

Historic Preservation Board

Wednesday, February 21, 2024 at 5:00
PM 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: Feb 21, 2024 05:00 AM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop 2/21/2024

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85390995487>

Or One tap mobile :

+19292056099,,85390995487# US (New York)

+13017158592,,85390995487# US (Washington DC)

Or Telephone:

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

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US

Webinar ID: 853 9099 5487

International numbers available: <https://portlandmaine-gov.zoom.us/j/85390995487>

PUBLIC COMMENT INFORMATION:

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

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 7, 2024**
 - i. 106 Pine Street: *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Sosebee, Whitten present*
673 Congress Street: *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Sosebee, Whitten present*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 7, 2024

- i. Certificate of Appropriateness for Alterations; 106 PINE STREET; Diane M. Dow, Applicant. Plan Number: HPBR-002605-2023. The Board voted unanimously (7-0) to approve the application with conditions.
- ii. Certificate of Appropriateness for Alterations; 673 CONGRESS STREET; Andrew Doukas, Applicant. Plan Number: HPBR-002777-2024. The Board voted unanimously (7-0) to approve the application as submitted.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Addition & Alterations; 31 MAY STREET; Nathaniel R. Hull & Reid Hayton-Hull Trustees, Applicant. Plan Number: HPBR-002799-2024.

6. WORKSHOP

- i. Preliminary Review of New Construction; 64 PINE STREET; 64 Pine Street LLC, Applicant. Plan Number: HPBR-002757-2023.
- ii. Preliminary Review of Addition; 156 HIGH STREET/8 DEERING STREET; Williston-Immanuel United Church, Applicant. Plan Number: HPBR-002801-2024.

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: February 16, 2024
RE: 31-33 May Street –PUBLIC HEARING – Exterior Alterations
PROJECT ID: HPBR-002799-2024
MEETING: February 21, 2024

Owner: Nathaniel R. Hull & Reid Hayton-Hull, Trustees
Architect: Kevin Moquin

A sign announcing the Historic Preservation Board's meeting on 2/21/24 was posted at the property on 2/9/24. A legal ad was published in the Portland Press Herald on 2/9/24 and 2/10/24, and 31 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Interior renovations to this single-family home include remodeling the kitchen and creating living space in the unfinished attic. Proposed exterior alterations include window changes at the rear end of the north side of the house; the addition of a small window to the east end (the rear) of the building; addition of a north roof dormer for stair headroom and light, removal of a rear chimney, and adding three skylights to the south roof to benefit the new attic living space. Repairs to the sagging corner of the front porch are also planned. Having discussed preliminary plans with the architect, and due to the fairly limited scope of the project and level of detail provided in the plans, staff elected to schedule this first Board review on February 21 as a public hearing.

Dormer Dimensions:

Overall Height: Front face (north wall) is 4'-10" above the roof

Footprint: Face (north wall) is $\pm$ 8'-2" wide

Material Specifications:

Siding & Roof	Everlast Everseam, flat panels, dark gray or charcoal standing seam metal on sides and roof of the dormer, matching asphalt shingles; match existing siding around window changes
Trim	Match existing window trim. Simple rake details on rear rake (limited visibility)
Windows	Marvin Elevate (white fiberglass exterior)
Doors	New rear door (Marvin Essential) will not be visible from May Street.
Skylights	Standard low-profile Velux, parallel to roof plane

SUMMARY OF HISTORIC CONTEXT

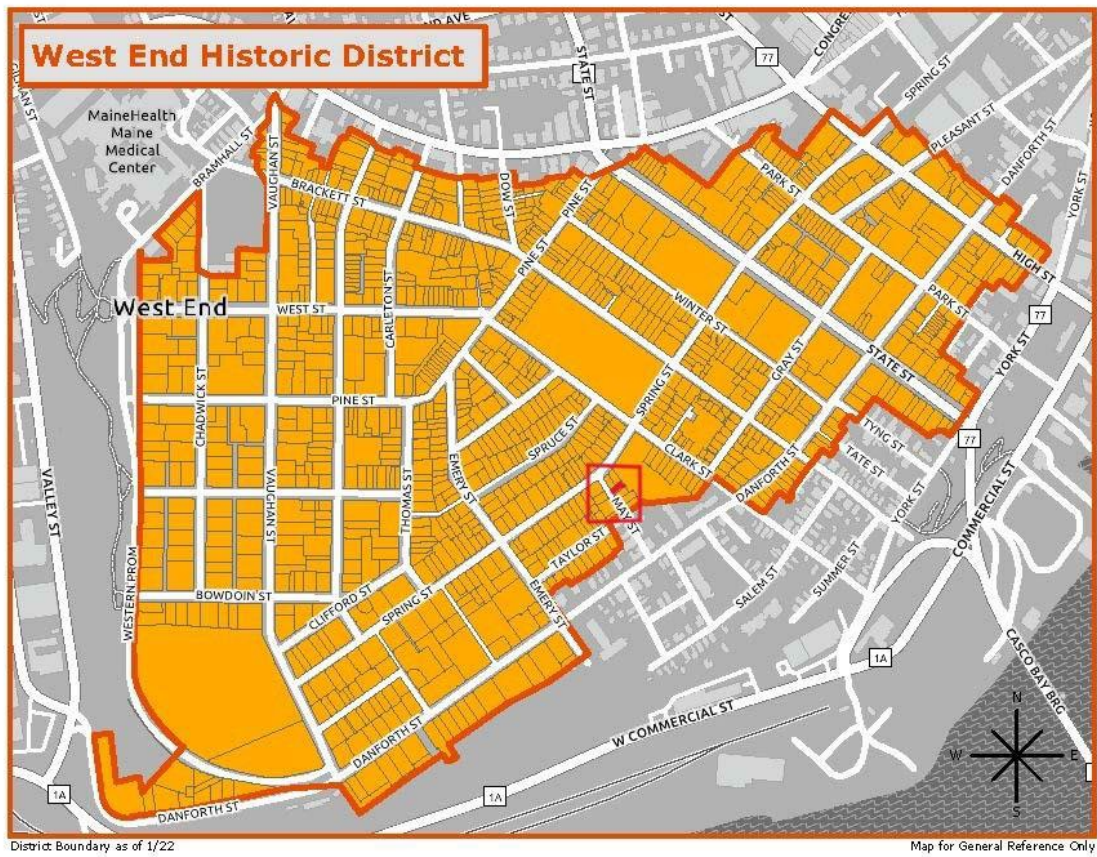


Figure 1: Map of West End Historic District showing location of 31-33 May Street



Figure #2: 31-33 May Street



Figure #3: 1924 photo of 31-33 May Street



Figure #4: Recent photo of 31-33 May Street, showing the area for the proposed dormer

Despite the replacement or covering of the original siding with vinyl, many of the original turn-of-the-20th-Century Queen Anne (c. 1897-1909) characteristics are still evident, including the details of the engaged porch, the clipped hip roof, angled first-floor corners, flared walls at the bottom of the second and third floors, and the multi-light stained glass upper sashes in many of the double hung windows. As noted in the architect's description, some modest alterations to north-facing side kitchen windows have occurred in the past, well back from the street. The mulled, slightly shorter double hung kitchen windows have an atypical 6/1 configuration. The rear one-story, shed-roofed extension that includes the rear entrance appears to be original; it has the same brick foundation, and appears in the 1909 Sanborn Fire Insurance map. (A different building stood on the lot according to the 1886 and 1896 maps.)

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

PROPOSED ALTERATIONS, AND STAFF COMMENTS

Please see Mr. Moquin's project summary. (Attachment 1)

The most consequential of the proposed alterations is the new dormer to provide needed headroom for the attic stairs. Located halfway back on the north roof, the addition will be visible from May Street. Mr. Moquin has designed it to be differentiated and recessive, keeping the height to the minimum needed for the required headroom and proposing finishes that should not draw attention on a dark roof. While the proposed dormer adds a distinctly minimal and contemporary element to a house that is otherwise coherent in its design details, the house is a fairly simple and modest example of a Queen Anne residence. A quiet dormer is the most appropriate approach for the needed roof intervention. It would be perceived as a clearly modern addition, but adding the dormer would not destroy any existing architectural features, and could be reversed if another means of accessing the third floor could be created.

Staff notes several additional aspects:

- A driveway on Spring Street affords visibility of the rear of the north side of the house from Spring, so the window changes and chimney absence will be somewhat visible at a distance, through the driveway.
- The existing mulled double hung kitchen windows that are to be replaced are not historic, and the existing window in the rear extension that is proposed for removal does not have the distinctive pattern of multi-light stained glass in the upper sash.
- The proposed triple-mulled, single-light casement windows are distinctly different from the historic fenestration, well differentiated and set back some distance from the streets.
- The chimney proposed for removal is the only one at the building and may well be original; its rear location is not prominent. It appears to have only a single flue but has some corbeling at the top, and an added metal cap. Removing the chimney will free up interior spaces and eliminate the need to maintain the masonry; the Board will need to discuss whether its removal will significantly diminish the historic character of the property.

- Visibility of the rear from Clark Street is only at a great distance, and is inconsequential.
- The rear door into the extension proposed for replacement is not visible from May Street.
- At the rear of the roof there is not a clipped hip to match the front, and there is no overhanging rake. Before the planned replacement of the asphalt shingled roof, Mr. Moquin proposes to extend the roof by a small amount to provide a rake overhang for some water protection for the wall below. Staff is comfortable with this improvement that has little effect on the appearance of the house and promises better weather protection.
- Repairs or possible replacement in-kind of the front porch posts are considered routine repairs by staff, as long as historic details are retained or replicated.
- Staff will be reviewing detailed construction plans for the project when the applicants apply for a building permit.

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, if the dormer is “minimal alteration”	The use of the property is not changing. Adding the dormer and removing the chimney would enhance and enlarge living spaces, at the cost of adding a new rooftop mass and removal of a chimney with modest architectural significance.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
For Board discussion	The Board should discuss whether removal of the chimney is acceptable.

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 proposed dormer and kitchen windows will be perceived as being modern.

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 north kitchen windows to be replaced have not acquired significance.

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	Porch details are intended to be retained and repaired or replicated if necessary. The chimney is historic but average in its design details. See above.

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	Historic porch details are to be preserved. See above for chimney discussion.

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	New dormer and windows are well differentiated, and are not so prominent as to detract from their compatibility.

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	Dormer could be removed, and is planned so that the eave line below is intact.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002799-2024 for alterations and a dormer addition at 31-33 May Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets/fails to meet Standards for Review of Alterations 17.8.2-# 1, 2, 3, 4, 5, 6, 9, and 10.

ATTACHMENTS

1. Project summary
2. Drawings
3. Product information
4. Additional photos

RE: Project Summary
Proposed Renovations and Additions to 33 May Street, Parcel ID 057 C007001

January 26, 2024

Dear members of the Historic Preservation Board and City Historic Preservation Staff,

Thank you for your time considering our project. This project proposes modifications to the single family dwelling at 33 May Street. Portions of the interior of the first and second floor will be renovated. The unfinished attic will be converted to living space. A few exterior changes are proposed and described below.

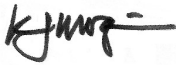
Changes to exterior windows and doors on the sides and rear of the building are proposed. On the North Elevation (left side as viewed from May Street) a new triple casement will replace the existing pair of double hung windows. This is a previously modified window opening. A window from the north side of the rear single story extension will be removed. Siding to match the existing will be installed in it's place. A new window will be installed in the East (rear) wall of the extension. On the South Elevation (right side as viewed from May Street) a new exterior door will replace the existing door in the rear extension. Three skylights are proposed for the south facing roof. We propose to remove the disused brick chimney located within the rear quarter of the roof. The existing double hung windows with stained glass will be retained throughout.

A new dormer is proposed on the north facing roof to provide the necessary headroom at an existing stair allowing access to the attic that is to be finished. Due to the proximity of the building to the property line the building code does not allow windows in the wall facing the property line. (2015 IRC - R302.1) Glazing is allowed on the roof. To work with this regulation the vertical face of the dormer is as short as possible while still allowing us to achieve the code required headroom at the stair. The roof is amply glazed to contrast with the opaque wall and offer the reading that the glass is on the roof surface with intention. The entire dormer, walls and roof, are clad in gray standing seam metal so that it appears as a singular roof feature.

On the South side (right side as viewed from May Street) work will be done to arrest settlement that has occurred at the existing porch posts. The intention is to maintain the existing posts. If structural needs dictate replacement of the posts with stouter material, the intention is to recreate the existing post profiles from an engineered lumber post that will be painted.

I look forward to answering any questions you might have during the Historic Preservation Board meeting.

Sincerely,



Kevin Moquin, AIA, LEED AP - Principal
Maine Licensed Architect

399 Fore Street #8
Portland ME 04101
207-615-6421
km-a.me



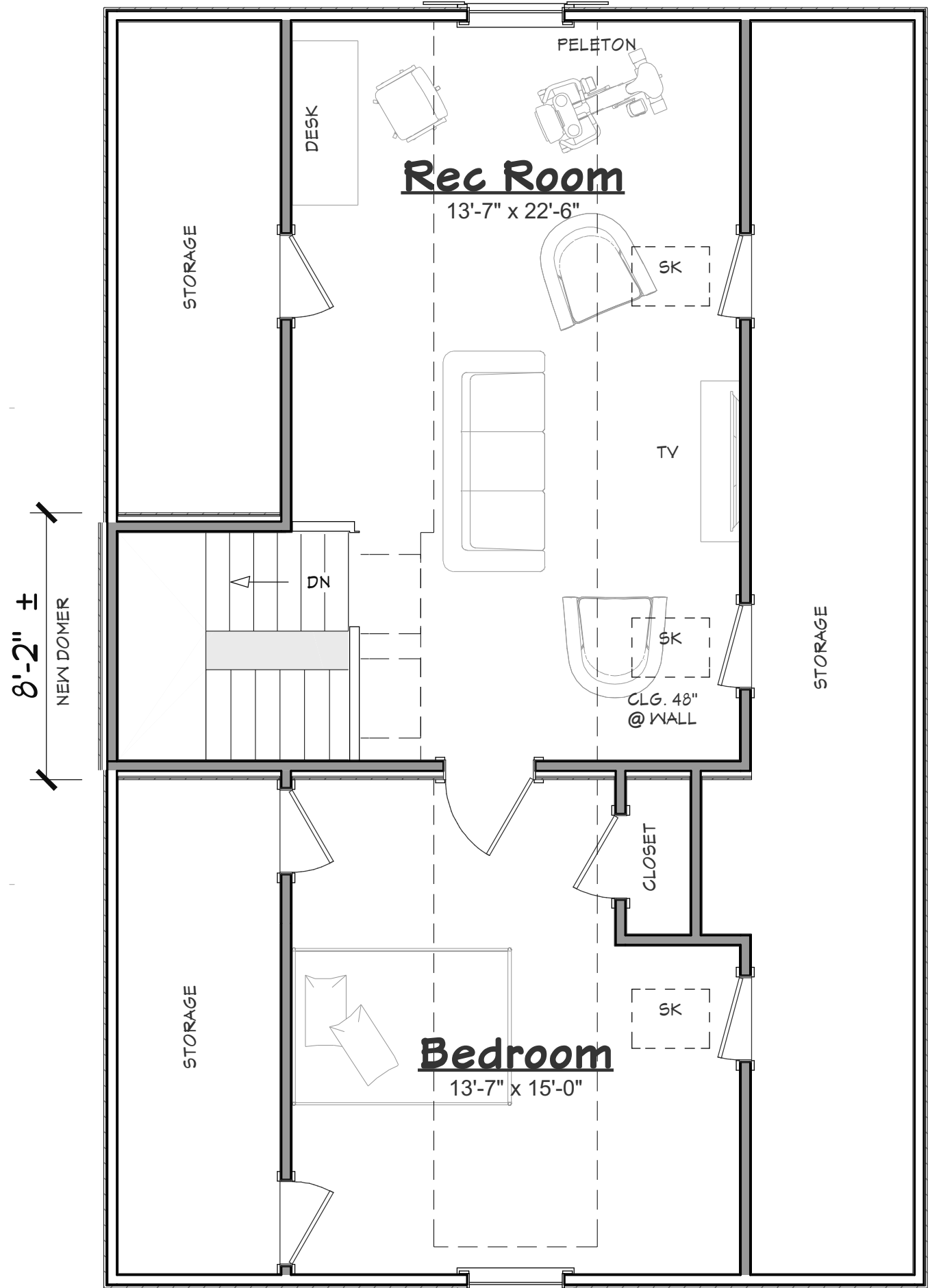
rear



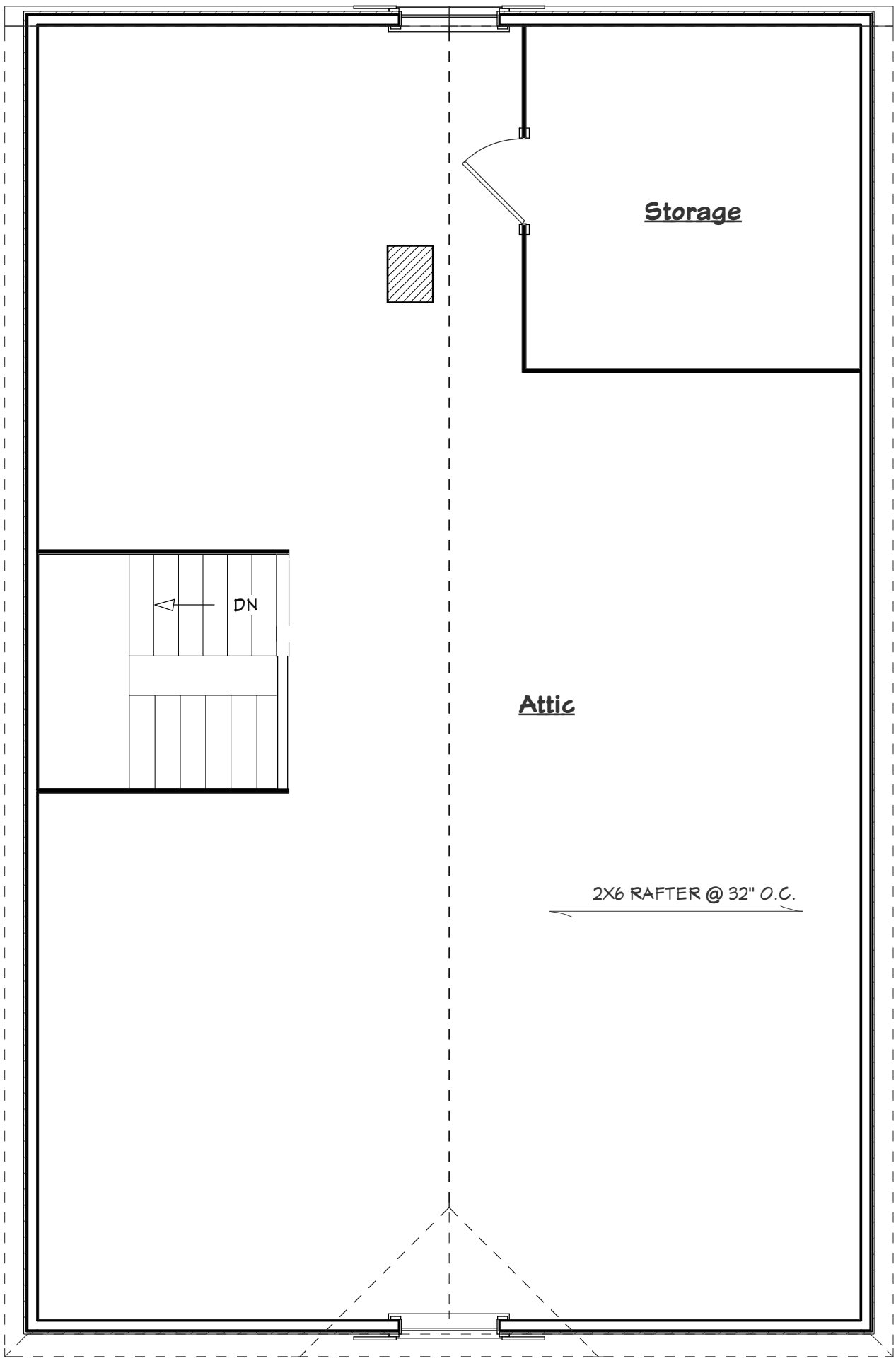
porch



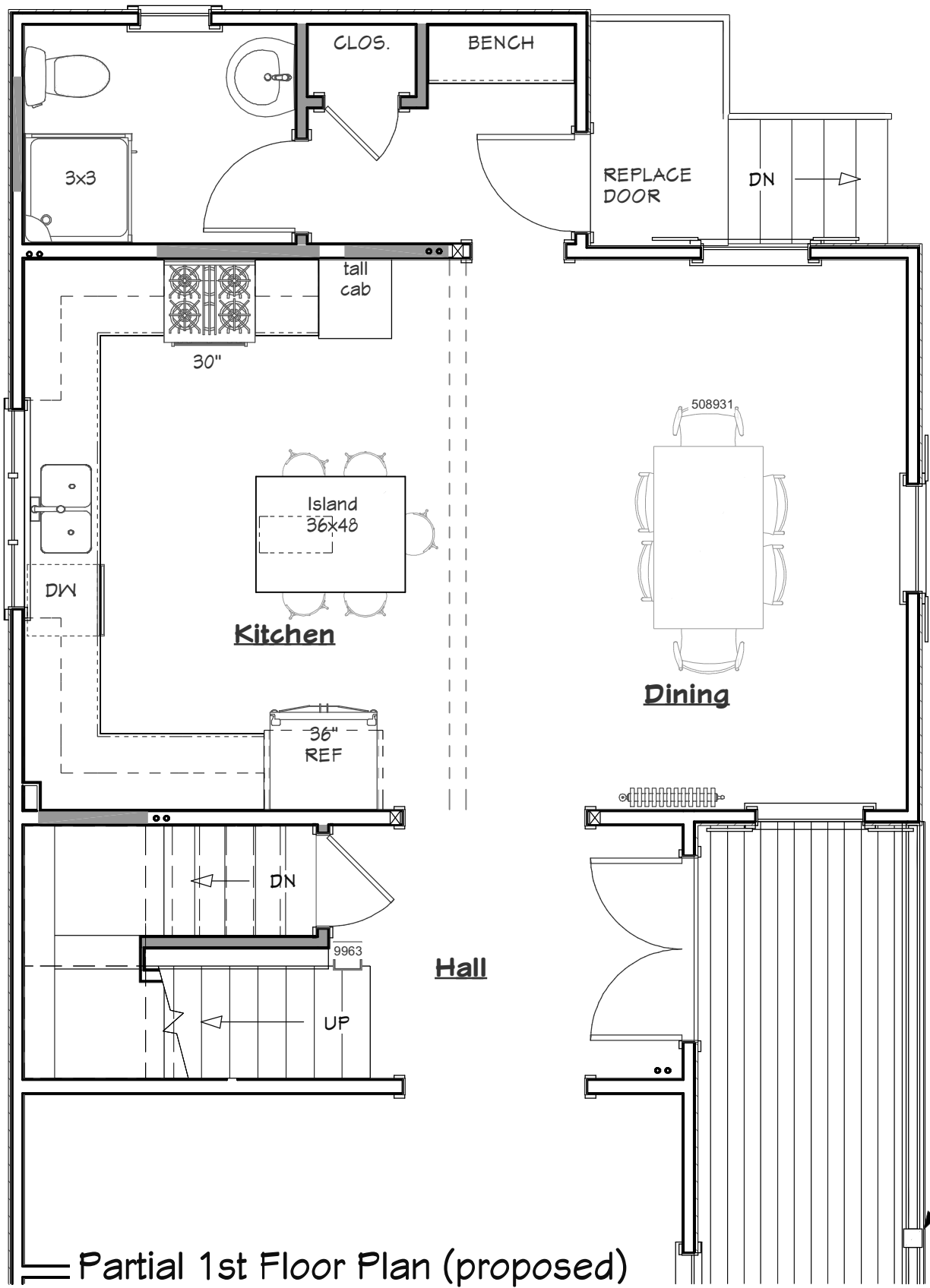
front



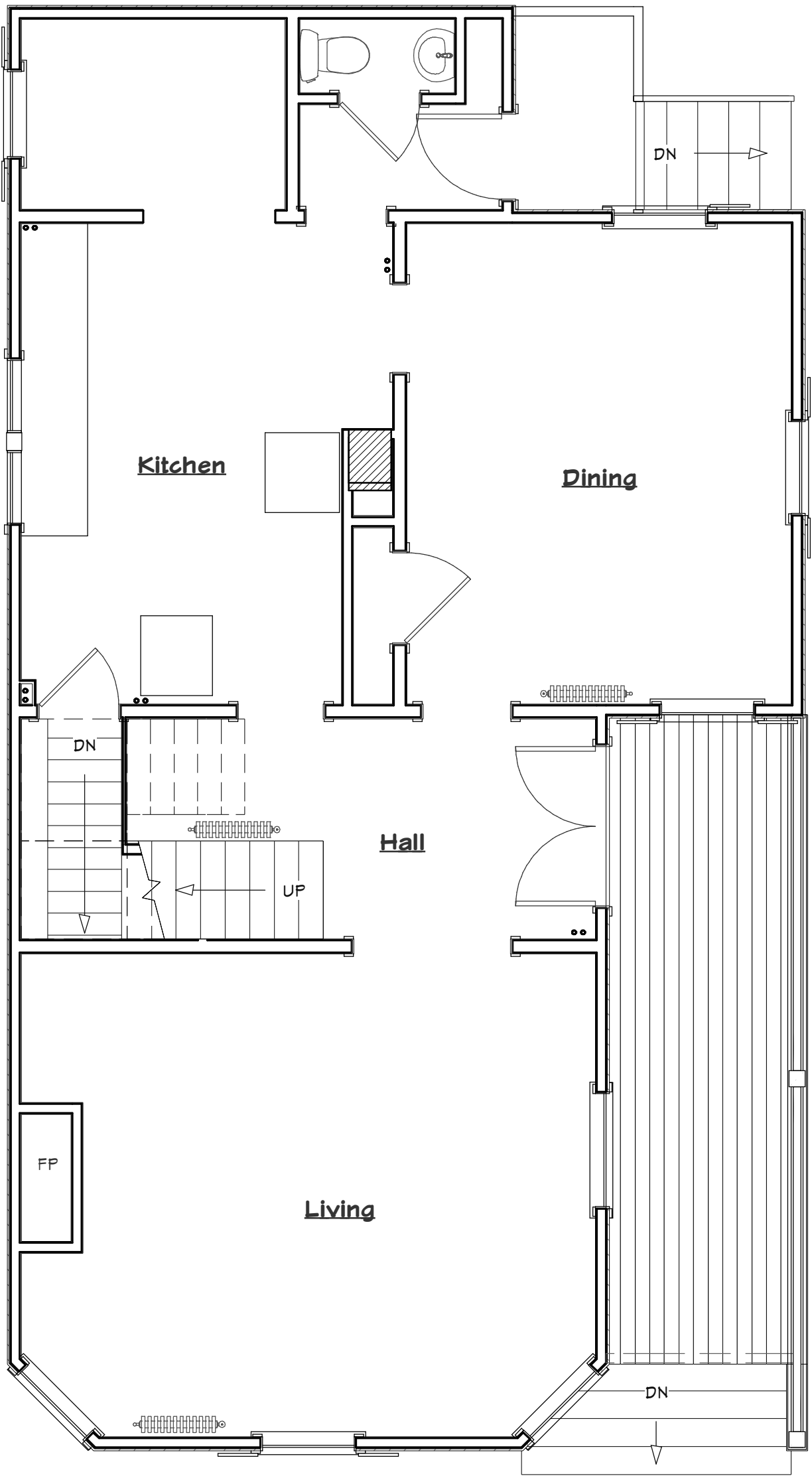
3rd Floor Plan (proposed)
1/4 in = 1 ft



3rd Floor Plan (existing)
1/4 in = 1 ft



Partial 1st Floor Plan (proposed)
1/4 in = 1 ft



1st Floor Plan (existing)
1/4 in = 1 ft



from May Street (proposed)



from May Street (existing)

0 1 2 4 8
Graphic Scale 1/4" = 1'-0"

Historic
Preservation
Meeting

km
Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a-me - info@km-a-me
(207) 615-6421

33 May St.
Portland, Maine

1/26/2024
1 of 3
© 2024 Kevin Moquin Architect, LLC



E5 Existing South Elevation (right side)
1/4 in = 1 ft



E2 Existing West Elevation (front)
1/4 in = 1 ft



E5 Proposed South Elevation (left side)
1/4 in = 1 ft



E2 Proposed West Elevation (front)
1/4 in = 1 ft

0 1 2 4 8
Graphic Scale 1/4" = 1'-0"

Historic
Preservation
Meeting

km
Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a-me - info@km-a-me
(207) 615-6421

33 May St.
Portland, Maine

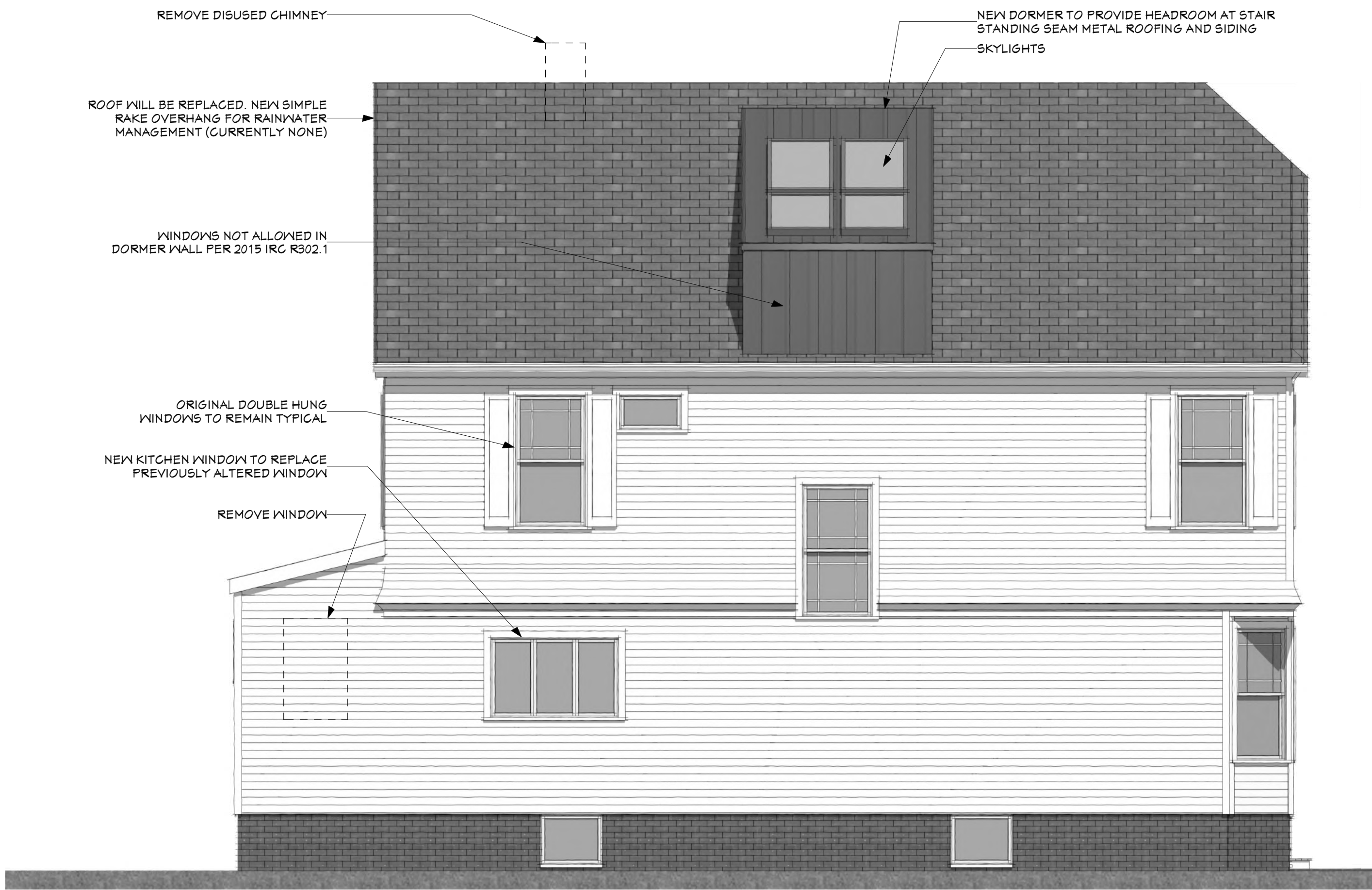
1/26/2024
2 of 3
© 2024 Kevin Moquin Architect, LLC



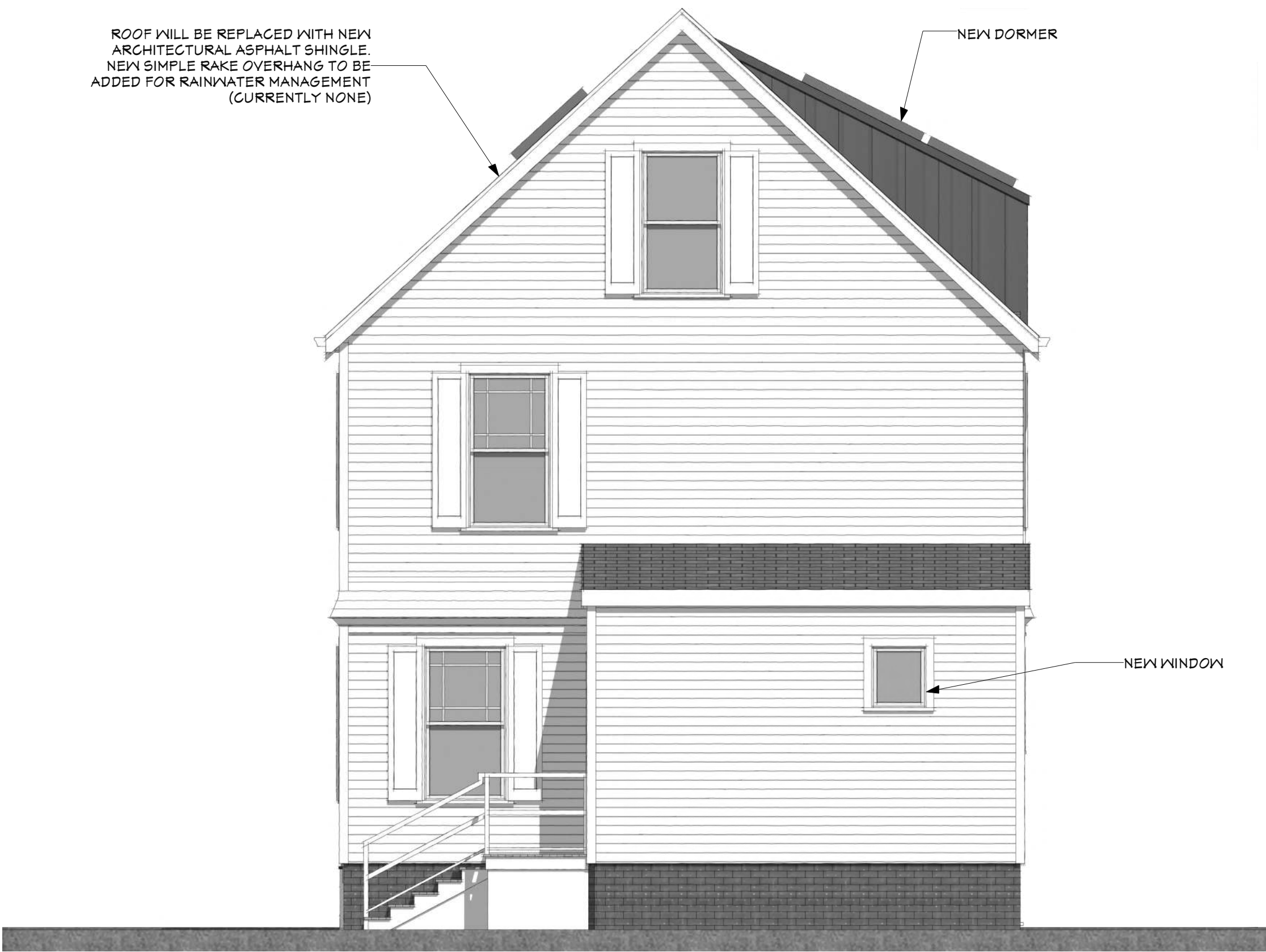
E3 Existing North Elevation (left side)
1/4 in = 1 ft



E4 Existing East Elevation (rear)
1/4 in = 1 ft



E3 Proposed North Elevation (left side)
1/4 in = 1 ft



E4 Proposed East Elevation (rear)
1/4 in = 1 ft

0 1 2 4 8
Graphic Scale 1/4" = 1'-0"

Historic
Preservation
Meeting

km
Kevin Moquin Architect
Maine Licensed Architect
1 Union St. #203 Portland, ME
km-a.me - info@km-a.me
(207) 615-6421

33 May St.
Portland, Maine

1/26/2024
3 of 3
© 2024 Kevin Moquin Architect, LLC

ELEVATE
MARVIN ELEVATE COLLECTION



CASEMENT + AWNING



Casement windows with
Matte Black hardware



Casement windows in White

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 1/4 inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME



Available with IZ3
(Excludes Narrow Frame option)

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

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

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

PAINTED WHITE
Factory painted

PAINTED DESIGNER BLACK
Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

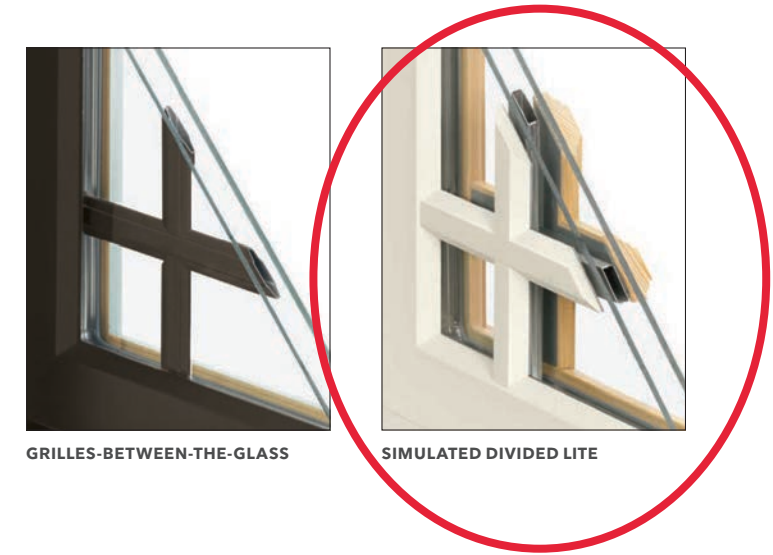
GUNMETAL

EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GLASS OPTIONS

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

DECORATIVE GLASS

OBSCURE

GLUE CHIP

RAIN

REED

NARROW REED

FROST

BRONZE TINT

GRAY TINT

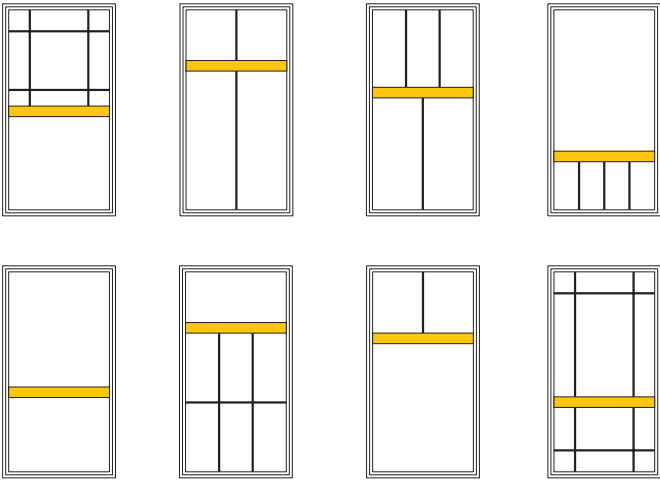
GREEN TINT

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/2" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

Meet your skylight.

The Uniquely Essential Skylight

Watch your space fill with natural daylight and fresh, clean air with Manual "Fresh Air" Skylights.



1

Clean, Quiet & Safe Glass

Neat® glass is exceptionally smooth, reducing water spotting, and is the quietest, safest glass to put above your head.

Manual "Fresh Air" Skylights

Deck-Mounted, Curb-Mounted

**The
No Leak
Skylight**
No Leak Promise
No Worries

Deck-Mounted - VS

Mounts directly to the roof deck



Curb-Mounted - VCM

Mounts directly to a site-built curb



Benefits

- Eligible for a 26% federal tax credit on product and installation when paired with a solar-powered blind*
- Available in a variety of sizes to perfectly match your home's roofline and interior décor.
- VELUX installation makes replacing a fixed or bubble skylight with a venting one fast and easy
- An insect screen is included with this skylight so the only thing that comes in is fresh, clean air

*For more information visit: veluxusa.com/go-solar

VS Model Size	 14° - 85° 3:12 - 137:12										
		C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Rough Opening	(W-in. x H-in.)	21 x 26 ⁷ / ₈	21 x 37 ⁷ / ₈	21 x 45 ³ / ₄	21 x 54 ⁷ / ₁₆	30 ¹ / ₁₆ x 30	30 ¹ / ₁₆ x 37 ⁷ / ₈	30 ¹ / ₁₆ x 45 ³ / ₄	30 ¹ / ₁₆ x 54 ⁷ / ₁₆	44 ¹ / ₄ x 26 ⁷ / ₈	44 ¹ / ₄ x 45 ³ / ₄

VCM Model Size	 0° - 60° 0:12 - 20:12							
		2222	2234	2246	3030	3046	3434	4646
Outside Curb	(W-in. x H-in.)	25 ¹ / ₂ x 25 ¹ / ₂	25 ¹ / ₂ x 37 ¹ / ₂	25 ¹ / ₂ x 49 ¹ / ₂	33 ¹ / ₂ x 33 ¹ / ₂	33 ¹ / ₂ x 49 ¹ / ₂	37 ¹ / ₂ x 37 ¹ / ₂	49 ¹ / ₂ x 49 ¹ / ₂
Max. Skylight Clearance	(W-in. x H-in.)	26 ⁵ / ₈ x 26 ⁵ / ₈	26 ⁵ / ₈ x 38 ⁵ / ₈	26 ⁵ / ₈ x 50 ⁵ / ₈	34 ⁵ / ₈ x 34 ⁵ / ₈	34 ⁵ / ₈ x 50 ⁵ / ₈	38 ⁵ / ₈ x 38 ⁵ / ₈	50 ⁵ / ₈ x 50 ⁵ / ₈

EVERSEAM®

THE NEXT GENERATION METAL ROOFING

Everseam® – Roof: Dark Gray

Advantages

- Thicker steel reduces the appearance of “oil-canning” and purlin see-through
- Greater snow and wind yields and hail resistance
- Concealed Fastener System
- Installation over an existing roof
- Energy Efficient

RECOMMENDED
3:12
PITCH
AND ABOVE

24
GAUGE

20"
(+ or - 1/4")
OVERALL
COVERGE
*CUSTOM WIDTH
AVAILABLE

1 1/2"
RIB
HEIGHT

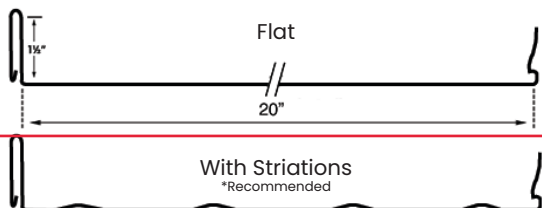
EVERSEAM®

Standard Specifications

- Structural Steel Grade 50 produced in conformance with ASTM792
- 50,000 PSI minimum yield
- Custom cut to the inch up to 40'
- Available in a wide variety of colors



Everseam® – Roof: Matte Black



Description

Attractive Design

The Everseam® panel has the elegant look of a traditional style standing seam roof, with the strength and durability of high strength 24-gauge steel. Our high-quality, pre-painted metal roof affords an attractive life cycle cost as they will not crack, shrink, or erode. This makes them a long lasting alternative to many conventional roofing materials. A homeowner is certain to achieve a designer look from our wide selection of styles and colors, creating an aesthetically pleasing appearance that will have a positive influence on re-sale.

Superior Strength

Everseam® is 20" (+/- 1/4") wide with a 1 1/2" high seam. The integral locking seam is held in place by concealed metal clips, and is installed over a waterproof solid substrate. The absence of exposed fasteners and the weather-tight side lap, allow for applications on roof pitches as low as a 3:12. Everseam®'s durability and aesthetic appearance make it an ideal choice for residential roofing applications.

SERIES	24 Gauge
SUBSTRATE	Galvalume / Galvanized
FINISH	Fluropon® / Illumipon®
FILM INTEGRITY	35 Years
FADE / CHALK	35 Years
PERFORMANCE	UP TO 25 Years

UL Ratings

- UL Construction No#560 UPLIFT TEST
- UL 2218 Class 4 IMPACT RESISTANCE
- UL 790 Class A FIRE RESISTANCE

LEBANON, PA
888.339.0059

ORWELL, OH
877.866.9955

HOWE, IN
866.562.3782

BRIDGTON, ME
800.677.2060



Standing Seam Flat Profile
comparable intended color



Dormer with standing seam
walls and roof. (We intend
a slightly more pronounced eave
and rake clad in metal.)

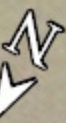


Everseam Flat Profile
Manufacturer's Image









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: February 14, 2024
RE: 64 Pine Street – FIRST WORKSHOP – New Construction
PROJECT ID: HPBR-002757-2023
MEETING: February 21, 2024

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

A sign announcing the Historic Preservation Board's meeting on February 21, 2024 was posted at the property on February 11, 2024. A legal ad was published in the Portland Press Herald on February 9, 2024 and February 10, 2024, and 288 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 and several other options
Trim	Unpainted wood
Roofing	Not visible
Windows	Aluminum
Doors	Aluminum

SUMMARY OF HISTORIC CONTEXT

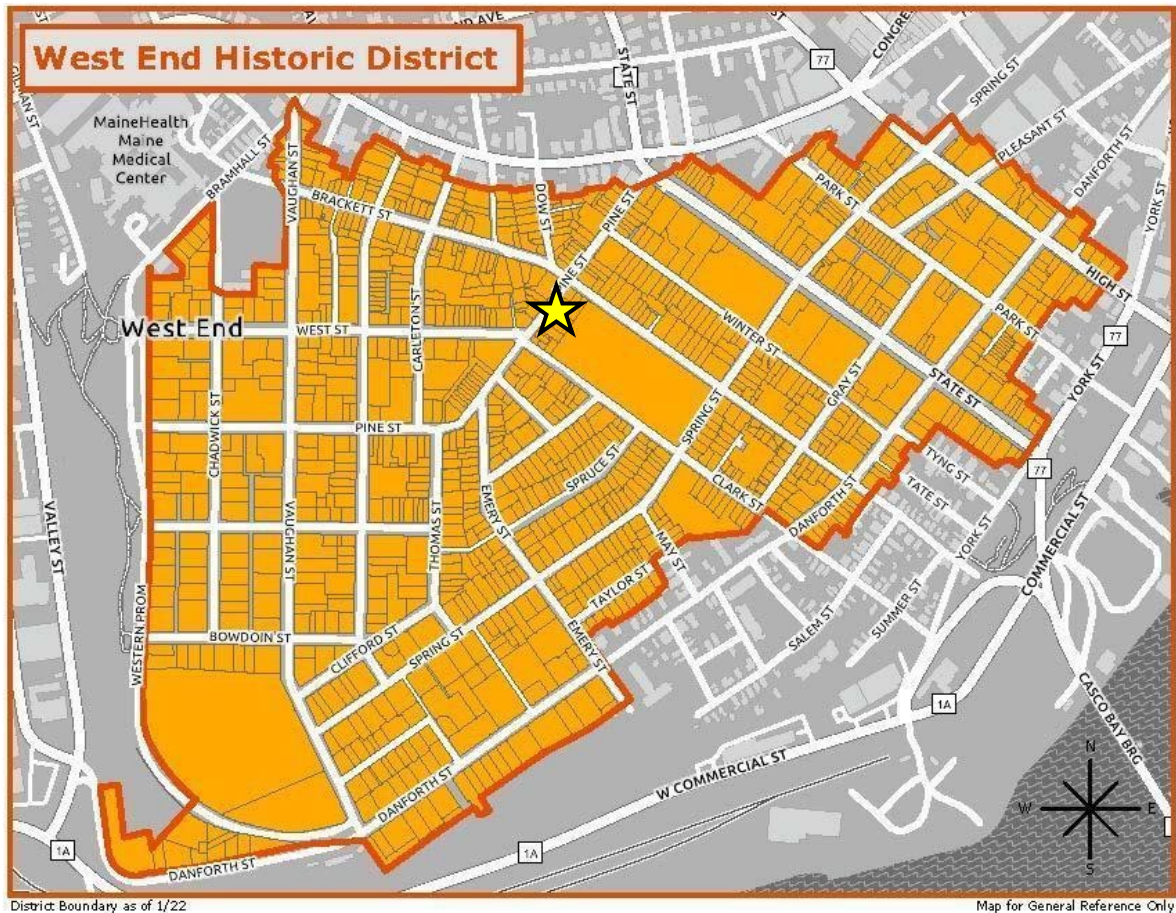


Figure 1: Map of West End Historic District showing location of 64 Pine Street with star.

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.

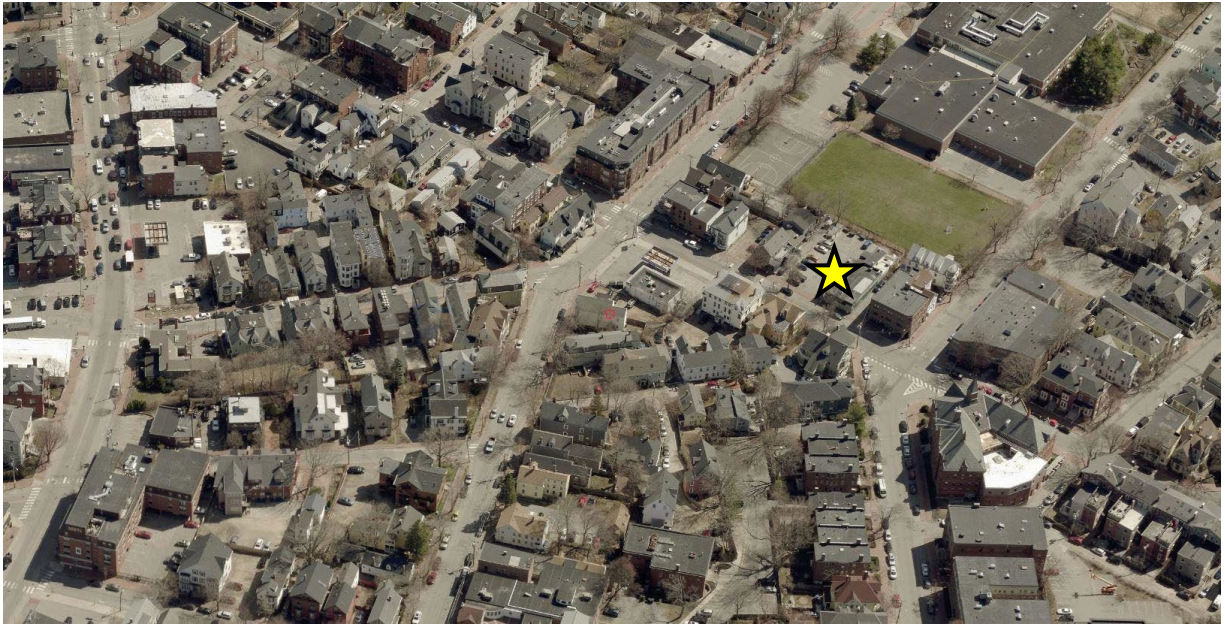


Figure 2: 2022 Aerial Image of area around 64 Pine Street (indicated with yellow star).

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.

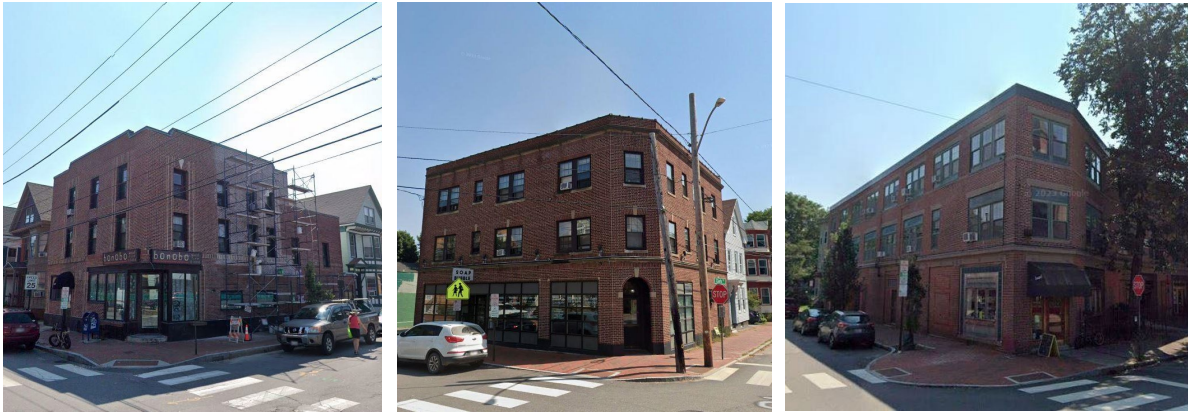


Figure 3: 46 (left), 68 (center), and 72 (right) Pine Street as shown in 2023 Google Street View.

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 4: 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>

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

January 3, 2024, Workshop:

At the January 3 workshop, the applicant introduced the project, offering up for discussion three options. All three were the same four-story mass, and featured identical patterns of openings and entrances. The options mainly differed in the color and patterning of siding. Option 1 utilized an irregular pattern of two siding types. Option 2 used a darker siding at the upper portion of the top floor. And option 3 featured a consistent siding across the upper three floors. All three options applied a dark grey brick at the base, but differed in whether they utilized a string course at the second story window sills to demarcate the base, or carried the upper story siding to the heads of the first floor openings.

Generally, the Board expressed favorable views of the mixed-use concept given the character of the surrounding portion of Pine Street, and Board members did not express outright concern with the proposed four-story height. However, the Board was divided on whether the fourth floor of the proposed structure should step back somewhat to be respect the adjacent historic buildings which are more typically two-and-a-half to three stories in height. Several Board members found that the building felt very out of scale with the adjacent buildings, and requested that the applicant explore options to incorporate a set back at the fourth floor. Others, found that Option 3 was a clean and contemporary approach that was sufficiently compatible with the surrounding context. Acknowledging the concerns over the relationship of the height to the adjacent buildings, some of the same Board members thought that Option 2 offered an appropriate approach to scaling the building to the context. The Board was generally aligned in finding that Option 1 was not sufficiently compatible.

In addition to the renderings and plans, the applicant presented several inspiration images that utilized a similar wood siding as proposed. Several Board members noted that many of those images presented incorporated horizontal string courses within the wood siding that helped to scale and break up the building. Board members were encouraging that the applicant explore incorporating some similar lines in the proposed building to help break up the mass.



Figure 6: Renderings of Options 2 (left) and 3 (right) as presented at the January 3 workshop.

In addition to the broad discussion of treatment of the primary façade, Board members also requested that the applicant explore incorporating glazing at the garage entrance to a softer appearance in that area and to better relate to the storefront at the other end of the building. Additionally, Board members asked to see renderings of the rear of the building as it would be seen from Brackett or Clark Streets.

STAFF COMMENTS

For this second workshop, the applicant is presenting six options for the treatment of the proposed building facades. The plan and massing of the structure is essentially unchanged from the previous workshop. While several Board members had requested that the applicant explore options that might incorporate a set back at the fourth floor, the applicant has opted not to do so, instead focusing their efforts on exploring ways to reduce the feeling of the four-story height without needing to actually reduce the building massing. In addition to renderings of the six options, the applicant has also incorporated street trees into some renderings and provided rendered views from Brackett and Clark Streets.

Option 1 features a dark brick base which is capped by a continuous string course at the level of the second story window sills. The upper floors are clad in vertical wood siding, but feature horizontal bands of siding at each sill level. Generally, this proposal is very consistent with the third option that was presented at the previous workshop, but now with these horizontal bands that help to contrast with the structure's verticality.

Options 2-5 are variations on Option 1, featuring the same first floor treatment and siding at the second and third stories. Option 2 features a lighter colored wood siding at the fourth floor, option 3 uses a metal siding at the fourth floor, and option 4 uses a spandrel glass curtain wall system at the fourth floor with much larger windows. Option 5 uses the same siding across the three upper stories, but features wider and contrasting horizontal bands. All of these options are responding to the Board's positive response towards Option 2 from the first workshop, where a portion of the upper story utilized a different siding. In all cases, these options create a stronger line at the top of the second story, which improves the relationship with nearby three-story buildings.

Staff would encourage the Board to consider carefully the finish and application of these proposed upper-story materials. The metal and spandrel glass options may have a fairly reflective finish that might improve or worsen the recessiveness of the fourth story. Additionally, the applicant had noted to staff that the metal and spandrel glass options are more expensive than the wood siding and would likely only be feasible to apply at the front portion of the Building. Staff would encourage the Board to consider whether it would be appropriate for this differentiated top floor to end partway down the sides of the building or whether it should extend all the way around to help scale the rear elevation as well.

While the differentiated top story helps to scale the building to nearby historic structures, the applicant had noted in conversations with staff that one side effect of this is a more visually truncated middle section of the building. The applicant has previously expressed that they find the vertical proportions of the wood-clad portions of Option 1 to be most pleasing and have to have the strongest relationship with the proportions of some nearby buildings. Option 6 is the most divergent option presented and attempts to solve this above problem by eliminating the strongly defined base. In this option, the vertical wood siding begins at ground level and extends up to the sills of the fourth story, where a spandrel glass curtain wall system with larger windows is used to differentiate. This option also breaks the first floor into bays along the same lines as the upper stories. The result is a sense of two vertically oriented masses with the recessed balcony between them and a slightly recessive fourth story above.

Staff generally find that the approach to the first floor of Option 6 may be more in keeping with the surrounding context than the use of a strongly differentiated base. Nearby three-story mixed-use buildings such as at 46, 68, and 72 Pine Street have a greater degree of glazing at their first floors, but are unified through their primary wall material. A starkly contrasting first floor may be more in keeping with other commercial areas such as along Commercial, Exchange, or Congress Streets. Staff would encourage further study of the use of brick in this option, instead perhaps

encouraging a horizontal wood siding or metal cladding around the garage entry and residential entrance. A slight recess for the central residential entrance and additional glazing around it might also reinforce the central bay of the structure as a break between two masses. Staff would additionally encourage further discussion of the treatment of the fourth floor. The spandrel panel system will likely be reflective and may not be compatible. A different color or texture of wood siding, such as a larger format horizontal siding or a matte finish metal siding could all provide a better balance between differentiation and cohesion. The enlarged window openings at the fourth floor also have merit for lightening the appearance of the top floor, but should be discussed by the Board.

Given that this is a second workshop, staff would strongly encourage the Board to provide the applicant with clear guidance on what elements of the various designs are most successful and which may be most likely to work well together. Ideally, the applicant will be able to narrow their scope to presenting just one scenario for further refinement and detailing at the next meeting. If Board members have any significant threshold reservations with the overall scope, then those should be clearly voiced at this meeting as well.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

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
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. Changes in material or wall plane could also help scale the building with different masses of more compatible width.
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 a 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.
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
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	
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
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 dark brick 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. Several options for siding incorporate additional horizontal string courses that interrupt the vertical siding.

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 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 surrounding historic structure. However, the Board should confirm whether the proposed design is sufficiently compatible with the surround context.

ATTACHMENTS

1. Architectural Design Narrative from January 3, 2024 workshop
2. Rendered Design Options
3. Architectural Drawings from January 3, 2024 workshop

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.



Attorneys at Law

DAVID J. JONES
RICHARD H. SPENCER, JR.
F. BRUCE SLEEPER
LESLIE E. LOWRY III
PATRICIA M. DUNN
MICHAEL J. QUINLAN
NATALIE L. BURNS
SALLY J. DAGGETT
ROY T. PIERCE
BRENDAN P. RIELLY

NICHOLAS J. MORRILL
MARK A. BOWER
CHARLES M. KATZ-LEAVY
ALYSSA C. TIBBETTS
JEFFREY B. HERBERT
ERICA M. JOHANSON
J. CASEY MCCORMACK
TUDOR N. GOLDSMITH
BENJAMIN T. MCCALL
SHARRA L. INGLIS

TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112-4510
(207) 775-7271 (Phone)
(207) 775-7935 (Fax)

www.jbgh.com

Of Counsel

JOSEPH G. CARLETON, JR.
LAWRENCE C. CLOUGH
KENNETH M. COLE III
WILLIAM H. DALE
FRANK H. FRYE
R. LEE IVY
DEBORAH M. MANN
NICHOLAS S. NADZO
MICHAEL A. NELSON

RAYMOND E. JENSEN
(1908-2002)
KENNETH BAIRD
(1914-1987)
M. DONALD GARDNER
(1918-2003)
MERTON G. HENRY
(1926-2018)

YORK COUNTY
OFFICE
11 MAIN STREET, SUITE 4
KENNEBUNK, MAINE 04043
(207) 985-4676 (Phone)
(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

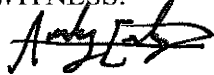
SHORT FORM QUITCLAIM (RELEASE) DEED WITHOUT COVENANT

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

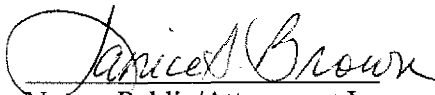
By: 
Print Name: SHAWN BALDWIN
Title: VICE PRESIDENT

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



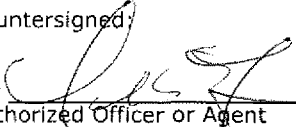
that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the

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.

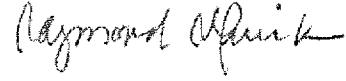
Countersigned:

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:

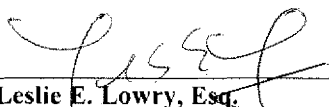
Mortgage from 64 Pine Street, LLC to Camden National Bank, in the original principal amount of \$860,000.00, dated March 7, 2019 and recorded at the Cumberland County Registry of Deeds in Book 35505, Page 188.

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.







64

MARKET







64

MARKET





64

MARKET



64

MARKET







64

MARKET













64

MARKET















Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

Consultant:

Revisions:

Key Plan:

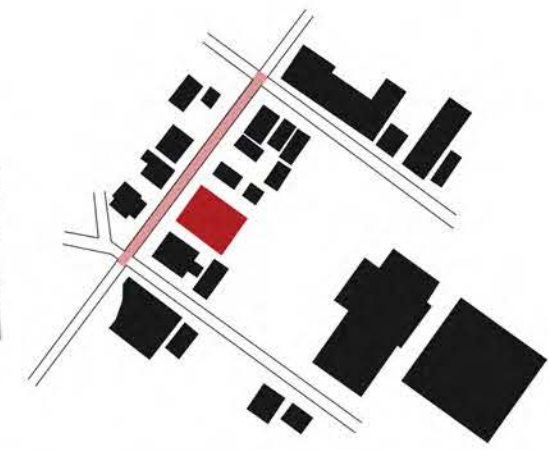
Site Photo

Scale:

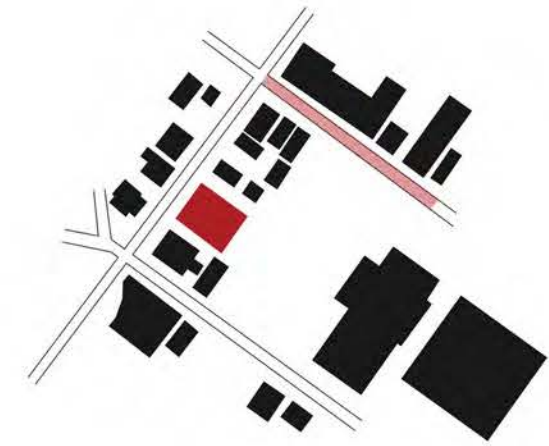


3 NOVEMBER, 2023

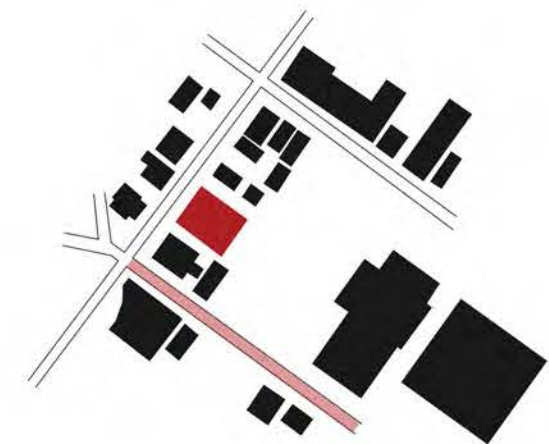
A0.00



PINE ST



BRACKETT ST



CLARK ST

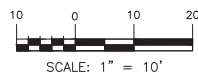
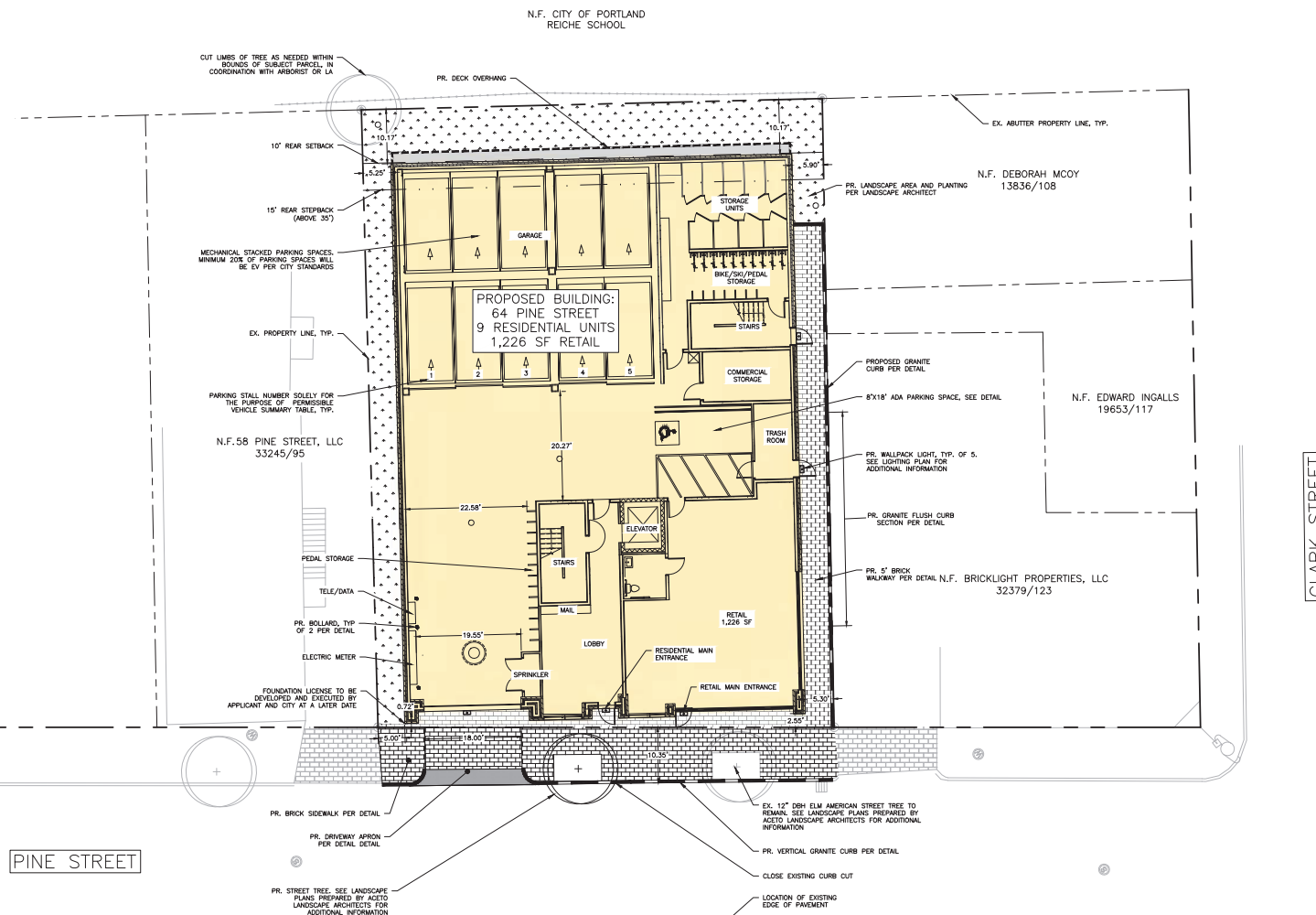


1. ALL BRICK SIDING AND VERTICAL GRANITE CURBS TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
2. ALL EXISTING STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFF-SITE.
4. CURBS TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN PAVING 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 1:1000 AND NOT FEEL.
6. ALL SIGNAGE TO COMPLY WITH MULTICOD STANDARDS. CONTRACTOR TO COORDINATE AND SIGN OFF.
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. SEE REFERENCES
10. SEE ATTACHED SUPPLEMENTARY SUBMITTAL & 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'



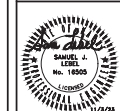
PERMITTING
NOT ISSUED FOR
CONSTRUCTION

[illegible]

PROPERTY NAME	SITE PLAN
PROJECT NAME	64 PINE STREET REDEVELOPMENT
	64 PINE STREET, PORTLAND, MAINE 04012
OWNER	64 PINE STREET LLC 104 WASHINGTON AVENUE PORTLAND, MAINE 04101

[illegible]

FILE:	1109.4_CIVIL
JN:	1109.4
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	BJK
CHECKED BY:	SJL



DRAWING NO.
C-10

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

Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

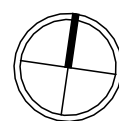
Consultant:

Revisions:

Key Plan:

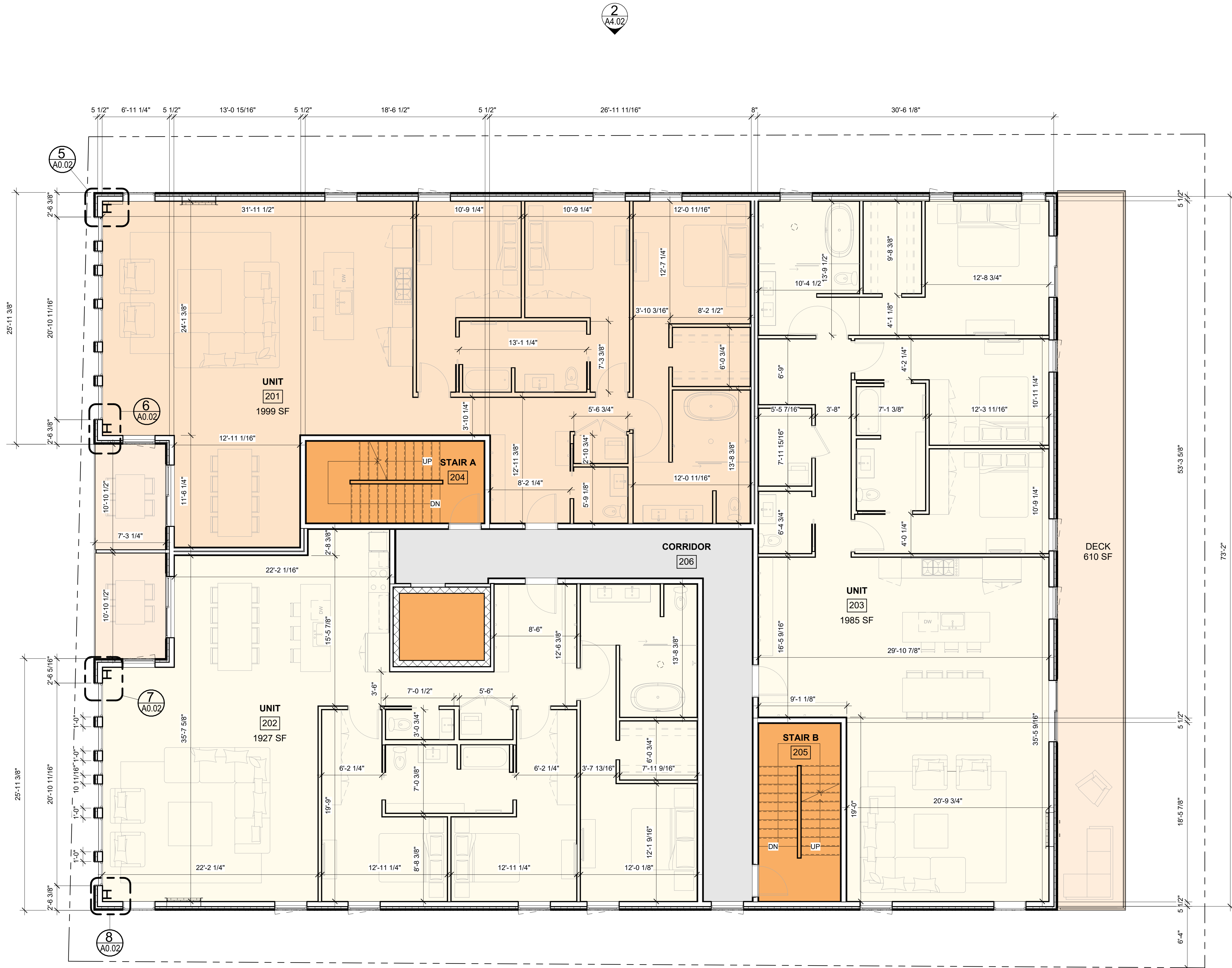
SECOND FLOOR PLAN

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



3 NOVEMBER, 2023

A1.02



Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

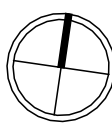
Consultant:

Revisions:

Key Plan:

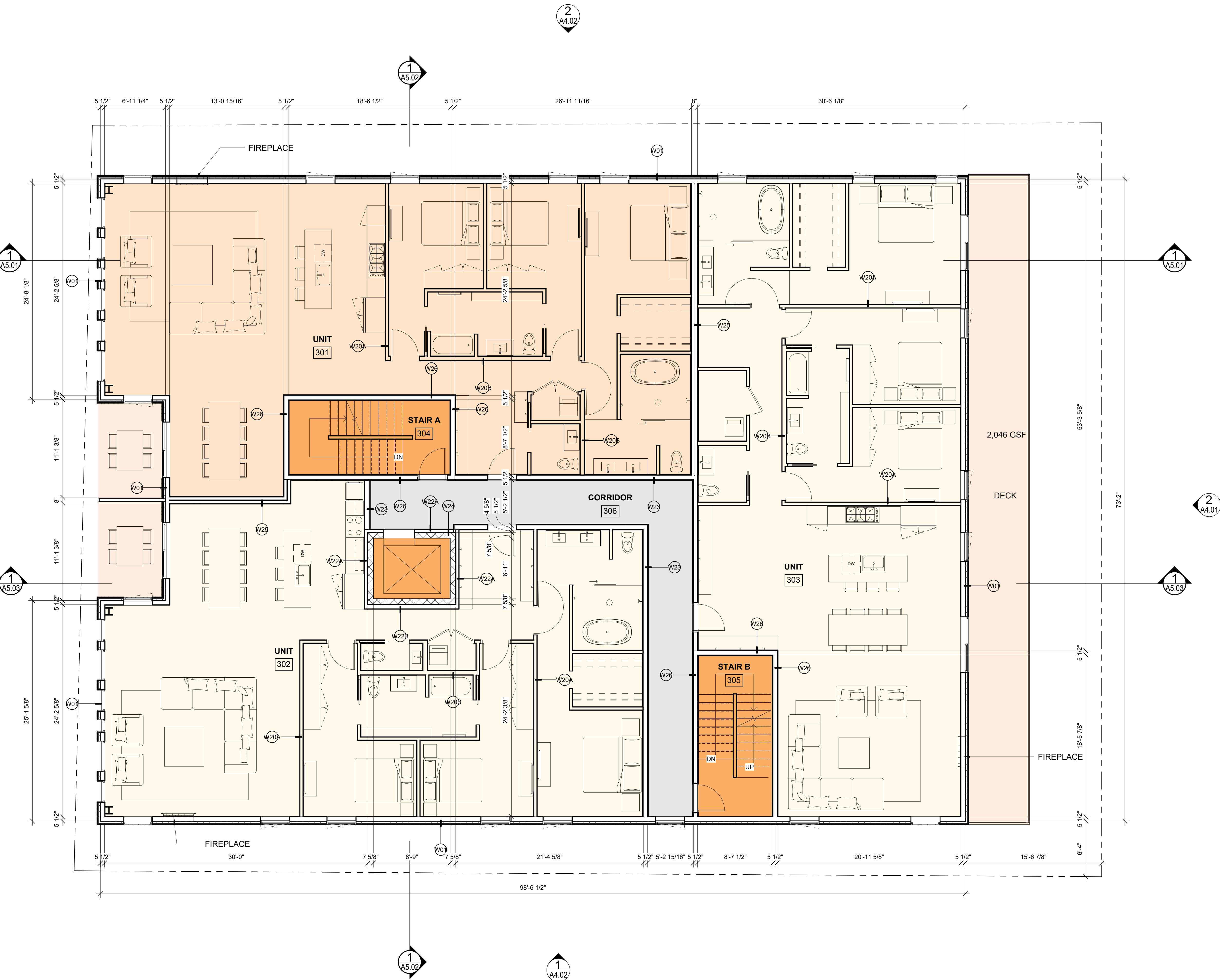
THIRD FLOOR PLAN

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



3 NOVEMBER, 2023

A1.03



Project:

64 PINE STREET

64 Pine Street
Portland, Maine
Owner/Client:

TOM LANDRY

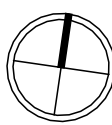
Consultant:

Revisions:

Key Plan:

FOURTH FLOOR PLAN

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



3 NOVEMBER, 2023

A1.04



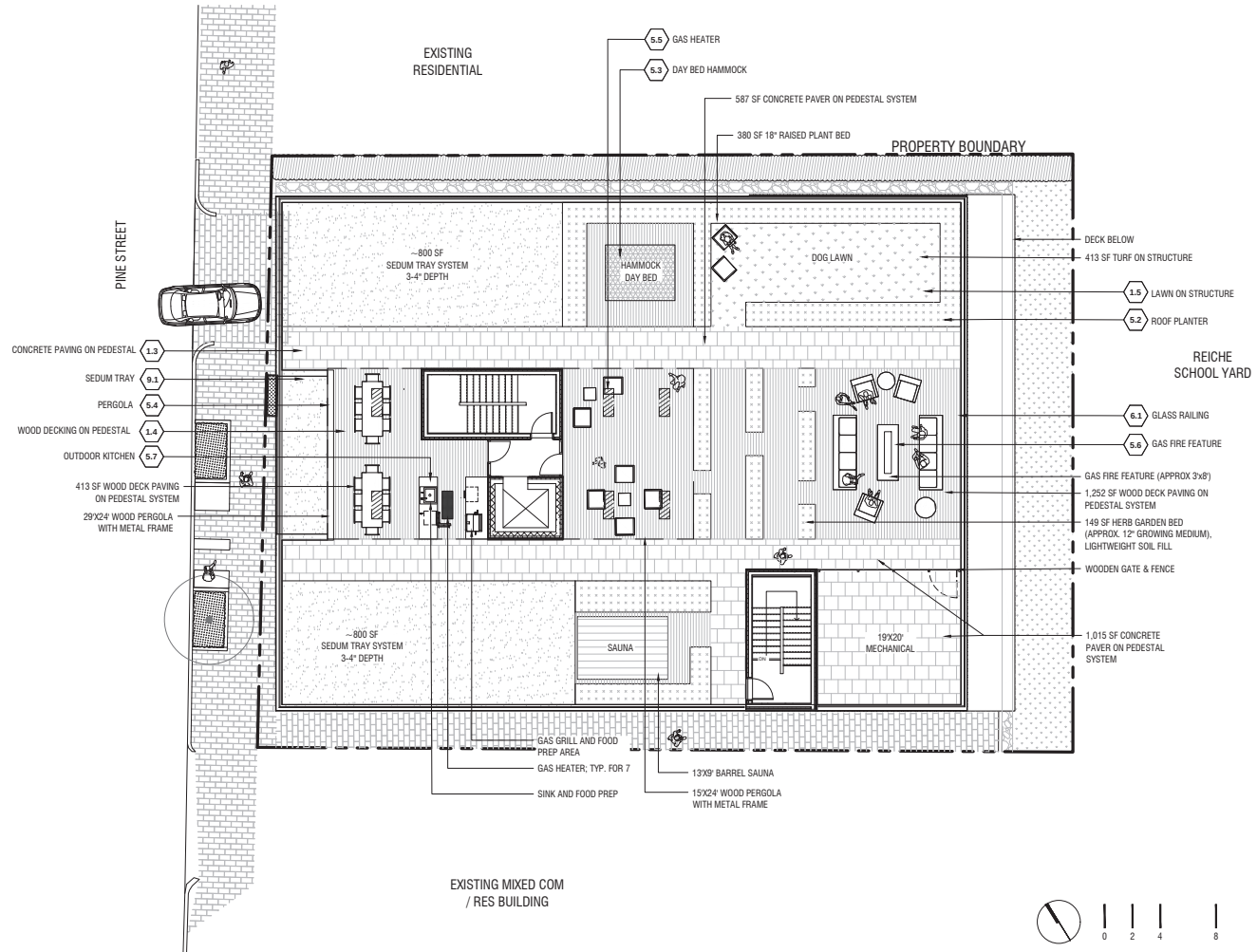
MATERIALS LEGEND

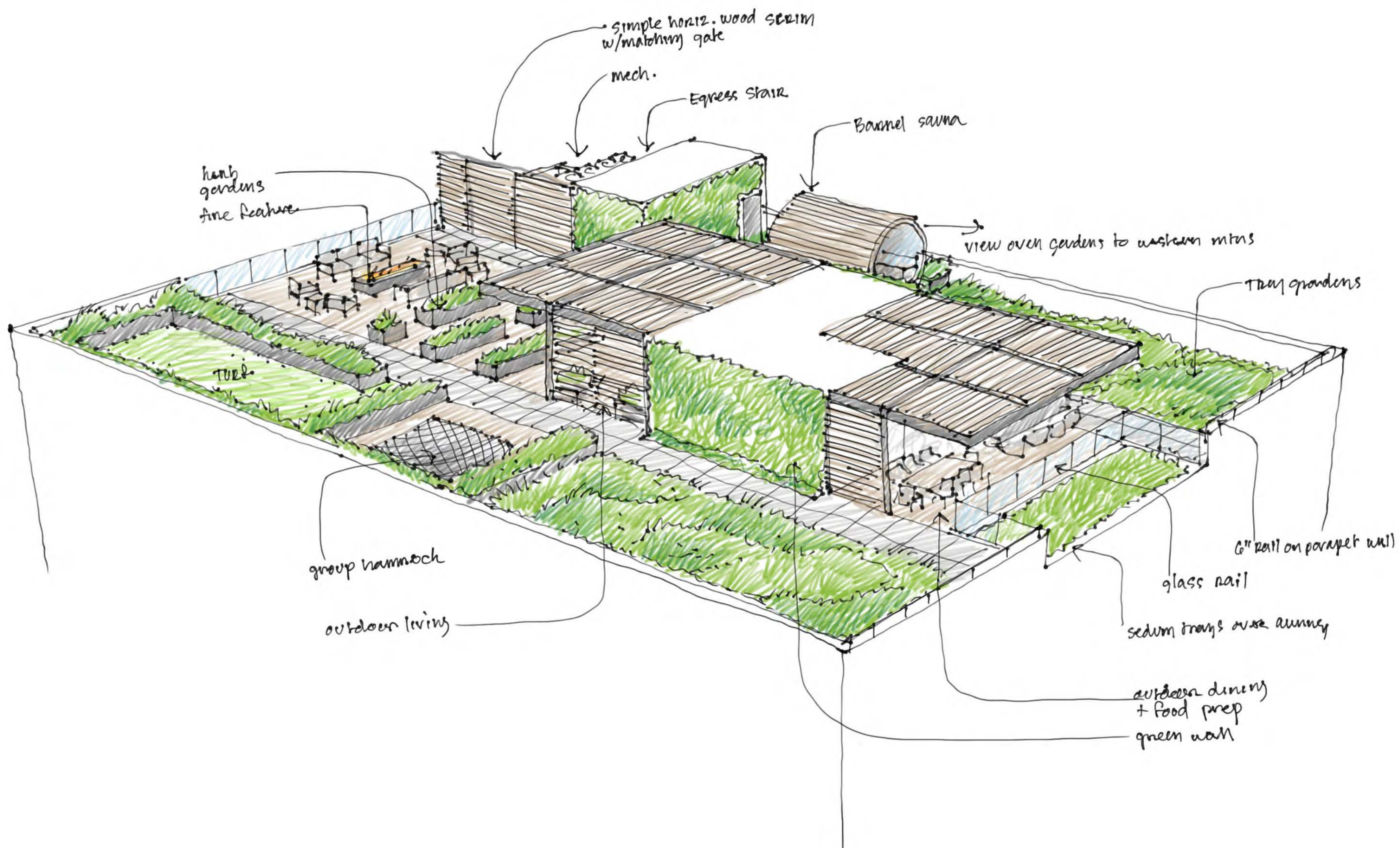
SYMBOL

	PLANTING AREA - APPROX. 761 SF
	CONCRETE PAVERS - APPROX. 1602SF
	SEDUM TRAYS - APPROX. 1604 SF
	WOOD DECKING - APPROX. 1812 SF
	TURF ON STRUCTURE - APPROX. 413 SF
	LAWN SEEDING - APPROX. 711 SF
	CRUSHED STONE - APPROX. 279 SF
	GRANITE EDGING - APPROX. XX LF

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
1.1	GRANITE EDGING	X/XX-XX	6.1	GLASS RAILING	X/XX-XX
1.2	FLUSH GRANITE CURBING	X/XX-XX	7.1	SITE LIGHTING	X/XX-XX
1.3	CONCRETE PAVING ON PEDESTAL	X/XX-XX	X.X	NOT USED AT THIS TIME	X/XX-XX
1.4	WOOD DECKING ON PEDESTAL	X/XX-XX	8.0	DRAINAGE	X/XX-XX
1.5	LAWN ON STRUCTURE	X/XX-XX	X.X	NOT USED AT THIS TIME	X/XX-XX
2.0	JOINING	X/XX-XX	9.0	PLANTING AND LANDSCAPE	X/XX-XX
X.X	NOT USED AT THIS TIME	X/XX-XX	9.1	SEDUM TRAY	X/XX-XX
3.0	STEPS	X/XX-XX	9.2	SHRUB PLANTING	X/XX-XX
X.X	NOT USED AT THIS TIME	X/XX-XX	9.3	PERENNIAL PLANTING	X/XX-XX
4.0	SITE WALLS / EMBANKMENTS	X/XX-XX	10.0	MISCELLANEOUS ELEMENTS	X/XX-XX
X.X	NOT USED AT THIS TIME	X/XX-XX	10.1	CRUSHED STONE DRIP EDGE W/ METAL EDGER	X/XX-XX
5.0	SITE FURNITURE	X/XX-XX			
5.1	GRANITE BLOCK BENCH	X/XX-XX			
5.2	ROOF PLANTER	X/XX-XX			
5.3	DAY BED HAMMOCK	X/XX-XX			
5.4	PERGOLA	X/XX-XX			
5.5	GAS HEATER	X/XX-XX			
5.6	GAS FIRE FEATURE	X/XX-XX			
5.7	OUTDOOR KITCHEN	X/XX-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"

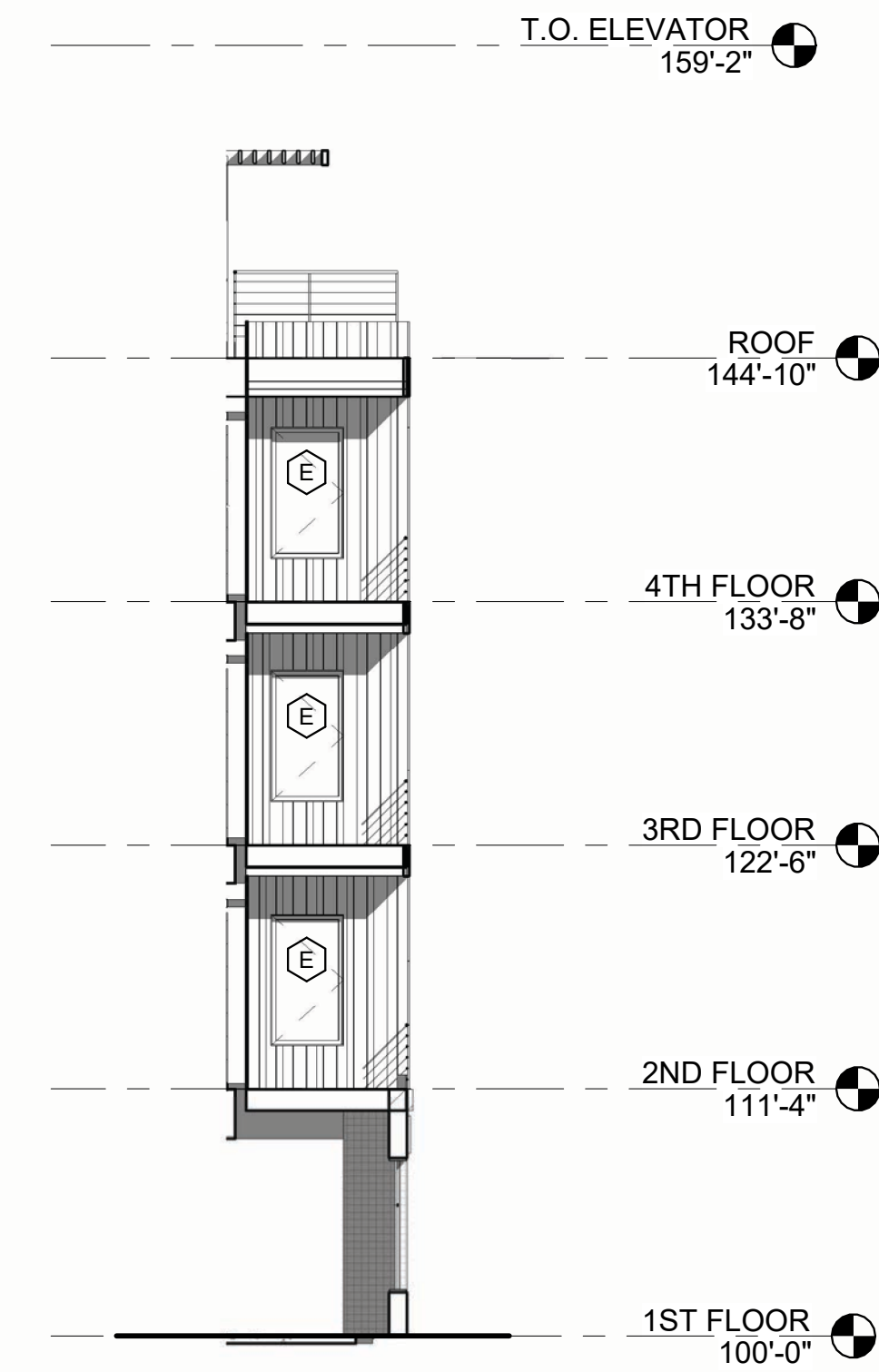


3 NOVEMBER, 2023

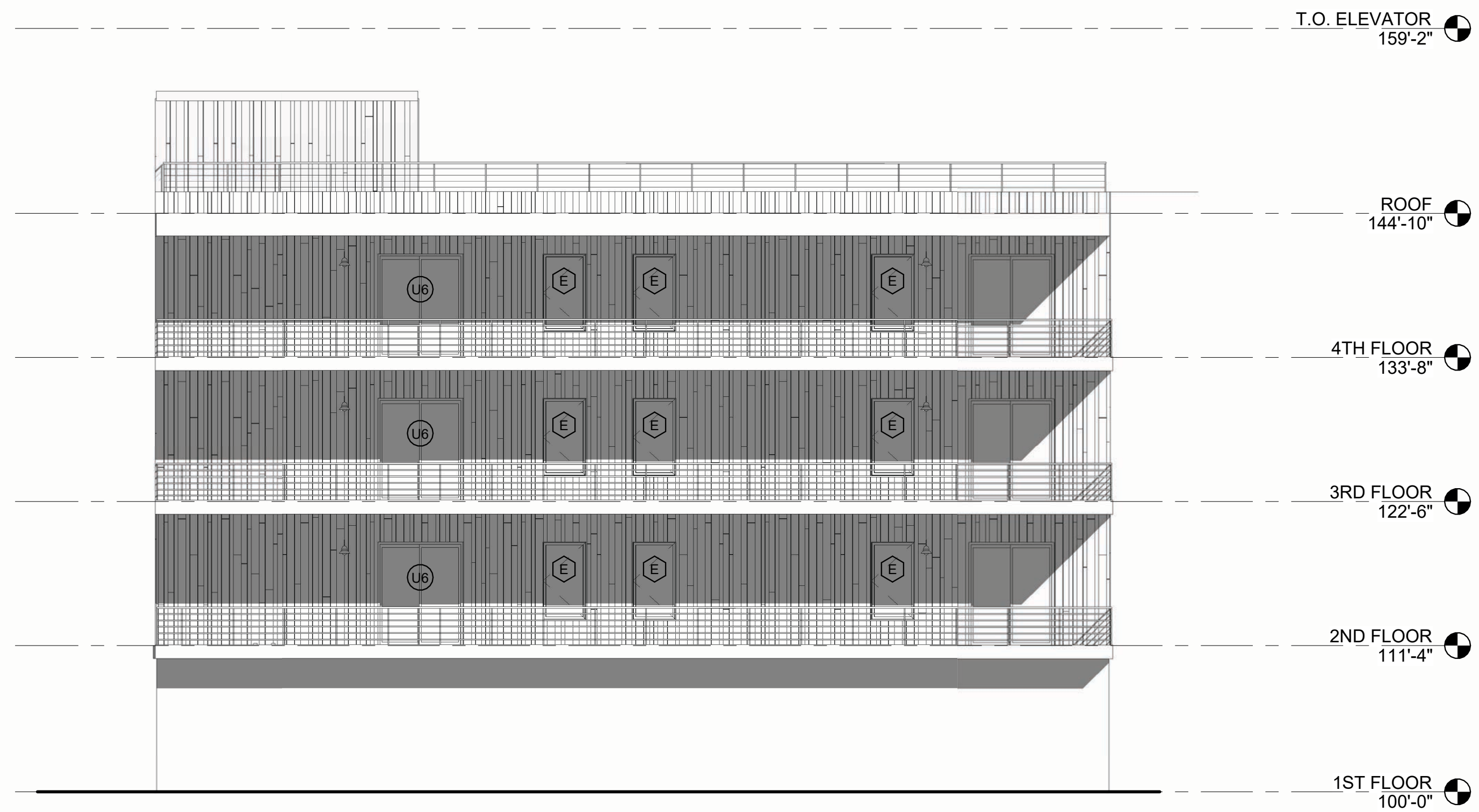
A4.01



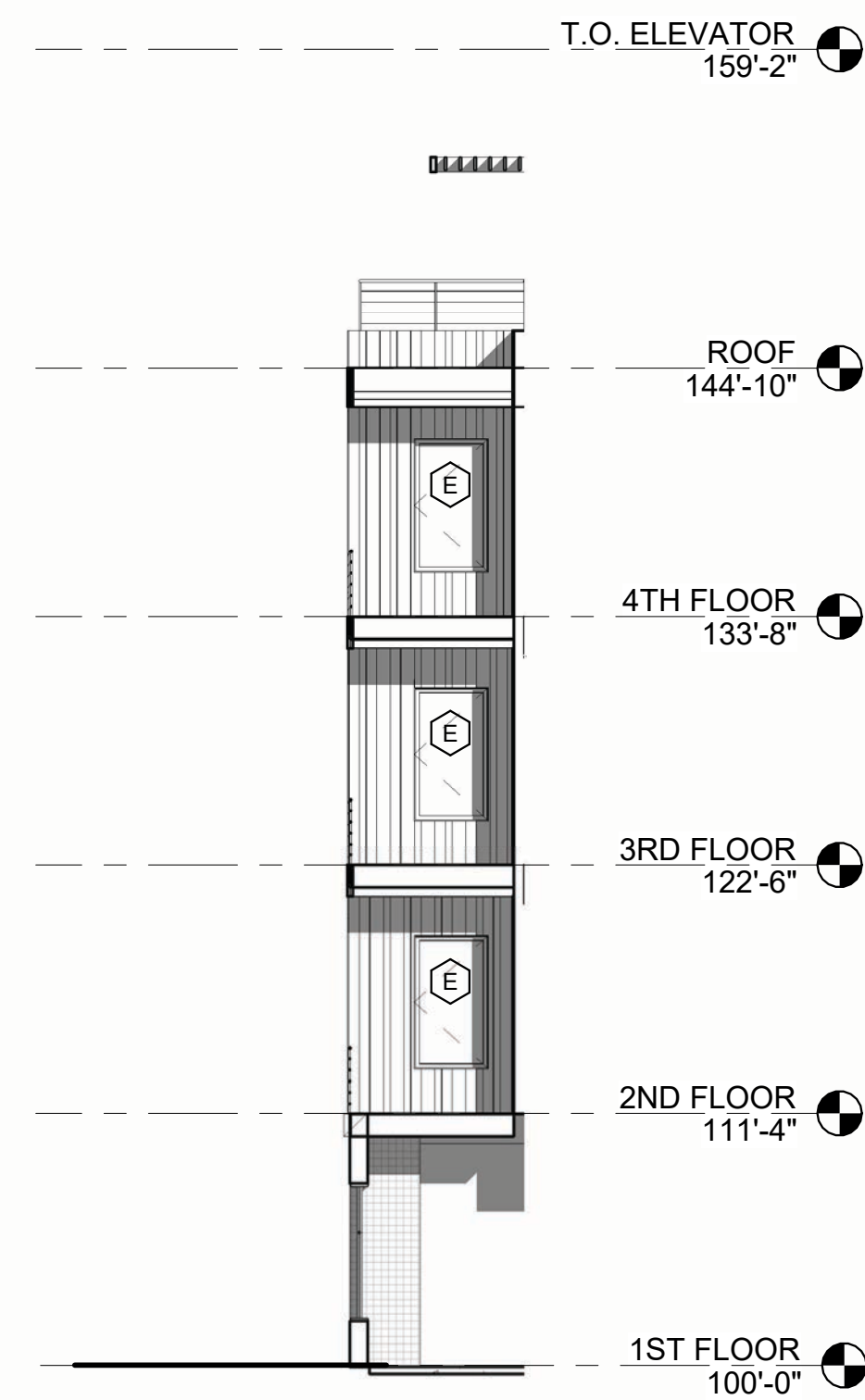
1 | FRONT ELEVATION
1/8" = 1'-0"



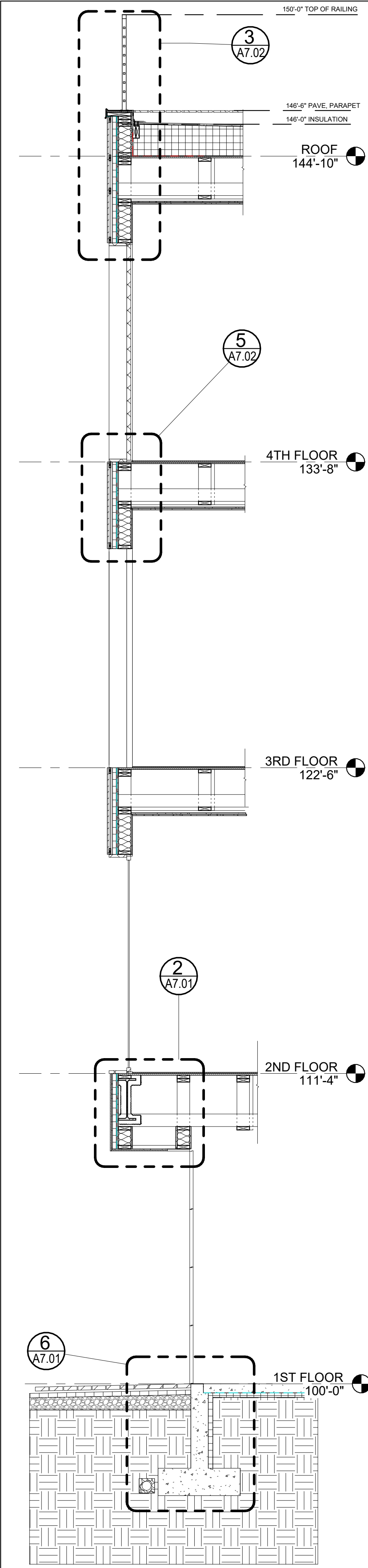
3 | TERRACE ELEVATION 2
1/8" = 1'-0"



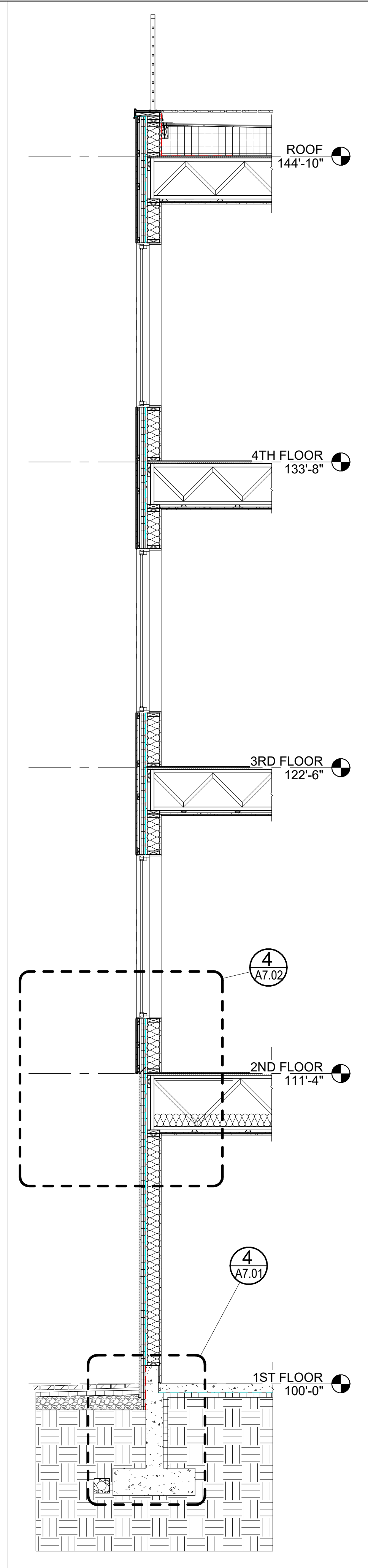
2 | REAR ELEVATION
1/8" = 1'-0"



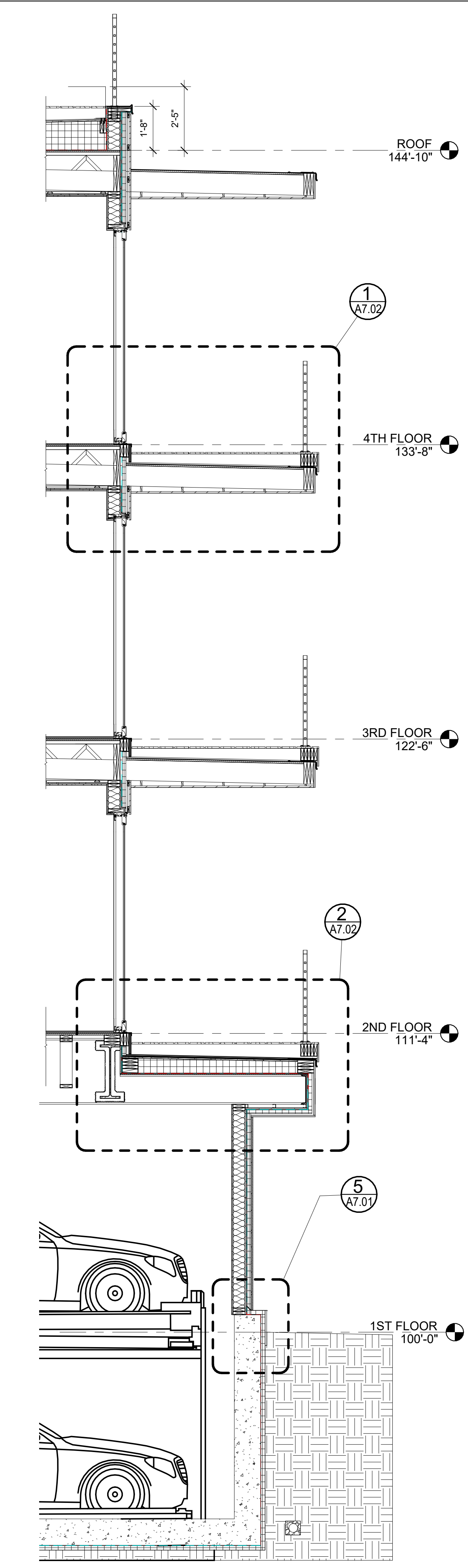
4 | TERRACE ELEVATION 1
1/8" = 1'-0"



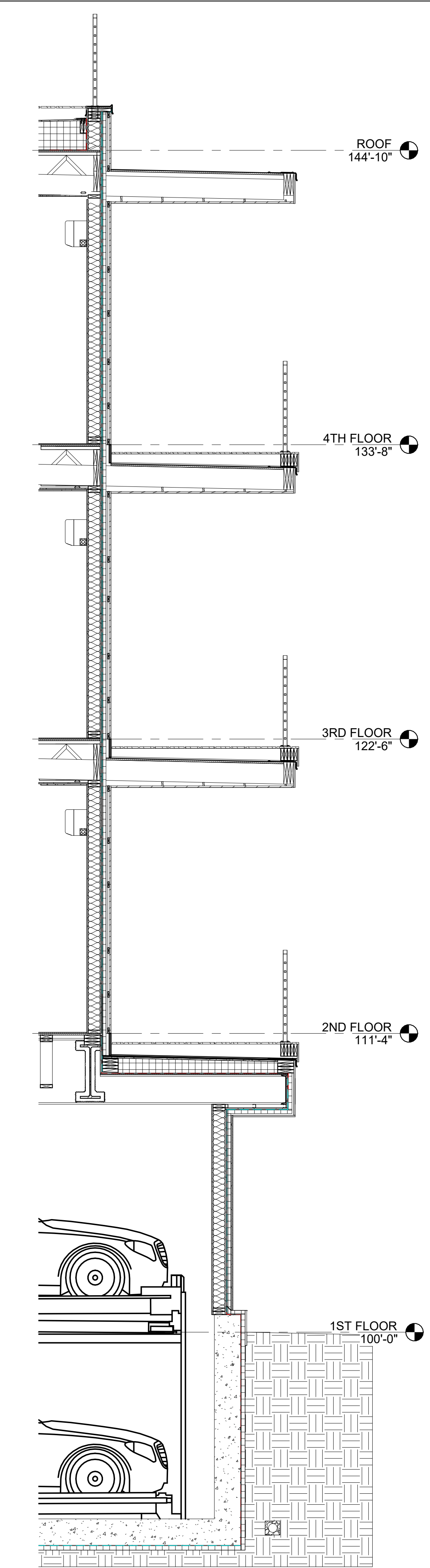
1 | Section 1 - Callout 2
3/8" = 1'-0"



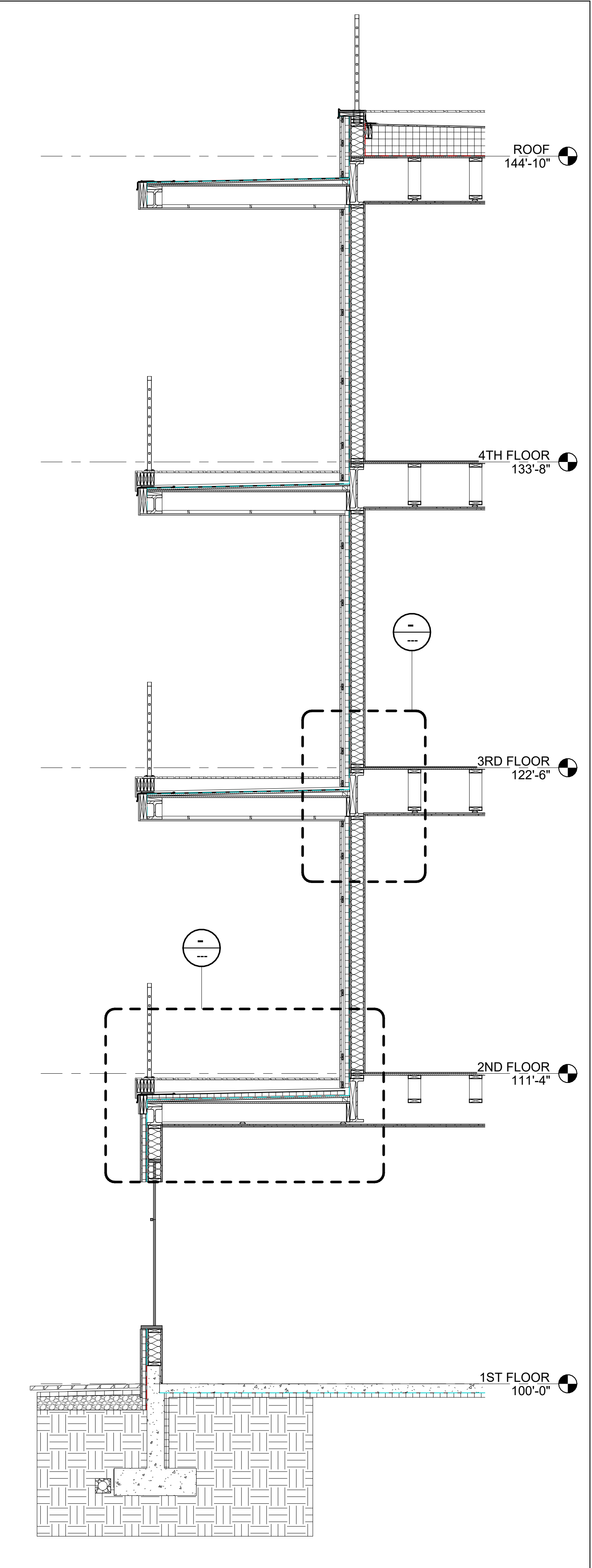
2 | Section 4 - Callout 1
3/8" = 1'-0"



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"

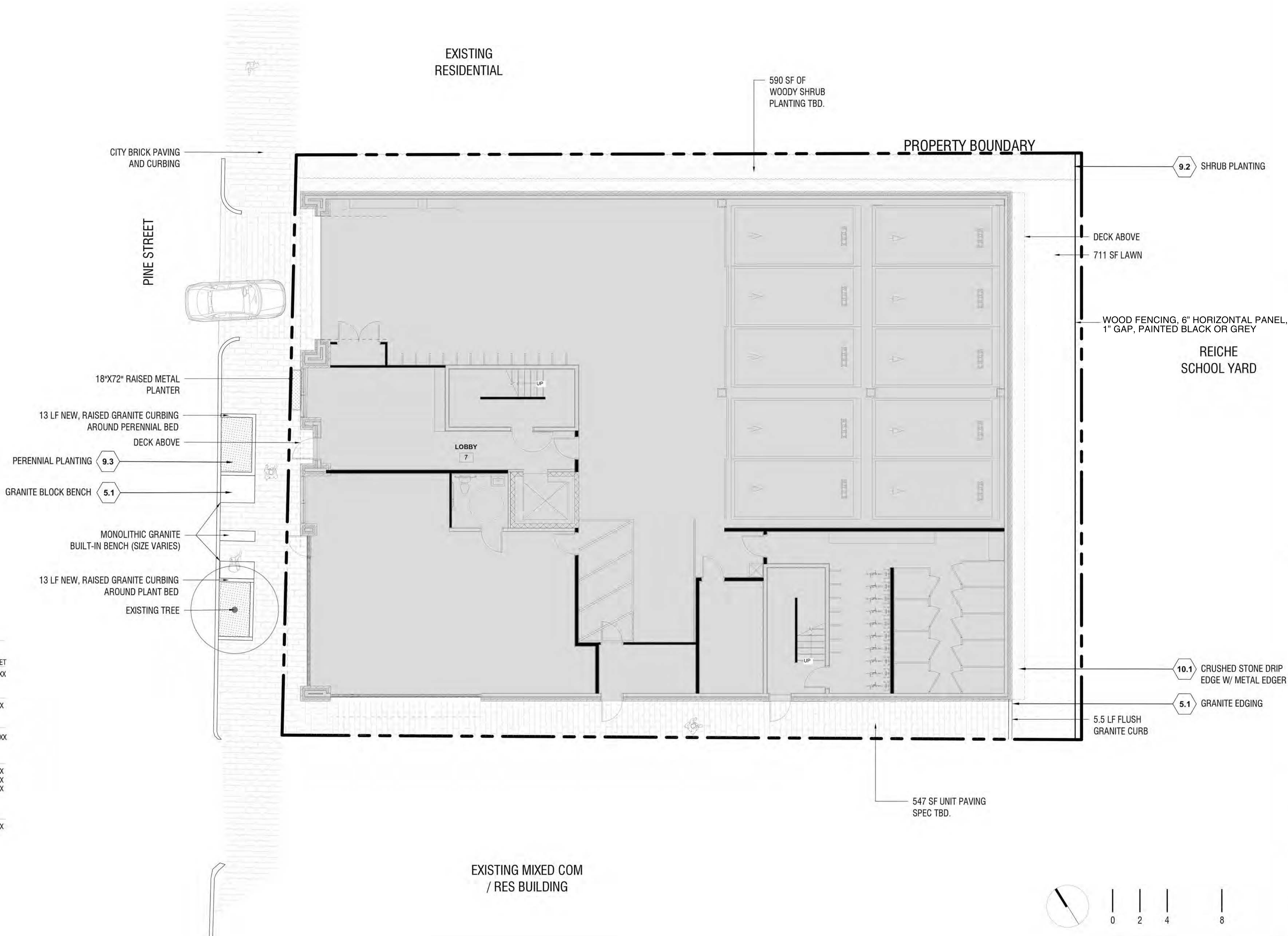
MATERIALS LEGEND

SYMBOL

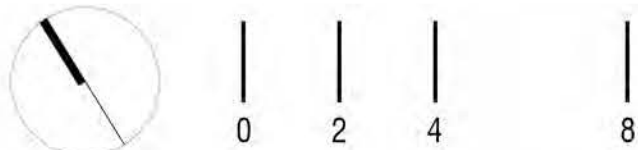
	PLANTING AREA - APPROX. 761 SF
	CONCRETE PAVERS - APPROX. 1602SF
	SEDUM TRAYS - APPROX. 1604 SF
	WOOD DECKING - APPROX. 1812 SF
	TURF ON STRUCTURE - APPROX. 413 SF
	LAWN SEEDING - APPROX. 711 SF
	CRUSHED STONE - APPROX. 279 SF
	GRANITE EDGING - APPROX. XX LF

SITE KEYNOTES:

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



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



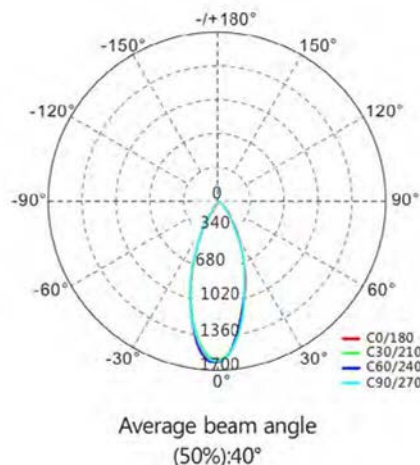
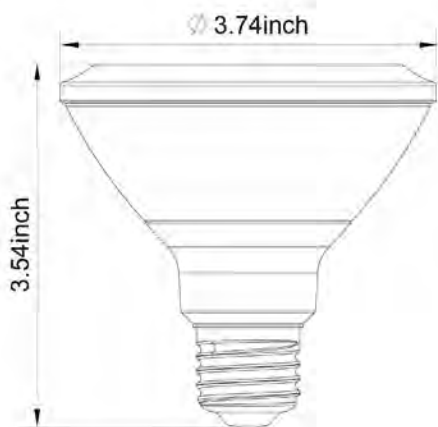
E480549



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.

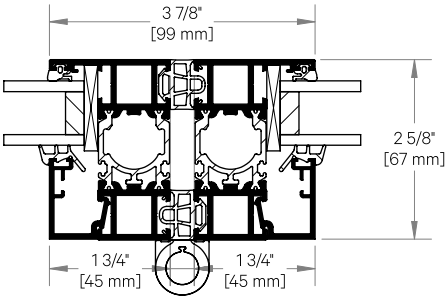
With panels capable of reaching system heights up to 10' 2" (3100 mm) and panel widths up to 3' 3" (1000 mm), this folding glass wall offers the possibility of wider opening sizes with the integration of FourFold and SixFold Panel Sets that move and stack to either side of the opening for the ultimate 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.

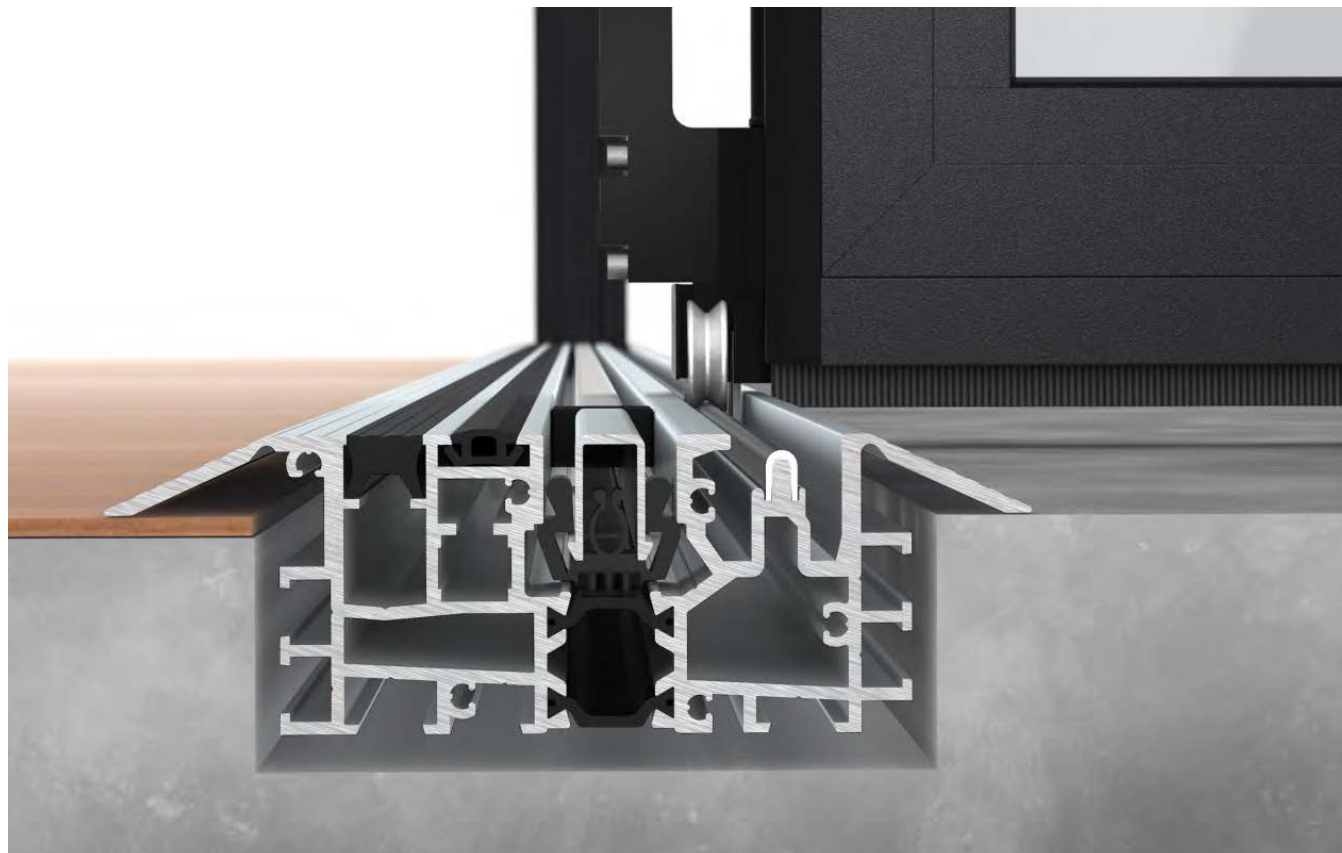
PATENTED MULTIFUNCTIONAL THERMAL BREAK PROFILE AFFORDS SLIM SIGHTLINE

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.



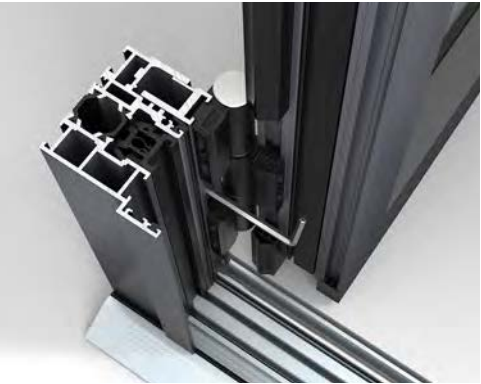


FLOATING LEFT/RIGHT FOURFOLD OR SIXFOLD PANEL SETS FOR WIDER OPENINGS AND FLEXIBLE STACKING PLACEMENT

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.

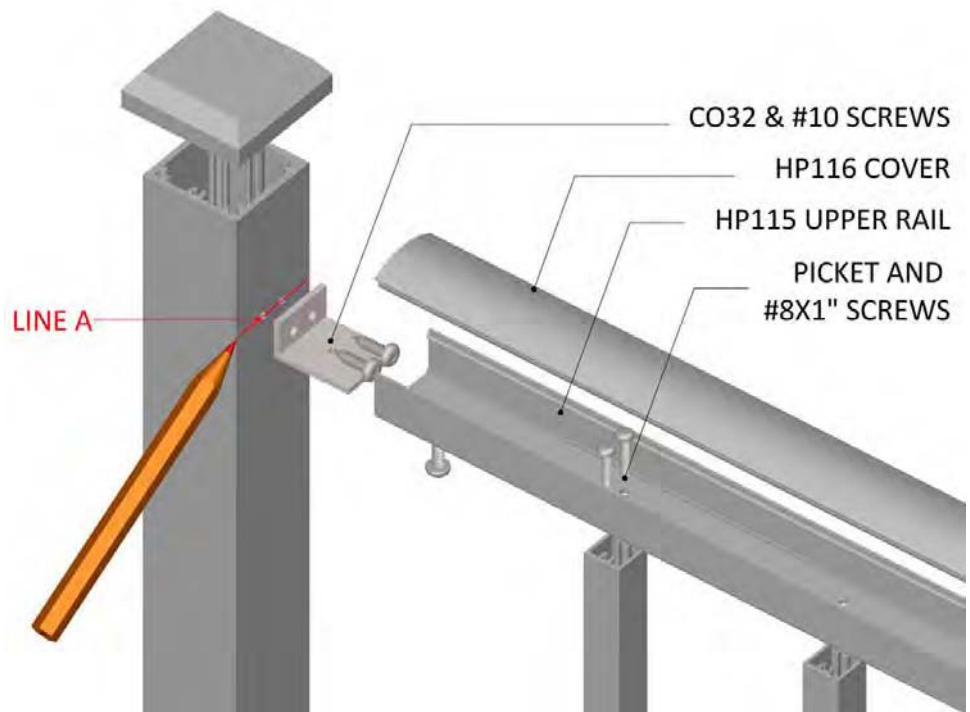


Figure 1

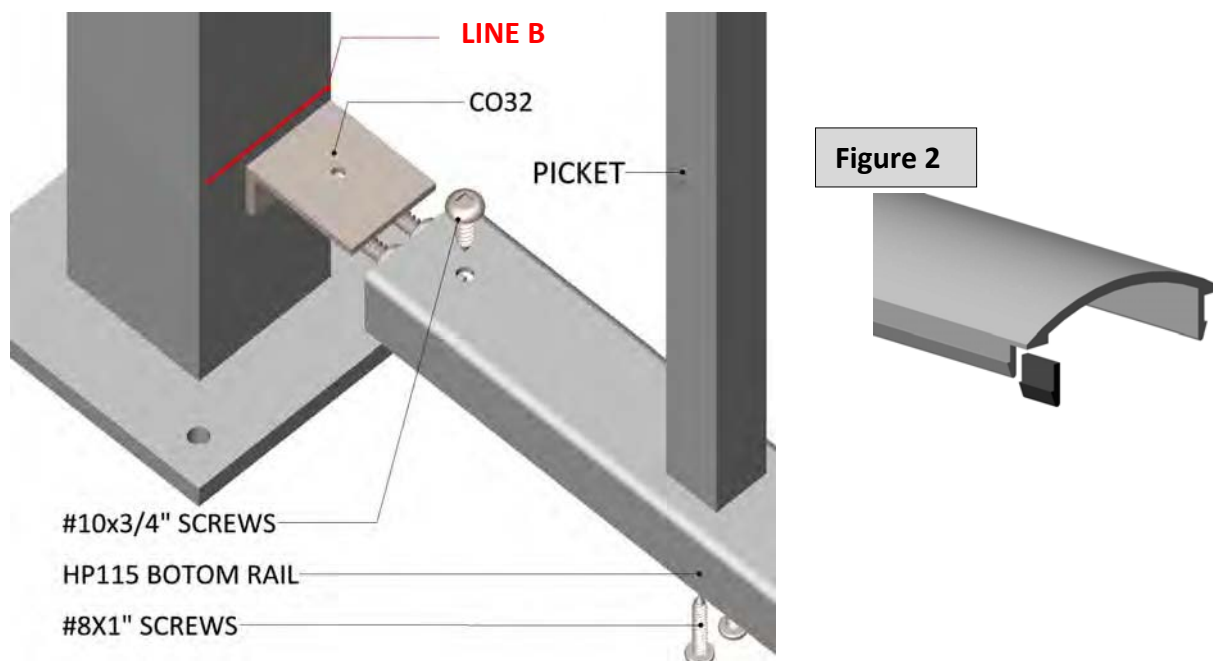
- 4** **ATTENTION!** Posts must be attached to framing members. Install blocking for each post location, see www.easyrailings.com/installation/. Attach posts with appropriate stainless steel fasteners. Do not tighten fasteners yet. If your deck is built with ACQ lumber, a barrier between post surfaces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

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: February 14, 2024
RE: 156 High Street/8 Deering Street – FIRST WORKSHOP – Addition
PROJECT ID: HPBR-002801-2024
MEETING: February 21, 2024

Owner: Williston-Immanuel United Church
Applicant: Nathaniel Howes, Avesta Housing
Architect: Virginie Stanley, Invivid Architecture

A sign announcing the Historic Preservation Board's meeting on February 21, 2024 was posted at the property on February 11, 2024. A legal ad was published in the Portland Press Herald on February 9, 2024 and February 10, 2024, and 193 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Convert portions of existing parish house to housing.

Construct 5 story addition to rear of parish house on existing empty parcel fronting onto Deering Street Place. Addition to have four stories of residential over one story of parking.

Addition Dimensions:

Overall Height: ~59'

Footprint: ~48' X 50'

Material Specifications:

Foundation	Concrete
Siding	Brick veneer, polymer-based composite siding
Trim	PVC
Roofing	Faux Slate Asphalt Shingles and membrane
Windows	Vinyl
Doors	Not specified

SUMMARY OF HISTORIC CONTEXT

156 High Street, or the Williston-Immanuel United Church, was constructed between 1925 and 1927 following the English Perpendicular Gothic Revival designs of E. Leander Higgins. The complex replaced several 19th century brick and frame residential buildings. The church is constructed out of granite, fronting onto High Street with a tall belfry to the left of the gable end of the church. The nave extends towards the rear of the lot where it connects with the rear of the large two-and-a-half-story buff brick parish house which fronts onto Deering Street. At the corner of High and Deering, the church and parish house a granite cloister bridges between them, enclosing a small courtyard.



Figure 1: 2023 Google Street View showing the Williston-Immanuel United Church (Center) with the State Theater up High Street (left) and Deering Street to the west (right).

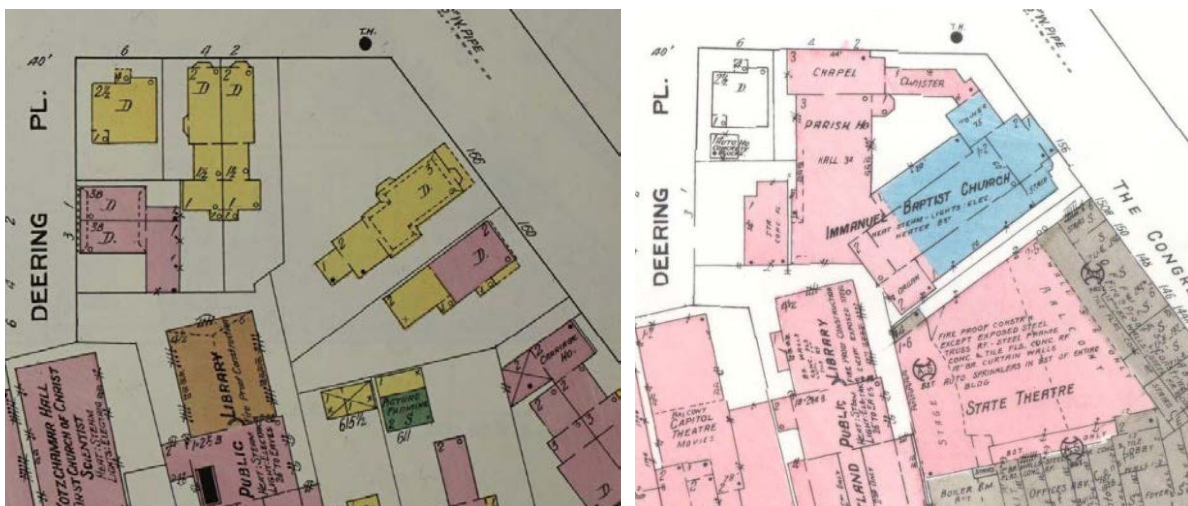


Figure 2: 1909 (left) and 1954 (right) Sanborn Fire Insurance Map details for 156 High Street showing the evolution of the corner from a residential context to a more urban commercial/institutional one.

The area of proposed development is at the rear of the church, fronting onto Deering Place. Until at least 1924, the parcel contained a two-and-a-half-story brick Second Empire double house. Between 1924 and 1954, the structure was torn down and replaced with a single-story brick building associated with the church, which has since been demolished itself.



Figure 3: 1924 Tax Photo showing the building that once stood on the empty parcel at 8 Deering Street. 6 Deering Street is visible at the left edge of the photo.

The site in question straddles the boundary between the Congress Street and Deering Street Historic Districts. The Williston-Immanuel United Church is a Landmark structure within the Deering Street Historic District, while the empty parcel proposed for development is located within the Congress Street Historic District. Regardless, the whole site has a strong visual relationship to both districts. The church is next to the State Theater and across from the Eastland Hotel which are within the Congress Street District. The proposed development site is only accessible from Deering Place from within the Deering Street Historic District, and has a direct visual relationship with 6 & 10 Deering Street. Any structure over two stories built on the site will also have some visibility from Congress Street over the noncontributing 625 Congress and the adjacent empty lot.

Given the location of this site at the edge of two adjacent districts, the Board should consider the visual relationship of the proposed building to both contexts.

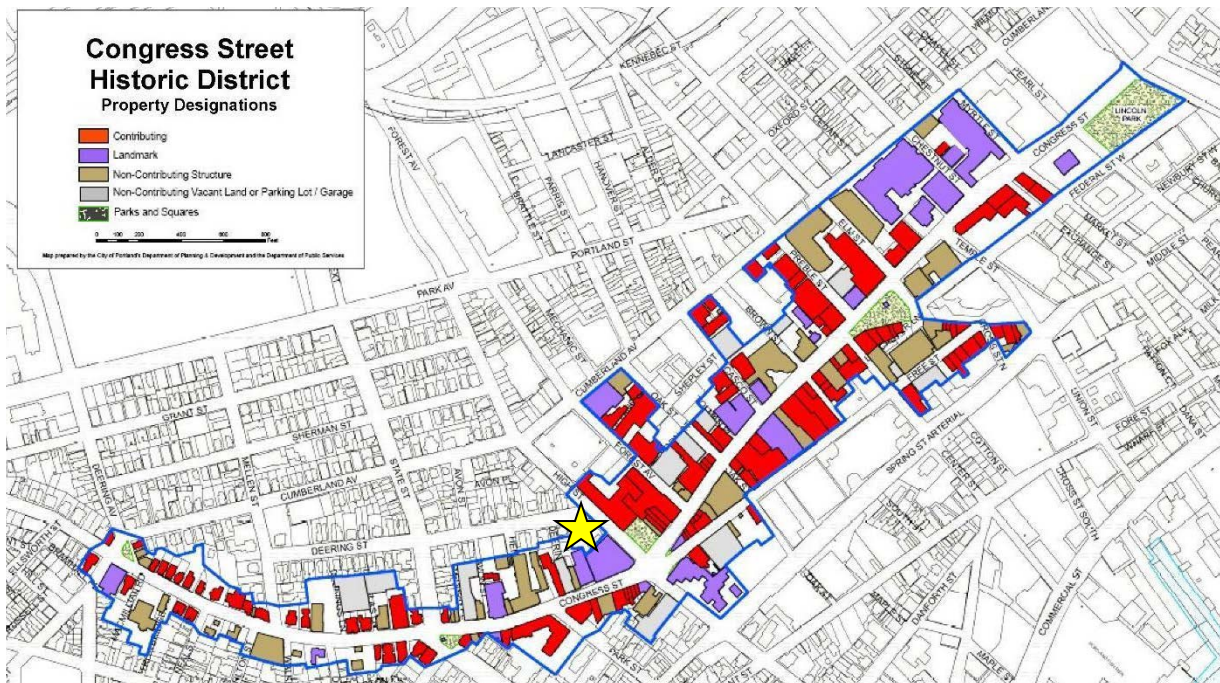


Figure 4: Map of Congress Street Historic District showing location of 156 High Street with a yellow star.



Figure 5: Map of Deering Street Historic District showing location of 156 High Street with a yellow star.

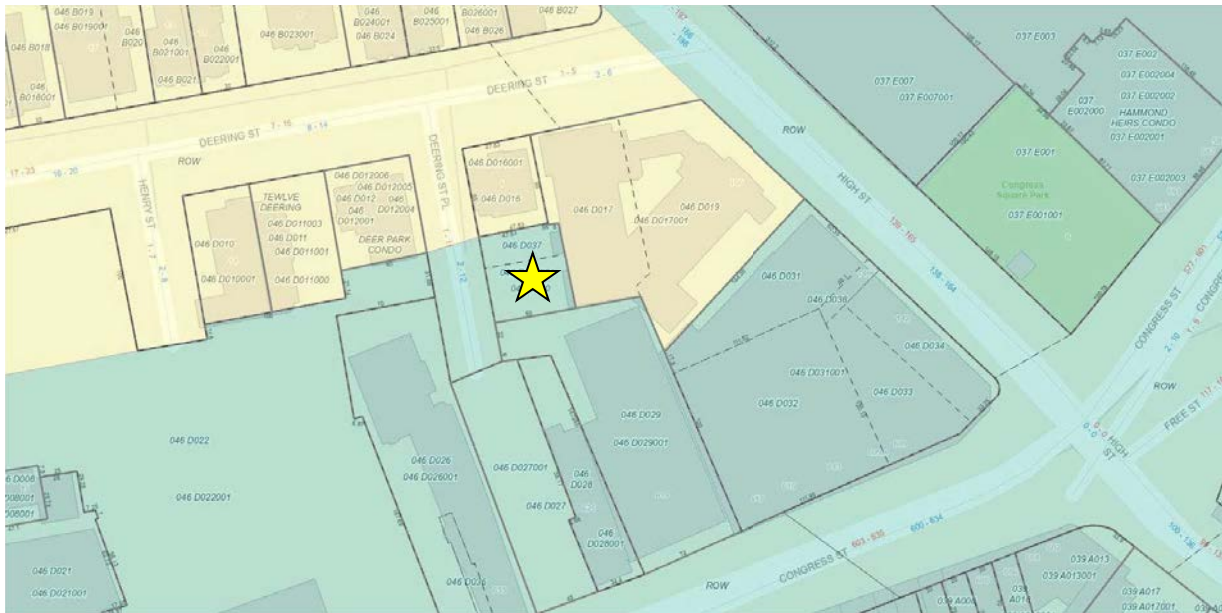


Figure 6: Map showing the shared boundary of the Congress Street (blue) and Deering Street (yellow) Historic Districts. The empty parcel proposed for development and located within the Congress Street Historic District is indicated with a yellow star. The Williston-Immanuel Church is located to the east (left) at the corner of High and Deering Streets within the Deering Street Historic District.

Congress Street Historic District

The visual character of the Congress Street Historic District is rich and varied thanks to a layered historical development over time. The result is an area with structures from the eighteenth to twentieth centuries, and representing nearly every style of American architecture ranging from Colonial to Post Modern. The district also represents a variety of architectural typologies including residential, commercial, mixed-use, civic, religious, and institutional at widely varied scales. Structures range from two stories to fourteen, generally exhibiting a greater concentration of high-rise buildings than any other Historic District in Portland.

Despite the variety of styles, period, and scales of architecture within the district, there are several urban design characteristics that serve to unify the area. First, with few exceptions, the structures that line Congress are built up to the street, creating a strong street wall and sense of enclosure. Second, the historic buildings exhibit high quality materials and a high level of craftsmanship. Third, the majority of the commercial structures, particularly those built during the 19th and early 20th century, share a basic visual organization with an identifiable base (storefront level), middle, and top (cornice or cap). The buildings that depart from these unifying elements are typically the oldest residential buildings that pre-date the commercial context, or civic/institutional buildings.



Figure 7: 2023 Google Street View of Congress Square Park, looking North along High Street and showing the variety of architectural styles and scales with Williston-Immanuel just around the corner from the State Theater (left).

Deering Street Historic District

The Deering Street Historic District represents a fairly homogeneous and cohesive grouping of large residences dating from mid-eighteenth century to the early twentieth century, punctuated by several large, late apartment buildings and churches. Buildings represent prevailing late-nineteenth century architectural styles including Italianate, Second Empire, Victorian Gothic, Richardsonian Romanesque, Queen Anne, and Colonial Revival.

Residential structures are predominantly of brick, though clapboard and shingled houses are interspersed throughout. Houses are relatively uniform in scale, ranging from two to three-and-a-half stories, and are typically setback slightly from the street. Symmetrically planned and squarish single or double houses are among the most common structures, with a variety of asymmetrically planned single family, duplex, or apartment buildings also typical. Additionally, a small number of larger, early twentieth century apartment buildings, such as at The Marlborough (180 High Street) and The Northgate (231 State Street), along with Sacred Heart Catholic Church (65 Mellen Street) and Williston-Immanuel United Church punctuate the district adding additional variety and interest.



Figure 8: 2023 Google Street View looking east on Deering Street, showing the uniformity of scale and materials in the district, with much larger and equally historic buildings in the Congress Street District within sight. Williston-Immanuel Church is located at the end of street, across from the Eastland Hotel.

Additional information on the Congress Street and Deering Street Historic Districts can be found on the city website: <https://www.portlandmaine.gov/665/Historic-Districts>

STAFF COMMENTS

Given the scale of the proposed addition, the development site, and the relationship with adjacent historic structures, staff have provided an analysis of the Standards for Review of New Construction. The new construction standards provide a more broad-ranging relationship with the overall context, which seems most appropriate given that the site straddles between two fairly distinct Historic Districts.

Staff would encourage the Board to first address a threshold question of whether the proposed addition should more strongly relate to the church complex to which it is attached, or whether it is also appropriate to relate to the Deering Street and Deering Place context given the visibility of the site from those streets and the closeness of 6 Deering Street to the site. If the addition should be required to relate more to the church complex, then the proposed project may require significant revisions. Whereas, if the Board were to find that the proposed relationship with Deering Street is appropriate, then the proposed design utilizing a mansard roof is teed up to be quite compatible with the many Second Empire structures nearby.

Regardless, careful consideration should be given of the visibility of the building over the Williston-Immanuel United Church. The applicant has provided a rendered view of this perspective for the Board's consideration; however, staff believe that this rendering may actually exaggerate how

visible the proposed addition will be from High Street. Given that the roof of the addition is proposed to be slightly lower, than the ridge of the nave, but the rendered view does not seem to show that, staff would encourage the applicant to carefully restudy this view to ensure that it is as accurate as possible.

While the proposed mansard roof form of the addition is very in-keeping with Deering Street, the proposed first floor of parking is somewhat out of character with the surrounding context. Staff believe that maintaining parking is part of the development agreement with the church, so the parking cannot simply be eliminated from the project. The applicant has made efforts to dull the impact of this open first floor by introducing solid walls along Deering Place and where visible from between the parish hall and 6 Deering Street. However; staff would encourage the Board to discuss this treatment further and, if there are concerns with the chosen approach, to provide input on additional treatments to the applicant. In particular, staff would recommend that the applicant provide additional information on sidewalk and site treatments along Deering Place, which might soften the appearance of the proposed addition base and further obscure parked vehicles. The Board might also like to confirm whether or not a pedestrian oriented entrance of other access should be introduced on Deering Place.

While the proposed addition is clearly differentiated from the Gothic Revival church, Staff would encourage the Board to discuss whether the proposed design, which is quite traditional in character, will be sufficiently differentiated from the Deering Street context. The first-floor parking and scale of the structure may be enough to argue that the structure will not be interpreted as a historic one; however, the Board may still want to consider whether some of the details should be simplified.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

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
For Board Discussion	The addition is proposed to be five stories with four stories of residential over one story of parking. The parking level is differentiated from the residential, and the top floor is proposed as a mansard roof to lower the appearance of the building's height. While five stories is taller than most adjacent residential buildings, it is not incongruent with the larger historic apartment buildings within the Deering Street Historic District. Additionally, the structure will back onto several larger buildings of similar or greater height within the Congress Street Historic District.
<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	The width of the proposed addition is in keeping with building widths seen along Deering Street and Place.
<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
For Board Discussion	The proposed addition will overall be somewhat taller than is typical along Deering Street; however, through the use of the differentiated base and the mansard roof, the overall proportions of the façade along Deering Place are similar to those seen along Deering Street and Place.
<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 proposed addition will have a mansard roof which is a common roof form within the Congress Street and especially within the Deering Street Historic Districts.

<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	The scale of the proposed building is somewhat larger than adjacent residential buildings in the Deering Street Historic District, but is in keeping with the scale of structures backing onto the proposed addition within the Congress Street Historic District.
<u>6. Applicability to Congress Street Historic District</u> In the Congress Street Historic District, for new construction within the B3 zone, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the B-3 zone.	
Standard Met?	Staff Comments
	In providing feedback, the Board should consider whether direction to the applicant would necessitate dimensional changes to the design more restrictive than the base zoning standards.

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 proposed addition will have vertically oriented windows, which is in keeping with the proportions of openings in both districts.
<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 proposed addition will have regularly arranged windows, with the walls slightly favoring solid to void, as is typical along Deering Street.
<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 proposed addition is not proposed to have a prominent independent pedestrian entrance. Instead, the structure will have a centrally-placed vehicular entrance. While this is not in keeping with district norms, this entrance fronts onto Deering Place, which is a short dead-end street. The Board may want to discuss whether the proposed vehicular entrance is sufficiently compatible or if it could be made more compatible.

<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 brick, composite clapboard siding, PVC trim, and a large-format asphalt shingle roofing. These proposed materials will be very similar to the materials used on historic frame structures in the Deering Street Historic District. The proposed siding material will have a faux woodgrain texture, which may not be in keeping with historic wood siding.

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
For Board Discussion	The proposed addition will retail some space between the adjacent structure on Deering Place. While a continuous street wall is typical of Congress Street, this typically breaks up along side streets. Additionally, regular gaps are typical within the Deering Street Historic District. The proposed addition will be slightly closer to the street than the adjacent structure, but side yards are typically narrower on minor streets such as Deering Place.
<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 addition will be generally in keeping with the rhythm of structures along Deering Street and Deering Place.
<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	The proposed addition will have a mixed directional character. The structure will use horizontal elements in the brick base, siding, and strong cornice separating the mansard roof. These are contrasted with strong corner boards and vertically oriented windows. Generally, this mix of directional expressions

<u>4. Streetscape, pedestrian improvements</u> Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to or on a landmark, within a historic district, or within a 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
Additional Information Required	The applicant should provide additional information on how the sidewalk and associated areas along Deering Place will be treated as part of the project.

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 proposed rehabilitation and addition will provide housing as is typical of both the Congress and Deering Street contexts. The proposed addition does not require alteration to or destruction of any significant features of the historic church structure.
<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 addition is proposed to connect at an elevation of the building which is at the rear of the structure and distinctly more utilitarian than other facades being constructed of common brick rather than buff brick or granite. The addition will not interrupt significant architectural details, windows or doorways.

<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
For Board Discussion	The addition is proposed to have a rather traditional design using clapboard siding, corner boards, and a mansard roof with dormers. However, the proposed character is quite different from that of the Gothic Revival style of the church. This character is clearly differentiated from the church building, while being very in keeping with the character of Deering Street. The Board should discuss the importance of compatibility with the church given their visual relationship, and whether they are sufficiently compatible. The Board should also discuss whether the proposed addition is sufficiently differentiated from the historic context.
<u>5. Additions</u> 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
For Board Discussion	The proposed addition will require that new openings be created through a historic, but nondescript wall of the parish hall. Removal of the addition at a future date would require infilling of those openings. However, the addition will require little change to the essential form of the church building, leaving its overall form and footprint intact.

ATTACHMENTS

1. Architectural Design Narrative
2. Photographs of Existing Conditions
3. Renderings
4. Isometric Views
5. Architectural Drawings
6. Material Specifications

Project Overview:

Name: Williston Immanuel United Church

Location: 156 High Street, Portland Maine

Number of Units: 33 Apartments

Use: Residential, Space of Worship

Project Description: Historic Preservation and Affordable Housing Redevelopment

We present a comprehensive proposal for the adaptive reuse of the current parish house, aiming to preserve its historical significance while addressing the critical need for affordable housing in our community. The project involves transforming the existing parish house into 21 Maine State Housing affordable units, with a thoughtful and meticulous approach to maintaining the integrity of the church, chapel, and two meeting spaces.

The adaptive reuse plan entails converting the current office spaces, classrooms, and performance space on the third floor of the parish house into residential units. Simultaneously, we propose a sensitive 5-story addition that includes parking on the ground floor and three residential units per floor, totaling 12 additional units above the parking structure. This strategic design ensures that the new elements seamlessly integrate with the existing structures while enhancing the overall functionality and sustainability of the site.

To ensure harmony with the historic neighborhood, our team is committed to creating an exterior design that complements the architectural character of the surroundings. The design will incorporate elements that reflect the historical context while incorporating modern features to meet contemporary living standards. This delicate balance aims to contribute positively to the neighborhood's aesthetic while providing much-needed affordable housing options.

Our project aligns with the preservation principles set by the city, respecting the cultural and architectural heritage of the area. We anticipate that this redevelopment will not only provide affordable housing opportunities but will also contribute to the revitalization and continued vibrancy of our historic neighborhood.

We look forward to collaborating with the city to bring this vision to fruition, creating a harmonious blend of historical preservation and modern community development.

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.

DEVELOPMENT PLAN AGREEMENT

THIS DEVELOPMENT PLAN AGREEMENT (the “Agreement”) is made as of the ____ day of July, 2023, by and between **AVESTA HOUSING DEVELOPMENT CORPORATION**, a Maine nonprofit corporation with a place of business and mailing address of 307 Cumberland Avenue, Portland, Maine 04101 (“Avesta”), and **WILLISTON-IMMANUEL UNITED CHURCH**, a Maine nonprofit corporation with a place of business and mailing address of 156 High Street, Portland, Maine 04101 (the “Church”)

WITNESSETH:

WHEREAS, the Church owns the land and buildings located at 156 High Street, Portland, Maine, shown on the City of Portland Tax Map 46, Lots 17, 19, 39 and 37, which consists of approximately .45 acres and includes a Parish House, Sanctuary and adjacent accessory buildings, parking lot and courtyard (collectively, the “Property”), which it currently operates as a church;

WHEREAS, after receipt of a Capital Needs Assessment completed by Criterium Engineers, dated September 23, 2021 (the “Capital Needs Assessment”), the Church issued a Request for Proposals for redevelopment of the Property;

WHEREAS, Avesta’s proposal for redevelopment of the Property was selected by the Church and includes the following: (i) transfer the Property to Avesta or an affiliate of Avesta; (ii) update the site and buildings located on the Property to address the capital needs identified in the Capital Needs Assessment; (iii) convert the Parish House into residential dwelling units which Avesta or its affiliate will own and lease to qualified tenants, including the renovation of the basement of the Parish House into community space and/or additional affordable housing; and (iv) preserve the Sanctuary and adjacent spaces within the sanctuary building, and the two so-called parlor rooms behind the Sanctuary and the shared hallway space for access to such parlor rooms, which it will lease back to the Church pursuant to a long-term lease on terms reasonably acceptable to the parties (collectively, the “Redevelopment Project”);

WHEREAS, prior to entering into an Option Agreement (the “Option Agreement”) with the Church (the “Pre-Option Period”), Avesta needs some additional time to gather information and study the feasibility of the Redevelopment Project to determine the best way to proceed, which may include, without limitation, conducting inspections and feasibility studies, engaging in discussions with the Church and other interested parties, and reviewing various possible financing programs and structures (collectively, the “Predevelopment Activities”); and

WHEREAS, the Church wishes to give Avesta exclusive development rights relating to the redevelopment of the Property during the Pre-Option Period so that Avesta may conduct the Predevelopment Activities;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Exclusive Development Rights. Beginning on the date hereof, the Church hereby grants to Avesta exclusive development rights in redeveloping the Property, such rights to continue until the earlier of the date the parties enter into the Option Agreement or May 30, 2025 (the "Exclusivity Period"). During the Exclusivity Period, the Church shall not (i) engage in discussions with other developers or interested parties regarding the redevelopment of the Property, (ii) grant any other developer any rights relating to the Property, (iii) market, option or sell the Property to any other party, or (iv) take any other actions relating to the Property which would interfere with Avesta's ability to engage in Predevelopment Activities. The Option Agreement, once executed by both parties, shall supersede this Agreement except as may otherwise expressly be stated in the Option Agreement.

2. Additional Rights. At its expense, Avesta shall be authorized to conduct any Predevelopment Activities it determines are required to assess the feasibility of the Redevelopment Project, including, without limitation, preparing or causing to be prepared environmental reports, engineering surveys, preliminary plans and specifications and engaging with potential lenders and/or investors and any other third parties. At all reasonable times upon reasonable prior notice (but not less than two (2) days), Avesta and any prospective lender or investor shall have the right to enter the Property and perform, at Avesta's expense, any and all inspections, tests, surveys or other due diligence inquiries with respect to the Property as Avesta deems necessary or appropriate. Avesta agrees to return the Property as nearly as possible to its original condition after all of such tests and inspections. Avesta shall protect, defend, indemnify, and hold the Church harmless from and against all actions, causes of action, losses, costs, damages, claims, and liabilities (whether arising out of injury or death to persons or damage to the Property or otherwise) of any nature whatsoever including, but not limited to, construction or other liens and reasonable attorneys' and paralegals' fees and expenses (whether or not an action is commenced, whether incurred before, during or after trial or upon any appellate level proceeding, or in arbitration, mediation or any administrative proceeding or proceeding in bankruptcy or insolvency), arising out of or in connection with Avesta's Predevelopment Activities on the Property. The foregoing indemnity shall not apply to any claims or liabilities to the extent the same arise out of or are incurred in connection with (i) the negligence or willful misconduct of the Church; or (ii) the discovery by Avesta or its agents, consultants, or contractors of any or pre-existing conditions on the Property. As a condition to its exercise of the right of entry set forth in this paragraph, Avesta hereby agrees to cause all consultants, agents, contractors and subcontractors conducting any Predevelopment Activities on its behalf upon the Property to procure and maintain during the term of this Agreement, and, if requested, deliver to the Church evidence of (i) casualty insurance and comprehensive public liability insurance with coverages of not less than \$1,000,000.00 for injury or death to any one person and \$1,000,000.00 for injury or death to more than one person and \$1,000,000.00 with respect to property damage. Avesta will not permit any mechanics' lien or liens to be placed upon the Property relating to the Predevelopment Activities. Avesta hereby agrees to indemnify, defend and hold the Church harmless from and against any and all liens for any materials or services furnished to the Property by, or on behalf of, Avesta. If any lien is claimed against the Property for services or materials provided at the request of, or for the benefit of, Avesta, then Avesta

shall promptly take whatever action is necessary to release and remove such lien as soon as possible. Avesta shall consult with the Church regularly throughout the Pre-Option Period to discuss the various components of the Redevelopment Plan. The Church shall cooperate with Avesta as necessary so that it may complete the work described herein but shall not be required to expend any funds in doing so. The provisions of this paragraph shall survive the termination of this Agreement until such time as the parties enter into an Option Agreement.

3. Option Agreement. The parties shall enter into the Option Agreement which will set forth the terms regarding Avesta's acquisition and redevelopment of the Property, upon terms and conditions which are mutually agreeable to both parties, no later than May 30, 2025. If the parties cannot agree upon mutually agreeable terms by such date, this Agreement shall terminate and neither party shall be under any further obligation hereunder. Upon such termination, any reports, studies, plans and all other materials relating to the Property and produced in connection with the Predevelopment Activities conducted by Avesta (collectively, the "Reports") shall be retained by Avesta, or, if the Church reimburses Avesta for the cost of one or more of the Reports (such cost to be determined by Avesta), Avesta shall provide copies of such of the Reports for which it has been reimbursed to the Church.

4. Default: Remedies.

a. Default by Avesta. If Avesta shall default in the performance of any of its covenants or obligations under this Agreement and such default shall continue unremedied for a period of thirty (30) days after written notice thereof from the Church to Avesta, the Church may exercise one or more of the following rights and remedies (all of which shall be cumulative):

- (i) Terminate this Agreement by written notice to Avesta.
- (ii) Exercise any and all rights and remedies which the Church may have under applicable law.

b. Default by the Church. If the Church shall default in the performance of any of its covenants or obligations under this Agreement and such default shall continue unremedied for a period of thirty (30) days after written notice thereof from Avesta to the Church, Avesta may exercise one or more of the following rights and remedies (all of which shall be cumulative):

- (i) Terminate this Agreement by written notice to the Church.
- (ii) Enforce the provisions of this Agreement by legal proceedings for the specific performance of any covenant or agreement contained herein or for the enforcement of any other appropriate legal or equitable remedy and recover damages caused by any breach by the Church of the provisions of this Agreement, including court costs, reasonable attorneys' fees and other expenses incurred in the enforcement of the obligations of the Church hereunder.
- (iii) Exercise any and all rights and remedies which Avesta may have under applicable law.

5. Termination by Avesta for Infeasibility. Notwithstanding anything to the contrary herein, after engaging in Predevelopment Activities, Avesta may terminate this Agreement in writing prior to the end of the Exclusivity Period if it determines in its sole discretion that it is not feasible to proceed with the construction of the Redevelopment Project.

6. Burden and Benefit; Entire Agreement. The covenants and agreements contained herein shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto. Neither party may assign this Agreement without the written consent of the other party. This Agreement contains the entire agreement between the parties hereto with respect to the matters set forth herein and is intended to be an integration of all prior agreements, conditions or undertakings between the parties hereto with respect to such matters. Except as expressly set forth in this Agreement, there are no promises, agreements, conditions, undertakings, warranties or representations, oral or written, express or implied, between the parties hereto with respect to the matters set forth herein.

7. Status of Avesta. Nothing contained in this Agreement shall be construed to constitute Avesta as a partner, joint venturer or employee of the Church, nor shall Avesta hold itself out as such. Avesta has no right or authority to incur, assume or create, in writing or otherwise, any liability or obligation of any kind, express or implied, in the name or on behalf of the Church, it being intended by the parties that Avesta be and remain an independent contractor responsible for its own actions and responsible for paying the cost of all Predevelopment Activities.

8. Third-Party Beneficiary. Nothing in this Agreement shall be construed to make any of the parties hereto liable for any of the debts or other obligations of any other party hereto, and the parties hereto specifically acknowledge, agree and declare that no person is intended to be a third-party beneficiary of this Agreement.

9. General. Each provision of this Agreement shall be considered severable, and if for any reason any provision that is not essential to the effectuation of the basic purposes of the Agreement is determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those provisions of this Agreement that are valid. The waiver by either party of any breach of this Agreement shall not operate or be construed to be a waiver of any subsequent breach. This Agreement shall be construed and enforced in accordance with the laws of Maine, without regard to principles of conflicts of laws. No change of modification of this Agreement shall be valid unless the same is in writing and signed by the parties hereto. No purported or alleged waiver of any of the provisions of this Agreement shall be binding and effective unless in writing and signed by the party against whom it is sought to be enforced. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which together shall constitute one and the same Agreement. All section headings in this Agreement are for convenience of reference only and are not intended to qualify the meaning of any section. All personal pronouns used in this Agreement, whether used in the masculine, feminine and neutral gender, shall include all other genders, the singular shall include the plural, and vice versa as the context may require.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

WITNESS:

WILLISTON-IMMANUEL UNITED
CHURCH

R. Delzell Rev. Reba Delzell

By: Roxanna Brophy
Name: Roxanna Brophy
Title: Moderator

AVESTA HOUSING DEVELOPMENT
CORPORATION

Late Cardao

By: Rebecca Hatfield
Rebecca Hatfield, its President and
CEO

O:\Avesta Housing (99475)\Williston Immanuel Church (532)\Development Plan Agreement (FINAL 7-5-23).docx



DAYBEN
TROTTING
CITY ADDRESS ONLY







NO PARKING
THIS SIDE
OF STREET

















NO
PARKING
THIS SIDE
OF STREET



NO
PARKING
THIS SIDE
OF STREET









Deering St

NO ENTRY







JURNHAM ARMS

633

GENO'S
ROCKETS
EST. 1983





Project:

**WILLISTON-IMMANUEL
UNITED CHURCH**

156 HIGH STREET
PORTLAND, ME

Owner/Client:

AVESTA HOUSING

Consultant:

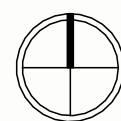
Revisions:

Key Plan:

EXTERIOR ELEVATIONS

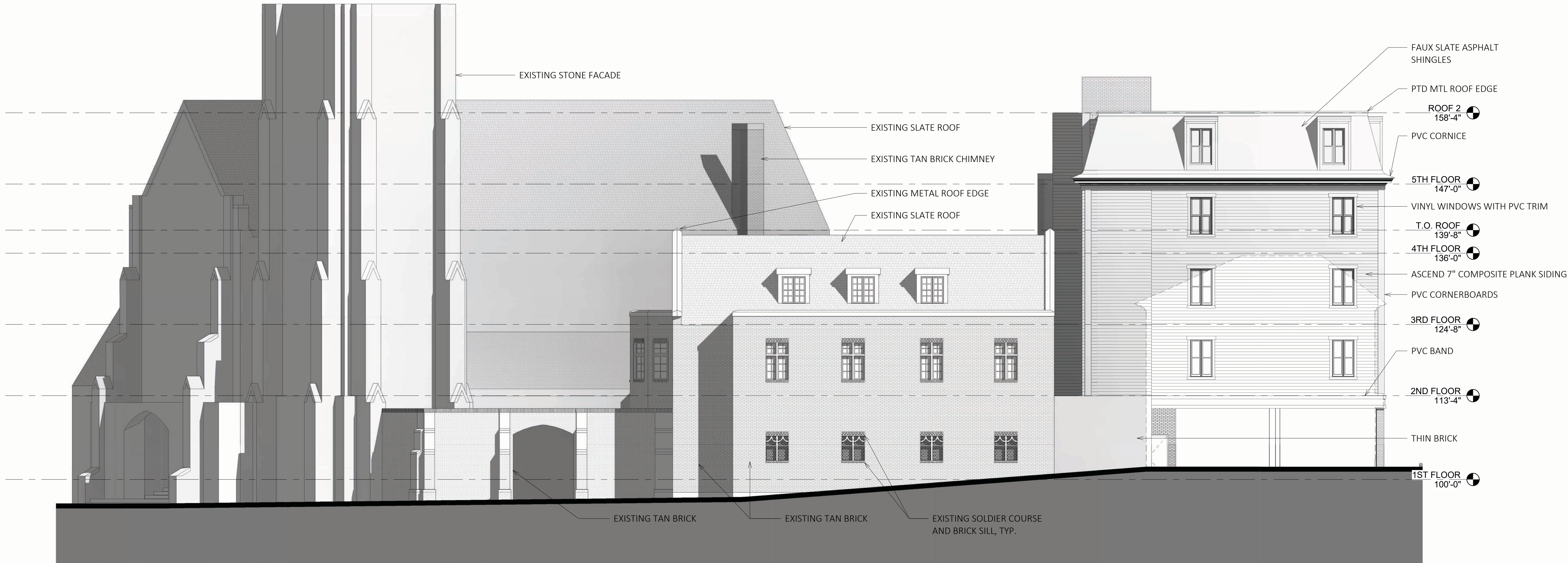
Scale:

1/8" = 1'-0"



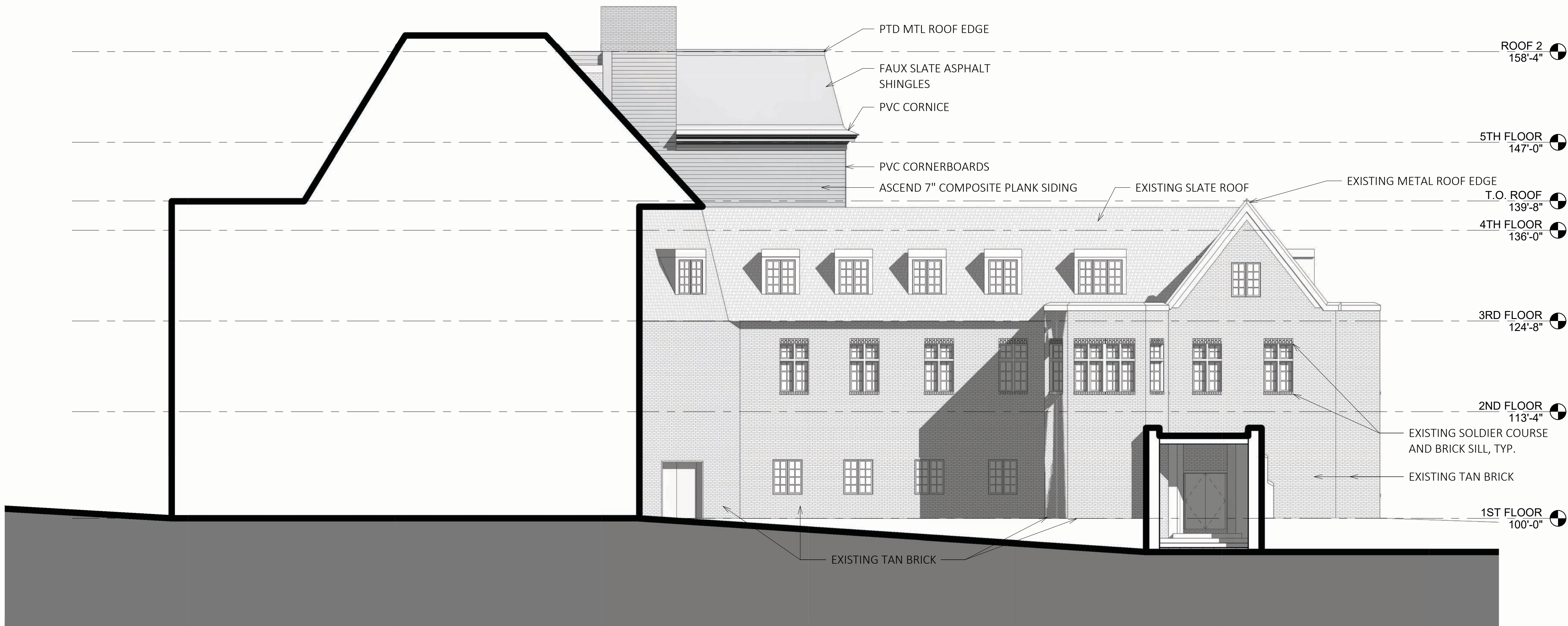
29 JANUARY 2024

A4.01



1 | NORTH ELEVATION - PARISH HOUSE

1/8" = 1'-0"



2 | EAST ELEVATION - PARISH HOUSE

1/8" = 1'-0"

Project:

**WILLISTON-IMMANUEL
UNITED CHURCH**

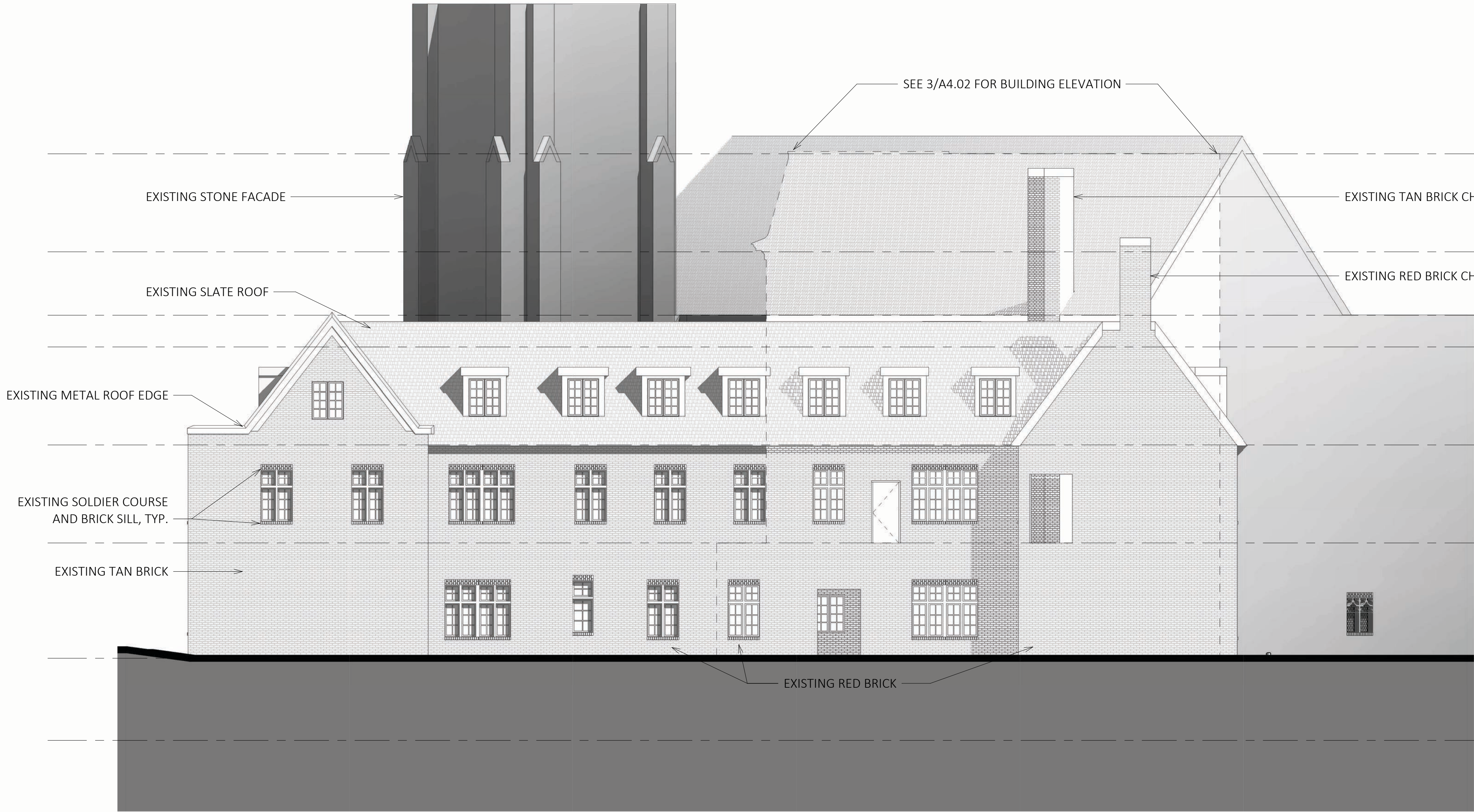
156 HIGH STREET
PORTLAND, ME
Owner/Client:

AVESTA HOUSING

Consultant:

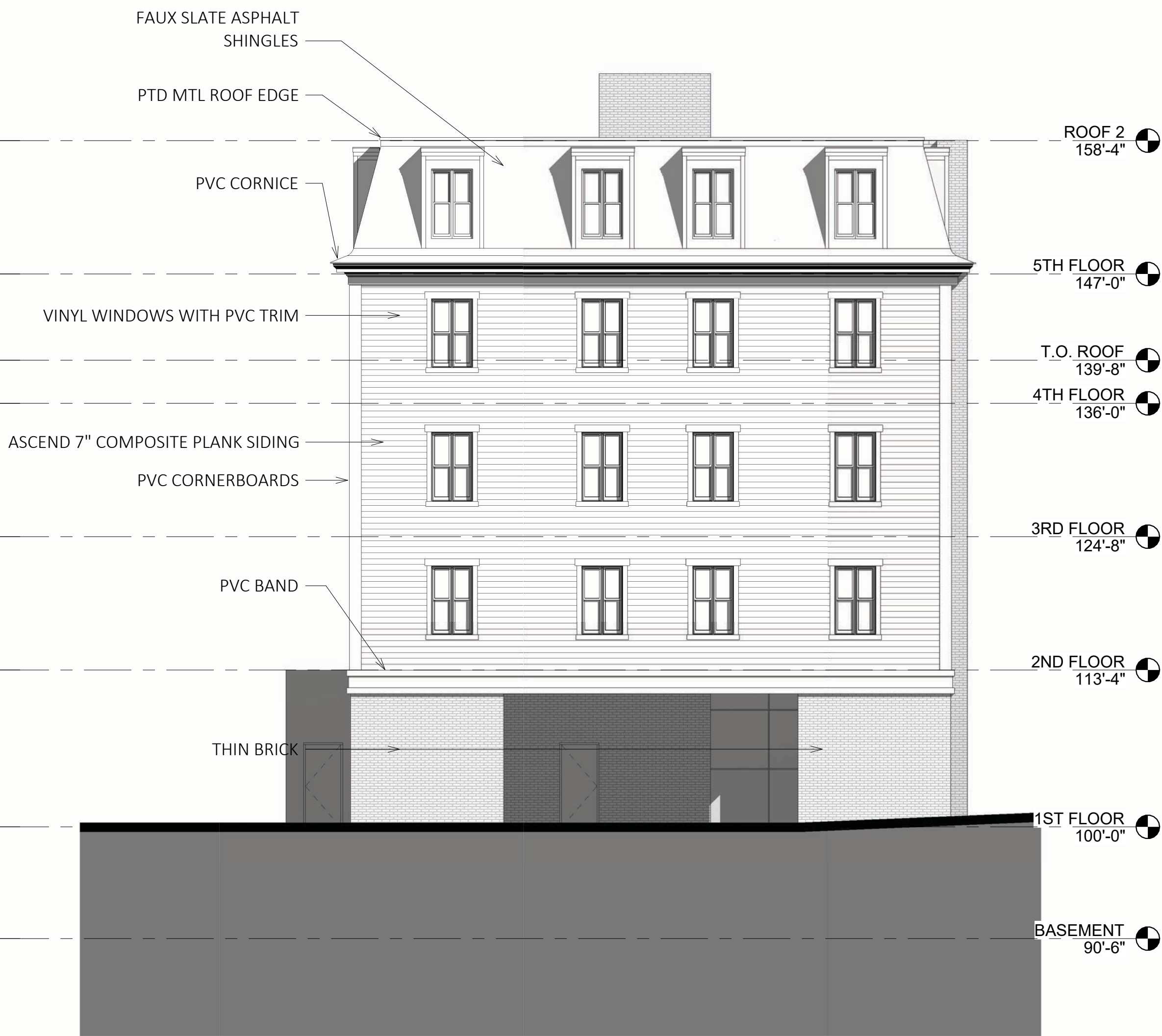
1 | WEST ELEVATION- PARISH HOUSE

1/8" = 1'-0"



3 | WEST ELEVATION - ADDITION

1/8" = 1'-0"



2 | SOUTH ELEVATION - PARISH HOUSE

1/8" = 1'-0"



Revisions:

Key Plan:

EXTERIOR ELEVATIONS

Scale:
1/8" = 1'-0"
29 JANUARY 2024

A4.02

Project:

WILLISTON-IMMANUEL
UNITED CHURCH

156 HIGH STREET
PORTLAND, ME

Owner/Client:

AVESTA HOUSING

Consultant:

Revisions:

Key Plan:

Unnamed

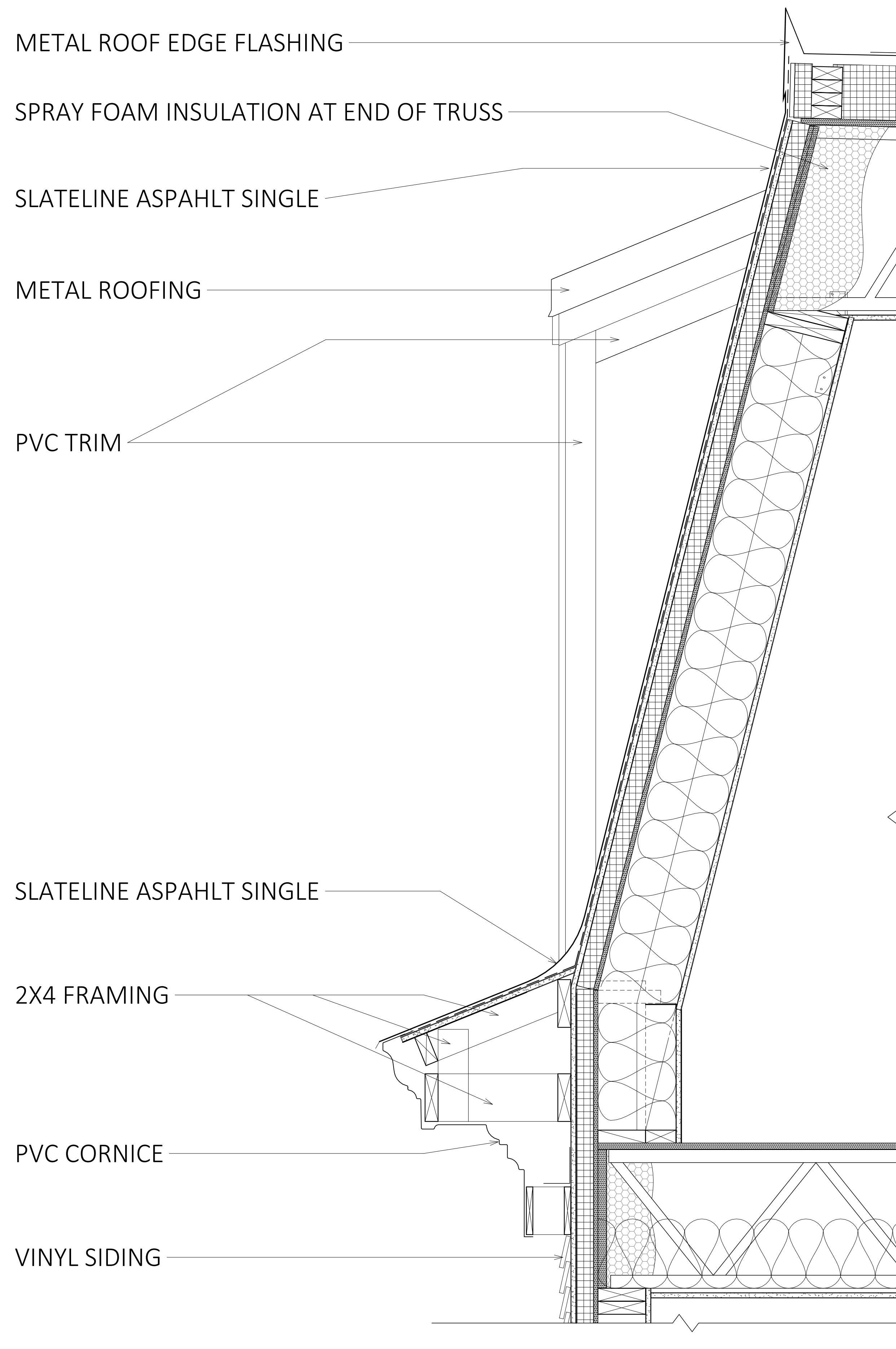
Scale:

1 1/2" =

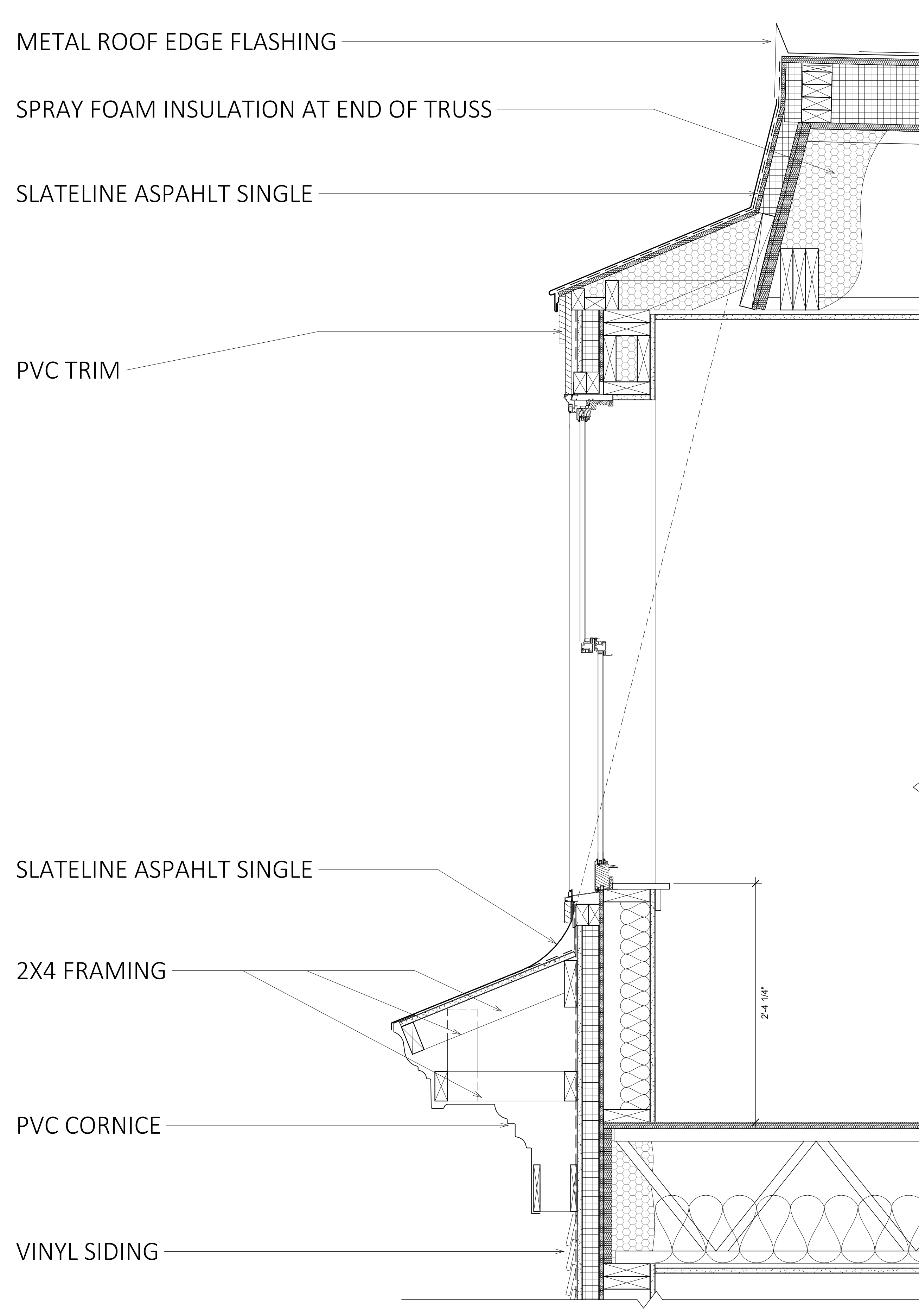
1'-0"

29 JANUARY 2024

A1.13



1 | MANSARD SECTION
1 1/2" = 1'-0"



2 | DORMER SECTION
1 1/2" = 1'-0"

Project:

WILLISTON-IMMANUEL
UNITED CHURCH

156 HIGH STREET
PORTLAND, ME

Owner/Client:

AVESTA HOUSING

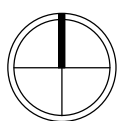
Consultant:

Revisions:

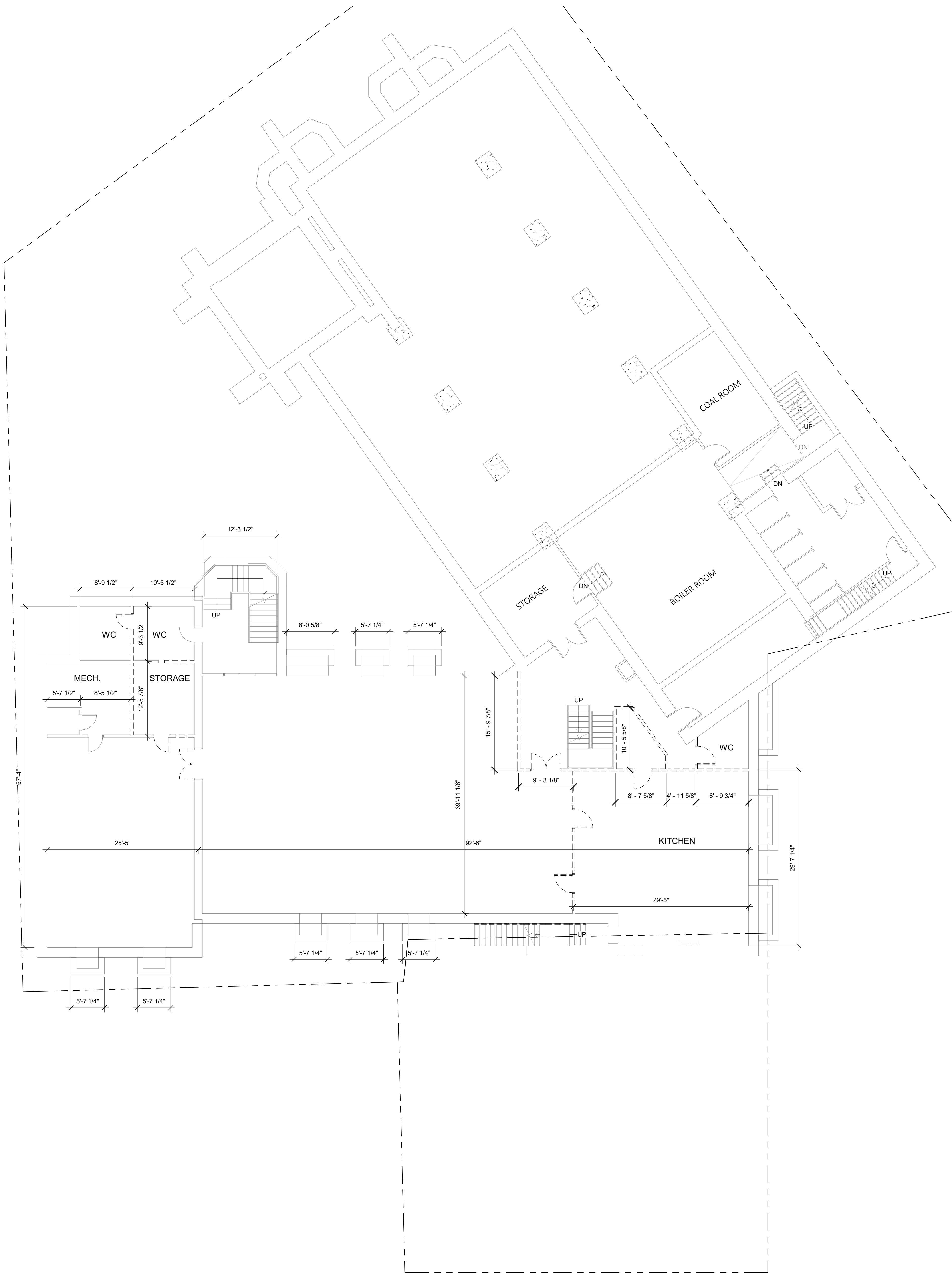
Key Plan:

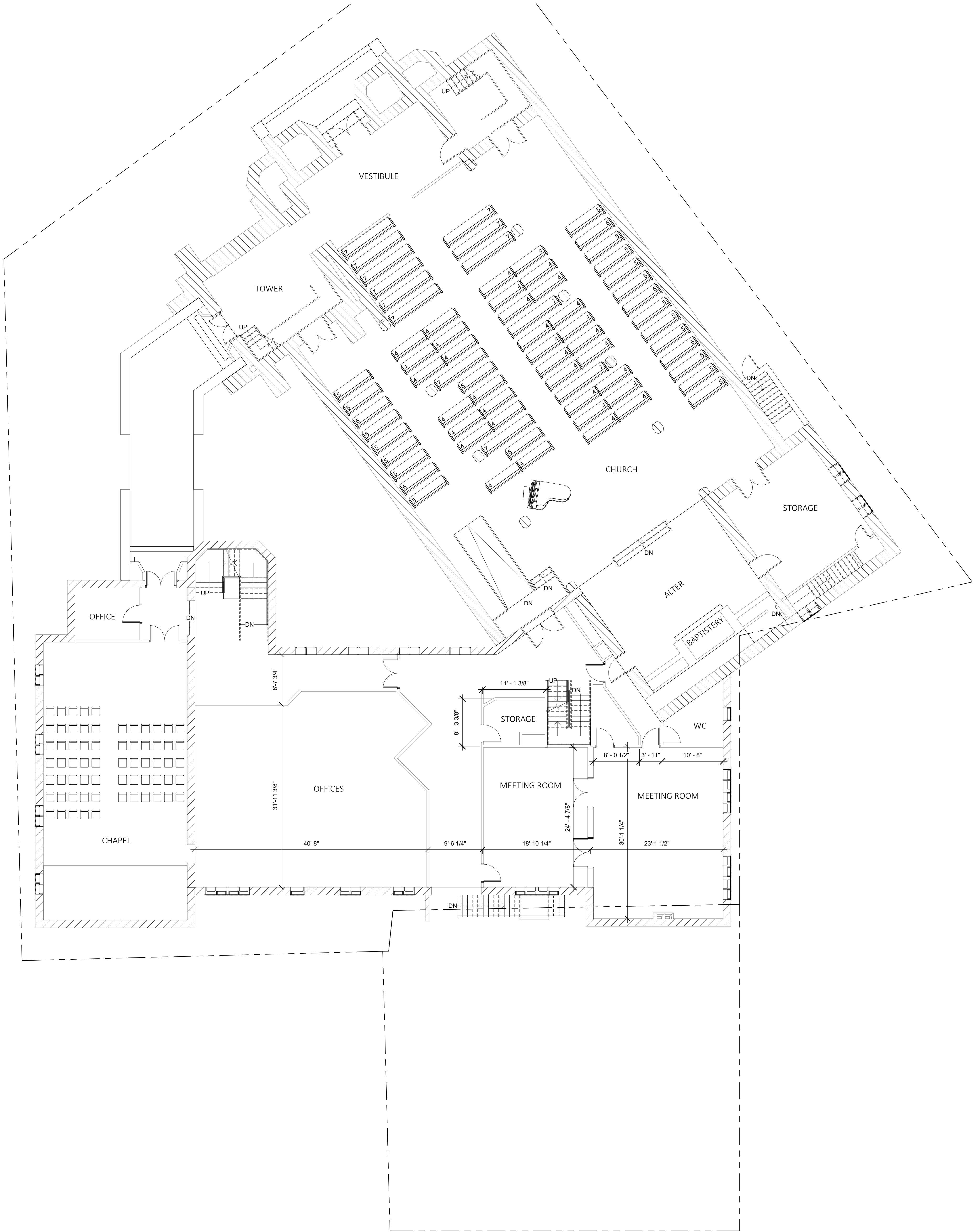
BASEMENT FLOOR -
EXISTING

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



29 JANUARY 2024





Project:

**WILLISTON-IMMANUEL
UNITED CHURCH**

156 HIGH STREET
PORTLAND, ME

Owner/Client:

AVESTA HOUSING

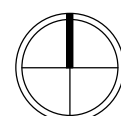
Consultant:

Revisions:

Key Plan:

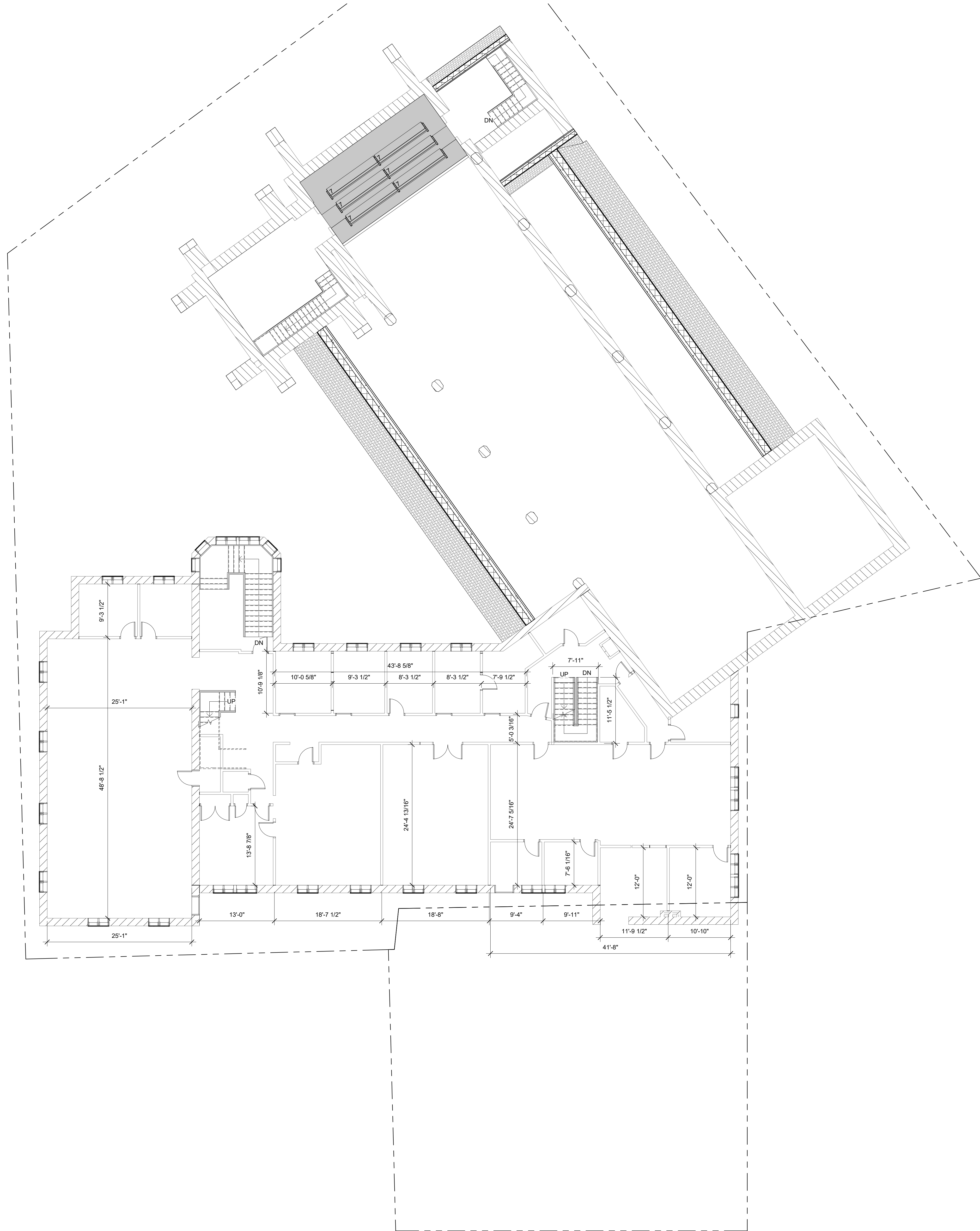
**SECOND FLOOR PLAN -
EXISTING**

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



29 JANUARY 2024

A1.03



Project:

WILLISTON-IMMANUEL
UNITED CHURCH

156 HIGH STREET
PORTLAND, ME

Owner/Client:

AVESTA HOUSING

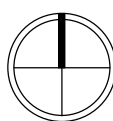
Consultant:

Revisions:

Key Plan:

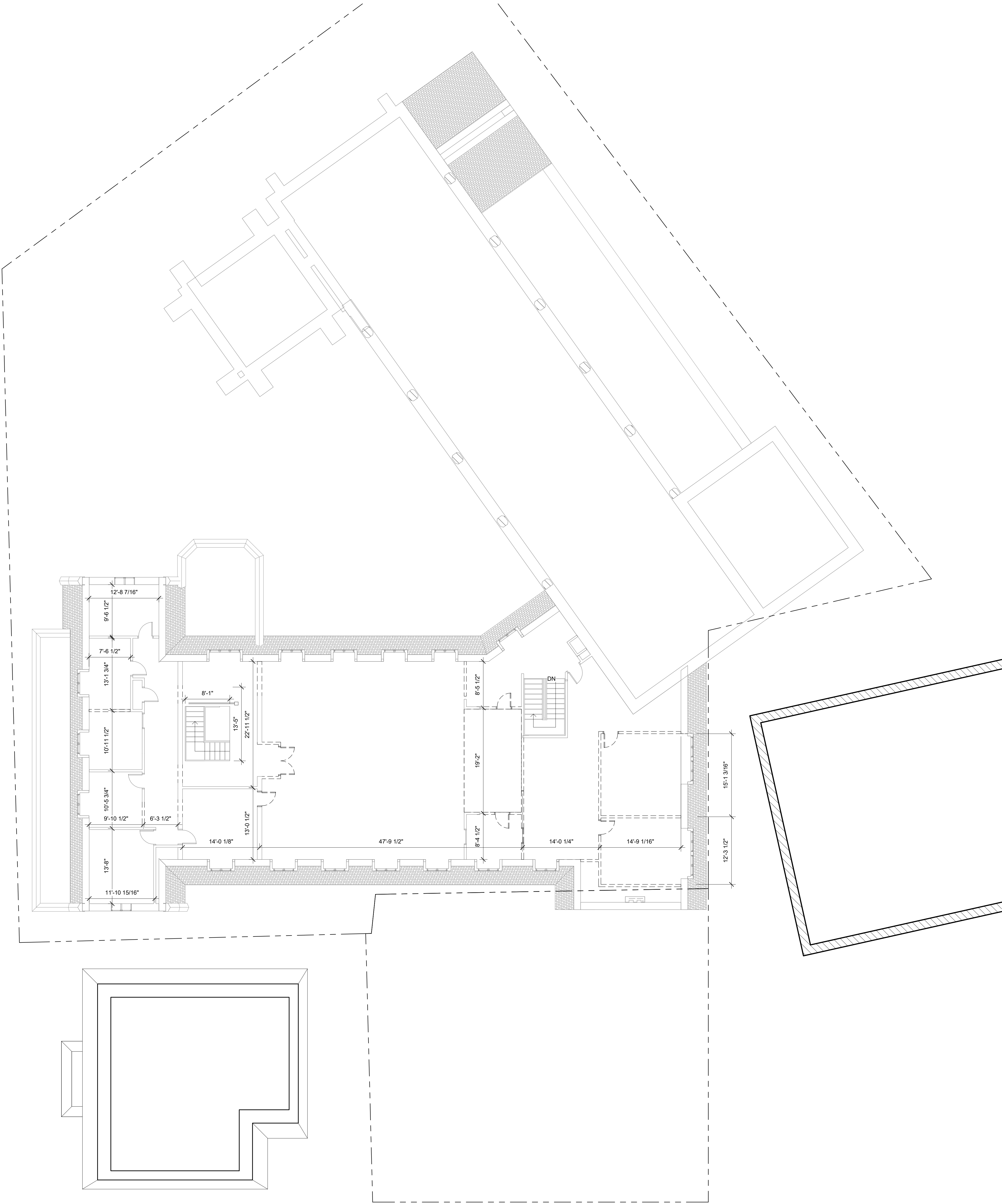
THIRD FLOOR PLAN -
EXISTING

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



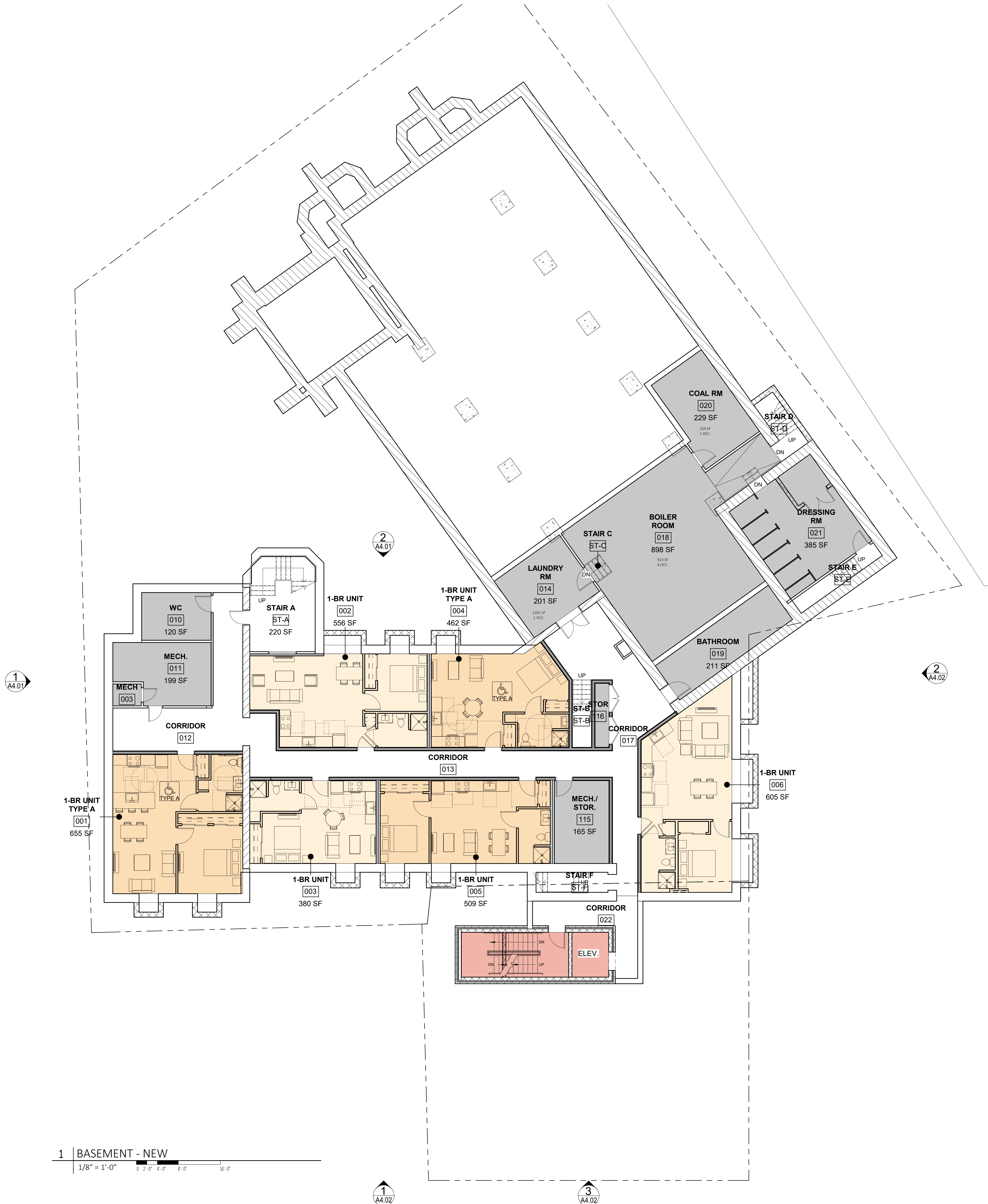
29 JANUARY 2024

A1.04



EXISTING BUILDING AREAS			
BASEMENT.....	8,635 GSF	(8,331 GSF REHAB)	
FIRST FLOOR.....	13,355 GSF	(3,871 GSF REHAB)	
SECOND FLOOR.....	7,386 GSF	(6,081 GSF REHAB)	
THIRD FLOOR.....	4,857 GSF	(4,857 GSF REHAB)	
TOTAL.....	34,233 GSF	(23,140 GSF REHAB)	
NEW BUILDING AREAS			
BASEMENT.....	567 GSF		
FIRST FLOOR.....	658 GSF		
SECOND FLOOR.....	2,641 GSF		
THIRD FLOOR.....	2,641 GSF		
FOURTH FLOOR.....	2,641 GSF		
FIFTH FLOOR.....	2,641 GSF		
TOTAL.....	11,789 GSF		
EXISTING AND NEW TOTAL.....	46,363 GSF	(34,929 GSF)	

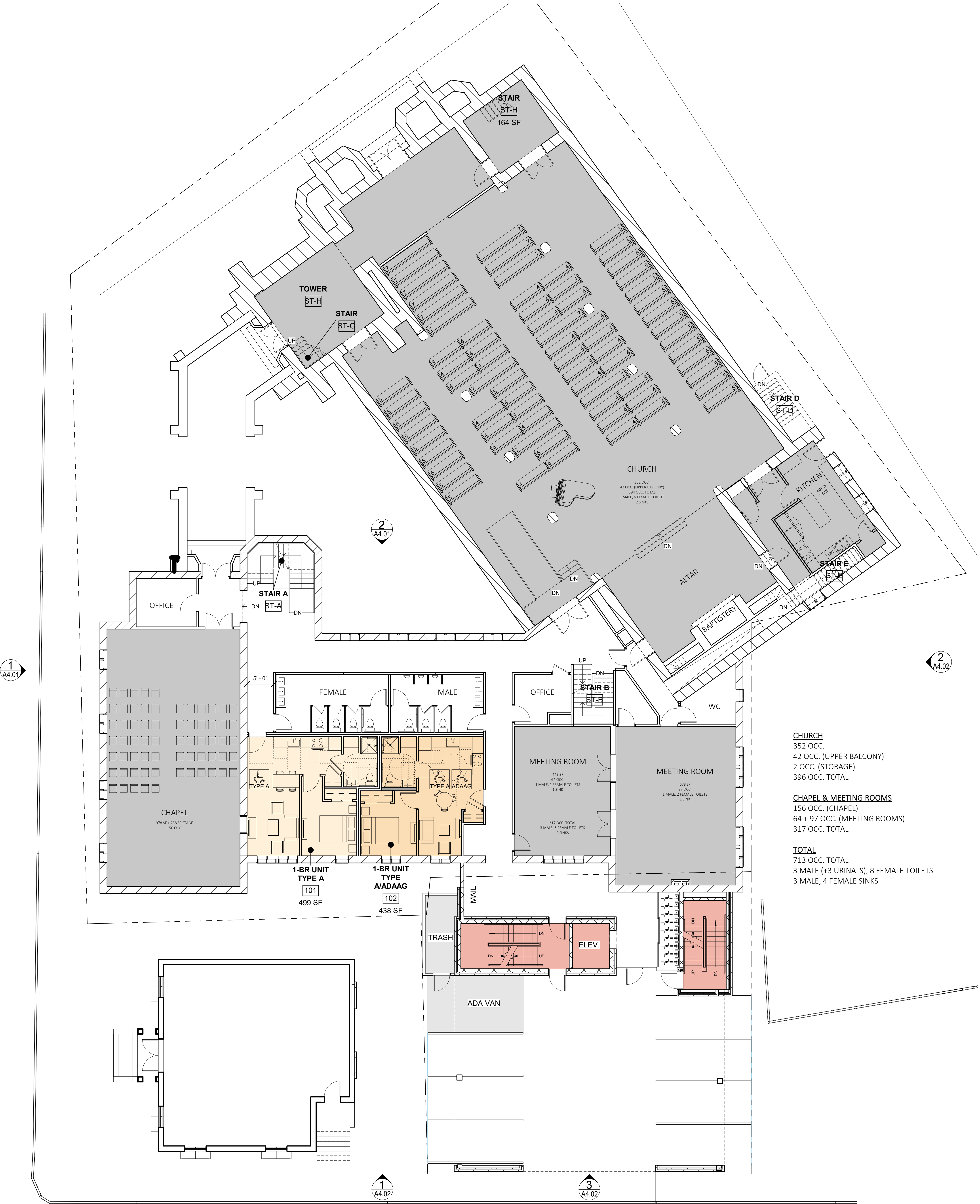
EXISTING BUILDING UNITS	EXISTING BUILDING BED COUNTS
BASEMENT.....06 UNITS	STUDIO.....02 UNITS
FIRST FLOOR.....02 UNITS	ONE BEDROOM.....16 UNITS
SECOND FLOOR.....07 UNITS	TWO BEDROOM.....03 UNITS
THIRD FLOOR.....06 UNITS	
TOTAL.....21 UNITS	
NEW BUILDING UNITS	NEW BUILDING BED COUNTS
SECOND FLOOR.....03 UNITS	STUDIO.....00 UNITS
THIRD FLOOR.....03 UNITS	ONE BEDROOM.....12 UNITS
FOURTH FLOOR.....03 UNITS	TWO BEDROOM.....00 UNITS
FIFTH FLOOR.....03 UNITS	
TOTAL.....12 UNITS	
SITE TOTAL.....33 UNITS	



1 BASEMENT - NEW

EXISTING BUILDING AREAS			
BASEMENT.....	8,635 GSF	(8,331 GSF REHAB)	
FIRST FLOOR.....	13,355 GSF	(3,871 GSF REHAB)	
SECOND FLOOR.....	7,386 GSF	(6,081 GSF REHAB)	
THIRD FLOOR.....	4,857 GSF	(4,857 GSF REHAB)	
TOTAL.....	34,233 GSF	(23,140 GSF REHAB)	
NEW BUILDING AREAS			
BASEMENT.....	567 GSF		
FIRST FLOOR.....	658 GSF		
SECOND FLOOR.....	2,641 GSF		
THIRD FLOOR.....	2,641 GSF		
FOURTH FLOOR.....	2,641 GSF		
FIFTH FLOOR.....	2,641 GSF		
TOTAL.....	11,789 GSF		
EXISTING AND NEW TOTAL.....	46,363 GSF	(34,929 GSF)	

EXISTING BUILDING UNITS	EXISTING BUILDING BED COUNTS
BASEMENT.....06 UNITS	STUDIO.....02 UNITS
FIRST FLOOR.....02 UNITS	ONE BEDROOM.....16 UNITS
SECOND FLOOR.....07 UNITS	TWO BEDROOM.....03 UNITS
THIRD FLOOR.....06 UNITS	
TOTAL.....21 UNITS	
NEW BUILDING UNITS	NEW BUILDING BED COUNTS
SECOND FLOOR.....03 UNITS	STUDIO.....00 UNITS
THIRD FLOOR.....03 UNITS	ONE BEDROOM.....12 UNITS
FOURTH FLOOR.....03 UNITS	TWO BEDROOM.....00 UNITS
FIFTH FLOOR.....03 UNITS	
TOTAL.....12 UNITS	
SITE TOTAL.....33 UNITS	



CHURCH
352 OCC.
42 OCC. (UPPER BALCONY)
2 OCC. (STORAGE)
396 OCC. TOTAL

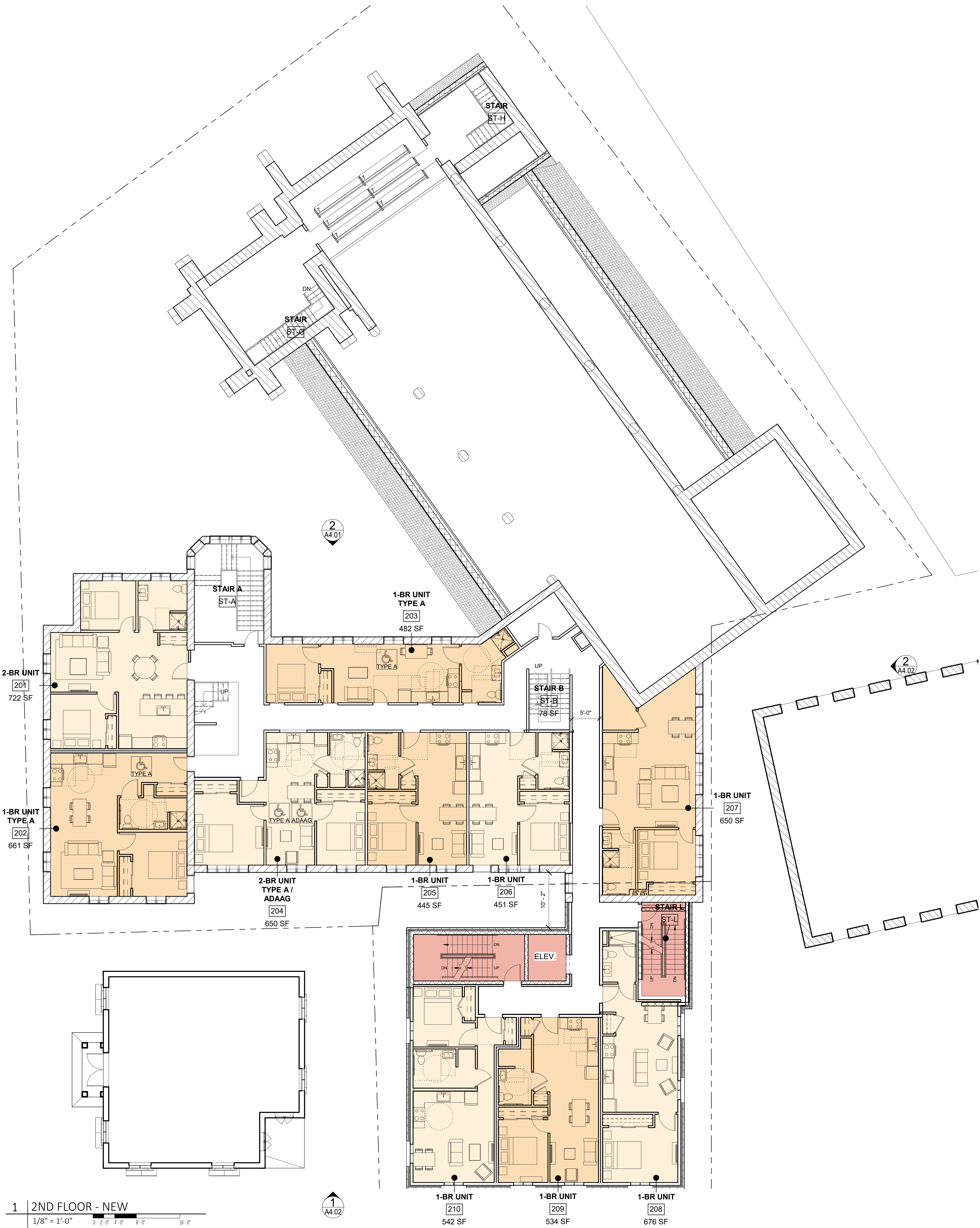
CHAPEL & MEETING ROOMS
156 OCC. (CHAPEL)
64 + 97 OCC. (MEETING ROOMS)
317 OCC. TOTAL

TOTAL
713 OCC. TOTAL
3 MALE (+3 URINALS), 8 FEMALE TOILETS
3 MALE, 4 FEMALE SINKS

1 | 1ST FLOOR - NEW
1/8" = 1'-0"

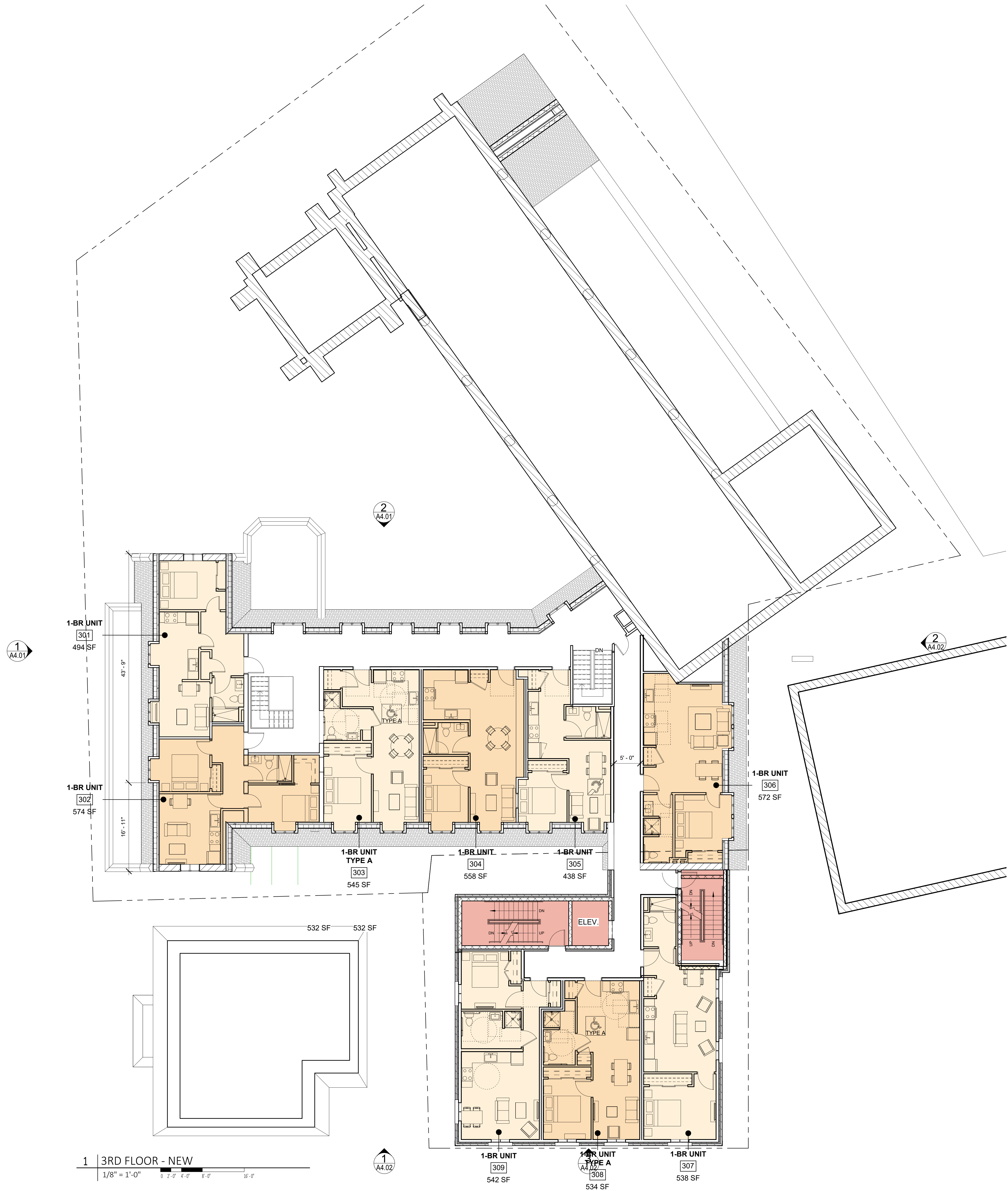
EXISTING BUILDING AREAS		
BASEMENT.....	8,635 GSF	(8,331 GSF REHAB)
FIRST FLOOR.....	13,355 GSF	(3,871 GSF REHAB)
SECOND FLOOR.....	7,386 GSF	(6,081 GSF REHAB)
THIRD FLOOR.....	4,857 GSF	(4,857 GSF REHAB)
TOTAL.....	34,233 GSF	(23,140 GSF REHAB)
NEW BUILDING AREAS		
BASEMENT.....	567 GSF	
FIRST FLOOR.....	658 GSF	
SECOND FLOOR.....	2,641 GSF	
THIRD FLOOR.....	2,641 GSF	
FOURTH FLOOR.....	2,641 GSF	
FIFTH FLOOR.....	2,641 GSF	
TOTAL.....	11,789 GSF	
EXISTING AND NEW TOTAL.....	46,363 GSF	(34,929 GSF)

EXISTING BUILDING UNITS	EXISTING BUILDING BED COUNTS
BASEMENT.....06 UNITS	STUDIO.....02 UNITS
FIRST FLOOR.....02 UNITS	ONE BEDROOM.....16 UNITS
SECOND FLOOR.....07 UNITS	TWO BEDROOM.....03 UNITS
THIRD FLOOR.....06 UNITS	
TOTAL.....21 UNITS	
NEW BUILDING UNITS	NEW BUILDING BED COUNTS
SECOND FLOOR.....03 UNITS	STUDIO.....00 UNITS
THIRD FLOOR.....03 UNITS	ONE BEDROOM.....12 UNITS
FOURTH FLOOR.....03 UNITS	TWO BEDROOM.....00 UNITS
FIFTH FLOOR.....03 UNITS	
TOTAL.....12 UNITS	
SITE TOTAL.....	33 UNITS



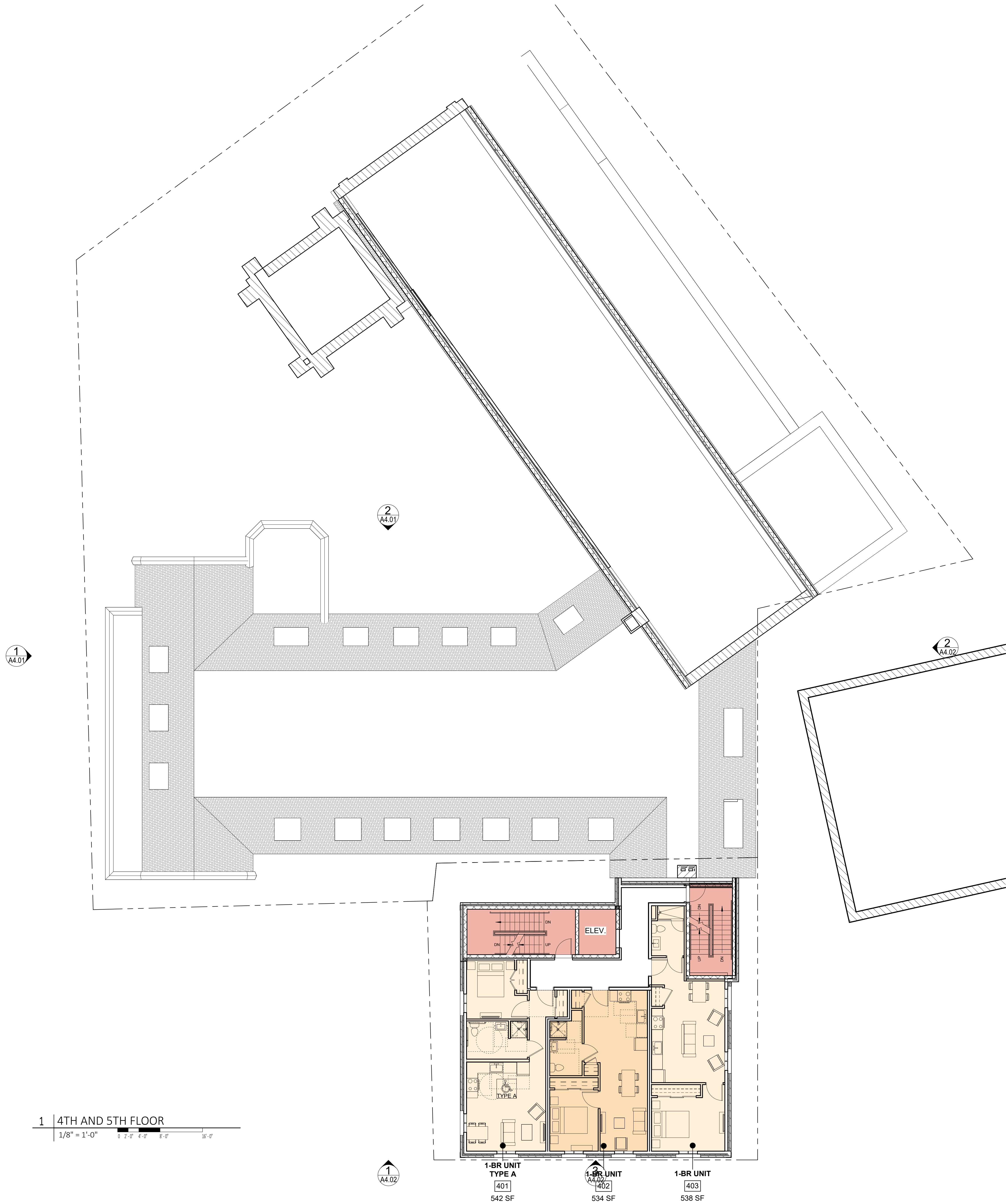
EXISTING BUILDING AREAS		
BASEMENT.....	8,635 GSF	(8,331 GSF REHAB)
FIRST FLOOR.....	13,355 GSF	(3,871 GSF REHAB)
SECOND FLOOR.....	7,386 GSF	(6,081 GSF REHAB)
THIRD FLOOR.....	4,857 GSF	(4,857 GSF REHAB)
TOTAL.....	34,233 GSF	(23,140 GSF REHAB)
NEW BUILDING AREAS		
BASEMENT.....	567 GSF	
FIRST FLOOR.....	658 GSF	
SECOND FLOOR.....	2,641 GSF	
THIRD FLOOR.....	2,641 GSF	
FOURTH FLOOR.....	2,641 GSF	
FIFTH FLOOR.....	2,641 GSF	
TOTAL.....	11,789 GSF	
EXISTING AND NEW TOTAL.....	46,363 GSF	(34,929 GSF)

EXISTING BUILDING UNITS	EXISTING BUILDING BED COUNTS
BASEMENT.....06 UNITS	STUDIO.....02 UNITS
FIRST FLOOR.....02 UNITS	ONE BEDROOM.....16 UNITS
SECOND FLOOR.....07 UNITS	TWO BEDROOM.....03 UNITS
THIRD FLOOR.....06 UNITS	
TOTAL.....21 UNITS	
NEW BUILDING UNITS	NEW BUILDING BED COUNTS
SECOND FLOOR.....03 UNITS	STUDIO.....00 UNITS
THIRD FLOOR.....03 UNITS	ONE BEDROOM.....12 UNITS
FOURTH FLOOR.....03 UNITS	TWO BEDROOM.....00 UNITS
FIFTH FLOOR.....03 UNITS	
TOTAL.....12 UNITS	
SITE TOTAL.....	33 UNITS



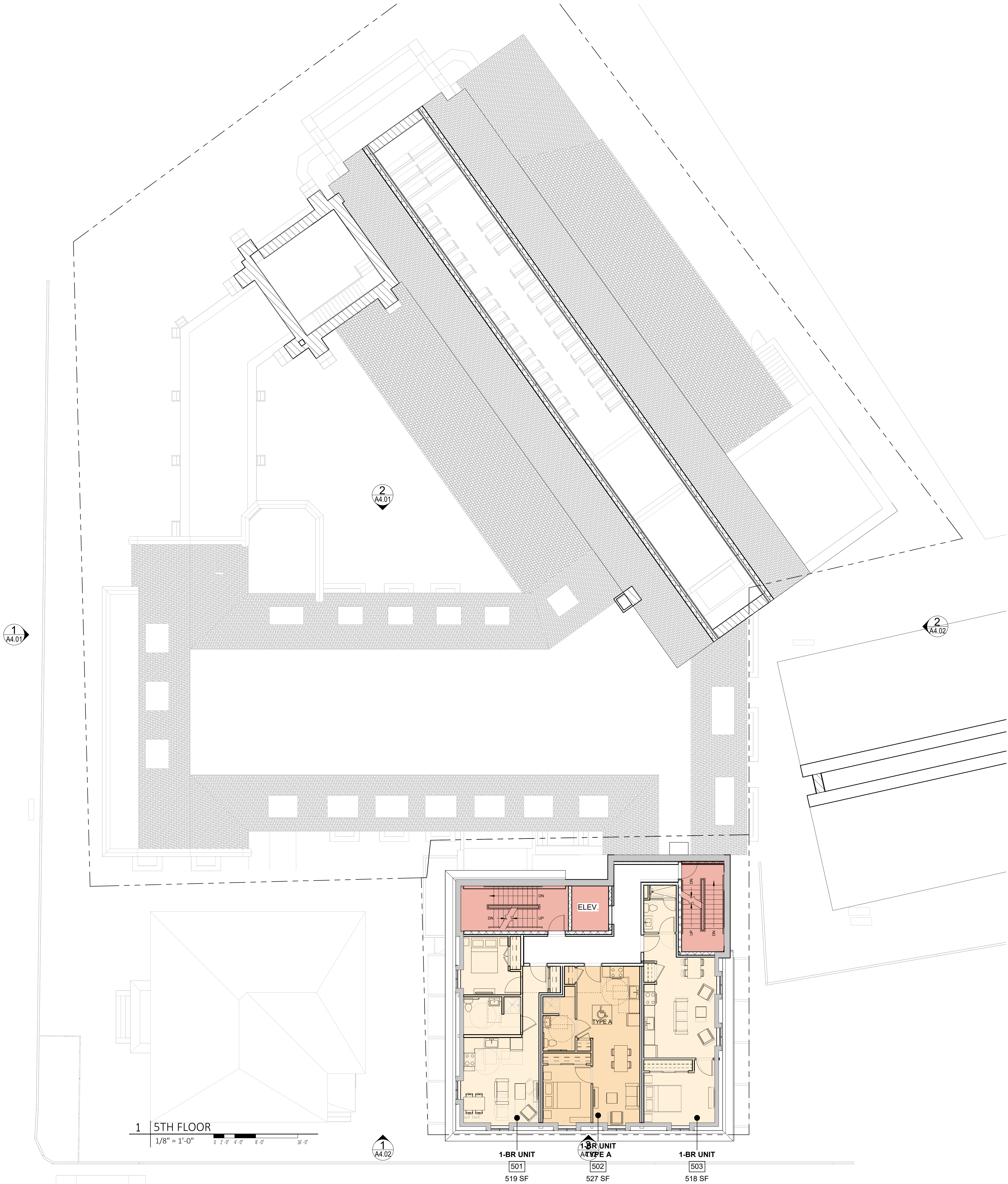
EXISTING BUILDING AREAS			
BASEMENT.....	8,635 GSF	(8,331 GSF REHAB)	
FIRST FLOOR.....	13,355 GSF	(3,871 GSF REHAB)	
SECOND FLOOR.....	7,386 GSF	(6,081 GSF REHAB)	
THIRD FLOOR.....	4,857 GSF	(4,857 GSF REHAB)	
TOTAL.....	34,233 GSF	(23,140 GSF REHAB)	
NEW BUILDING AREAS			
BASEMENT.....	567 GSF		
FIRST FLOOR.....	658 GSF		
SECOND FLOOR.....	2,641 GSF		
THIRD FLOOR.....	2,641 GSF		
FOURTH FLOOR.....	2,641 GSF		
FIFTH FLOOR.....	2,641 GSF		
TOTAL.....	11,789 GSF		
EXISTING AND NEW TOTAL.....	46,363 GSF	(34,929 GSF)	

EXISTING BUILDING UNITS		EXISTING BUILDING BED COUNTS	
BASEMENT.....	06 UNITS	STUDIO.....	02 UNITS
FIRST FLOOR.....	02 UNITS	ONE BEDROOM.....	16 UNITS
SECOND FLOOR.....	07 UNITS	TWO BEDROOM.....	03 UNITS
THIRD FLOOR.....	06 UNITS		
TOTAL.....	21 UNITS		
NEW BUILDING UNITS		NEW BUILDING BED COUNTS	
SECOND FLOOR.....	03 UNITS	STUDIO.....	00 UNITS
THIRD FLOOR.....	03 UNITS	ONE BEDROOM.....	12 UNITS
FOURTH FLOOR.....	03 UNITS	TWO BEDROOM.....	00 UNITS
FIFTH FLOOR.....	03 UNITS		
TOTAL.....	12 UNITS		
SITE TOTAL.....	33 UNITS		



EXISTING BUILDING AREAS			
BASEMENT.....	8,635 GSF	(8,331 GSF REHAB)	
FIRST FLOOR.....	13,355 GSF	(3,871 GSF REHAB)	
SECOND FLOOR.....	7,386 GSF	(6,081 GSF REHAB)	
THIRD FLOOR.....	4,857 GSF	(4,857 GSF REHAB)	
TOTAL.....	34,233 GSF	(23,140 GSF REHAB)	
NEW BUILDING AREAS			
BASEMENT.....	567 GSF		
FIRST FLOOR.....	658 GSF		
SECOND FLOOR.....	2,641 GSF		
THIRD FLOOR.....	2,641 GSF		
FOURTH FLOOR.....	2,641 GSF		
FIFTH FLOOR.....	2,641 GSF		
TOTAL.....	11,789 GSF		
EXISTING AND NEW TOTAL.....	46,363 GSF	(34,929 GSF)	

EXISTING BUILDING UNITS	EXISTING BUILDING BED COUNTS
BASEMENT.....06 UNITS	STUDIO.....02 UNITS
FIRST FLOOR.....02 UNITS	ONE BEDROOM.....16 UNITS
SECOND FLOOR.....07 UNITS	TWO BEDROOM.....03 UNITS
THIRD FLOOR.....06 UNITS	
TOTAL.....21 UNITS	
NEW BUILDING UNITS	NEW BUILDING BED COUNTS
SECOND FLOOR.....03 UNITS	STUDIO.....00 UNITS
THIRD FLOOR.....03 UNITS	ONE BEDROOM.....12 UNITS
FOURTH FLOOR.....03 UNITS	TWO BEDROOM.....00 UNITS
FIFTH FLOOR.....03 UNITS	
TOTAL.....12 UNITS	
SITE TOTAL.....33 UNITS	



Project:

WILLISTON-IMMANUEL
UNITED CHURCH

156 HIGH STREET
PORTLAND, ME

Owner/Client:

AVESTA HOUSING

Consultant:

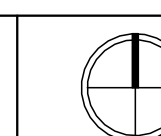


Revisions:

Key Plan:

SITE

Scale:
1 1/2" =



1'-0" 29 JANUARY 2024

A1.06



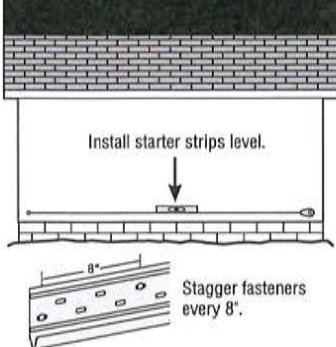
QUICK START INSTALLATION GUIDE

IMPORTANT: Failure to follow Alside written installation instructions and comply with applicable building codes may violate laws and affect siding performance and warranty coverage.

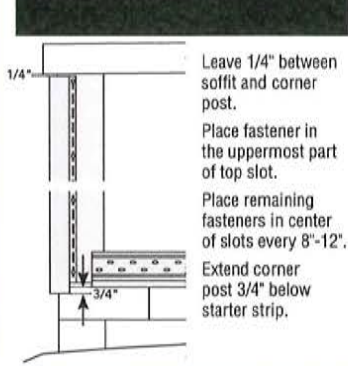
ASCEND serves as a supplemental rain screen, not a weather-resistant barrier. ASCEND must be installed over a weather-resistant barrier system in accordance with local building code.

For complete installation instructions, visit ASCENDCompositeCladding.com.

STARTER STRIP



OUTSIDE CORNER POST



TOOLS AND BLADES

VERTICAL CUTS (IMPORTANT): Must be straight. Circular saw with a diamond blade or fine tooth (plywood) blade installed backward.

Tin snips; avoid closing blade completely at end of each stroke for a cleaner cut.

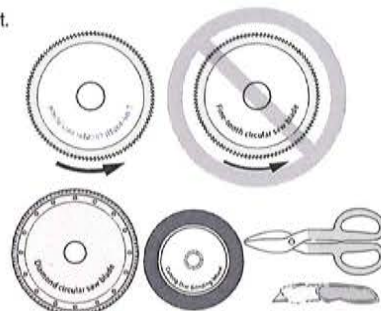
HORIZONTAL CUTS

Angle grinder with grinder blade.

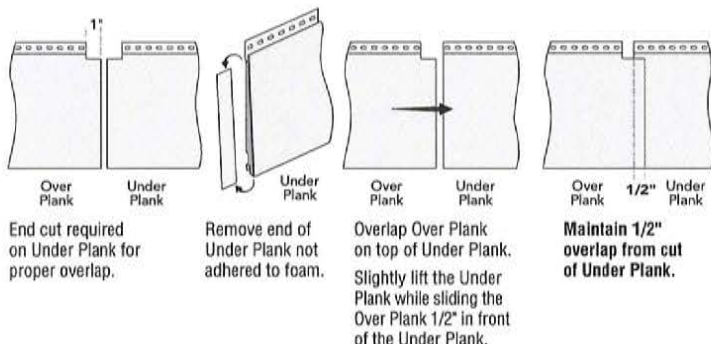
Utility knife or scoring tool; score across and through the face of plank, into foam backing, and snap in half.

ANGLE CUTS

Saws, snips and grinder blades are acceptable.



PLANK OVERLAP

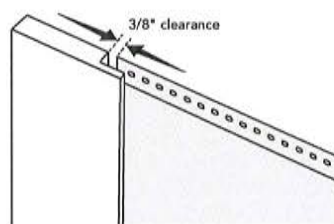


CLEARANCE BETWEEN PLANK AND RECEIVING CHANNELS

Allow gap between planks and channeled accessories:

Ensure 3/8" gap between planks and all channeled accessories or obstacles.

Remove end of plank not adhered to foam before inserting into channel.

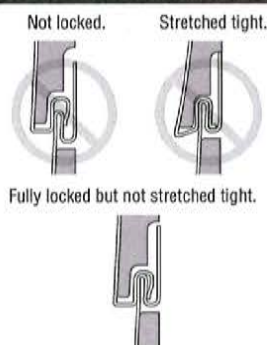


FASTENING

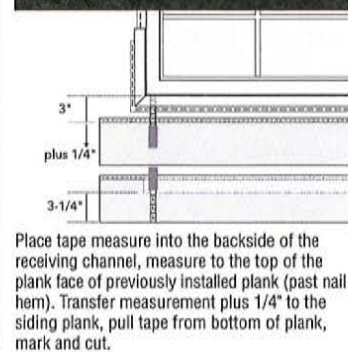


Center fastener in slots, 16" O.C.

STACK LOCK ENGAGEMENT

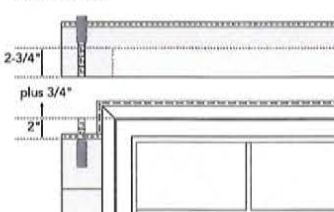


PLANK RIP CUTS BELOW OBSTACLES



PLANK RIP CUTS ABOVE OBSTACLES

Hook tape measure onto the backside of the receiving channel, measure to the top of the plank face (past nail hem) of previously installed plank. Transfer measurement plus 3/4" to the siding plank, pull tape from bottom of plank, mark and cut.

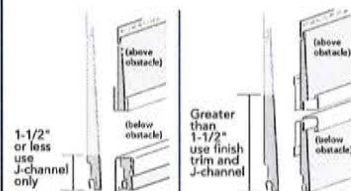


FINISH TRIM – SECURING PLANK RIP CUTS

Use anytime the top nail hem or bottom stack lock of plank has been removed.

Insert into the sill and header receiving channel.

Receiving channel is installed prior to finish trim and measurements for plank cuts.



Alside 3773 State Road Cuyahoga Falls, Ohio 44223
1-800-922-6009 www.alside.com





ASCEND® 7" COMPOSITE PLANK TECHNICAL SUMMARY

PHYSICAL DATA

Plank Projection	3/4"
Width	8.25"
Exposure	7"
Length	12' 3"
Butt Height	3/8"
Weight	.31 lbs/ft.
Packaging	14 planks/carton
Color	Uniformity is spectrophotometrically controlled
Emboss	Cedar mill grain
Gloss	Uniform low gloss maintained with a 75° gloss meter

PRODUCT TEST DATA

Impact Resistance	>35 inch lbs.
Coefficient of Linear Expansion (in/in/°F)	2.3 x 10 ⁻⁵
Thermal Resistance	R-value 2.0
ASTM D 3345	
Termite Resistance	Complete Resistance
ASTM D 5206-13	
Windload Resistance (24" OC nails, 1-1/4" penetration)	53 psf

FIRE RESISTANCE

ASTM E 84 - Class A	
Flame Spread Index	≤25
Smoke Developed Index	≤450
ASTM E 119	
Rated Assemblies	Approved for Use
ASTM D 635	
Rate of Burn	No Self Sustained Burn
ASTM D 1929	
Self Ignition Temp	410°C
Flash Ignition Temp	390°C
NFPA 268	
Section 1406 of IBC	Approved for Use

COLORS

Glacier White	Almond	Monterey Sand	Pebble	Canyon Drift	Flagship Brown	Rustic Timber	Cape Cod Gray	Sterling Gray	Storm
Ageless Slate	Charcoal Smoke	Cast Iron	Laguna Blue	Harbor Blue	Midnight Blue	Riviera Dusk	Mountain Fern	Deep Moss	Fired Brick

CODES AND REGULATORY COMPLIANCE

Intertek Code Compliance Research Report #0316
ICC-ES Evaluation Report – ESR 4449
Florida Product Approval #31747

THREE PART FORMAT SPECIFICATION

Long form specification in three part format are available on www.ascendcompositecladding.com.

WARRANTY

Alside supports ASCEND with a Lifetime Limited Warranty to original homeowner and is transferable if the home is sold.

©2022 Alside. Alside and ASCEND are registered trademarks of Associated Materials, LLC. For a copy of the written product warranty, please visit www.alside.com/support/warranties/ or contact your Alside Sales Representative. Colors may be slightly different from their appearance in this sell sheet. Make final color selections using actual product samples. All specifications and designs subject to change without notice. 11/22 Digital



VERSATEX Installation Guidelines

Always reference local building codes and use materials that comply with local building codes and meet Versatex Installation Recommendations.

Cutting (See Technical Bulletin C-1 for more details)

- Carbide-tipped blades with fewer teeth are preferred (a 32-tooth blade is optimal).
- Rough-cut edges are typically caused by excessive friction, poor board support, or worn or improper tooling.

Drilling (See Technical Bulletin C-1 for more details)

- VERSATEX can be drilled using standard woodworking drill bits. Do not use drill bits made for rigid PVC.
- Point angle: 90°-110°, spiral angle: 30°, Relief angle: 10°
- Remove shavings periodically from a drill hole as necessary to avoid heat build-up.

Routing (See Technical Bulletin C-1 for more details)

- Standard woodworking carbide-tipped bits with multiple flutes are recommended.
- Always start a run with new or resharpened tooling.
- Secure VERSATEX to a fixed object before routing.

Tip: Sand with 320 grit sandpaper and wipe down cuts with solvent to clean and “reseat” cells to reduce dust and dirt build-up.

Tip: Use tooling that creates small radiuses rather than 90° angles to prevent stress cracking at cut corners.

Tip: Spray router and yourself with Static Guard to keep dust off you and your equipment.

Milled (CNC)

- Carbide tooling is recommended.
- Use a single edge upcut spiral bit at a chip load of 0.016” (0.040cm) to 0.018” (0.045cm). Run tools at 18,000 RPM’s or greater and feed speeds between 250-275 in/min (approx 20 - 25 FPM or 6.35-6.99 m/min)

Moulding

- Standard wood working machinery is acceptable with speeds of 8,000 RPM’s or greater (the higher the RPM’s, the smoother the surface). Feed rates are profile dependent. For basic cuts, feed rates of 30-50 feet per minute (9.14-10.67 m/min) yield best results.

Tip: Sharp tooling made of carbide or high speed steel, hold down clamps and optimum dust collection will produce a premium finish.

Fastening

- Use 8d nails designed for wood trim and siding that have thin shanks, blunt points and full round heads. Annular threads are a plus, especially during cold weather installations.
- Fasteners must penetrate a full 1 1/4” (3.175cm) into substrate (stud or joist).

- Fasten 2” (5.08cm) maximum from end of boards.
- Avoid fastening VERSATEX over hollow or uneven areas. Fasten VERSATEX onto flat, solid substrates.
- Stainless fasteners are preferred over galvanized – Less chance of corrosion. (galv.stripping off fasteners)
- Nail guns can be used – PSI between 80-100 dependent upon gun, nail, outside temperature and substrate. Care should be taken not to overdrive the nail into the material.
- Use 7d trim screws for increased mechanical hold strength.
- In temps under 40°F (4.44°C) pre-drilling may be required, depending on the fastener used.
- 3/8” (0.953cm) and 1/2” (1.27cm) VERSATEX Sheet and Beadboard are not designed to be ripped and used for trim applications.
- These products must be glued and fastened to the substrate.

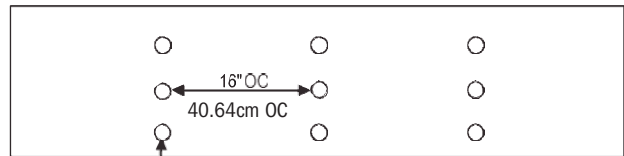
Fastening Schedule

To best control movement of boards.

Board Width	Fasteners per width a maximum of every 16" on center
4" & 6"	10.16cm & 15.24cm 2
8" & 10"	20.32cm & 25.4cm 3
12"	30.48cm 3-4
16"	40.64cm 4-5

Fastening Pattern

Example: 12” (30.48cm) Board Below



Apply 3 fasteners every 16" OC (40.64cm OC)

Recommended Fastener Screws

- Fasten Master Cortex Screw/Plug System.
- Pro Plug Plug/Screw System by Starborn Industries.
- Simpson Strong-Tie 2 1/4” (5.72cm) TrimScrew or Equal (for 1X and 5/4X boards).

Recommended Fastener Nails

- 8D Nails with Annular threads (ex. Simpson Strong-Tie Trifecta Nail). The Trifecta Nail is available collated for use with a variety of nailing guns.

Sealants and Adhesives

We recommend using the sealants and adhesives listed below in addition to mechanical fasteners. Versatex should never be fastened with an adhesive or sealant alone. Please refer to the recommended fasteners section to determine which fastener to use.

- PVC Cements: Weld-On #705 or Christy's Red Hot.
- Methacrylates with UV Inhibitors (2 components) – PVC TrimWelder by Extreme Adhesives.

Tip: Always apply adhesives to one piece of VERSATEX and press together to get a superior bond.

- NPC Solar Seal 900; Quad by OSI; Geocel 2300 Tripolymer Sealant; Various urethane Sealants.

*Preferred sealant should be polymer-based, containing solvents. Do not use silicone.

*Bonding VERSATEX to Itself

- Weld-On 705 PVC adhesive or Christy's Red Hot
- PVC TrimWelder by Extreme Adhesives

*Bonding VERSATEX to Wood

- NPC Solar Seal 900
- Polyurethane based adhesives (PL's or equivalent)

*Bonding VERSATEX to Metal

- PVC TrimWelder two component meth acrylate by Extreme Adhesives

*Bonding VERSATEX to Concrete or Block

- PVC TrimWelder by Extreme Adhesives
- NPC Solar Seal 900

**Must be used in conjunction with mechanical fasteners.*

**Most PVC cements cure in 3–5 minutes and have a limited working time.*

**Always test sealants and adhesives for compatibility before applying.*

Filling Nail Holes

- Best Method: Cortex Concealed Fastening/Plug System for PVC Trim or Starborn Pro Plug/Screw System
- DAP Platinum Patch Advanced Exterior Spackling Paste

Expansion and Contraction

Movement occurs due to temperature fluctuations. This movement is restricted to the length of the product. The product will not swell or shrink like wood experiencing a moisture cycle. VERSATEX, like any PVC trim, will expand (lengthen) when it warms and contract (shrink) when it cools.

Tips on Expansion and Contraction

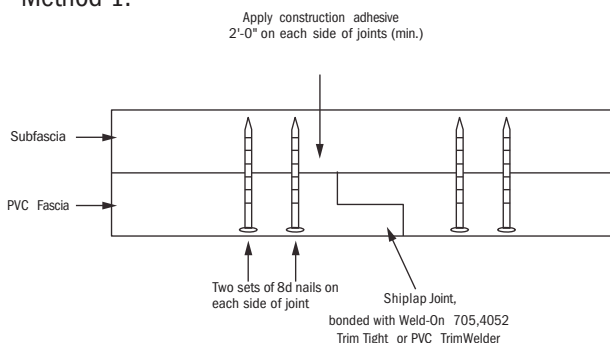
- Expansion and contraction is **ONLY** an issue on longer “runs” (rake, fascia, frieze) comprised of three or more 18’ (5.49m) boards (short lengths, around windows for example, can and should be built with tight joints).
- The more the product is mechanically fastened or bonded on longer runs, the less likely it will move.
- Screws restrict movement more than nails.
- As a rule, if you can bend the fastener in your fingers it is too thin (no wire or brad nails). 18 galv. and 16 galv. trim nails are not recommended.
- You can further restrict movement on longer runs by reducing on center fastening to 12” (30.48cm).
- Board movement is typically seen on walls with southern exposure, or areas where product is in direct sunlight.
- All joints in high traffic or visible areas should be glued tight. Expansion/Contraction joints should be placed in inconspicuous areas along the run of trim.
- Allow VERSATEX to acclimate to outside temperature before installing—if possible install long runs when boards and outside temperature are approximately 60-70°F (15.56-21.1°C).
- Shiplap joints offer a superior joint, especially on long runs.

Best Practice to Control Expansion and Contraction at Board Joints

Method #1: Glue the Joints Secure (HighTrafficAreas)

1. Shiplap the boards at the joint, and glue the boards together with VERSATEX Weld-on #705 or another acceptable PVC cement.
2. When possible, apply construction adhesive to back side of boards. A heavy-duty construction adhesive works well when attaching a VERSATEX fascia board to a subfascia.
3. Double fasten on both sides of joint (remember screws work best). Use proper amount of fasteners based on width of boards.
4. If necessary, allow for movement at the ends of the boards or at inconspicuous joints

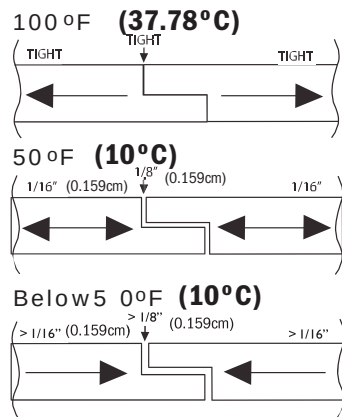
Method 1:



Method #2: Leaving an Expansion Joint

1. Based on temperature at time of installation (see chart below) create a gap between boards.
2. Follow proper fastening methods previously outlined.
3. Place UV-resistant acrylic-based or polymer-based sealant in joint between boards (NPC Solar Seal #900 or equal is recommended).
4. Never completely fill joint with sealant. Leave room to compensate for joint closure.

Method 2:



Heat Forming/Bending

- VERSATEX can be easily formed into a variety of shapes by heat forming or bending. See Technical Bulletin Nos. A-1 and A-2 for more information.

Painting

VERSATEX does not require painting for protection. Use paints that are 100% acrylic latex or acrylic latex with urethane additive.

****CAUTION: PAINTING ANY CELLULAR PVC TRIM, INCLUDING VERSATEX, DARK COLORS, CAN RESULT IN POOR PERFORMANCE AND WILL VOID THE WARRANTY. USE PAINTS WITH A LIGHT REFLECTIVE VALUE (LRV) OF 55 UNITS OR GREATER.**

■ Options for Dark Colors

There is a limit to how dark a paint can be applied to VERSATEX or any cellular PVC trim. The issue is the amount of heat absorbed relative to the heat distortion temperature and (coefficient of thermal linear expansion (CTLE) of the product.

On a scale of 0-100 — with 0 being black and 100 being white — LRV quantifies the amount of light a paint color will reflect or absorb. Absolute black will absorb all light and “**heat**”, while pure white will reflect all light. Paint colors for cellular PVC trim have been limited to mid-tones, or any LRV above 50.

After extensive research and development, PPG has introduced an IR heat reflective paint for both factory finishing and field application (see chart below). Please consult Versatex for a list of the PPG colors.

Although PPG can produce custom IR heat reflective paint colors, they will not recommend them without extensive testing. VERSATEX exhibits excellent paint adhesion when tested in accordance with ASTM D 3359 Cross-Cut Tape Test, Adhesion Strength Test.

Although VERSATEX does not require paint for protection, it readily accepts 100% latex, latex acrylic, or latex acrylic with urethane additives. Since moisture is not present in VERSATEX, paint lasts longer on VERSATEX than on wood.

Tips on Painting

- To obtain adequate paint adhesion, be sure the surface of the VERSATEX Trimboard is clean, dry and free of dirt, loose or peeling paint, mildew, chalk, grease and any other surface contaminants before applying paint. Use a mild detergent (Spic 'n Span®) and water or denatured alcohol for cleaning.
- Paint can take up to 30 days to fully cure depending on outside temperatures and humidity conditions.
- Follow the paint manufacturer's surface preparation and application recommendations.
- Before painting, remove any mold or mildew using a mixture of three parts water and two parts bleach.
- If you paint VERSATEX a dark color, you must first remove it before applying a lighter color paint with an LRV of 55 units or greater.
- Paint life is longer when applied to VERSATEX versus wood due to the absence of moisture in our trim.

Cleaning

- VERSATEX will not support mold and mildew growth. (ASTM G-21-96)
- If products get dirty, clean with products like Soft Scrub® with Bleach, Spic 'n Span®, Clorox® Regular Bleach, Clorox® Clean-Up®, Clorox® Outdoor Bleach Cleaner, OxiClean™, or Corte Clean. Use a nylon brush for stubborn stains. Use 320 grit sandpaper to reduce cell size on cut edges of boards.
- Test any cleaner on an inconspicuous area before use.

Storage and Handling

- Store VERSATEX on a flat level surface as it has a tendency to conform to the surface on which it is stored.
- Handle VERSATEX as you would a premium lumber to avoid damage.
- Keep VERSATEX free of dirt and debris. Clean VERSATEX after installation as described above.
- Do not store or place on asphalt or in areas prone to excessive heat build-up.

Moisture

- VERSATEX can be installed at or below grade, as it does not absorb moisture. VERSATEX is perfect for use in moisture-prone applications such as garage door jambs, column wraps, ground contact, masonry contact, hot tub surrounds, and at rooflines.

Safety

- All machining should be done in a well ventilated area.
- Safety glasses should be worn whenever you are working with VERSATEX.
- When cutting with a power saw, a dust mask is recommended.



VERSATEX
T R I M B O A R D

TRIM **SMARTER.**

B. Paints, Sealants, Adhesives

Technical Bulletin B-2

VERSATEX Paint Specification

The Sherwin-Williams Company has completed adhesion testing and accelerated weather testing on VERSATEX Trimboard and makes the following coating recommendations;

Surface Preparation

VERSATEX Trimboards must be Clean, Dry and in Sound Condition prior to coating. If substrate is dirty it should be cleaned with ProClean Professional™ Prep Wash Concentrated Cleaner to remove all surface contamination.

Coating Specifications

Field Application - Sherwin-Williams recommends priming VERSATEX Trimboard with A-100 Exterior Latex Primer followed by Two Coats of SuperPaint™ Exterior Latex, A-100 Exterior Latex, or Duration Exterior Coating. Sherwin-Williams also offers a field applied coating under their "GreenSure®" product designation. Kem Aqua® BP Enamel is a water reducible polyurethane - acrylic top coat that offers fast dry times and no critical; recoat times. Due to its excellent adhesion properties it is an ideal coating for cellular PVC. A primer is not recommended but if you prefer to prime the trim use Aqua Kem® bonding primer E61W525.

Factory Application – Sherwin-Williams recommends factory priming with SuperPaint™ Machine Finish Latex Primer. Product should be allowed to dry for a minimum of 2 hours and then top coated with SuperPaint™ Machine Finish Satin Topcoat. For the longest lasting performance, a second Factory coat of SuperPaint™ Machine Finish Satin Topcoat or a second field applied coat of SuperPaint™ Exterior Latex, A-100 Exterior Latex or Duration Exterior Coating should be applied.

Applications

Field Application - When the air temperature is at 50°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 50°F and at least 5° above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Apply primer and topcoats using the following methods;

Brush – Use a nylon/polyester brush.

Roller – Use a 3/8" – 3/4" nap synthetic cover.

Spray – Airless Pressure...2000 psi Tip...015"-019"



VERSATEX®
T R I M B O A R D

TRIM **SMARTER.**

B. Paints, Sealants, Adhesives

Technical Bulletin B-2

VERSATEX Paint Specification

Pre-Finishing

Pre-finishing of VERSATEX Trimboard by a Sherwin-Williams Authorized Factory Finisher is a superior way of finishing this substrate. Factory Pre-Finishing allows the substrate to be coated under environmentally and quality controlled conditions to provide exceptional adhesion and long lasting protection. Following the surface preparation procedure above, it is important to apply a light rinse and allow to dry prior to painting.

Apply SuperPaint™ Machine Finish Latex Primer at a minimum of 4 mils WFT. Allow minimum of 2 hours to dry. For best results, factory finish with 1 or 2 coats of SuperPaint™ Machine Finish Satin Topcoat at 4.0 to 6.0 mils WFT. Allow each coat to dry for 2 hours at 77° F, 50% RH. Force Dry with high intensity hot air or infrared heat to a board surface temperature of 120°F for immediate recoat and packaging after board has cooled to ambient temperature. Use an IR gun to check the temperature of the trimboard. Oven dwell time will vary depending upon the curing method being used. Typical dwell times will be three (3) to five (5) minutes.

Product may be shipped with only a primer coat, but must be top coated within 180 days after installation. Follow above instructions for Field Applied Topcoats.

All exposed surfaces must be coated. All field cut edges must be primed with one of the above primers and finished with the recommended topcoats.

Packaging

Interleaving is preferred as this will create a barrier to prevent edge blocking or what we refer to as paint pick off. Blocking is common with an acrylic latex coating if trimboards are stacked together. If product is being forced dried in an oven the product must be allowed to cool to a temperature less than 100°F prior to packaging. If the product is being air dried it may take 10 to 20 days to achieve adequate cure before the product can be packaged. Factors such as humidity, temperature, air movement and the amount of tint in the paint will all affect the length of cure.

For questions regarding the above specification you may call (800) 4-Sherwin. You can also contact your local Sherwin-Williams Representative at (800) 524-5979 for Technical Data Sheets, MSDS or EDS sheets on any of the above listed products.

Disclaimer

Wolfpac Technologies, Inc. is not liable for paint used on VERSATEX Trimboards and/or the results of its use.



B. Paints, Sealants, Adhesives

Technical Bulletin B-2

KEM AQUA[®] 600 Smooth/ Water Reducible Enamel

Black F73B530
Clear F73V531
White F73W532

DESCRIPTION

KEM AQUA[®] 600 Smooth Water

Reducible Enamel is a one component, low gloss, 2.3 lb/gal VOC complying, acrylic latex, water reducible coating developed for the electronic business machine market. This product can be used as a smooth coating on treated metal, structural foam plastic, and wood substrates to obtain very smooth, non-orange peel surfaces.

Advantages:

- VOC of less than 2.3 lb/gal
- Meets the performance requirements of the electronic cabinetry industry
- Air dry or force dry — low energy cure
- Excellent solvent resistance
- Excellent smoothness - no orange peel
- One package — no catalyst
- Reduce and clean up with water - means cost savings for solvent and insurance, reduced fire hazards, lower odors and improved working conditions
- Apply with conventional, airless, air assisted airless, or HVLP spray methods
- Available in a broad range of colors
- Ideal for a wide range of product finishing
- No flash point
- Low HAPS content
- Free of lead hazards as packaged in compliance with Consumer Product Safety Commission's (CPSC) 16CFR Chapter II: Subchapter B, part 1303

CHARACTERISTICS

Gloss: 25-35 units

Volume Solids: 36-40 ± 1%
varies by color

Viscosity:
61-67 Krebs Units

Recommended film thickness:

Mils Wet 4.0 - 5.5

Mils Dry 1.5 - 2.0

Spreading Rate (no application loss)
297-439 sq ft/gal @ 1.5-2.0 mil DFT

Drying (1.0 mils dft, 77°F, 50% RH):

To Touch: 5-15 minutes

Tack Free: 15-20 minutes

To Handle: 30-45 minutes

To Pack: overnight

Force Dry: 30 minutes at 140°F

Good air movement and humidity control is necessary for proper drying of water reducible coatings.

Flash Point: None, Seta Flash
Closed Cup

Package Life: 1 year unopened,
inside storage

pH: 8.0 - 8.5

Air Quality Data: (Theoretical)

Non-photochemically reactive Volatile Organic Compounds (VOC) as packaged, maximum, less exempt solvents 1.89 lb/gal, 226 g/L

Volatile Organic Emissions as packaged, maximum

.99 lb/gal, 118 g/L

An Environmental Data Sheet is available from your local Sherwin-Williams facility.

SPECIFICATIONS

General: Substrate should be free of grease, oil, dirt, fingerprints, drawing compounds, any contamination, and surface passivation treatments to ensure optimum adhesion and coating performance properties. Consult Metal Preparation Brochure CC-T1 for additional details.

Aluminum: Prime with Kem Aqua Wash Primer E61G520.

Galvanized Steel: Prime with Kem Aqua Wash Primer E61G520.

Plastic: Due to the diverse nature of plastic substrates, a coating or coating system must be tested for acceptable adhesion to the substrate prior to use in production. Reground and recycled plastics along with various fire retardants, flowing agents, mold release agents, and foaming/blowing agents will affect coating adhesion. If needed, prime with Kem Aqua Bonding Primer E61W525 or Polane W2 Primer E61AC514. If filling is required use Kem Aqua 65P SprayFil. Please consult your Sherwin-Williams Chemical Coatings Sales Representative for system recommendations.

Steel: Remove rust, mill scale, and oxidation products. For best results, treat the surface with a proprietary surface chemical treatment of zinc or iron phosphate to improve corrosion protection. If needed, prime with Polane W2 Primer E61AC514. If filling is required use Kem Aqua 65P SprayFil.



B. Paints, Sealants, Adhesives

Technical Bulletin B-2

KEM AQUA[®] 600 Smooth/ Water Reducible Enamel

Wood (interior only): Must be clean, dry, and finish sanded. Substrate should be free of grease, oil, dirt, fingerprints, and any contamination to ensure optimum adhesion and coating performance properties. Prime with Kem Aqua 65P SprayFil, Sher-Wood 2400 Millwork Primer E60W501, or Polane W2 Primer E61AC514.

Testing: Due to the wide variety of substrates, surface preparation methods, application methods, and environments, the customer should test the complete system for adhesion, compatibility and performance prior to full scale application.

APPLICATION

Typical Setups

May require two coats. Spray a full wet coat and allow to flash off 10 minutes before applying the second coat

Reduction: Reduce with water as needed up to 10%.

Conventional Spray

Air Pressure45-60 psi
Fluid Pressure15-20 psi
Tip Size040 - .070"

HVLP

Air Pressure 8-10 psi
Fluid Pressure 10-15 psi
Tip Size040 - .070"

Air Assisted Airless

Fluid Pressure 600-800 psi
Air Assist Pressure 5-15 psi
Tip009 - .013"

Airless

Fluid Pressure 1600-2300 psi
Tip011 - .013"

Cleanup:

This product dries hard and adheres tightly to tanks and equipment. Cleanup may be very difficult once material is fully dry. For best results, wash with water while coating is still wet. If the product has begun to dry, use a blend of 4 partswater, 1 part Butyl Cellosolve, and 1-2% household ammonia to clean up equipment and tanks. Use protective safety apparel (rubber gloves, chemical mask, and safety glasses) when handling this solution. Follow manufacturer's safety recommendations when using any solvent.

SPECIFICATIONS

Product Limitations:

- Avoid freezing. Store at temperatures of 50°F to 100°F.
- Keep container closed to prevent skinning of this fast dry coating. Filtering may be required.
- Product is thixotropic. Do not use viscosity cup to measure viscosity. Do not reduce over 10%.
- A minimum of 1.1 mils dry film per coat is required for good adhesion and film integrity.
- Do not apply with electrostatic bell or turbodisk.
- Not intended for long term exterior applications.
- The practical upper limit for gloss is 40-45 units. This range will require up to a 1:1 addition of F73V531. Kem Aqua 600 is not a high gloss coating.
- Kem Aqua Colorants not to exceed 8 ounces per gallon.

- Gloss levels may be adjusted by using D64F505 Kem Aqua Flatting Base. Refer to data sheet CC-S13 for details.

Performance Tests

24 gaugeBonderite 1000 steel panels and 1.5 mils dft, 14 days air drying
Salt Spray Test
ASTM B11748-72 hours
Humidity
ASTM D2247, 100°F, 100% RH ...
100 hours
Pencil Hardness HB
Taber Abrasion
CS 17 wheel, 1000 g, 1000 cycles ...
<100 mg
Freeze Thaw Stability2 cycles

Chemical Resistance

After ½ hour spot test and 1 hour recovery
IsopropanolExcellent
10% NaOHExcellent
Ethyl AcetateGood
AmmoniaExcellent
Ivory LiquidExcellent
Clorox Formula 409Excellent
MEKGood
TolueneGood
10% HClExcellent
1 normal H2SO2Excellent
5% Tide solutionExcellent
MEK Resistance 50 double rubs .Passes

Stain Resistance

After ½ hour spot test
CoffeeExcellent
VaselineExcellent
Coca ColaExcellent
CatsupExcellent
Motor OilExcellent
GasolineExcellent
LipstickExcellent



VERSATEX®
T R I M B O A R D

TRIM **SMARTER.**

B. Paints, Sealants, Adhesives

Technical Bulletin B-2

KEM AQUA® 600 Smooth/ Water Reducible Enamel

CAUTIONS

FOR INDUSTRIAL SHOP APPLICATION

Thoroughly review product label for safety and cautions prior to using this product. A Material Safety Data Sheet is available from your local Sherwin-Williams facility. Please direct any questions or comments to your local Sherwin-Williams facility.

Note: Product Data Sheets are periodically updated to reflect new information relating to the product. It is important that the customer obtain the most recent Product Data Sheet for the product being used. The information, rating, and opinions stated here pertain to the material currently offered and represent the results of tests believed to be reliable. However, due to variations in customer handling and methods of application which are not known or under our control, The Sherwin-Williams Company cannot make any warranties as to the end result.



TRIM SMARTER.

SECTION 06 65 00 - Plastic Simulated Wood Trim
SIMULATED WOOD TRIM

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Free-Foam Cellular PVC Trim Boards for:
 - 1. Corner boards.
 - 2. Soffits.
 - 3. Fascia.
 - 4. Battens.
 - 5. Door pilasters.
 - 6. Frieze boards.
 - 7. Rake boards.
 - 8. Pilasters.
 - 9. Water tables.
 - 10. Architectural millwork.
 - 11. Door trim.
 - 12. Window trim.
 - 13. Wainscoting.
 - 14. Pergolas.
 - 15. Cupolas.
 - 16. Porch Ceilings.
 - 17. Hot tub surrounds.
 - 18. Arbors.
 - 19. Fencing.
 - 20. Column wraps.
 - 21. Skirtboards.

1.2 RELATED SECTIONS

- A. Section 06 11 16 - Mechanically Graded Lumber.
- B. Section 06 20 00 - Finish Carpentry.
- C. Section 06 30 00 - Exterior Carpentry*.
- D. Section 06 40 00 - Architectural Woodwork.
- E. Section 06 43 16 - Wood Railings.
- F. Section 07 91 16 - Joint Gaskets.
- G. Section 09 29 00 - Gypsum Board.
- H. Section 09 90 00 - Painting and Coating.

1.3 REFERENCES

- A. ASTM D 792 - Density and Specific Gravity of Plastics by Displacement.
- B. ASTM D 570 - Water Absorption of Plastics.
- C. ASTM D 638 - Tensile Properties of Plastics.
- D. ASTM D 790 - Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials.
- E. ASTM D 1761 - Mechanical Fasteners in Wood.
- F. ASTM D 5420 - Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimen by means of a Striker Impacted by a Falling Weight.
- G. ASTM D 256 - Determining the Pendulum Impact Resistance of Plastics.
- H. ASTM D 696 - Coefficient of Linear Thermal Expansion of Plastics Between minus 30 degrees C and plus 30 degrees C with a Vitreous Silica Dilatometer.
- I. ASTM D 635 - Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.
- J. ASTM E 84 - Surface Burning Characteristics of Building Materials.
- K. ASTM D 648 - Deflection Temperature of Plastics Under Flexural Load in the Edgewise Position.
- L. ASTM D 3679 - Standard Specification for Rigid Poly Vinyl Chloride (PVC) Siding.
- M. ASTM D 2240 - Rubber Property - Durometer Hardness
- N. ASTM D 3345 - Standard Test Method for Laboratory Evaluation of Wood and Other Cellulosic Materials for Resistance to Termites.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. LEED Submittals: Provide documentation of how the requirements of Credit will be met:
 - 1. List of proposed materials with recycled content. Indicate post-consumer recycled content and pre-consumer recycled content for each product having recycled content.
 - 2. Product data and certification letter indicating percentages by weight of post-consumer and pre-consumer recycled content for products having recycled content.
 - 3. List of proposed materials demonstrating that each material was extracted, harvested or recovered, as well as manufactured within 500 miles of the project site.
- D. Verification Samples: For each product specified, two samples, minimum size 6 inches (150 mm) long, representing actual product, color, and finish.
- E. Manufacturer's Certificates: Certify products meet or exceed specified requirements.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Manufacturer with a minimum of 5 years producing PVC trim products.
- B. Installer Qualifications: Installer with a minimum of 3 years experience with the installation of PVC trim products.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
 - 3. Refinish mock-up area as required to produce acceptable work.
 - 4. Accepted mock-ups shall be comparison standard for remaining Work

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products on a flat and level surface on a full shipping pallet. Handle materials to prevent damage to product edges and corners.
- B. Store materials under a protective covering to prevent jobsite dirt and residue from collecting on the boards.

1.7 SEQUENCING

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

1.8 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.9 WARRANTY

- A. Provide manufacturer's transferable limited lifetime warranty against defects in manufacturing that causes the products to rot, corrode, delaminate, or excessively swell from moisture.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Versatex, which is located at: 400 Steel St.; Aliquippa, PA 15001; Tel: 724-857-1111; Fax: 724-857-1171; Email: [request info \(sales@versatex.com\)](mailto:sales@versatex.com); Web: www.versatex.com
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 MATERIALS

- A. PVC: Free Foam Cellular PVC material with a small-cell microstructure and density of .55 grams/cm³.
 - 1. Performance and physical characteristic requirements:
 - a. Physical:

- 1) Density: 0.55 g/cm³ when tested in accordance with ASTM D 792.
- 2) Water Absorption: Less than 0.50 percent when tested in accordance with ASTM D 570
- b. Mechanical:
 - 1) Tensile Strength: 3582 psi when tested in accordance with ASTM D 638.
 - 2) Tensile Modulus: 107,000 psi when tested in accordance with ASTM D 638.
 - 3) Flexural Strength: 5179 psi when tested in accordance with ASTM D 790.
 - 4) Flexural Modulus: 215,600 psi when tested in accordance with ASTM D 790.
 - 5) Modulus of Elasticity: 209,500 psi when tested in accordance with ASTM D 638.
 - 6) Elongation: 9.0 percent when tested in accordance with ASTM D 638.
 - 7) Nail Hold: 398 lbf/in of penetration when tested in accordance with ASTM D 1761.
 - 8) Compressive Strength: 6,553 psi (thickness dependent)
 - 9) Compressive modulus: 2,305 lbf/in (thickness dependent)
 - 10) Screw Hold: 240 lbf/in of penetration when tested in accordance with ASTM D 1761.
 - 11) Staple Hold: 69 lbf/in of penetration when tested in accordance with ASTM D 1761.
 - 12) Gardner Impact: 34 In-lbs when tested in accordance with ASTM D 5420.
 - 13) Notched Izod Impact: 0.270 Ft-lbs/inch when tested in accordance with ASTM D 256.
 - 14) Termite Resistance: Rating of 10 as tested in accordance with ASTM D 3345.
 - 15) Hardness: 60+ when tested in accordance with ASTM D 2240.
 - 16) Parking Garage Ceiling Soffit System: 225 psf when tested in accordance with UL 580.
- c. Thermal:
 - 1) Coefficient of Linear Expansion: 3.25×10^{-5} in/in/degrees F when tested in accordance with ASTM D 696.
 - 2) Burning Rate: Failed to Ignite when tested in accordance with ASTM D 635.
 - 3) Flame Spread Index: 20 when tested in accordance with ASTM E 84.
 - 4) Heat Deflection Temp (264 psi): 146 degrees F when tested in accordance with ASTM D 648.
 - 5) Heat Deflection Temp (66 psi): 153 degrees F when tested in accordance with ASTM D 648.
 - 6) Oil Canning (@ 140 degrees F: Passed when tested in accordance with ASTM D 648.
2. Manufacturing Tolerances:
 - a. Variation in component length: Minus 0.00 / plus 1.00.
 - b. Variation in component width: plus or minus 1/32 inch.
 - c. Variation in component thickness: plus or minus 1/32 inch.
 - d. Variation in component edge cut: plus or minus 2 degrees.
 - e. Variation in Density plus or minus 0.02 grams per cubic centimeter.
3. Workmanship, Finish, and Appearance:
 - a. Free Foam Cellular PVC that is homogeneous and free of voids, holes, cracks, foreign inclusions and other defects. Edges must be square and top and bottom surfaces shall be flat with no convex or concave deviation.
 - b. Uniform surface free from cupping, warping, and twisting.

2.3 SIMULATED WOOD TRIM

- A. PVC Trimboard: Versatex Trimboard with Sealed Edge, designed with a natural appearance to compliment fiber cement and natural cedar.
1. Size:
 - a. Nominal Width:
 - 1) 3 inches
 - 2) 4 inches
 - 3) 5 inches
 - 4) 6 inches
 - 5) 8 inches
 - 6) 10 inches
 - 7) 12 inches
 - 8) 16 inches
 - b. Nominal Thickness:
 - 1) 5/8 inch (5/8 inch actual size)
 - 2) 1 inch (3/4 inch actual size)
 - 3) 5/4 inch (1 inch actual size)
 - 4) 6/4 inch (1-1/4 inch actual size)
 - 5) 8/4 inch (1-1/2 inch actual size)
 - c. Length:
 - 1) 12 feet
 - 2) 18 feet
 - 3) Custom lengths
 2. Finish:
 - a. Smooth/Smooth finish
 - b. Reversible with Smooth/Timber Ridge finish
- B. Sheet Board: Versatex S4S (Smooth) Sheet. For use as sheet materials or to create columns and gingerbread millwork.
1. Size:
 - a. Width/Length:
 - 1) 4 foot by 8 foot
 - 2) 4 foot by 10 foot
 - 3) 4 foot by 12 foot
 - 4) 4 foot by 18 foot
 - 5) 4 foot by 20 foot
 - b. Thickness:
 - 1) 1/4 inch
 - 2) 3/8 inch
 - 3) 1/2 inch
 - 4) 5/8 inch
 - 5) 3/4 inch
 - 6) 1 inch
 - 7) 1-1/4 inch
 - 8) 1-1/2 inch
 2. Finish:
 - a. Smooth/Smooth finish
- C. PVC Cornerboard: Versatex Corners: Folded, 90 degree, one-piece assembly produced with a smooth or timber ridge appearance to compliment fiber cement and natural cedar.
1. Size:
 - a. Nominal Corner Size:
 - 1) 4 Inches
 - 2) 6 inches
 - 3) 8 inches
 - 4) 10 inches (Smooth only)
 - b. Nominal Thickness:

- 1) 5/4 inch (1 inch actual size)
 - 2) 3/4 inch
 - c. Length:
 - 1) 10 feet
 - 2) 12 feet
 - 3) 20 feet
 - 4) 22 feet
 - 2. Finish:
 - a. Smooth
 - b. Timber Ridge
- D. PVC Bead Board: Versatex Beadboard: Tongue-and-Groove Beaded Sheets.
- 1. Size:
 - a. Thickness/Width/Length:
 - 1) Regular 1/2 inch by 4 Inches (Actual size 1/2 inch by 3-1/2 inches). Length 18 feet.
 - 2) Regular 1/2 inch by 6 inches (Actual size 1/2 inch by 5-1/2 inches). Length 18 feet.
 - 3) Regular 1 inch by 6 inch (Actual 3/4 inch by 5 1/2 inch). Length 18 feet.
 - 4) T-Mould 5/8 inch by 3 inch (Actual size 5/8 inch by 2-1/2 inch). Length 12 feet.
 - 5) Sheet 1/2 inch by 4 foot (Actual size 1/2 inch by 48-1/8 inches) Length 8 and 10 foot.
 - 6) Stealth 1/2 inch by 4 Inches (Actual size 1/2 inch by 3-1/2 inches). Length 18 feet.
 - 7) Stealth 1/2 inch by 6 inches (Actual size 1/2 inch by 5-1/2 inches). Length 18 feet.
 - 8) Stealth 1 inch by 6 inch (Actual size 3/4 inch by 5 1/2 inches). Length 18 feet.
 - 9) WP4 T & G board 3/4 inch by 5-7/16 inch. Length 18 feet.
 - 2. Finish:
 - a. Smooth/Smooth finish.
- E. Mouldings: Versatex Mouldings designed to compliment exterior trim.
- 1. Crowns:
 - a. 3 inches.
 - b. 4 Inches.
 - c. 5 inches.
 - d. 6 inches.
 - e. 8 inches.
 - f. Bed Mould.
 - g. Rams Crown.
 - h. Solid Crown.
 - 2. Casings:
 - a. Base Cap.
 - b. Brick Mould.
 - c. J-Brick.
 - d. Back Band.
 - e. Rake Moulding.
 - f. Adams Casing.
 - g. Crosshead Pediment.
 - h. Stealth Hidden Fastener Surround.
 - 3. Cove:
 - a. Quarter Round.
 - b. Bed Moulding.
 - c. Baluster Moulding.

- d. Scotia Cove.
- 4. Sill:
 - a. Sill.
 - b. Sill Nose.
 - c. Heavy Sill.
 - d. Sub Sill Nose.
 - e. Historic Sill.
 - f. Double Hung Sill.
- 5. Specialty:
 - a. Drip Cap.
 - b. Shingle Mould.
 - c. Garage Door Surround.
 - d. Water Table.
 - e. Beaded Cap.
 - f. Panel Mould.
- 6. Length:
 - a. 16 feet.
 - b. Custom lengths.
- 7. Finish:
 - a. Smooth finish.

2.4 SIMULATED WOOD TRIM

- A. PVC Cornerboard: Versatex Stealth Advantage Stealth Corners. Folded 90 degree one piece corner assembly designed with 3/4 inch or 1 inch pocket to accommodate any siding product including fiber cement, cedar, and vinyl.
 - 1. Size:
 - a. Nominal Corner Width:
 - 1) 4 Inches
 - 2) 6 inches
 - 3) 8 inches
 - 4) 10 inches (Smooth Only)
 - b. Nominal Thickness:
 - 1) 5/4 inch (1 inch actual size).
 - c. Length:
 - 1) 10 feet.
 - 2) 12 feet.
 - 3) 20 feet.
 - 4) 22 feet.
- B. PVC Window and Door Surround: Versatex Stealth Advantage Stealth Window and Door Surround, pre cut window trims designed with 3/4 inch or 1 inch pocket to accommodate any siding product.
 - 1. Size:
 - a. Nominal Width:
 - 1) 4 Inches
 - 2) 6 inches
 - 3) 8 inches
 - b. Nominal Thickness:
 - 1) 5/4 inch (1 inch actual size).
 - c. Length:
 - 1) 18 feet.
 - 2) Custom lengths.
 - 2. Finish:
 - a. Smooth finish.
 - b. Timber Ridge finish.

- C. PVC Skirtboard: Versatex Stealth Advantage Stealth Skirtboard. Precut trim providing 6 inch grade clearance for fiber cement sidings as well as composite sidings.
1. Size:
 - a. Nominal Width:
 - 1) 5/4 inch x 4 inches
 - 2) 5/4 inch by 6 inches
 - 3) 5/4 inch by 8 inches
 - 4) 1 inch by 4 inches
 - 5) 1 inch by 6 inches
 - 6) 1 inch by 8 inches
 - 7) 1 inch by 10 inches
 - b. Length:
 - 1) 18 feet.
 - 2) Custom lengths.
 2. Finish:
 - a. Smooth finish.
 - b. Timber Ridge finish.
- D. PVC Frieze and Fascia: Versatex Soffit Advantage Frieze and Notched Fascia. Trims designed with 3/4 inch pocket to accommodate Vented or Solid Soffit product.
1. Fascia Size:
 - a. Nominal Width:
 - 1) 1 inch by 8 inches
 - 2) 1 inch by 10 inches
 - b. Length:
 - 1) 18 feet.
 - 2) Custom lengths.
 2. Frieze Size:
 - a. Nominal Width:
 - 1) 5/4 inch by 6 inches
 - 2) 5/4 inch by 8 inches
 - b. Length:
 - 1) 18 feet.
 - 2) Custom lengths.
 3. Finish:
 - a. Smooth finish.
 - b. Timber Ridge finish.
- E. PVC Soffit: Versatex Soffit Advantage.
1. Type:
 - a. Vented
 - b. Solid.
 2. Size:
 - a. Actual Width:
 - 1) 1/2 inch 12 inches
 - 2) 1/2 inch by 16 inches
 - b. Length: 18 feet.
 3. Finish:
 - a. Smooth finish.
- F. PVC Columnwrap: Versawrap one-piece column wraps.
1. Size:
 - a. Nominal Width:
 - 1) 4 inches by 4 inches (inside dimensions 3-3/4 inches)
 - 2) 6 inches by 6 inches (inside dimensions 5-3/4 inches)
 - 3) 8 inches by 8 inches (inside dimensions 7-1/2 inches)

- b. Length:
 - 1) 8 feet 6 inches
 - 2) 10 feet
 - c. Thickness:
 - 1) 1/2 inch
 - 2) 3/4 inch
 - 2. Finish:
 - a. Smooth finish.
- G. PVC Columnwrap: Versawrap Accessories.
 - 1. Accent Wrap Size:
 - a. Nominal Width:
 - 1) 4 inches by 4 inches (inside dimensions 4-3/4 inches)
 - 2) 6 inches by 6 inches (inside dimensions 6-3/4 inches)
 - 3) 8 inches by 8 inches (inside dimensions 8-1/2 inches)
 - b. Length:
 - 1) 10 inches.
 - c. Thickness:
 - 1) 1/2 inch
 - 2) 3/4 inch
 - 2. Post Caps Nominal Sizes:
 - a. 4-3/4 inches by 4-3/4 inches
 - b. 6-3/4 inches by 6 inches-3/4
 - 3. Trim Kits
 - a. Base Cap
 - b. Bed Mould
 - c. Bed Mould XL
 - d. 4 inch Crown Moulding
 - e. 4 inch Crown Moulding XL
 - 4. Finish:
 - a. Smooth finish.

2.5 ACCESSORIES

- A. Fasteners:
 - 1. Use 12 gauge stainless steel fasteners designed for wood trim and siding. Fastener should have sufficient flexural and tensile strength to resist bending.
 - 2. Use fasteners with thin shanks, blunt points, and full round heads that are long enough to penetrate the substrate a minimum of 1-1/4 inches.
 - 3. Do not use staples, small brads and wire nails. Avoid using fine threaded wood screws and ring-shank fasteners.
 - 4. Use standard nail guns with a pressure setting between 70 psi and 100 psi. The recommended pressure depends on the type of gun, type of nail, ambient temperature, and the substrate. Care should be taken not to overdrive the nail into the material.
 - 5. Pre-drilling is not typically required unless large fasteners are used or the product is installed during temperatures below 40 degrees F.
 - 6. Use two fasteners for every framing member for trimboard applications. Sheet and trimboards 8 inches and wider require additional fasteners.
 - 7. Install fasteners no more than 2 inches from the end of each board.
 - 8. Avoid fastening simulated wood trim over hollow or uneven areas. Fasten onto flat, solid substrates.
 - 9. 3/8 inch and 1/2 inch thick Sheet and Beadboard is not designed to be ripped and used for trim applications. These products must be glued and mechanically fastened to the substrate.

- B. Adhesives: Finishing System.
 - 1. All bonded surfaces must be smooth, clean, and in complete contact with each other for best results.
 - 2. Adhere simulated wood trim to itself with PVC cement or cellular PVC adhesives to prevent joint separation. Acceptable adhesives are PVC Trim Welder, IPS Weld-On 705 (white), and Zevo PVC Trim adhesive.
 - 3. PVC cements cure quickly (3-5 minutes or less), and have a limited working time.
 - 4. Scarf cut joints are recommended where applicable.
 - 5. Bonded joints should be secured with fasteners and fastened with two rows on each side of the joint.
 - 6. When bonding simulated wood trim to other substrates, consult the adhesive manufacturer to determine suitability.
- C. Nail Hole Filler: Cortex plug system by Fasten Master.
- D. Sealants:
 - 1. Use urethane, polyurethane, polymer blends or acrylic based sealants that do not contain silicone as specified in Section 07 91 16 - Joint Gaskets.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Cutting:
 - 1. Simulated wood trim can be cut using standard woodworking saws. Conventional carbide-tipped blades designed for cutting wood are preferred. Avoid using fine-tooth metal-cutting blades.
 - 2. Rough-cut edges are typically caused by excessive friction, poor board support, or worn or improper tooling.
- C. Drilling:
 - 1. Simulated wood trim can be drilled using standard woodworking drill bits. Do not use drill bits made for rigid PVC.
 - 2. Avoid frictional heat build-up.
 - 3. Remove shavings periodically from a drill hole as necessary.
- D. Milling and Moulding:
 - 1. Simulated wood trim can be milled or moulded using standard milling or moulding machines found in millwork shops.
 - 2. Rake angle 20 to 30 degrees. 25 degrees is recommended.
 - 3. Cutting speed to be optimized with the number of knives and feed rate.

- E. Routing:
 - 1. Simulated wood trim can be routed with virtually any piece of equipment used to rout wood.
 - 2. Carbide tipped router bits are recommended.
 - 3. Machinery that allows for multiple cutting speeds will allow you to optimize the process obtaining a smoother finished part.
- F. Edge Finishing:
 - 1. Traditional sanding, grinding or filing tools used for woodworking are preferred.
- G. Nail Location:
 - 1. For trimboard applications use two fasteners per framing member.
 - 2. Use additional fasteners (3/4 inch preferred) for trimboard 8 inches and wider.
 - 3. Install fasteners a maximum of 2 inches from the end of each board.
- H. Expansion and Contraction:
 - 1. Simulated wood trim expands and contracts with changes in temperature. Properly fastening along the entire length is required to minimize expansion and contraction.
 - 2. Allow 3/16 inch space per 18-foot run of trim for expansion and contraction.
 - 3. Bond joints between pieces of simulated wood trim to eliminate separation.
 - 4. Allow expansion and contraction space at the ends of long runs.
- I. Cleaning:
 - 1. Clean simulated wood trim with mild detergent and water.
 - 2. Products with pumice, such as Soft Scrub, may be applied with a nylon brush.
 - 3. For more stubborn stains use a mild household cleaner and degreaser like Clorox Cleanup, Clorox Outdoors, Denatured Alcohol, Bleach, Mr. Clean Magic Eraser or Corte Clean with nylon brush.
- J. Painting:
 - 1. Be sure surface to be painted is clean, dry, and free of dirt, loose or peeling paint, mildew, chalk, grease and any other surface contaminants before paint application.
 - 2. Finish nail holes with nail hole filler or a UV resistant acrylic caulk.
 - 3. Paint as specified in Section 09 90 00 - Painting and Coating.
 - a. Use 100 percent acrylic latex or 100 percent acrylic latex with urethane additive paint with a light reflective value (LRV) equal to or greater than 55 units.
 - b. Follow the paint manufacturer's application recommendations.

3.4 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

3.5 SCHEDULES

- A. :
- B. :

END OF SECTION



Slateline® Shingles

Bold shadow lines and tapered cut-outs create the look of slate at a fraction of the cost. Now with GAF Time-Release Algae-Fighting Technology for long-lasting algae-fighting power so strong it allows us to offer a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.¹



Slateline® Shingles

Benefits:

- **Affordable luxury** — Slateline® Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated design** — Artisan-crafted shapes combined with oversized tabs and a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom color palette** — Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **Stays in place** — Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).²
- **StainGuard Plus™ Algae Protection Limited Warranty** — Specially engineered capsules release copper over time for long-lasting algae-fighting power. It's protection so strong, it allows us to offer a 25-year limited warranty against blue-green algae discoloration.¹
- **High-performance** — Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home
- **The ultimate peace of mind** — Lifetime† limited transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first 10 years
- **Perfect finishing touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles with a StainGuard Plus™ Algae Protection Limited Warranty¹
- **Trusted** — Slateline® Shingles have earned the Good Housekeeping Seal

Colors:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions** (approx.): 17" x 40" (432 mm x 1,016 mm)
- **Exposure:** 7 1/2" (190.5 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 48
- **Nails/Square:** 288⁴
- **Hip/Ridge:** TimberTex®³
- **Starter:** WeatherBlocker™
- **StainGuard Plus™ Algae Protection Limited Warranty¹**

Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁵
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- State of Florida approved
- Miami-Dade County Product Control approved
- Texas Department of Insurance listed
- CSA A123.5⁶

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Slateline® Shingles. Installation instructions may also be obtained at gaf.com.

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

³ 15-year 130 mph wind speed coverage requires special installation and use of GAF Starter Strip Shingles; see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

⁴ Required by some local codes and required for enhanced wind coverage on certain products. These products are not available in all areas. See gaf.com/RidgeCapAvailability for details.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

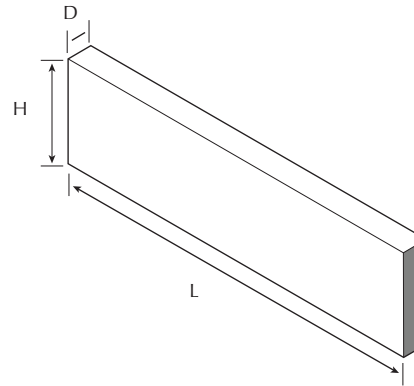
⁶ Refers to products sold in Canada only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



We protect what matters most™





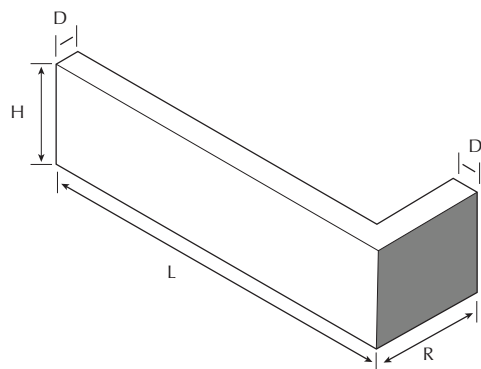
Thin Brick Flats - Dimensions, Weights and Coverage

Description	Depth (D)		Height (H)		Length (L)		Weights		Units/Ft2		Packaging	
	in	mm	in	mm	in	mm	lbs.	kg.	Units/ft2	Units/ft2	Type	QTY
King	Note 1	Note 1	2 5/8	67	9 5/8	244	1.0	0.5	4.80	51.7	Box	45
2 1/4" Modular	Note 1	Note 1	2 1/4	57	7 5/8	194	0.7	0.3	6.86	73.8	Box	50
2 3/4" Modular	Note 1	Note 1	2 3/4	70	7 5/8	194	0.8	0.4	5.60	60.3	Box	35
4" Modular	Note 1	Note 1	3 9/16	90	7 5/8	194	1.0	0.5	4.50	48.4	Box	38
2 1/4" Norman	Note 1	Note 1	2 1/4	57	11 5/8	295	1.2	0.5	4.47	48.1	Box	25
4" Norman	Note 1	Note 1	3 9/16	90	11 5/8	295	1.9	0.9	3.00	32.3	Box	25
2 1/4" Emperor®	Note 1	Note 1	2 1/4	57	15 5/8	397	1.6	0.7	2.76	29.7	Box	30
4" Emperor®	Note 1	Note 1	3 9/16	90	15 5/8	397	2.5	1.1	2.25	24.2	Box	19

The Above Brick Manufactured by Interstate Brick comply with the following Specifications:

ASTM C1088: Grade Exterior; Type TBA, TBS or TBX as specified in Purchase Order;
PCI Compliant on some thin brick products - inquire

Note 1: Product thickness is dependent on the manufacturing process used to produce the thin brick; face cut, split-tile, break-a-way, clusters, and ribbons have different thicknesses. Set thicknesses are 5/8"



Thin Brick Corners - Dimensions, Weights and Coverage

Description	Depth (D)		Height (H)		Length (L)		Return (R)		Weights		Units/Ft2		Packaging	
	in	mm	in	mm	in	mm	in	mm	lbs.	kg.	Units/ft2	Units/ft2	Type	QTY
King	Note 1	Note 1	2 5/8	67	9 5/8	244	3	76	1.0	0.5	4.80	51.7	Pallet	500
2 1/4" Modular	Note 1	Note 1	2 1/4	57	7 5/8	194	3 5/8	92	0.7	0.3	6.86	73.8	Pallet	500
2 3/4" Modular	Note 1	Note 1	2 3/4	70	7 5/8	194	3 5/8	92	0.8	0.4	5.60	60.3	Pallet	500
4" Modular	Note 1	Note 1	3 9/16	90	7 5/8	194	3 5/8	92	1.0	0.5	4.50	48.4	Pallet	500
2 1/4" Norman	Note 1	Note 1	2 1/4	57	11 5/8	295	3 5/8	92	1.2	0.5	4.47	48.1	Pallet	400
4" Norman	Note 1	Note 1	3 9/16	90	11 5/8	295	3 5/8	92	1.9	0.9	3.00	32.3	Pallet	400
2 1/4" Emperor®	Note 1	Note 1	2 1/4	57	15 5/8	397	3 5/8	92	1.6	0.7	2.76	29.7	Pallet	400
4" Emperor®	Note 1	Note 1	3 9/16	90	15 5/8	397	3 5/8	92	2.5	1.1	2.25	24.2	Pallet	400

The Above Brick Manufactured by Interstate Brick comply with the following Specifications:

ASTM C1088: Grade Exterior; Type TBA, TBS or TBX as specified in Purchase Order;
PCI Compliant on some thin brick products - inquire

Note 1: Product thickness is dependent on the manufacturing process used to produce the thin brick; face cut, split-tile, break-a-way, clusters, and ribbons have different thicknesses. Set thicknesses are 5/8", 7/8" and 1" [nominal] (16mm, 22mm, and 25mm [nominal]) - inquire