

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Ian Jacob
Joy Naifeh
Julia Tate
John Turk

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, December 16, 2020, 5:00 p.m. This meeting will take place using Zoom.

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

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

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

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Dec 16, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Workshop and Public Hearing 12/16/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85782620827>

Or iPhone one-tap :

US: +19292056099,,85782620827# or +13017158592,,85782620827#

Or Telephone:

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

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 857 8262 0827

International numbers available: <https://us02web.zoom.us/j/85782620827>

For more information on how to use Zoom, please go to:

<https://www.portlandmaine.gov/remotePUD>

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

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 2, 2020**

- i. Certificate of Appropriateness for Dormer Additions and Exterior Alterations; 39 Commercial Street; EssexNorth, LLC., Applicant. **The decision will be posted by Friday, 12-11-2020.**

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Rooftop Deck Addition; 157 HIGH STREET; Westin Portland Harborview, Applicant.
- ii. Request for Amendment to Previously-Approved Plans; ONE CENTER STREET; Fathom Companies, Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Rooftop Addition; 110 EXCHANGE STREET; One Ten Exchange, LLC., Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
157 HIGH STREET
TOP OF THE EAST, WESTIN HARBORVIEW HOTEL

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: December 11, 2020
RE: December 16, 2020 **Public Hearing** – Rooftop Alterations and Additions

Address: 157 High Street, Westin Portland Harborview – Top of the East Lounge
Applicants: RB Portland, LLC
Project Architects: Lauren Dundon & Russell Brown, Semple Brown Design, P.C.

Introduction

On behalf of the Westin Portland Harborview Hotel's owners, Semple Brown Architects are requesting a Certificate of Appropriateness for outdoor rooftop amenities at the Top of the East Lounge. The proposed alterations include rooftop decks, in two different phases for two areas of the roof; a combination of steel planters and glass guard rails on the south and east (High Street and Congress Street) edges of the deck; an outdoor fireplace for each phase of the deck program; and replacement of the lounge's south facing windows (facing High Street) with two sets of multi-fold glass doors. Some interior alterations will also be carried out, possibly in advance of the outdoor additions, and the outdoor decks may be completed in two construction phases if necessary.

The Eastland Hotel dates from the late 1920's, and after some challenging decades and changes of ownership, was renovated by the current owners in 2011-2013. At that time the existing rooftop penthouse was expanded to take the shape it has today. It is most prominently visible from Congress Square Park, and the intersection of Congress and High Streets. More distant views are seen from Deering Street and Forest Avenue, but the height of the hotel limits views of the proposed planters and glass rails from closer locations such as High Street and the interior of the park.

A detailed submission package provided by Semple Brown Architects includes a summary of the proposal, plans and renderings, photos of existing conditions as well as historic views, and pages of product cut sheets. Staff has added a description of the hotel's history and an historic view from Maine Memory Network. The December 16 public hearing will be the

first time the Board considers the proposals for the Top of the East, but due to the level of detail provided with the submission, and the relatively limited visibility of the rooftop additions, staff was comfortable adding the application to the agenda without a preliminary workshop.

Subject Property

The Eastland Hotel occupies a very prominent location, and is Portland's premier remaining historic hotel. Tax credits were used for the most recent renovations (2012-2013) so the reviews were fairly rigorous and the reopening was accompanied by fanfare. One can distinguish the 2012 expansion of the Top of the East from the smaller original rooftop structure by its large windows in the two bays closer to High Street. Other significant components of the exterior rehab were the High Street canopy, windows on all floors, and revamped signage including on the roof. Please see the historical description provided from Maine Memory Network.

Proposed Alterations

Please see the project description provided by the architects (Attachment 1,) which indicates that deck construction may proceed in two phases. According to architect Lauren Dundon, this depends on the timing of the work in relation to the high season for events. An extensive file of product cut sheet also accompanies the submission. Staff notes some particular aspects:

- A low parapet about two feet high surrounds the outside edges of the roof area where decks are proposed, but the deck surface is higher than the top of the parapet.
- The tempered glass guard rails are anchored at the bottom (directly to the deck structure on the east, facing Congress Square, and fastened to the steel planters on the south, facing High Street.) No uprights or cap rails are planned to interrupt or frame the clear tempered glass.
- On the High Street side of the deck, the structure and planters and glass guards are set 5' back from the roof edge. Facing Congress Square park the deck and guard rail are just slightly set back from the parapet.
- A few of the downward wall sconces facing High Street will be visible from below. String lights with cone top shades are only proposed near the middle of the roof, by the Phase 1 fireplace. All other lighting is low-mounted step lights, table lanterns, or LED rope at the inside edge of planters.
- The Phase 1 fireplace will require a taller chimney than the Phase 2 chimney, because it is required to be 2-1/2' higher than the Top of the East's roof. Fireplaces are to be of masonry clad in dark metal, but the flues (probably metal) are not specified in terms of material and color. (At the rear of the building, an existing, taller structure extends higher than the lounge roof and the chimneys.)

Staff Comments

As the Board knows, outdoor rooftop amenities for public gathering establishments are a desired feature that will continue to be popular – particularly in a commanding location such as the Top of the East. Successfully integrating these alterations into existing architecture depends on carefully considering on what views will be afforded from surrounding streets, and examination of such details as lighting, added height (and the roof location of tall additional elements,) guard rails, etc.

- Are they generally compatible with the architecture?
- Is differentiation of new additions important, or is this not an important question given the particular design circumstances?
- Do they compete with the existing materials palette, geometry, scale and massing, or character-defining-features?
- Are they potentially reversible?

In considering a proposal of this kind, one does not expect complete invisibility from the streets below. The tallest of the additions – fireplace enclosures, flues, and fencing on the inboard side of the decks are located away from the edges, and some distance from street view locations. Staff imagines that glimpses of activity above the street level, in addition to earthbound liveliness, could contribute to the atmosphere of Congress Square as well as drawing some attention to the lounge.

While the Board may well suggest details to improve compatibility of the proposed additions, staff is fairly comfortable with the sensitive approach taken with the design and general consistency with the Standards for Review of Alterations. There may be questions about some of specific details:

- The level of lighting, which is termed “dark sky compatible” should be limited to prevent a large increase in the glow of spilled light.
- Proposed colors of planters, fixtures, and fireplace enclosures are generally recessive; staff is curious about the fireplace flues, and believes the Board may want to specify a non-reflective recessively colored material.

Applicable Review Standards

Standards for Review of Alterations

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*

- (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.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the December 16, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations and additions at 157 High Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Project summary letter from architect
2. Plans, elevations, photos, renderings and details
3. Product cut sheets supplied by architects
4. Google photos supplied by staff
5. Image from 1940, and Maine Memory Network description



ARCHITECTS AND DESIGNERS

November 23, 2020 [Revised December 11, 2020]

Historic Preservation Program
 Department of Planning and Urban Development
 Portland City Hall, 4th Floor
 389 Congress Street
 Portland, ME 04101

Subject: Certificate of Historic Appropriateness

Please see the attached package materials in application for a Certificate of Historic Appropriateness for a proposed new rooftop deck at the Westin Portland Harborview Hotel, in the historic Eastland building.

Project Name and Address:

THE WESTIN PORTLAND HARBORVIEW
 TOP OF THE EAST
 157 HIGH STREET
 PORTLAND, MAINE 04101
 PARCEL 037-E007001

Building Owner:
 RB PORTLAND LLC
 157 HIGH STREET
 PORTLAND, ME 04101

Applicable Zones:

Congress Street Historic District – Contributing Designation Category
 Downtown Entertainment Overlay Zone
 Downtown Height Overlay Zone – B3

Project Description:

The Top of the East is an existing rooftop lounge at the Westin Portland Harborview Hotel. The historic rooftop structure was expanded to its current size in 2012. The owners wish to add an outdoor rooftop seating deck with access from the Top of the East lounge. This will involve the following modifications.

Phase 1 – 907 GSF:

- There are no height increases proposed in this project.
- Replacement of the 2012 south window bank with operable multifold glass doors. Existing brick-veneer structure to remain.
- The multifold doors will be thermally constructed to meet current energy code, and have custom muntins similar to the existing historic fenestration patterns. The two multifold door systems will each consist of 5 panels, and one panel in the multifold system will serve as an egress door which can be operated independently.

- Addition of a seating deck with occupant load of 49 people.
- Addition of a wood-burning fireplace. The firebox is prefabricated of masonry, and will be installed in an enclosure with steel cladding. The fireplace will require a flue/chimney system with spark arrestor, extended to a height of 24" above the nearest rooftop equipment. The flue system is the only new structure with height that extends higher than the existing Top of the East rooftop. However, it is not higher than other existing rooftop structures, and it will be set back approximately 30 feet from the High Street façade.
- Guardrails on the south perimeter of the deck will be held back 5'-0" from the High Street façade, and will consist of custom steel planter boxes with tempered glass guards.
- Guardrails on the east perimeter of the deck will consist of tempered glass guards. This side is adjacent to an existing lower rooftop below.
- Guardrails on the northeast perimeter of the deck will consist of steel and wood plank screen walls to separate the seating area from the rest of the roof.
- Decorative lighting will consist of three elements: dark-sky-friendly sconces on the existing Top of the East structure; dark-sky-friendly string lights held back from the High Street facade; and low voltage accent lighting inside and below the planters.
- A code-compliant exit sign will be required above the egress door. No other signage is proposed.

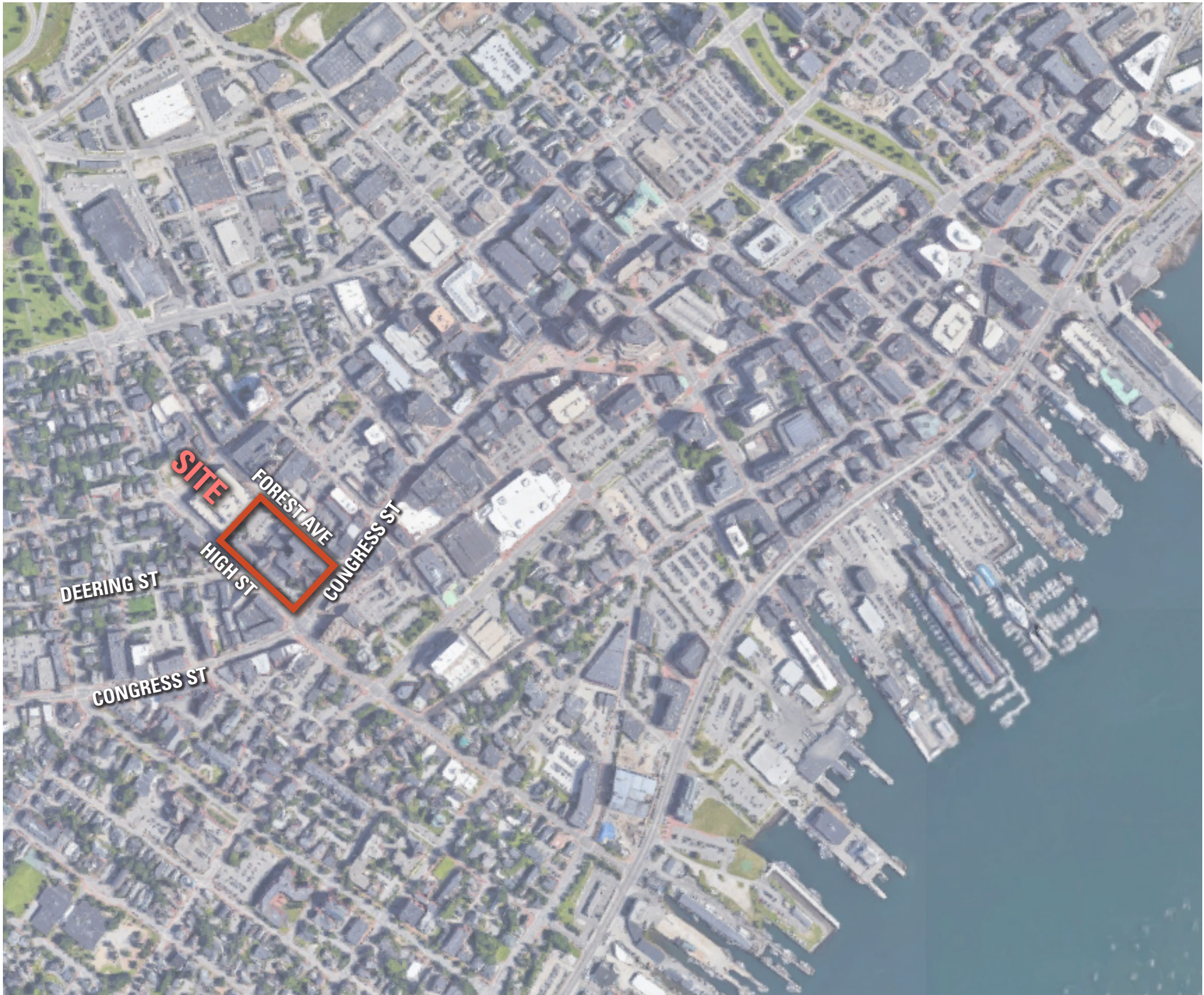
Phase 2 – 1298 GSF:

- Expansion of seating deck area to the northeast portion of the roof. Additional occupant load will be approximately 59 people, necessitating a second exit.
- Expansion of existing exit stair penthouse to accommodate additional egress from the deck, as well as improved circulation between the exterior deck and interior lounge.
- Addition of a second wood-burning fireplace similar to the Phase 1 fireplace.
- Guardrails on the southwest perimeter of the deck will consist of steel and wood plank screen walls to separate the seating area from the rest of the roof.
- Guardrails on the north perimeter of the deck, facing the parking lot at Forest Avenue, are adjacent to an existing lower rooftop below. These will consist of custom steel planter boxes with tempered glass guards.
- Decorative lighting will consist of three elements: dark-sky-friendly sconces on the existing Top of the East structure and new screen wall railings; dark-sky-friendly string lights; low voltage accent lighting inside and below the planters.
- A code-compliant exit sign will be required above the egress door. No other signage is proposed.

We appreciate your scheduling this review. Best Regards,

Lauren Dundon AIA | Associate
Semple Brown

Attachments:
Application for Certificate of Historic Appropriateness
Historic Preservation Checklist
Historic Preservation Submittal Package
Cut Sheet Package



PROJECT LOCATION MAP



HISTORIC PRESERVATION SUBMITTAL

Att. 2

Contents

- 1. Cover | Project Location
- 2. Neighborhood Plan
- 3. Scope of Work
- 4. Street Views and Historic Images
- 5. Existing Top of The East Views
- 6. Existing and Proposed Elevations
- 7. Plans and Isometric Views
- 8. Plan View - Enlarged
- 9. Phase 1 Elevations
- 10. Phase 1 Details
- 11. Phase 2 Details
- 12. Facade Renderings
- 13. Renderings
- 14. Proposed Materials
- 15. Before and After Renderings
- 16. Before and After Renderings
- 17. Before and After Renderings

PROJECT LOCATION
THE WESTIN PORTLAND HARBORVIEW
TOP OF THE EAST
157 HIGH STREET
PORTLAND, MAINE 04101

BUILDING OWNER
THE WESTIN PORTLAND HARBORVIEW
RB PORTLAND LLC
157 HIGH STREET
PORTLAND, ME 04101

ARCHITECT
SEMPLER BROWN DESIGN, P.C.
1160 SANTE FE DRIVE
DENVER, COLORADO 80204

Contact:
LAUREN DUNDON
303.571.4137 | 720.509.8820
ldundon@semplebrown.com



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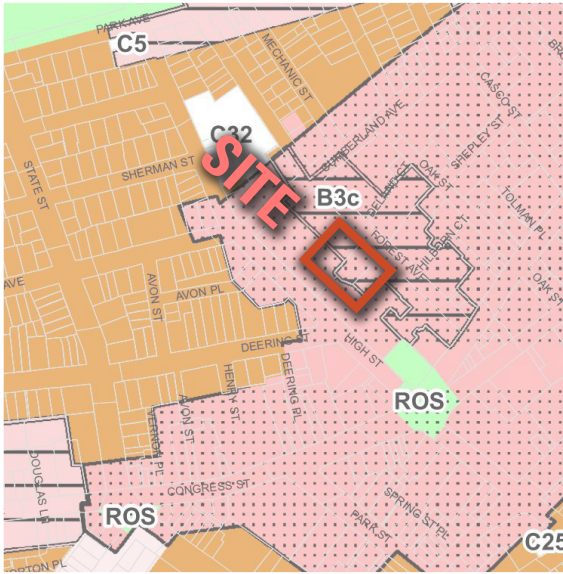


NEIGHBORHOOD PLAN

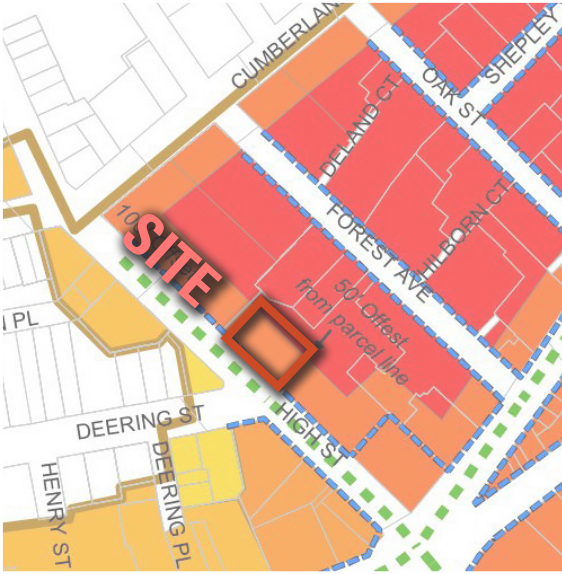
APPLICABLE DISTRICTS



CONGRESS STREET HISTORIC DISTRICT - CONTRIBUTING



DOWNTOWN ENTERTAINMENT OVERLAY ZONE



DOWNTOWN PORTLAND HEIGHT ZONE - B3



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TOP OF THE EAST ROOFTOP VIEW



SCOPE OF WORK

INTERIOR REMODEL AND EXTERIOR PATIO DECK ADDITION AT **TOP OF THE EAST** ROOFTOP LOUNGE.

FACADE

SOUTHWEST FACING WINDOWS FROM THE 2012 ROOFTOP ADDITION TO BE REPLACED WITH MULTIFOLD GLAZED DOORS.

PATIO DECK ADDITION

PATIO DECK ITEMS TO BE ADDED INCLUDE:
DECK FLOOR, STEEL AND GLASS GUARDRAILS, STEEL PLANTERS, STEEL AND WOOD BENCHES, WOOD-BURNING FIREPLACE AND FURNITURE.

PHASE 1 DECK AREA: 902 GSF
PHASE 2 DECK AREA: 1298 GSF

EXTERIOR LIGHTING

LIGHTING TO BE ADDED INCLUDES:
DARK-SKY FRIENDLY WALL SCONCES, LOW-VOLTAGE ACCENT LIGHTING INSIDE AND UNDER THE PLANTERS, REMOVABLE SHADED STRING LIGHTS, REMOVABLE BATTERY POWERED LANTERNS, AND WALL MOUNTED EXIT SIGN.

PHASE 2 EXPANSION

PHASE 2 INCLUDES ADDITIONAL DECK SEATING AND CIRCULATION AREAS. REQUIRES AN EXPANSION OF THE EXISTING ROOF PENTHOUSE TO ALLOW A SECOND ROUTE OF EGRESS INTO AN EXISTING STAIR.

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EXISTING VIEW FROM HIGH STREET



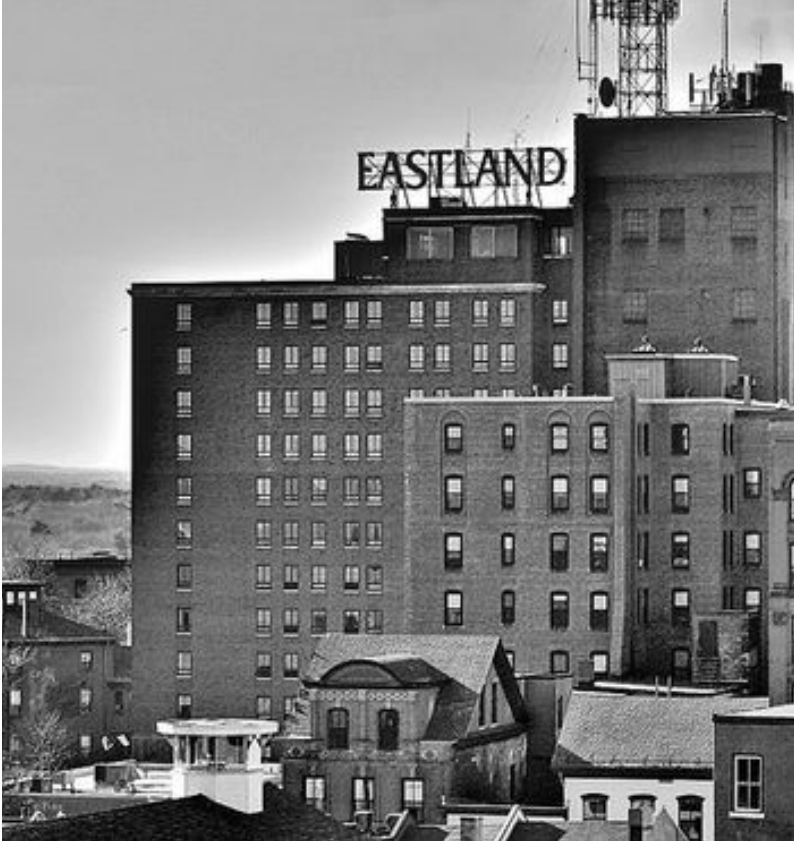
EXISTING VIEW FROM HIGH STREET



EXISTING VIEW FROM FOREST AVENUE



EXISTING VIEW FROM DEERING STREET



HISTORIC VIEW



HISTORIC VIEW

EXISTING AND HISTORIC VIEWS





EXISTING EGRESS STAIR PENTHOUSE, MECHANICAL, AND FACADE LOOKING NORTHEAST



EXISTING 2012 FACADE LOOKING EAST



EXISTING ROOF LOOKING NORTHWEST



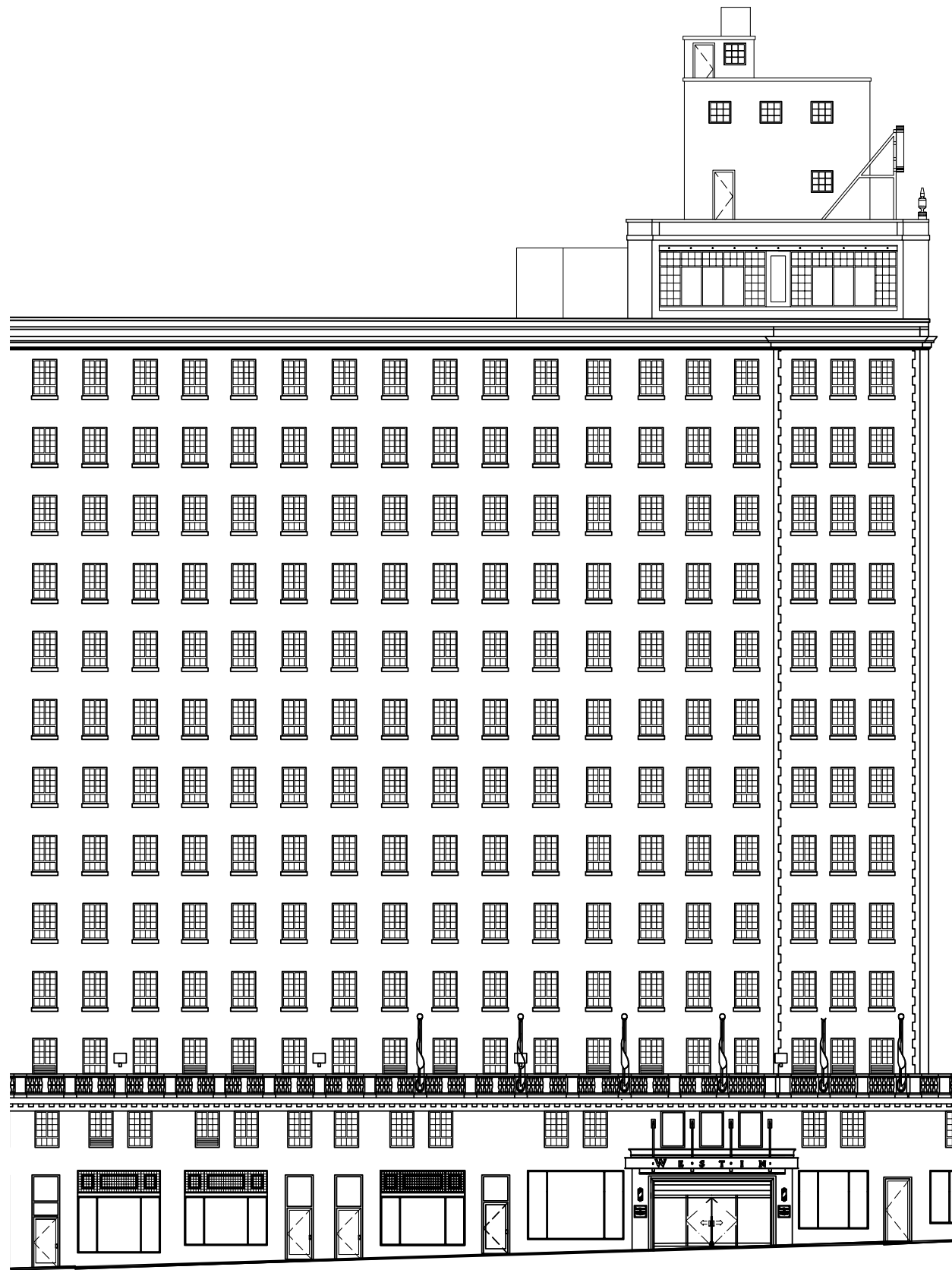
EXISTING 2012 FACADE LOOKING WEST



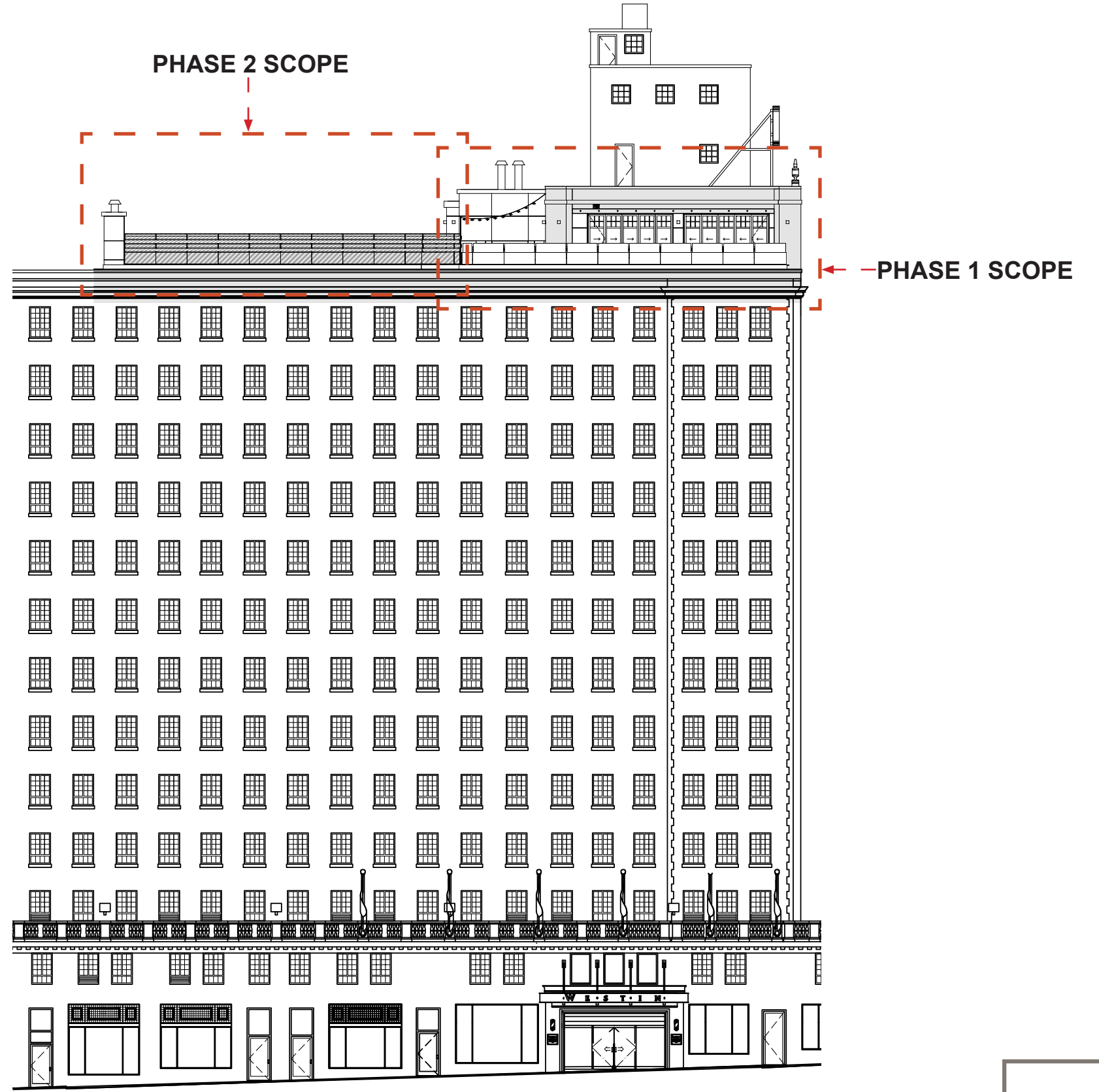
FROM INSIDE LOOKING SOUTH

EXISTING TOP OF THE EAST
and ROOFTOP VIEWS





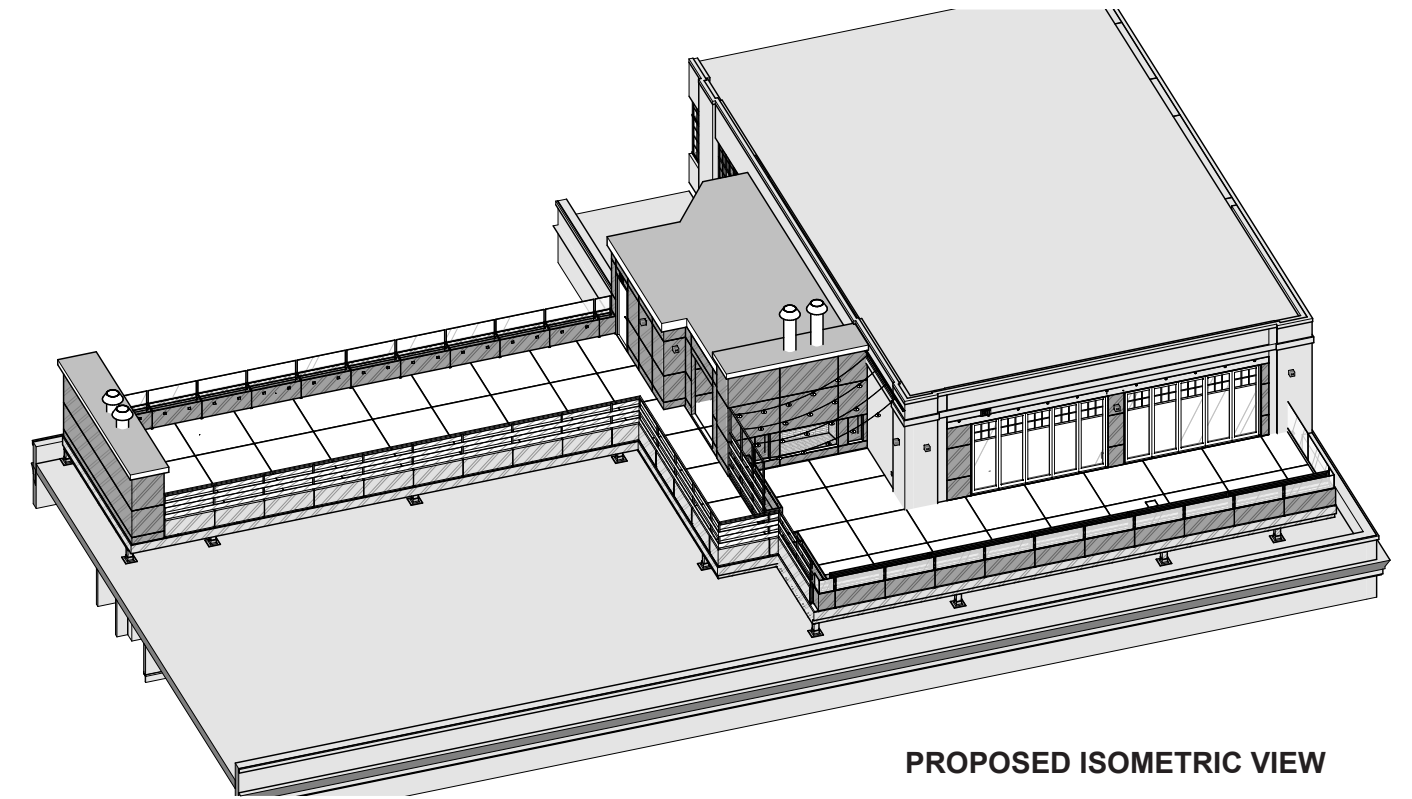
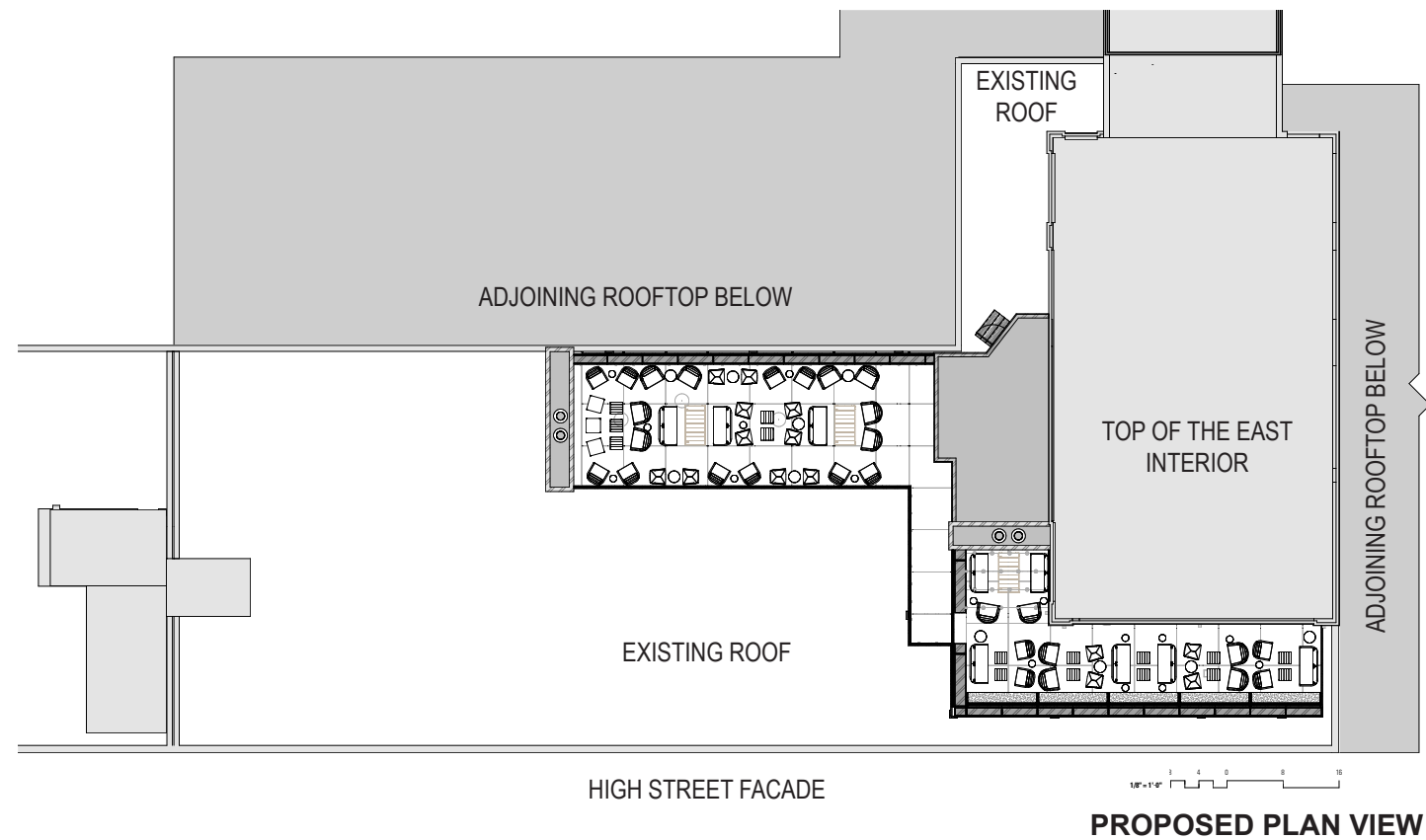
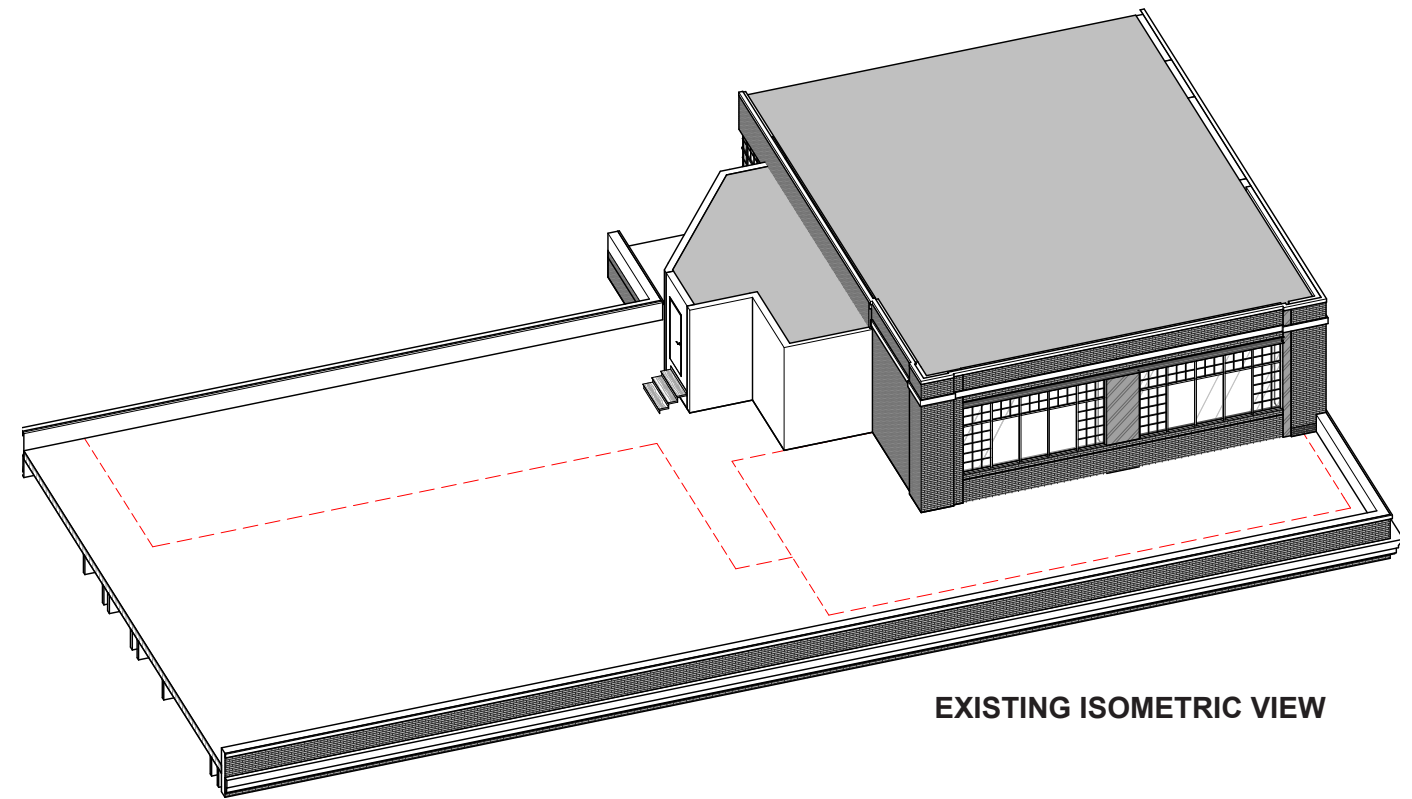
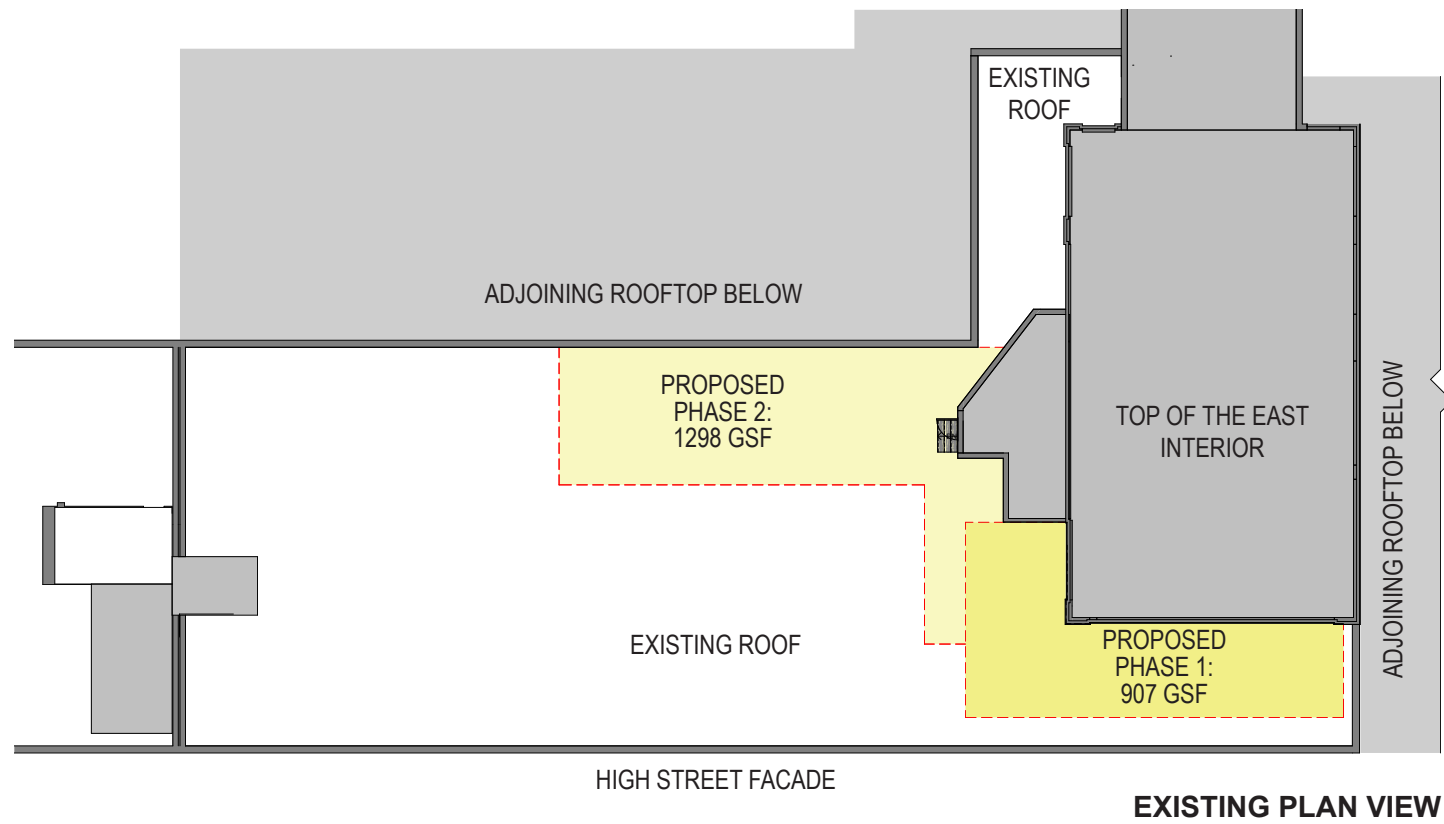
EXISTING - PARTIAL HIGH STREET ELEVATION



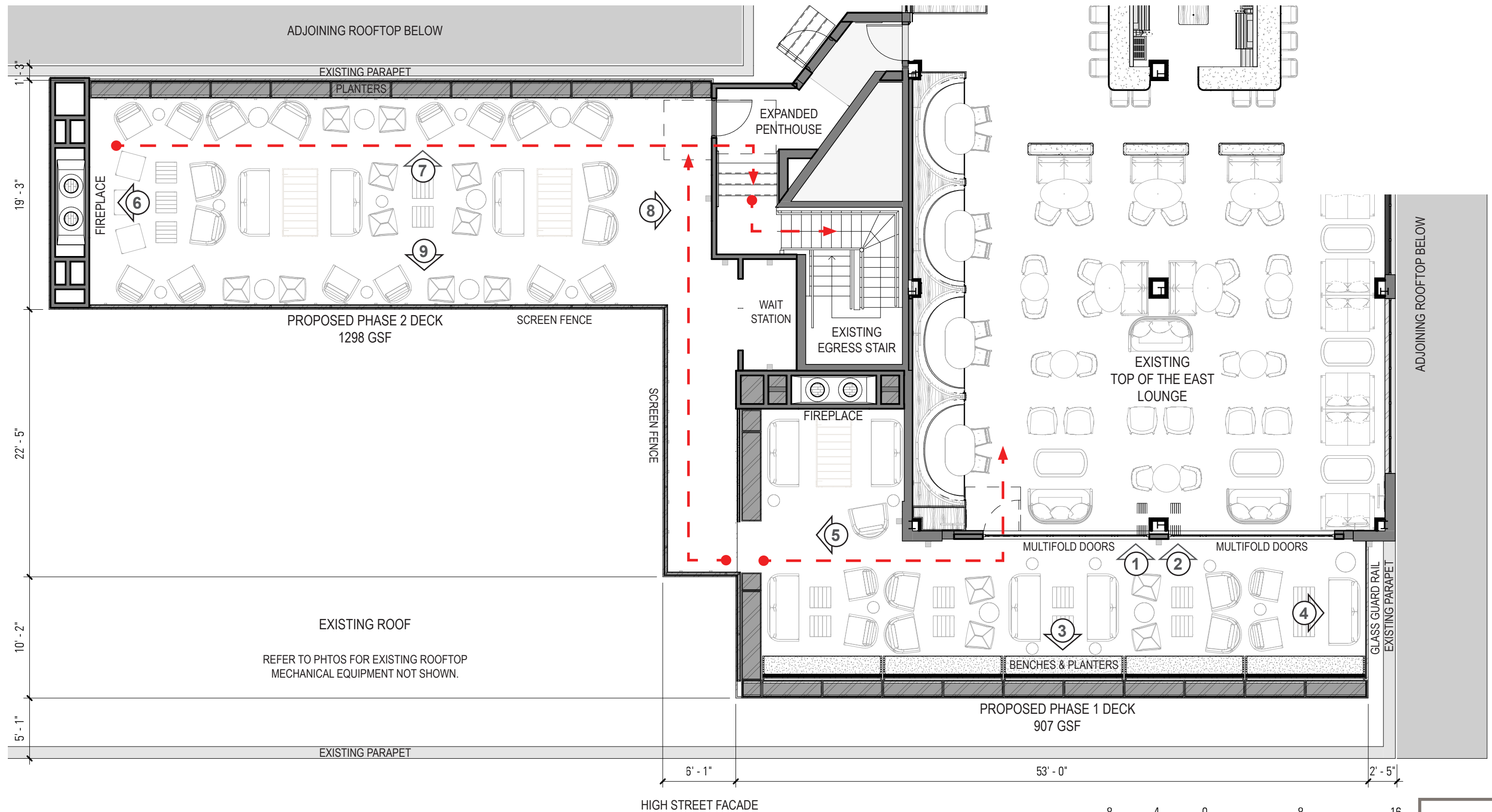
PROPOSED - PARTIAL HIGH STREET ELEVATION

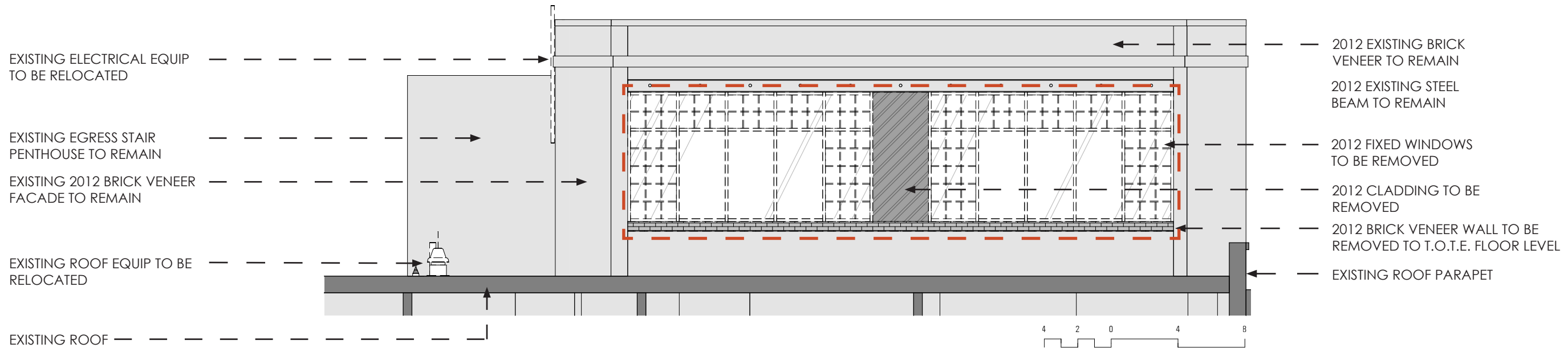
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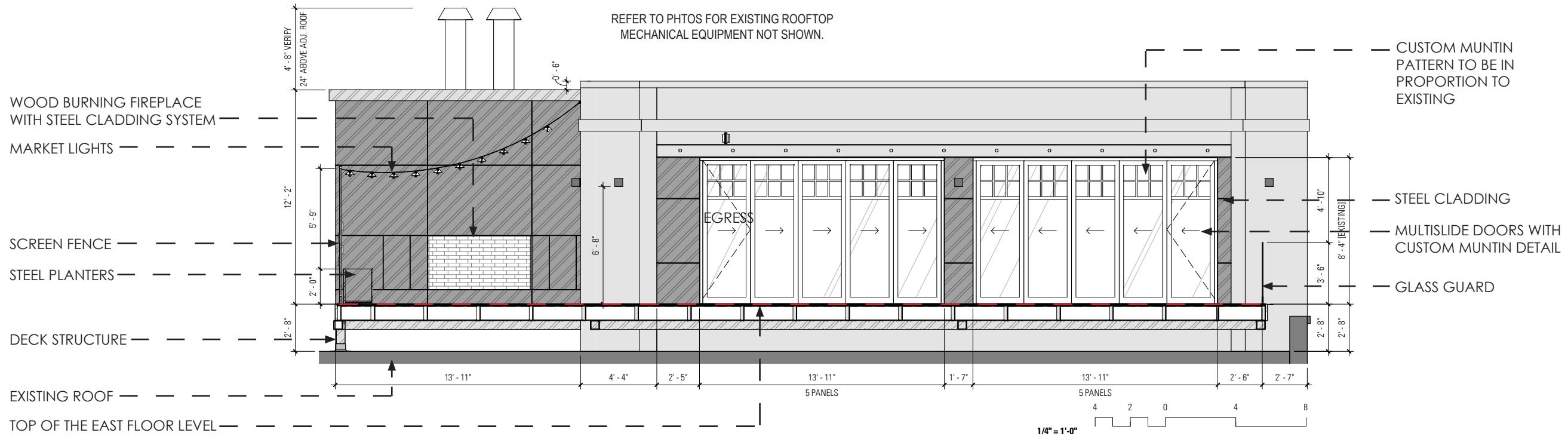


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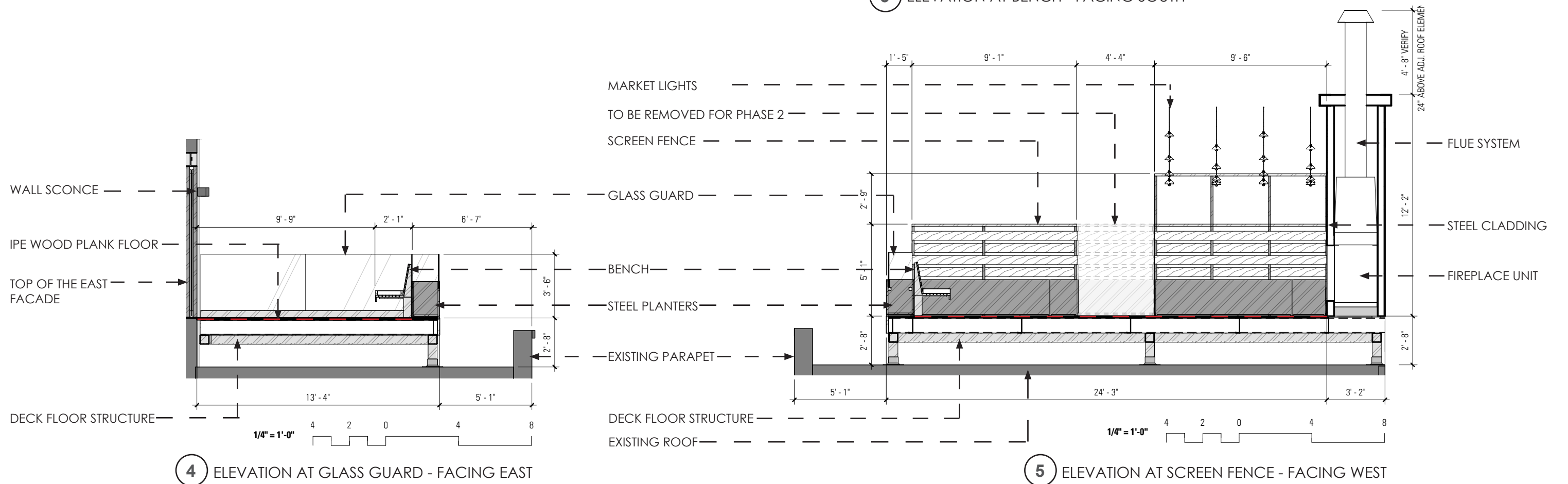
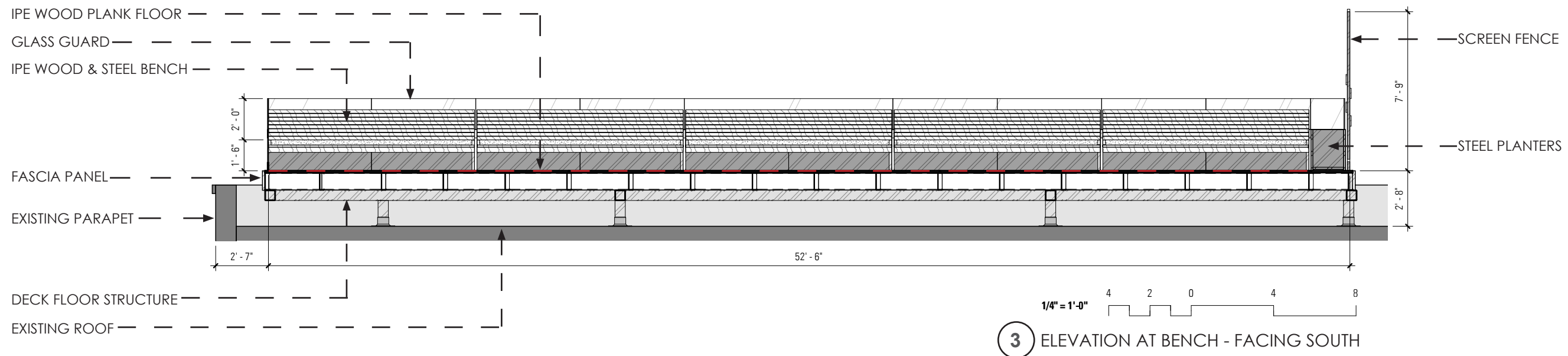


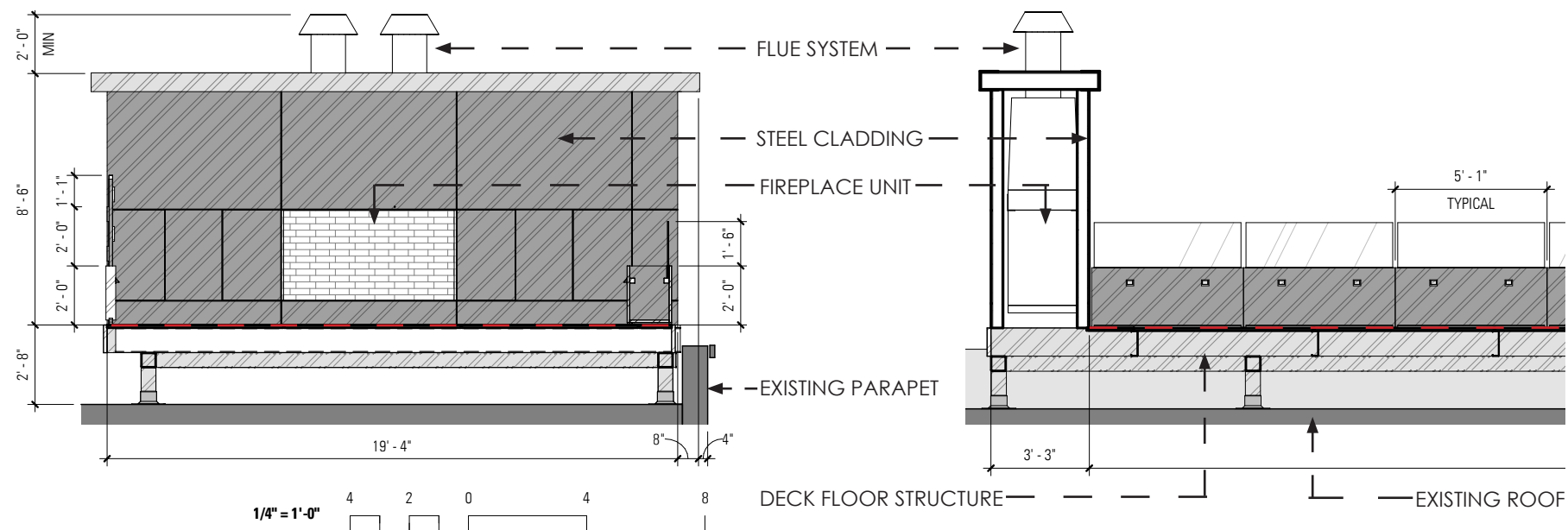


1 TOP OF THE EAST FACADE - DEMOLITION

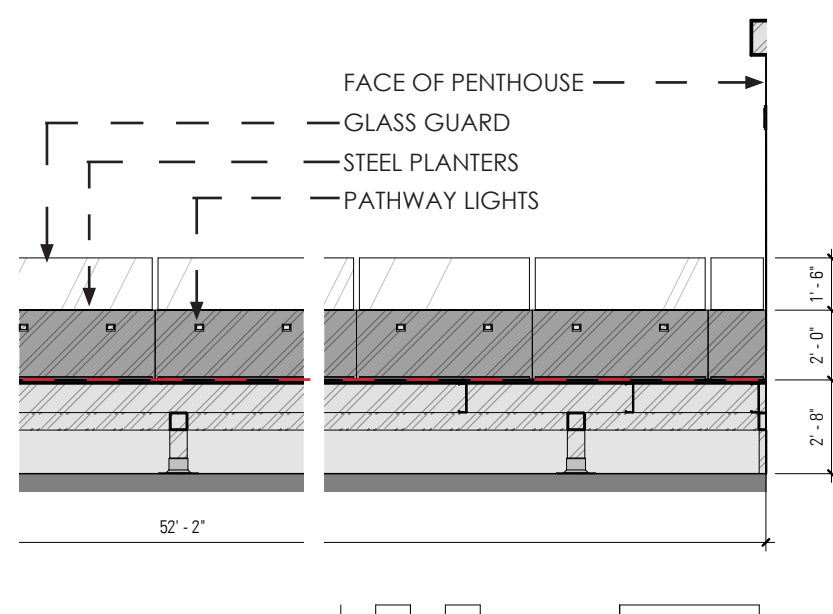


2 TOP OF THE EAST FACADE - PROPOSED

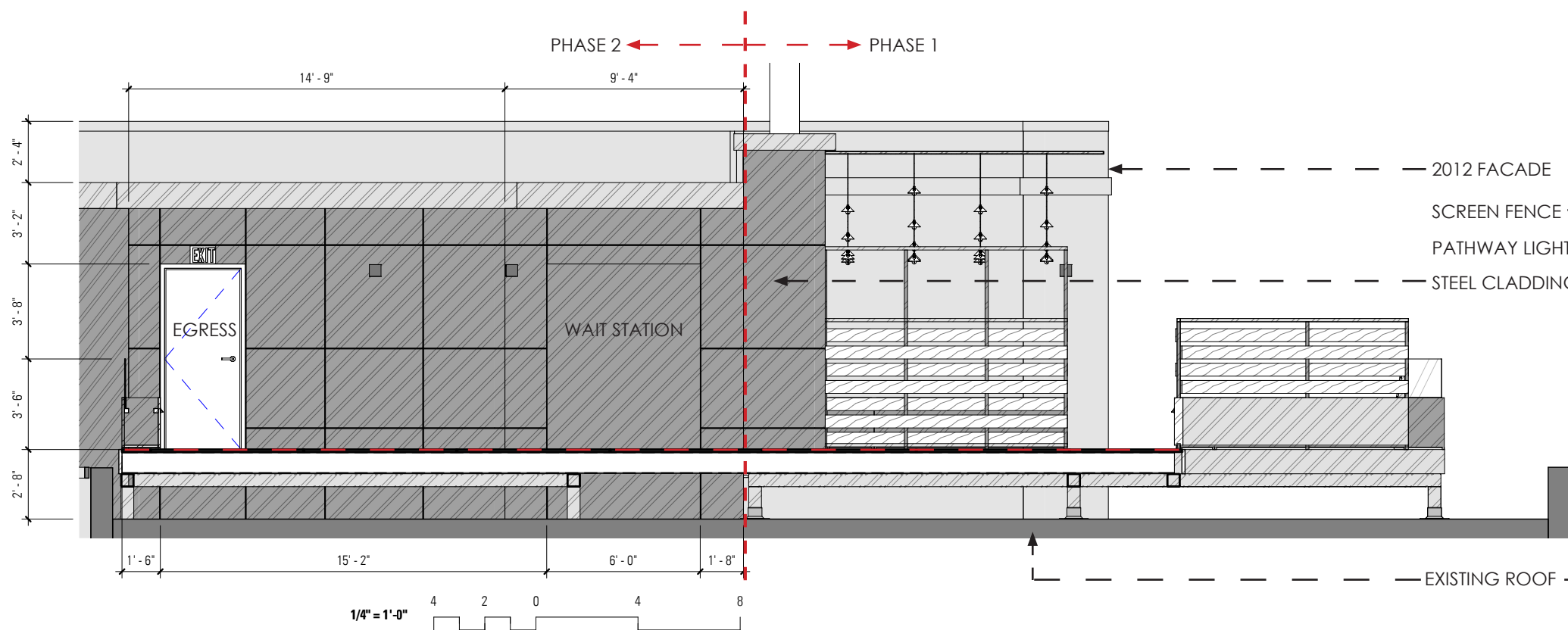




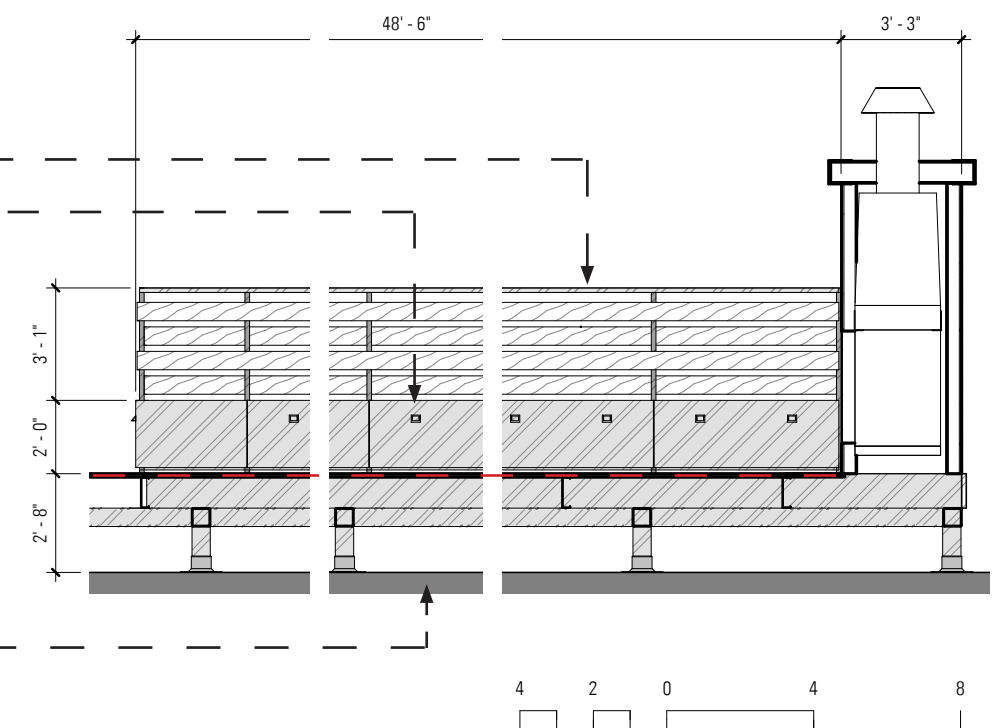
6 ELEVATION AT FIREPLACE - FACING WEST



7 ELEVATION AT PLANTERS - FACING NORTH



8 ELEVATION AT PENTHOUSE - FACING EAST



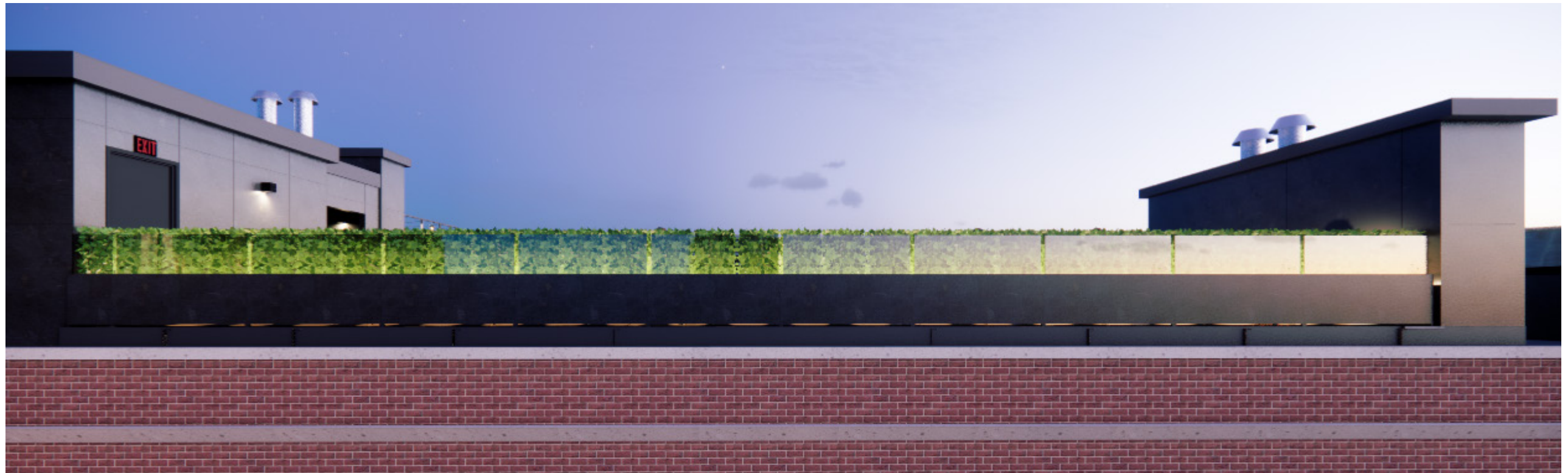
9 ELEVATION AT SCREEN - FACING SOUTH



PHASE 2 DECK DETAILS



PROPOSED PATIO DECK - TOP OF THE EAST FACADE LOOKING NORTH



PROPOSED PATIO DECK - FOREST AVENUE FACADE LOOKING SOUTH



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PROPOSED PHASE 1 PATIO DECK - MULTIFOLD DOORS CLOSED



PROPOSED PHASE 1 PATIO DECK - MULTIFOLD DOORS OPEN



PROPOSED PHASE 2 PATIO DECK - LOOKING WEST



PROPOSED PHASE 2 PATIO DECK - LOOKING EAST





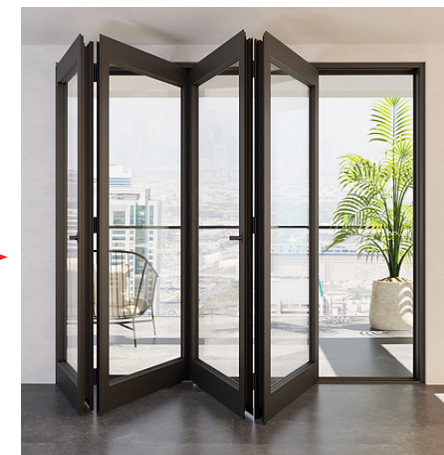
MARKET LIGHTS - DARK SKY FRIENDLY



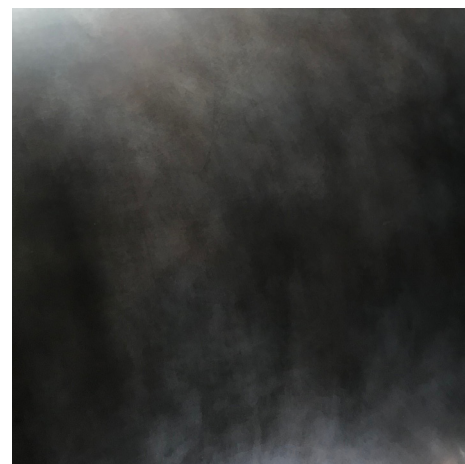
FIREPLACE UNIT



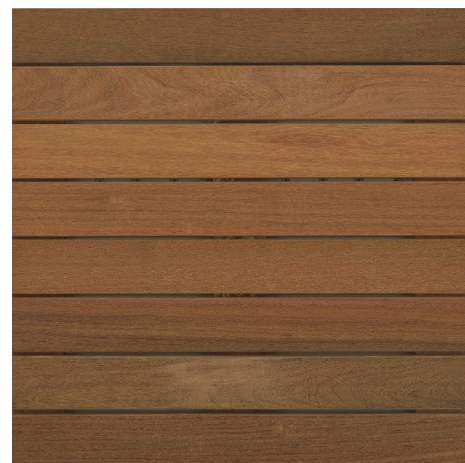
EXIT SIGN
[AS ALLOWED BY
FIRE MARSHALL]



MULTIFOLD GLASS & ALUMINUM DOORS
[CUSTOM MUNTIN DETAIL NOT SHOWN]



BLACKENED STEEL
CLADDING, RAILINGS & PLANTERS



IPE WOOD PLANK
DECK, SCREENS, AND BENCHES



PROPOSED MATERIALS



WALL SCONCES - DARK SKY FRIENDLY



GLASS RAILING - BUILT INTO PLANTERS



LOW-VOLTAGE LIGHTING - INSIDE PLANTERS

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EXISTING - VIEW FROM CONGRESS SQUARE PARK



PROPOSED - VIEW FROM CONGRESS SQUARE PARK



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EXISTING - DAY VIEW FROM CONGRESS AND HIGH ST INTERSECTION



PROPOSED - DAY VIEW FROM CONGRESS AND HIGH ST INTERSECTION



EXISTING - DAY VIEW FROM CONGRESS AND HIGH ST INTERSECTION



PROPOSED - NIGHT VIEW FROM CONGRESS AND HIGH ST INTERSECTION

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EXISTING - VIEW FROM FOREST AVENUE PARKING LOT



PROPOSED - VIEW FROM FOREST AVENUE PARKING LOT

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The Westin Portland Harborview

157 High Street, Portland, Maine 04101

Historic Preservation Submittal

November 23, 2020

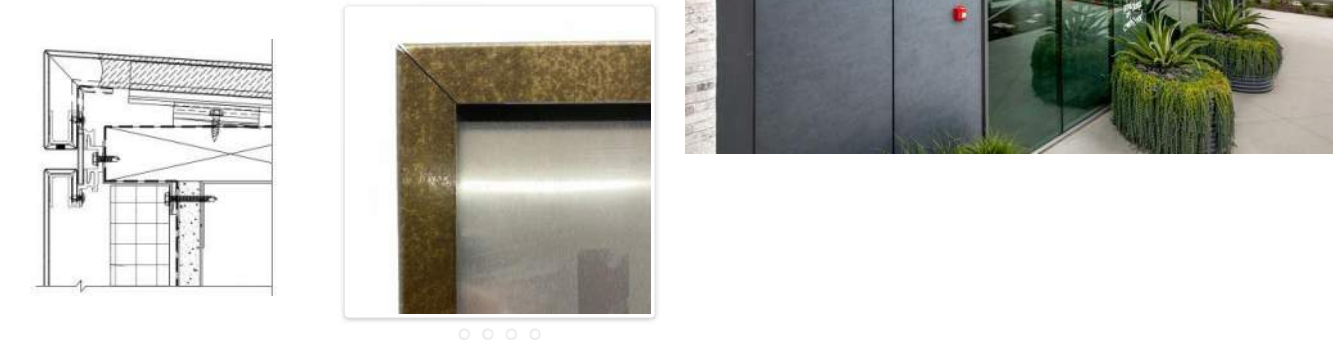
CUT SHEET PACKAGE



ARCHITECTS AND DESIGNERS

RIVETLESS DRY JOINT PLATE WALL PANEL SYSTEM

The Rivetless Dry Joint Plate system, sometimes referred to as a rain screen system, has the biggest span with 3mm plate panels and concealed fasteners making it ideal for designs that call for large, monolithic exterior panels. The panels are riveletless with a double return, offering cleaner lines on projects. This industry standard style is the most expensive of our wall panel systems, but also the most durable and can withstand higher wind loads than our other panel systems. Applications include, but are not limited to, facades, soffits, canopies, roofs, screen walls, and interior walls.



TECHNICAL INFORMATION

- Application: Exterior
- Material: Aluminum
- Gauge: 2mm – 3mm
- Profiles: Break Formed, Roll Formed, Standard, Custom
- Fastening type: Concealed
- Optional: Perforated with acoustic backing

SYSTEM PERFORMANCE

- Fire Rating: Class A Fire Rating (ASTM E84)
- Sustainability: HPD, LEED, VOC free, Red List free, 100% Recyclable, Made from 20% recycled content. [See more features.](#)
- Durability: Resists UV Degradation & Corrosion, Resists Chemical Exposure, Color Resists Fading, Chalking, or Loss of Gloss

DOCUMENTS

SPECIFICATION	+
SUSTAINABILITY	+
PERFORMANCE	+

PROJECTS USING THIS SYSTEM



LONG BEACH EXCHANGE
All Projects, Blue Rust, Retail, Tempest Patina, Wall



BEXAR COUNTY PUBLIC WORKS
All Projects, Canopy, Culture & Community, Parisian Rust, Wall



UNION DENVER
All Projects, Mixed Use, Wall, Wewatta Rust

PURE+FREEFORM

Specification Data Sheet | Rivetless Dry Joint Plate System

MANUFACTURER

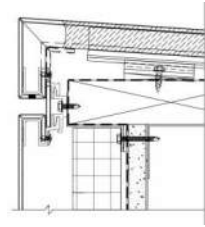
Phone: 612.208.8347

Email: info@purefreeform.com

Mail: 3050 Echo Lake Ave, 300 Mahtomedi, MN 55115

GENERAL PRODUCT DESCRIPTION

Material	Single skin aluminum
Alloy	A3004 HW32
Performance	FEVE paint compliant with: - ASTM D523 – Specular Gloss - ASTM D3363 – Pencil Hardness - ASTM D3359 – Adhesion - ASTM D968 – Abrasion Resistance - ASTM B117 – Salt Spray - ASTM D2247 – Humidity Resistance - ASTM D4214 – Chalking Resistance - ASTM D2794 – Impact Resistance - ASTM D3260 – Mortar Resistance - ASTM D822 – Weathering - ASTM E84 – Flame Spread - ASTM D4145 – Coating Flexibility - ASTM D522 – Conical Mandrel Bend - ASTM D2244 – Color Retention - Superior Performing Organic Coatings on Aluminum: AAMA 2605 - Composition: ASTM B209
Finish	100% customizable. Offset gravure, direct print fluoropolymer finish system containing 100% fluoroethylene vinyl ether (FEVE) resin in color coat.
Warranty	20-year limited warranty against chalking and fading
Maintenance	Requires little to no maintenance. Surface residue may be removed by conventional cleaning methods. Minor scratches may be touched up on-site by matching paint from the manufacturer, when available. Note: Matching paint is not available for all finishes.
Lifecycle	Up to 60-years for exterior applications



PRODUCT SUSTAINABILITY

Recycled content	100% Recyclable, Made from at least 20% recycled content
Emissions	VOC Free, Red List Free
LEED Credits	- Recycled Content: NC 2.2 MR 4.1 & 4.2, ID+C v4 - Regional Materials: NC 2.2 MR 5.1 & 5.2, ID+C v4 - Material Ingredients: BD+C v4, ID+C v4

SYSTEM DESCRIPTION

Basic Uses	Interior or exterior cladding
Applications	Facades, soffits, canopies, roofs, screen walls, column covers, interior walls.
Profile	Custom and standard
Size	Panels formed from flat sheets in 48" width and up to 177" length
Gauge	2mm (0.04") to 3mm (0.125")
Optional	Perforated with acoustic backing
Fabrication & Installation	Refer to CSI Specifications

AVAILABILITY & PRICING

This product is available directly through the manufacturer in a custom finish or standard finish from any Pure + FreeForm collection. Pricing and lead times vary based on finish and quantity.

For additional technical information, assistance with product design and shop drawings, or to get current pricing and lead times, please contact Pure + FreeForm.

HARLEM

A midnight color belies the golden basecoat that hides beneath the surface of Harlem. As light hits the surface, a golden vibrancy appears from the periphery, adding a subtle but deep glow to the blackened steel. A true classic with austere simplicity, the beauty of Harlem runs deep.

Collection: Specular

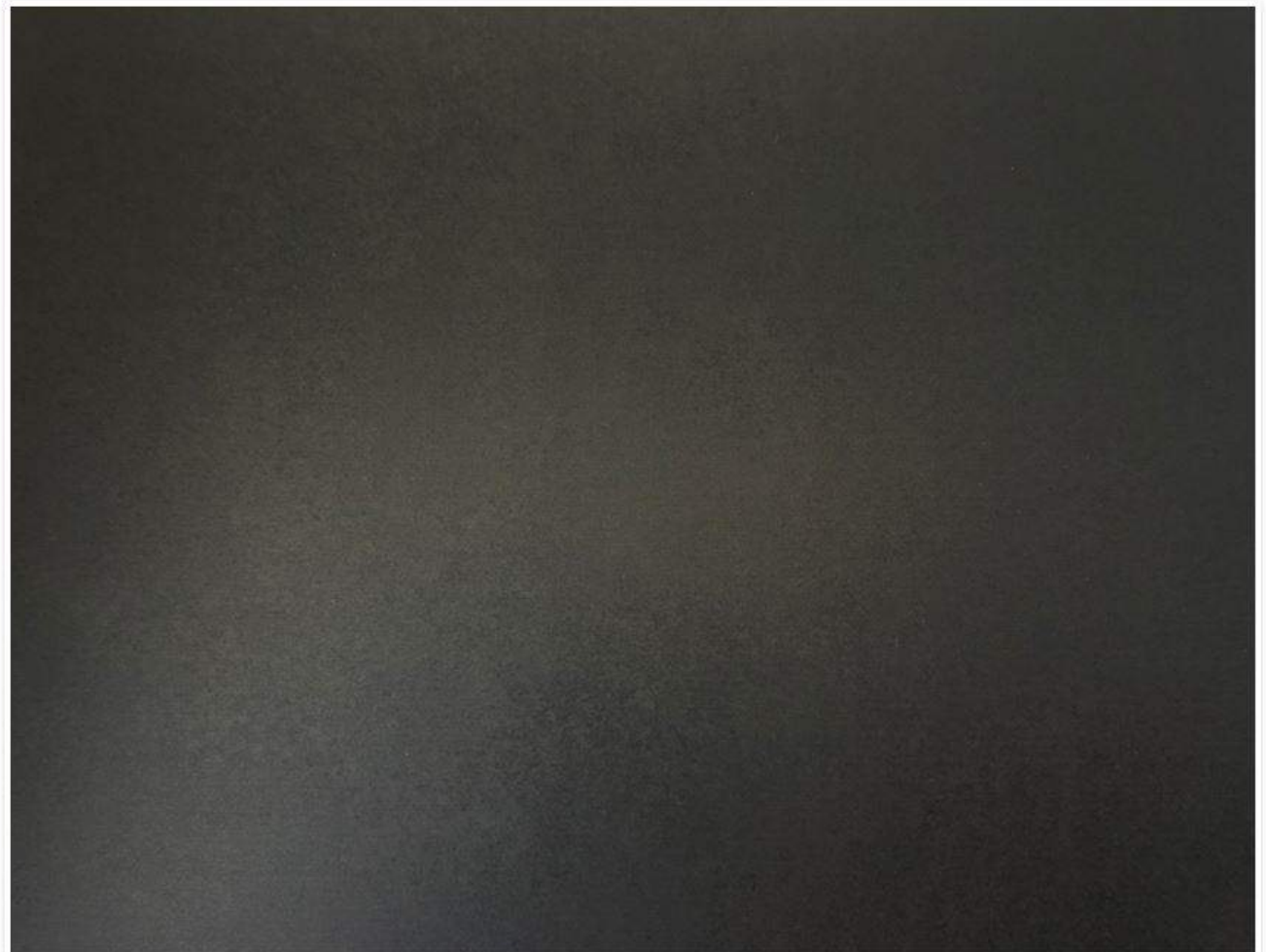
Color Family: Blackened Steel

Spec: Crystal Basecoat

Thickness: 0.6mm – 3mm

Sheet Size: 48" x 120" (up to 177")

Sustainability: HPD, LEED, VOC free, Red List free, 100% Recyclable, Made from 20% recycled content. [See more features.](#)





MAGNUM
All Fuel Fireplace



Magnum 42"
Indoor Application
Custom Firebrick
Running Bond Pattern
Vented Gas Log Set

Taking YOUR
FIREPLACE *to New Heights*

Fan the flames of innovation and take your fireplace to new heights. The Magnum Series Fireplace offers wood burning or gas solutions with the largest openings available in the market, models include 36", 42", 48", 60" & 72". Utilizing Isokern's proprietary straight-back interior design coupled with an innovative contoured shelf, the modular Magnum Series provides unequalled efficiency, performance and custom fireplace design flexibility.

Insight into our technology



Extracted from Iceland's Mt. Hekla volcano, Isokern products are made from the cleanest, purest pumice. Manufactured in the United States, our masonry components cradle the raw power of fire in the safest, most energy-efficient material on earth. Isokern allows architects and their clients to pursue their most inspired designs, while connecting with the natural beauty of fire in a way that, until now, only nature could.



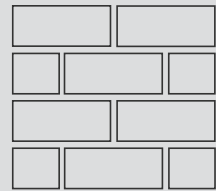
Magnum 48"
Outdoor Application
Soap Firebrick - Red
Herringbone Pattern
Outdoor Vented
Gas Log Set



Magnum 36"
Indoor Application
Soap Firebrick - Cream
Running Bond Pattern
Wood Burning

For True CRAFTSMANSHIP
HAND LAID *Firebrick*

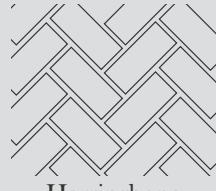
Choose from an array of firebrick options that will suit any interior decor. Shown below are examples of the most distinctive patterns that deliver the true craftsmanship quality to all Isokern products.



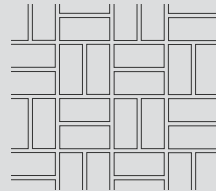
Running Bond



Stack Bond



Herringbone

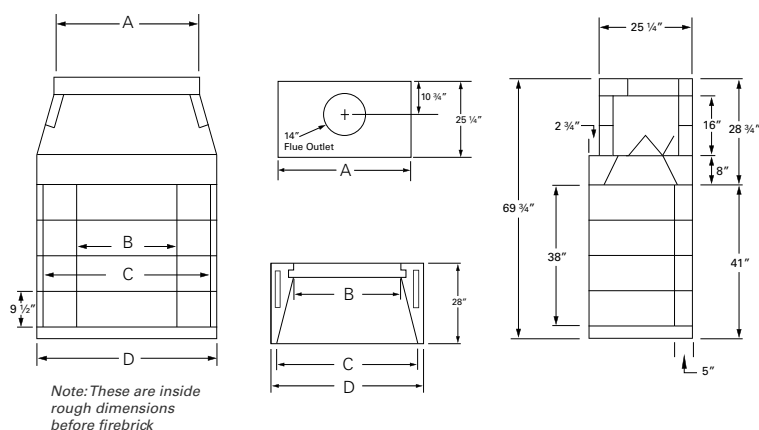


Basket Weave

Firebrick Sizes:
Full - 9" x 4½" x 2½"
Split - 9" x 4½" x 1¼"
Soap - 9" x 2" x 1¼"

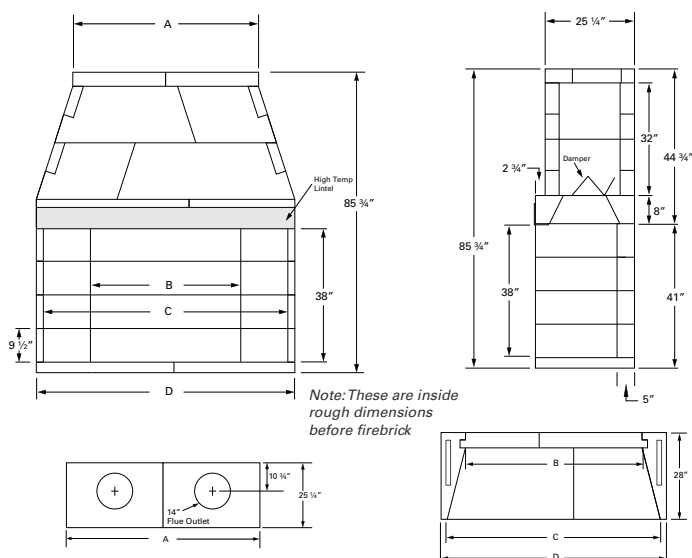


MAGNUM 36", 42" & 48"



MAGNUM	A	B	C	D
36" MODEL	33"	27 1/4"	38 3/8"	43"
42" MODEL	33"	33 1/4"	44 1/2"	49"
48" MODEL	43"	37 1/4"	48 1/2"	53"

MAGNUM 60" & 72"

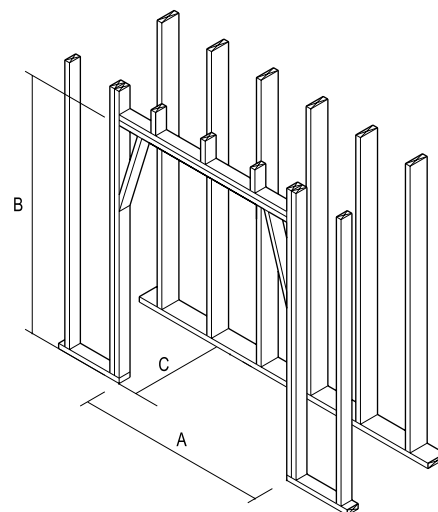


MAGNUM	A	B	C	D
60" MODEL	53 1/2"	57 1/4"	69"	73 1/2"
72" MODEL	66"	69 3/4"	81 1/4"	85 1/2"

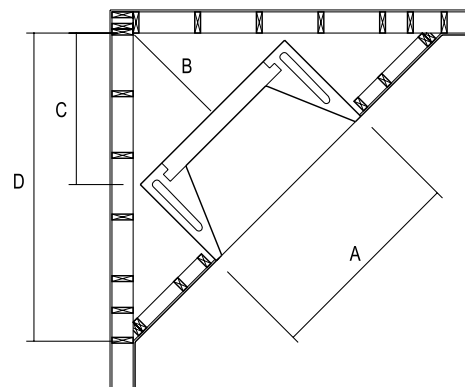
IMPORTANT NOTES: As with any heating appliance, fireplace or stove, this fireplace is extremely hot during operation. Read and understand all operating instructions before using this fireplace. For further information, consult your dealer. Local conditions, such as elevation, wind, vent configuration and choice of fuel will affect overall appearance of the fire and heating performance. Performance can also vary with home design and insulation, climate, condition and type of fuel used, appliance location, burn rate, accessories chosen, chimney installation and how the appliance is operated.

Diagrams, illustrations and photographs are not to scale - consult installation instructions. Product designs, materials, dimensions, specifications, colors and prices are subject to change or discontinue without notice.

Framing Dimensions



MAGNUM	A	B	C
36" MODEL	46"	71"	29 1/2"
42" MODEL	52"	71"	29 1/2"
48" MODEL	56"	71"	29 1/2"
60" MODEL	76 1/2"	87 1/4"	29 1/2"
72" MODEL	88 1/2"	87 1/4"	29 1/2"



MAGNUM	A	B	C	D
36" MODEL	43"	16 3/4"	32"	78 3/4"
42" MODEL	49"	26 1/2"	36"	83"
48" MODEL	53"	28 1/2"	39"	85 3/4"
60" MODEL	76 1/2"	39"	53 1/2"	102 1/2"
72" MODEL	88 1/2"	45"	62"	111"

Featured on the Cover: Magnum 48"
 Soap Firebrick - Red, Herringbone Pattern
 Shown with Francois & Co. Chambord Mantel

earthcore®

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Tested & Listed to
 UL 127, ULC S610



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TYPE

VC



DECOSTRING SERIES

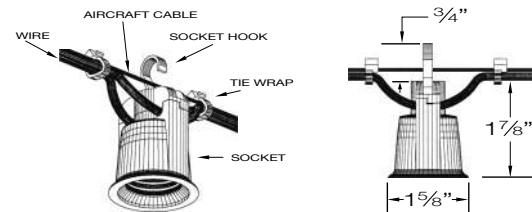
LED / INCANDESCENT

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS



PROJECT:

TYPE:



SOCKET, WIRE & CABLE DETAILS

Decostrings are a perfect accent lighting solution to add a personal ambience to patios, courtyards, atriums, restaurants, amusement parks and any open area. The "festoon" lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either symmetrically spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

SPECIFICATIONS

LAMPHOLDER	Black phenolic, medium base UL weatherproof with hook for optional mounting.
POWER CORD	12/2 G. Black flexible duplex cable, UV rated for extended outdoor use.
SUPPORT CABLE	3/32" SS aircraft catenary cable supports the system, 980# test. Heavier cable available.
LAMPS	Wet location rated LED and incandescent medium base A, G or S style lamps.
DIMMING	Dimmable to 10% with ELV trailing edge type dimmers.
VOLTAGE	120V system (1920 watts max load). No driver or transformer required.
ACCESSORIES	Optional brass, aluminum and acrylic shades. Consult factory for custom shades.
PHOTOMETRY	Bare lamp and shielded "BUG" rated .IES files available.
CERTIFICATION	ETL listed for permanent damp or wet installations. 2001431 MADE IN THE USA

PART NUMBER

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	LENGTH
DSD DAMP	12 12"O/C	120 120V	SELECT FROM LAMP PAGE 3	OPTIONAL SELECT FROM PAGE 4 & 5 OR LEAVE BLANK	SPECIFY
DSW WET	18 18"O/C				
	24 24"O/C				
	36 36"O/C				
	48 48"O/C				
	(OTHER, SPECIFY)				

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P2

V-9
11/20



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TYPE

VC



DECOSTRING SERIES

LED / INCANDESCENT

LED FILAMENT STYLE LAMPS



S14

S14-24/150 – 24K, 1.5W, 150L, CLEAR
S14-27/150 – 27K, 1.5W, 150L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



G16.5

G16.5F-24/325 – 24K, 3.5W, 325L, CLEAR
G16.5F-27/325 – 27K, 3.5W, 325L, CLEAR

G16.5F-24/200 – 24K, 2W, 200L, CLEAR
G16.5F-27/200 – 27K, 2W, 200L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



VINTAGE LED LAMPS
CONSULT FACTORY



A15 & A19

CONSULT FACTORY



S14 VARIOUS COLORS
CONSULT FACTORY



G25

CONSULT FACTORY

* LED LAMPS SPECIFICALLY WET RATED AND DIM DOWN TO 10% WITH A TRAILING EDGE (ELV) DIMMER.

INCANDESCENT LAMPS



LF

A15 CLEAR 120V 25W



LS

S14 CLEAR 120V 11W
COLORS AVAILABLE

LH-C

G16.5 CLEAR 120V 25W
LH-W
G16.5 WHITE 120V 25W



LG

S11 CLEAR 120V 7.5W
COLORS AVAILABLE

FULL SPECIFICATION SHEETS AVAILABLE AT PRIMUSLIGHTING.COM.

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P3

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TYPE

VC



DECOSTRING SHADES & GUARDS

DSC7 7" W X 3" H CONE SHADE

DSC10 10" W X 3" H CONE SHADE

DSC12 12" W X 4" H CONE SHADE

FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT



DSH4 4" W X 1 7/8" H HAT SHADE

DSH6 6" W X 2 1/4" H HAT SHADE

DSH8 8" W X 2 3/4" H HAT SHADE

FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT



DSRW4 4" W X 1 7/8" H RADIAL WAVE SHADE

DSRW6 6" W X 2 1/4" H RADIAL WAVE SHADE

DSRW8 8" W X 2 3/4" H RADIAL WAVE SHADE

FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT



DST6P 6" W X 8" H PERFORATED TUBE SHADE

FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT



DST6C 6" W X 8" H WIRE CAGE TUBE

FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT



DSRG 6" W X 5 1/8" H

ROUND SHADE WITH GUARD

FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT



DSWG 3 7/8" W X 5 5/8" H

WIRE GUARD

FINISH: CAD PLATED OR POWDER COAT
CAN BE USED WITH CONE SHADE DSC10, DSC12



DSSLG 3 1/2" W X 4 1/2" H

ALUMINUM SQUARE LAMP GUARD

FINISH: POWDER COAT ONLY



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P4

V-9
11/20



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TYPE

VC



DECOSTRING SHADES & GUARDS

DSRLG 5" W X 4" H
METAL ROUND LAMP GUARD
FINISH: POWDER COAT ONLY



DST6A 6" W X 8" H ACRYLIC TUBE SHADE
FINISH: OPAL WHITE, CLEAR OR FROSTED

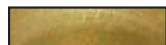


DSS8 8" DIAMETER ACRYLIC SPHERE
DSS10 10" DIAMETER ACRYLIC SPHERE
DSS12 12" DIAMETER ACRYLIC SPHERE
FINISH: OPAL WHITE, CLEAR OR FROSTED



SHADES & GUARDS FINISH CODES

RAW & ACID ETCHED FINISHES



RB – RAW BRASS



AB – AGED BRASS



VB – VERDE BRASS



BA – BRUSHED ALUM

POWDER COAT FINISHES



PCW – POWDER COAT WHITE



PCB – POWDER COAT BLACK



PCS – POWDER COAT SILVER

PCC – POWDER COAT (CUSTOM)
PROVIDE RAL COLOR

ACRYLIC FINISHES

O – OPAL
WHITE

C – CLEAR

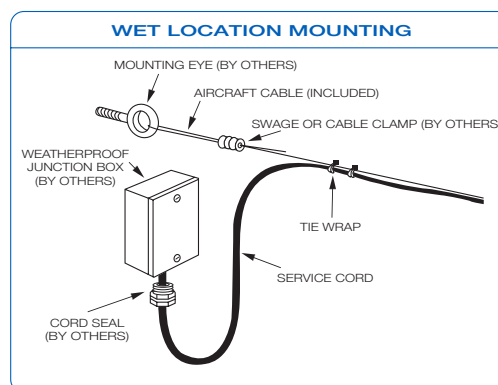
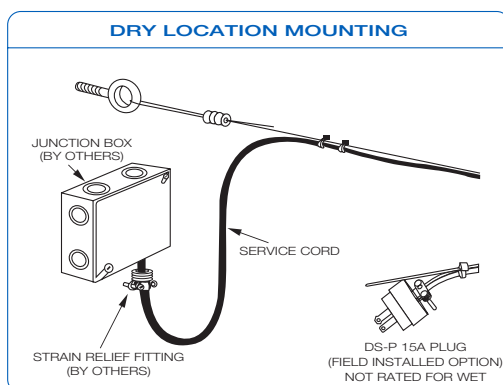


F – FROSTED

SHADES & GUARDS FINISH NOTES

- Decostring shades are hand crafted from solid brass or aluminum and feature either chemical etched or powder coat finishes.
- Most shades are shipped separately and attached to cable system by means of a tool-less keeper ring.
- All shades and guards dimensions are nominal.
- Please contact us for material, finish and shape variations or custom designs.

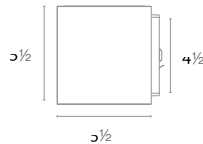
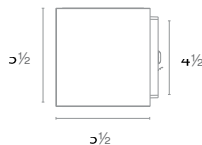
DECOSTRING MOUNTING



BLOC LED Outdoor

WS-W9201/WS-W9202

MODERN FORMS

Dark Sky Friendly
Wet LocationUp & Down
Wet Location

Fixture Type:

LT-X6

Catalog Number:

Project:

TOP OF THE EAST

Location:

PORTLAND, ME

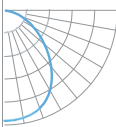
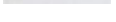
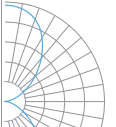
PRODUCT DESCRIPTION

This die cast aluminum LED wall luminaire is wet location listed for a broad range of exterior lighting applications. Designed with a square profile, this version of Bloc mounts upwards or downwards.

FEATURES

- CEC Title 24 Compliant
- Energy Star® rated for WS-W9201
- Mounts in any direction
- Universal driver (120V-220V-277V)
- **Color Temp: 3000K** 2700K and 4000K
- **CRI: 90**

SPECIFICATIONS**Construction:** Die cast aluminium construction with silk-screened glass**Light Source:** High output LED.**Dimming:** Dims to 10% with 0-10V dimmer, ELV dimming**Mounting:** Mounts directly to junction box.**Finish:** Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)**Standards:** ETL & cETL Wet location listed. IP-66 rated
CEC Title 24 Compliant, Energy Star® rated for WS-W9201

Type	Model	Wattage	LED Lumens	Delivered Lumens	Rated Life	Photometric	Finish
	Dark Sky Friendly WS-W9201	15.6	114	94	71,000		AL Brushed Aluminum  BK Black  BZ Bronze  WT White 
	Up & Down WS-W9202	29.2W	223	1566	57,000		

Example: **WS-W9201-WT**For 2700K add "-27"; 4000K add "-40" before the finish: **WS-W9201-27-WT**

modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. Nov 2015



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TYPE

VA

BOXA-SW

Q-CAP Flexible Fixtures

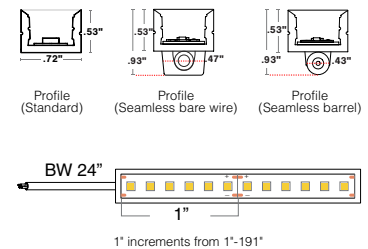


Output [Calculated L70(6k) = 40000 hours]

Tested for BOXA-SW-WSC-DRY

CCT	SO Standard Output 1.5 W/ft				HO High Output 3.0 W/ft				VHO Very High Output 5.0 W/ft			
	ENC/CL		ENC/TL		ENC/CL		ENC/TL		ENC/CL		ENC/TL	
	LM	CRI	LM	CRI	LM	CRI	LM	CRI	LM	CRI	LM	CRI
2400K	131	95	103	94	231	93	184	93	320	94	265	94
2700K	125	97	102	97	238	99	188	98	324	98	280	98
3000K	133	99	108	98	242	98	198	98	337	98	294	98
3500K	142	96	114	96	242	96	204	97	350	97	285	97
4000K	148	95	120	96	263	96	207	97	364	97	305	97

Dimensions



Part Number Builder

Product	Mounting	Rated	CCT	Output	Lens	Type	Connector/ Wire in	Connector/ Wire out	End Caps (No feed)	Length (in)
BOXA-SW										
Voltage: 24 VDC Wattage: see table	WSC RLC MC SGC PPS-2 PPS-96 PPS-FT PPS-LP-2 PPS-LP-96 PPS-LP-FT	DRY (IP20) WET (IP67) SBM (IP68)	24 27 30 35 40	SO (1.5W) HO (3.0W) VHO (5.0W)	ENC/CL ENC/TL	Single (Closed exit) S1 S2 S3 S4 S5 Pass through P1 P2 P3 P4 P5	BW BRL	N/A	CL WH	

* White snug clip included with side graze channel

ENCAPSULATED PRODUCTS ARE NOT FIELD CUTTABLE

- 1 BW comes in standard 24" - request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
- 2 Connector/Wire In or Out not needed to specify product. Standard configuration is type S1, Connector/Wire In: BW & Connector/Wire Out: N/A with white endcap (WH)
- 3 PPS mounting clip recommended for seamless applications
- 4 SBM not recommended to be used in chlorinated water

**LIGHTING SUPPLIER TO FURNISH
FIXTURE WITH LENGTHS, MOUNTING
ACCESSORIES, FEEDS, JUMPER
CABLES, END CAPS, SPLICE BOXES,
AND CONNECTORS AS REQUIRED.**

Flexibility



- Field modifications are not covered under Q-Tran warranty
- Up/Down Bend

- Data subject to change, all data has +/- 5% tolerance
- PPS-FT is to be cut at Q-Tran to requested length



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TYPE

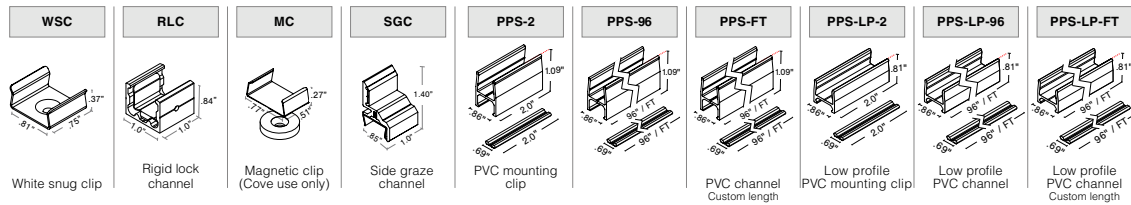
VA

BOXA-SW

Q-CAP Flexible Fixtures

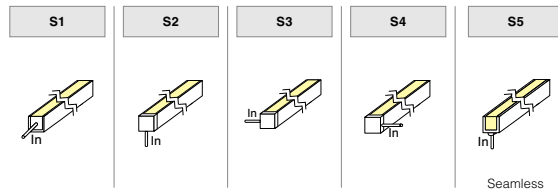


Mounting NOTE: 2 white snug clips provided per first 12", 1 for each additional 12". Other mounting styles incur additional charge, see price guide for details.

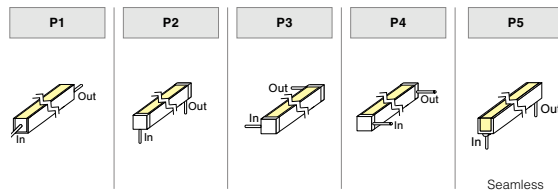


Type

SINGLE (Input only)



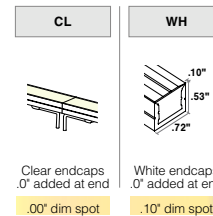
PASS THROUGH (Input/Output)



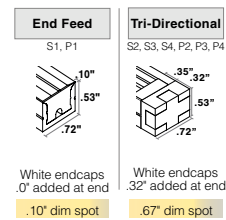
Seamless

Seamless

End Caps (No Feed)



End Caps (With Feed)



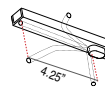
Bend Radius



Up/Down bend
6" bending
radius

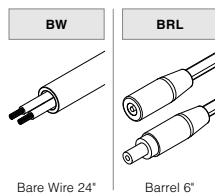
Seamless

Shown with bare wire, connectors vary

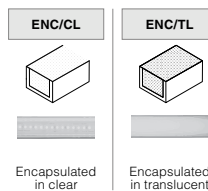


Omnidirectional
wireways
S5, P5

Connector/Wire – In/Out

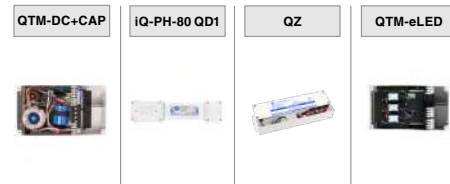


Lens with LED visibility



Compatible Power Supplies

See website for additional power supply options



[✓] MPLIGHTING

L47

EXTERIOR | INTERIOR

Steplight | For walls, stairs, and walkways.

● Wet, Damp, and Dry location

RoHS   Engraving Option
(mention in note to order)

Ordering Information

Clear Form

Date :

Quantity :

Project :

Note :

Type :

Specifications

Luminaire | Example Code: L47-3-W303H-MK1-S6

Product	Version	CCT & CRI	Mounting Kit ¹ (optional)	Finish ²
L47	3 3W	3-step MacAdam: W223S 2200K 80+ W303H 3000K 90+ W353H 3500K 90+ W413H 4100K 90+	MK1 vertical surface	Aluminum Finishes: MA matte clear anodized BK black powder coat WH white powder coat BZ bronze
	6 6W			
		2-step MacAdam: W272H 2700K 90+ W302H 3000K 90+ W352H 3500K 90+		Stainless Steel Finish: S6 stainless steel 316

System Components (Ordered Separately)

Remote Driver :

* Consult MP Lighting Website or Factory.

Important Notes

Specifications

1. Mounting kit is ordered separately. Please consult factory.
2. Refer to Appendix or MP Lighting website for complete look of luminaire with different finish options.

Warranty Notes & Disclaimer

Malfunction and damage to product due to incompatible dimming system or misuse will not be covered under warranty. Consult MP Lighting for recommended drivers. If the fixture has an option to be installed with a dimming control system, consult a dimming system manufacturer with minimum load before installing. MP Lighting reserves the right, at its sole discretion, at any time and without notice, to make design changes to any of our products. Consult MP Lighting website for most updated documentation.

[M] MPLIGHTING

L47**EXTERIOR | INTERIOR**

Steplight | For walls, stairs, and walkways.

● Wet, Damp, and Dry location

RoHS   Engraving Option
(mention in note to order)**Performance**

Wattage	Forward Current	Power Consumption Budget per fixture (including driver)	LED output (Source)	Fixture Output (Delivered)
3W	350mA	4W	330 lm	29 lm
6W	700mA	8W	660 lm	53 lm

Application

Environment Dry / Damp / Wet Location approved. IP 66.

Mounting Mounts to horizontal oriented single gang box.
Box opening: Width | 2-3/8" (60.33mm) X Height | 2" (50.8mm)**MK1 mounting kit (optional):** Recommended for easy installation on vertical surfaces (e.g. stair risers, walls), and downward-facing surfaces (e.g. ceilings, soffits). See "Mounting Options & Dimensions," or visit [MK1](#)**Electrical**Power Supplies Non-dimmable integral driver included (100-240V AC input).
Compatible with remote driver for wet locations (not included).Control **On/off control**
Dimming(consult factory): ELV or 0-10V dimming with appropriate drivers
Other options (consult factory): TRIAC/MLV, DMX, DALI, Casambi, Power over Ethernet**Luminaire Construction**

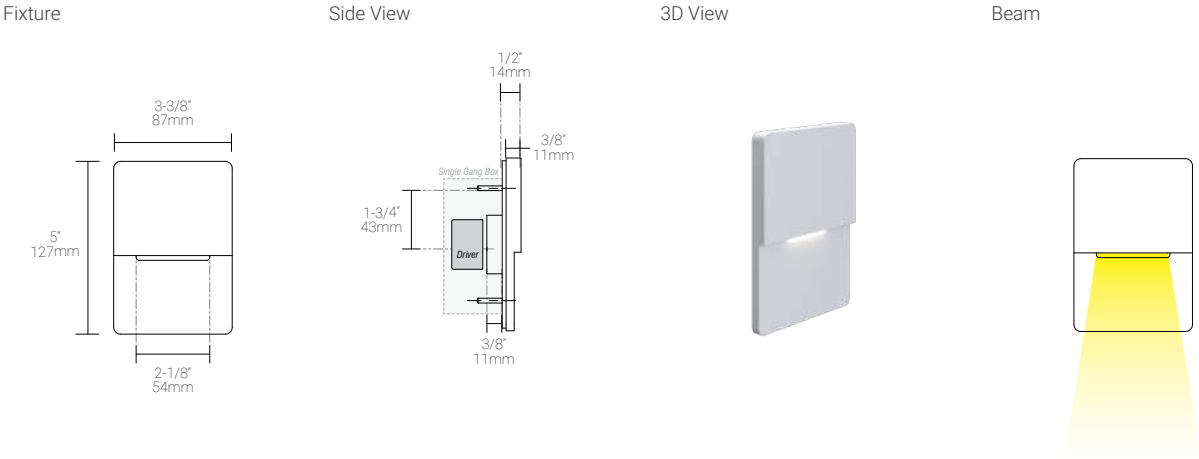
Weight 1.5 lbs (0.68 kg). Typical Aluminum Fixture.

Material **Fixture:** machined marine-grade aluminum or machined stainless steel (316) with tempered glassSupplied with **Driver:** Non-dimmable integral driver included.Warranty & LED Life 5 years limited warranty
Estimated useful life of LED is 50,000 hours.**Ordered Separately**System Components **Power supplies:** alternate remote driver for dimming options
Please consult factory or visit [Recommended Drivers](#) for available driver options.
Mounting kit: MK1
Custom back boxes: see Pg.3- Mounting Options & Dimensions.

[✓] MPLIGHTING

Mounting Options & Dimensions

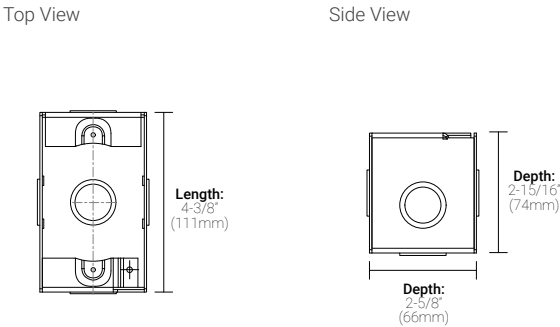
LED Insert Dimensions



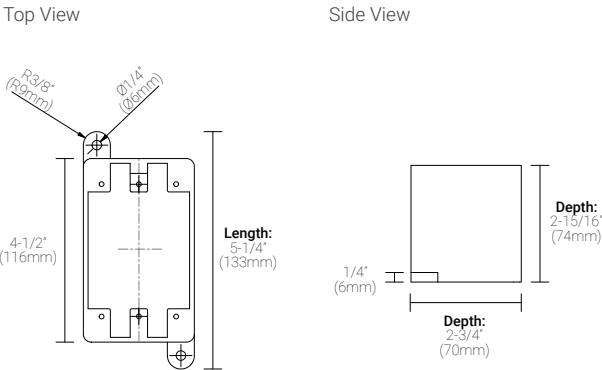
Custom Rectangular Back Box for Wall Installation (shown with Standard Flange)

1. For wall installation, custom rectangular electrical boxes are available as alternative options.

MP Lighting Single Gang Back Box | Order Code: EBX-SGB1-CSMA



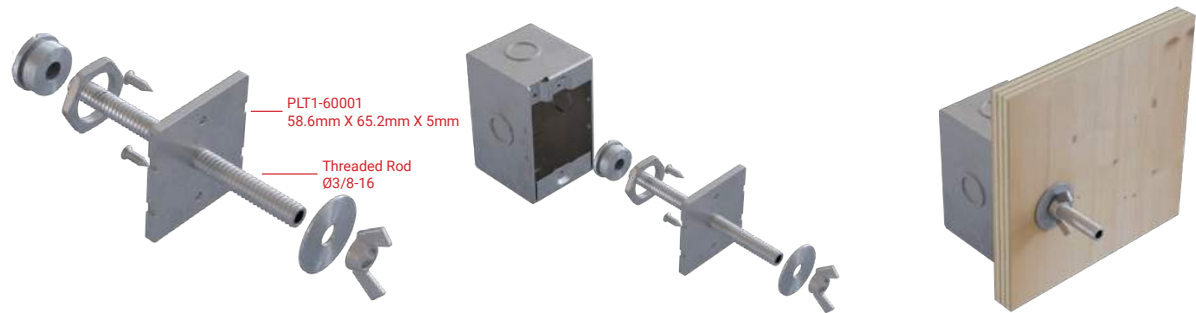
Scepter FD Back box | Order Code: EBX-SFD-CSMA



[✓] MPLIGHTING

MK1 | For walls and stairs

Mounting Kit Exploding Views * Back box not included



MK1-SGB1

MK1-SGB1 shown with EBX-SGB1

MK1-SGB1 shown with EBX-SGB1 and Plywood Form

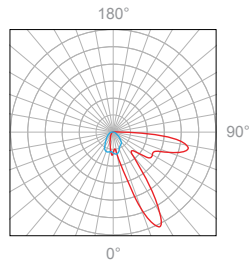
Wall-mount Plywood Form Installation (shown with L47)



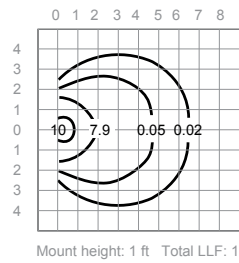
[M] MPLIGHTING

3W, 3000K, 90+ CRI

Polar Candela Distribution



Isofootcandle Plot



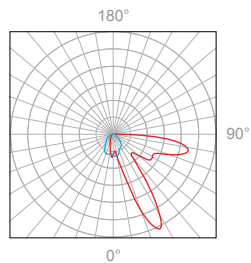
Illuminance at a Distance

Distance		Center Beam fc	Beam Width			
0ft	0m	10fc	2.9ft	0.88m	0.5ft	0.15m
2.0ft	0.61m	7.9fc	5.8ft	1.77m	1.0ft	0.30m
5.0ft	1.52m	0.05fc	8.7ft	2.65m	1.5ft	0.46m
7.0ft	2.13m	0.02fc	11.7ft	3.57m	2.0ft	0.60m

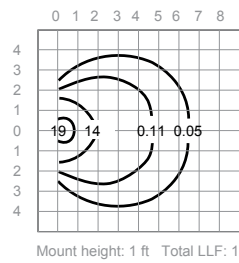
Delivered Lumen: 29 lm
 ■ Vertical Beam Spread: 88.3°
 ■ Horizontal Beam Spread: 19.3°

6W, 3000K, 90+ CRI

Polar Candela Distribution



Isofootcandle Plot



Illuminance at a Distance

Distance		Center Beam fc	Beam Width			
0ft	0m	19fc	2.9ft	0.88m	0.5ft	0.15m
2.0ft	0.61m	14fc	5.8ft	1.77m	1.0ft	0.30m
5.0ft	1.52m	0.11fc	8.7ft	2.65m	1.5ft	0.46m
7.0ft	2.13m	0.05fc	11.7ft	3.57m	2.0ft	0.60m

Delivered Lumen: 53 lm
 ■ Vertical Beam Spread: 88.3°
 ■ Horizontal Beam Spread: 19.3°

Appendix

Aluminum Finishes



MA matte clear anodized



BK black powder coat



BZ bronze



WH white powder coat

Stainless Steel Finish



S6 stainless steel 316

COMMERCIAL EXTERIOR RATED SYSTEM TO BE CUSTOMIZED; FEATURES = INTERIOR STACKING, ACCESSIBLE SILL, EGRESS DOOR, CUSTOM MUNTINS, BLACK FINISH, SOLAR TINT

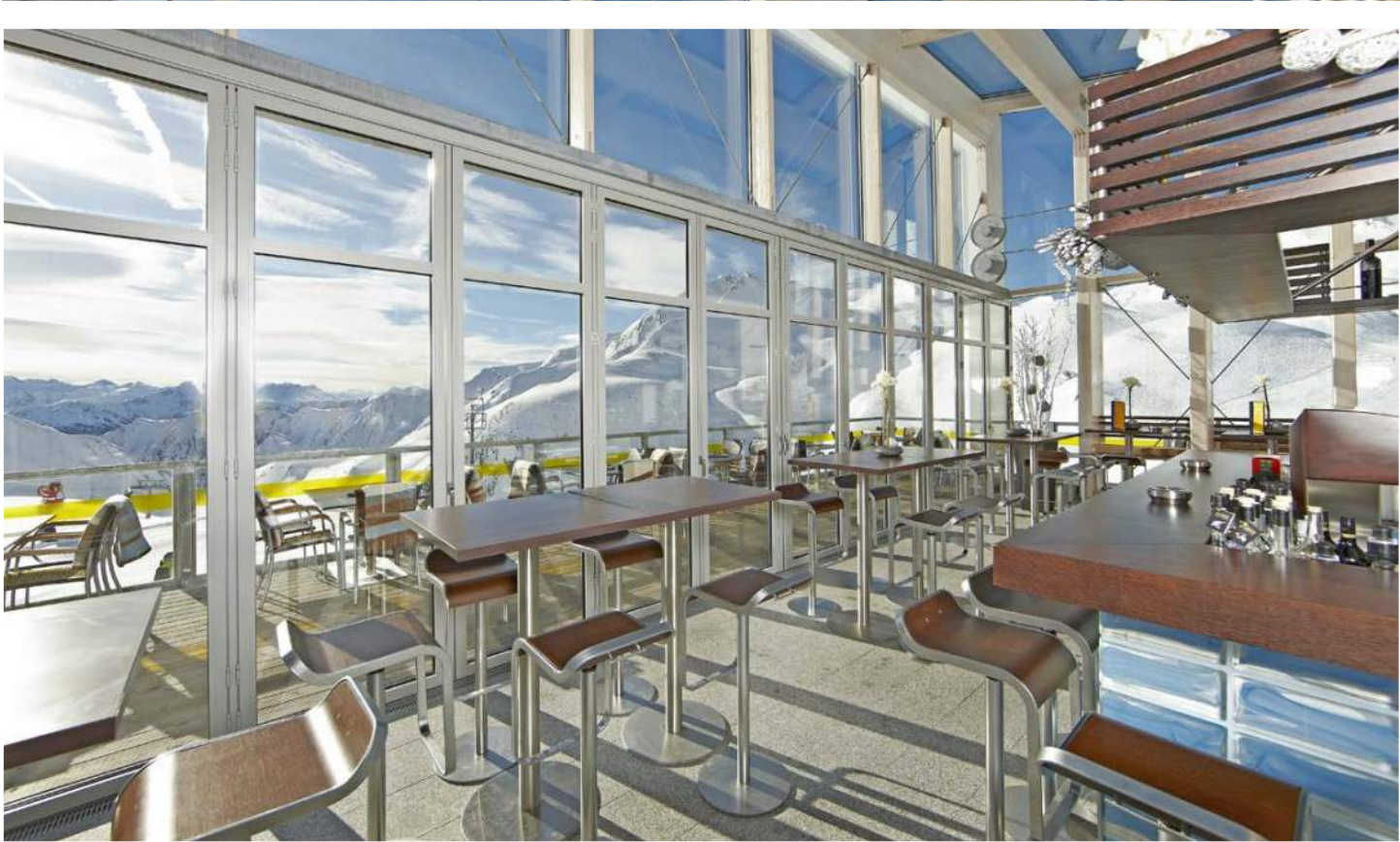


NANAWALL OPENING GLASS WALLS

COMMERCIAL



NanaWall
Engineering the Exceptional



PERFORMANCE MATTERS

The true measure of quality is how an opening glass wall performs when closed.

 **Watch NanaWall in Extreme Conditions:**
[NanaWall.com/applications/cold-weather-climates](https://www.nanawall.com/applications/cold-weather-climates)

COMMERCIAL EXTERIOR RATED
SYSTEM TO BE CUSTOMIZED;
FEATURES = INTERIOR STACKING,
ACCESSIBLE SILL, EGRESS DOOR,
CUSTOM MUNTINS, BLACK FINISH,
SOLAR TINT

- **Energy Efficient**
When the NanaWall is closed, the energy efficient design keeps the cold on the outside while maintaining warmth inside—even right up against the glass and frames.
- **Seals out Wind and Rain**
Specialized seals and panel design provides superior humidity and moisture control while our sill designs resist wind-driven water from entering the home.
- **Extreme Weather Resistance**
When closed, our glass walls form a refuge against extreme weather keeping you comfortable and secure.

ENGINEERED TO LAST

Premium materials fashioned in clean, sleek lines. Hidden hardware.

Choice of all aluminum, solid wood, or solid wood aluminum clad.

For use in extreme weather climates, NanaWall offers the hurricane resistant SL73.

Miami-Dade County Approval	Florida Product Approval
Inswing: NOA 17-071318*	Inswing: FL20108
Outswing: NOA 17-071317*	Outswing: FL20107
* expiration date of 8/11/2020	

See [NanaWall.com](https://www.nanawall.com) for Florida product approval ratings for other systems

- **Highly Secure**
Secure tamper-resistant locks engage with the turn of a handle creating a secure multipoint connection.
- **Open and Close with Ease:**
Opening and closing a NanaWall is easy. One-handed operation quickly opens the panels as the rollers smoothly guide the panels to their open or closed position.
- **Quality Craftsmanship**
Every American-made and German engineered NanaWall system is backed by rigorous testing and high-grade materials.



NANAWALL FOLDING GLASS WALLS

NanaWall Folding Glass Walls offer clean lined aesthetics with narrow profiles and are available in aluminum, solid wood, or solid wood aluminum clad finishes. The panels can be top-hung or floor supported in inward or outward opening configurations. Numerous sill choices are available including a surface mounted and ADA compliant sill. Easy operation—no matter the size or number of panels.

- **Taller Heights, Wider Widths:** Panel heights of up to 12’ (3660 mm) and widths of 4’ (1220 mm) are possible.
- **Flexible Swing Door Placement:** Convenient swing entry doors, with an up to 180° swing plane, may be hinged to a side jamb or be configured within the chain of panels.
- **Control Construction Costs:** NanaWall Floor Supported folding systems offer smoother operation with stainless steel wheels on a stainless steel track and are height adjustable should building movement occur. Floor supported systems are ideal for applications where load-bearing capability of the header is a concern. The system’s main weight is carried by the floor track.

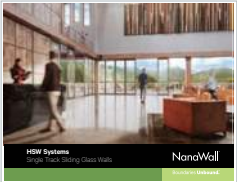


NANAWALL HSW SYSTEMS

SINGLE TRACK SLIDING GLASS WALLS

NanaWall HSW systems’ single track sliding glass walls offer you transformative design flexibility. With limitless spans of top-hung individual panels that ride within a single narrow head track over a single floor track—or over no floor track at all—our HSW systems help you make bolder creative statements, while producing multiple experiences in a single space. Available in aluminum and solid wood.

- **Unlimited Widths:** Extremely large openings are possible with unlimited spans of individual panels.
- **Any Shape Flexibility:** Virtually any shape is possible, including open corners and segmented curves.
- **Remote Panel Stacking:** Customizable stacking bay options allows panels to be parked remotely or hidden in closets.
- **Swing Doors that Slide Away:** HSW60 System allows swing doors to be placed anywhere in the panel span.
- **Clean Transitions:** Single floor track (or no floor track) offers cleaner lines and smoother transitions.



To request an HSW Systems brochure, please visit nanawall.com/brochure



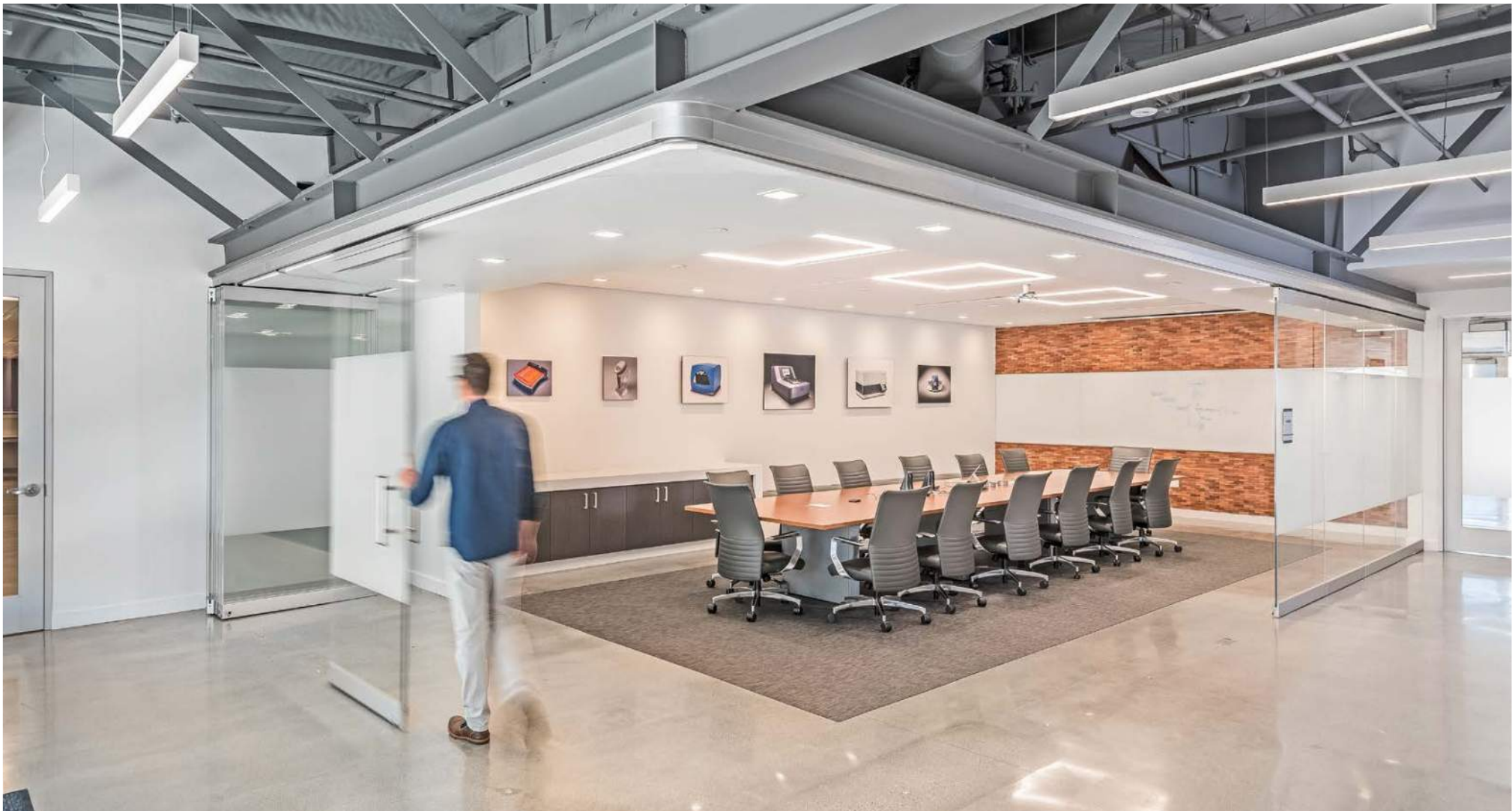
cero[®] by NanaWall

This aluminum minimally framed large panel sliding glass wall offers the largest panes of glass offered by NanaWall. Simple in form yet engineered to perfection. Producing clean, uniform, and ultra-thin lines for maximum light filled spaces that connect the interior to the exterior.

- **Narrow Stiles and Rails—Symmetrical Picture Frame Effect:** With cero, the panel's rail and stiles are uniform with a consistent 1 5/16" (34 mm) top to bottom, achieving a symmetrical and minimal design.
- **A Floor to Ceiling Lens to the Outside:** The award-winning cero offers full floor to ceiling sliding glass panels with recessed top and bottom tracks.
- **Aesthetically Disappearing Floor Track:** cero II's non-thermally broken Flush Sill option is available for sheltered or interior environments creating aesthetically seamless transitions between spaces. Four sill options are available.
- **Multipoint Tamper-Resistant System:** With cero, security is provided with multipoint locking and a flat handle that is integrated into the 1 5/16" (34 mm) vertical profile stile to maintain the clean, minimal appearance.



To request a cero brochure, please visit nanawall.com/brochure



NANAWALL FRAMELESS GLASS WALLS

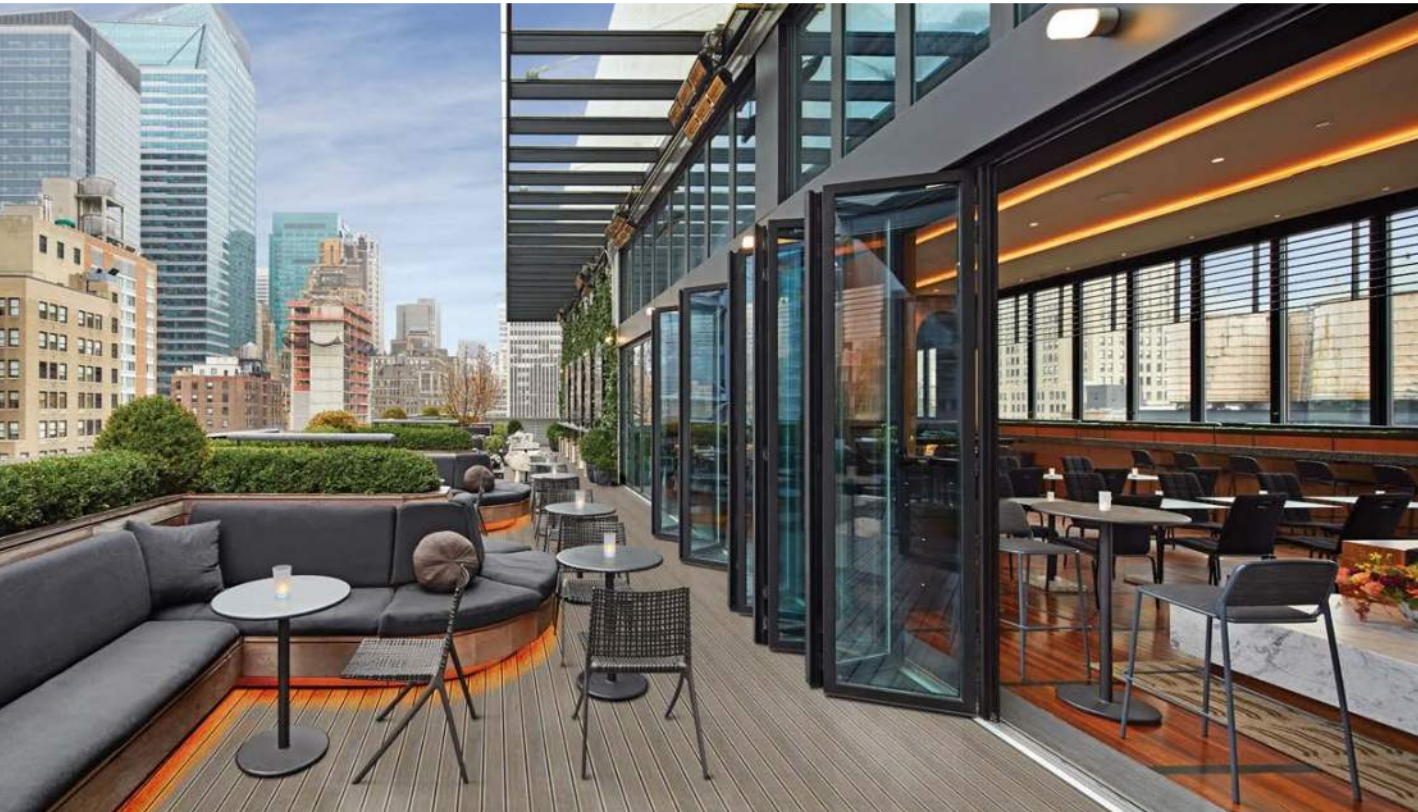
NanaWall’s comprehensive frameless all glass product line consists of single track sliding, sliding pivot, folding, and center pivot systems. With all systems, the beauty of all glass is realized, allowing for maximum transparency, natural daylighting, and a clean, contemporary appearance.

- **Coordinating Systems:** HSW75, FSW75, and CSW75 can be mixed and matched to create solutions for unique design challenges.
- **No Vertical Profiles:** All glass panels with narrow top and bottom rail heights.
- **Single Track Operation, Sill or No Sill:** Product family offers solutions for sill or no sill configurations.
- **Large Panel Sizes:** Panels are available to 4’ (1220 mm) wide and 10’ 6” (3230 mm) in height (please contact NanaWall for larger options).
- **Shape and Configuration Flexibility:** Straight, segmented curve, T-intersections, and open corner designs available. Unlimited widths possible.

WE ARE COMMERCIAL MARKETPLACE TESTED

NanaWall opening glass walls stand up to the daily commercial grind, as well as the challenges of wind, water, extreme temperatures, forced entry, impact, and structural load.

- Independent testing results are available for air, water, forced entry and impact, thermal performance, and structural load.
- STC ratings for sound attenuation are available for select systems.
- Swing panels are tested for 500,000 cycles and meet industry operational standards (AAMA920) for the SL45, SL70, HSW60, HSW75, PrivaSEE, and ClimaCLEAR systems.



OUR SYSTEMS ARE SECURE AND DURABLE

- Multipoint locking entry doors as well as extra-long, tamper-resistant dual point locking rods between panels ensures each system meets or exceeds most forced entry testing for commercial grade door panels.
- Built-in adjustment and compensation points ensure continued ease of operation if building settling occurs.





NANAWALL
**INNOVATIONS &
SOLUTIONS**



SL64 Acoustical

SL64 Acoustical is the first floor supported folding glass wall able to achieve unprecedented sound control up to an impressive STC 45.



To request an SL64 Acoustical brochure, please visit nanawall.com/brochure



To request a ClimaCLEAR brochure, please visit nanawall.com/brochure

ClimaCLEAR®

Patent pending ClimaCLEAR is the only frameless all glass individual panel sliding system specifically engineered for transparent weather protection.



PrivaSEE™

PrivaSEE is the only all glass single track sliding system specifically engineered for enhanced acoustical separation. PrivaSEE is independently tested and rated to an accomplished STC of 36.



To request a PrivaSEE brochure, please visit nanawall.com/brochure





Offices / Interiors



Restaurants



Religious Institutions



Hospitals



Banks



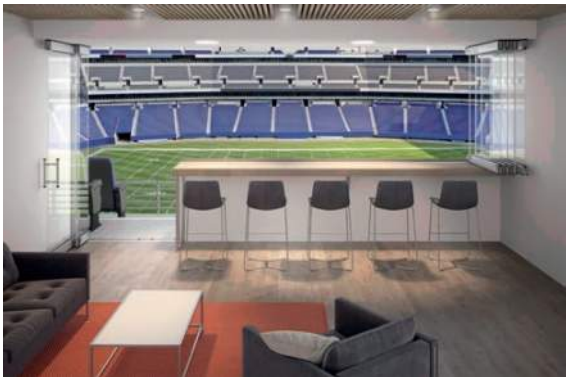
Hotels



Auto Showrooms



Retail



Sports Venues



Lifestyle Shopping Centers



Educational Facilities

Performance—NFRC
Tested and Labeled

See NanaWall.com for performance testing for each system.
Testing conducted at accredited and certified independent laboratories.



U-Value



Air Infiltration



Water Rating



Design Wind Load

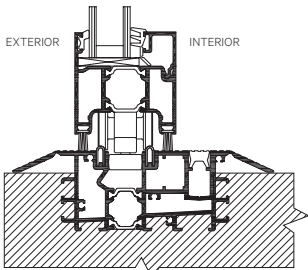


Sound Transmission
Rated

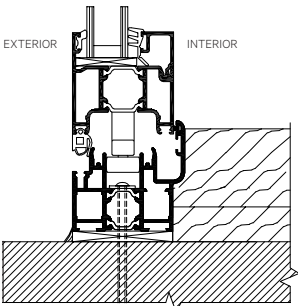
Testing results vary per system. Please consult NanaWall or see the NanaWall Architectural Binder for actual test data for each model and configuration.

Sill Option Examples

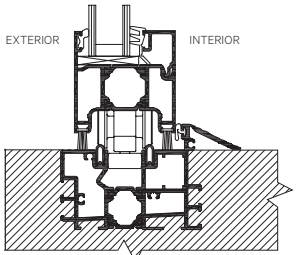
See NanaWall.com for sill options for each system.



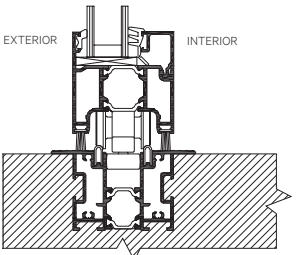
Low Profile Saddle Sill*



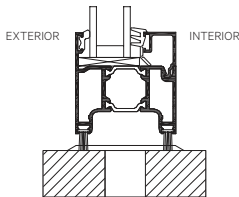
Higher Weather Performance Sill*



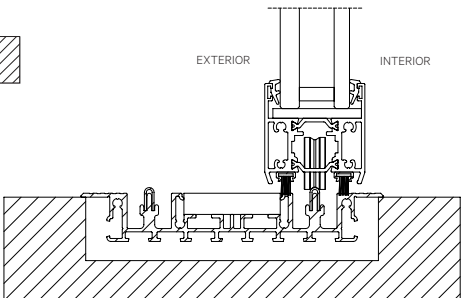
Hyrbid Sill*



Flush Sill*



Socket**



Flush Sill***

* SL60 sill examples

** HSW system socket example

*** cero sill example

NanaWall Finishes, Glazing & Hardware Options

Standard 50 Finishes for Aluminum and Clad Systems

50 standard colors are available in powder coat and anodized finishes. *For accurate color swatch examples, please request our Powder Coating Finish Options brochure.*

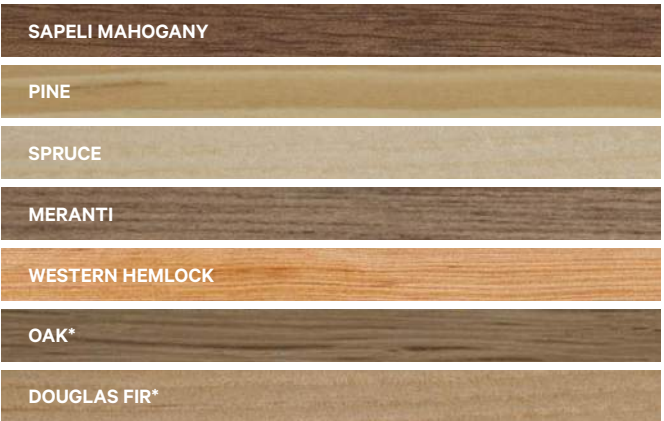
STANDARD POWDER COAT OPTIONS



Custom Color Matching Available
Non-metallic colors only, with upcharge.

Wood Systems Finish Options

Standard woods include Sapeli Mahogany, Pine, Spruce, Meranti and Western Hemlock. Other specialty woods are available upon request. Please consult NanaWall for additional costs. *For accurate wood representation, please request our Wood & Finish Options brochure.*



* available with upcharge.

Hardware Options

The standard locking hardware is compatible with a wide array of commercially available handle sets and escutcheon plates to match any design style.



Black Titanium Stainless Steel



Brushed Satin Stainless Steel

Glazing Area Options

Glazing options include insulated, low-E, argon filled triple insulated low-E, impact, and other specialty glass.



Explore our opening glass wall product families:



Folding



Sliding



Frameless



Minimal Sliding

- NanaWall opening glass walls are available 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 30-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®
Engineering the Exceptional

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

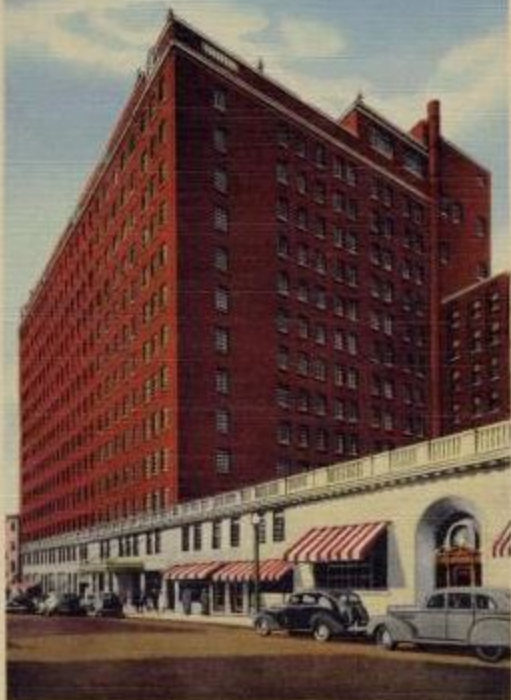








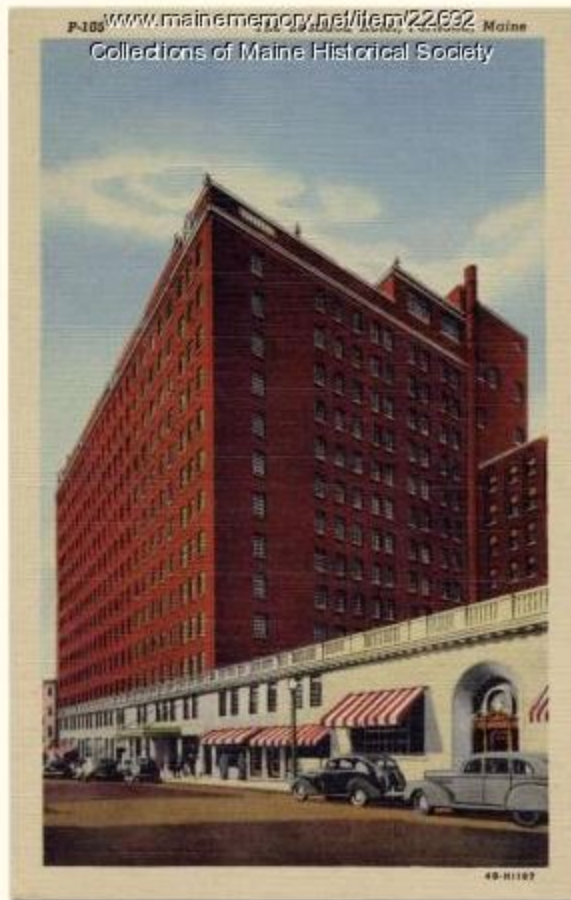
Collections of Maine Historical Society



49-H1187

Eastland Hotel, Portland, ca. 1940Item 22692 [info](#)

Maine Historical Society Page 61



Eastland Hotel, Portland, ca. 1940

Item 22692 [info](#)

Maine Historical Society

Since its construction in 1927, The Eastland has held the position as Portland most prominent hotel. Built at the expense of \$2,000,000 and designed by local architect Herbert Rhodes, it was the largest building in Portland for many years.

The Eastland's colorful history began with a pompous opening ceremony that included Graham McNamee, a well-known radio personality of the time, dropping the keys to the new Hotel into Portland Harbor from an airplane—an act to signify that the hotel would never close. Around 5,000 individuals toured the hotel at the opening reception and a select group of local elite were treated to a meal in the Spanish Baronial dining room. Around the time of its opening, the Eastland advertised "369 rooms and 369 baths" as well as 140 other apartments and shops.

Throughout the latter half of the twentieth century, the Eastland began a turbulent chapter in its history. In the early 1960s, the Eastland and the adjacent Congress Square Hotel were sold to a New Hampshire firm, Dunfy Corporation, for a sum of \$2.5 million. They renamed the hotel the Sheraton-Eastland Motor Hotel. In the early 1970s the hotel changed hands again as Aetna Life of Hartford Connecticut purchased the property.

In 1981, a three-alarm fire raged through the hotel's ballroom, forcing residents to evacuate. Later, in 1983 Sonesta International Hotel Corporation obtained the hotel stating that, "professional hotel people" were needed to keep the hotel afloat.

Sonesta put the hotel through a \$5 million renovation, only to sell the hotel in 1992 to Innkeepers Ltd., of Pennsylvania for \$3.5 million. Five years later, the Eastland was sold once again, this time to a Florida company for \$9 million. In 2013 the Eastland changed hands, becoming a Westin Hotel.

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
ONE CENTER STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: December 10, 2020
RE: December 16, 2020 **PUBLIC HEARING**

Application for: Amendment to previously-approved plans for addition of rooftop elevator and elevator vestibule

Address: One Center Street
(northeast corner of Commercial and Center)

Applicant: Fathom Companies
Jim Brady, principal

Project Architect: Baskervill

Introduction

Fathom Companies, developer of the Canopy Hotel at One Center Street, is requesting approval for an amendment to previously-approved plans. The hotel, which is currently under construction, was approved by the Board on April 17, 2019. The applicant is seeking approval for added rooftop appurtenances which consist of an elevator and elevator vestibule. The request is prompted by a finding on the part of the Permitting and Inspections Department that elevator service to the rooftop deck is necessary to meet ADA requirements.

Background

As Board members will recall, the treatment of the hotel's top floor and rooftop were topics of significant discussion during the Board's review of Fathom Companies' application in 2019. At issue was the proposal's departure from Commercial Street's prevailing development pattern with respect to the simplicity of expression and consistency of treatment of the upper facades and rooflines of existing structures. Another identifiable characteristic of the existing structures is the absence of visible rooftop appurtenances, which contributes to the clarity and strength of Commercial Street's streetwall. Board members expressed concern about the visual impact of the

rooftop appurtenances proposed in order to accommodate a rooftop deck. As summarized in the 4/17/19 staff report, “in the view of several Board members, the access and egress requirements necessitated by the deck added visual clutter to the roof. Also, with the addition of deck furniture, umbrellas and the like, the disparity in treatment between the two ends of the [building] would likely be exacerbated.”

In response to Board input, the applicant’s final submission included substantial changes with respect to these two outstanding areas of concern. A number of final design revisions were found to successfully integrate the treatment of the west end of the top floor with the east end. Although differentiated, there were enough unifying elements to satisfy previous concerns.

The final proposal also eliminated the tall elevator overrun that was originally thought to be required to provide ADA access to the rooftop deck. Based on consultation with a building code/ADA consultant, the applicant had determined that ADA requirements could be satisfied without elevator access to the roof. The elimination of this element was found to be a positive change. Access was provided through a set of stairs leading from the 5th floor restaurant terrace to the roof deck, positioned near the Center Street roof edge. The final approved project included a rooftop deck as shown in the attached plans, elevations and renderings included as ATTACHMENT 2.

Basis for Amendment Request

Marieke Thorman, representing Fathom Companies, has provided a letter explaining the turn of events that led to the applicant’s request for an amendment. See ATTACHMENT 1. Staff can confirm that, following Permitting’s determination that elevator access to the rooftop would be required if service to the public were to be provided at a rooftop deck, a number of discussions were held between the applicant, historic preservation staff and permitting staff to seek confirmation, and then reconsideration, of the determination, particularly where the applicant had received information to the contrary from a consultant with expertise in ADA requirements. The finding was particularly frustrating in that elevator service was required by one set of applicable codes, but not by another. Ultimately, Permitting staff concluded a waiver was not possible.

Proposed Additions

Enclosed are roof plans, elevations and renderings that illustrate the rooftop elements as now proposed—see ATTACHMENT 3. In addition to the appurtenances shown in the previously-approved plans, there is a new elevator housing and elevator vestibule. This elevator structure includes added height for an overrun and extends 17’ above the roof. It is set back about 49’ from the Commercial Street roof edge and about 45’ from the Center Street roof edge. The elevator vestibule is set immediately in front of the elevator. The vestibule’s footprint is 13’x 15’ and is 10’ tall; its leading edges are 47’ back from the Commercial Street roof edge and 43’ back from the Center Street roof edge. Abutting the vestibule on the west side is a 10’ tall screen obscuring rooftop mechanicals. Although not

called out as a new element in the current proposal, it appears that the screening on the east side of the elevator elements is now taller than previously shown.

Staff Comments

Given the fact the hotel is well under construction, the Board is in a better position to assess the likely visibility and visual impact of the proposed rooftop additions. The applicant has provided some perspective views, but Board members are encouraged to make a site visit to Commercial Street to view the roofline from various vantage points.

In considering the question of visibility/visual impact of the added rooftop appurtenances, Board members should bear in mind that since the April 2019 approval of this project, a taller development was approved for the northeast corner of this block of Center Street. The presence of that taller structure behind the hotel may well affect how the proposed rooftop appurtenances are viewed, if in fact they are visible from some vantage points.

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the December 16, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed amendment to the previously-approved plans for hotel construction at One Center Street, which would allow for the addition of a rooftop elevator and elevator vestibule, **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Letter from applicant
2. Excerpts from 4/19 approved plans
3. Rooftop appurtenances as currently proposed



80 Exchange Street, Suite 400, Portland ME, 04101

CANOPY WATERFRONT HOTEL (CENTER STREET HOTEL) HISTORIC PRESERVATION PUBLIC HEARING – SUMMARY OF UPDATES

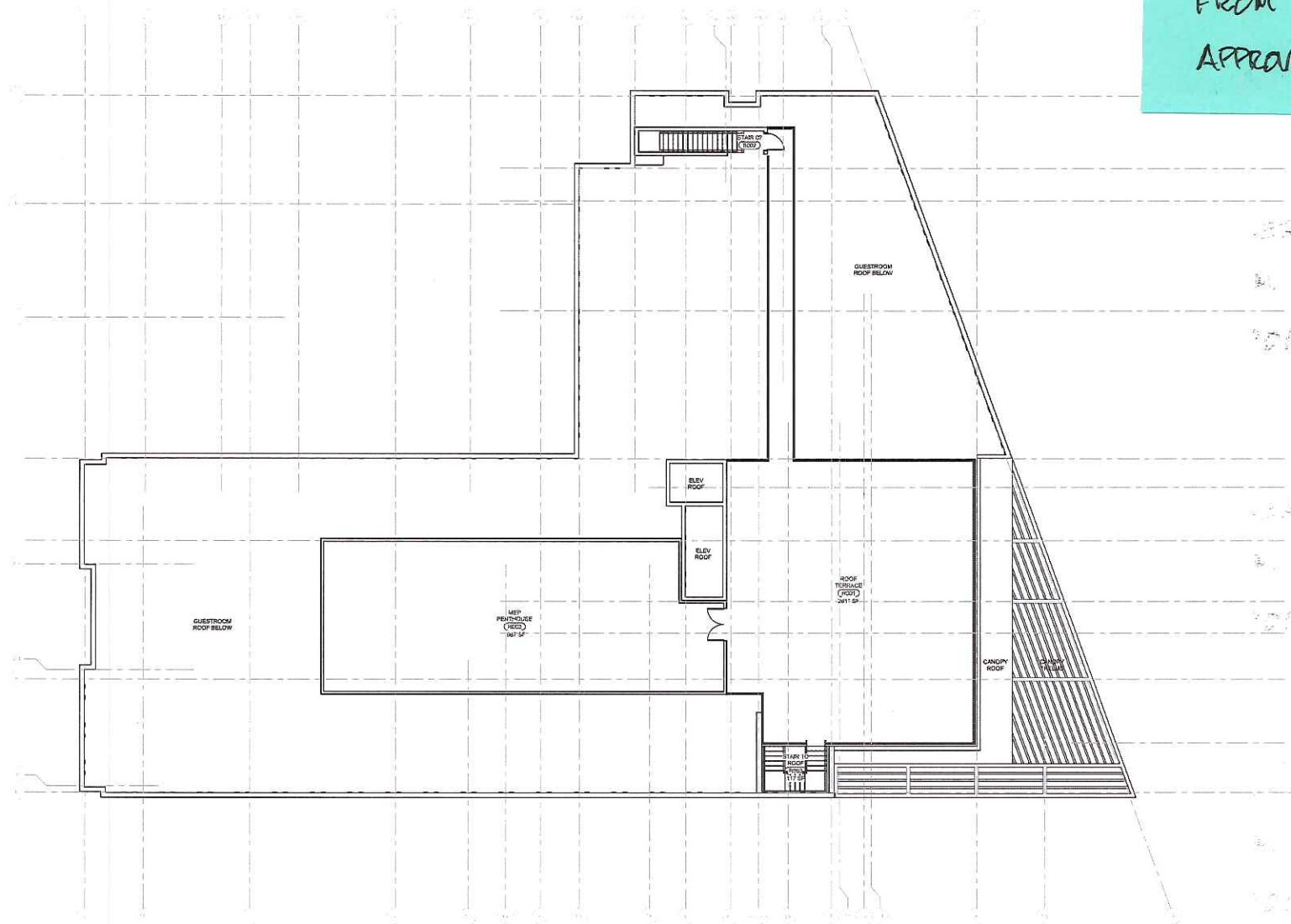
December 16, 2020

- ROOF TERRACE
 - Extension of middle passenger elevator and overrun to the 7th floor roof terrace to meet ADA code requirements
 - Addition of elevator vestibule on terrace to meet elevator code for safe and enclosed landing area

DESIGN HISTORY NARRATIVE

The roof level of the Canopy hotel was designed at the maximum height per zoning based on the interpretation that IBC would allow the roof terrace (7th floor) to be accessible by stairs only due to the proximity to the 6th floor bar and SF ratio. Over the past year, Fathom has been working with the City of Portland, Baskervill (AOR), and multiple ADA consultants to understand if ADAAG code requires accessible access to the 7th floor roof terrace even though the IBC does not. After receiving an interpretation from the City of Portland that access would be required, Fathom designed an ADA lift to provide a discrete yet accessible route to the proposed 7th floor terrace from the 6th floor. This lift design was submitted for initial review to the City of Portland and was not accepted as ADAAG code restricts the use of lifts for ADA access in new construction. Fathom is now proposing the extension of the middle passenger elevator to the roof terrace level to provide the required ADA access per ADAAG. The middle elevator was selected to reduce the visibility of the elevator overrun from the street level and the finishes selected for the overrun match the gray metal panels previously approved by the HP board for the other rooftop appurtenances.

EXCERPTS
FROM 4/17/19
APPROVED PLANS





VIEW 1



VIEW 2

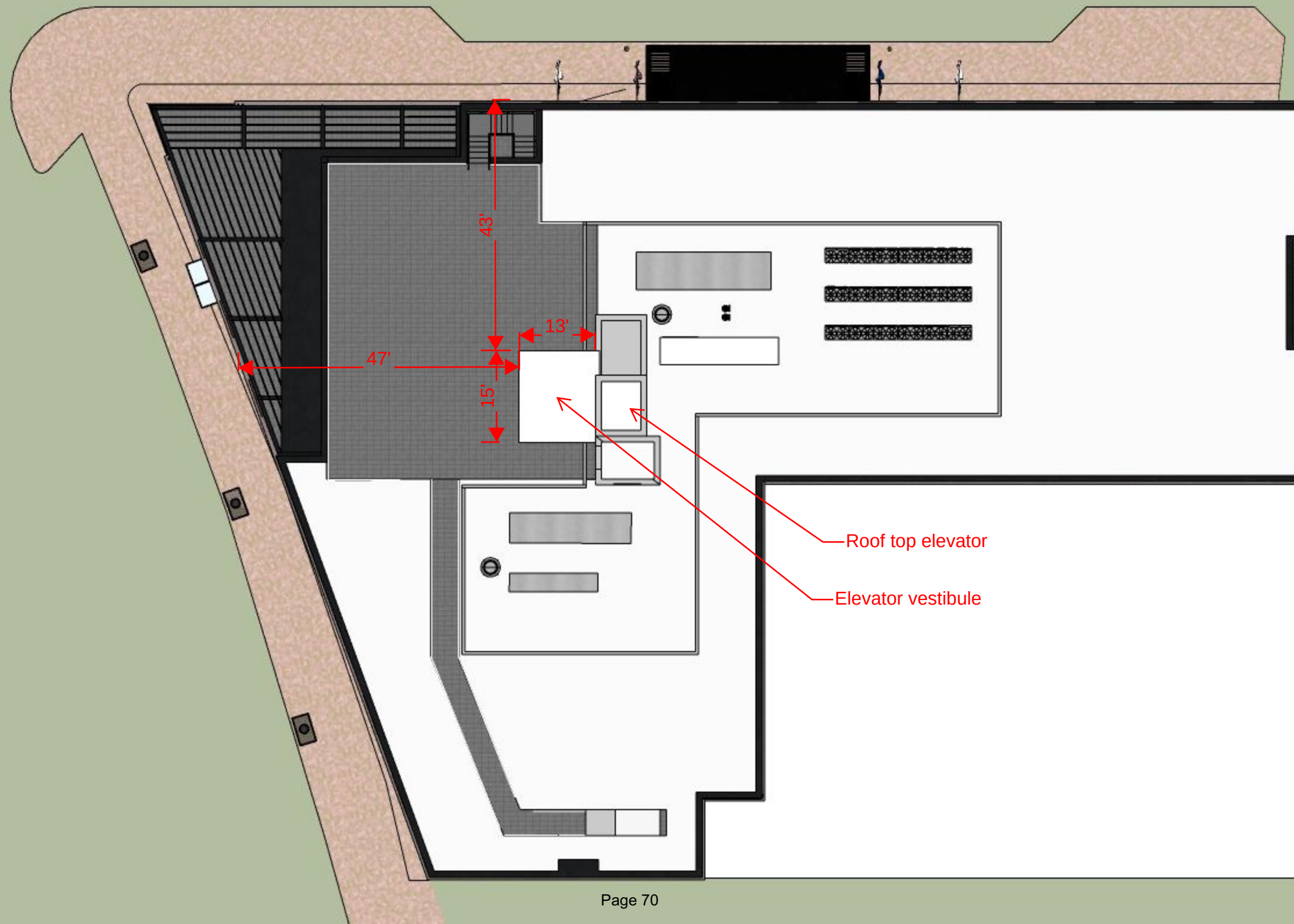


VIEW 3

3D VIEWS

UPDATED VISION FOR WORKSHOP 04













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Google Earth



21

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Google Earth



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Subject Property *(information from 11/4 staff report)*

The subject structure is a four-story commercial block built in 1892. Known historically as the John M. Adams Block, the building was built the same year as the yellow brick Rich Building next door. Unlike the Rich Building, the Adams Block is architecturally restrained, relying on a sophisticated play of projecting and receding brick elements, including vertical piers, recessed panels, stringcourses and dog-tooth brick patterning to provide visual interest. The building's windows are noteworthy on Exchange Street for their unusually large size and are indicative of the building's later construction period. The masonry is also

indicative of its construction period; its fine mortar joints give the building a very consistent appearance, adding to its sophisticated architectural character.

The massing of the building is straightforward: a simple block with flat roof. (Although the building appears to be a rectangular block, it is actually trapezoidal in shape. The building is widest at the rear (west) end, narrowing and angling to the north as it approaches Exchange Street—see plan views.) A short brick parapet wall extends above the Exchange Street roof.

Located at the intersection of Exchange and Federal Streets, the building takes full advantage of its corner location, with the storefront wrapping around the corner and extending almost the full width of both frontages. The corner bay is cut away so that the retail entry can be accessed from both streets. An entry to the upper floors is located at the south end of the Exchange Street façade. Another upper floor entrance is located at the west end of the Federal Street façade. The Federal Street entry will serve the new residential unit.

The subject building enjoys a visually prominent location on Exchange Street and within the Old Port as a whole. As one turns off Congress Street, the sense of arrival into the Old Port begins at Federal Street, where the buildings step down in scale, create a mostly continuous streetwall and convey a strong sense of architectural and visual continuity, despite the presence of buildings from various eras. The Adams Block and the more diminutive building across the street, both of which have their main entrances at the corner, effectively announce the fact you are entering the Old Port. And because Federal Street is relatively wide, the rooflines of all the buildings on this block are in clear view.

November 4 Workshop, Summary of Board Comments

Board members expressed a variety of concerns about the design proposal presented at the November 4th workshop, finding that the addition was out of scale with the building below and visually distracting due in part to the presence of two floor levels, which created a wedding-cake-like massing. The presence of deck railings at both levels also added to the visual complexity. Board members noted that the excessive height of the fifth-floor addition resulted in a top-heavy appearance and that the treatment was at odds with the traditional pattern of floor heights becoming shorter as one moves from the ground floor level to the top floor. Board members also noted that the proposal lacked a consistent design expression which would have the effect of making the addition more recessive and

“quiet”. In sum, Board members appeared to be in general agreement that the addition as proposed was not sufficiently integrated with, or deferential to, the principal structure. Board members also noted the highly visible and prominent location of the subject structure, making the successful integration of a rooftop addition particularly challenging.

New Proposal

The new proposal consists of a single floor addition which occupies the entire footprint of the roof. The height of the addition is 13 feet. A roof deck is proposed atop the new fifth floor, but the mezzanine level has been eliminated. The addition features a singular design expression throughout. The exterior walls are canted or sloped, creating a mansard-like form. Angled “fin” walls project beyond a series of floor to ceiling windows and are positioned perpendicular to the wall, creating a strong rhythm. The material palette is simple and limited. The architects are considering the use of Corten steel to relate to the brick exterior of the building and provide a more recessive matte finish to the addition.

The project architects have included images of other projects, some in Europe, that have inspired the proposed design approach. As they have explained to staff, the new approach is more honest about the introduction of a new addition and by fully engaging the footprint of the roof, a consistent form and massing is possible. In their view, the addition, while clearly visible, will be more recessive and compatible with the principal structure.

On page 4 of the architects’ submittal, they show three alternative massing studies that were considered. These are provided for the Board’s consideration and as support for the solution proposed.

Staff Comments

As with the previous proposal, staff encourages the Board to focus first on the overall form, scale, massing and placement of the proposed addition with respect to its compatibility with/impact on the existing structure and surrounding context. While the design expression of this new proposal is integral to the proposed massing and form, the Board is encouraged to start with the “big picture” before discussing materials, thickness of the “fin” walls, etc..

In staff’s view, the new proposal responds to a number of the concerns expressed at the first workshop in that the massing has been greatly simplified and the overall design treatment made entirely consistent. In some respects, extending the footprint to fully occupy the roof makes sense in this particular instance as it is difficult if not impossible to “hide” a rooftop addition in this highly visible corner location. Here, the direction being pursued is to introduce a frankly visible and frankly contemporary rooftop addition that is also compatible with the subject building as well as its surrounding context. The Board’s role is to determine whether this alternative proposal is successful in that regard. The

Board is reminded that the question is not just whether this alternative scheme is preferable to the initial proposal, but whether it meets the applicable ordinance standards, which are Standards 1, 2, 9 and 10.

The Board is encouraged to review the enclosed brief prepared by the National Park Service on interpreting the Secretary of the Interior's Standards as they relate to rooftop additions on mid-size historic commercial blocks. While every application presents its own unique set of considerations, the general direction provided in this brief is instructive.

Applicable Review Standards

Standards for Review of Alterations

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

- 1. Revised proposal
- 2. Technical Preservation Services' Brief on Rooftop Additions on Mid-Size Historic Structures



PHOTO RENDERING FROM THE NOV 4TH 2020 HISTORIC PRESERVATION BOARD WORKSHOP

NOTABLE COMMENTS FROM THE BOARD:

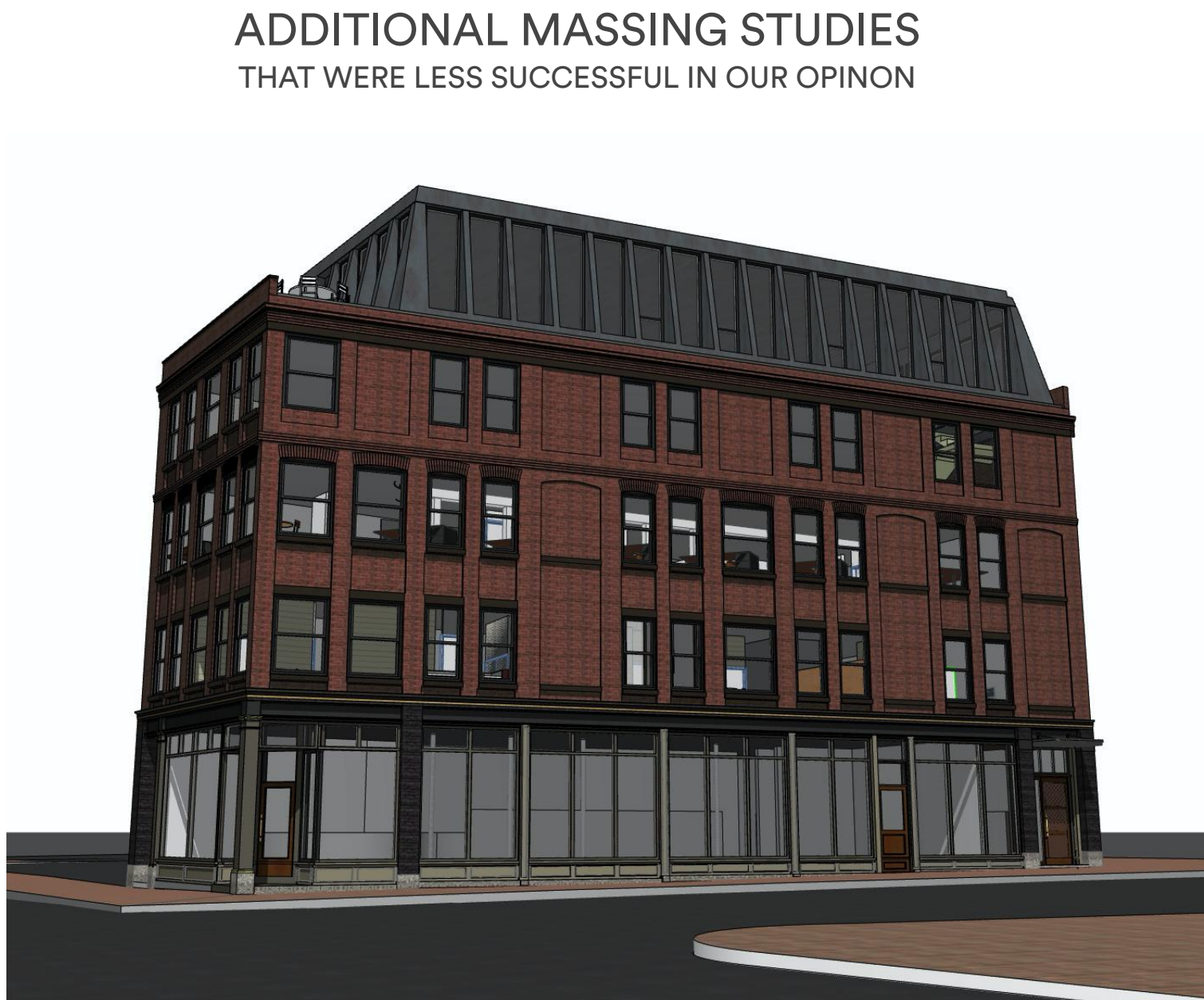
- BOX ON TOP OF A BOX
- ADDITIONAL HEIGHT WITH THE MEZZANINE ADDED COMPLEXITY TO A SIMPLE BUILDING FORM
- LACKS A SINGULAR EXPRESSION







PREFERRED MASSING 13'-6" TALL ADDITION (58'-6" OVERALL)



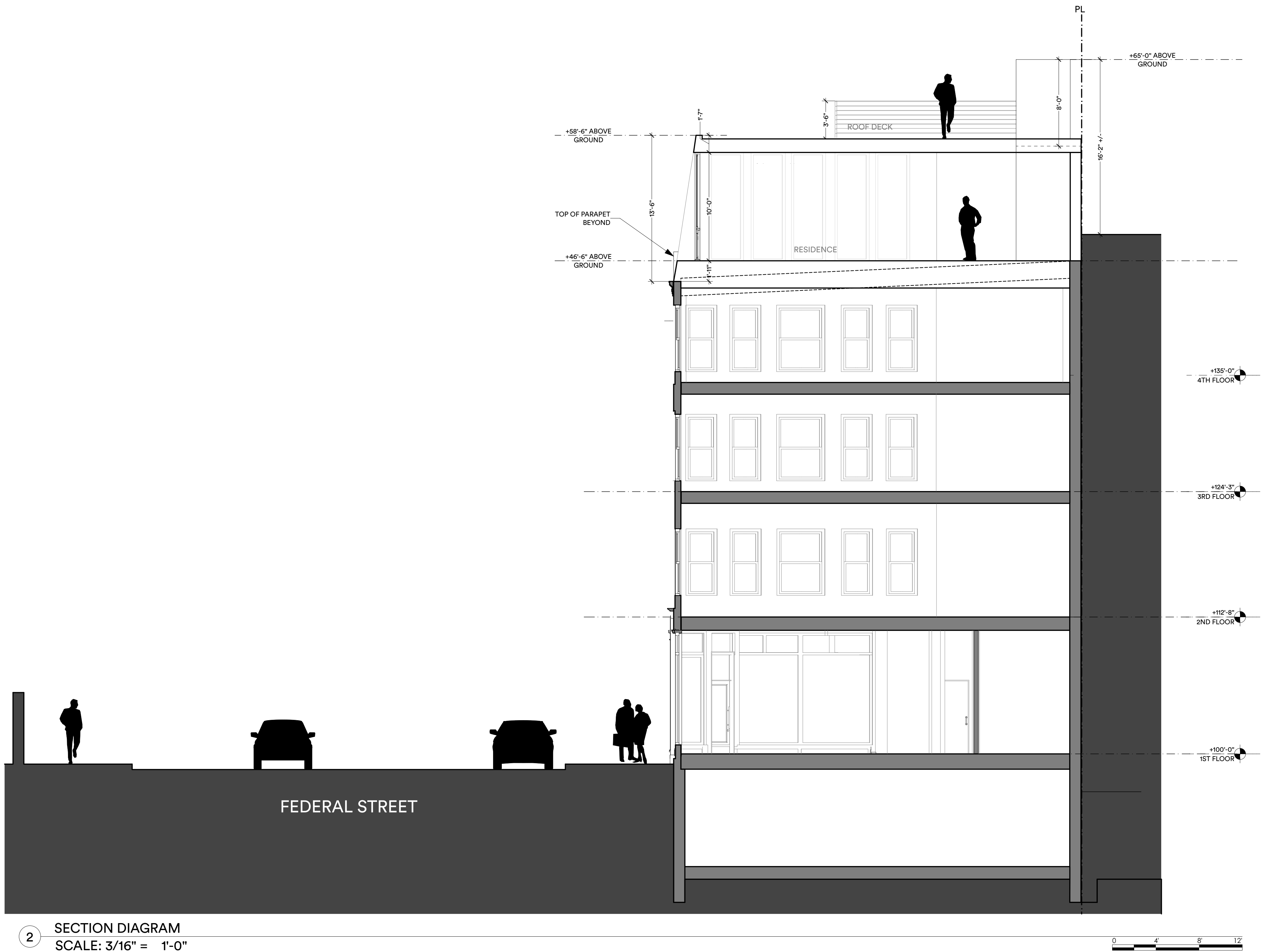
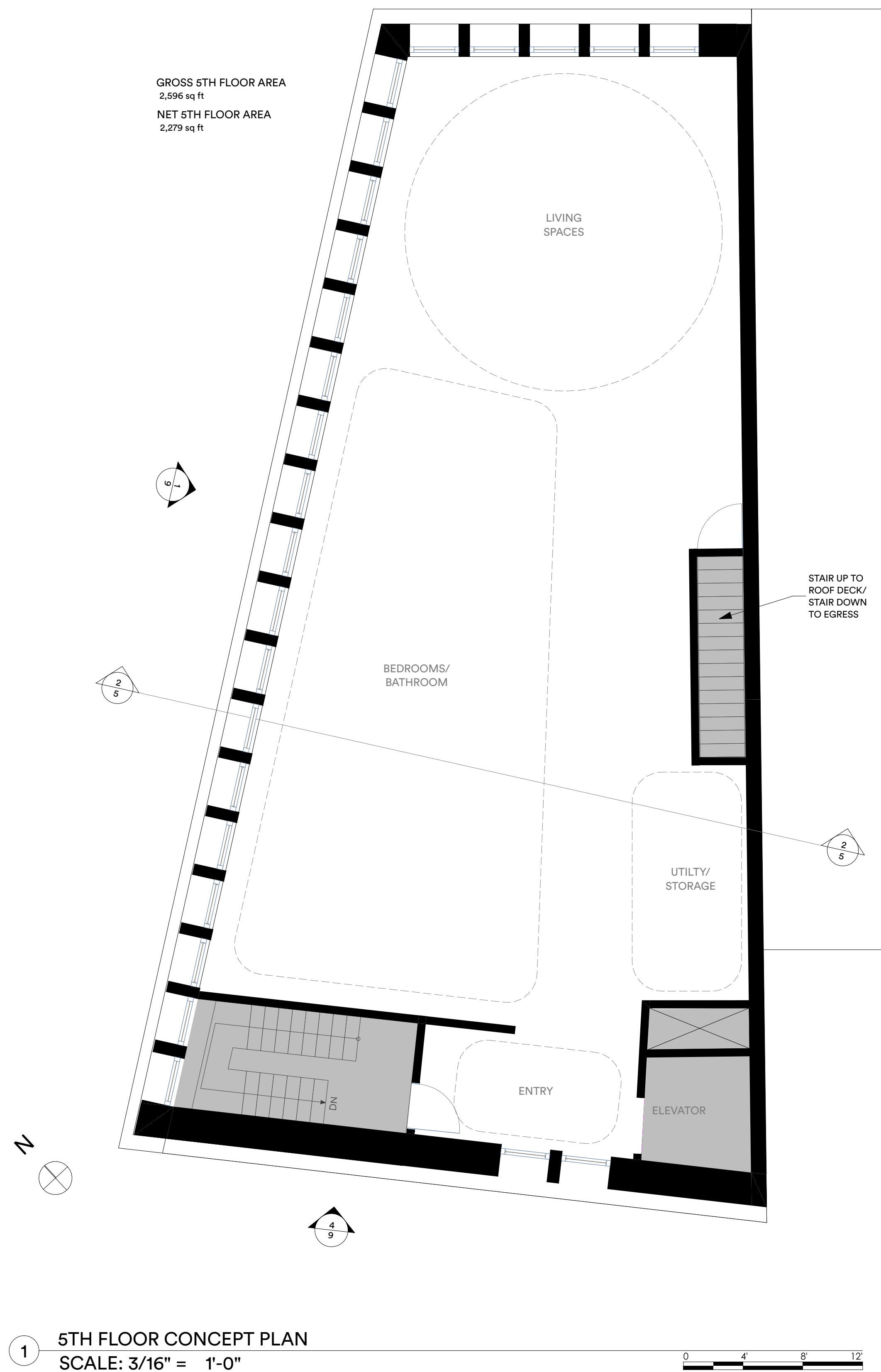
EXCHANGE STREET SETBACK



19' TALL ADDITION (64' OVERALL)



11' TALL ADDITION (56' OVERALL)





EXISTING



PROPOSED - VIEW FROM THE CORNER OF EXCHANGE AND CONGRESS STREETS



EXISTING



PROPOSED - VIEW FROM PRESS HOTEL CANOPY



EXISTING



PROPOSED - VIEW FROM EXCHANGE LOOKING NORTH



EXISTING



PROPOSED - VIEW FROM EXCHANGE FURTHER SOUTH LOOKING NORTH



EXISTING



PROPOSED - VIEW FROM FEDERAL STREET LOOKING WEST



PROPOSED - VIEW FURTHER FROM FEDERAL STREET LOOKING WEST



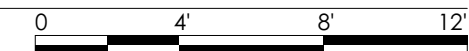
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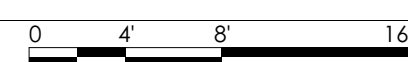
PROPOSED - VIEW FROM FEDERAL STREET LOOKING EAST



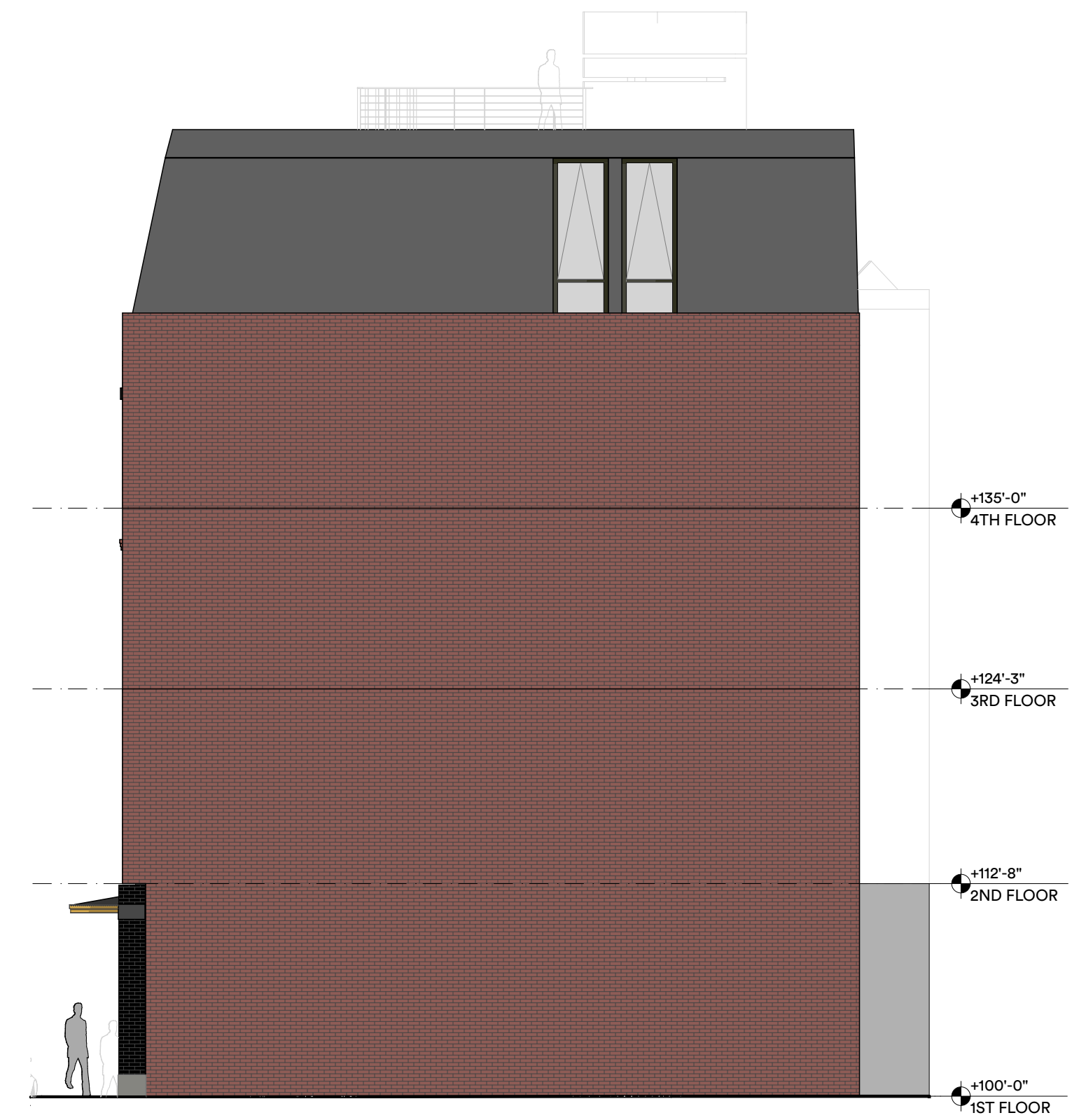
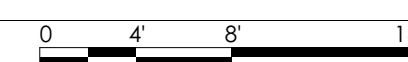
1 WEST ELEVATION (FEDERAL STREET)
SCALE: 3/16" = 1'-0"



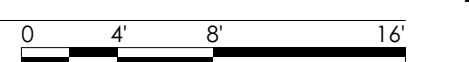
2 NORTH ELEVATION (EXCHANGE STREET)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATIONS



Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: Rooftop Additions on Mid-Size Historic Buildings

Applicable Standards:

2. Retention of Historic Character
5. Preservation of Distinctive Features, Finishes, and Craftsmanship
9. Compatible New Additions/Alterations

Issue: The roofline is often an important character-defining feature of a historic building. A large cornice, tall tower, or a projecting dormer can identify a building in the skyline. Even a simple roofline defines a building's character. Accordingly, rooftop additions proposed as part of a rehabilitation project must be carefully designed in order to preserve the building's historic character. Although a rooftop addition is not appropriate for all historic buildings, under certain circumstances a compatible rooftop addition may be constructed that meets the Secretary of the Interior's Standards for Rehabilitation. A successful rooftop addition does not significantly impact the character of the historic building. It is subordinate to the historic building in size and design, and compatible with its massing, scale, materials and features. It must be set far enough back from the primary elevation(s) of the building — usually at least one bay, so that it is not highly visible from the public right-of-way. In most cases, rooftop additions should not be more than one story and, generally, they are not appropriate for buildings consisting of three stories or less.

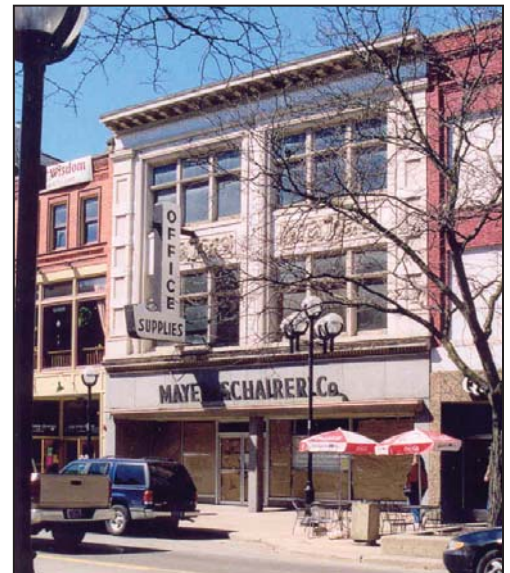


Mid-19th century commercial building with rooftop addition as it appeared after rehabilitation (center).

Application 1 (*Compatible treatment*): The rehabilitation of this mid-19th century commercial building included a rooftop addition as part of the project. Though the building is only four stories in height, this rooftop addition is compatible with its historic character. It is set back substantially—almost halfway from the front façade and, thus, it is minimally visible from the public street and from within the district. High party walls on either side also help

to reduce the impact of the addition and allow it to blend in with the adjacent rooflines. This rooftop addition does not detract from the historic character of the building and, therefore, meets the Standards.

Application 2 (*Incompatible treatment*): This three-story commercial building, originally constructed in 1847 but greatly altered in 1907, underwent rehabilitation for mixed commercial, office, and residential use. The rehabilitation included a substantial new rooftop addition.



Three-story commercial building prior to rehabilitation.

Contrary to National Park Service guidance which states that rooftop additions should be limited to one story and are rarely acceptable for low-rise buildings, this addition rises a full story and a half above the roof. The prominent cornice, an important character-defining feature of the primary elevation of the historic building, is overwhelmed and greatly diminished by the new rooftop addition. Not only is the addition barely set back from the front of the building, its asymmetric, modernist design further detracts from the character of the building's classically-styled façade. The rooftop addition competes for attention with the historic building and it is also out of character with the surrounding district. This rooftop addition is not compatible with the historic character of the building and, therefore, does not meet the Standards.



Drawing of front elevation with proposed rooftop addition.



Three-story commercial building showing rooftop addition under construction.

Liz Creveling, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the [Secretary of the Interior's Standards for Rehabilitation](#), are not necessarily applicable beyond the unique facts and circumstances of each particular case.

July 2007, ITS Number 47