

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA

HISTORIC PRESERVATION BOARD MEETING

On January 2, 2019, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

- i. Public Comment regarding 33-37 Montreal Street

3. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 19, 2018

- i. Determination of Conformance with Historic Preservation Ordinance New Construction Standards, as required under demolition review provisions applicable in the Munjoy Hill Neighborhood Conservation District; 33-37 Montreal Street; 33 Montreal, LLC., Applicant. By a vote of 4-2 (O'Brien, Sheridan, Tate and Turk in favor; Pollard and Wood opposed; Jacob absent) the Board found that the preliminary design proposal for new construction at 33-37 Montreal Street is consistent with the historic preservation ordinance's Standards for Review of Construction. This finding was made with the knowledge that a positive finding would allow the Planning Authority to lift the stay on demolition of 37 Montreal Street (a "preferably preserved" structure) if a project substantially consistent with these approved plans, seeks a building permit.

Additionally, the 4 members of the Board who voted in the affirmative on the finding above, also indicated that, provided the applicant made some additional refinements and modifications to the design as described by Board members during the hearing, the project design would be found consistent with the Alternative Design Review standards when it returns to the HP Board for consideration as part of the site plan review process. While not a formal decision of the Board, this "straw vote" was intended to provide direction for the applicant as they prepared final plans for a site plan application.

4. WORKSHOP - 5:00 PM

- i. Alternative Design Review Under R-6 Design Standards, as required under the Munjoy Hill Neighborhood Conservation District; 110 Sheridan Street; Mark Burns and Alison Leavitt, Applicants.

5. PUBLIC HEARING

- i. Review of Revisions to the City of Portland Technical Manual; Revised Standard for Lighting Fixtures in Historic Landscape Districts; Caitlin Cameron, Urban Designer, City of Portland, Presenter.

6. CONSENT AGENDA



Deb Andrews <dga@portlandmaine.gov>

33-37 Merrill MONTREAL

1 message

Lisa Morris <lisa.morris@maine.edu>

Thu, Dec 27, 2018 at 3:48 PM

To: dga@portlandmaine.gov, planningboard@portlandmaine.gov, Jeff Levine <jlevine@portlandmaine.gov>, jpj@portlandmaine.gov

Cc: Belinda Ray <bsr@portlandmaine.gov>

To Historic Preservation and Planning Boards:

I was at the meeting about 33-37 Merrill on Wednesday December 19th. I'd like to weigh in, even though it's after the fact. First, I think the design changes made by the developers at the recommendation of the Board improved the project. The Mansard roof, siding changes and other design elements make it look more residential and more in keeping with other building types on the Hill. The recessed top floor also reduces its bulk a bit. That said, I agree with those who said it is still too large. Buildings of that scale belong on main streets like Congress, Washington and India and not on small side streets like Merrill and Willis. I think it was telling that all the drawings presented by the developers' architects at the 12/19 meeting depicted the proposed building as a stand-alone. Shown in the context of the surrounding 1.5 and 2-story homes the out-sized scale would have been hard to deny. Likewise, with the exception of the former North Street school, all the other 3- and 4-story buildings they used as examples were far from 33-37 Merrill location. I was not able to attend the first two meetings about this project so maybe I missed a more thorough discussion of the scale with accompanying visual materials but at the 12/19 meeting it felt a little bit like we were being scammed and that the decision to approve had already been made.

I'd also like to respond to a statement made by Board member Julia Tate. In prefacing her comments she said that she was not afraid of growth and change. She may not have intended to be condescending but her comment seemed to imply that those who oppose 33-37 Merrill project are merely afraid of growth and change. Maybe some are but listening to the comments made by neighbors to the project I also heard valid concerns about the negative aesthetic impact of such a large building as well as concerns related to fairness and community. I agreed with the woman who commented that the developers could scale back the project, maybe break it up into individual buildings and still turn a decent profit. Nearby homes dwarfed by the mass and scale of a 4-4.5-story building spanning a whole corner and half a block could lose market value. A 14-unit building located on small, quiet side streets could further reduce the market value of surrounding properties by increasing traffic and parking congestion (the limited underground parking notwithstanding) and by undermining the residential nature of the area. While the impact of such a large number of high-end condominium units on neighborhood dynamics and community cohesion is hard to predict, local residents concerns are valid and should not be belittled or dismissed. Indeed, fairness, community and neighborhoods are key elements of Portland's Plan 2030.

On a personal note, I grew up in Portland. My family, going back generations, is from the Hill. I am excited by much of the development that has been occurring across Portland and even some of what is happening on the Hill, where I now live. For example, I'm excited about the planned expansion of the St. Lawrence Arts Center and I like the new condo building at 118 Congress. I also like the Avesta building at the corner of Washington and Fox and most of the development that is happening in the India Street and East Bayside neighborhoods and along Washington Ave. I think the new condominium complex and the second one planned along Franklin Arterial are fabulous. I do, however, think that side streets are no place for a large development like the one proposed at 33-37 Merrill. Not because I fear growth and change but because I care about protecting the Hill's architectural integrity, its social-cultural heritage and its tight-knit neighborhoods.

Thank you.

Lisa Morris

—
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University of Southern Maine
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(207)-780-5036

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
110 SHERIDAN STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: December 28, 2018
RE: January 2, 2018 **WORKSHOP – Preliminary Review of Proposed Two-Family Residential Construction**

This review is pursuant to the requirements set forth in the Munjoy Hill Neighborhood Conservation District for Alternative Design Review (14-140.5(d)2)

Address: 110 Sheridan Street
(property is located within the boundaries of the Munjoy Hill Neighborhood Conservation District)

Applicant: Mark Burns and Alison Leavitt

Project Architect: Lauren Reiter, Reiter Architecture & Design

Introduction

In accordance with the role and responsibilities assigned to the Historic Preservation Board in the recently-adopted Munjoy Hill Neighborhood Conservation District (MHNCD), the Board will be conducting a preliminary Alternative Design Review of a proposed two-family residential structure at 110 Sheridan Street. The applicant is seeking Alternative Design Review for the development because the project would not otherwise meet all R6 design review standards as written. In the MHNCD, all developments seeking alternative design review must be approved by the Historic Preservation Board—see ATTACHMENT 1. In reviewing an application of this type, the R-6 Small Infill Development Design Principles & Standards shall apply.

Note that this project does not involve the demolition of a “preferably preserved” structure. The site is currently cleared for development; a 1 ½ story residential structure in poor condition was demolished in 2018.

Project architect Lauren Reiter has provided both elevations and 3-D views of the proposed residential structure. Ms. Reiter has also shown the proposed structure in the context of abutting properties on Sheridan Street.

Urban Designer Caitlin Cameron has provided a memo summarizing staff's analysis of the design proposal according to the R-6 design principles and standards. Note that Ms. Cameron will be responsible for preparing staff reports for all Alternative Design Reviews within the Munjoy Hill Neighborhood Conservation District. HP staff will continue to provide written analysis of projects that involve a request to lift the stay of demolition of a "preferably preserved" structure.

ATTACHMENTS

1. Excerpt from ordinance establishing MHNCD that outlines HP Board role in Alternative Design Reviews
2. Memo from Caitlin Cameron, Urban Designer
3. Applicant materials

windows for at least 50% of the width of the front façade in total (see Diagram 14-140.5.h). Active living space does not include space intended primarily for circulation or storage;

c. Use of tandem spaces to meet desired parking levels, consistent with the built pattern of the neighborhood, is strongly preferred. Parking shall be located on the side or in the rear of a building, and not within the front 10' depth of the building. The only exception shall be for lots smaller than 2,000 sf., which shall be permitted one garage door on the front façade no wider than 30% of the building width, but no less than 9'. In that case, the garage door shall (1) be of high quality design, consistent with the character and pattern of the rest of the façade, including windows as appropriate; and (2) be located on one side of the façade (see Diagrams 14-140.5.i-j).

2. Within the District, developments are only eligible for the R-6 "Alternative Design Review" as outlined by the following process, which shall supersede the process in the *City of Portland Design Manual* in cases of conflict:

a. Any use of Alternative Design Review must be approved by a majority of the Historic Preservation Board after a required public hearing;

b. Alternative Design Review does not permit waivers of the additional design requirements in section (d)1 above except as explicitly stated; and

c. Alternative Design Review is a privilege and is granted at the discretion of the Historic Preservation Board. The applicant has the burden of demonstrating that their proposal meets the criteria for Alternative Design Review Design Certificate.

(e) Demolition Review.

1. The purpose of this section is to preserve and protect buildings within the District that contribute significantly to one's understanding and appreciation of the

Planning and Urban Development Department Planning Division



Subject: R-6 Small Infill Design Review – 110 Sheridan Street

Written by: Caitlin Cameron, Urban Designer

Date of Review: Thursday, December 20, 2018

A design review according to the *City of Portland Design Manual* Standards was performed for the proposed new construction of a two-family dwelling at 110 Sheridan Street. The review was performed by Caitlin Cameron, Urban Designer, and Deb Andrews, Historic Preservation Program Manager. The project was reviewed against the *R-6 Small Infill Development Design Principles & Standards* (Appendix 7 of the Design Manual).

Findings of the Design Review:

The Review Authority under an Alternative Design Review may approve a design not meeting one or more of the individual standards provided that all of the conditions listed below are met:

- A. The proposed design is consistent with all of the Principle Statements.
- B. The majority of the Standards within each Principle are met.
- C. The guiding principle for new construction under the alternative design review is to be compatible with the surrounding buildings in a two block radius in terms of size, scale, materials, and siting, as well as the general character of the established neighborhood, thus Standards A-1 through A-3 shall be met.
- D. The design plan is prepared by an architect registered in the State of Maine.

Design Review Comments (*red text denotes principles or standards that are not met*):

- **Correct the material labels**
- **Staff request Board feedback on building placement, window/solid proportions, and the subsidiary roof form.**

The Sheridan Street context, a residential street, includes many triple-decker multi-family buildings and horizontally-proportioned one and two-story single-family homes. These buildings follow traditional patterns in roof forms, materials, window types, proportions, and alignment with symmetry, and are all set close to the street. There are several contemporary residential buildings on this street – some multi-family and some single-family. These buildings are a part of the streetscape and context but should not be considered to be part of the predominant characteristics of the context.

Principle A Overall Context – Contemporary design is encouraged but with a relationship to and acknowledgement of the context that surrounds it – in form, roof line, composition, fenestration patterns, material. Particularly with the principal mass, the applicant has demonstrated in the design a recognition of the predominant, character-defining elements of residential architecture in the neighborhood context – this is demonstrated with the height, proportion, roof form, two-

bay composition, vertically proportioned windows and limited window types, clapboard material, and articulation elements such as an overhanging eave at the cornice line. The overall massing and forms are more complex than is found in the traditional context – there is a secondary mass with a asymmetrical roof form and more complex façade composition and material selection. The reviewers find this proposal to be compatible with some possible adjustment in hierarchy, window proportion, and possibly building placement.

- *A-1 Scale and Form:* The three-story height is consistent with the multi-family buildings in this context. The mass at the street with vertical proportion and flat roof most directly relates to the triple-decker type. The building has more complex massing arrangement and roof forms than those more simple ones found within the streetscape to which this building relates. Forms in this context are predominantly vertically proportioned with one and half, two and a half, or three-story simple massing and simple roof forms (gable or flat roof). The design does break down the scale with a change in massing and roof form. The various roof lines and current arrangement of the masses create a hierarchy in the form and composition and set up a building scale that is compatible with the context.
- *A-2 Composition of Principal Facades:* The composition of the street-facing facade follows the vertical proportion and two-bay composition frequently found in the context in both the single and multi-family buildings. Instead of a bay window, traditionally found on triple-decker buildings, the project uses elongated windows, a recess, and overhangs to provide articulation to the front façade. **The windows are not the same size/proportion as found in the context – staff asks the board to weigh in on whether this could be considered to be compatible though different from the predominant character.**
- *A-3 Relationship to the Street:* The building placement of the principal mass is slightly setback from the street which is not consistent with the spacing of the residential fabric – front façade right at the street, often with a side-facing entry. The driveway/building placement varies on this street – the project follows the general pattern of building with side drive. **The Board is asked to determine whether the front setback could be considered compatible with this standard.** Recessing the secondary mass is consider appropriate here to mitigate the impacts of the garage and building scale – staff support that relationship to the street.

Principle B Massing – The proposed massing in some ways reflects or reinforces the traditional building character of the neighborhood and multi-family typologies of the neighborhood – specifically, the front mass of the building is similar in scale, proportion, and form to a triple-decker building. **The project includes more complex massing with additional roof forms than the simple massing and roof forms found in the context** – staff interpret this complexity to meet the standards if there is a clear hierarchy and delineation of the forms and the more contemporary form being treated in a recessive way.

- *B-1 Massing:* The primary mass at the street has similar scale, proportion, and form to those found in the context. **The overall project includes more complex massing with additional roof forms than the simple massing and roof forms found in the context** – however, the standard does not require massing to replicate the context but must be considered harmonious. Staff consider the massing to effectively mediate between the traditional context and the contemporary design and two-family use.

- **B-2 Roof Forms:** Two roof forms are used while the traditional context predominantly has simple roof forms. Flat roofs are found in the context on multi-family buildings and are considered compatible. The monopitch roof is the more contemporary form and not readily found within this streetscape.
- **B-3 Main Roofs and Subsidiary Roofs:** The flat roof form should be the dominant roof form but staff question whether the monopitch roof is sufficiently subsidiary. The two roof forms are used with equal hierarchy in height and weight of cornice treatment.
- **B-4 Roof Pitch:** The secondary roof is monopitch and asymmetrical with a pitch of less than 7:12. The primary mass uses a flat roof consistent with similar building types and forms found on the street.
- **B-5 Façade Articulation:** The project employs only one of the required articulation elements – covered entry. Variety in the massing is further provided by a recess on the third floor.
- **B-6 Garages:** Garage door meets the 40% requirement, has living space above, and is set back from the street.

Principle C Orientation to the Street – The principal mass is placed near the street with side-facing doors adjacent to the street with a stoop/canopy. The building is set back from the street more so than the other buildings – predominantly, buildings are placed directly on the property line on this street with a couple of exceptions for contemporary, larger buildings. The front façade includes a bedroom and entry – comparable level of activity and uses near the street to the other residential buildings.

- **C-1 Entrances:** Both entries are side-facing and emphasized with a stoop, covered entry, material changes. One entry extends to the street with steps, canopy and window.
- **C-2 Visual Privacy:** Visual privacy is adequately addressed; ground floor windows are higher than 48" above adjoining sidewalk grade.
- **C-3 Transition Spaces:** The project uses side entries, the living spaces are raised higher than the street. The façade is setback slightly from the street which differs from the established built pattern but does create a transition space for the living spaces.

Principle D Proportion and Scale – The building proportions are harmonious and individual building elements are human-scaled.

- **D-1 Windows:** The majority of windows are rectangular and have a vertical proportion; Use of vertical proportions is consistent with context; window proportions, sizes vary from traditional context to some degree.
- **D-2 Fenestration:** The 12% fenestration requirement is met on the street-facing facades. It appears the scale of openings in relation to the solid differs somewhat from the context – window size and proportion seems smaller in proportion to the façade than similar façade compositions but staff find the overall composition and proportions to be acceptable in meeting the intent of this standard - Staff request discussion/board interpretation on whether this standard is met.
- **D-3 Porches:** Not applicable

Principle E Balance – The building façade composition is balanced – use of local symmetry around discernable vertical access and alignment of windows, proportion of openings to solid.

- **E-1 Window and Door Height:** The majority of window and door head heights align along a common horizontal datum.

- *E-2 Window and Door Alignment:* The majority of windows shall stack so that centerlines of windows are in vertical alignment – windows are vertically aligned.
- *E-3 Symmetricality:* Local symmetry is employed on the front façade. The secondary façade is intentionally asymmetrical in its façade composition and roof form however, the windows maintain a horizontal alignment with the rest of the building.

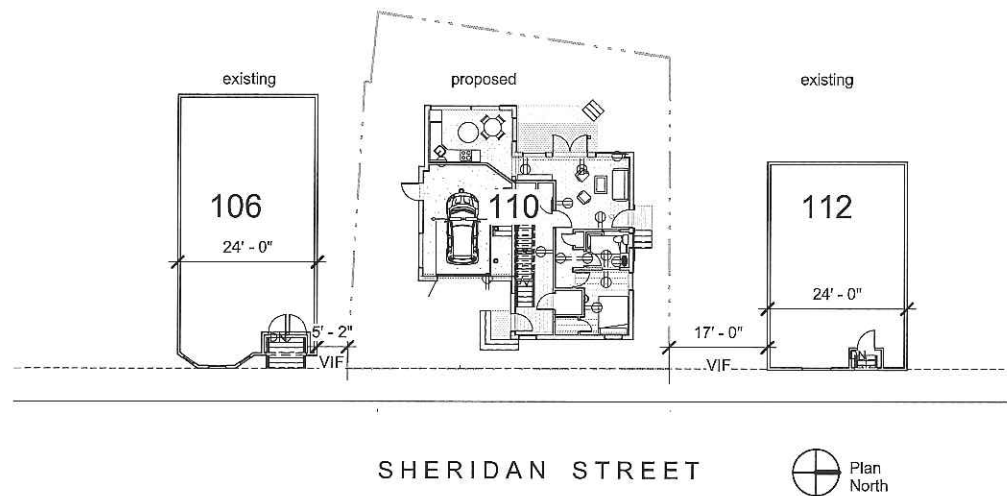
Principle F Articulation – The project uses articulations elements such as material texture, canopy, and roof overhangs to provide visual interest.

- *F-1 Articulation:* Surface articulation is provided by material texture, cornice lines, canopies, and window reveals. Trim and details are consistent.
- *F-2 Window Types:* More than two window types and sizes are used on the street-facing façades – a third type is added for the kitchen use. The façade closest to the street, however, has only two window types according to the standard.
- *F-3 Visual Cohesion:* The visual cohesion of the façade is good. Material placement, roof forms, window composition corresponds to use, massing.
- *F-4 Delineation between Floors:* The floors are delineated by massing variation, canopies, and by fenestration patterns.
- *F-5 Porches, etc.:* The entry stoop is minimal and integrated into overall design.
- *F-6 Main Entries:* The main entry is emphasized with a stoop, canopy. A material change, canopy, and stoop are used to indicate the second entrance on the side of the building.
- *F-7 Articulation Elements:* The roof overhang is at least 6"; trim not used n/a; the façade offsets are at least 12", both roof lines have pronounced cornice lines.

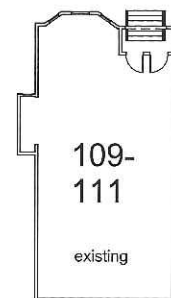
Principle G Materials – The character-defining residential context here is predominantly a single, simple material palette - clapboards with occasional shingle or brick. The material choices are harmonious with the character-defining materials and architectural features of the neighborhood (see G-1).

- *G-1 Materials:* The proposal uses a cementitious board clapboard for the primary material that is considered consistent with the context predominantly of clapboard. The secondary material on the recessed building mass is a fine-grain board that has a natural wood-like finish – unfinished wood is not typical as a primary material in this context however, as a secondary material, the reviewers find this acceptable. The roofline soffits are treated with a "wood" beadboard finish.
- *G-2 Material and Façade Design:* The materials are placed appropriately to the façade design and their nature.
- *G-3 Chimneys:* Not applicable.
- *G-4 Window Types:* Overall, more than two window types are used in the building; but only two types appear on front facade. The predominant character in this context is vertical proportioned windows with one or two types visible from the street. Window detailing is consistent.
- *G-5 Patios and Plazas:* Not applicable.

Att. 3

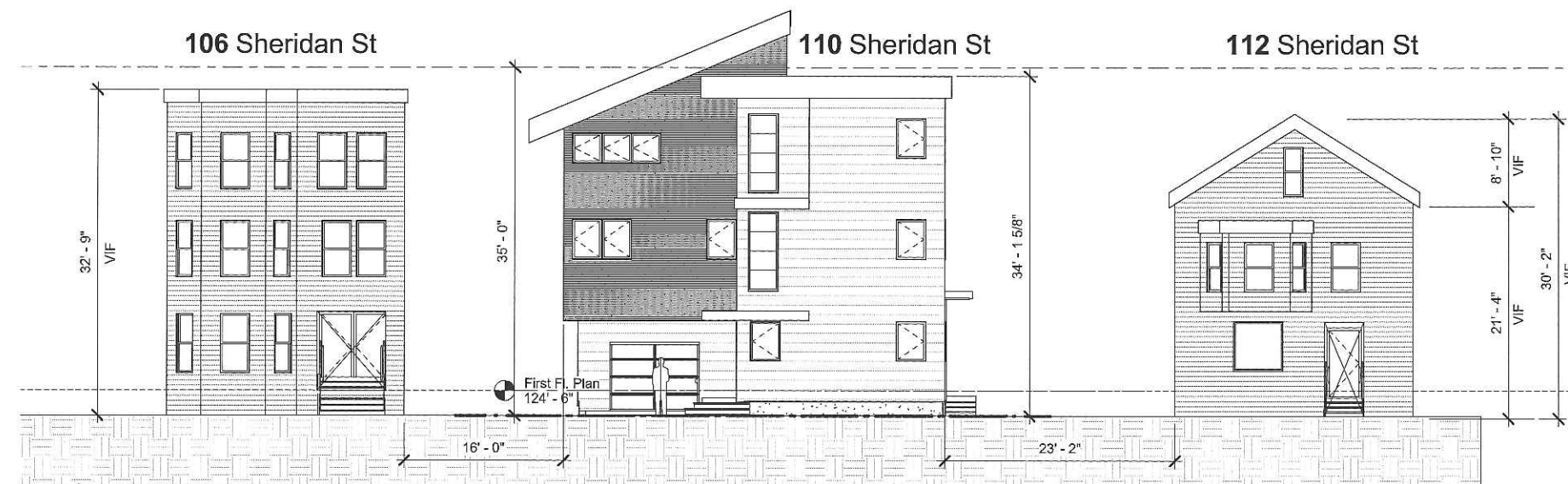
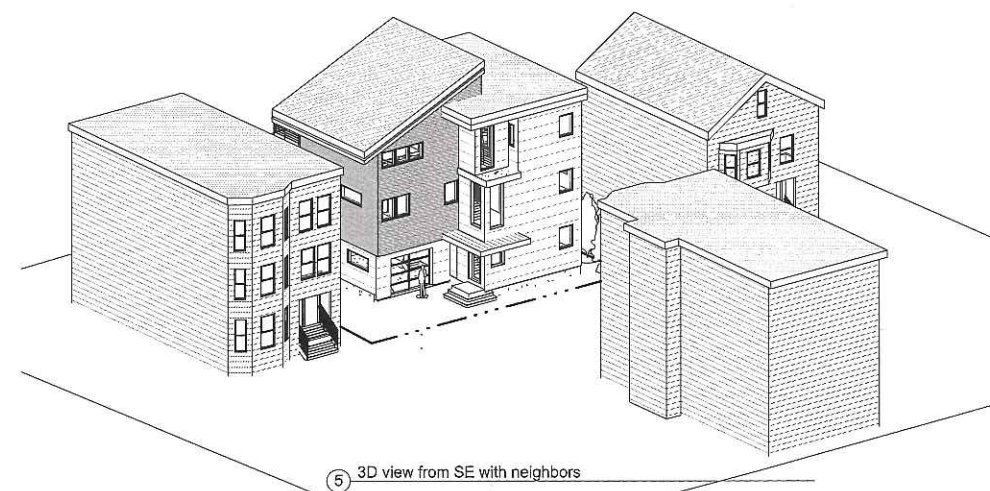
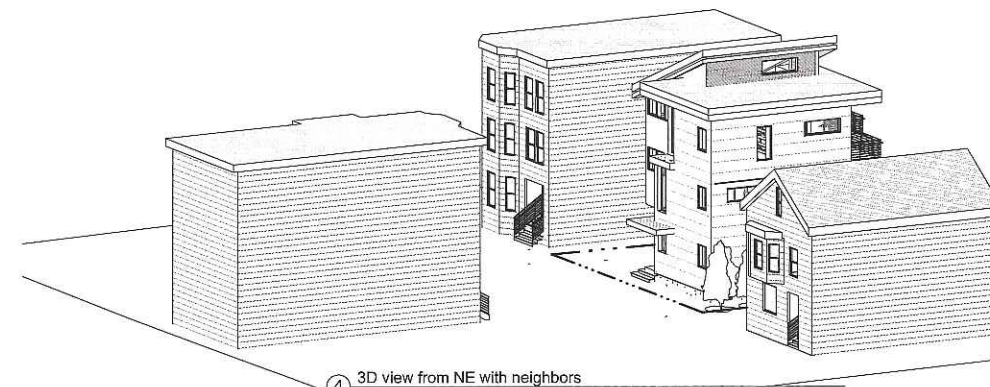


(Bldg. in this location not shown)



(Bldg. in this location not shown)

① First Fl. Plan & Site w/ Neighbors
1/16" = 1'-0"



② East Elevation w/ Neighbors
1/8" = 1'-0"



Reiter Architecture & Design
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Casco Bay Engineering
424 Fore Street, Portland, ME 04101 tel. 207.842.2800

Revision Schedule

Revision Number	Revision Description	Revision Date
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Review w/ City 12/7/18

Burns-Leavitt Residence
110 Sheridan Street
Portland, ME 04101

Street Context

Project number	Portland, ME 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker

A001

Scale	As indicated
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EAST SIDE of SHERIDAN STREET



WEST SIDE of SHERIDAN STREET

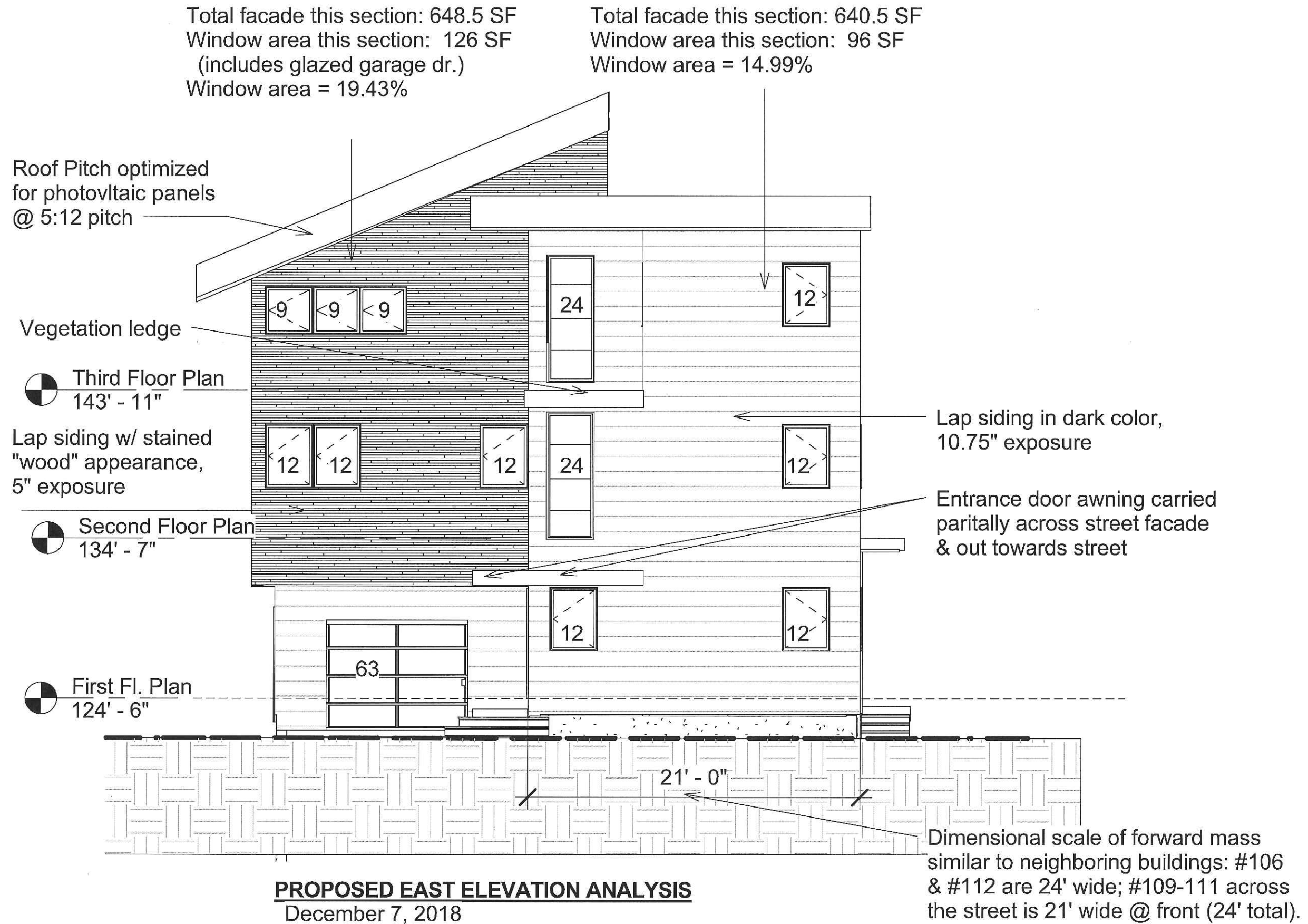


AERIAL VIEW of SHERIDAN STREET with PROPOSED BUILDING

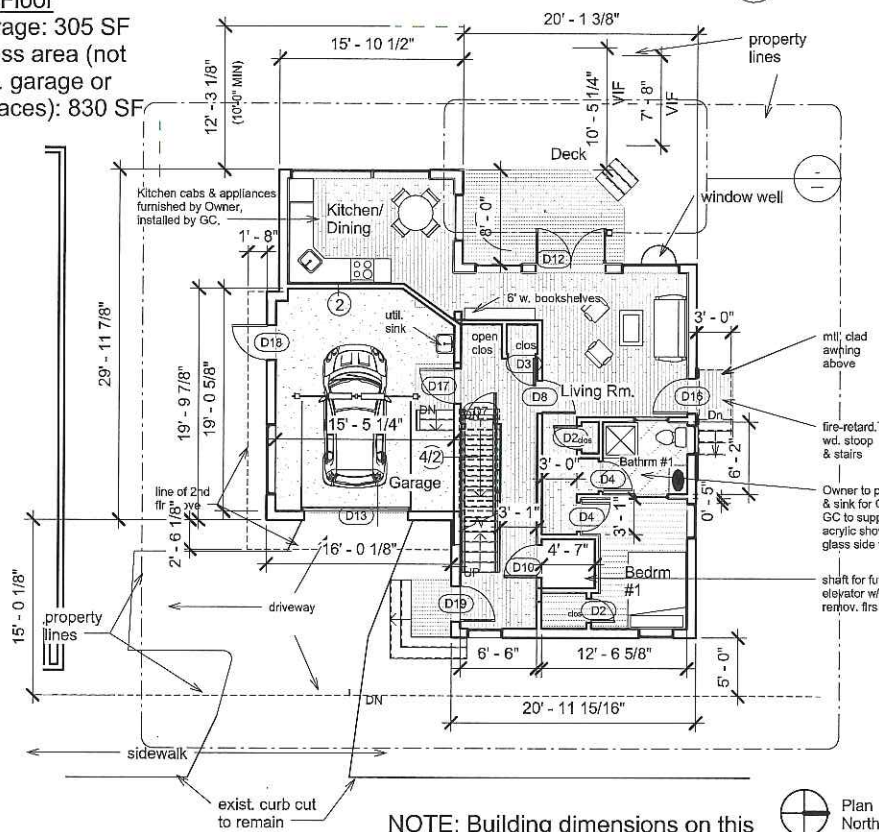
Reiter Architecture & Design
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Revision Schedule		
Revision Number	Revision Description	Revision Date
Review w/ City 12/7/18		
Burns-Leavitt Residence 110 Sheridan Street Portland, ME 04101		
Street Context		
Project number	Portland, ME 04101	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
A002		
Scale		



1st Floor
Garage: 305 SF
Gross area (not incl. garage or terraces): 830 SF

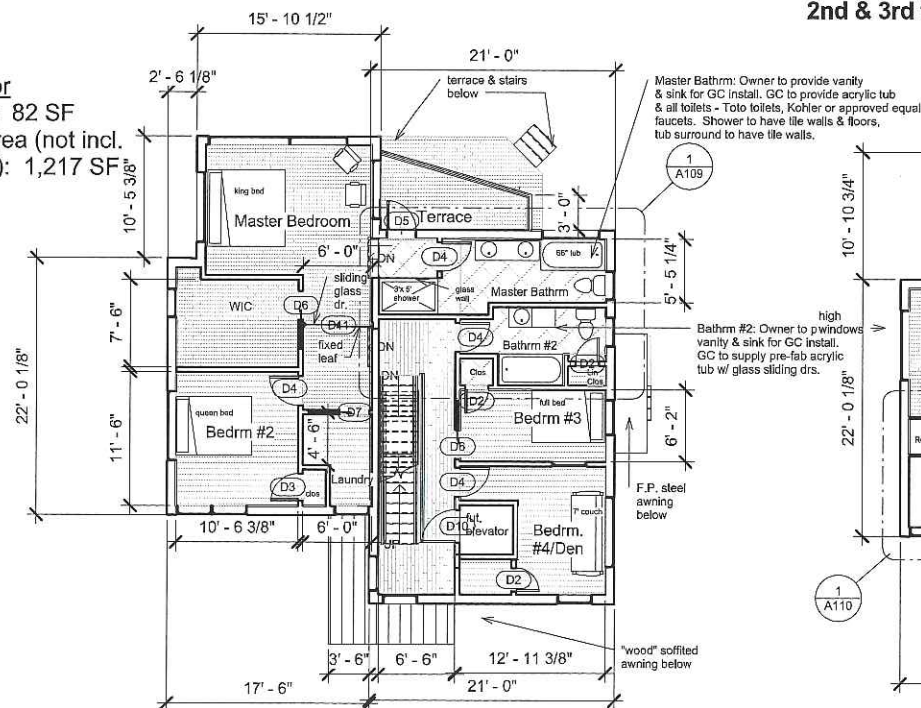


1 First Fl. Plan
1/8" = 1'-0"

NOTE: Building dimensions on this plan are to finish exterior walls.

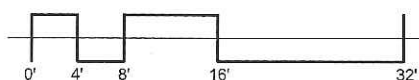
TOTAL SF CALCS:
Total Gross SF not incl. terraces/garage: 2,925 SF
Garage: 296 SF
2nd & 3rd flr terraces: 387 SF

2nd Floor
Terrace: 82 SF
Gross area (not incl. terraces): 1,217 SF

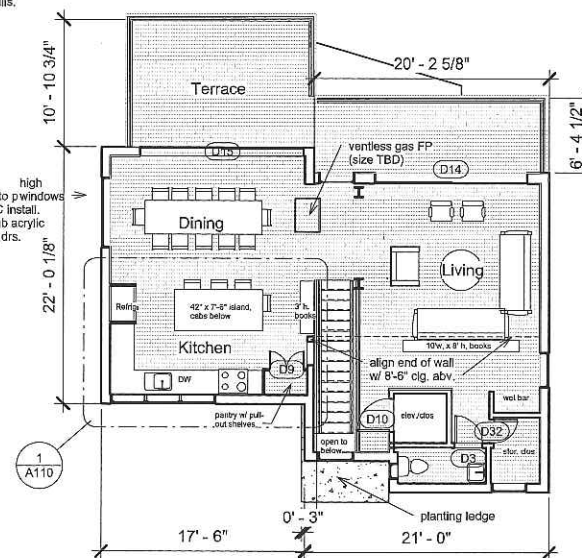


3 Second Floor Plan
1/8" = 1'-0"

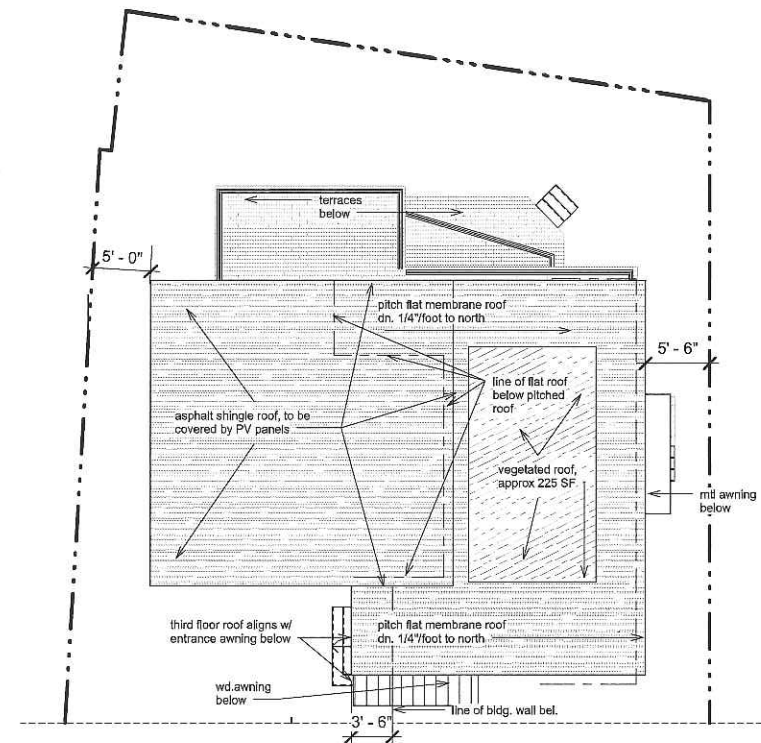
Furniture shown for information only



3rd Floor
Terrace: 305 SF
Gross area (not incl. terraces): 878 SF



4 Third Floor Plan
1/8" = 1'-0"



5 Roof Plan
1/8" = 1'-0"

WALL SCHEDULE

- 1A EXTERIOR WALL, non-rated. Insulated 2x8 @ 16" OC, shear walls where noted. 12" fiber cement lap siding, solid color, 1/2" gyp. bd interior fin. U.O.N.
- 1B EXTERIOR WALL, non-rated. Insulated 2x8 @ 16" OC, shear walls where noted. 6" fiber cement lap siding, "wood look", 1/2" gyp. bd interior fin. U.O.N.
- 2 INTERIOR WALL, one hour rated. One layer 5/8" Type X gyp. bd. ea. side on 2x4 wd. studs. Fire caulking @ top & bott. of walls. LVL blocking @ all floor & clg. lvs. & horizontally every 10'.
- 3 INTERIOR WALL, one-half hour rated. One layer 5/8" Type X gyp. bd. ea. side on 2x4 wd. studs. Fire caulking @ top & bott. of walls. LVL blocking @ all floor & clg. lvs. & horizontally every 10'.
- 4 INTERIOR SHEAR WALL, non-rated. Double stud wall w/ 1/2" plywd. between studs. 1/2" gyp. bd. on one or both finish faces, depending on location.
- 5 INTERIOR WALL, non-rated, TYPICAL. 1/2" gyp. bd. ea side on 2x4 studs @ 16" o.c. Install sound attenuation insulation in wall cavity @ bedroom walls. Use WP gyp. bd @ bathrooms & kitchens.
- 6 INTERIOR WALL, non-rated, @ Basement. 1/2" WP gyp. bd. one side on 2x6 studs @ 16" o.c. Install rigid polystyrene insulation in wall cavity.
- 7 INTERIOR WALL, non-rated. Two layers 3/4" plywood, using maple veneer plywood @ exposed side.
- 8 MASONRY WALL: 8" concrete Foundation wall. See Structural drwgs.

FLOOR MATERIALS SCHEDULE

- F1 Concrete slab
- F2 Tile floor w/ tile base or wainscot - see elevations
- F3 Hardwood floor, 3/4" th., pre-finished.
- F4 Plywood subfloor. Owner to provide finish floor.
- F5 Wood decking.



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Revision Schedule

Revision Number	Revision Description	Revision Date
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Issued For Permit 06/04/18

New design studies 09/06/18

Progress design studies
11/12/18

Progress drwg 12/06/18

Burns-Leavitt
Residence

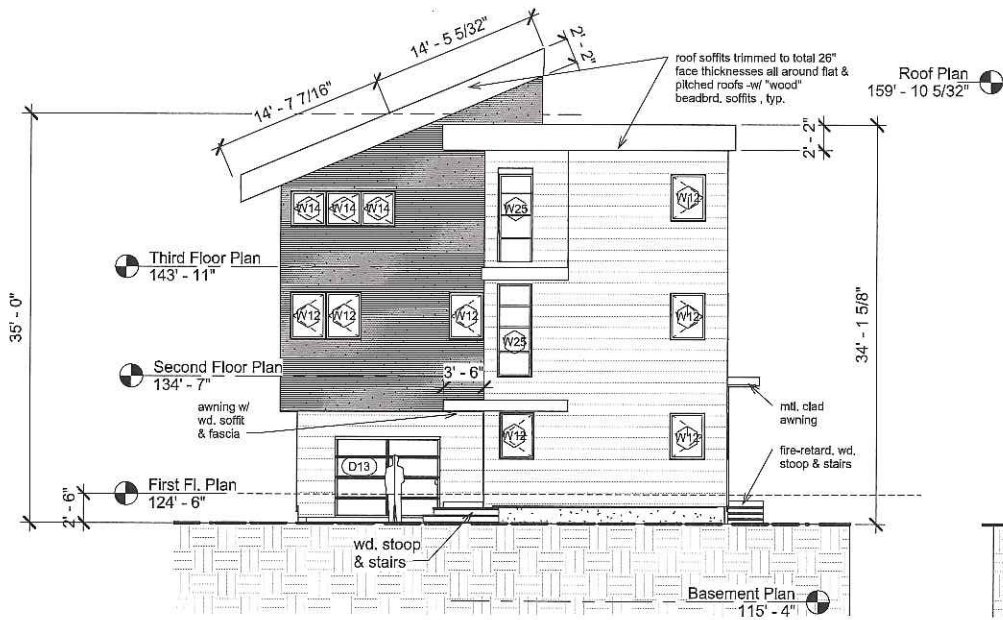
110 Sheridan Street
Portland, ME 04101

Proposed Plans Wall Schedule

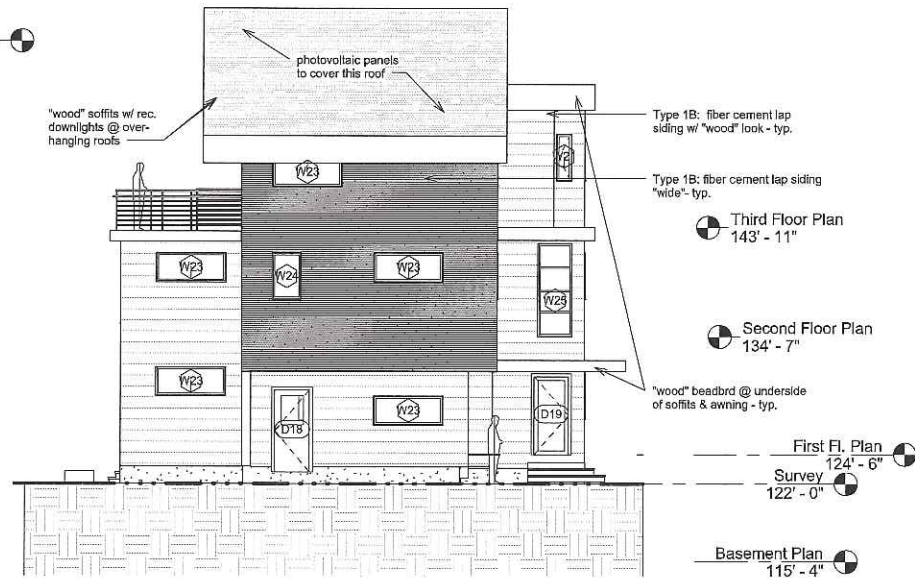
Project number	Portland, ME 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

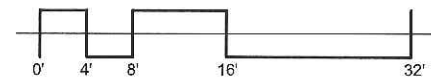
Scale 1/8" = 1'-0"



① East Elevation
1/8" = 1'-0"

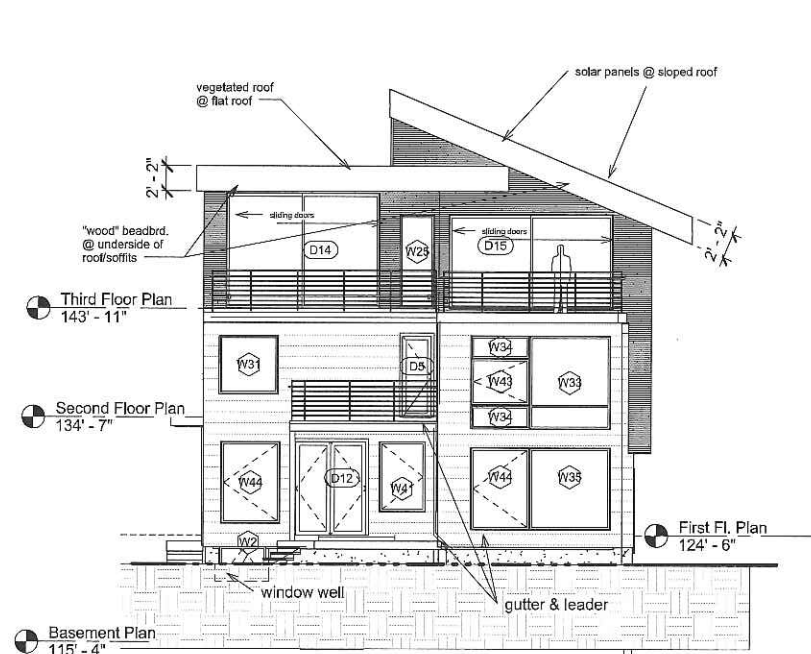


② South Elevation
1/8" = 1'-0"

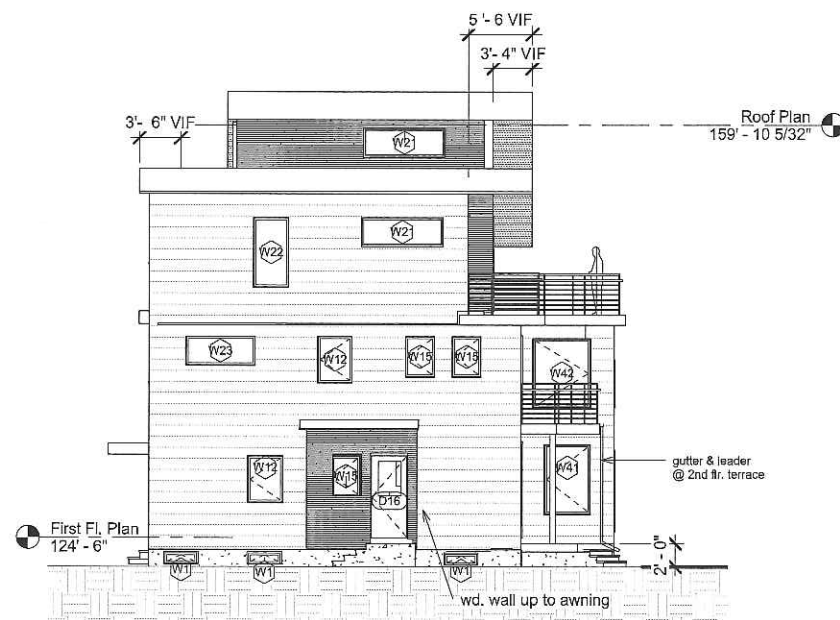


GENERAL NOTES re SIDING

- All siding is fiber cement by Allura or approved equal. Follow manufacturers recommendations for installation. Note: manufacturer provides free, on-site installation training.
- Wide horizontal siding is Allura Fiber Cement Lap Siding, smooth finish, 12" face (10.75" exposure).
- Narrow "wood look" horizontal siding is Allura Fiber Cement Lap Siding, wood grain texture, 6.25" face (5" exposure).
- Corner boards shall be fiber cement, matching finish & color.
- Underside of soffits and front entrance awning shall be Allura fiber cement beadboard, factory painted to match selected "wood look" fiber cement siding.



③ West Elevation
1/8" = 1'-0"



④ North Elevation
1/8" = 1'-0"

Window Schedule					
Type Mark	Family	Width	Height	Count	Comments
W1	Awning with Trim	2' - 10"	1' - 0"	3	Basement - verify height
W2	Awning with Trim	4' - 0"	2' - 9"	1	Basement - verify height
W12	Casement with Trim	3' - 0"	4' - 0"	12	
W14	Casement with Trim	3' - 0"	3' - 0"	3	
W15	Casement with Trim	2' - 6"	3' - 6"	3	
W21	Casement with Trim	1' - 4"	4' - 0"	1	
W21	Fixed	7' - 0"	2' - 6"	2	
W22	Fixed	3' - 0"	6' - 0"	1	
W23	Fixed	6' - 0"	2' - 6"	6	
W24	Fixed	2' - 6"	4' - 0"	1	
W25	Fixed	3' - 0"	8' - 0"	4	
W31	Fixed	5' - 0"	5' - 0"	1	triple-glazed
W33	Fixed	7' - 0"	8' - 0"	1	triple-glazed
W34	Fixed	5' - 0"	2' - 0"	2	triple-glazed
W35	Fixed	7' - 0"	7' - 0"	1	triple-glazed
W41	Casement with Trim	4' - 0"	6' - 0"	2	triple-glazed
W42	Casement with Trim	5' - 0"	6' - 0"	1	triple-glazed
W43	Casement with Trim	5' - 0"	4' - 0"	1	triple-glazed
W44	Casement with Trim	5' - 0"	7' - 0"	2	triple-glazed

Grand total: 48

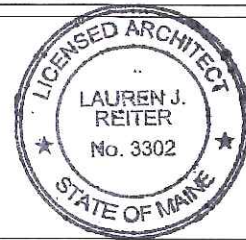
(count notes individual units, but some will be combined)

WINDOW SPECIFICATION NOTES

- Window Spec based on LOGIC tilt/turn and fixed windows - or approved equal. (Schedule and visual notation of "casement" means tilt/turn.) Narrow profile at fixed units.
- All windows are double-glazed unless noted in schedule above.
- All windows to have black frame color, inside and outside. Operating hardware to be black.

Door Schedule					
Mark	Width	Height	Comments	Co	
D2	2' - 0"	6' - 8"	1 3/4" th solid core ptd. wood	5	
D3	2' - 4"	6' - 8"	1 3/4" th solid core ptd. wood	3	
D4	2' - 6"	6' - 8"	1 3/4" th solid core ptd. wood	6	
D5	2' - 6"	7' - 0"	Triple glazed full glass exterior	1	
D6	2' - 6"	6' - 8"	1 3/4" th solid core pocket door	2	
D7	2' - 8"	6' - 8"	1 3/4" th solid core pocket door	1	
D8	2' - 10"	6' - 8"	30 min. door @ 1st floor apt.	1	
D9	3' - 0"	7' - 0"	Pair ptd. plywd drs	1	
D10	2' - 9 17/32"	6' - 8"	Proprietary elevator drs	4	
D11	6' - 0"	7' - 0"	Interior stl & glass multi-lite w/ one fixed pnl & one sliding dr, w/ barn dr. hardware	1	
D12	6' - 0"	8' - 0"	Triple glazed one full glass fixed pnl, one w 180 hinge	1	
D13	9' - 0"	7' - 0"	Insul glazed garage door- Clopay Avante or approved equal	1	
D14	13' - 0"	9' - 9"	Tripled glazed sliding doors w/ screen	1	
D15	14' - 0"	8' - 0"	Tripled glazed sliding doors w/ screen	1	
D16	3' - 0"	7' - 0"	Insul. exter. door w/ vision panel	1	
D17	3' - 0"	6' - 8"	Insul. exter. door w/ vision panel	1	
D18	3' - 0"	7' - 0"	Insul. exter. door w/ vision panel	1	
D19	3' - 0"	6' - 8"	Full glass insul. entrance door	1	
D32	2' - 0"	6' - 8"		1	

Grand total: 34



Reiter Architecture & Design
6 South St., Portland ME 04101
tel. 917-502-2225 email: laurenreiter@yahoo.com

Casco Bay Engineering
424 Fore Street, Portland, ME 04101
tel. 207.842.2800

Revision Schedule

Revision Number	Revision Description	Revision Date
	Issued For Permit 06/04/18	
	New design studies 09/06/18	
	Progress design studies 11/04/18	
	Progress drwg 12/06/18	

Burns-Leavitt Residence
110 Sheridan Street
Portland, ME 04101

Proposed Elevations Wdw & Dr Schedules

Project number	Portland, ME 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker

A103

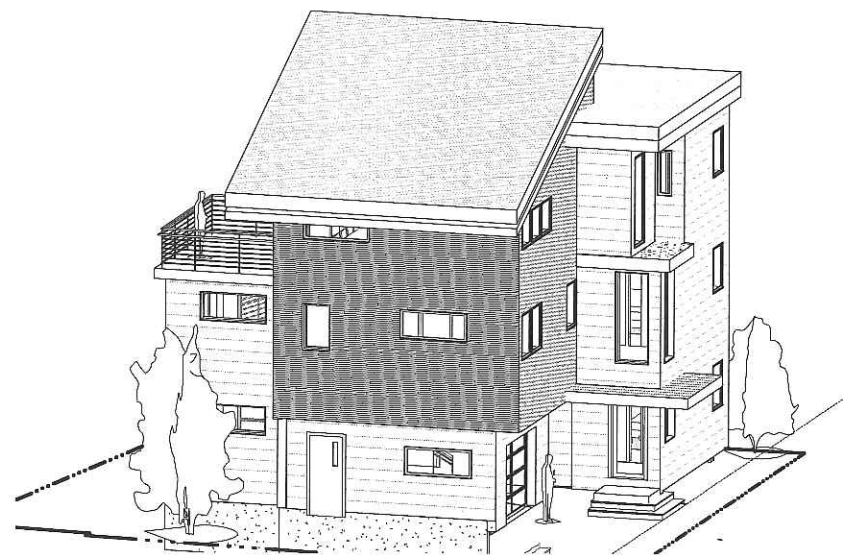
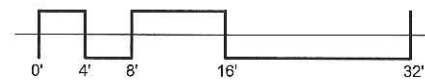
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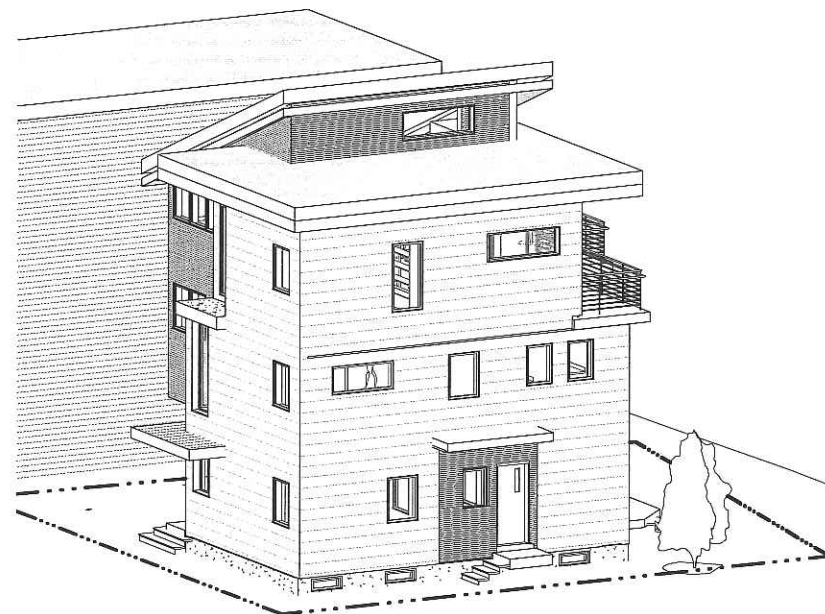
① 3D View from NW



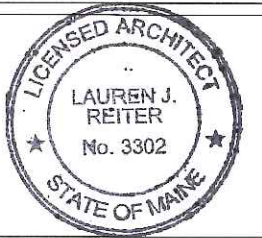
③ 3D view from SW



② 3D View from SE



④ 3D view from NE



Reiter Architecture & Design
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Consultants
Casco Bay Engineering
424 Fore Street, Portland, ME 04101 tel. 207.842.2800

Revision Schedule

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Issued For Permit 06/04/18

New design studies 09/06/18

Progress design studies
11/04/18

Progress drwg 12/06/18

**Burns-Leavitt
Residence**
110 Sheridan Street
Portland, ME 04101

3D Views

Project number	Portland, ME 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker

A105

Scale

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

**PUBLIC HEARING
LIGHT FIXTURE SPECIFICATIONS FOR HISTORIC LANDSCAPE DISTRICTS**

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: December 28, 2018

RE: January 2, 2018 **PUBLIC HEARING**

Application for: Approval of New Light Fixture Specifications for Historic Landscape Districts, Recommendation to Planning Board regarding Amendments to Section 10 (Municipal Lighting Standards)

Affected Locations: Designated Historic Landscape Districts, including:
Deering Oaks
Baxter Boulevard
Eastern Promenade
Western Promenade
Lincoln Park

Applicant: City of Portland

Planning Staff Liaison: Caitlin Cameron, Urban Designer

Introduction

Urban Designer Caitlin Cameron is requesting review and approval of a series of proposed amendments to Section 10 of the City of Portland's Technical Manual that pertains to municipal lighting installations. The proposed amendments would affect light fixture selections within and immediately abutting the city's designated historic landscapes.

Ms. Cameron has been working with lighting consultants and the City's Sustainability Coordinator on a city-wide LED conversion project. As part of that initiative, staff has been charged with consolidating and reducing the number of fixture types throughout the city to the extent feasible. (Over the years, the number of fixture types has grown considerably, creating issues with management, maintenance and cost containment.) In recommending a reduction in the number of fixture types, city staff and consultants recognize that some of the fixtures found in Portland's designated historic landscape districts were installed pursuant to the recommendations of an adopted landscape master plan. (In fact, landscape master plans have been developed for all of Portland's designated historic landscapes, except for the Western Promenade. A master plan for Western

Promenade has been funded and will commence this winter.) Some of the adopted master plans include specific fixture recommendations and others provide more general guidance as regards appropriate lighting characteristics. As such, any proposed changes to existing standards or recommendations would need to be carefully considered and the Historic Preservation Board would need to sign off on any alternative specifications.

As Ms. Cameron's memo explains, today one can observe a variety of light fixture and pole types in Portland's historic landscapes. Even within a single park or boulevard, one can find a range of fixtures. This reflects the fact that various lighting installation programs have been pursued over time and rarely has there been sufficient funding to remove all previously-installed lights when a new lighting program is introduced. And although most of the recently-adopted historic landscape master plans called for new fixtures more appropriate to the original design intent for the park, only a few of the recommended fixtures have been installed in any of the historic landscapes to date. For example, a light fixture/pole selection was made for Baxter Boulevard, but the only installation of such has been at the intersection of Vannah & Baxter. Otherwise, Baxter Boulevard is lined with utilitarian fixtures on wood poles that were installed decades ago prior to any recognition of the boulevard as a historic designed landscape. The same is true of the Eastern Promenade, where several new light fixtures were installed along the Prom itself in conjunction with the Fort Allen Park rehabilitation project. Beyond this point, the fixtures are older and strictly utilitarian in character.

Given the very limited implementation of master plan-recommended lighting solutions in Portland's historic parks, it seems reasonable that the question of acceptable lighting be reopened for further consideration. Specifically, the Board is being asked to consider a new pedestrian-scale luminaire/pole solution that would be installed within every designated historic landscape (see ATTACHMENTS 1-B and 1-C) as well as a new street light luminaire/pole solution that would be installed along the two Promenades, Baxter Boulevard and on Park Avenue, at the edge of Deering Oaks (see ATTACHMENT 1-D). In reviewing the proposed alternative lighting solutions, the Board should remain mindful of the original intended visual character of each of the landscapes and ensure that any new lighting fixtures reinforce the historic character of the designated landscape.

Ms. Cameron has provided a written description and photos of existing lighting installations within and abutting the City's designated historic landscapes. She has also prepared a summary of any specifications or general guidance regarding lighting provided in the various landscape master plans. The new proposed fixtures are shown in ATTACHMENTS 1. B, C and D. ATTACHMENT 1 E is a map showing the locations of the two proposed fixture types.

Note that lighting within and around Lincoln Park is not addressed in Ms. Cameron's memo. The Board should ask for clarification regarding the effect of the proposed changes on this designated historic landscape district.

Specific HP Staff Comments and Questions

- As there are no remaining original or historic light fixtures remaining in any of Portland's designated historic landscapes (but for the replicated bollard lights on Deering Oaks' bridge), there is freedom to select a new fixture that is compatible with the character of the historic landscapes. And given the fact that the two Promenades, Baxter Boulevard and Deering Oaks were all either created or significantly altered during the early years of the twentieth century, a new fixture generally reminiscent of this design era seems appropriate. The pedestrian fixture being proposed is generally consistent with this aesthetic.
- Staff questions the street light fixtures proposed for Baxter Boulevard, Western Promenade and Eastern Promenade, which are contemporary, fairly utilitarian and neutral in character. Ms. Cameron indicates that the "recommended street fixtures are intended to be recessive in nature, deferring to the vistas and natural landscapes." The Boulevard and the Promenades are not standard streets, however, but formal *promenades* and a defining element of the designed landscape. The light fixtures should reinforce the character and intended formality of the landscape, much like the currently-specified light fixtures do.
- Board members might ask for further clarification regarding implementation of the new lighting program. How long should one expect to see the current mixture of new and obsolete fixtures to remain? Will some areas be prioritized for full implementation?
- Board members might ask for clarification regarding the "color" and intensity of light proposed with the new LED fixtures.

Applicable Review Standards

- (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.*

Motion for Consideration

- 1) On the basis of plans and specifications provided for the January 2, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed street and pedestrian light fixtures for Portland's designated historic landscape districts **meet (fail to meet)** the historic preservation ordinance standards for review of alterations **(subject to the following conditions.....)**; and

- 2) **Based on this finding, the Board recommends (does not recommend) the proposed** amendments to Section 10 (Municipal Street Lighting Standards) of City of Portland Technical Manual that pertain to lighting within and on streets immediately abutting designated historic landscape districts.

ATTACHMENTS

1. Memo from Urban Designer Caitlin Cameron, including attachments A-G

Planning and Urban Development Department Planning Division



Subject: Amendment to the *City of Portland Technical Manual Section 10 – Municipal Street Lighting Standards* – light fixture selection within Historic Landscapes and Boulevards

Written by: Caitlin Cameron, Urban Designer

Date: Friday, December 21, 2018

Summary

The City is undergoing revisions to the *City of Portland Technical Manual Section 10 – Municipal Lighting Standards* with the following goals:

- Update the specifications and fixture selection to meet the new LED standards being implemented city-wide
- Provide guidance for the city-wide LED conversion project
- Revise the boundaries for special lighting districts to reflect recent master and comprehensive plans, changes in the built environment, and to correspond to the real-world conditions of the character of the streetscape and neighborhoods
- Consolidate and reduce the number of fixtures installed around the city to alleviate maintenance time and costs as well as bring consistency to the streetscape
- Provide cost-effective, durable options and substitutions
- Reflect best practices around light pollution and dark sky goals

As part of these revisions to the Technical Manual, staff is recommending some changes to the fixtures and map for the Historic Landscapes. The existing on-the-ground conditions within the historic landscapes includes a variety of fixtures, several of which were never formally adopted into the Technical Manual and have been added ad hoc at different times. Deering Oaks was inappropriately fitted out with Town & Country fixtures which are characteristically not appropriate, do not meet the Master Plan or Technical Manual Standards, and are inefficient lights requiring an update. There has been limited implementation of the street light fixtures. The existing conditions for Baxter Boulevard and the promenades is cobrahead lights on different poles (wood, concrete, metal). Some of these existing conditions are depicted at the end of this memo. Within The revisions proposed will bring consistency of fixtures throughout the city's historic landscapes and streetscapes, and we will be meeting the recommendations of the master plans while improving the efficiency and cost-effectiveness of lighting implementation.

Historic Landscape Master Plans

There are existing Master Plans for Baxter Boulevard, Deering Oaks, the Eastern Promenade. No master plan has been completed for the Western Cemetery. Attachment F includes a staff summary of those master plans – describing the character-defining features, applicable regulations, considerations, and recommendations related to lighting and utilities.

The fixtures currently specified in the Technical Manual for Deering Oaks were adopted as a result of the Deering Oaks master plan which recommended specific fixtures. The Baxter Boulevard and promenade fixtures are not specifically identified in their respective master plan documents and are the result of staff (and Historic Preservation Board?) selection at the time of City project implementation.

It is important to note that the recommended fixtures have not been implemented within Deering Oaks. The street-scale fixtures were implemented in limited locations - on Park Avenue, at one intersection on Baxter Boulevard, and at Fort Allen Park on the Eastern Promenade.

The Eastern Promenade and Baxter Boulevard master plans place emphasis on safety and improving the usefulness of the park with lighting. The Eastern Promenade Master Plan also specifically states that, "New light poles and fixtures should be consistent with those selected for all of Portland's historic parks." This is in alignment with the City's current goal to create consistent and consolidated fixture selections.

Staff believe the proposed changes to the lighting technical manual remain consistent with these master plans.

Proposed Changes

Currently, four historic landscapes include special lighting districts in the Technical Manual – Baxter Boulevard, Deering Oaks Park, the Eastern Promenade, and the Western Promenade. The proposed revisions to the Technical Manual would distinguish with map and fixture selection between pedestrian-scale and street-scale lights, and would replace the current fixtures specified with one, consistent fixture applied across the city in these cases.

- 1) Fixture Selection - Historic Landscape Pedestrian-scale Light – to replace current fixture specification X-7B (Attachment B, C)
 - a. Deering Oaks Park – within park
 - b. Eastern Promenade – excluding trail, street
 - c. Western Promenade – path lighting
- 2) Fixture Selection - Historic Street Light – to replace current fixture specifications X-7D and X-7E (Attachment D)
 - a. Park Avenue – street at Deering Oaks
 - b. Eastern Promenade – street
 - c. Western Promenade – street
 - d. Baxter Boulevard – street
- 3) Map Revision (Attachment E) – distinguishing between the streetscape and the landscape to clarify where each light fixture type is to be placed.

The recommended pedestrian fixtures are relatively simple and are not specific to a historic time period, avoiding fussy details like finials, but are referential to design characteristics from the parks' era of creation. The recommended street fixtures are intended to be recessive in nature, deferring to the vistas and natural landscapes. Concrete poles are selected and would be black (through color) – concrete is preferred for durability and cost. All fixtures would be black in color.

A few things to note:

- All fixtures would be black in color, black poles
- The specified fixture X-7B has never been implemented in Deering Oaks
- The specified fixture X-7D was implemented on Park Avenue and a part of the Eastern Promenade. Those fixtures will remain as installed until the need for replacement due to failure/durability/damage.
- The proposal does not change the historic lighting for the pedestrian bridge in Deering Oaks Park (Figure X-7C)
- The proposal does not preclude the eventual reconstruction and replacement of the globe lights previously found on the Deering Oaks gates.
- The selected pedestrian fixture is very similar to the existing pedestrian light used in the Old Port.
- The Historic Street fixture is only specified on the side of the street adjacent to the historic landscape. In the case of Baxter Boulevard – the fixture appears on both sides of the street as needed to accomplish appropriate light levels.
- There is a different light fixture currently specified for the Eastern Promenade Trail – this fixture would remain the same and would appear on the trail. The pedestrian-scale light will only be implemented as needed for areas like paths and the beach.
- Bollards were introduced as part of the Fort Allen Park restoration – these bollards will remain but are not a part of this proposal.
- The current LED replacement project replaced the existing lighting on Baxter Boulevard with cobrahead fixtures as an interim condition until funds are available for decorative fixtures.

This proposal does not change the boundaries of the historic landscapes. It does, however, distinguish between the historic landscapes and the historic streets and proposes different fixtures for each of those situations – this results in not only changes to the fixture specifications but also the maps and special lighting district boundaries within the Technical Manual.

Implementation

The proposed changes would revise the Technical Manual Standards to provide guidance for future replacement or new installation of lights within the historic landscapes and the designated historic streetscapes.

If approved, the pedestrian-scale fixture would be used to replace the existing Town & Country fixtures in Deering Oaks Park as part of the 2019 LED conversion project. At this time, the existing black metal poles would be reused and the luminaires would be swapped out. The cost of this selected luminaire is economical and will make it feasible to replace the existing, non-contextual fixtures within Deering Oaks (about 80 fixtures).

Recommendation

Staff request the Historic Preservation Board find the proposed light fixtures to be appropriate for use within the historic landscapes and streetscapes as identified and recommend the proposed amendments to the Planning Board for the *City of Portland Technical Manual Section 10 – Municipal Lighting Standards* as presented in this report.

Attachments

- A Existing Historic Lighting Districts and Fixtures: Map, Figures: X-7B, X-7C, X-7D, X-7E
- B Specification – new pedestrian luminaire, black
- C Specification – new pole – concrete, black
- D Specification – new street fixture, black
- E Map – Proposed revisions to the Historic Lighting Districts
- F Summary of Master Plans for historic landscapes regarding lighting
- G Public Comment – Letter from Friends of Deering Oaks

EXISTING
FIXTURES, etc.

Google Maps 345 Baxter Blvd

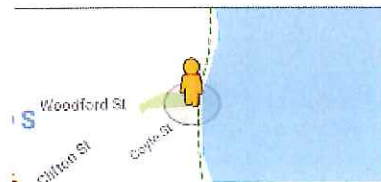


Image capture: Oct 2016 © 2018 Google

Portland, Maine

Google, Inc.

Street View - Oct 2016



Google Maps 49 Eastern Promenade



Image capture: Jul 2018 © 2018 Google

Portland, Maine



Street View - Jul 2018



Google Maps 188 Eastern Promenade



Image capture: Jul 2018 © 2018 Google

Portland, Maine



Street View - Jul 2018



Google Maps 261 Western Prom

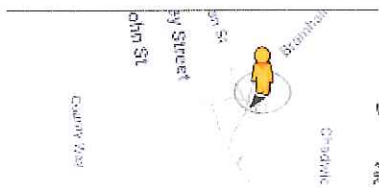


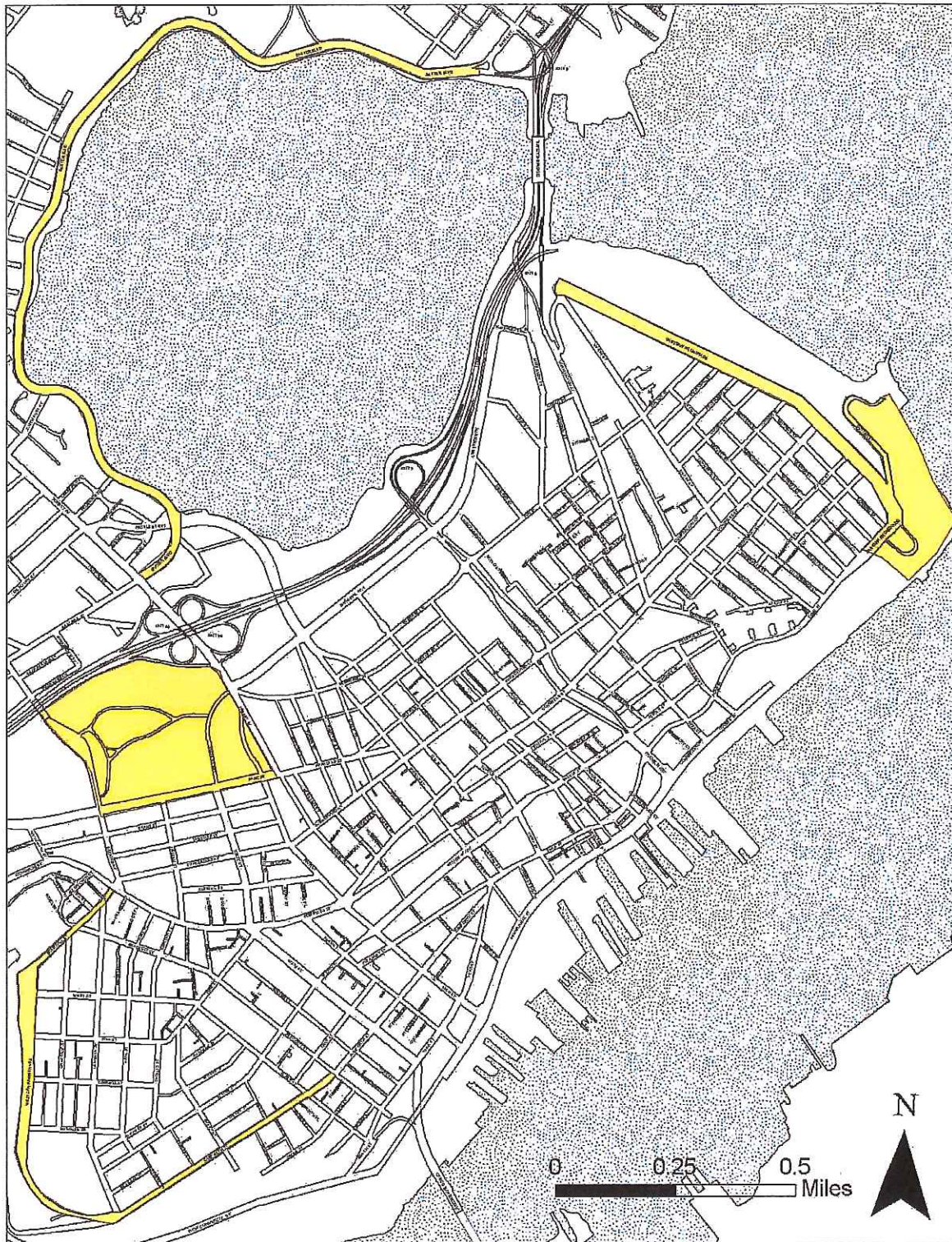
Image capture: Jul 2018 © 2018 Google

Portland, Maine



Street View - Jul 2018





DATE:
AUGUST 2009

CITY OF PORTLAND, MAINE
TECHNICAL STANDARDS MANUAL

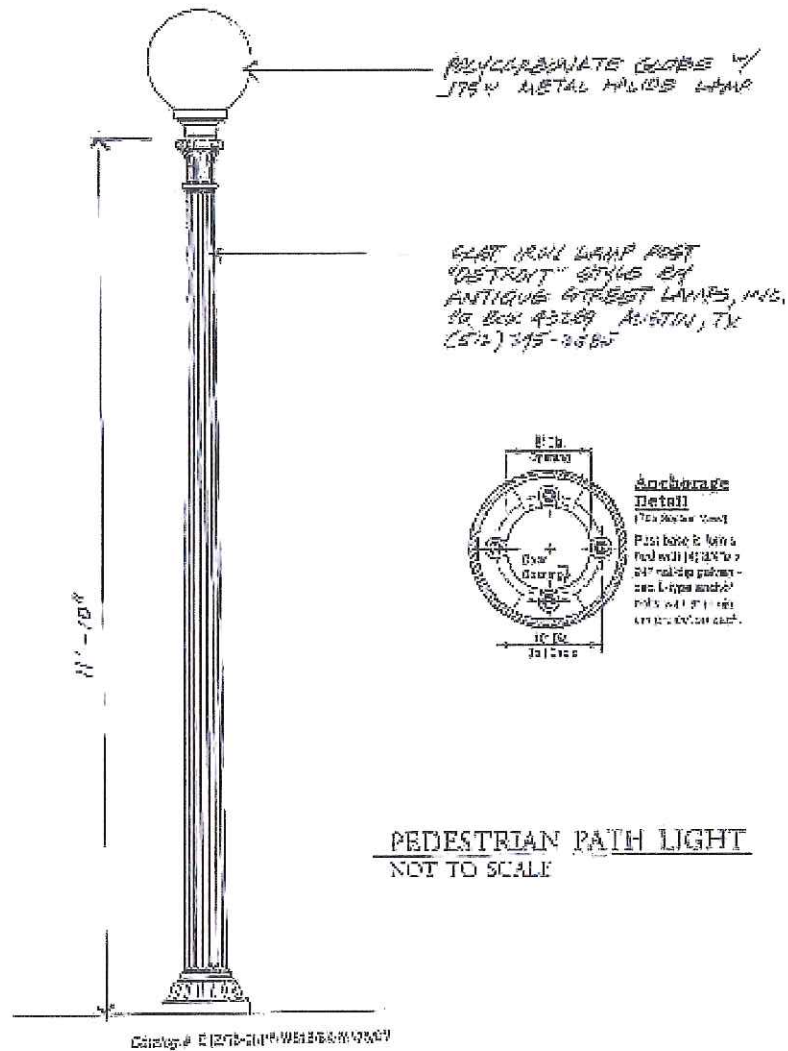
**MUNICIPAL STREET
LIGHTING STANDARDS
SECTION X**

FIGURE:

REVISED:

HISTORIC LIGHTING DISTRICTS

X-7A



DATE:
AUGUST 2009

CITY OF PORTLAND, MAINE
TECHNICAL STANDARDS MANUAL

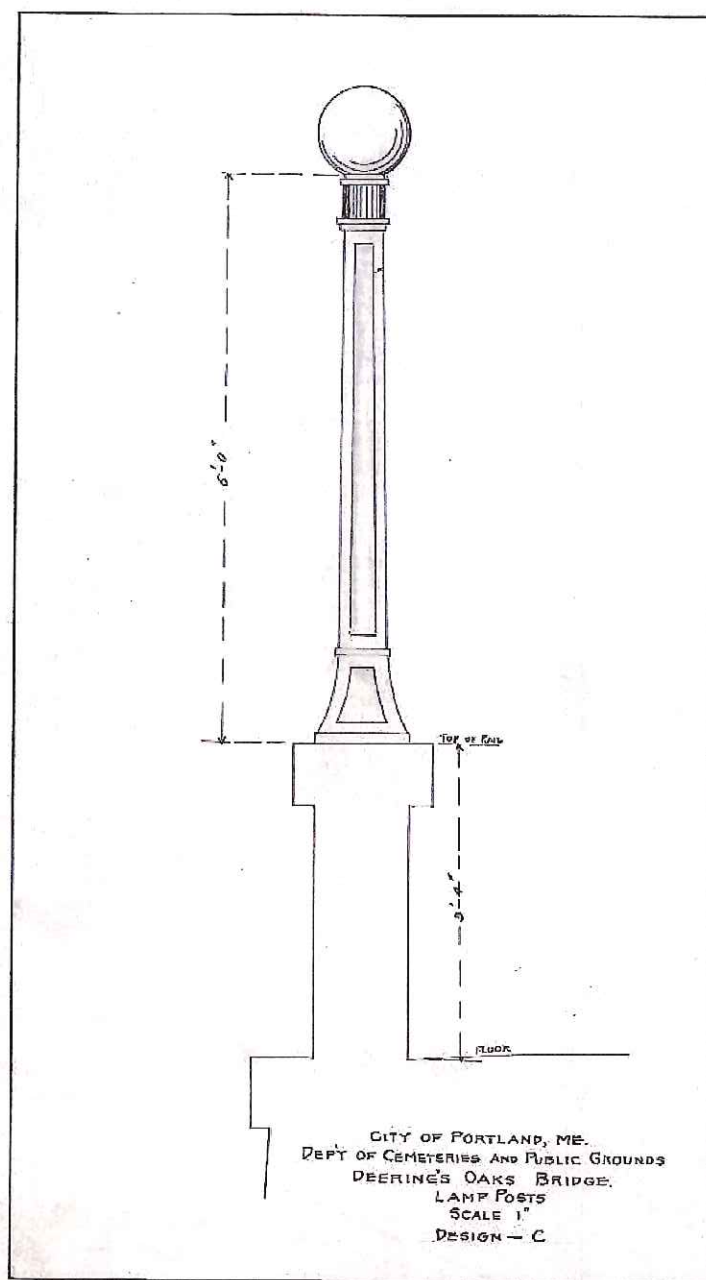
MUNICIPAL STREET
LIGHTING STANDARDS
SECTION X

FIGURE:

REVISED:

**HISTORIC DISTRICT LIGHTING POLE-
DEERING OAKS PARK**

X-7B



DATE:
AUGUST 2009

CITY OF PORTLAND, MAINE
TECHNICAL STANDARDS MANUAL

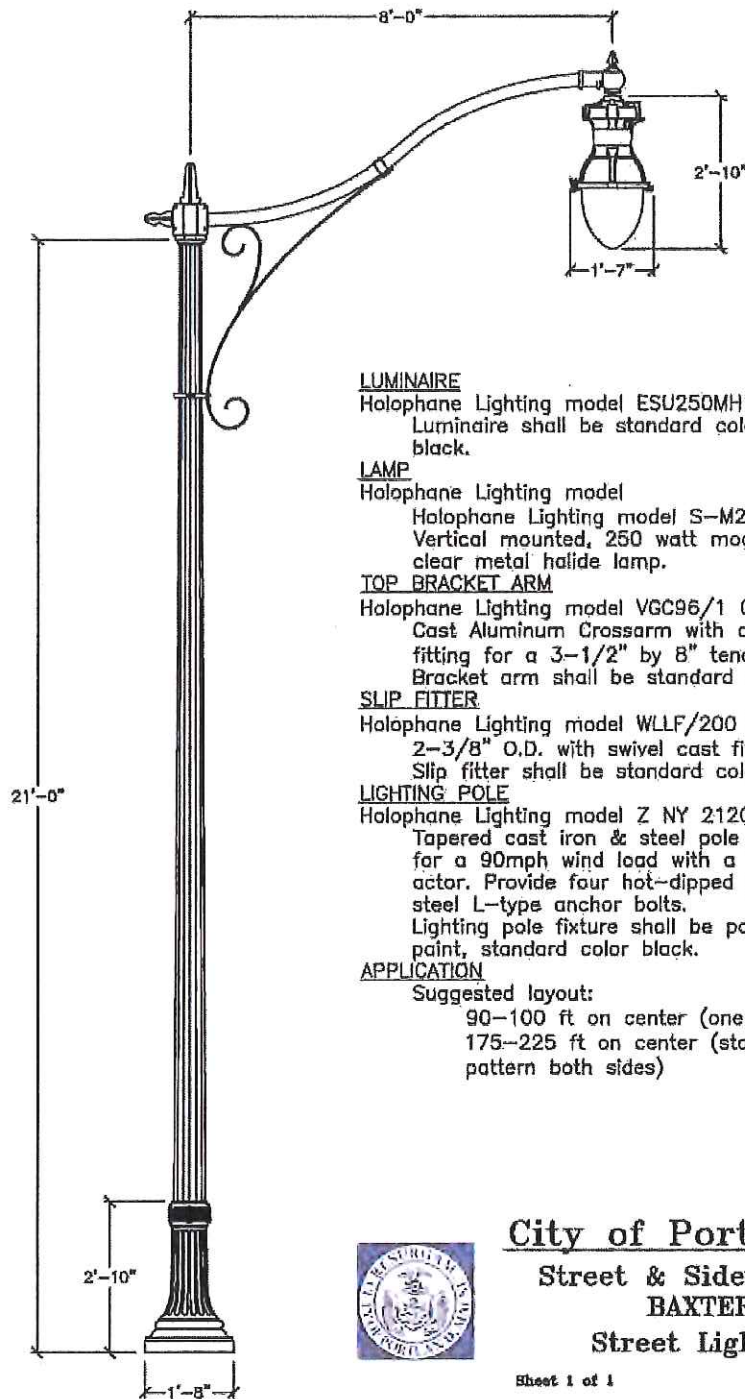
MUNICIPAL STREET
LIGHTING STANDARDS
SECTION X

FIGURE:

REVISED:

**HISTORIC DISTRICT LIGHTING POLE-
DEERING OAKS PARK BRIDGE LIGHT**

X-7C

**LUMINAIRE**

Holophane Lighting model ESU250MH12A4-R
Luminaire shall be standard color black.

LAMP

Holophane Lighting model
Holophane Lighting model S-M250/U 64457
Vertical mounted, 250 watt mogul base
clear metal halide lamp.

TOP BRACKET ARM

Holophane Lighting model VGC96/1 CA BK
Cast Aluminum Crossarm with a post-top
fitting for a 3-1/2" by 8" tenon.
Bracket arm shall be standard color black.

SLIP FITTER

Holophane Lighting model WLLF/200 SCA BK
2-3/8" O.D. with swivel cast fitter.
Slip fitter shall be standard color black.

LIGHTING POLE

Holophane Lighting model Z NY 2120 CIS BK
Tapered cast iron & steel pole shaft rated
for a 90mph wind load with a 1.3 gust
factor. Provide four hot-dipped galvanized
steel L-type anchor bolts.
Lighting pole fixture shall be powder coat
paint, standard color black.

APPLICATION

Suggested layout:

90-100 ft on center (one side only)
175-225 ft on center (staggered
pattern both sides)

**City of Portland, Maine**

Street & Sidewalk Lighting

BAXTER BLVD

Street Lighting Pole

Sheet 1 of 1

12/14/09

DATE:
AUGUST 2009

CITY OF PORTLAND, MAINE
TECHNICAL STANDARDS MANUAL

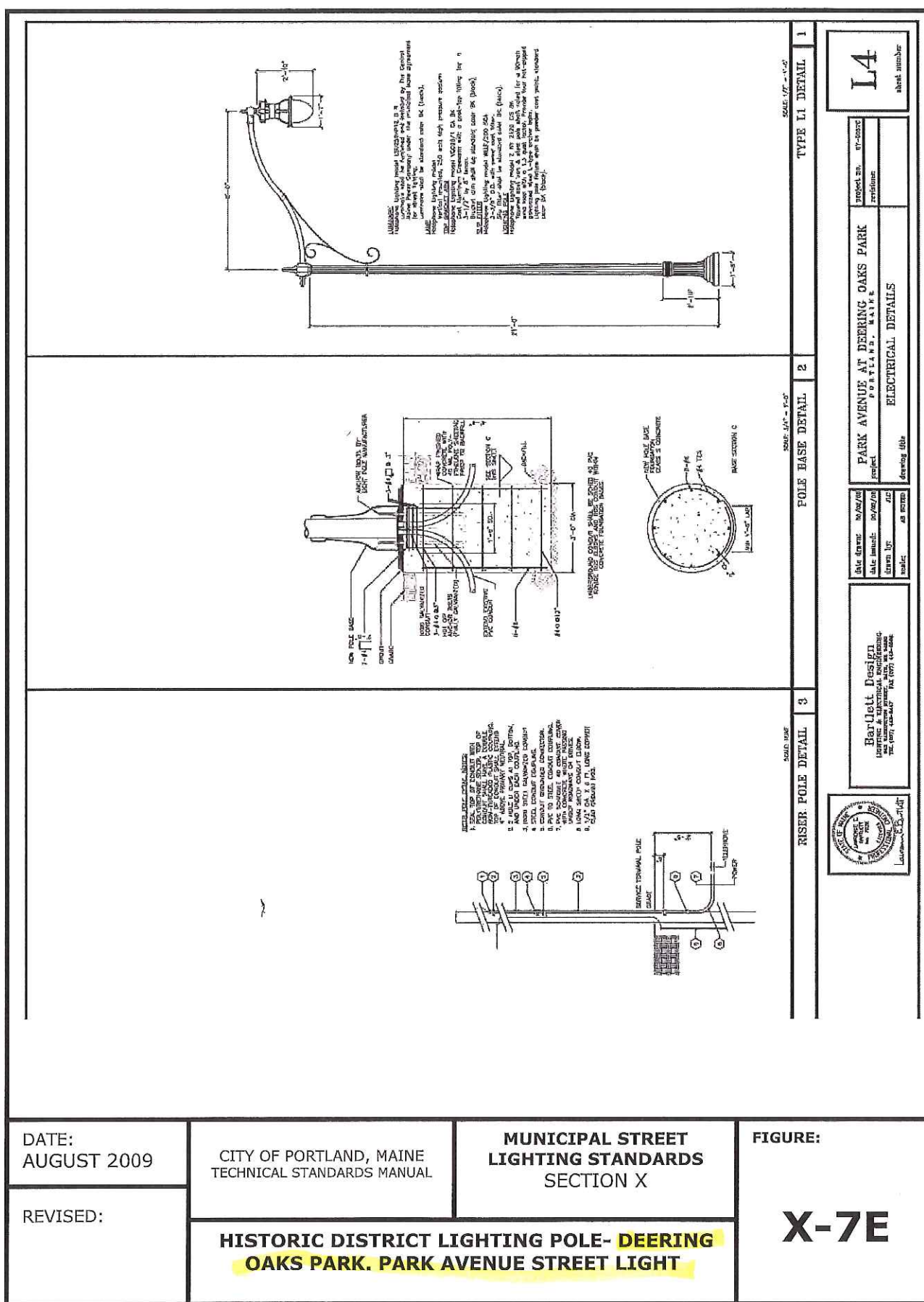
MUNICIPAL STREET
LIGHTING STANDARDS
SECTION X

FIGURE:

REVISED:

**HISTORIC DISTRICT LIGHTING POLE-
BAXTER BOULEVARD**

X-7D





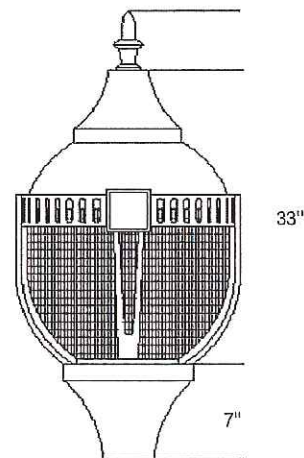
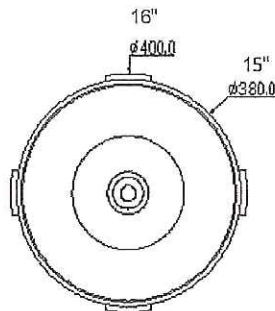
60 WATT 16" LED POST TOP FIXTURE JLS68103-G60-ACTR



- ◆ Dark Sky Friendly Classic Acorn LED Fixture
- ◆ 60W, 6060 lm, Replacing Up to 200W HID
- ◆ 3000K, 4000K, 5000K
- ◆ Type V 120 Degree Distribution
- ◆ CRI>70
- ◆ Input Voltage: 100-277V
- ◆ Aluminum die casting with PC lens
- ◆ Internal driver, 0-10V Dimming Optional
- ◆ IP65 rated
- ◆ Operating Temperature: -30C°-55C°
- ◆ L70>50,000 Hours
- ◆ Limited 5 Year Warranty

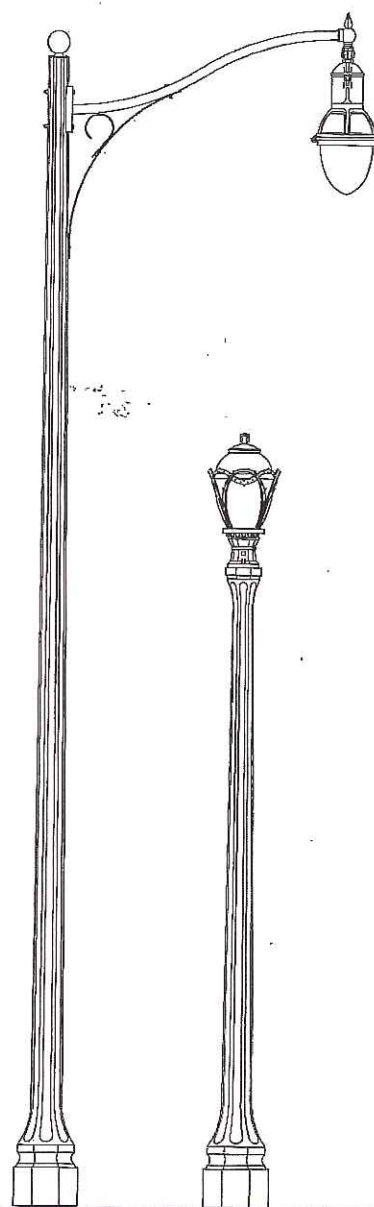


RoHS
Compliant



THE TALISMAN

With roots firmly established in the 20's and 30's the Talisman is an elegant version of several classic originals. In essence it is an 8 fluted version of the octagonal Belmont with the same graceful lines and proportions. The perfect choice for those who are normally hard to please. It is available in heights from 5' to 32.5' as well as a lighted and nonlighted bollard.



Specifications Details*

Description	Catalog Number	"A" Pole Height Above Grade	"D" Tip Dimension	"E" Flare	"B" Direct Burial Length & "F" Dia.	Pole Weight Direct Burial	Pole Weight Base Plate
Talisman 10' 6" Flared Top	KT105	10' 6"	9"	18"	4' 6" x 9 1/2"	1200 lbs	1000 lbs
Talisman 12' Non Flared Top	KT12	12' 0"	5 1/2"	18"	4' 6" x 9 1/2"	1300 lbs	1100 lbs
Talisman 14' Flared Top	KT14	13' 11"	9"	18"	4' 6" x 9 1/2"	1370 lbs	1170 lbs
Talisman 20' Flared Top	KTH20	20' 0"	5 3/4"	18"	5' 0" x 9 1/2"	1600 lbs	1400 lbs
Talisman 25' Flared Top	KTH25	25' 0"	5 3/8"	18"	5' 0" x 9 1/2"	1800 lbs	1600 lbs
Talisman 20' Non Flared Top	KTT20	20' 0"	7 3/8"	21"	5' 0" x 12"	2270 lbs	2000 lbs
Talisman 25' Non Flared Top	KTT25	25' 0"	6 1/4"	21"	5' 0" x 12"	2470 lbs	2200 lbs
Talisman 30' Non Flared Top	KTT30	30' 0"	5 7/8"	21"	5' 0" x 12"	2630 lbs	2360 lbs
Talisman 33' Non Flared Top	KTT32.5	32' 6"	5 1/2"	21"	6' 0" x 12"	2720 lbs	2450 lbs

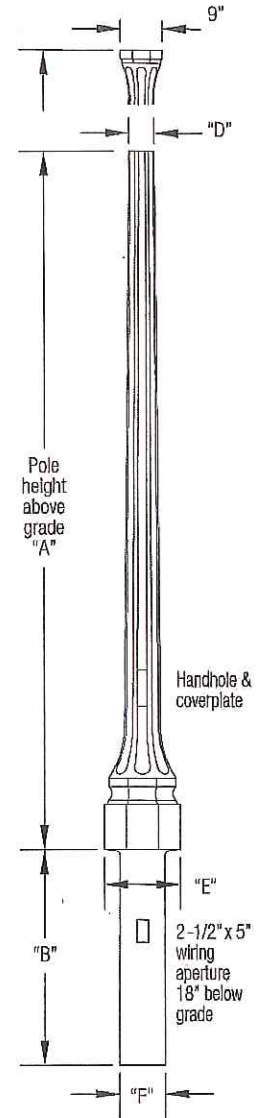
* For bollard catalog information please see the bollard section in the King Luminaire catalog or visit our website at www.StressCreteGroup.com

How to Catalog for Talisman Concrete Pole

Pole Style	Finish	Footing Details	Arms* (Pendant Mount)	Coating
KT KTH KTT	E - Etched Finish	DB - Direct Buried FBP - Flush Baseplate SBP - Stub Baseplate	KA15 - Bishops Crook KA16 - Florentine KA30 - Scroll Arm KA40 - Mini Scroll Arm KA69 - Jefferson Arm KA75 - Santiago Arm	NA - Non Acrylic A - Acrylic AG - Anti Graffiti Coating***
KTT	E	DB	KA15	NA
33'	40	140 30/30	GFI	
Height	Color**	Tenon (Post Top Mount)	Options*	
5' - 33'	10 - Midnight Lace 11 - Eclipse Black 30 - Salt & Pepper 40 - Pearl Gray 90 - Saluki bronze	Specify Tenon Size For example 140 30/30 = 2 7/8" OD & 3" long	DR - 2 Outlets GFI - Ground Fault 2 Outlet SR - 1 Outlet LRN - Ladder Rest BPC - Base Plate Cover AB - Anchor Bolts BA - Banner Arms FH - Flag Holders	

* Consult website for full listings. ** See decor colors on page 2 for full selection of colors.

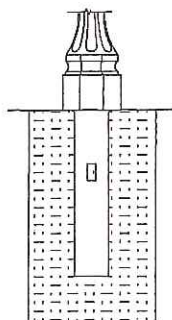
***Anti Graffiti Coating is extra, consult factory for more details.



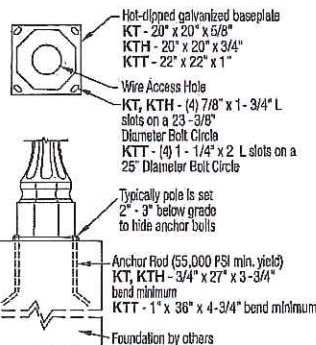
Footing Details

Direct Embedment (Simple and Cost Effective)

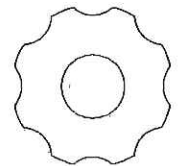
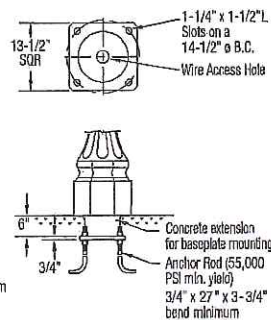
1. Auger the setting hole.
2. Set pole in hole and plumb straight.
3. Backfill* with required backfill tamping every 4" to 6".



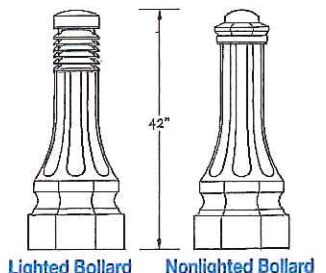
Baseplate Option 1: FBP



Baseplate Option 2: SBP



Typical Pole Cross Section



Lighted Bollard

Nonlighted Bollard

*Generally the excavated material can be used for backfill, in some situations better backfill may be required.

RSW Series

RSW™ LED Street Luminaire – Medium

Portland, ME
Type C
RSWM-A-HT-3ME-9L-30K7-UL-GY-N-X1

Product Description

The Cree® RSW Series, utilizing WaveMax® Technology, will transform the way utilities and municipalities light their residential streets, interchanges, and expressways. With the first viable LED streetlight at warm CCT, the RSW Series delivers up to 124 LPW, enhanced visual comfort with reduced glare and high color contrast leading to improved overall illumination using less energy. The RSW Series provides warm, inviting dark sky friendly lighting that makes good economic sense.

Applications: Roadway

Performance Summary

Utilizes Cree WaveMax® Technology

Assembled in the U.S.A. of U.S. and imported parts

Efficacy: Up to 124 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5000K); 80 CRI (2700K, 3000K, 4000K & 5000K)

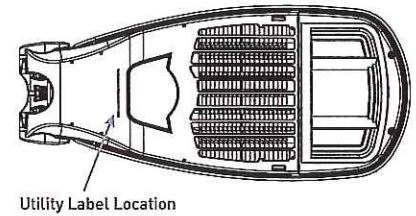
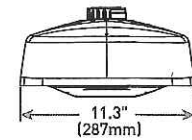
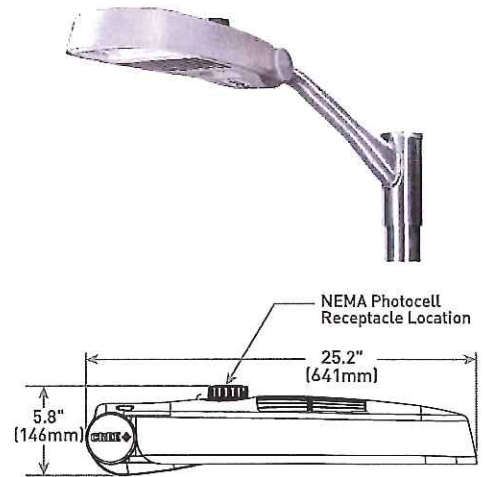
CCT: 2700K, 3000K, 4000K, 5000K

Limited Warranty[†]: 10 years

[†] See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Control Shield RSW-BLSM - Provides 1 mounting height cutoff	Bird Guard RSW-BRDGRDM



Weight*
13.8 lbs (6.3kg)

*RSW-BLSM Accessory: add 0.4 lbs. (0.2kg)

Ordering Information

Example: RSWM-A-HT-2ME-9L-27K8-UL-GY-N

RSWM	A	HT	3ME	9L	30K7	UL	GY	N	X1
Product	Version	Mounting	Optic	Lumen Package**	CCT/CRI	Voltage	Color Options	Utility Label/Receptacle	Options
RSWM Medium	A	HT Horizontal Tenon	2LG* Type II Long 2ME* Type II Medium 3ME* Type III Medium	9L 9,325 Lumens	27K8 2700K, 80 CRI 30K7 3000K, 70 CRI 30K8 3000K, 80 CRI 40K7 4000K, 70CRI 40K8 4000K, 80 CRI 50K7 5000K, 70CRI 50K8 5000K, 80CRI	UL Universal 120-277V	GY Grey	N Utility Label and NEMA® 7-Pin Photocell Receptacle - External wattage label per ANSI C136.15 - 7-pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Photocell and shorting cap by others	Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Lumen Output - Must select Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range lumen adjustability - Includes wattage label for setting selected - Refer to pages 5 & 6 for power and lumen values X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X7, X6, X5, X4, X3, X2, or X1 - Lumen output is permanently locked to the setting selected - Includes wattage label for setting selected - Refer to pages 5 & 6 for power and lumen values

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

** Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

Rev. Date: V3 08/16/2017



US: lighting.cree.com

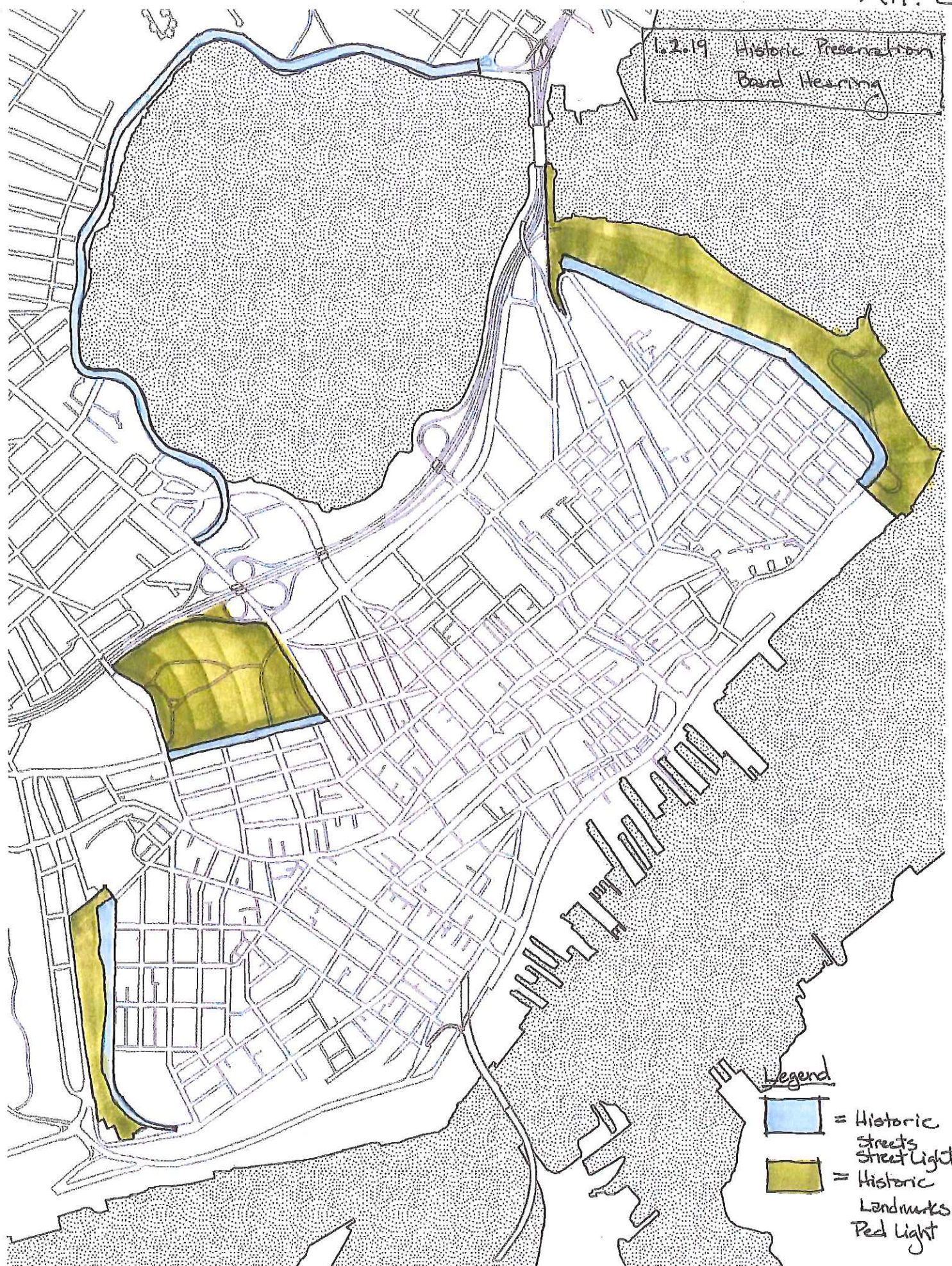
T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

6.2.19 Historic Preservation
Board Hearing



City of Portland Technical Manual – Chapter 10 Street Lighting

Historic Landscapes – character-defining features

Baxter Boulevard – 1917

- Olmsted, Olmsted and Eliot
- Never fully implemented
- Original intent included fully connected system of parks and pathways
- “Hub of the Wheel” of the entire park system
- 1905 General Plan for a Park System – connection to Payson Park
- 1926 Ornamental lights constructed

Regulation:

- State Shoreland Zone - ecological and visual integrity
- State Legislature’s Critical Areas Act – natural, scenic, or scientific significance preservation
- Historic Landscape (Federal, State, and City) – Historic review and approval

Considerations:

- Natural habitat and ecosystem
- Multi-modal use
- Most heavily used trail in the city
- Views of city skyline/scenic quality
- “Important role to play in contributing to the city’s vitality, image, and quality of life”
- “improve its capacity to continuously provide the many benefits it has brought”
- Goals include: strengthen identity; establish unity; develop clear, safe, functional ingress/egress; maintain historical integrity; compliment the functional and aesthetic qualities of the Back Cove neighborhood; protection/enhancement of the environment; preserve/enhance views
- Maine’s only boulevard and designed linear park
- What should the lights be lighting? Roadway only? Trail?
- Would same light fixture apply to Payson Park?
- Why was the previous light selected?

Recommendations:

- Define entrances/create gateways including the use of lighting
- Improve safety and function of trail including lighting directed to walkway; add additional pedestrian lights for walkway and crossing points
- Considerations – height and placement; style; day/night aesthetics; quality of fixture; quality of light; directed light; simple

Deering Oaks – 1879 - 1937

- William Goodwin
- Lights added on State Street in 1918
- Lighting added 1980
- Historic lights were globe lights

Regulation:

- National Register of Historic Places

Considerations:

- Pastoral refuge
- Large trees
- Recreation
- Circulation/circuitous, apart from city
- Preserve natural beauty – not a formal park
- Pond, vegetation, natural beauty – built on existing natural characteristics of the land
- Continuity
- Gateway into city from Union Station

Recommendations:

- Improve the image and safety of Deering Oaks – including lighting
- Lighting compatible with the park's history
- Strengthen the historic character through landscape details – lights reflective of turn-of-the-century design
- Remove cobra-head fixtures around the pond, and replace with pedestrian-scale lights to provide an adequate but not intensive level of light for nighttime use.
- Renderings showing light fixtures
- Loss of character includes existing site lighting of several types – highway-type lighting along the pond and on State and High Streets, and colonial-type fixtures within the park. Neither is appropriate for Deering Oaks, with its period of significance in the last quarter of the nineteenth century and the early twentieth century. In particular, the cobra-head fixtures are very intrusive in the landscape and reinforce a highway rather than a parkway character for State and High streets.
- Replace the existing Colonial-style pedestrian lights with lights of a design consistent with the period of significance of the park, and similar in design to the lights that were historically on the concrete bridge. Restore the lights on the concrete bridge. Replace the cobra-head fixtures on State and High Streets with lights of design consistent with the period of significance of the park. Use pedestrian-type rather than roadway-type lights by the pond.
- Restore the original lights on the State Street gates
- Street light cut sheets appear in Master Plan

Eastern Promenade (1836 – 1934)

- Drive created 1836
- Fort Allen 1890
- Olmsted Brothers master plan 1905
- Trail added 1990s
- Initial lighting was replaced in 1912 with 4 light cluster
- Current lighting is considered non-contributing feature (detract from historic quality of the park)

Regulation:

- National Register of Historic Places - Designed Landscape

Considerations:

- Views/panorama of Casco Bay and islands
- Promenade for "health and pleasure of residents"
- Pedestrian path network
- Recreation (active and passive)
- Open space
- Access to water

Recommendations:

- User Safety and Vandalism: Provide additional lighting in the park to improve overall visibility, increase the perception of safety, help facilitate observation by police patrol and reduce vandalism.
- Utilities: Provide general illumination with shielded fixtures for the park to increase the sense of safety and to reduce vandalism and other night time activities in the park. Add lighting along Cutter Street and adjacent parking areas. **New light poles and fixtures should be consistent with those selected for all of Portland's historic parks.** Sports fields and courts should not be illuminated for night use. Remove overhead wires and unnecessary utility poles in the park.
- Develop and follow a strategy to make lighting for the park more uniform and consistent in terms of poles and fixtures. Light sources should be energy efficient, like color corrected, and they should be shielded so as not to impact abutters and reduce light pollution of the night sky. Replace all nonconforming fixtures.

Western Promenade (1837, 1878-1915) – No adopted Master Plan

- Cemetery 1829-1841
- Promenade created 1837
- Olmsted Brothers master plan 1905

Regulation:

- National Register of Historic Places - Designed Landscape

Considerations:

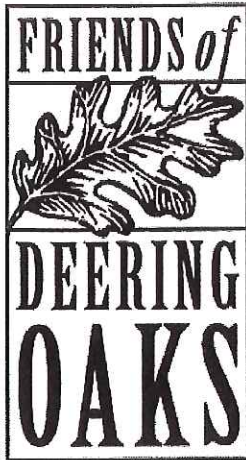
- Scenic views/panorama of countryside

- Promenade for "health and pleasure of residents"
- Natural landscape
- Cemetery
- Recreation (passive)
- Open space

Recommendations:

- None
- No lights in historic photographs or plans

ATT. 6.



MISSION STATEMENT

The Friends of Deering Oaks is a non-profit citizen organization committed to preserving, protecting and enhancing the physical condition of Portland's historic Deering Oaks Park and promoting its use by residents and visitors. The 1994 Deering Oaks Master Plan will guide the activities of the Friends of Deering Oaks.

Friends of Deering Oaks
P.O. Box 10416
Portland, Maine 04104
(207) 774-0437

October 18, 2017

Brendan T. O'Connell, Finance Director
Troy Moon, Sustainability Coordinator
Councilor Spencer Thibodeau
City of Portland
389 Congress Street
Portland, ME 04101

RE: Street Light LED Conversation

Gentlemen:

After more than a decade of advocating for converting the costly and outdated Deering Oaks lighting to LEDs and more appropriate fixtures, the Friends of Deering Oaks is delighted to see the comprehensive City project finally moving forward!

We see that the recommendation made to the Council and unanimously accepted includes a "pilot program for decorative lighting". **The Friends hereby formally requests that Deering Oaks be selected for this pilot, as the example of the type of lighting that will be the prototype for installation in other historic parks.**

As background, Deering Oaks' pedestrian lights are "Town and County" lighting fixtures. They are colonial-style fixtures, totally inappropriate for the Victorian-era park. They are also over forty years old and could have been replaced by CMP at the end of their twenty year useful life, if requested City. This request was never made and the City has continued paying a very high rental rate for these inappropriate, outdated, and inefficient fixtures.

About ten years ago, I was given the attached exhibit of the existing lighting in the park, prepared by Doug Roncarati, as well as the monthly rental cost, which as you can see is very high and higher than the CMP Rate Schedule because the rates were neere renegotiated by the City. I was told at the time that the Deering Oaks was one of the City's highest lighting costs.

The Friends of Deering Oaks proposes a historically appropriate pole (The Salem) and fixture (The Grantham), that are both stock items in the CMP catalogue and therefore available at reasonable cost. These choices would be subject to review by the Historic Preservation Board. As noted, they would become the the prototype for all historic parks (Eastern and Western Proms, Lincoln Park, Baxter Boulevard, etc.).

We look forward to hearing your reaction to this formal request!

Very truly yours,

(s) Anne B. Pringle, President

cc: Jon Jennings, Ethan Hipple, Deborah Andrews