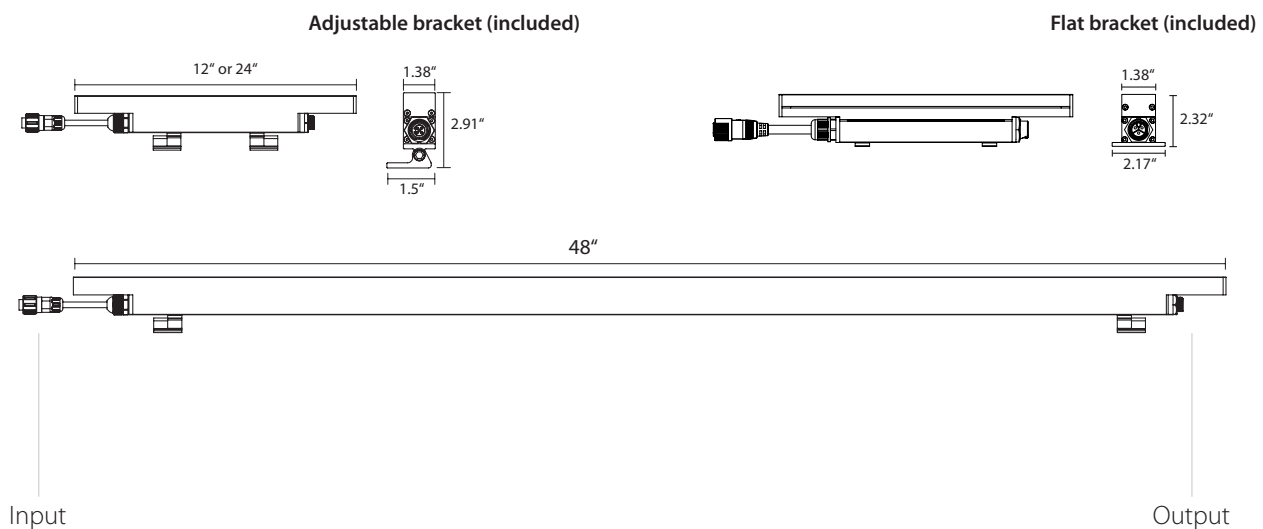
Input Voltage:
 N = Normal (100-277VAC)



PLANNING & URBAN DEVELOPMENT
HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS
 Project No:
HPBR-002025-2022
 Public Hearing Date:
9/6/2023
 Approved Drawings Date:
9/7/2023
 Preservation Staff: Evan Schueckler

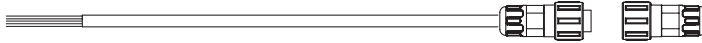
DIMENSIONS



AL GRAZE AC™

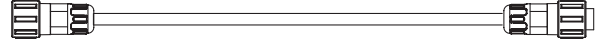
RELATED COMPONENTS

Connection Cables



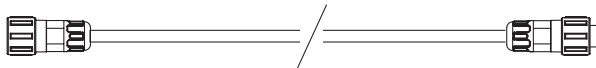
H6FC10

10' Feed Cable For AL Graze AC + End Cap
Powers up to 50' @ 120VAC



H6LC1

1' Link Cable for AL Graze AC



H6LC5

5' Link Cable for AL Graze AC



H6LC10

10' Link Cable for AL Graze AC



H6EC

End Cap for AL Graze AC



PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

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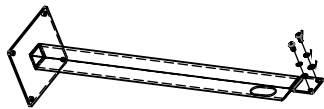
9/6/2023

Approved Drawings Date:

9/7/2023

Preservation Staff: Evan Schueckler

Mounting Accessories



AGEB6

AL Graze Extender Bar 6"

AGEB12

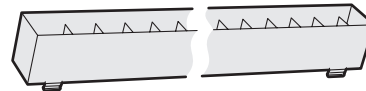
AL Graze Extender Bar 12" **Type G3**

AGEB18

AL Graze Extender Bar 18"

AGEB24

AL Graze Extender Bar 24"



AGLV12

12" Louver for AL Graze AC

AGLV48

48" Louver for AL Graze AC

Type G3

AG90MB

90 Degree Mounting Bracket for AL Graze AC



AGS1

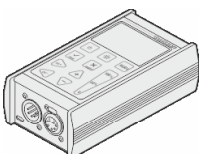
12" Single Sided Glare Shield for AL Graze AC



AGS4

48" Single Sided Glare Shield for AL Graze AC

Fixture Setup Accessories



XMT350

DMX + RDM Addressing and Testing Tool





PLANNING & URBAN DEVELOPMENT
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Restoration Cleaner

Sure Klean® Restoration Cleaner is a concentrated compound formulated as a carbon solubilizer. Used properly, it cleans brick, granite, sandstone, terra cotta, many exposed aggregate surfaces and other masonry except limestone, marble or concrete. This product has been safely and effectively used to clean historic structures throughout the United States and Canada.

When properly used, Sure Klean® Restoration Cleaner is safer and less expensive than sandblasting or steam cleaning. Application to masonry surfaces loosens and dissolves dirt, paint oxidation, carbon buildup and other atmospheric pollutants. A simple cold-water rinse removes unsightly stains.

ADVANTAGES

- Proven effective for cleaning dirty and heavily carboned buildings.
- Safer than sandblasting. Will not pit or damage the masonry when properly applied.

Limitations

- May etch window glass.
- Not suitable for cleaning of limestone, concrete or marble surfaces. See Sure Klean® Limestone Restorer or Sure Klean® 766 Limestone & Masonry Prewash literature for these applications.
- Not recommended for interior use. Contact PROSOCO's Customer Care (800-255-4255) for recommendations for the most appropriate Sure Klean® or Enviro Klean® interior cleaning system.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Restoration Cleaner is compliant with all national, state and district VOC regulations.

TYPICAL TECHNICAL DATA

FORM	Clear, colorless liquid
SPECIFIC GRAVITY	1.050
pH	2.2 @ 1:3 dilution
WT/GAL	8.75 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	no data
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

Product Data Sheet

Sure Klean® Restoration Cleaner

PREPARATION

Protect people, vehicles, property, plants, metal, and all non masonry and acid-sensitive surfaces from contact with cleaner, rinse residue, fumes and wind drift. Protect/divert auto and foot traffic. Clean when traffic is at a minimum.

Maintain sufficient ventilation to avoid buildup of potentially damaging fumes. Avoid exposing building occupants to fumes. On occupied buildings, cover all windows, air intakes and exterior air conditioning vents. Shut down air handling equipment during cleaning and until surfaces are thoroughly dry. Fumes attack glass, metal and all other acid-sensitive surfaces.

Clean masonry before installing windows, doors, finished flooring, metal fixtures, hardware, light fixtures, roofing materials and other non masonry items. If already installed, protect with Sure Klean® Strippable Masking or polyethylene before application.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	no	N/A
	Smooth	no	
	Split-faced	no	
	Ribbed	no	
Concrete	Brick	no	N/A
	Tile	no	
	Precast Panels	no	
	Pavers	no	
	Cast-in-place	no	
Fired Clay	Brick	yes	125–400 sq.ft. 12–37 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished	yes	200–500 sq.ft. 19–47 sq.m.
Sandstone	Unpolished	yes	125–400 sq.ft. 12–37 sq.m.
Slate	Unpolished	yes	200–500 sq.ft. 19–47 sq.m.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.			

All caulking and sealant materials should be in place and thoroughly cured before cleaning.

Restoration Cleaner is corrosive, etches glass and architectural aluminum and is harmful to wood, painted surfaces and foliage. Inspect glazed terra cotta and tile carefully. Where glaze has been partially weathered away or etched, cleaning may cause additional loss of glaze.

Surface and Air Temperatures

Best cleaning temperatures are 40° F (4° C) or above for air and masonry. Cleaning when temperatures are below freezing or will be overnight may harm masonry. If freezing conditions have existed, let the masonry thaw before cleaning.

Equipment

Apply using low pressure (50 psi max) spray, roller or densely filled (tampico) masonry washing brush. Do not apply with high pressure spray. This drives the chemicals deep into the surface, making rinse difficult. Discoloration may result.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180° F; 65–82° C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100° F (7–38° C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.



PLANNING & URBAN DEVELOPMENT

HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

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HPBR-002023-2022

Public Hearing Date:

4/6/2023

Approved Drawings Date:

4/7/2023

Preservation Staff: Evan Schueckler

Product Data Sheet

Sure Klean® Restoration Cleaner



PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let test area dry 3–7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Dilution

Always pour water into empty bucket first, then carefully add concentrate. Handle in polypropylene or polyethylene buckets only. Acidic liquids and fumes attack metal.

Porous Masonry: Use concentrate during initial testing. If concentrate cleans effectively, run tests with diluted solutions of up to 3 parts water to 1 part concentrate. Use the mildest effective solution based on test results.

Nonporous Masonry (glazed brick & terra cotta): Dilute with 1 to 3 parts water to 1 part product concentrate, depending on test results. Sure Klean® Restoration Cleaner is an acidic product and may etch polished and glazed surfaces. Etching can be controlled by dilution.

Application Instructions

1. After protecting all non masonry surfaces, thoroughly prewet the area to be cleaned with fresh water, working from the bottom to the top.
2. Apply the cleaning solution liberally.

3. Leave the cleaning solution on the surface for 3–5 minutes. Reapply. Light scrubbing improves cleaning results especially if high-pressure rinsing equipment isn't available. Keep people away from treated surfaces. Do not let the cleaning solution "dry in" to the masonry – bleaching may occur.
4. Water rinse with low-pressure flood rinse to remove initial acidic residue with minimum risk of wind drift. Then rinse the treated area thoroughly with high-pressure spray. Rinse from the bottom to the top. Flush each section of the surface with a concentrated stream of water. Keep the wall below wet and rinsed free of cleaner and residues to avoid streaks.

On severely stained horizontal surfaces under window sills, eaves, etc., pretreating with Sure Klean® 766 Limestone & Masonry Prewash may prove effective. Read and follow product procedures and recommendations. Pressure rinse, then "afterwash" with Sure Klean® Restoration Cleaner followed by water rinse.

Cleanup

Clean tools and equipment using fresh water.

Maintenance

A breathable water repellent makes the cleaned surface less likely to stain and keeps the surface clean longer. It also makes future cleaning operations faster and easier. For more information about water repellents for masonry, contact PROSOCO's Customer Care (800-255-4255) regarding Sure Klean® Weather Seal products.

BEST PRACTICES

Restoration Cleaner is corrosive, etches glass and architectural aluminum and is harmful to wood, painted surfaces and foliage. Inspect glazed terra cotta and tile carefully. Where glaze has been partially weathered away or etched, cleaning may cause additional loss of glaze.

On severely stained horizontal surfaces, under window sills, eaves, etc., pretreatment with Sure Klean® 766 Limestone & Masonry Prewash may prove effective. Read and follow product procedures and recommendations.

When diluting, always pour water into empty bucket first, then carefully add product

concentrate. Use the mildest effective solution based on test results.

Apply using low pressure spray, 50 psi maximum. Do not apply with high pressure spray. This drives the chemicals deep into the surface, making rinse difficult. Discoloration may result.

A breathable water repellent makes the cleaned surface less likely to stain and keeps the surface clean longer. For more information about water repellents for masonry, contact PROSOCO's Customer Care at 800-255-4255.

Never go it alone. For problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care toll-free at 800-255-4255.

Product Data Sheet

Sure Klean® Restoration Cleaner

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of

this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the PROSOCO representative in your area.

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
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Approved Drawings Date: 9/7/2023	
Preservation Staff: Evan Schueckler	

Sure Klean® Restoration Cleaner Cleaning Specification

Specifier Note: The information provided below is intended to guide the Architect in developing specifications for products manufactured by PROSOCO, Inc. and should not be viewed as a complete source of information about the product(s). The Architect should always refer to the Product Data Sheet and MSDS for additional recommendations and for safety information

Specifier Note: Paragraph below is for PART 1 GENERAL, Quality Assurance.

Test Area

Test a minimum 4 ft. by 4 ft. area on each type of masonry. Use manufacturer's application instructions. Let the test panel dry 3 to 7 days before inspection. Keep test panels available for comparison throughout the cleaning project.

Specifier Note: Paragraphs below are for PART 2 PRODUCTS, Manufacturers and Products.

Manufacturer: PROSOCO, Inc., 3741 Greenway Circle, Lawrence, KS 66046. Phone: (800) 255-4255; Fax: (785) 830-9797. E-mail: CustomerCare@prosoco.com

Product Description

Sure Klean® Restoration Cleaner is a concentrated compound formulated as a "carbon solubilizer." Used properly, it cleans brick, granite, sandstone, terra cotta, many exposed aggregate surfaces and other masonry except limestone, marble or concrete.

Restoration Cleaner, when properly used, is safer and less expensive than sandblasting or steam cleaning. Application to masonry surfaces loosens and dissolves dirt, paint oxidation, carbon buildup and other atmospheric pollutants. A simple cold-water rinse then removes these unsightly stains.

Technical Data

FORM: Clear liquid
SPECIFIC GRAVITY: 1.050
pH: 2.2 (@ 1:3 dilution)
WT./GAL.: 8.75 lbs.
FLASH POINT: N/A
FREEZE POINT: N/D

Limitations

- Not suitable for cleaning of limestone, concrete or marble surfaces. See Sure Klean® Limestone Restorer or Sure Klean® 766 Limestone & Masonry Prewash/Afterswash literature for these applications.
- Not recommended for interior use. Contact PROSOCO's Customer Care (800-255-4255) for recommendations for the most appropriate Sure Klean® interior cleaning system.
- May etch window glass.

Specifier Note: Paragraphs below are for PART 3 EXECUTION, Installation.

Application

Before applying, read "Preparation" and "Safety Information" sections in the Manufacturer's Product Data Sheet for Restoration Cleaner. Use Restoration Cleaner in concentrate or dilute with 1-3 parts water. Refer to Product Data Sheet for recommended dilution for intended use.

1. After protecting all nonmasonry surfaces, thoroughly prewet the area to be cleaned with fresh water.

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-002025-2022	
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Approved Drawings Date: 8/7/2023	
Preservation Staff: Evan Schueckler	

2. Apply the cleaning solution liberally using low-pressure spray (50 psi), roller or densely filled (tampico) masonry washing brush.
3. Leave the cleaning solution on the surface for 3-5 minutes. Reapply. Light scrubbing improves cleaning results especially if high-pressure rinsing equipment isn't available. Keep people away from treated surfaces.
4. Water rinse with low-pressure flood rinse to remove initial acidic residue with minimum risk of wind drift. Then rinse the treated area thoroughly with high-pressure spray. Rinse from the bottom to the top. Flush each section of the surface with a concentrated stream of water. Keep the wall below wet and rinsed free of cleaner and residues to avoid streaks. The best combination of rinsing pressure and water volume is provided by masonry washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute delivered through a 15-45 degree fan spray tip. Equipment should be adjustable to reduce water flow rate and rinsing pressure as required for controlled cleaning of more sensitive surfaces. See also "Equipment" section of the Product Data Sheet

Note: Do not let the cleaning solution "dry in" to the masonry—bleaching may occur.

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: December 29, 2023
RE: 19 West Street – Public Hearing – New Construction & Addition
PROJECT ID: HPBR-002480-2023
MEETING: January 3, 2024

Owner: Carlton West, LLC
Architect: David Lloyd, Archetype Architects

A sign announcing the Historic Preservation Board's meeting on January 3, 2024 was posted at the property on December 19, 2023. A legal ad was published in the Portland Press Herald on December 22, 2023 and December 23, 2023, and 439 notices were sent to neighboring property owners within 500 feet of the subject property.

PROJECT SCOPE

Construct two duplex townhouses along Carleton Street. Townhouses to be on raised foundations with front porches. Structures to be four-stories tall with penthouses and roof decks, and clad in brick, metal, and PVC siding. Rear elevations will include parking entrances at ground floor.

Townhouse Dimensions:

Overall Height: 39'-10" plus roof deck
Footprint: 54' x 40'

Remove existing exterior egress stair. Replace windows with new to match historic divided-light pattern. Create new balconies at west and south facades. Construct one-story addition on top of existing brick structure.

Historic Structure Dimensions:

Existing Height: 29'-6"
Addition Height: 10'
Overall Height: 39'-6" plus roof deck
Existing Footprint: 52' x 83'

SUMMARY OF HISTORIC CONTEXT

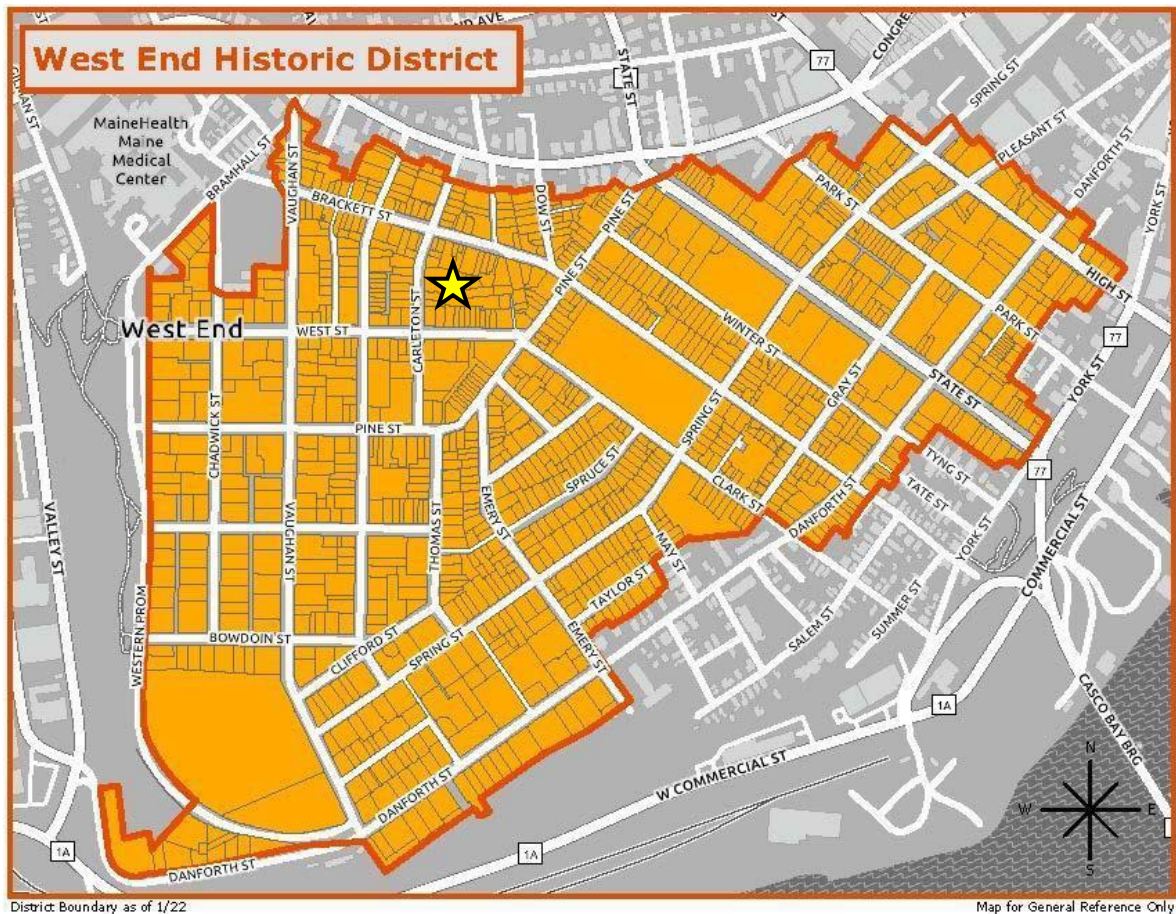


Figure 1: Map of West End Historic District showing location of 19 West Street with star.

19 West Street is a large parcel situated on the block bounded by West, Carleton, Brackett, and Pine Streets. The parcel features an 18-foot frontage between 17 & 21 West Street, and a 117-foot frontage between 41-43 & 59 Carleton Street. The parcel currently contains a single structure; a two-story brick building, addressed as 19 West Street. This structure is contributing to the West End Historic District. It was constructed in the 1890s as a private stable, and early in the twentieth century, was converted to a garage. Currently, the structure contains offices, and the area around it is largely covered with paved parking. The building is significantly set back from West and Carleton Streets, and is predominantly blocked from view along West Street by the dense historic development. The building is readily visible from Carleton Street over the existing paved parking.



Figure 2: 1924 Tax photo showing the contributing garage structure at 19 West Street.

19 West Street has experienced some degree of alteration. In particular the historic two-over-one windows were replaced with the current one-over-one irregular windows. Additionally, the front entrance has been somewhat reconfigured with an inset double-height glazed entry. This was achieved through removal of some areas of the front wall above the historic flanged metal header. The only other significant alteration was the addition of an egress staircase towards the rear of the structure. Otherwise, the building still retains its overall form, openings, masonry detailing, and classically inspired projecting cornice.



Figure 3: 19 West Street in the 1909 (Left) and 1954 (right) Sanborn Fire Insurance Maps. The 1909 Map indicates the existing brick structure was a private stable with the "X" through the structure. The 1954 map notes it as a garage with capacity for 50 cars.

The eastern and northern blocks of the West End are typically lined with densely packed single-family, duplex, and row-house structures placed close to the street on narrow lots; though there are several examples of larger apartment style buildings situated on large lots. The block on which 19 West Street sits is an outlier in the West End given its depth and breadth. This form created the opportunity for several very small streets breaking up the depth at the east end of the block. It also allowed for the large lot in question, which takes up a significant portion of the middle of the block.



Figure 4: 2022 Aerial Image of 19 West Street.

Buildings in the immediate vicinity exhibit a rich range of architectural styles including modest early-nineteenth-century Capes and Greek revivals, large mid-nineteenth-century Second Empires and Italianates, and late-nineteenth- and early-twentieth-century Queen Annes, and colonial, renaissance, and other revivalist styles. Structures also show a great variety of building massings and roof forms. Most feature a substantial primary mass, with shorter or narrower secondary masses to the rear or sides. Gable, hip, gambrel, and mansard roofs are all found in large quantities with dormers and cross gables/hips being common. Windows are primarily punched openings with a vertical orientation. They are typically arranged very regularly, or around the interior program with a sense of balance at the exterior. Wall-to-window ratios favor solid to void. Paired or grouped windows are common, but used sparingly on individual buildings. Most homes in the West End feature raised foundations, with entry porches of varying sizes. There's also generally an even distribution of frame and masonry construction.



Figure 5: 41 (left), 46 (center), and 50-52 (right) Carleton Street as shown in 2019 Google Street View.

In the immediate area along Carleton Street there are several large three-story brick duplex structures in the middle of the block set on raised foundations. They feature symmetrical façades, with shallow entry porches approached by granite stairs, a variety of bay window forms, vertically oriented punched windows, and strong cornice lines. They also feature third floors which are made recessive through a mansard roof, termination of bay windows, or a strong cornice that masks the height. Closer to West or Brackett Streets, the structures on Carleton are more commonly single-family of frame construction, though of similar scale or height.

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

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

May 17, 2023, Workshop:

On May 17, the Historic Preservation Board held a preliminary workshop to review the proposed new construction and additions to the existing contributing structure at 19 West Street. Generally, the Board expressed support for the overall program and did not take issue with the overall scope or massing of the project. However, board members did comment on several details of the design.

One comment across the whole site was that Board members found that the upper floors of the proposed townhouses were too similar to the proposed addition to the existing building. Board members commented that this confused what was old and new, and might lead one to think that the upper floors of the townhouses were also additions. They recommended that the applicant explore ways to differentiate these elements, giving the existing building and its addition a simplified character distinct from the townhouses.



Figure 6: Rendering of the townhouses as proposed at the May 17 Workshop.

With regards to the townhouses specifically, Board members commented on the use of granite at the foundation and front retaining wall. They encouraged the applicant to consider a more limited use of granite and a lower retaining wall, citing other examples on the block. Some members also commented that the full-width front porches felt somewhat out of character, given stoops are more common; though the Board was not unified in that comment. Others noted that porches could be found throughout the district, though not in the immediate vicinity.

Board members also found that the upper floor felt heavy and disconnected from the lower levels of the townhouses. They recommended considering a different material treatment. Several members also suggest that the brick portion of the buildings could be terminated with a more substantial cornice. They recommended restudy of the window proportions, noting that the squarish proportions were out of character with the lower level of the building and the district. Board members also expressed that given the zoning requirement for a setback at the side yards, a symmetrical treatment would be most contextual.



Figure 7: Rendering of the existing structure with rooftop addition as proposed at the May 17 Workshop.

At the existing building, Board members were generally supportive of the proposed work. In particular, they were supportive of reintroducing two-over-one windows at the existing structure. For the rooftop addition, they primarily recommended a differentiated treatment from the top floor of the townhouses and encouraged a more contemporary approach for the addition.

STAFF COMMENTS

Since the workshop, the applicant has further developed and refined the proposed project, addressing most of the Board comments. Additionally, the application has been revised to include a more refined plan for the proposed sitework.

Carleton Street Townhouses

In response to Board comments about the foundation of the proposed townhouses and the base of the front porch, the applicant is now proposing a low granite base capped by a brick string course around the whole building. Additionally, the fronts now have a lower granite retaining wall along the sidewalk, and then the bases of the porches will be in brick.

Just below the top floor of the townhouses, the applicant is now proposing a more substantial brick cornice, and they have redesigned the cladding of the top floor. It will now be clad in a painted synthetic siding, and will be given some additional articulation to give the sense of pilasters between the windows supporting the cornice of the top floor. The applicant has also redesigned the windows from square four-light windows to paired two-over-one double-hung windows as are

found on the rest of the townhouses. The resulting overall openings are still very square, but now read as paired vertical windows, instead of individual large square windows. The proposed divided light pattern and alignment with the windows below also helps to unify the building, tying the upper floor to the lower.

19 West Street Alterations and Addition

At the existing historic structure, the applicant has significantly altered the design of the proposed addition. It is proposed to be clad in standing seam metal, with individual vertically oriented windows of a large fixed pane above a smaller awning window. This new treatment clearly differentiates the addition from the existing structure below and from the top floor of the proposed townhouses. It also has a somewhat more contemporary character with the use of standing seam metal as a wall cladding and non-traditional windows.

In addition to the change in design of the addition, the applicant has also shifted its footprint. Previously the addition was proposed to be symmetrically placed on the building; however, the zoning rear yard setback has required that the addition be pushed back from the east elevation. The applicant is now proposing to use some of this space for a small roof deck and as a place to hide rooftop mechanical equipment. Otherwise, the addition will retain its setback from the façade of the historic structure, except at the rear where the building's footprint shifts. While the lack of symmetry is not ideal, generally staff have minimal concerns as the south elevation will rarely be viewed by the public given its location interior to the lot.

The only other significant change is at the proposed decks and balconies at the west and southern elevations. At the east elevation, the applicant has eliminated the sloped ramp that would have provided access to basement parking. Now all parking will be at grade and exterior to the building. In this same area, they are now showing a first-floor porch which will lead to the main residential entrance to the building located in the recessed area of the west elevation. The applicant is also showing the projecting balconies that are proposed at the second story of the east and south elevations.

Sitework

The applicant has also provided additional information on the proposed sitework including proposed paving materials, site walls, and fencing. The majority of this work will not be visible or will have minimal visibility from the street. Staff would note that the applicant is proposing a focal sculpture in line with the driveway, but at this time has only indicated approximate dimensions for the piece. Staff have included a recommended condition that the final sculpture be approved by staff as being consistent with the proposed dimensions.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The applicant is proposing a residential use which is consistent with the surrounding context and is not requiring any dramatically incompatible alterations.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to add a full story to the existing structure which will alter its historic form. However, the proposal will not require the destruction of that historic form, which will still be legible given the differentiation of the addition. As well, the applicant is not proposing to remove or alter any historic material with the exception of the enlarged opening for a balcony towards the rear of the west facade.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to introduce any conjectural features, allowing the historic structure and the contemporary interventions to remain distinct.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to remove or destroy any historic features or alterations that speak to the structure's evolution.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Yes	The applicant is not currently proposing to remove any distinctive features.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
Yes	At present, the applicant is not proposing a significant program of replacement of historic materials. The applicant is proposing to replace the existing non-historic windows with a window design based on the 1924 Tax Photo.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Yes	At present, the applicant has not indicated they intend to conduct any cleaning of historic materials. Staff have included a recommended condition that information on any cleaning and repointing be reviewed by staff.

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Yes	The applicant is proposing a clearly contemporary and differentiated design for the proposed rooftop addition. The design includes a change in wall plane, material, and fenestration pattern. The addition will alter the form of the building; however, the historic form will still be legible and the proposed alteration will not require significant destruction of historic material.

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	The proposed addition would generally be easily reversible in that it does not require significant destruction or alteration to historic material.

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u> The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The applicant is proposing four-story townhouses (plus roof decks and penthouses); however, the four-story portion on each building is designed to appear as three-stories on a raised foundation. Three-stories over a raised foundation is a very common height for structures in the West End, though the proposed height may be slightly taller than adjacent three-story structures.
<u>2. Width</u> The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	Generally, the proposed 40' widths will be comparable to other duplex structures found throughout the historic district.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	Buildings in the West End Historic District exhibit facades of varying proportions with some being taller than wide, and others squatter and more horizontal. The proposed townhouses will have a fairly square proportion, though the change in material at the fourth floor will emphasize a horizontal proportion which is more in keeping with many duplex or multi-family structures.
<u>4. Roof shapes</u> The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing flat roofs for the townhouses. Flat roofs or shallow hipped roofs are common throughout the district.

5. Scale of a structure The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The scale of the proposed townhouses is generally in keeping with other large masonry duplex structures or grand single-family houses found in the immediate vicinity. The structures are also proposed to be of a typical depth and height, and will retain modest side yards and driveways between adjacent structures.

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 structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	The openings are proposed to be vertically oriented, which is in keeping with patterns in the historic context. The fourth floor is proposed to have paired vertically oriented windows which result in more squarely proportioned overall openings.
2. Rhythm of solids to voids in facades The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
Yes	The brick portions of the structure facing the street will tend to feature a higher proportion of solid than void, which is in keeping with the norms of the district, though the fourth floor and rear will feature significantly higher proportions of void.
3. Rhythm of entrance porch and other projections The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The proposed townhouses will feature full-width front porches with central staircases leading to individual entrances off of the sidewalk. The entrances are grouped at the center of each structure creating a symmetrical facade. This is in keeping with a typical pattern for duplex structures.

<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to clad the lower levels of the townhouses in brick with a low granite base. These are very common materials in the historic context. The fourth floor is proposed to be a painted PVC cladding material which, while not common to the historic context, has potential for compatibility with dark roofing materials commonly found on mansard roofs in the district.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to construct the townhouses in close proximity to the sidewalk, following the pattern of this area of the West End Historic District. This will reestablish the urban pattern in this portion of Carleton street where historically structures were present but have since been demolished and replaced with the existing parking lot.
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	The applicant is proposing to create modest side yards and driveways between the structures as is typical of the West End.
<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The West End Historic District features a variety of directional expressions on contributing buildings. The proposed townhouses will have a generally horizontal expression, punctuated by vertical elements.

Standard D. Other Standards	
1. Compatible use Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The proposed residential use is in keeping with the predominantly residential character of the West End Historic District.
4. Contemporary design Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Staff Comments
Yes	The proposed townhouses will use a simplified traditional design language which will help to differentiate them from neighboring historic buildings.

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-002480-2023 for new construction and addition at 19 West Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2; 1-7 & 9-10, Standards for Review of New Construction 17.8.3; A.1-5, B.1-4, C.1-3, D.1, & D.4 with the following condition:

- 1) A test patch of all proposed masonry work, (including cleaning, repointing, replacement, repair, and new masonry) shall be reviewed and approved by Historic Preservation staff prior to proceeding with the work to ensure that the rehabilitation work is consistent with the historic masonry and will not cause unnecessary damage to historic materials per the Standards for Review of Alterations, and that the new masonry is consistent in color and construction with the approved drawings
 - 2) The final design for the sculpture be reviewed by staff as being consistent with the dimensions indicated on the approved drawings
-

ATTACHMENTS

1. Project Summary & Photos
2. Drawings

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101

207.772.6022

December 12, 2023

Evan R. Schueckler
Historic Preservation Program Manager
City of Portland
Planning and Urban Development Department
389 Congress Street, 4th Floor
Portland, Maine 04101

RE: 19 West Street

Dear Evan,

We are pleased to submit on behalf of Carleton West, LLC, drawings and renderings for the public hearing for 19 West Street.

The existing building will no longer contain parking under the apartments, they will be located on the site. The third floor addition has been modified in response to planning staff comments regarding setbacks and we have also furthered the design of the unit interior and that has changed the window scheme from the original submission. Windows on the existing building will be replaced with new windows, two over one per original design and we have taken advantage of several areas where the building was previously modified to make features such as larger glazing and decks to improve the units and add to the exterior interest. Per further comments from staff, we have modified the shape of the stair access at the third floor so it slopes with the stair run and is as minimal as possible.

The detailing on the existing building has also been revised. The front entry has been modified to feel more residential and the windows on the addition have a new shape to tie to the existing windows and to not mimic the design on the new construction buildings. The civils and architecturals have been coordinated to show a deck for the rear unit, next to the entry porch, rather than the patio shown previously. This will create a more private space from the slider and allow for a softer planting scheme since the elevation change creates the appropriate buffer between the parking and the outdoor space for the owner. Per staff comments, we pulled back the third floor deck to align with the addition and we have simplified the cornice on the addition.

Four town houses are proposed as duplexes. The front will be a granite planter and porch. The façade design is based on traditional design integrating with the neighborhood with the top floor windows introducing a more contemporary element in its size. The exterior materials will be granite, brick and gray metal roofing for the lower, more classic portion and the top floor will be clad in painted PVC with a wood-look in a lighter neutral gray. The rear elevation, not seen from the street, is more contemporary in design and is predominantly glass.

In response to the workshop we have revised the design, especially with relation to the base and the cap on the new construction buildings. We have modified the windows in the top story so they tie in with double windows and divisions relate to those in the brick lower portion so, although, we still have the more contemporary design element at the top, they are better related as one design. We also changed the detailing and color of the solid portion of the top

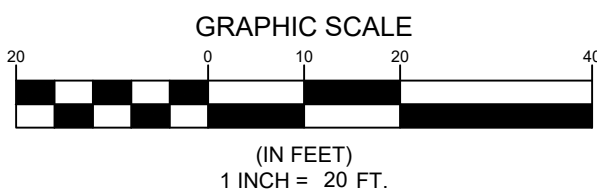
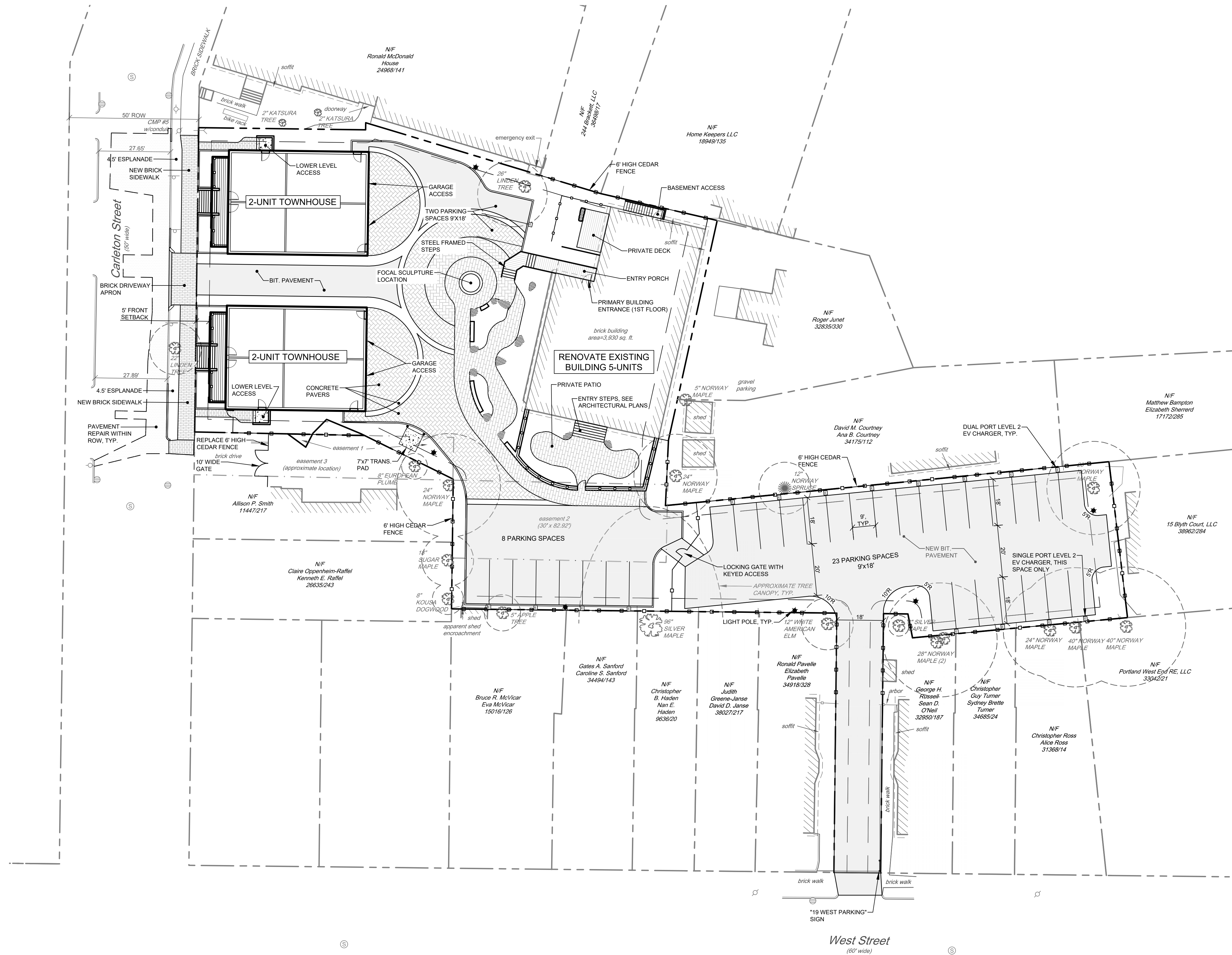
story so that it does not carry too much visual weight in relation to the base. We lowered the granite base of the new buildings so they are more in keeping with the surrounding context. The floor plans have been cleaned up to show the stair accesses to the roofs – in the new townhouses the stair transitions to a spiral at the top floor to shrink the size of the enclosed access element, and the accesses for the townhouses within the same building have been pushed together and share a demising wall.

Additional renderings have been included to demonstrate that the scale and design of the buildings work well with the surrounding structures and more information has been given on site elements – including scale, material choices and sections.

We look forward to receiving your feedback and meeting again with the Board. Please email with any questions or concerns.

Respectfully Submitted,

David Lloyd
Maine Licensed Architect #936



DATE: 12/4/2023
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
1	10/20/2023	REVISED IN RESPONSE TO STAFF REVIEW COMMENTS
2	11/18/2023	STORMWATER MANAGEMENT SYSTEM ADDED
3	12/4/2023	SUBMITTED TO HP BOARD

ADDRESS:	41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE:	(207) 926-5111
WEB SITE:	www.terradynconsultants.com



TERRADYN
CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
WEST STREET REDEVELOPMENT
19 WEST STREET, PORTLAND, ME

SHEET TITLE:
OVERALL SITE PLAN

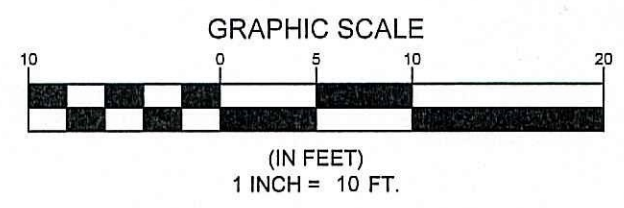
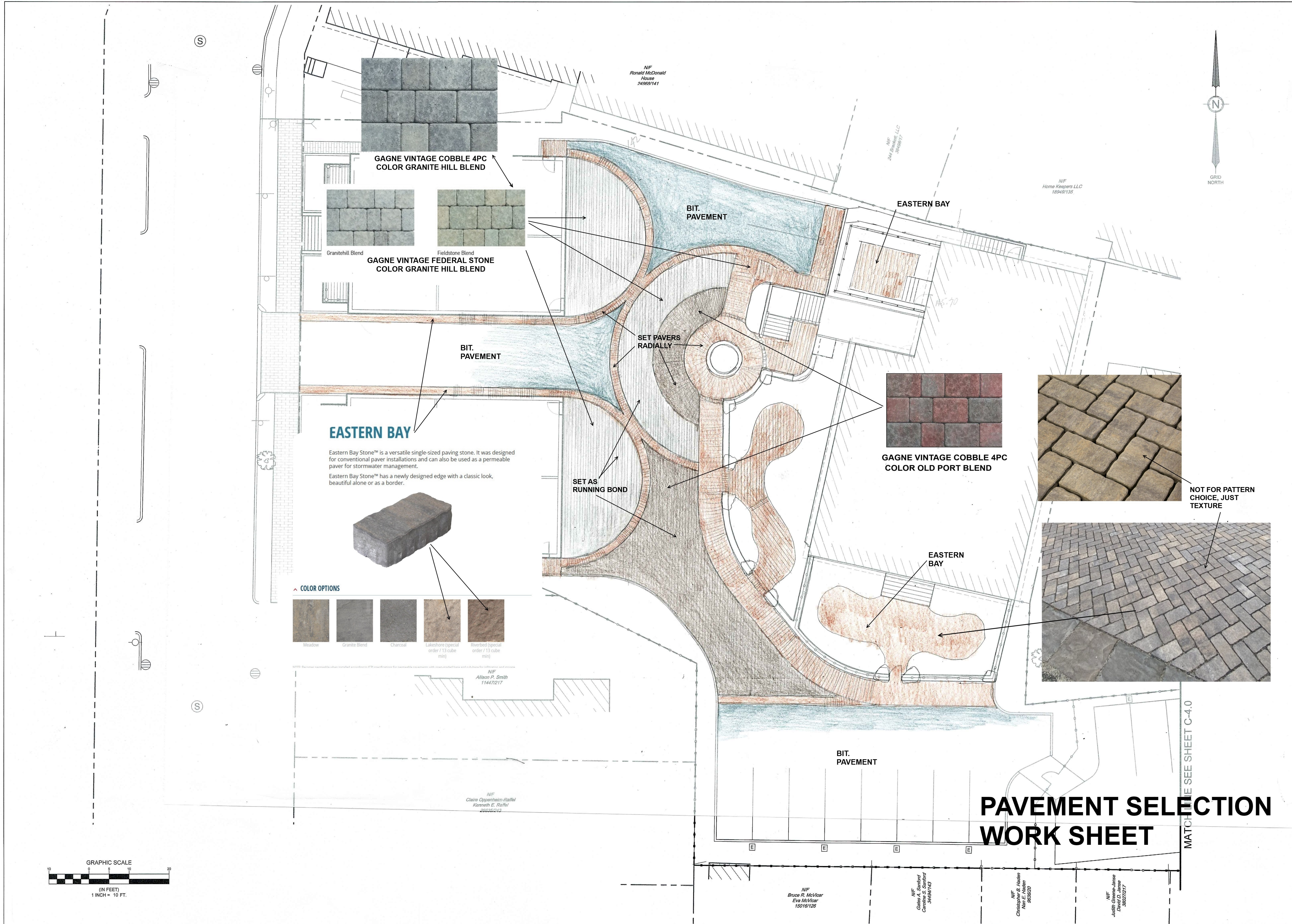
CLIENT:
CARLETON WEST, LLC
9 GOULD ROAD
LEWISTON, ME 04240

DATE:
8/4/2023

SCALE:
1" = 20'

JOB NO:
23-020

SHEET:
C-4.0



PAVEMENT SELECTION WORK SHEET

PRELIMINARY FOR REVIEW

DATE: PE: MICHAEL TADEMA-WIELANDT

REVISIONS

DATE

NO

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: WEST STREET REDEVELOPMENT
18 WEST STREET, PORTLAND, ME

SHEET TITLE: DETAILED SITE PLAN

CLIENT: CARLETON WEST, LLC
9 GOULD ROAD
LEWISTON, ME 04240

DATE: 2/28/2023

SCALE: 1" = 10'

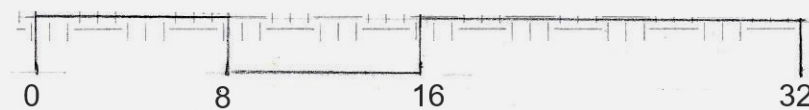
JOB NO: 23-020

SHEET: C-4.1

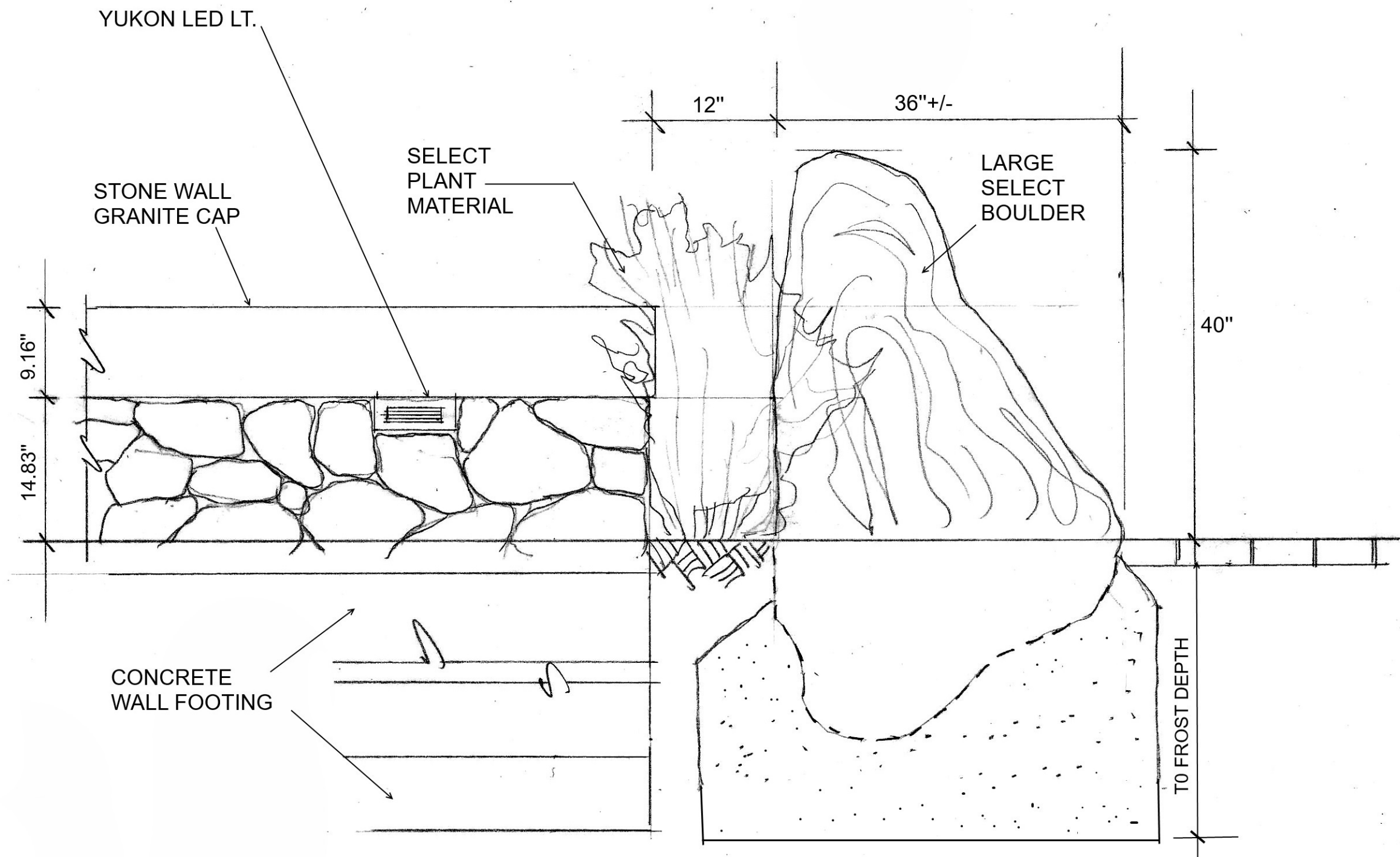
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9 West West Elevation
 '8" = 1'-0"

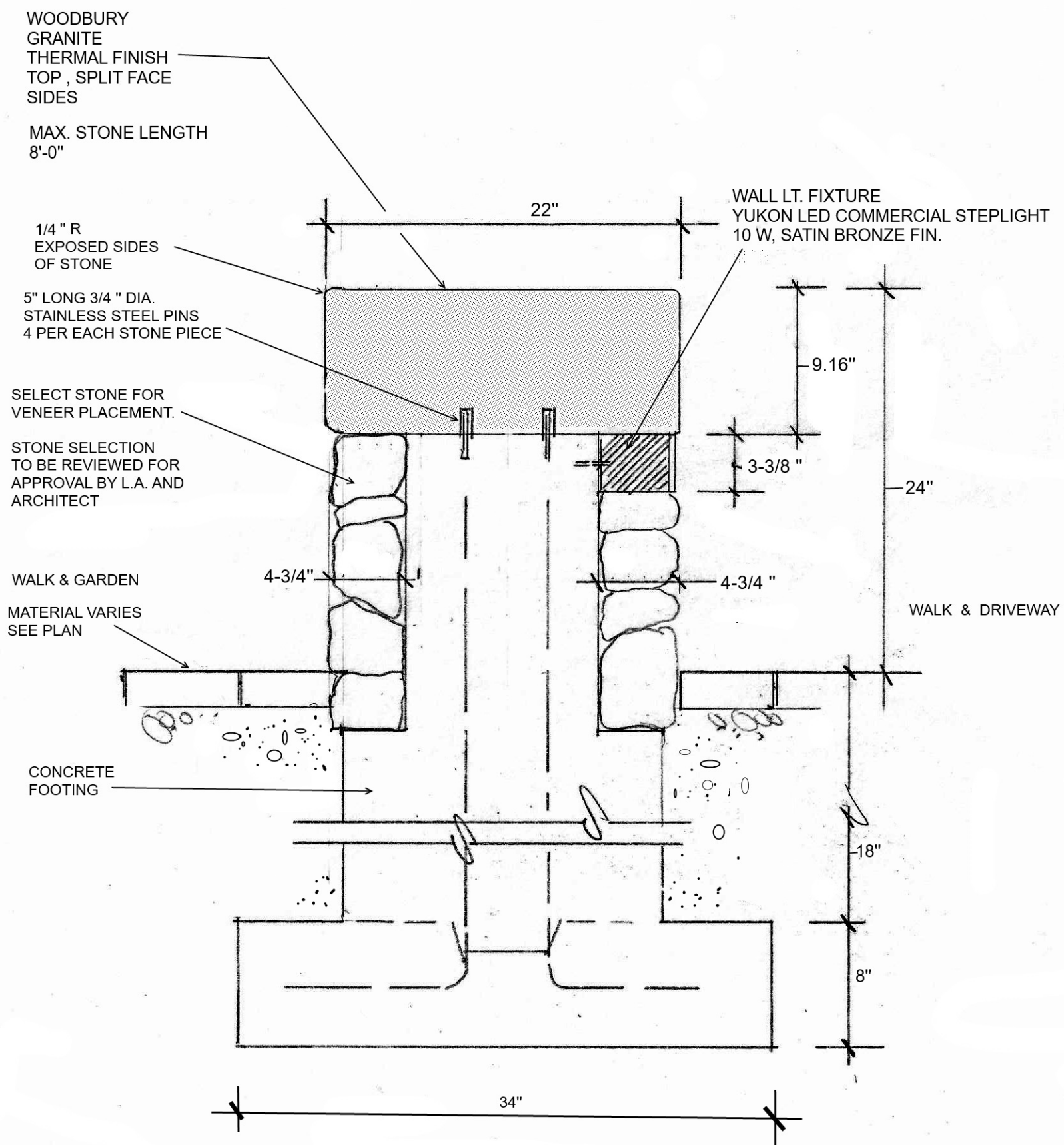


SCULPTURE SIZE AND LOCATION SKETCH

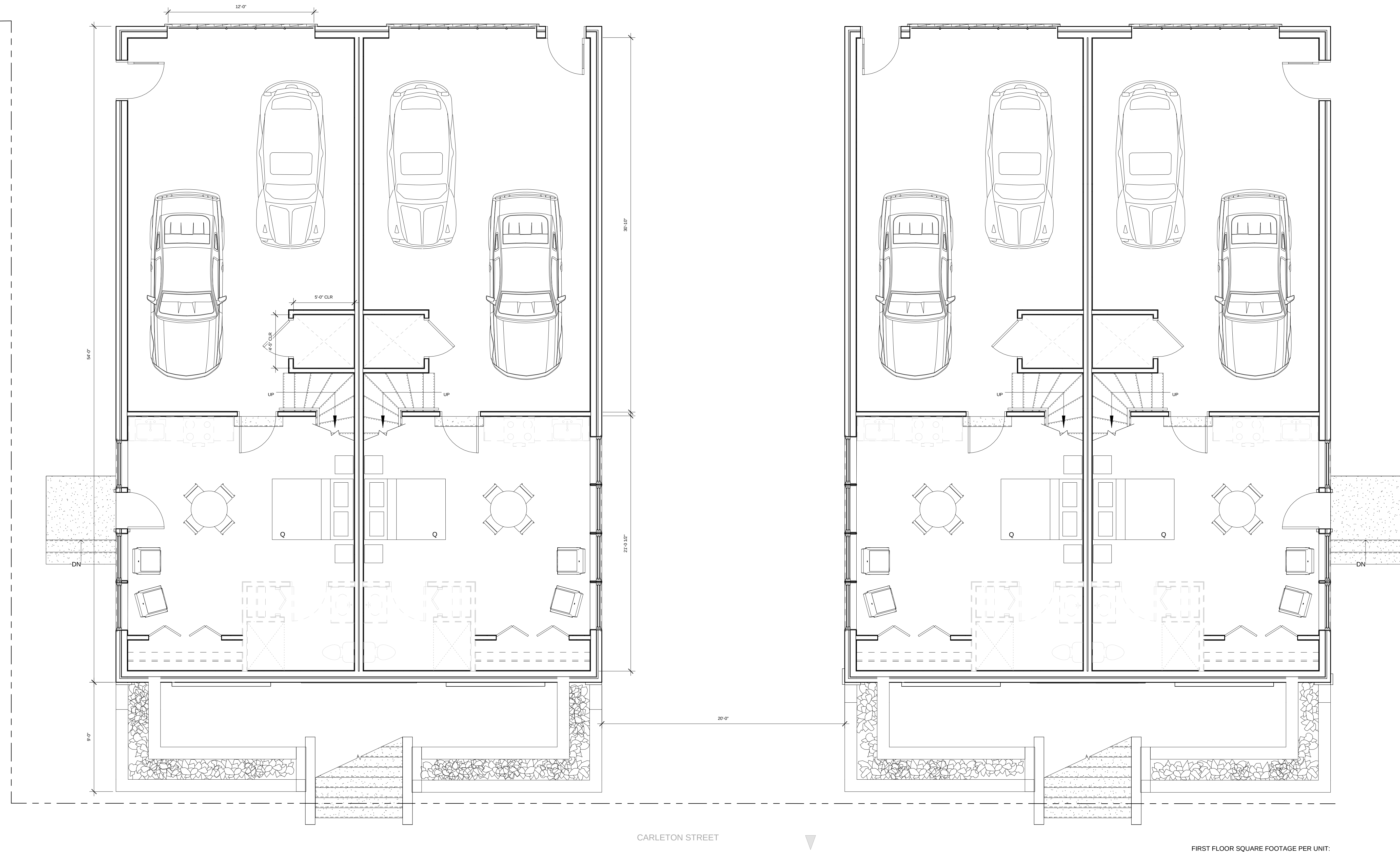


WALL & BOULDER ELEVATION DETAIL

REV. WALL HEIGHT 11.22.23



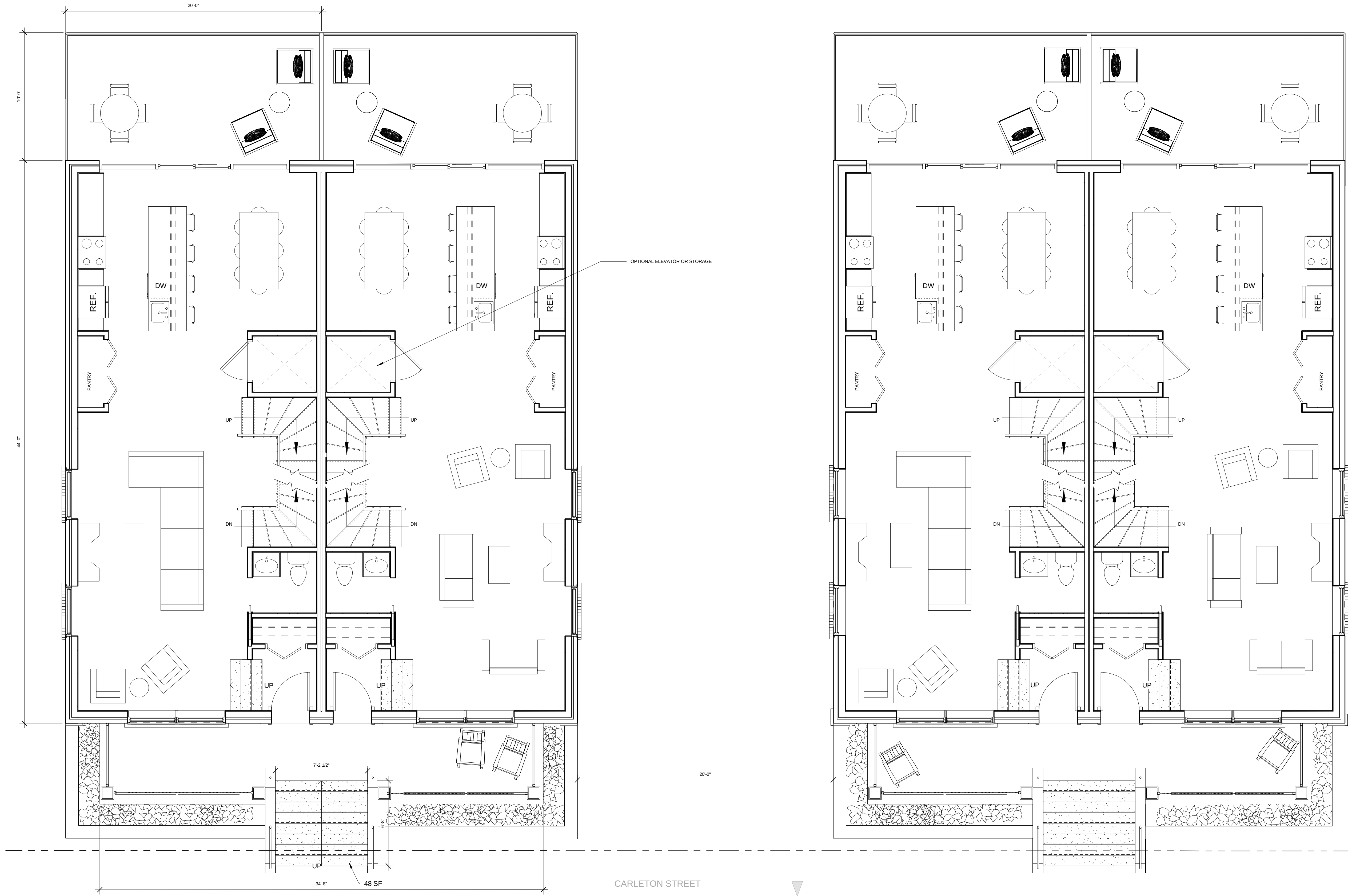
STONE WALL DETAIL



1 FIRST FLOOR
1/4" = 1'-0"

FIRST FLOOR SQUARE FOOTAGE PER UNIT:
GARAGE - 638 SQ. FT.
ROOM - 442 SQ. FT.

A1.01		Date: 12-4-2023		Scale: 1/4" = 1'-0"		Revisions:		Project: 19 WEST ST. PORTLAND, MAINE		Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepepa.com		Consultant:		Prepared For:	

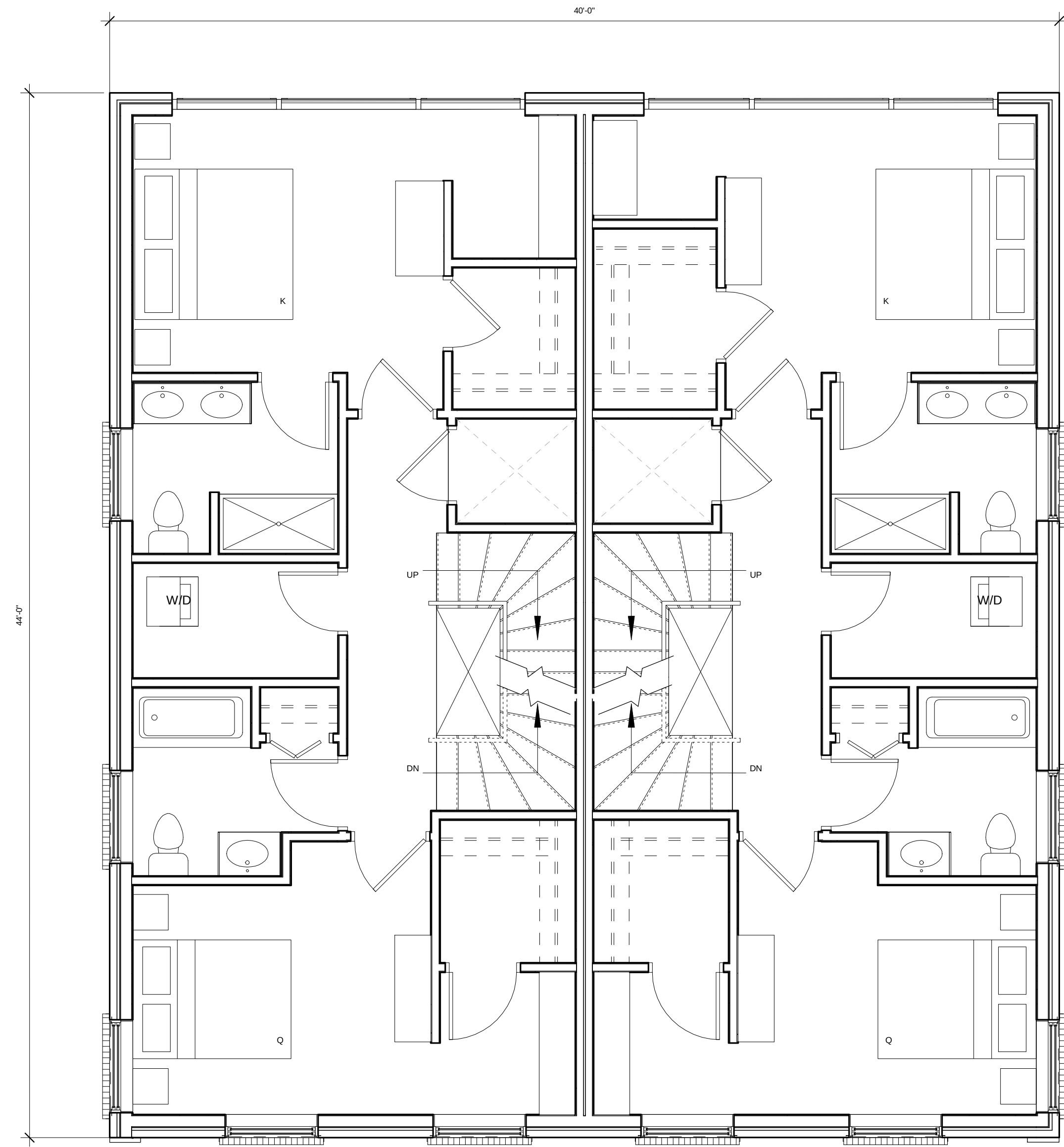


1 SECOND FLOOR
1/4" = 1'-0"

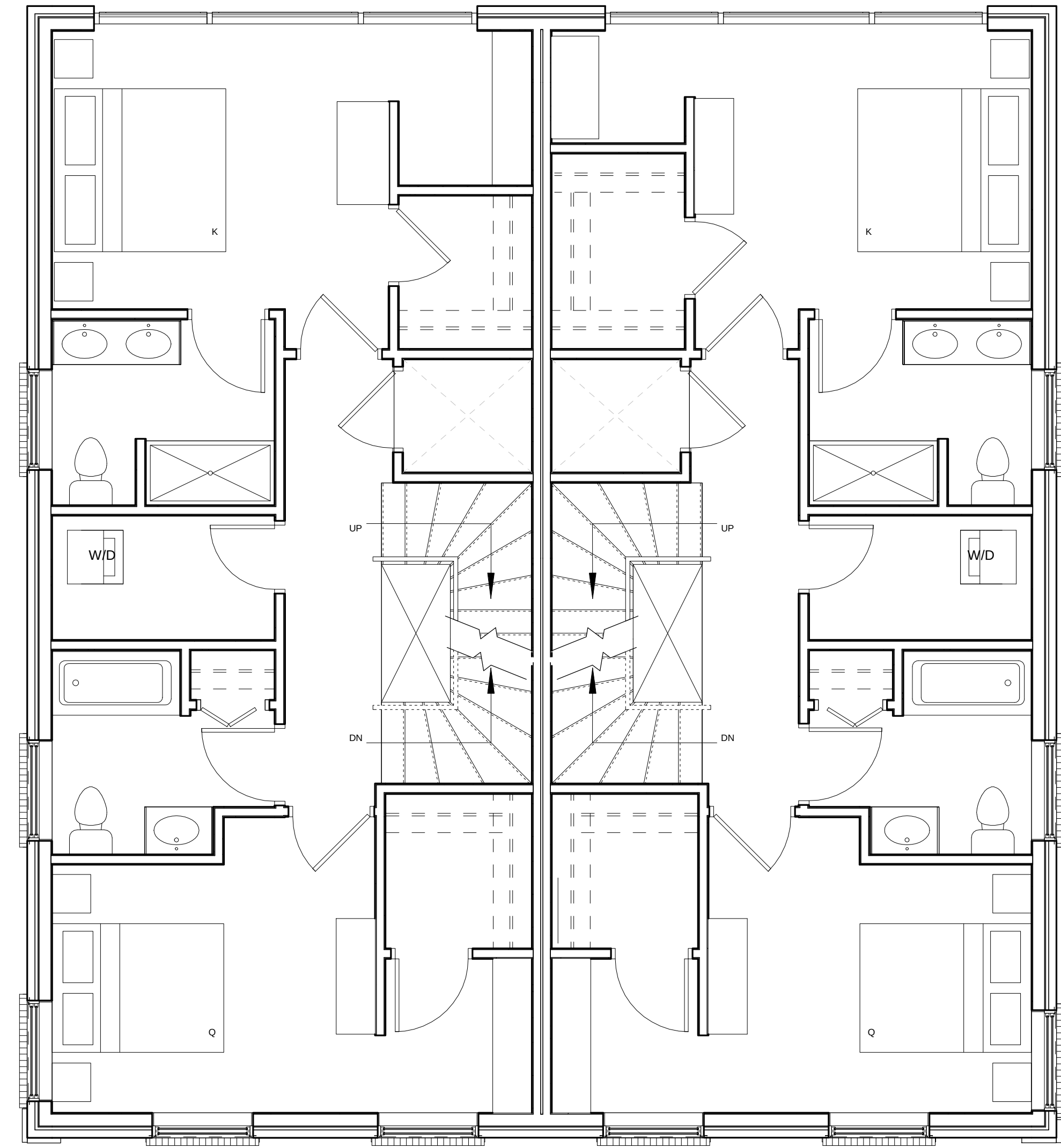
SECOND FLOOR SQUARE FOOTAGE PER UNIT:
DECK - 200 SQ.FT.
FLOOR - 880 SQ.FT.

Date: 12-4-2023	Scale: 1/4" = 1'-0"	Revisions:	Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:	Address City, State

A1.02



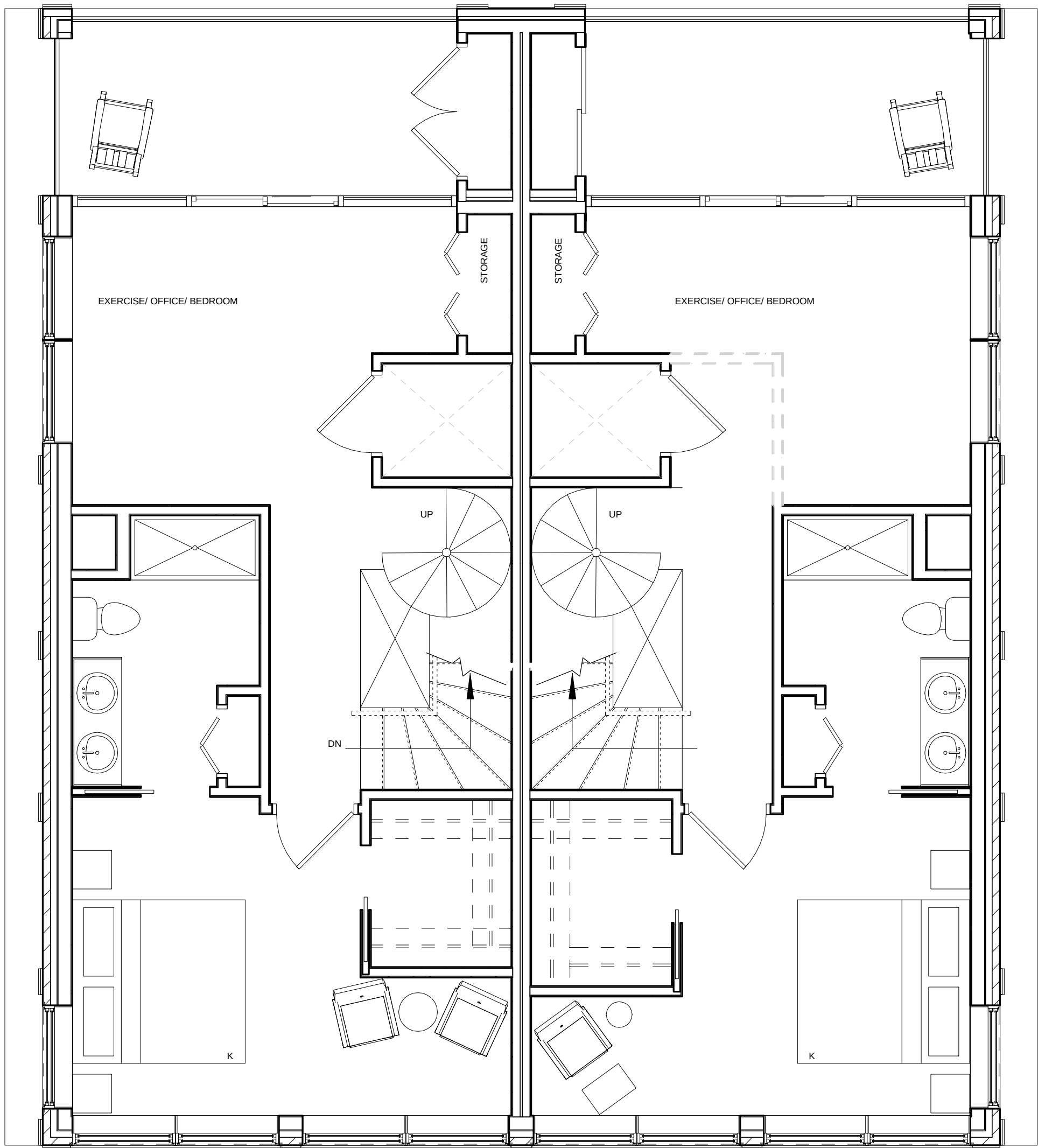
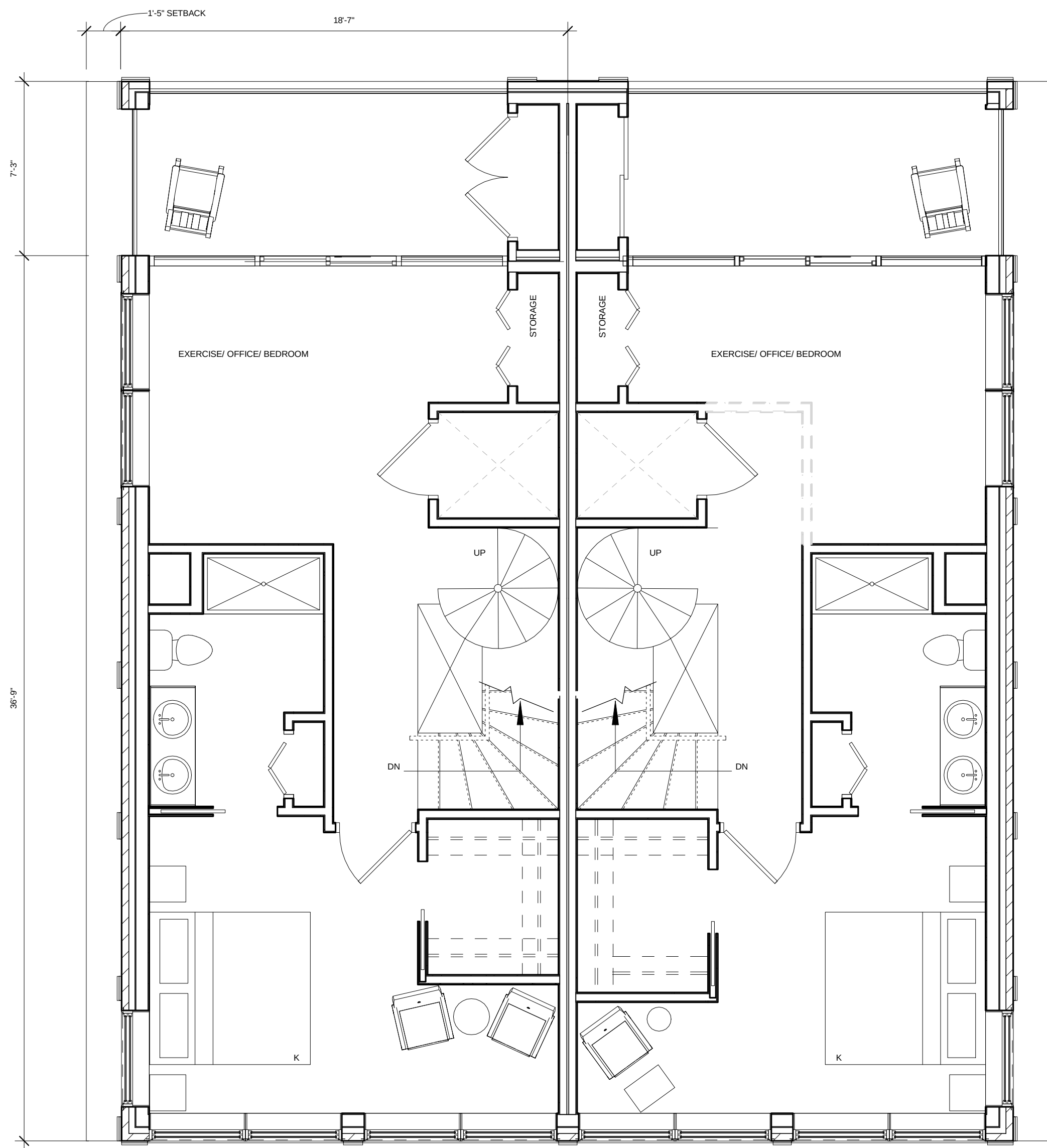
CARLETON STREET



THIRD FLOOR SQUARE FOOTAGE PER UNIT:
880 SQ.FT.

1 | THIRD FLOOR
1/4" = 1'-0"

A1.03	Date: 12-4-2023		Scale: 1/4" = 1'-0"	Townhouses Third Floor Plan	Revisions:		Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:	
					Address City, State						



CARLETON STREET



FOURTH FLOOR SQUARE FOOTAGE PER UNIT:
DECK - 134 SQ. FT.
FLOOR - 681 SQ. FT.

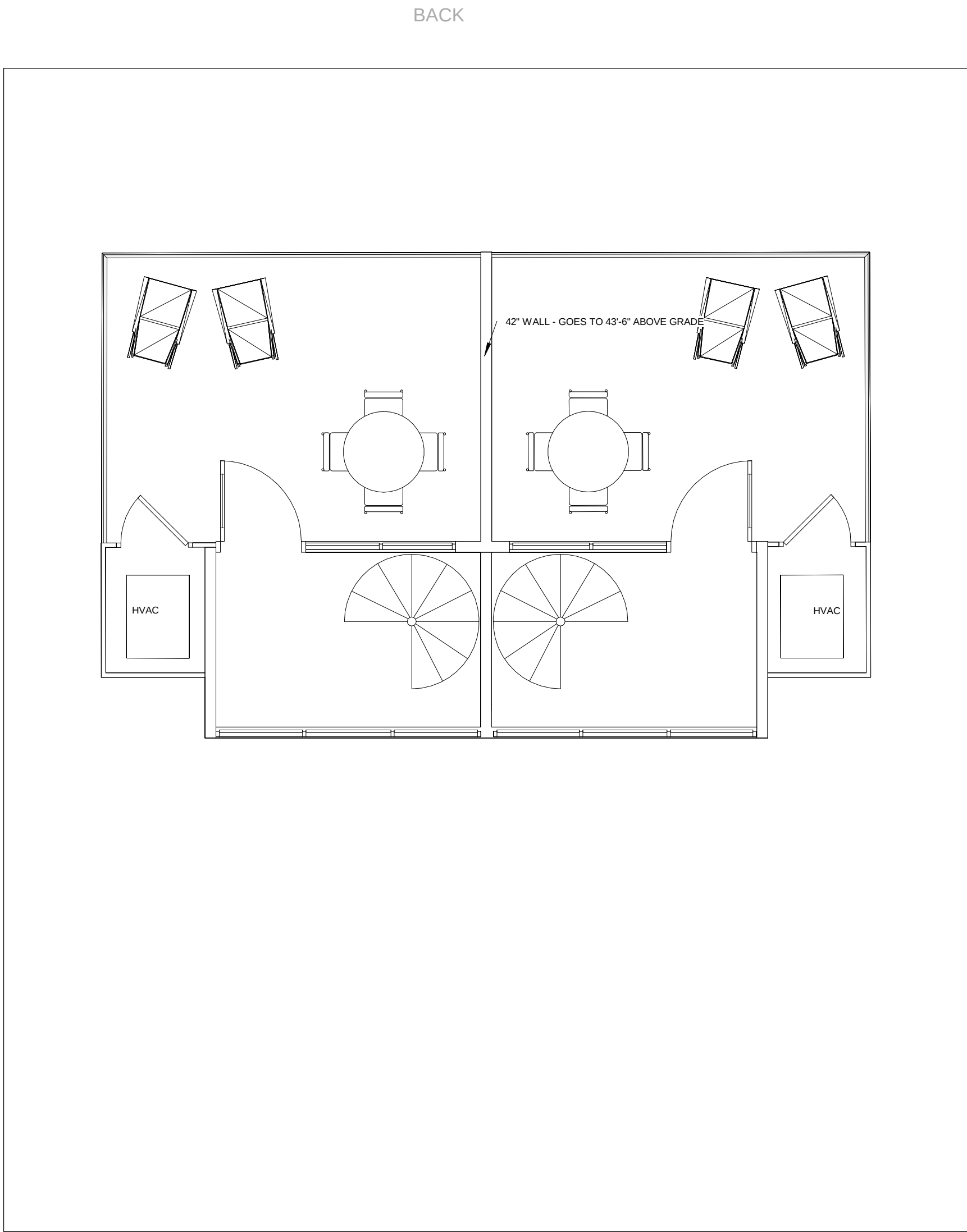
1 | FOURTH FLOOR
1/4" = 1'-0"

A1.04	Date: 12-4-2023		Scale: 1/4" = 1'-0"	Townhouses Fourth Floor Plan	Revisions:	Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:	
					Address City, State					

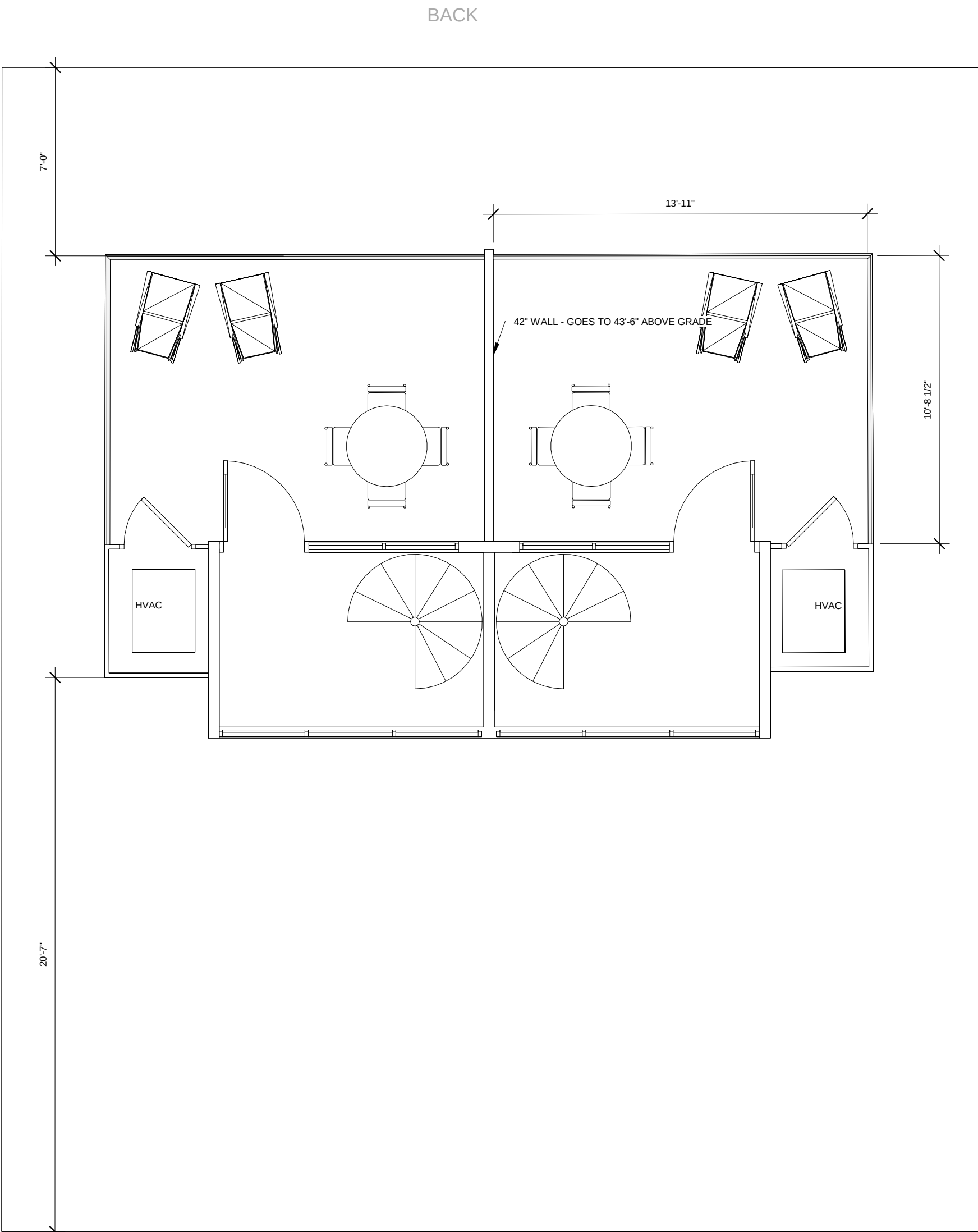
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Townhouse Roof Plan

1/4" = 1'-0"

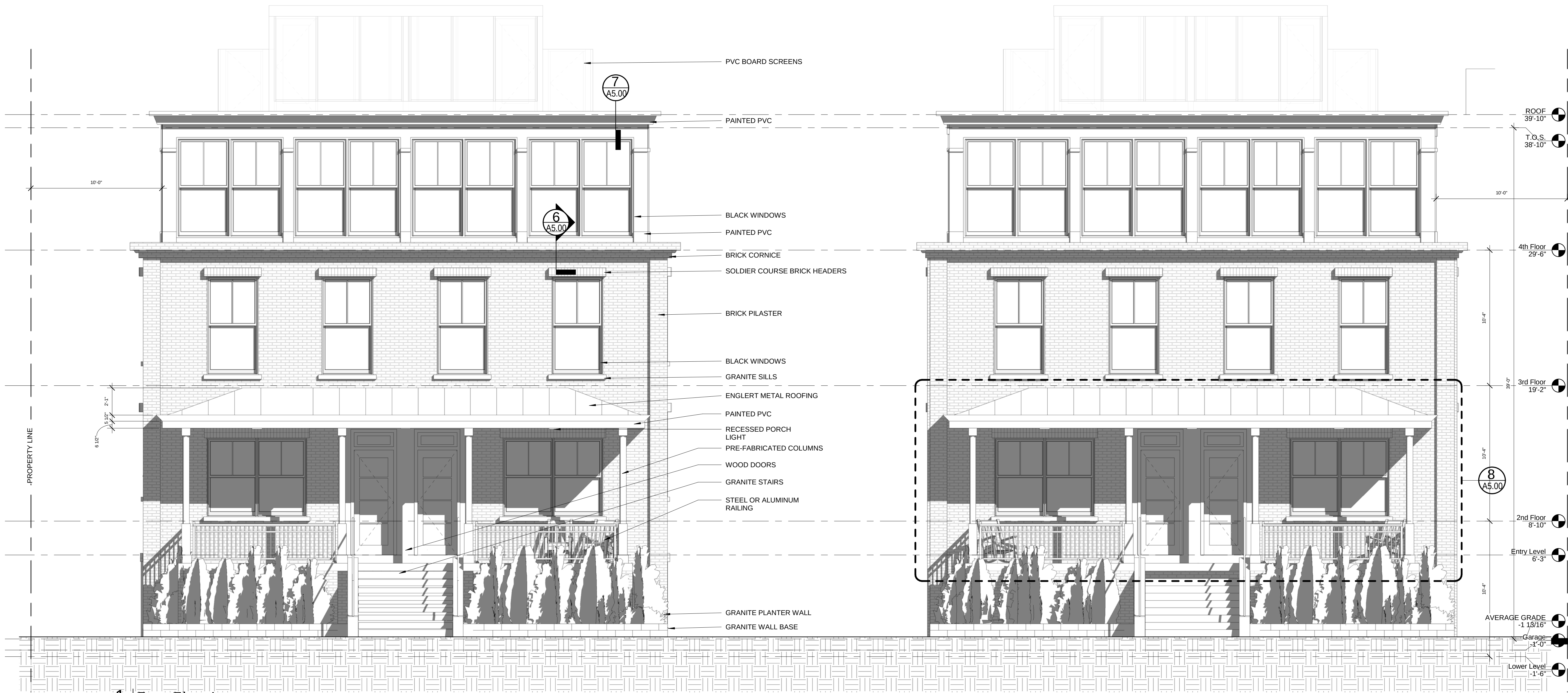


CARLETON STREET

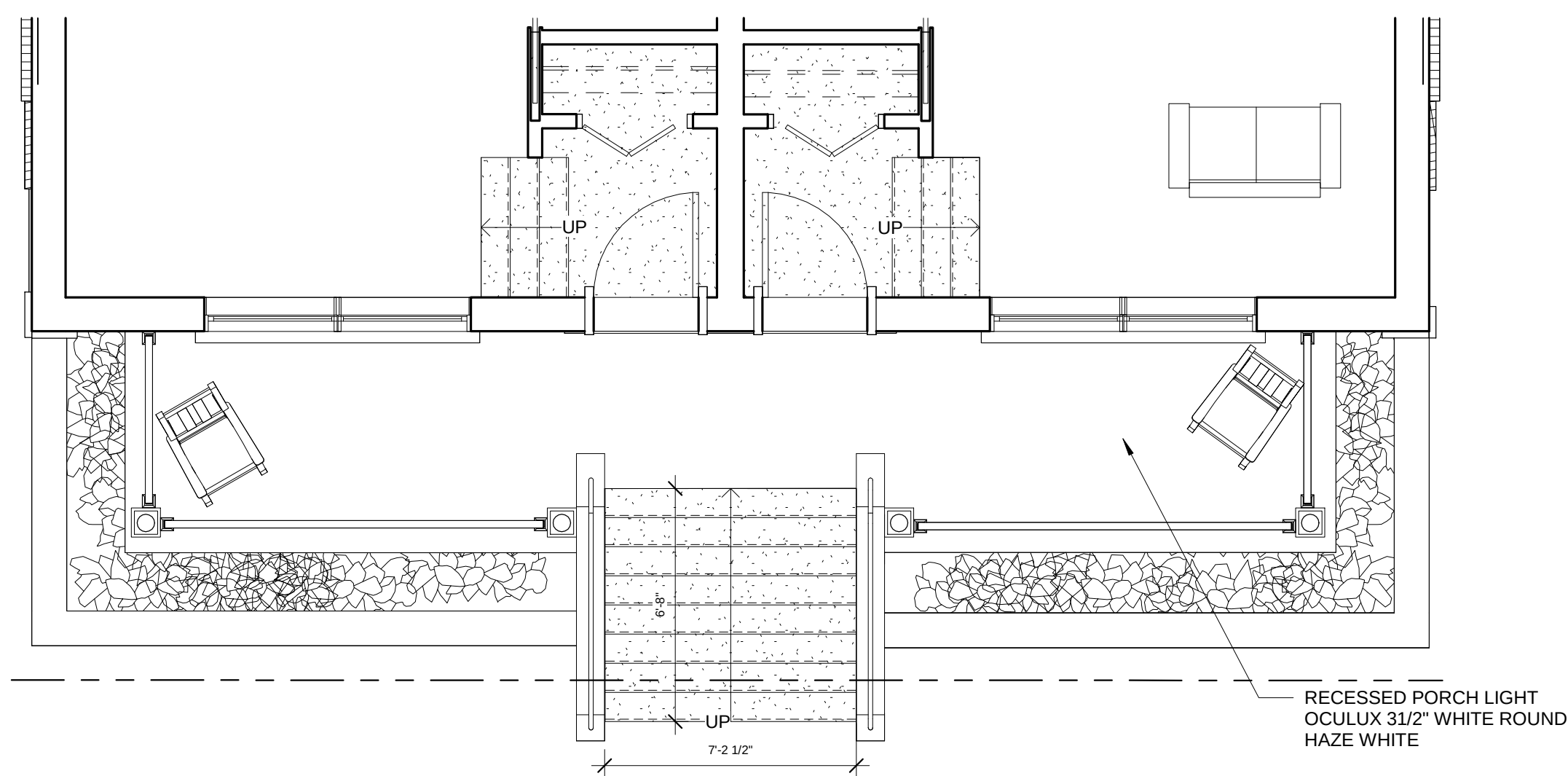
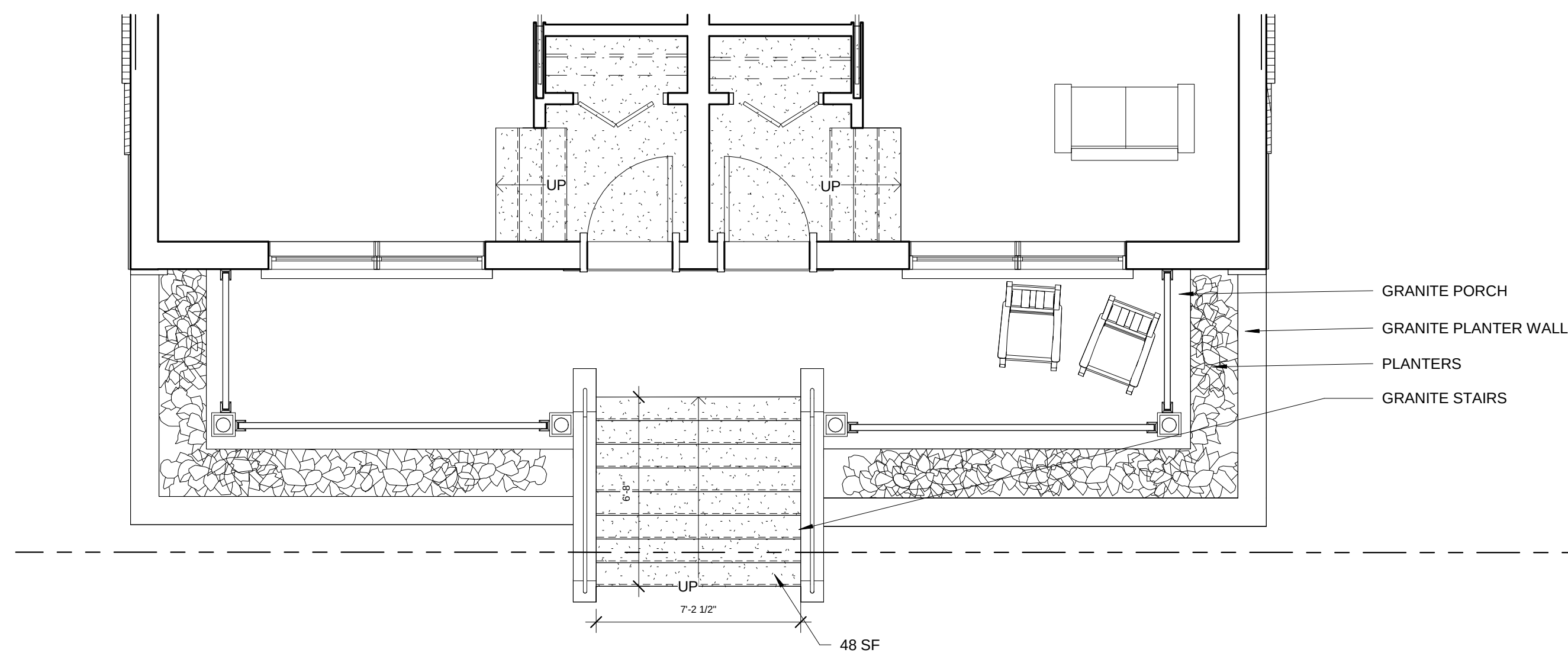


ROOF SQUARE FOOTAGE PER UNIT:
DOGHOUSE - 60 SQ.FT.
DECK - 150 SQ.FT.

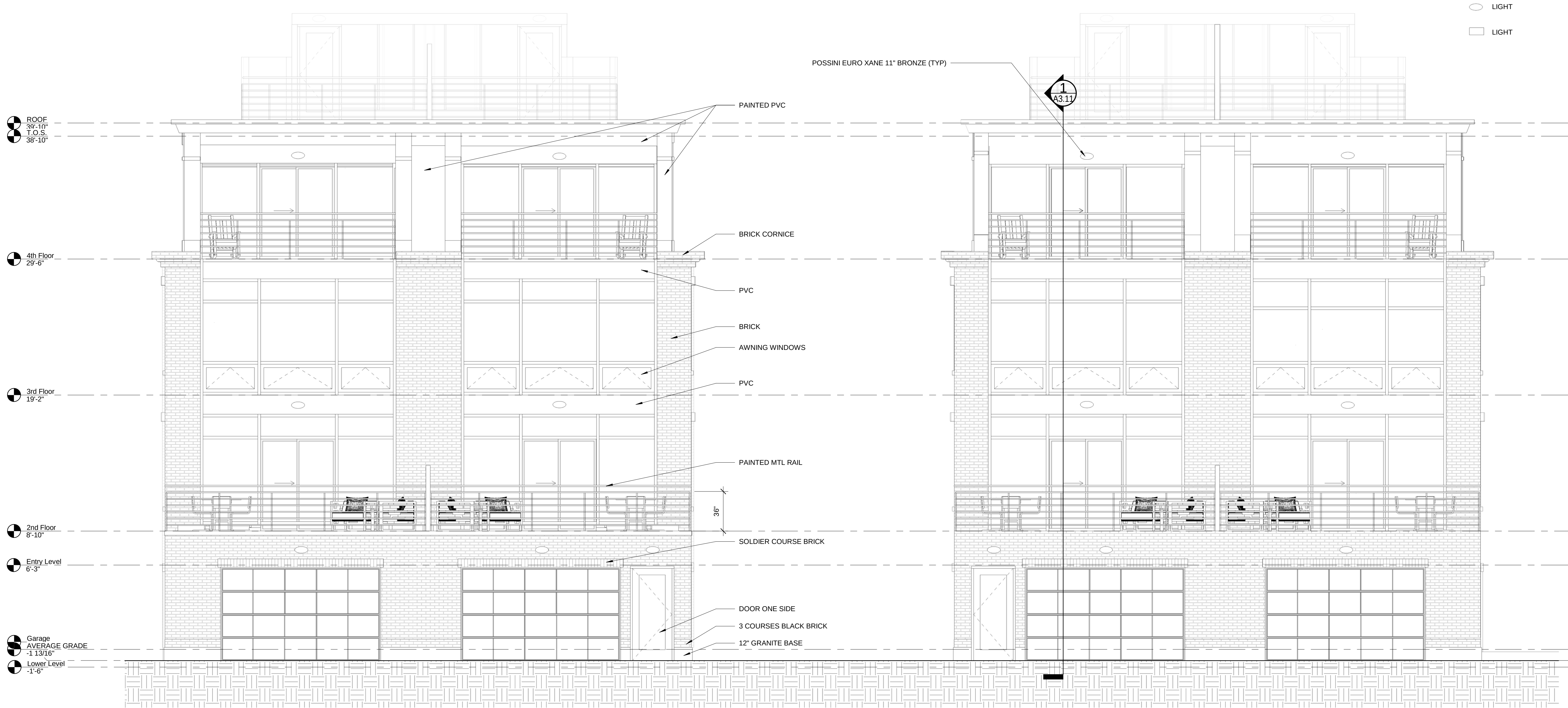
A1.05		Date: 12-4-2023		Scale: 1/4" = 1'-0"	Townhouses Roof Plan	Revisions:	Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:	Address City, State



1 Front Elevation
1/4" = 1'-0"



Prepared For:		Consultant:	
Address City, State		Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	
Project:		Revisions:	
19 WEST ST. PORTLAND, MAINE		Date: 12-11-2023	
Scale: 1/4" = 1'-0"		Townhouses Front Elevations	
A2.01			



1 | Rear Elevation
1/4" = 1'-0"

Prepared For:

Address
City, State

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
207.772.6022
archetype@archetypepepa.com

Project:
19 WEST ST.
PORTLAND, MAINE

Revisions:

Date:
12-4-2023

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

Townhouses Rear
Elevations

A2.03



1 | Drive Side Elevation
1/4" = 1'-0"

Prepared For:	
	Address City, State

Consultant:

Architect:	ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepepa.com
Project:	
19 WEST ST. PORTLAND, MAINE	

Revisions:

Date: 12-4-2023	Scale: 1/4" = 1'-0"	Townhouses Drive Side Elevation

A2.04		
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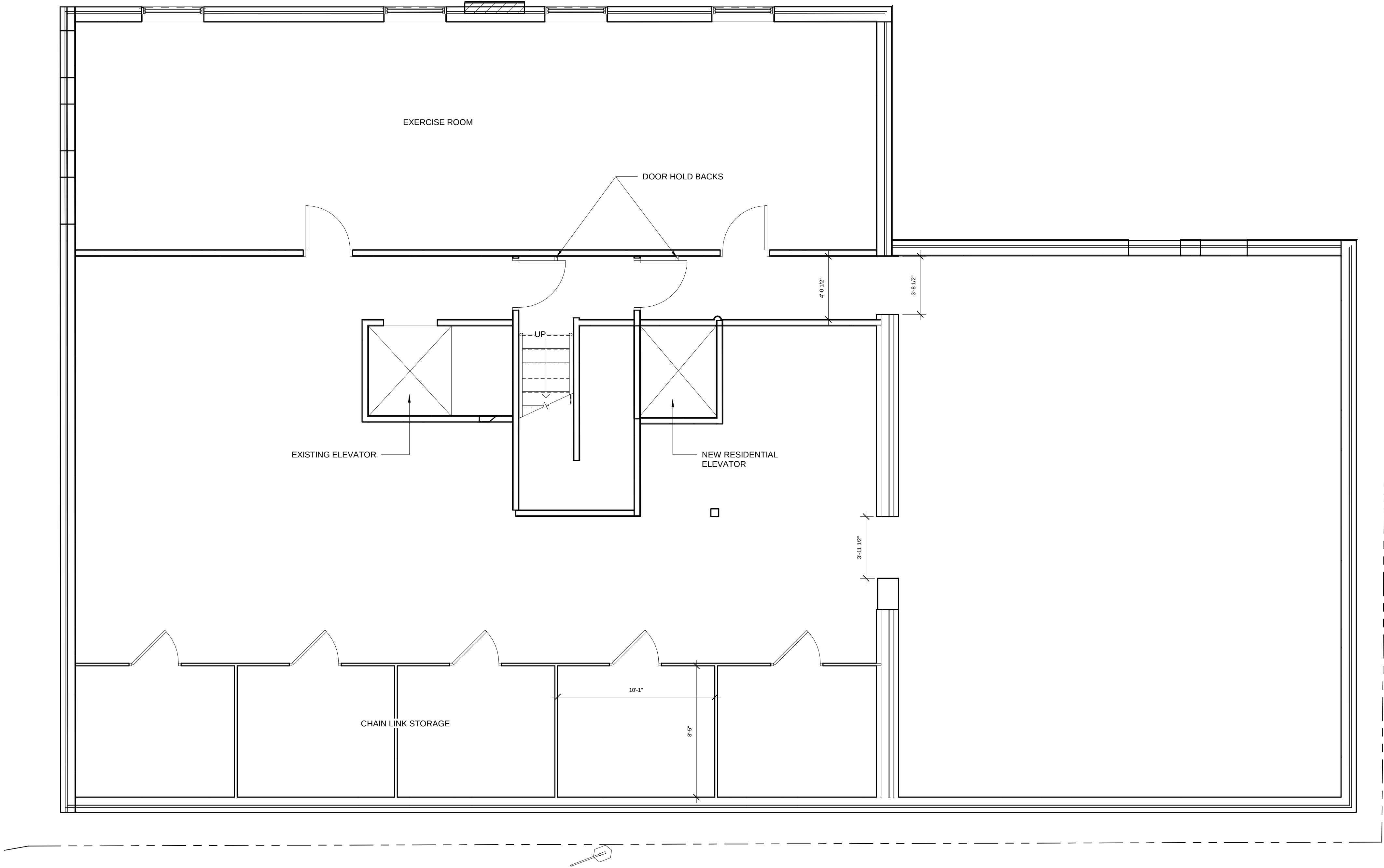
1 | Side Elevation
1/4" = 1'-0"

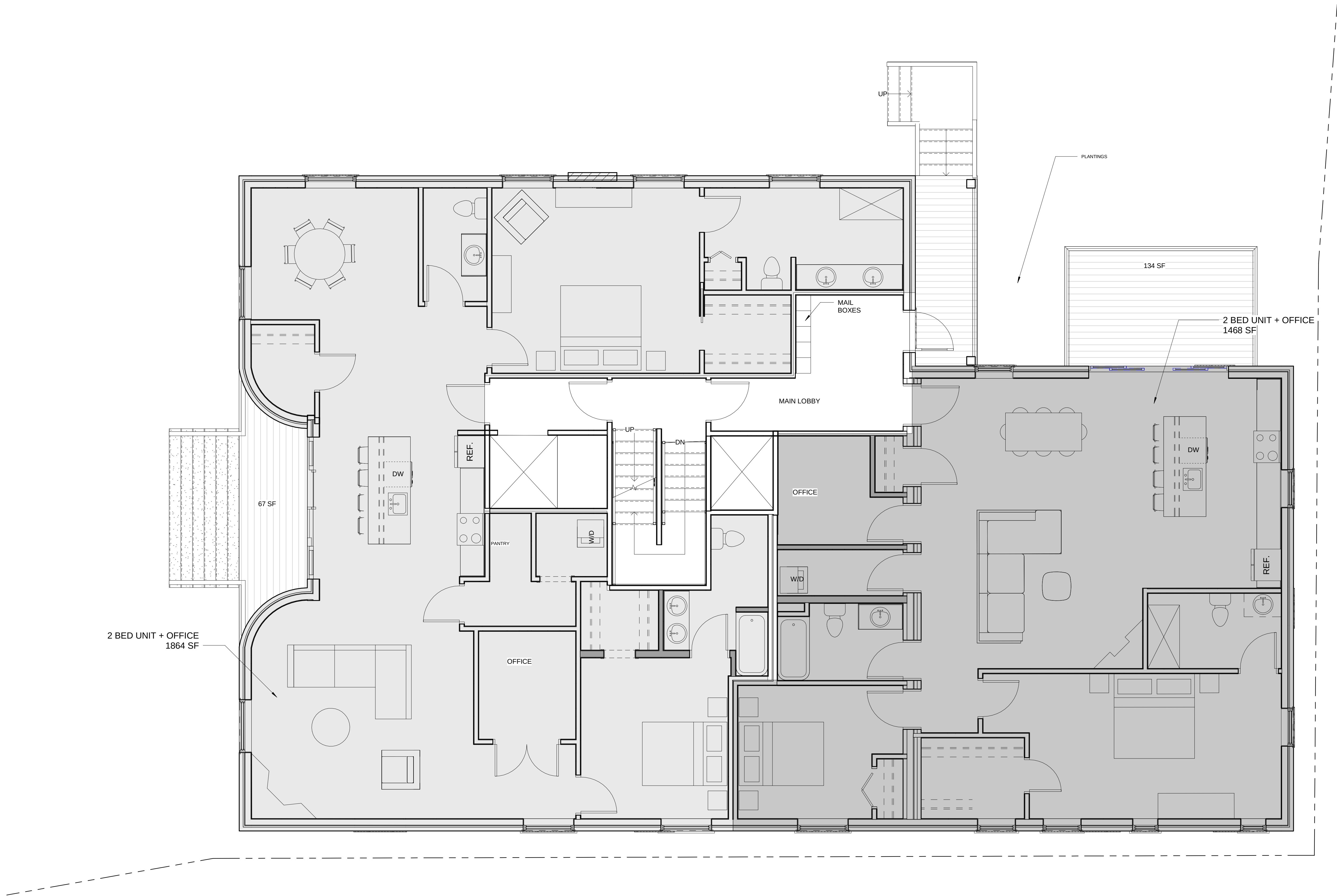
A2.05	Date: 12-4-2023		Scale: 1/4" = 1'-0"	Townhouses Side Elevation	Revisions:	Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:	Address City, State

1

19 West Basement Plan

1/4" = 1'-0"



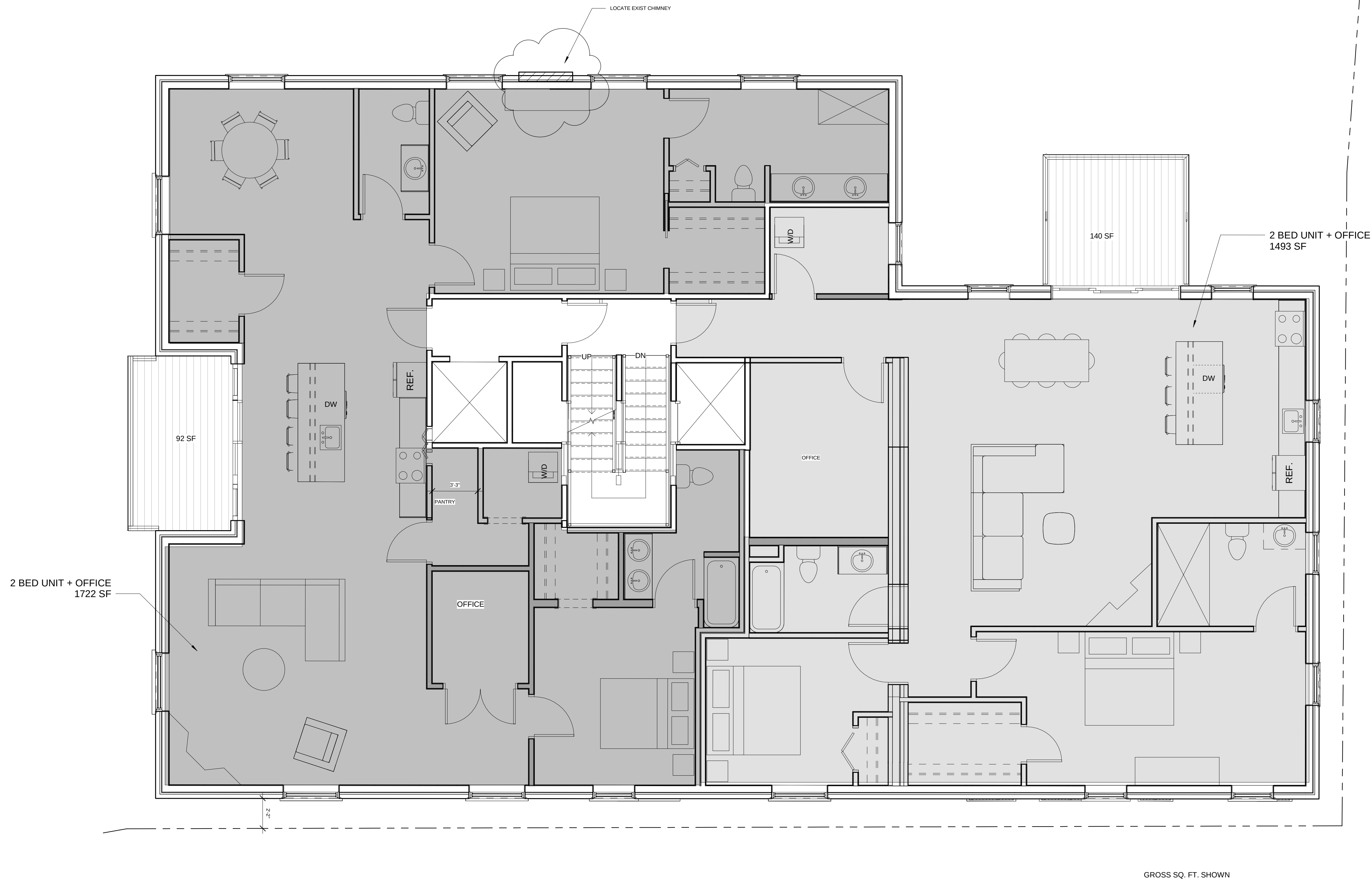


1 | 19 WEST NEW FIRST FLOOR PLAN
1/4" = 1'-0"

GROSS SQ. FT. SHOWN

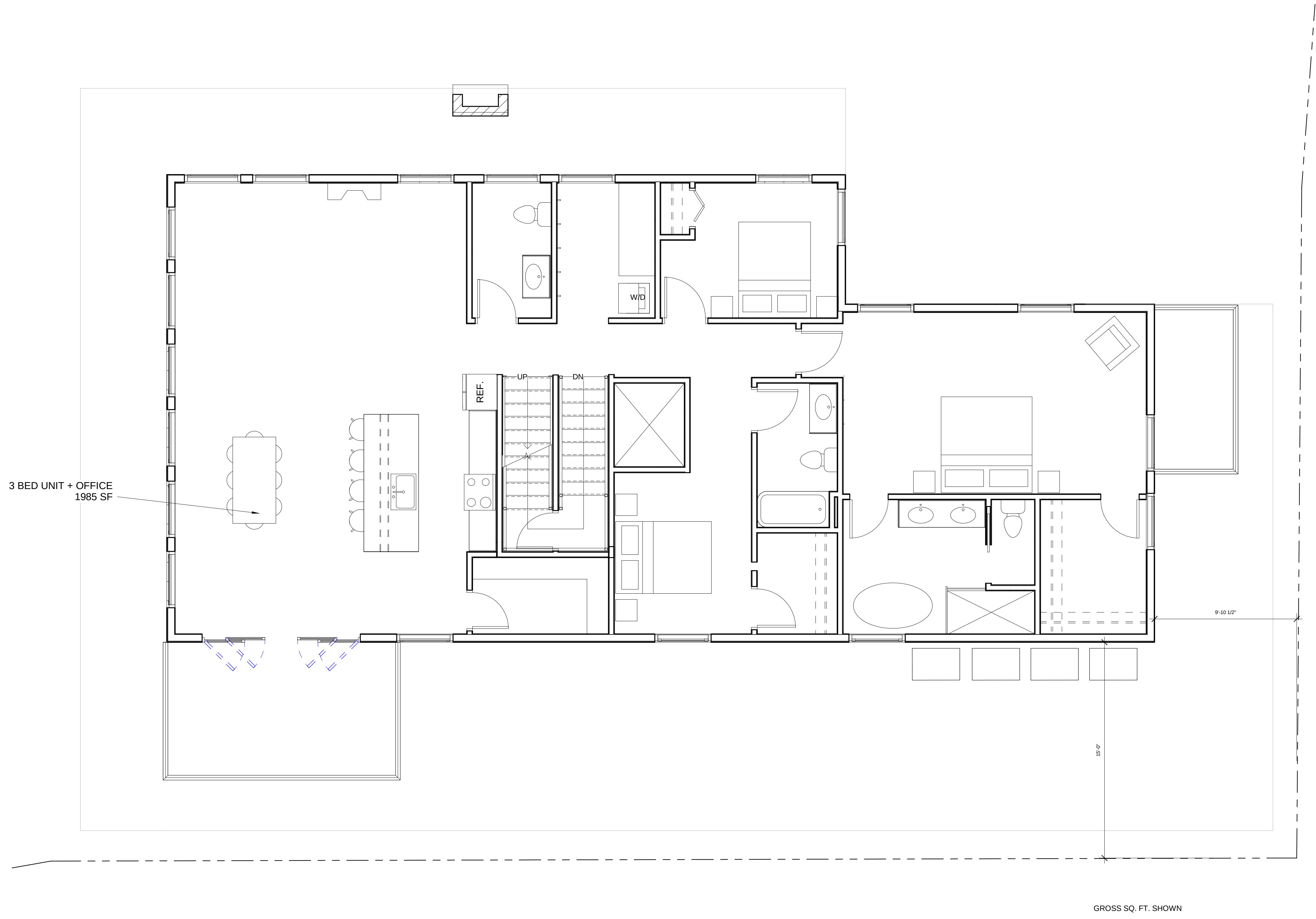
A1.22	Date: 12-4-2023		Scale: 1/4" = 1'-0"	Revisions:	Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:		Address City, State
	New First Floor Plan									

A1.22



1 | 19 WEST NEW SECOND FLOOR PLAN
1/4" = 1'-0"

A1.23		Date: 12-4-2023	Scale: 1/4" = 1'-0"	Revisions: 1 Date 1 Revision 1		Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:	Address City, State	



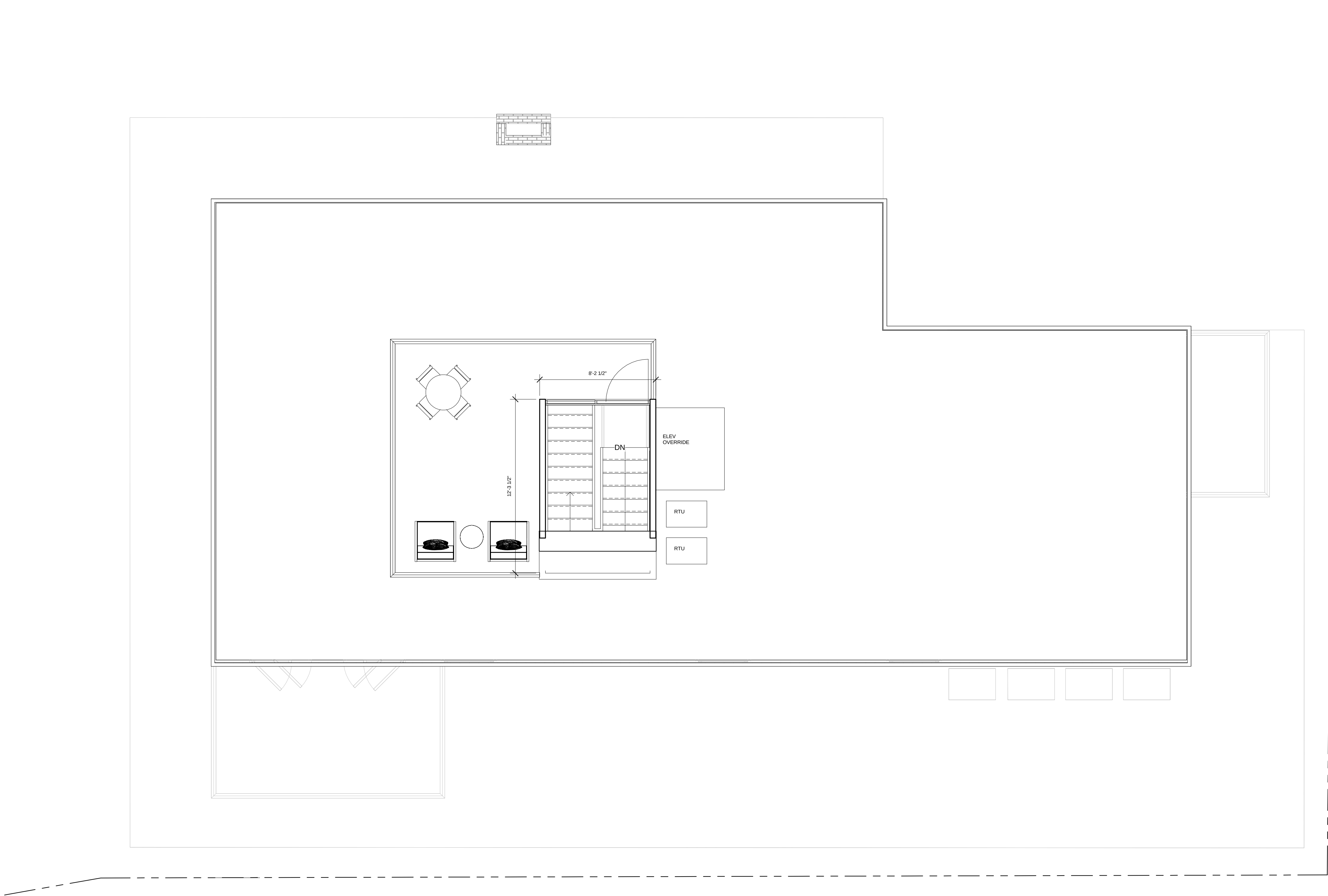
1 | 19 West Third Floor Plan
1/4" = 1'-0"

A1.24	Date: 12-4-2023		Scale: 1/4" = 1'-0"	Revisions:	Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepepa.com	Consultant:	Prepared For:		Address City, State

1

19 WEST NEW ROOF PLAN

1/4" = 1'-0"





1 | 19 West South Elevation
1/4" = 1'-0"

Prepared For:

Address
City, State

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Project:
19 WEST ST.

PORTLAND, MAINE

Revisions:

Date:
12-4-2023

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

New South Elevation

A2.21



1 | 19 West West Elevation
1/4" = 1'-0"

Prepared For:		Address City, State

Consultant:	
-------------	--

Architect:	ARCHETYPE ARCHITECTS	Portland, Maine 04101 archetype@archetypepa.com

Project:	19 WEST ST.	PORTLAND, MAINE

Revisions:	
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Date: 12-4-2023	Scale: 1/4" = 1'-0"	New West Elevation

A2.22



1 | 19 West North Elevation
1/4" = 1'-0"

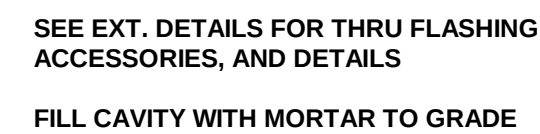
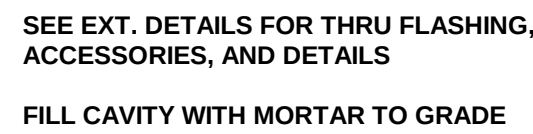
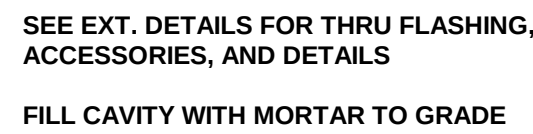
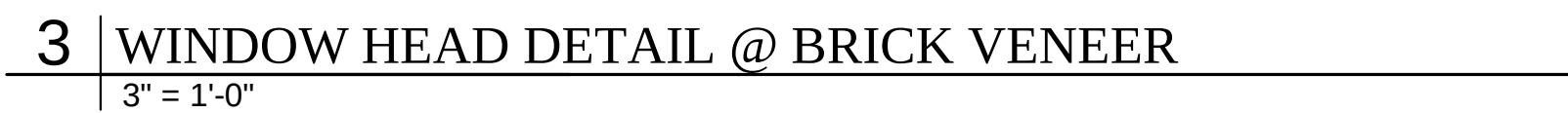
Date: 12-4-2023	Scale: 1/4" = 1'-0"	New North Elevation	Revisions:	Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:	
								Address City, State
A2.23								



1 | 19 West East Elevation
1/4" = 1'-0"

Date: 12-4-2023	Scale: 1/4" = 1'-0"	New East Elevation	Revisions:	Project: 19 WEST ST. PORTLAND, MAINE	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	Consultant:	Prepared For:
							Address City, State

A2.24













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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: December 29, 2023
RE: 64 Pine Street – FIRST WORKSHOP – New Construction
PROJECT ID: HPBR-002757-2023
MEETING: January 3, 2024

Owner: 64 Pine Street LLC
Architect: Virginie Stanley, INVIVID Architecture

A sign announcing the Historic Preservation Board's meeting on January 3, 2024 was posted at the property on December 21, 2023. A legal ad was published in the Portland Press Herald on December 22, 2023 and December 23, 2023, and 290 notices were sent to neighboring property owners within 500 feet of the subject property.

PROJECT SCOPE

Demolish existing noncontributing single-story commercial building.

Construct new four-story mixed-use structure with nine residential units and one commercial unit. Structure to have a first-floor central entrance with garage access at the left and glazed commercial storefront at the right. Upper three stories to have bays of randomly arranged windows at the outer edges of the building, and paired recessed balconies at the center.

Dimensions:

Overall Height: ~44'-10" (plus roof deck)

Footprint: ~ 74' x 103'

Material Specifications:

Foundation	Ceramic tile-clad base
Siding	Unpainted wood vertical siding
Trim	Unpainted wood
Roofing	Not visible
Windows	Aluminum
Doors	Aluminum

SUMMARY OF HISTORIC CONTEXT



Figure 1: Map of West End Historic District showing location of 64 Pine Street with star.

64 Pine Street is situated midblock on the southern side of Pine Street between Brackett and Clark Streets. The parcel features an 85-foot frontage along Pine Street, and is about 115 feet deep, backing onto the Reiche Community School Park. The parcel currently contains a noncontributing single-story commercial building and a parking lot.

The eastern and northern blocks of the West End are typically lined with densely packed single-family, duplex, and row-house structures situated close to the street on narrow lots. There are also examples of larger mixed-use and apartment buildings on some of the bigger lots, in particular in the area around Andrews Square at the intersection of Clark and Pine Streets.



Figure 4: 2022 Aerial Image of area around 64 Pine Street (indicated with yellow star).

Buildings in the vicinity of 64 Pine Street exhibit a rich range of architectural styles and forms. Residential buildings include modest early-nineteenth-century Capes and Greek revivals, large mid-nineteenth-century Second Empires and Italianates, and late-nineteenth- and early-twentieth-century Queen Annes, as well as several groups of colonial revival rowhouses. Additionally, the area features a concentration of larger, flat-roofed commercial or mixed-use buildings, and the prominent Butler School with its flat-iron footprint and complex roof. Structures show a great variety of building massings and roof forms. Many feature a substantial primary mass, with shorter or narrower secondary masses to the rear or sides, though the commercial, mixed-use and institution structure are typically more monolithic in their massing. Sloped roofs with dormers and flat roofs are common. Windows are primarily punched openings with a vertical orientation. They are typically arranged very regularly, or around the interior program with a sense of balance at the exterior. Wall-to-window ratios favor solid to void. Paired or grouped windows are common, but used sparingly on individual buildings. Many buildings feature projecting bays along the street. Most residential structure feature raised foundations, with entry stoops, while commercial and mixed-use buildings have entries at grade. There's also generally an even distribution of frame and masonry construction.



Figure 5: 46 (left), 68 (center), and 72 (right) Pine Street as shown in 2023 Google Street View.

In the immediate area along Pine Street there are several large three-story mixed-use masonry structures, as well as a number of frame residential buildings. The mixed-use buildings typically feature taller first floors with large storefronts, regularly arranged punched windows on the upper residential floors, and flat roofs with or without a cornice.



Figure 5: 5 West Street (left), 65 (center, left), 59 (center, right), and 53-55 (right) Pine Street as shown in 2023 Google Street View.

Residential buildings exhibit greater variety in form, most at two-and-a-half stories with sloped and dormered roofs. They often feature projecting bays that are differentiated through extra details or changes in siding material. Some buildings also feature varied application of siding and details that add visual interest. The majority of residential buildings are of frame construction with the exception of the rowhouse type structures which are of masonry with flat roofs. These range from three to three-and-a-half stories, with flat or sloped roofs and often feature projecting bays or stoops.



Figure 5: A section of 87-101 Pine Street (left), The Butler School at 77 Pine Street (center), and a view looking west on West Street (right) as shown in 2023 Google Street View.

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

STAFF COMMENTS

Given that this application is being presented for a first workshop, staff would encourage the Board to begin with a discussion of the overall scale, massing, and fenestration of the proposed structure to provide feedback on whether these high-level elements of the project are sufficiently compatible as to merit further development. Once the Board has addressed those threshold items, the applicant has provided some preliminary information on the proposed siding materials, illustrating several different arrangements, seeking Board feedback on these approaches.

The applicant is proposing a four-story mixed-use structure. Generally, the surrounding context is composed of two-and-a-half to three-and-a-half story structures; however, there are a number of nearby structures that are four stories. For instance, the Pilgrim Apartment building at 30 West Street, the adjacent 20 West Street, and the Butler School are all examples of three-and-a-half or four-story buildings of a similar height. Additionally, many of the three-story buildings are also set on a raised foundation making them closer to three-and-a-half stories. There is also the precedent of the nearby West End Place (183 Brackett Street) which was reviewed and approved by the Historic Preservation Board in 2013/2014. Should the Board find that the four-story height as presented may be incompatible with the immediate context, staff would encourage discussion of the massing, fenestration, and façade treatments as there may be design strategies that could help the proposed height attain a more compatible relationship.

The proposed massing is fairly simple with all elevations continuing to the full height in the same plane. This is again not inconsistent with the massing of many of the larger nearby residential or mixed-use buildings. Many of these feature fairly simple masses, while the lower-scale residential buildings tend to be more varied. Many structures do feature some level of façade articulation

whether through projecting bays or slight shifts in wall plane to break down the larger masses. In the case of the proposed structure, the applicant is proposing to break down the massing of the front façade through the recessed central section which will create covered balconies for the residential units. Staff would encourage the Board to discuss whether this particular approach to breaking up the massing is effective. The applicant has also proposed some scaling elements at the first floor where symmetrical recessed areas contain the garage entrance and the commercial unit. Staff would also encourage the Board to discuss the composition of the first floor and whether there are ways to improve the massing of this. Most buildings have a prominent primary entrance whether identified by a projecting porch or canopy, or a more subtle entablature that distinguishes the entrance from the surrounding wall plane.

At the first floor, the applicant is proposing a fairly regular and symmetrical arrangement of openings, though an important distinction is that the left and right sides of the building will feature a garage door and glazed storefront respectively. These two different entrances are set into recesses in the façade while the primary entrance is centered in line with the overall wall plane. At the upper floors, the applicant is proposing a random pattern of three different width windows. While this choice helps to clearly distinguish the building as contemporary, staff would encourage the Board to discuss how compatible this is. Many historic structures feature a variety of windows; however, their arrangement on the façade often speaks to interior program with large windows, groupings, or bays indicating the primary public spaces at the interior, and smaller windows marking private or service spaces. A more regular or ordered arrangement of windows could provide a more compatible relationship with adjacent historic structures and reinforce the mostly symmetrical design of the building.

In addition to discussing the scale, massing, and fenestration, the Board should consider the proposed exterior cladding materials. The applicant is proposing a square ceramic tile for the base. This material would clearly differentiate the structure from adjacent historic structures, but the Board might consider whether its sufficiently contextual. Tile in a different scale or another material in a similar finish could provide an opportunity to create a relationship in color or texture with historic materials found in the nearby context.

At the upper levels the applicant is proposing to use vertically oriented wood cladding materials. The applicant indicated that they are interested in exploring applying different textures and scales of siding to create visual interest and has supplied three scenarios for the Board's consideration. One features a random arrangement of siding, another uses a smaller-scale siding at the uppermost level, and a third uses a consistent siding across the whole building. Generally, staff found that the later two were most compatible with the context. The differentiated upper level helps to break up the mass of the building, a strategy employed on many historic buildings, while the consistent application of siding also helps to unify the structure. Either of these have potential, though staff would encourage the Board to discuss and consider the texture and details of the proposed siding materials. Staff would also encourage the applicant to provide additional details, photos, or cut sheets for the proposed siding patterning for the Board's review.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
1. Height The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
For Board Discussion	The building is proposed to be four-stories in height. Historic buildings in the surrounding context typically range from two-and-a-half stories to three-and-a-half stories. A nearby noncontributing building is a full four-stories in height. The Board might consider whether any of the proposed siding treatments help to break down the overall height or whether there are other architectural strategies that could be employed to help scale the building to adjacent contributing structures.
2. Width The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
For Board Discussion	The proposed width is somewhat wider than typical of residential buildings in the context; however, it is within the range of building widths seen on some of the larger commercial or mixed-use buildings nearby.
3. Proportion of principal facades The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure will have somewhat horizontal façade; however, this is proposed to be broken up by the recessed balconies. Buildings in the surrounding context exhibit a range of vertical or more horizontal expressions.
4. Roof shapes The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure will have a flat roof. Flat roofs are typical throughout the district, in particular for the larger commercial or mixed-use buildings.

<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	Generally, the scale of the building is larger than structures on this block of Pine Street; however, there are similarly scaled buildings in the surrounding area.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing horizontally oriented openings at the first floor and vertically oriented openings at the upper floors, as is typical of mixed-use structures in the area. The upper story windows are proposed to have a variety of windows of the same height, but varied widths.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
For Board Discussion	The proposed structure will have a very transparent primary façade with extensive fenestration, while the side elevations will be more solid. Structures in the surrounding context tend to favor solid over void; however, they do tend to have increased transparency at front elevations such as around bay windows. The structure is proposed to have a large recessed area at the center of the upper floors for covered balconies. Many structures in the area feature recessed entrances or small first floor porches. Stacked porches and recessed balconies are less common.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing a single central entrance for the upper stories off of Pine Street. The proposed entrance does not feature any projections that might help make it more prominent on the building. This Residential entrance will be flanked by a slightly recessed storefront to the right and a slightly recessed garage entrance to the left.

<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to use a ceramic tile cladding at the first floor and one or two types of vertical wood siding at the upper floors. They are also presenting different arrangements of those wood sidings for the Board's consideration. Staff would encourage the Board to discuss the compatibility of these materials and arrangements in detail.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
Yes	Buildings in this section of the West End are typically set close to the street with narrow side yards between buildings. The proposed structure will reinforce this pattern.
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	The proposed structure will retain small side yards while being situated close to the street as is typical of the surrounding context.
<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
For Board Discussion	Many buildings in the West End provide a mixed expression with contrasting vertical and horizontal elements. The proposed structure will have an overall horizontal façade, with a horizontally expressed first floor. The upper floors feature vertically oriented windows and siding, and are broken into several vertical elements by the recessed balconies.

Standard D. Other Standards	
1. Compatible use Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The proposed mixed-use is compatible with the surrounding context and does not require any elements that would require alterations to the character-defining features of the surrounding areas.
4. Contemporary design Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Staff Comments
For Board Discussion	The structure is proposed to have a clearly contemporary character that will differentiate it from the surround historic structure. However, the Board should confirm whether the proposed design is sufficiently compatible with the surround context.

ATTACHMENTS

1. Architectural Design Narrative
2. Rendered Design Options
3. Architectural Drawings

Project Overview:

Name: 64 Pine

Location: 64 Pine Street, Portland Maine

Number of Units: 9 Luxury Condominiums, 1 Commercial Unit

Use: Residential, Commercial Unit, Mechanical Parking System

Design Concept:

Our design concept is rooted in the vision of seamlessly integrating modern living into the fabric of the historic West End. Recognizing the unique character of the neighborhood, our aim is to create a development that pays homage to the past while embracing the convenience and sustainability demands of contemporary life.

Key Design Features:

Ecological Responsibility: The project places a strong emphasis on ecological responsibility, utilizing sustainable practices and materials throughout the development process.

Luxurious Condominiums: Comprising nine luxurious condominiums, the project caters to the discerning residents who seek both opulence and sustainability in their living spaces.

Strategic Location: Situated in the heart of the West End, the development is strategically located adjacent to various amenities such as restaurants, retailers, bakers, and boutiques, fostering a vibrant and connected community.

Innovative Parking System: The first floor features a state-of-the-art mechanical parking system, optimizing space efficiency and addressing urban parking challenges.

Distinctive Exterior: The exterior design is characterized by clean, modern lines with warm natural wood materials, offering a nod to the historical context of the West End. A distinct base further grounds the project in its surroundings.

Abundant Natural Light: The incorporation of extensive glass elements ensures that each unit is bathed in natural light, creating a bright and inviting living environment for residents.

Shared Roof Deck: A shared roof deck serves as a communal space for entertainment and relaxation. The deck features native, organic edible planting, contributing to a sustainable and aesthetically pleasing green space.

We believe that 64 Pine will not only enhance the architectural landscape of the West End but will also contribute positively to the neighborhood's vitality. We are committed to working collaboratively with the Planning Board to address any concerns and ensure that our project aligns seamlessly with the city's vision for urban development.

Thank you for considering our proposal. We look forward to the opportunity to bring this vision to life and contribute to the enduring charm of Portland's historic West End.

Sincerely,

Virginie Stanley
INVIVID ARCHITECTURE
631 Stevens Avenue, Suite 200
Portland, Maine 04103

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☒	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☒	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.



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(207) 985-4932 (Fax)

June 7, 2019

Thomas Landry
c/o 64 Pine Street LLC
100 Congress Street
Portland, ME 04101

RE: 64 Pine Street, Portland, Maine

Dear Tom,

Enclosed please find the original Quitclaim from Norway Savings Bank, as foreclosing mortgagee pursuant to Mortgages and Assignments of Rents from Madeline, LLC to 64 Pine Street LLC regarding the above-referenced property which has now been recorded on March 8, 2019 in the Cumberland County Registry of Deeds in Book 35505, Page 186. This deed should be retained along with other important papers for safekeeping.

Also, enclosed please find your original Chicago Title Insurance Company Owner Policy No. 7230619-216836136 for the above captioned real estate issued in the amount of \$1,075,000.00. Please be sure to keep this policy in a safe place as well.

If you have any questions or need further information, please give me a call.

Sincerely,

Leslie E. Lowry, Esq.

~ Over 60 Years of Service ~

DLN: 1001940051790

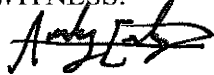
SHORT FORM QUITCLAIM (RELEASE) DEED WITHOUT COVENANT

NORWAY SAVINGS BANK, as foreclosing mortgagee (the "Grantor"), pursuant to Mortgages and Assignments of Rents from **MADELINE, LLC** (the "Borrower") to Norway Savings Bank (the "Bank"), said Mortgages dated May 2, 2017 and recorded in the Cumberland County Registry of Deeds in Book 33985, Page 58, and March 22, 2018 and recorded in said Registry in Book 34732, Page 97; and, in said Assignments of Rents recorded in Book 33985, Page 71 and Book 34732, Page 105 (the "Property"), FOR CONSIDERATION PAID, releases to **64 PINE STREET LLC**, a Maine limited liability company, with a mailing address of 10 Free Street, P.O. Box 4510, Portland, ME 04112, as buyer at the foreclosure auction on January 10, 2019 (the "Grantee"), certain real property, together with any improvements thereon, located at 64 Pine Street, Portland, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

This deed is a conveyance of all right, title and interest of the grantor/mortgagee and all parties to said action, solely as to the property described herein pursuant to 14 M.R.S.A. § 6203-A. For compliance with 14 M.R.S.A. § 6203-A, reference is made to the Notice of Mortgagee's Sale of Real Estate, Fixtures, and Tangible and Intangible Personal Property of Miss M, Inc. and Madeline, LLC and recorded in the Cumberland County Registry of Deeds at Book 35311, Page 47, and the Affidavit of Sale recorded in the Cumberland County Registry of Deeds in Book 35448, Page 176.

IN WITNESS WHEREOF, NORWAY SAVINGS BANK has caused this instrument to be executed by SHAWN BALDWIN, its VICE PRESIDENT, thereunto duly authorized, this 7th day of MARCH, 2019.

WITNESS:


Name: _____

NORWAY SAVINGS BANK

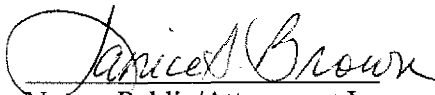
By: 
Print Name: SHAWN BALDWIN
Title: VICE PRESIDENT

State of Maine
County of Cumberland, SS

Date: March 7, 2019

PERSONALLY APPEARED the above-named Shawn Baldwin of NORWAY SAVINGS BANK as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said NORWAY SAVINGS BANK.

Before me,


Notary Public/~~Attorney at Law~~
Commission Expires _____

JANICE S. BROWN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 11, 2021

MAINE REAL ESTATE TAX PAID

SEAL

Exhibit A

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the southeasterly side of Pine Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING on the southeasterly side of said Pine Street at a point distant one hundred sixty (160) feet southwesterly from the intersection of said side of Pine Street with the southwesterly side of Brackett Street; thence southwesterly along said southeasterly side of Pine Street forty (40) feet to a point; thence southeasterly by a line parallel with the southwesterly side of Brackett Street one hundred sixteen and 61 hundredths (116.61) feet to a fence; thence by said fence northeasterly forty (40) feet to a point; thence northwesterly by a line parallel with said southwesterly side of Brackett Street one hundred fifteen and seventy-two hundredths (115.72) feet to the point of beginning.

ALSO, a certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Pine Street, in the City of Portland, County of Cumberland and State of Main, bounded and described as follows:

Beginning at a point in the southeasterly side of Pine Street distant two hundred (200) feet southwesterly from an angle formed by Brackett and Pine Streets; thence running southeasterly at right angles with said Pine Street one hundred thirteen (113) feet, more or less, to land formerly of Arthur G. Huff; thence southwesterly on the line between this lot and said Huff land and land formerly of Daniel Knight, forty-five (45) feet, more or less, to land formerly owned by Benjamin F. Nelson; thence northwesterly by said Nelson land, land formerly owned by Joseph C. Perry and land now or formerly owned by Richard D. Berry, one hundred thirteen (113) feet, more or less, to said Pine Street; thence northeasterly on said Pine Street, forty-five (45) feet, more or less, to the point of beginning.

MEANING AND INTENDING to describe and to convey herein the same premises conveyed to Madeline, LLC by deed from Princess K, LLC dated May 2, 2017, recorded in the Cumberland County Registry of Deeds in Book 33985, Page 56.

Received
Recorded Register of Deeds
Mar 08, 2019 02:24:19P
Cumberland County
Nancy A. Lane



Policy No.: 1027-1-22521.12-2019.7230619-216836136

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9

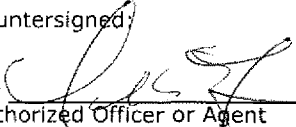
that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the

deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

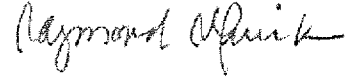
Countersigned:

By: 
Authorized Officer or Agent
Leslie E. Lowry
Jensen Baird Gardner & Henry
10 Free St
PO Box 4510
Portland, ME 04112
Tel: 207-775-7271
Fax: 207-775-7935



By:

CHICAGO TITLE INSURANCE COMPANY



President

Attest:



Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;

- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes



**CHICAGO TITLE INSURANCE COMPANY
ALTA OWNER POLICY**

SCHEDULE A

Agent's File No. 22521.12

POLICY NUMBER	DATE & TIME OF POLICY	AMOUNT OF INSURANCE
Owner: 7230619-216836136	March 8, 2019 @ 2:26 P.M.	\$ 1,075,000.00

ISSUED WITH LOAN POLICY NUMBERS:

1. Name of Insured: **64 Pine Street LLC**
2. The estate or interest in the Land that is encumbered by the Insured Mortgage is: **Fee Simple.**
3. Title to the estate or interest in the Land is at Date of Policy vested in:

64 Pine Street LLC by virtue of a Quitclaim Deed without Covenant from Norway Savings Bank, as foreclosing mortgagee pursuant to Mortgages and Assignments of Rents from Madeline, LLC, dated March 7, 2019 and recorded at the Cumberland County Registry of Deeds in Book 35505, Page 186.
4. The Insured Mortgage and its assignments, if any, are described as follows:

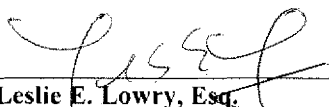
Mortgage from 64 Pine Street, LLC to Camden National Bank, in the original principal amount of \$860,000.00, dated March 7, 2019 and recorded at the Cumberland County Registry of Deeds in Book 35505, Page 188.

Assignment of Rents by and between 64 Pine Street, LLC and Camden National Bank, dated March 7, 2019 and recorded at the Cumberland County Registry of Deeds in Book 35505, Page 196.
5. The Land referred to in this policy is described as follows:

Street Address: **64 Pine Street**
City/Town: **Portland**
County: **Cumberland**
State/Zip: **Maine 04102**

and is more specifically described on Exhibit A attached hereto and made a part hereof.

CHICAGO TITLE INSURANCE COMPANY

BY: 
Leslie E. Lowry, Esq.
Jensen Baird Gardner & Henry

This policy is valid only if Schedule B is attached.

**CHICAGO TITLE INSURANCE COMPANY
ALTA OWNER POLICY**

Owner's Policy Number: 7230619-216836136

**SCHEDULE B – PART I
EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Rights, facts, interests or claims of present tenants, lessees or parties in possession which are not shown by the Public Records, but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
2. Any liability for mechanics' or materialmen's liens.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. The Mortgage and its assignments, if any, referred to in Item 4 of Schedule A.
5. Real estate taxes, assessments and water and sewer charges which become due and payable subsequent to the date of policy.
6. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT:

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on Title, created by the laws of the state of the insured Land or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instruments creating the estate or interest insured by this policy.
7. There is added after any Special Exception appearing in this Schedule B relative to covenants, conditions and restrictions, the following: '...but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable, state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.'
8. The exact acreage or square footage of the Land will not be insured.

☒ For additional exceptions, if any, see attached Schedule B – Part I Continuation Sheet.

Exceptions deleted from a Loan Policy, if any, are not deleted from the Owner's Policy unless there is an endorsement attached authorizing specific deletions. Affirmative insurance language under any Schedule B exception does NOT apply to the Owner's Policy unless otherwise specified. Deletion of a specific survey exception from a Loan Policy, if any, does not delete Exception 3 above from the Owner's Policy.

CHICAGO TITLE INSURANCE COMPANY

BY: _____



**CHICAGO TITLE INSURANCE COMPANY
ALTA OWNER POLICY**

Owner's Policy Number: 7230619-216836136

SCHEDULE B – PART I CONTINUATION SHEET

9. Any exception, reservation, restriction, easement or condition set out in the attached Exhibit A.
10. Rights, facts, interests or claims of present tenants, lessees or parties in possession which are not shown by the Public Records, but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
11. Rights of others in and to the use of appurtenant easements insured herein and terms and conditions relative to the use thereof.

CHICAGO TITLE INSURANCE COMPANY

BY: _____

CBE

**CHICAGO TITLE INSURANCE COMPANY
ALTA OWNER POLICY**

Owner's Policy Number: 7230619-216836136

LEGAL DESCRIPTION - EXHIBIT A

64 Pine Street, Portland, Maine

A certain lot or parcel of land with the buildings thereon, situated on the Southeasterly side of Pine Street, in Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the Southeasterly side of said Pine Street at a point distant one hundred and sixty (160) feet Southwesterly from the intersection of said Pine Street with the Southwesterly side of Brackett Street; thence Southwesterly along said Southeasterly side of Pine Street forty (40) feet to a point; thence Southeasterly by a line parallel with the Southwesterly side of Brackett Street one hundred and sixteen and sixty-one hundredths (116.61) feet to a fence; thence by said fence Northeasterly forty (40) feet to a point; thence Northwesterly by a line parallel with said Southwesterly side of Brackett Street one hundred fifteen and seventy-two Hundredths (115.72) feet to the point of beginning.

Also, a certain lot or parcel of land, with the buildings thereon, situated on the Southeasterly side of Pine Street, in Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at a point in the Southeasterly side of Pine Street distant two hundred (200) feet Southwesterly from an angle formed by Brackett Street and Pine Streets; thence running Southeasterly at right angles with said Pine Street one hundred thirteen (113) feet, more or less, to land formerly of Arthur G. Huff; thence Southwesterly on the line between this lot and said Huff land and land formerly of Daniel Knight, forty-five (45) feet, more or less, to land formerly owned by Benjamin F. Nelson; thence Northwesterly by said-Nelson land, land formerly owned by Joseph C. Perry and land now or formerly of Richard D. Berry, one hundred thirteen (113) feet, more or less, to said Pine Street; thence Northeasterly on said Pine Street, forty-five (45) feet, more or less, to the point of beginning.

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an

estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense,

shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to

the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been



definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. THIS SECTION IS INTENTIONALLY DELETED

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at CHICAGO TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.





OPTION 1







OPTION 2





OPTION 2



OPTION 3







Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

Consultant:

Revisions:

Key Plan:

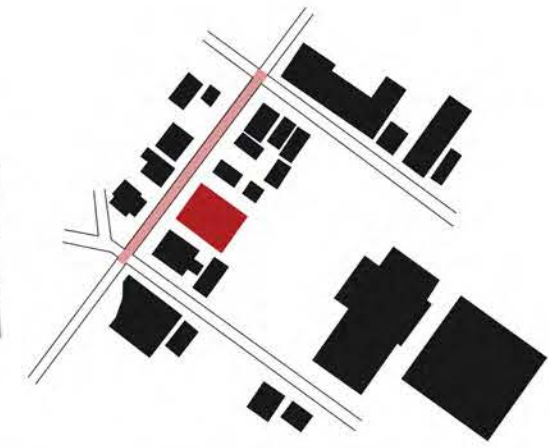
Site Photo

Scale:

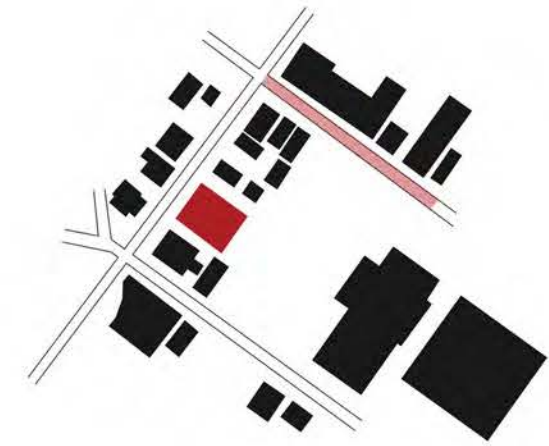


3 NOVEMBER, 2023

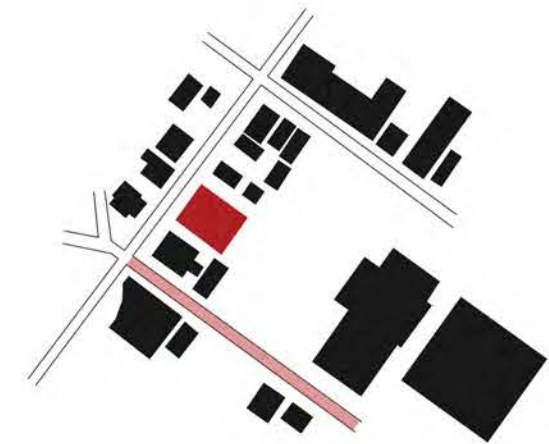
A0.00



PINE ST



BRACKETT ST



CLARK ST

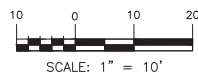
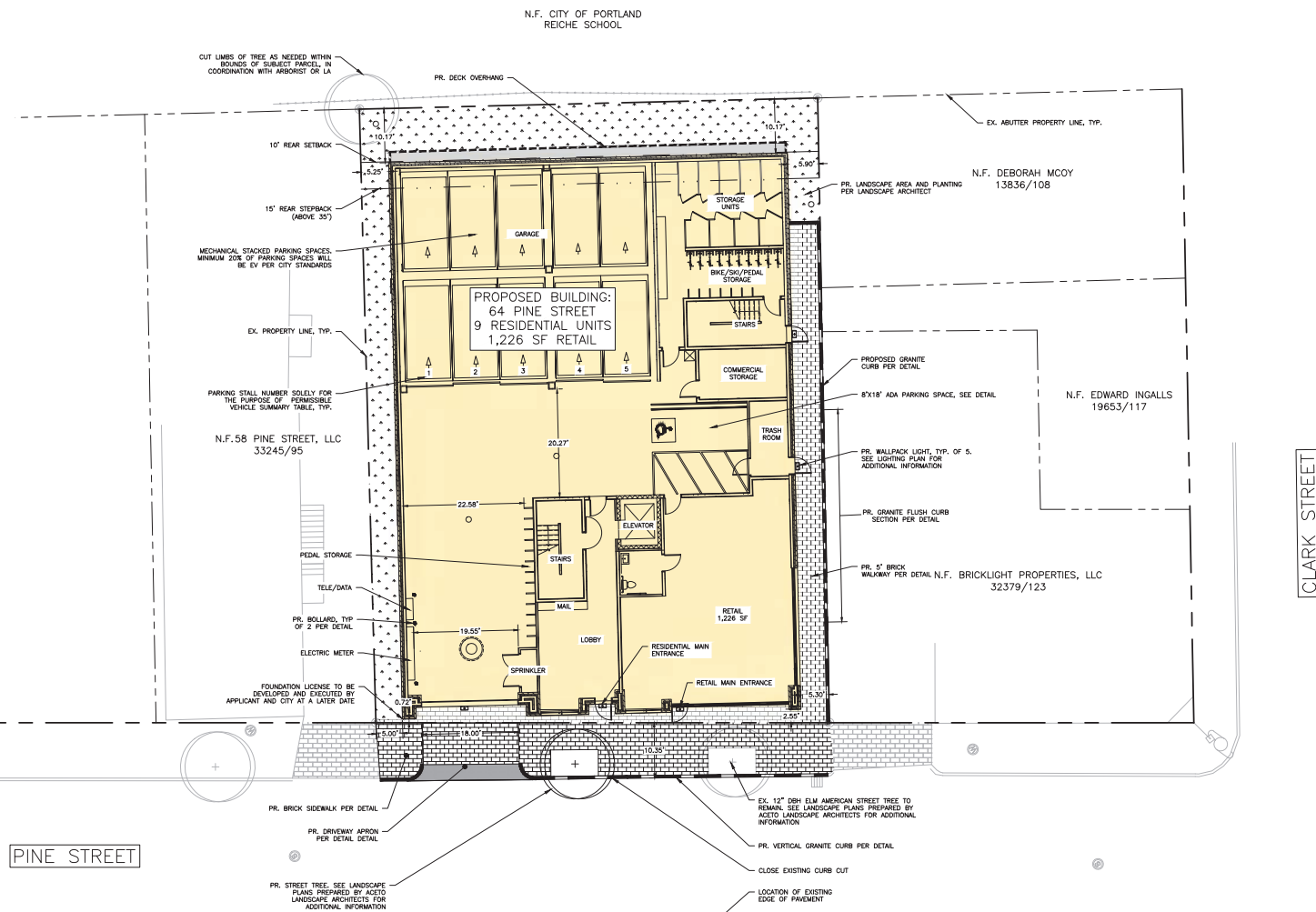


1. ALL BRICK SIDING AND VERTICAL GRANT CURBS TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
2. ALL EXISTING STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFF-SITE.
4. CURBS TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN PAVEMENT SHALL BE PROPERLY PATCHED AND SHALL BE REBUILT TO CITY OF PORTLAND CONTRACTOR'S DOINGS.
5. ALL SLOPES TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1:12 IN ANY FOOT.
6. ALL SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FOOTINGS PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER FOR VERIFICATION IF DIFFERENCES.
9. PLAN REFERENCES
10. SEE ATTACHED SUPPLEMENTARY SURVEY & TOPOGRAPHICAL SITE PLAN WITH EXISTING

SPACE AND BULK STANDARDS		
ZONING DISTRICT: B1	REQUIRED	PROPOSED
MINIMUM LOT AREA PER DWELLING UNIT (ON PENINSULA)	436 SF	1,102 SF
MINIMUM STREET FRONTAGE	20 FT	85 FT
MAXIMUM FRONT SETBACK	10 FT	0.72 FT
MINIMUM REAR SETBACK (PRINCIPAL)	10 FT	10.17 FT
MINIMUM SIDE SETBACK	NONE	5.00 FT
MINIMUM REAR SETBACK (ABOVE 35 FT WHEN PROPERTY LINE ABUTS A RESIDENTIAL ZONE)	15 FT	15.17 FT
MAXIMUM FLOOR AREA (NON-RESIDENTIAL USES ON FIRST FLOOR)	10,000 SF	1,226 SF
MAXIMUM STRUCTURE HEIGHT (ON-PENINSULA)	45 FT	44.83 FT
MAXIMUM LOT COVERAGE	NONE	77.8%
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	86.2%

PARKING SUMMARY	
	# PARKING SPACES
STANDARD MECHANICAL SYSTEM SPACES	18
ADA (8'x18')	1
TOTAL PROPOSED SPACES	19

PERMISSIBLE VEHICLE SUMMARY			
SPACES	MAX WHEEL BASE	MAX LENGTH	MAX WIDTH
1,2	9.4'	16.8'	6.3'
3	9.0'	15.3'	6.0'
4,5	8.7'	14.4'	6.0'



PERMITTING
NOT ISSUED FOR
CONSTRUCTION

[illegible]

Project:

64 PINE STREET

64 Pine Street
Portland, Maine
Owner/Client:

TOM LANDRY

Consultant:

Revisions:

Key Plan:

FIRST FLOOR PLAN

Scale:
3/16" = 1'-0"



3 NOVEMBER, 2023

A1.01

1 | 1ST FLOOR

3/16" = 1'-0"

Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

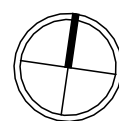
Consultant:

Revisions:

Key Plan:

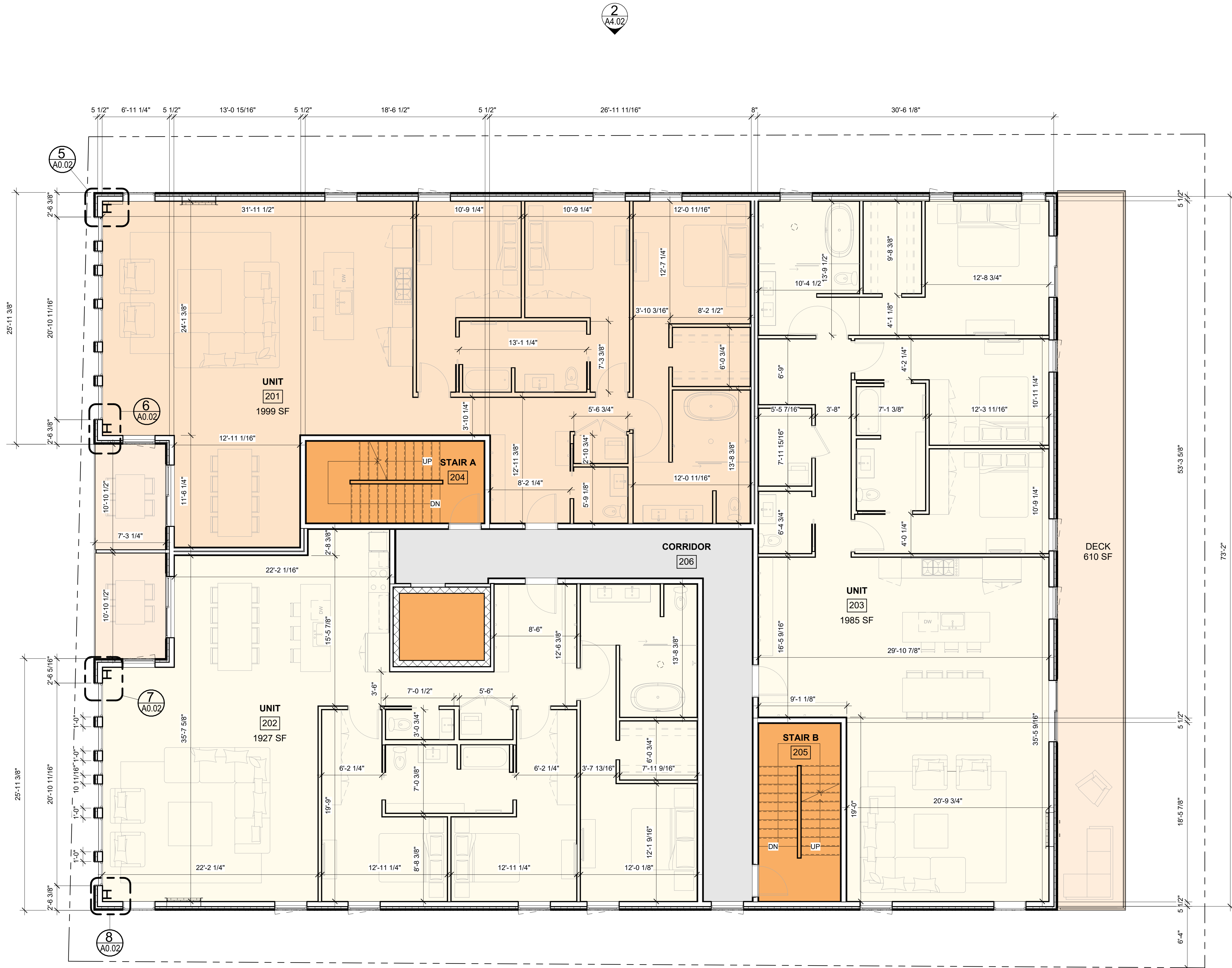
SECOND FLOOR PLAN

Scale:
3/16" = 1'-0"



3 NOVEMBER, 2023

A1.02



Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

Consultant:

Revisions:

Key Plan:

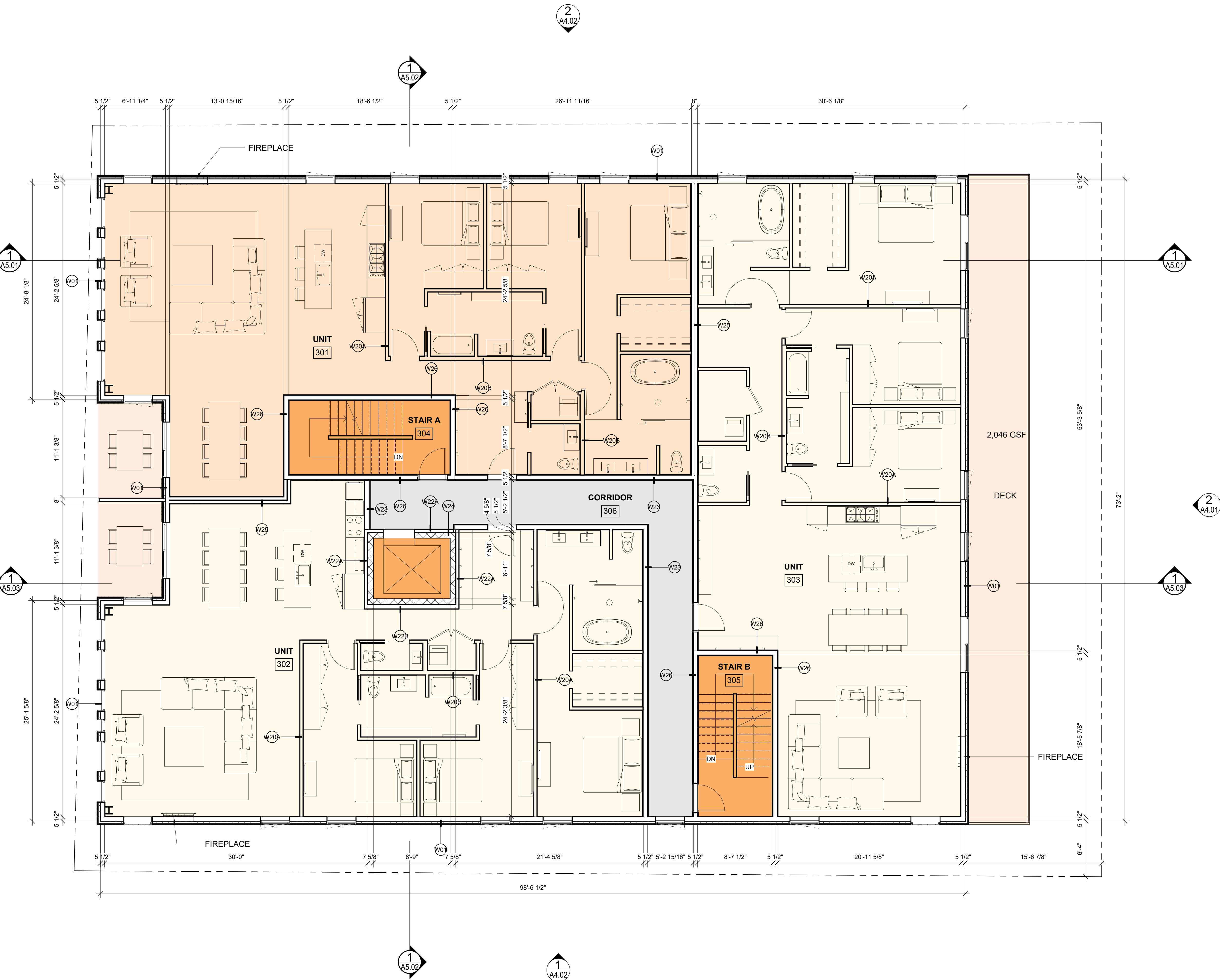
THIRD FLOOR PLAN

Scale:
3/16" = 1'-0"



3 NOVEMBER, 2023

A1.03



Project:

64 PINE STREET

64 Pine Street
Portland, Maine
Owner/Client:

TOM LANDRY

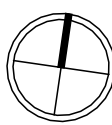
Consultant:

Revisions:

Key Plan:

FOURTH FLOOR PLAN

Scale:
3/16" = 1'-0"



3 NOVEMBER, 2023

A1.04

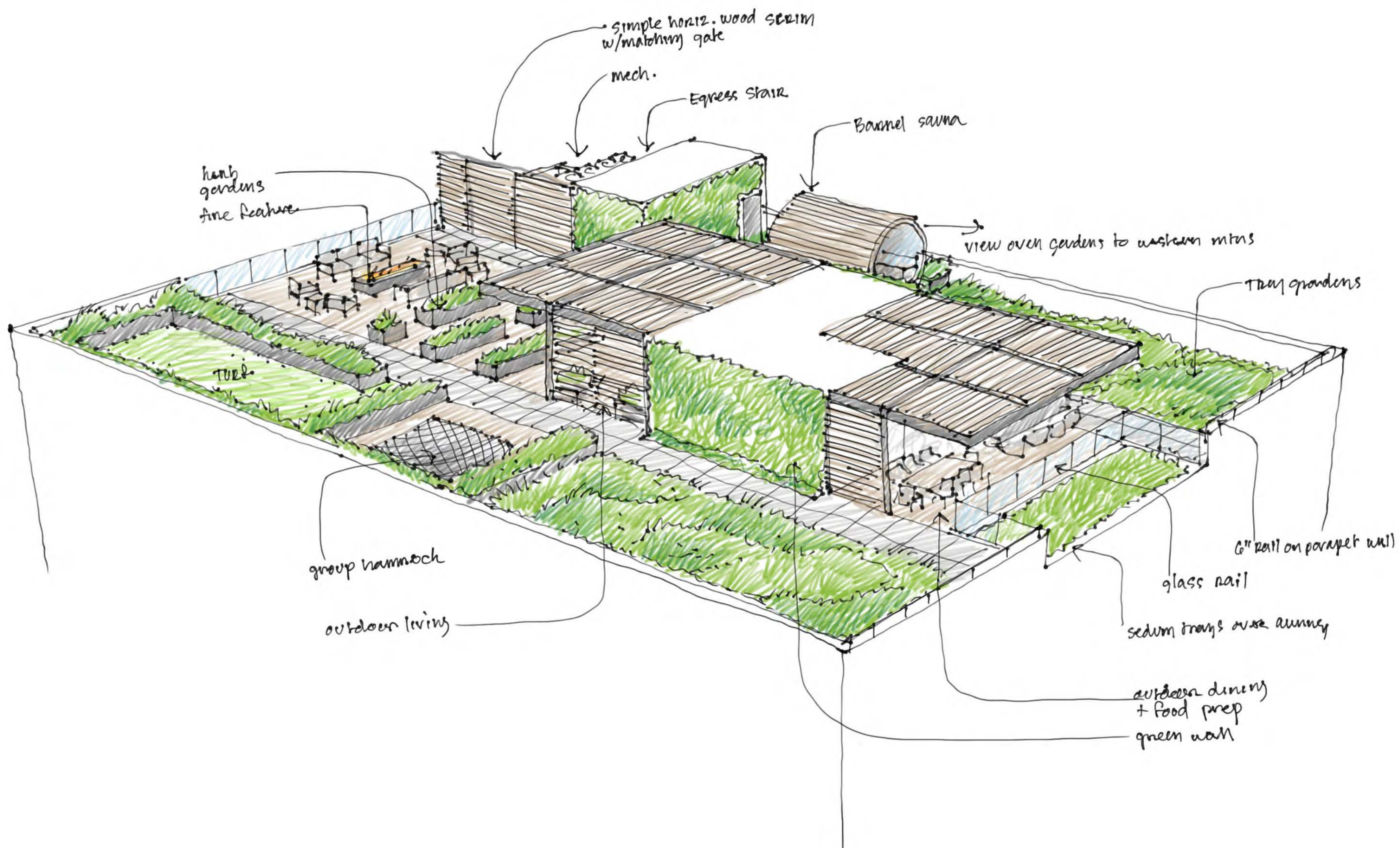


SYMBOL

GRANITE EDGING - APPROX. XX LF

1.0	PAVEMENTS, RUMPS, CURBS	DETAIL / SHEET	6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
1.1	GRANITE EDGING	XXXX-XX	6.1	GLASS RAILING	
1.2	FLOSH GRANITE CURBING	XXXX-XX			
1.3	CONCRETE PAVING ON PEDESTAL	XXXX-XX	7.0	SITE LIGHTING	XXXX-XX
1.4	WOOD DECKING ON PEDESTAL	XXXX-XX			
1.5	LAWN ON STRUCTURE	XXXX-XX			
2.0	JOINING		8.0	DRAINAGE	
XX	NOT USED AT THIS TIME	XXXX-XX	8.1	XX NOT USED AT THIS TIME	XXXX-XX
3.0	STEPS				
XX	NOT USED AT THIS TIME	XXXX-XX	9.0	PLANTING AND LANDSCAPE	
4.0	SITE WALLS / EMBANKMENTS		9.1	SEDUM TRAY	XXXX-XX
XX	NOT USED AT THIS TIME	XXXX-XX	9.2	SHRUB PLANTING	XXXX-XX
			9.3	PERENNIAL PLANTING	XXXX-XX
5.0	SITE FURNITURE		10.0	MISCELLANEOUS ELEMENTS	
5.1	GRANITE BLOCK BENCH	XXXX-XX	10.1	CRUSHED STONE ORRP EDGE W/ METAL EDGER	XXXX-XX
5.2	ROOF PLANTER	XXXX-XX			
5.3	SAY BED HAMMOCK	XXXX-XX			
5.4	PORCELGA	XXXX-XX			
5.5	GAS HEATER	XXXX-XX			
5.6	GAS FIRE FEATURE	XXXX-XX			
5.7	OUTDOOR KITCHEN	XXXX-XX			





Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

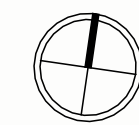
Consultant:

Revisions:

Key Plan:

EXTERIOR ELEVATIONS

Scale:
1/8" = 1'-0"

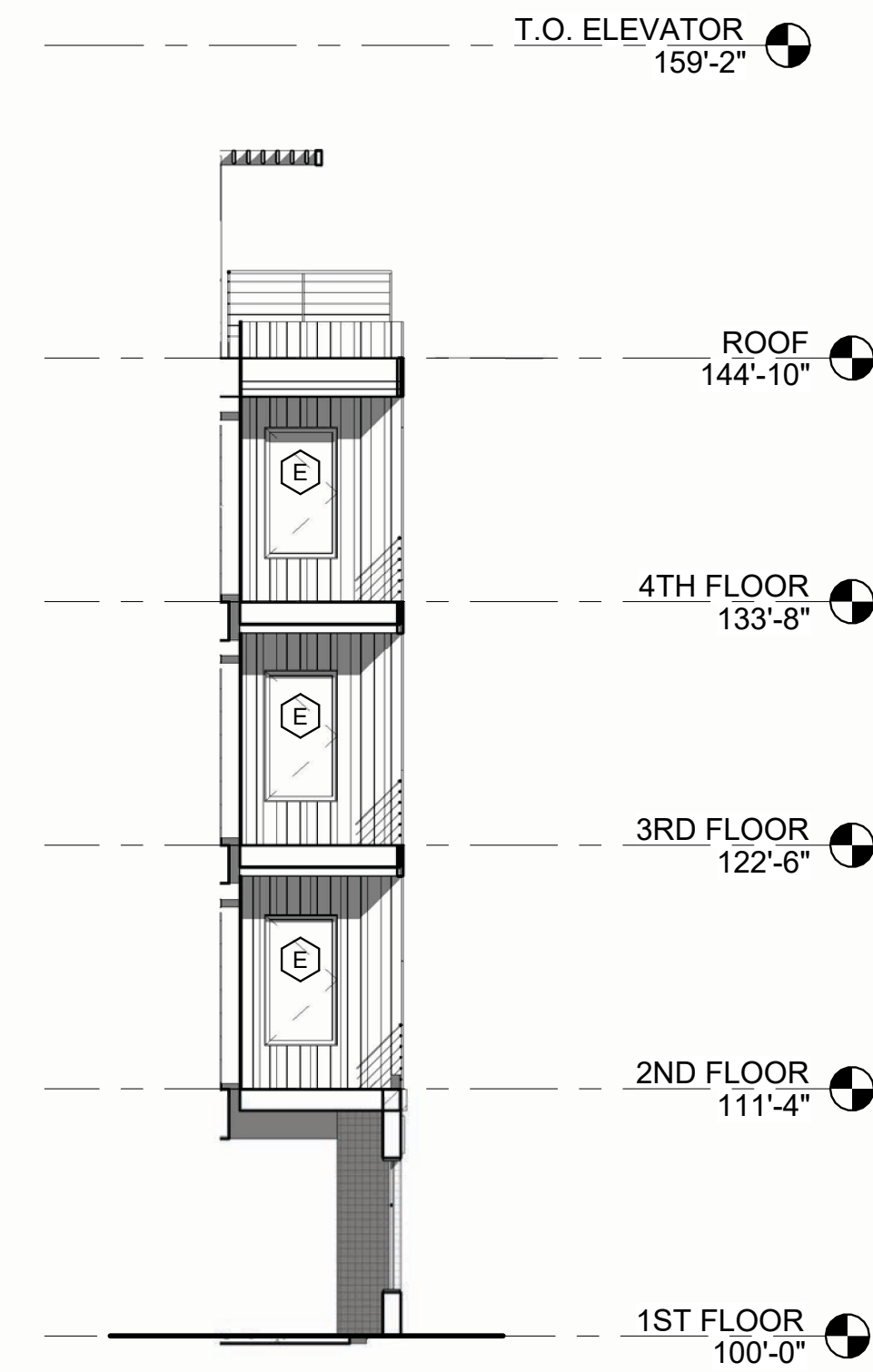


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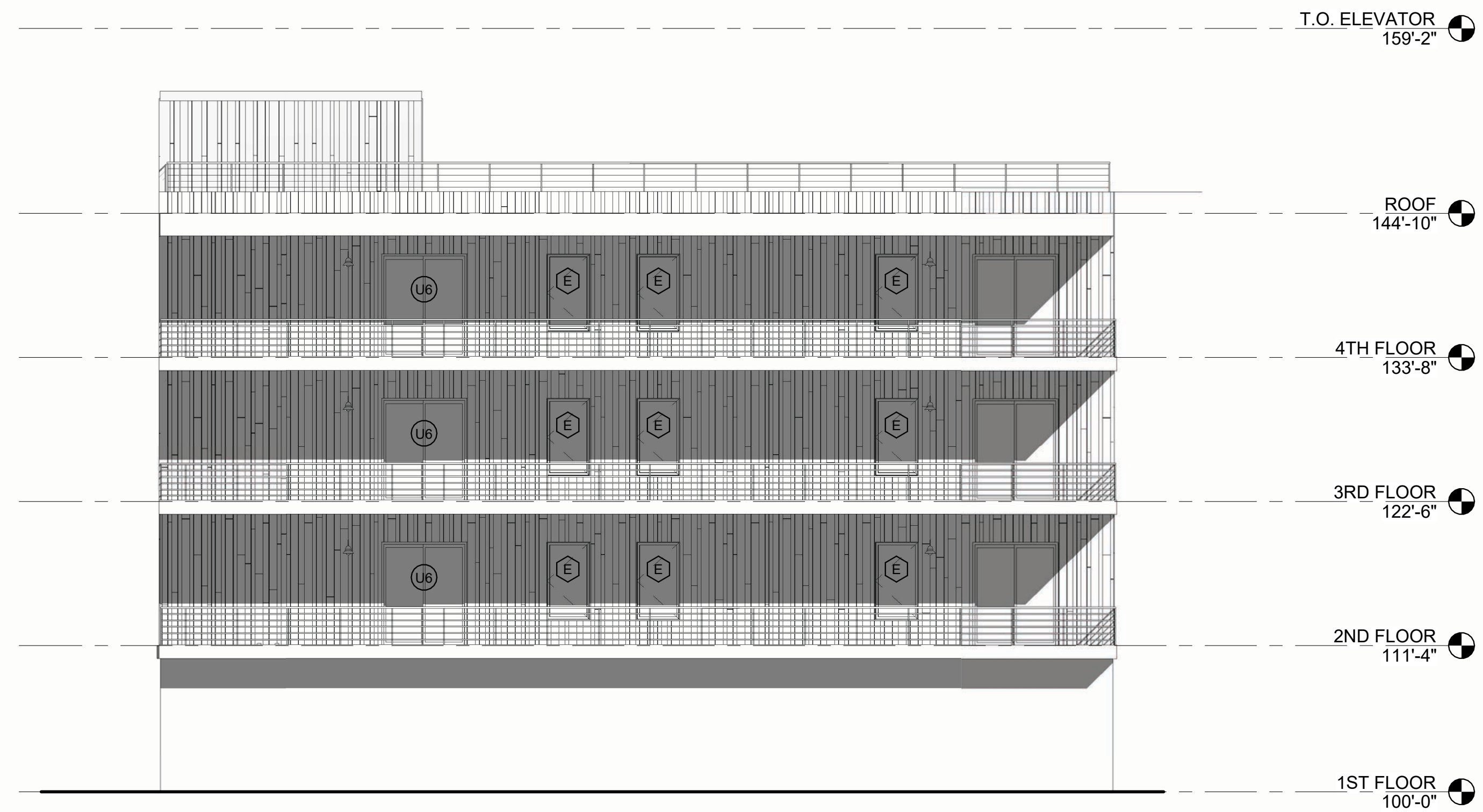
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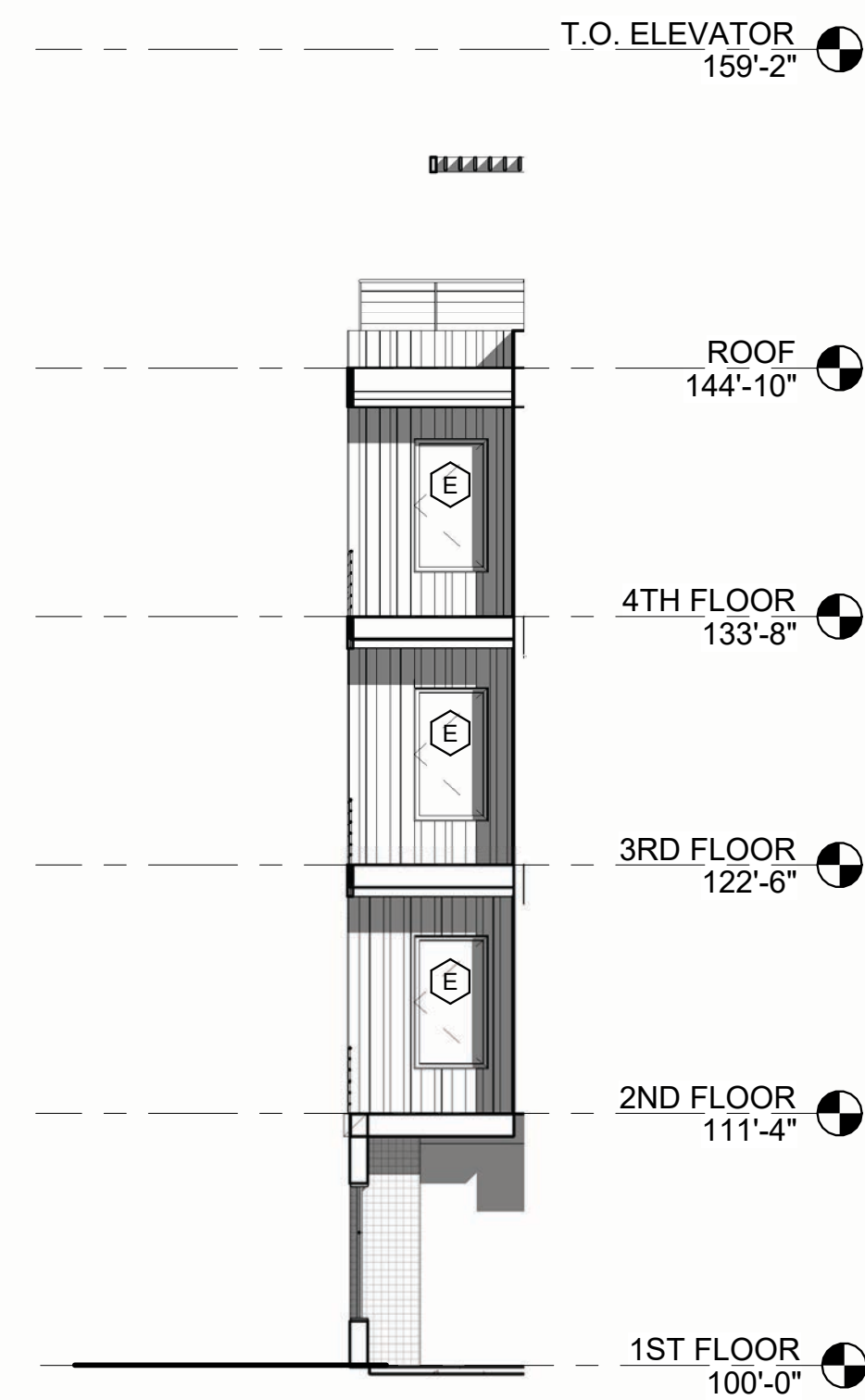
1 | FRONT ELEVATION
1/8" = 1'-0"



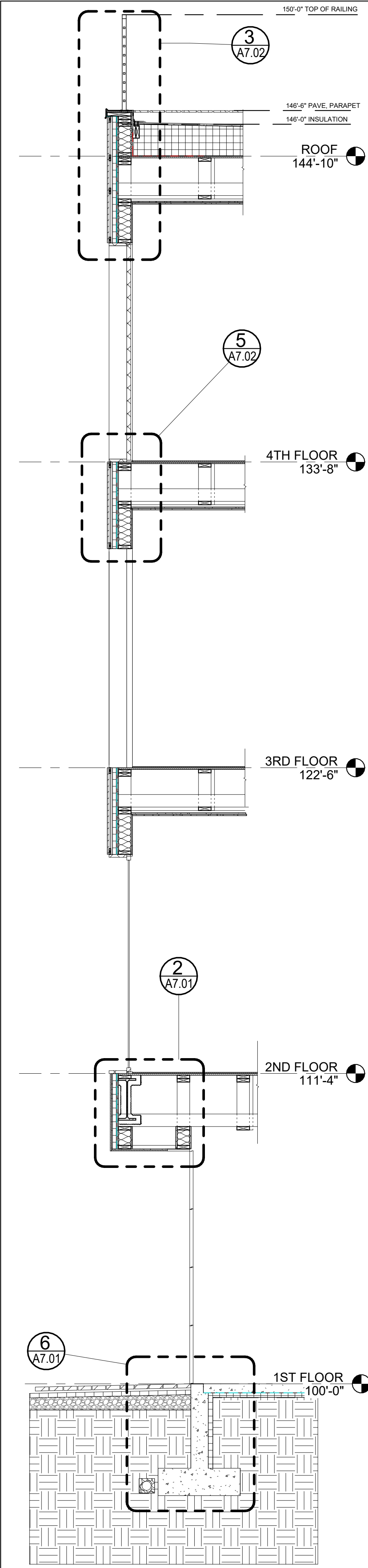
3 | TERRACE ELEVATION 2
1/8" = 1'-0"



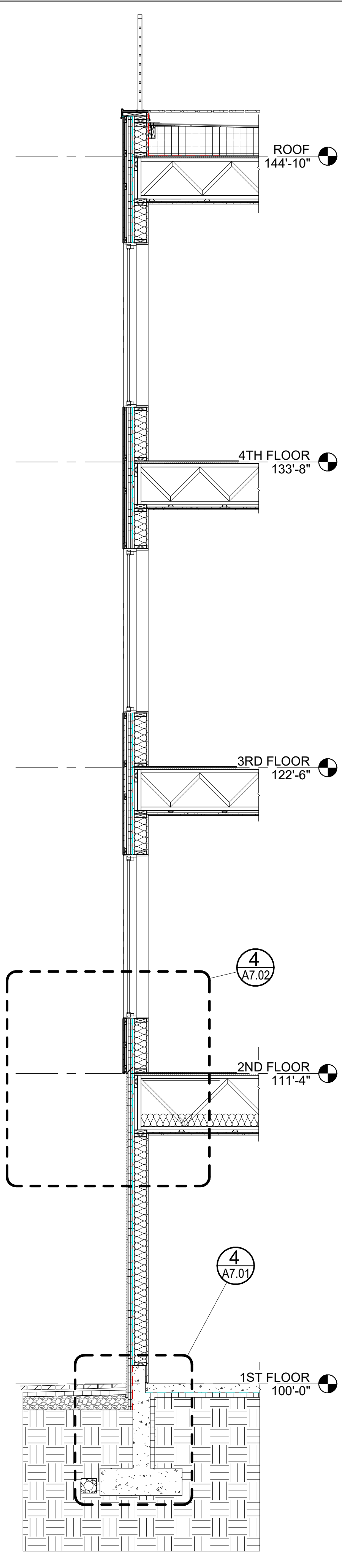
2 | REAR ELEVATION
1/8" = 1'-0"



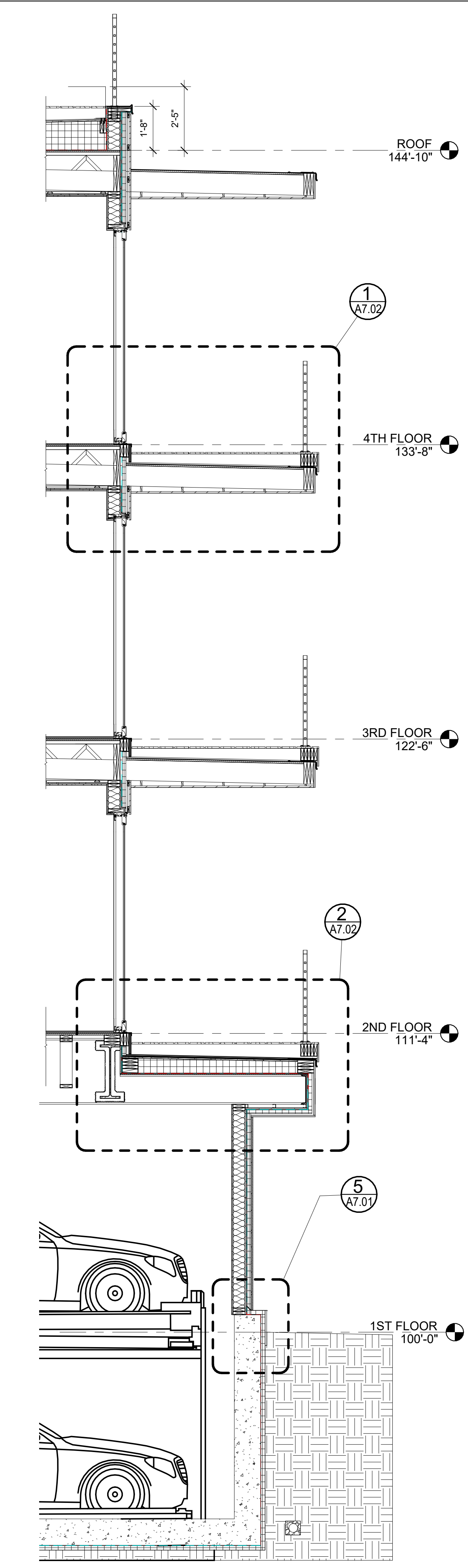
4 | TERRACE ELEVATION 1
1/8" = 1'-0"



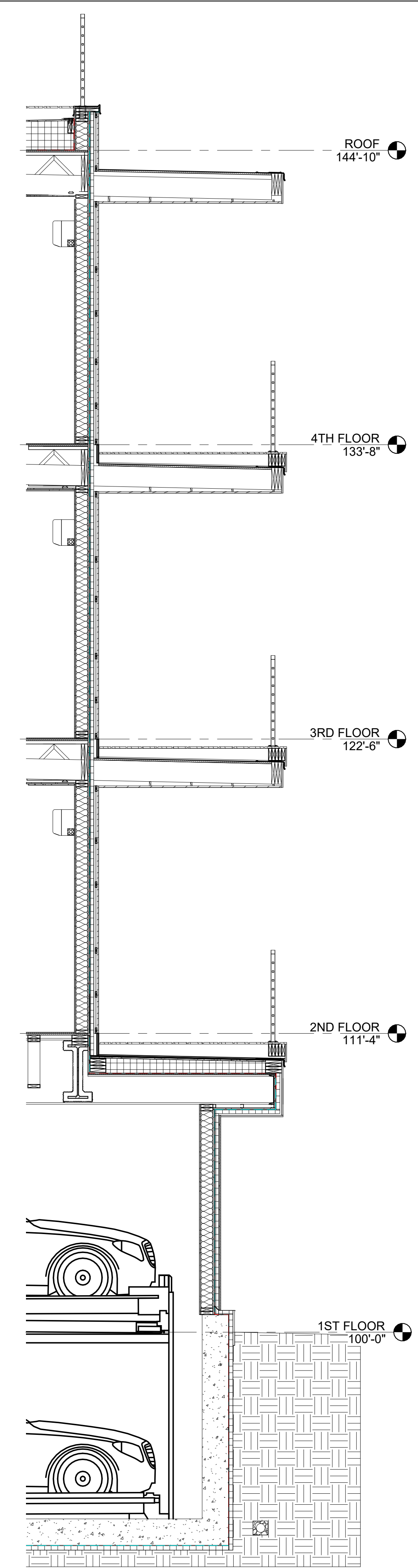
1 | Section 1 - Callout 2
3/8" = 1'-0"



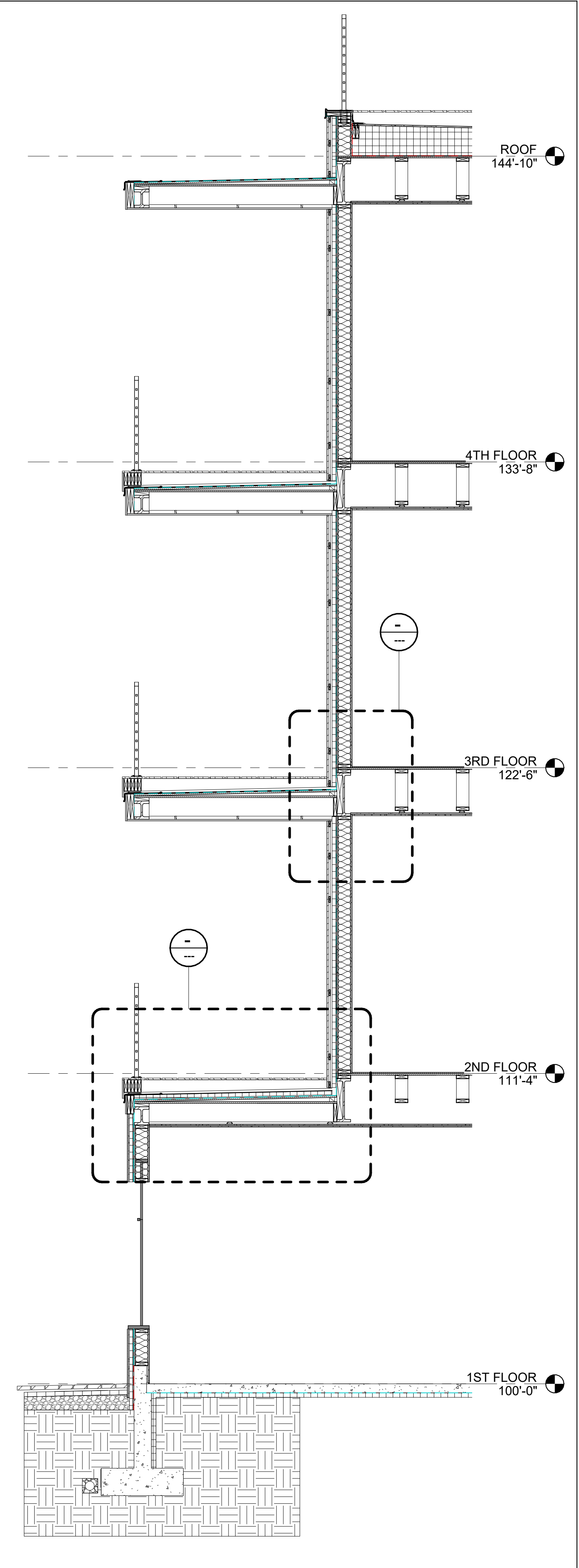
2 | Section 4 - Callout 1
3/8" = 1'-0"



3 | Section 1 - Callout 1
3/8" = 1'-0"



4 | Section 6 - Callout 1
3/8" = 1'-0"



5 | Section 6 - Callout 2
3/8" = 1'-0"

SYMBOL

SITE KEYNOTES:

EXISTING
RESIDENTIAL

— 590 SF OF
WOODY SHRUB
PLANTING TBD.

PROPERTY BOUNDARY

9.2 SHRUB PLANTING

DECK ABOVE
711 SF LAWN

— WOOD FENCING, 6" HORIZONTAL PANEL,
1" GAP, PAINTED BLACK OR GREY

REICHE
SCHOOL YARD

18"X72" RAISED METAL
PLANTER

13 LF NEW, RAISED GRANITE CURBING
AROUND PERENNIAL BED
DECK ABOVE

PERENNIAL PLANTING **9.3**

GRANITE BLOCK BENCH **5.1**

MONOLITHIC GRANITE
BUILT-IN BENCH (SIZE VARIES)

13 LF NEW, RAISED GRANITE CURBING
AROUND PLANT BED
EXISTING TREE

LOB 7

10.1 CRUSHED STONE DRIP
EDGE W/ METAL EDGER

5.1 GRANITE EDGING

5.5 LF FLUSH
GRANITE CURB

— 547 SF UNIT PAVING
SPEC TBD.

EXISTING MIXED COM
/ RES BUILDING

Project Name

Catalog #

Comments

Date

Short Neck PAR30 LED Bulb | 13W LED For 75W Replacement

Features

- 13W LED Equivalent to 75W Traditional Incandescent Light Bulb With 850lm
- Up to 90% Energy Savings
- Dimmable similar to incandescent bulb but provides full brightness instantly
- Updated moisture proof design for used in Damp Locations
- Up to 25,000 Hours Life Time
- 3000K Color Temperature
- 40° Beam Angle
- UL Listed & FCC Approved for maximum performances and safe operations
- Short Neck



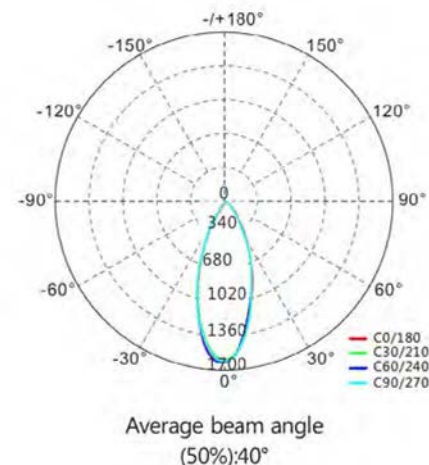
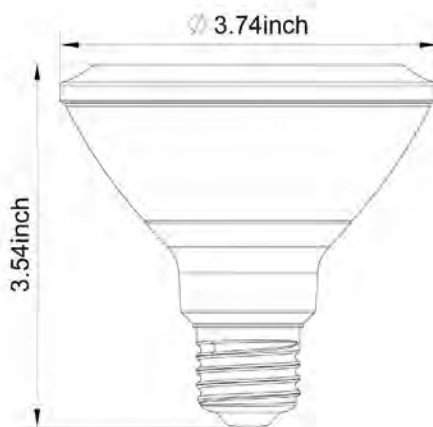
E480549



Specifications

Model No.	HTM-P30A02-D
Base Type	E26
Rated Voltage	120V
Rated Power	13W
Power Factor	0.9
Beam Angle	40°
CCT	3000K / 4000K

CRI	83
Lumens (lm)	850
LED Type	COB
Operating Temp.	-4°F to 113°F
Lifetime	25,000
Dimmable	Yes
Certification	UL E480549





Bottega

BOTTEGA ANTRACITA

Settings



Features



PRODUCT TYPE - A	PORCELAIN
FAMILY	BOTTEGA
USE	INTENSE-EXTERNAL ACCESS
ASPECT	CONCRETE EFFECT
COLOUR	BOTTEGA ANTRACITA
FINISH	MATTE
WATER ABSORPTION	Bla
tone variations	V3
RECTIFIED	YES
RECOMMENDED JOINT	COLORSTUK RAPID ANTRACITA N
RECOMMENDED JOINT (WET AREA)	COLORSTUK RAPID ANTRACITA N

Packing



SALE UNIT	M2
-----------	----

Legal disclaimer



All details provided by the PORCELANOSA Group's Product Finder has an information purpose without any contractual value. In order to obtain further information about the materials and their installation please visit our showrooms. PORCELANOSA Group reserves the right to modify or delete any information on this site. The images and colours shown in this site may differ from the real ones.

[PORCELANOSA](#)



NW ALUMINUM 640

Offering a crisp new angle on folding glass walls, our floor supported NW Aluminum 640 presents the slimmest profile ever seen in its product family. Matching aesthetics with performance, this easy-to-operate Generation 4 Folding Glass Wall by NanaWall maximizes energy efficiency—ensuring comfort and security in any season or climate.

GENERATION 

Folding Glass Walls by NanaWall



NW ALUMINUM 640 and NW Aluminum 840 provide the slimmest aluminum frame of the NanaWall folding product line. With a frame profile styled in a crisp, angular design, the intersection of two folding panels is a mere 3 7/8" (99 mm). Comprised of a host of proprietary and patented features, this floor supported system offers an extremely streamlined appearance with minimal exposed hardware, creating a new level of aesthetics.

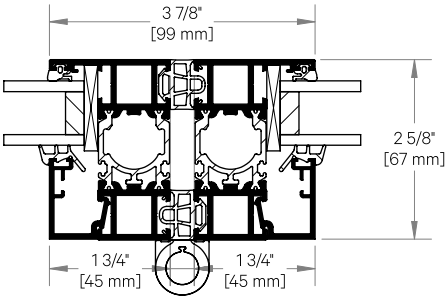
With panels capable of reaching system heights up to 10' 2" (3100 mm) and panel widths up to 3' 3" (1000 mm), this folding glass wall offers the possibility of wider opening sizes with the integration of FourFold and SixFold Panel Sets that move and stack to either side of the opening for the ultimate in layout flexibility. As a custom-built architectural solution, this system is available in inswing or outswing configurations and can accommodate open corner designs.

MINIMAL SIGHTLINE FOR A MODERN AESTHETIC

Panel frames are slim and contemporary with a total 3 7/8" (99 mm) junction where the two adjacent folding vertical stiles meet. The panel profiles offer a crisp, angular design. Top and bottom rails are a minimal 2 5/8" (67 mm), providing slim-line aesthetics. Panel depth is 2 5/8" (67 mm). To coordinate with design programs, horizontal mullions are possible.

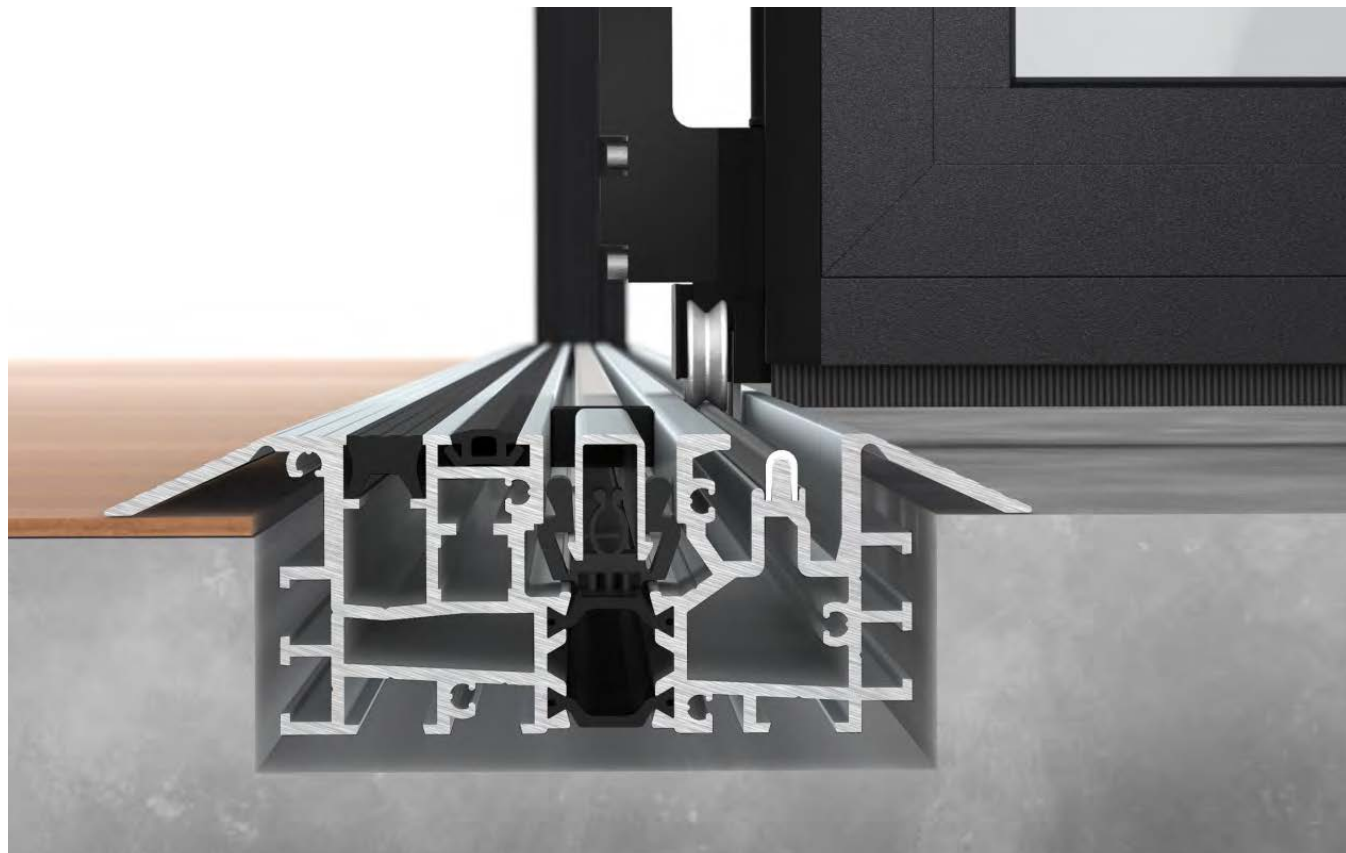
PATENTED MULTIFUNCTIONAL THERMAL BREAK PROFILE AFFORDS SLIM SIGHTLINE

The Bionic Turtle® is a patented (Patent No. US10550625B2) polyamide single piece insulbar design that serves many functions. Not only does it provide an outstanding insulating thermal break within the frame profiles for energy efficiency, but it also serves as a concealed channel to house the system's locking rods. By being able to combine functions within one element, the Bionic Turtle design allows the slim profile appearance of NW Aluminum 640.



CONCEALED PANEL ALIGNMENT MEANS LESS EXPOSED PANEL HINGES

The patented (Patent No. US10711510B2) TwinX mechanism aligns panels of over 7' (2150 mm) in height by adding a hidden spring-loaded structural reinforcement feature without the need for an additional exposed hinge in the middle of the system. Specifically engineered to meet higher wind loads, TwinX interlocks the panels together when the system is closed, providing a consistent seal between the panels.



FOUR SILL OPTIONS WITH HIGH HEEL RESISTANT FEATURE

NW Aluminum 640 has four sill options: Hybrid, Low Profile Saddle, Low Profile Saddle with UniverSILL®, and Flush. Standard to all sills is removable aluminum high heel resistant sill inserts. These inserts provide ADA compliance for the Low Profile Saddle and Flush sills and create a very barefoot-friendly transition. Furthermore, the inserts offer protection from dirt and debris collecting in the bottom track. A lighted option is possible; LED rope lights by others may be run under the sill insert to illuminate the way.



UNIQUE GOTHIC ARCH ROLLER DESIGN PROVIDES FRICTIONLESS SMOOTH OPERATION ELEVATED ABOVE WATER TABLE

The running carriage rolls above the water table on two stainless steel wheels with a unique Gothic arch design supported by a double row of encapsulated and self-lubricating ball bearings. With a 2-point contact of each wheel to the floor track, the system glides quietly and smoothly with less friction by providing an equal distribution of weight on the stainless steel track.





FLOATING LEFT/RIGHT FOURFOLD OR SIXFOLD PANEL SETS FOR WIDER OPENINGS AND FLEXIBLE STACKING PLACEMENT

NW Aluminum 640, along with the Generation 4 Folding Glass Walls by NanaWall product family, is the only floor supported, thermally broken folding system available that allows for larger opening sizes and flexible space management with the integration of FourFold or SixFold Panel Sets. These panel sets are able to move and stack either to the right, left, or center within the same track allowing the panels to be stacked in the most convenient location as needed. Additionally, the panels may be partially opened and located to control traffic flow or utilized to protect areas that are exposed to excessive wind.

NANAWALL PERFORMANCE

NW Aluminum 640 is designed for energy efficiency and strong weather performance. This system provides exceptional protection from outside elements and delivers comfort and security when closed. As a NanaWall product, the NW Aluminum 640 has been put through rigorous independent performance testing for air, water, structural, operation, and forced entry.



SYSTEM WIDTH ADJUSTMENT FEATURE FOR LONG-TERM TIGHT, CONSISTENT SEALING

System width adjusts with ease. To allow for construction tolerance, a patented (Patent No. US10683688B2) lateral adjustment feature of +/- 3/16" (5 mm) is available at the side jamb. This allows for consistent seal compression within the system and can be adjusted should the need arise. This adjustment feature is located so that it doesn't interfere with the continuous perimeter seal of the frame.



SWING DOORS FOR TRAFFIC MANAGEMENT

To accommodate traffic flow, swing panels can be added either to the end of a chain of panels for systems with an odd number of panels folding in one direction or hinged to the side jamb, depending on unit height and configuration. An up to 3' 3" (1000 mm) swing panel hinged to the side jamb is available. Swing panels have been tested and passed over 500,000 cycles and can be optionally outfitted with higher kickplates for ADA compliance. Panic hardware and top door closers by others are possible.

THERMAL EFFICIENCY AND GLAZING OPTIONS

A fundamental benefit of this Generation 4 folding glass wall is energy efficiency. Depending on glass type selected, NW Aluminum 640 offers thermal performance values as low as ".24". The system comes standard with continuous seals along the face of each panel frame. Furthermore, standard for each system are two levels of insulating thermal breaks for optimal defense from heat and cold. The glass pocket can accommodate glass from 15/16" (24 mm) to 1 3/4" (45 mm) insulated glass.

SYSTEM SIZES

Depending on the desired glazing of the unit, maximum panel sizes range. Units can reach heights of 10' 2" (3100 mm) with panel widths up to 3' 3" (1000 mm). Unlimited system widths are possible with the addition of unhinged FourFold or SixFold Panel Sets.



Scan code for more system options and details.



Explore our opening glass wall product families:



Folding



Sliding



Frameless



Minimal Sliding

- NanaWall opening glass walls are sold factory direct through local architectural design representatives across North America. Our Certified Installation Network option ensures correct installation with speed and precision.
- From design to installation—we're here to help. Our Dedicated Design Team can answer your questions and assist with planning, ordering and optimizing your NanaWall options.

THE ONE AND ONLY NANAWALL

NanaWall has reinvented the category of opening glass wall systems. Throughout our 35-plus-year history, we have earned the trust of architects, builders, design professionals and homeowners. As a solutions provider, we reimagine the ways in which buildings, people and the elements interact.

Visit our showrooms and try a NanaWall for yourself.

NanaWall[®]
Boundaries **Unbound**[®]

Nana Wall Systems, Inc.
100 Meadowcreek Drive #250
Corte Madera, CA 94925

800 873 5673
415 383 3148
Fax 415 383 0312

info@nanawall.com
NanaWall.com

TOOLS

Tape Measure
Speed Square
Power Drill

#2 Square or Phillips Bit
3/16" and 5/32" Drill Bits

Miter or Table Saw with thin kerf
carbide blade
Metal Snips

SAFETY FIRST

Always wear protective eyewear when using power tools. Use a safety harness if the work site is at an elevated location. It is the installer's responsibility to make sure railings are assembled and installed according to these instructions.

- 1** Examine all parts for any damage in transit. Keep the protective film for as long as practical during the assembly. **READ ALL THE INSTRUCTIONS BEFORE STARTING!**
- 2** Determine and mark locations of posts. They should be 6' apart (on center) for uncut sections. Measure accordingly for shorter sections.
- 3** Mark and drill pilot holes for connector brackets. Post location (line, corner, end) determines which sides to drill. Measure from the top of the post and draw lines A and B:

	36"H	42"H
A	2-1/2"	
B	34-7/16"	40-7/16"

Using a speed square, mark hole centers at 3/4" and 1-1/4" measured from a post side. Drill pilot holes with a 5/32" drill bit. Tip: if you have many posts to drill make a drilling template.

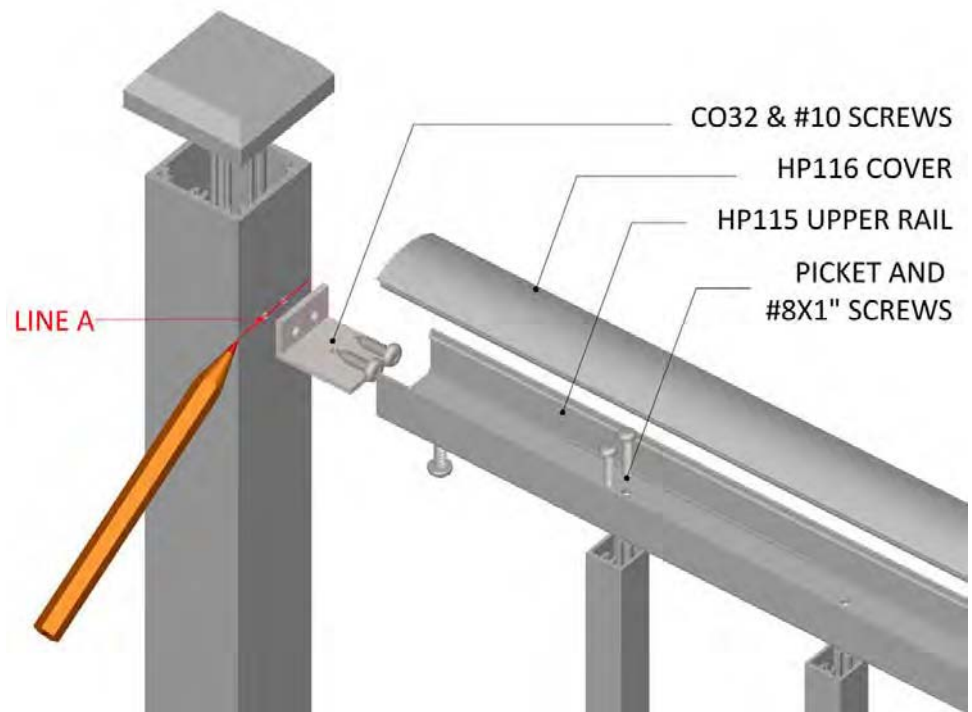


Figure 1

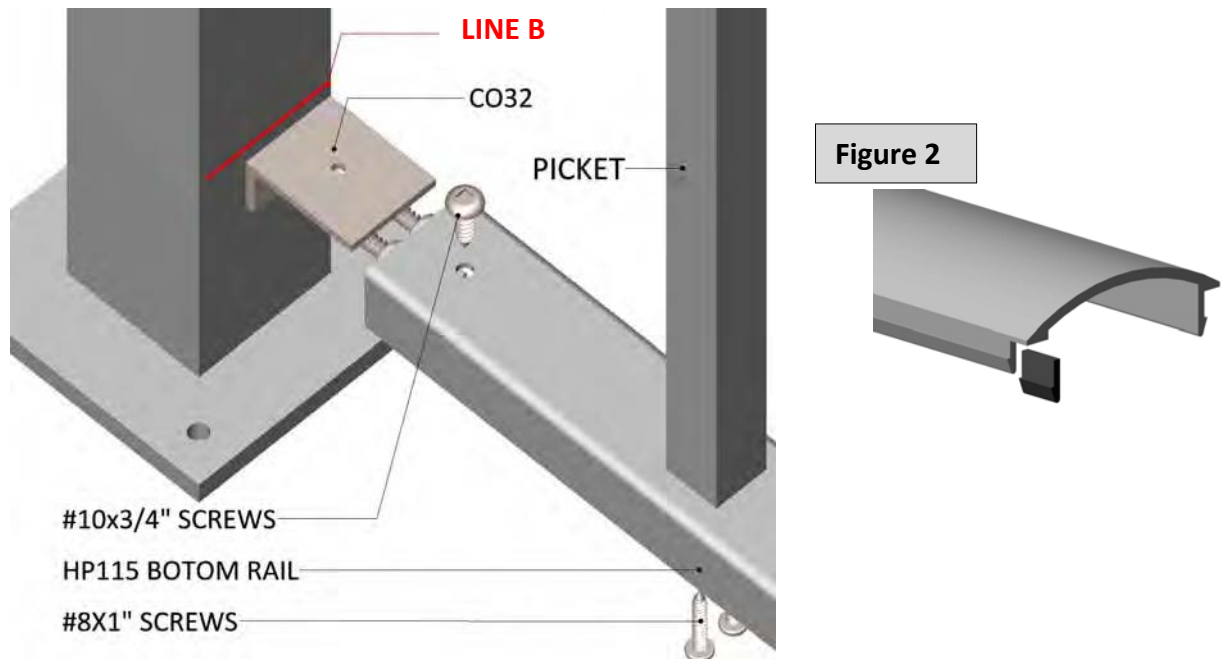
- 4** **ATTENTION!** Posts must be attached to framing members. Install blocking for each post location, see www.easyrailings.com/installation/. Attach posts with appropriate stainless steel fasteners. Do not tighten fasteners yet. If your deck is built with ACQ lumber, a barrier between post surfaces and deck is needed. For more information on post installation.

Deck mount posts: The surface under post flanges must be flat. Holes in the flange can be drilled out for 1/4" fasteners if necessary. All fasteners must be attached perpendicular to the flange.

Fascia posts: Start with external corner posts if applicable, see corner brace assembly guide at the link above. Make sure posts are at the same height above the deck, with the bottom 10" part of the

post below the deck level. Insert plastic plugs into the bottom ends of the posts. Make sure all posts are plumb.

- 5 Carefully measure and record distance between posts. Cut rails if needed; leave 1-5/8" or more from each end to the nearest pair of predrilled holes. This can be accomplished by choosing the center of the rail either at a center picket or at a midway point between two pickets. For best results use a power saw with a thin kerf carbide blade. Drill connector holes on both ends of the HP115 rails. For additional help with cutting rails visit the link above.
- 6 Assemble baluster infill section. Drive #8x1" screws into screw chases in the baluster through pre-drilled holes in both HP115 rails. Tip: For easier assembly put a rail on two supports, secure temporarily with clamps or screws. Insert all screws in the holes, drive screws in the channels. Do not over-tighten. Lay the rail with baluster on a side, attach the other rail.



- 7 Attach assembled picket sections to posts: Fasten bottom CO32 brackets to opposing posts with # 10x0.75 screws. Set the picket section on the bottom brackets, and attach top CO32 brackets to the posts with # 10x0.75 screws.
- 8 Secure top and bottom rails with # 10x0.75 screws through pre-drilled holes. Remove the remaining protective wrap, check and tighten all connections. On the HP116 covers snip off about 1/4" of the connecting rail as shown on Figure 3. Place HP116 covers on the top rails and snap them firmly into place. Place post caps on the posts. Put a piece of soft lumber on a cap and tap gently to set the cap on the post. For stair installation see "STAIR SECTION ASSEMBLY E100-320".