CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA
HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, May 19, 2021, 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 unmuted by the host when it is time for public comment.

<u>ZOOM MEETING INSTRUCTIONS</u>
You are invited to a Zoom webinar.
When: May 19, 2021 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Board Workshop and Public Hearing 05-19-2021

Please click the link below to join the webinar:
https://us02web.zoom.us/j/89679387398
Or One tap mobile :
US: +13126266799,,89679387398# or +19292056099,,89679387398#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782
Webinar ID: 896 7938 7398
International numbers available: https://us02web.zoom.us/u/koerJE3qT

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 DATE 5-5-2021

i. Recommendation to City Council regarding Individual Landmark Designation; 99 CAPISIC STREET; Vana Carmona, nominator. The Board voted unanimously to recommend to the City Council that 99 Capisic Street be designated a local landmark.

ii. Request to Amend Previously-Approved Plans; 58 FORE STREET (Building 12); Portland Foreside Development Company, Applicant. The Board voted unanimously to approve the proposed amendments, subject to conditions.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 PM

i. Request to Amend Previously-Approved Plan; 66 STATE STREET (155 DANFORTH); Developers Collaborative, Applicant.

ii. Request for Authorization to Paint Mural; 77 FREE STREET (504 CONGRESS STREET - Brown Street elevation); Portland Downtown; Applicant.

5. WORKSHOP

i. Preliminary Review of Proposed Building Addition; REICHE SCHOOL, 132 BRACKETT STREET; Portland Public Schools, Applicant.

ii. Preliminary Review of Proposed Exterior Alterations; 477 CONGRESS STREET; Fathom Companies, Applicant. ***Review of this application has been rescheduled to June 2, 2021 at the request of the applicant.***

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
66 STATE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: May 14, 2021
RE: May 19, 2021 **PUBLIC HEARING – Review of Amendments to Approved Plans - New Multi-Unit Residential Construction**

Address: 66 State Street (a.k.a. 155 Danforth Street)
(The project fronts on Danforth Street)

Applicant: Developers Collaborative

Project Architects: David Lloyd, Archetype Architects

Introduction

On behalf of Developers Collaborative, architect David Lloyd has requested a public hearing to review some amendments to the approved plans for new construction on the rear portion of the lot at 66 State Street, also known as 155 Danforth Street. Board members will recall that final plans for the new building were approved on August 7, 2019, after two workshops. In conjunction with the new building, Developers Collaborative will be renovating the former school building on the corner of Danforth and State for additional units of transitional housing. That part of the project, however, is not under review at this time or affected by the proposed amendments.

Developers Collaborative and Mr. Lloyd are forced to revise the plans in response to rising construction costs, which have caused project estimates to far exceed the developer's budget. Proposed are changes to wall finishes on the west face (less brick and more fiber-cement;) a change from fiber-cement panels to fiber-cement clapboards for all areas covered by that material; and a change from aluminum clad wood windows to vinyl windows with the same appearance.

Recall that the subject property is located at the northwest corner of State and Danforth and is occupied by an existing 2 ½ story historic brick structure that fronts onto State Street. The building – a former boys' school affiliated with St. Dominic's Catholic Church - currently serves as the headquarters of Amistad. The balance of the property, fronting onto Danforth Street, is a surface parking lot. Developers Collaborative, proposes to construct a new multi-unit residential structure on part of the parking lot, with access from Danforth and some parking at the first-floor level of the building.

The plans submitted by Archetype for the second workshop (April 17, 2019) were more developed than the concepts reviewed in September, 2018 and they included significant changes that responded to a number of Board concerns. The final plans submitted by Mr. Lloyd again responded to Board feedback.

Mr. Lloyd has provided a brief summary of the proposed amendments, and a page of revised elevations. Staff is including the entire packet from the August, 2019 public hearing for reference, and to re-familiarize the Board with the context and the salient considerations that accompanied the review. Staff is also attaching the approval letter that recorded the conditions approval the Board approved at the public hearing. (Most of the conditions pertained to final details that were to be reviewed by staff.)

Staff Comments

During the detailed review of this project, Mr. Lloyd and Mr. Bunker were urged by Board members to create a quality design for building that would be worthy of its context. After each workshop, revised designs demonstrated thoughtful responsiveness to the Board's feedback, while the applicants also noted that the building would have to be reasonably moderate in cost to meet the constraints of providing subsidized housing.

At this time Mr. Lloyd avers that the integrity of the proposed building will not be negatively affected by the amendments. Staff offers several observations:

- In some ways the design is more unified than what was originally approved, if perhaps somewhat less visually interesting.
- It is important to note that the primary face, toward Danforth Street, is largely unchanged, except for the change in siding type on the fourth floor.
- The revised material palette has less variety, and the design is less unique and differentiated from its context in terms of communicating its modern origin.
- The large reveal of the lapped clapboards (7") still communicates a more modern siding application, compared to traditional exposures of around 4".
- The top floor appears less differentiated than in the previous design.
- If the substitute windows exhibit the same visual characteristics as the previously proposed units and there is a reasonable assurance of their quality, the Matthews Brothers Sanford Hills should be an acceptable substitute.
- The same windows were approved by the Board for use at Deering Place (new construction at 61-63 Deering Street,) and for the renovations approved last year at

98 Gray Street.

- There are some precedents in the West End for structures that combine brick facades with clapboard-covered ones, usually in the same pattern as proposed – more formal brick on the more public sides, and more economical clapboard on secondary elevations.
- In general the Board preferred to see more brick on the two sides at the 2019 review, if possible.

The question posed by staff in August, 2019 still stands as important: in an area distinguished by such architecturally notable buildings, will this new infill structure with the proposed amendments still be commensurate in overall quality of design, material palette and execution of architectural details?

Applicable Standards for Review:

Please refer to the August 2019 packet for excerpts from the Standards for New Construction.

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the May 19, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed amendments to the approved plans for new construction at 66 State Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions…….)**

Attachments:

1. Architect's summary letter
2. Architect's revised elevations
3. Packet from August 7,2019 Public Hearing
4. Approval letter issued following 2019 approval

Att. 1

April 27, 2021

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: 155 Danforth

Deb/Rob,

We are having major cost overrun problems at the new building next to 66 State Street. Attached are revisions that I think won't hurt the integrity of the building.

1. Reduce the amount of brick running down west elevation.

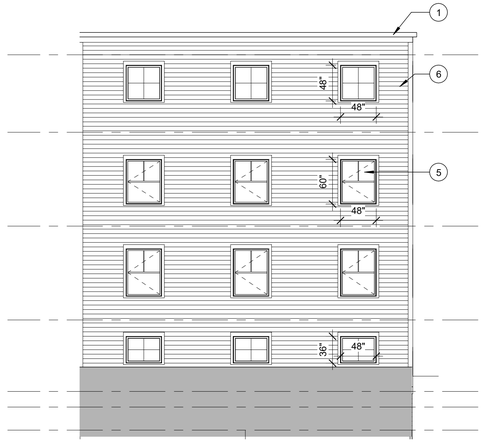
2. Change Hardy Panels to clapboard siding.

3. Change windows to Mathew Brothers vinyl, black, as we did on Deering Street.

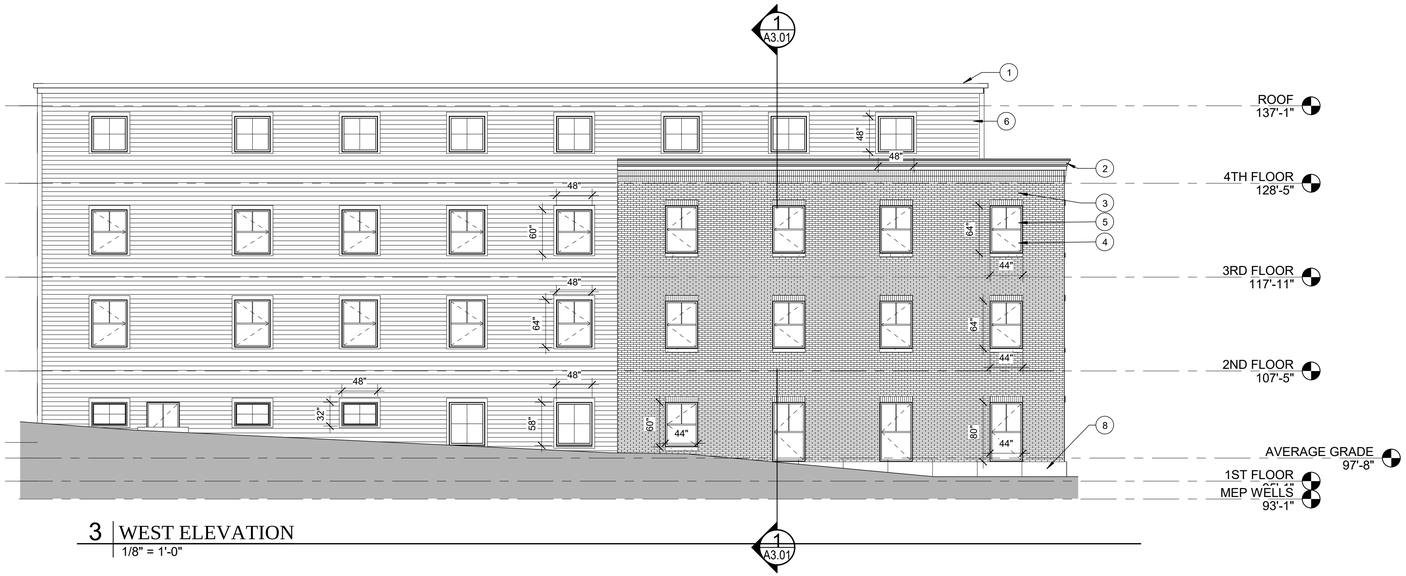
Let me know your thoughts.

David

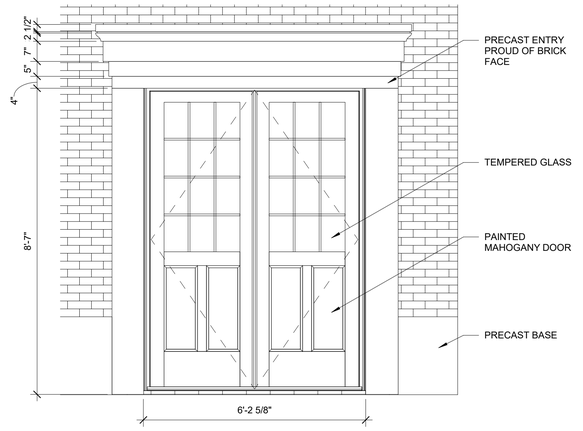
David Lloyd
Maine Licensed Architect



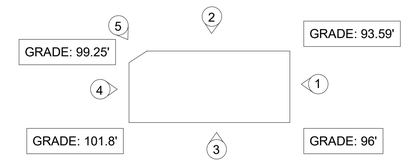
4 REAR ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



6 ENTRY DOOR ELEVATION
1/2" = 1'-0"

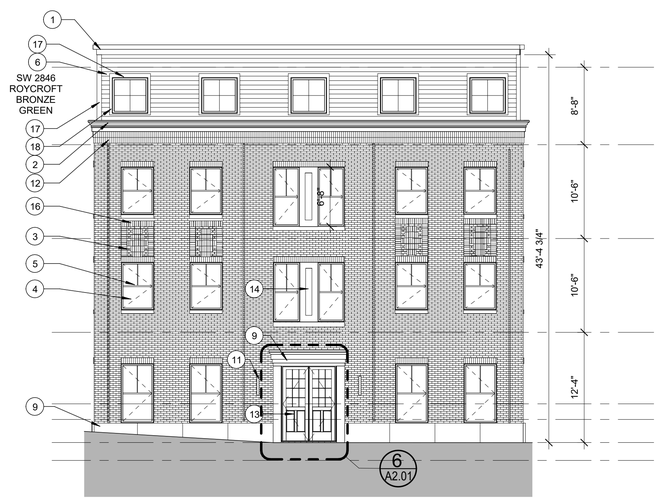


GENERAL NOTES:

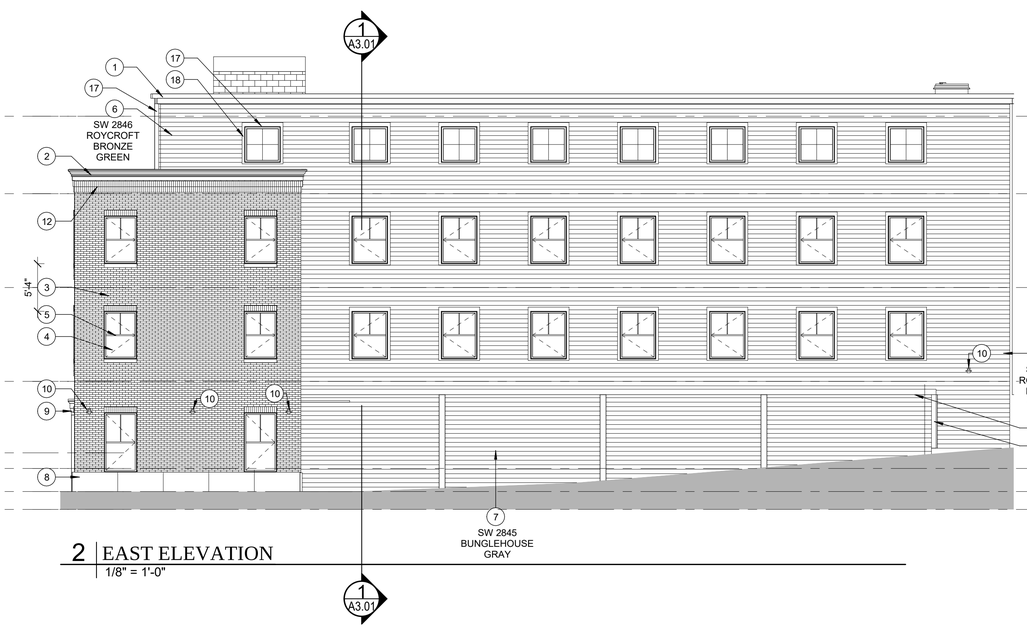
1. AVERAGE GRADE BY DEFINITION: GRADE TAKEN AT THE FOUR (4) BUILDING CORNERS DIVIDED BY FOUR (4) - 96.00" + 93.59' +101.8' + 99.25'= 390.64' /4 = 97'8"

2. BUILDING HEIGHT: THE VERTICAL MEASUREMENT FROM AVERAGE GRADE TO HIGHEST POINT OF THE ROOF BEAMS = 43' - 9 3/4"

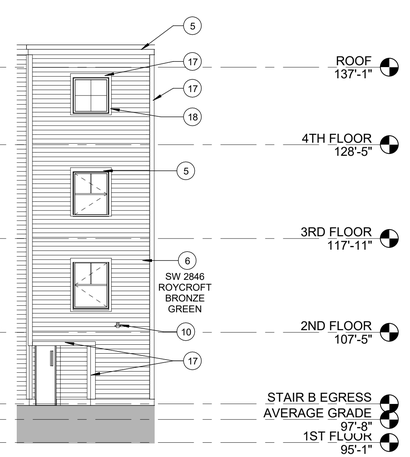
1. PAINTED METAL CAP: (SW 6994 GREENBLACK)
2. PAINTED FIBERGLASS CORNICE: (SW 6994 GREENBLACK)
3. SOLDIER COURSE AT WINDOW HEADER - DARKEST BRICKS CULLED FROM OLD PORT BLEND
4. PRECAST SILL
5. VINYL WOOD CASEMENT WINDOW: BLACK
6. PAINTED FIBER CEMENT CLAPBOARD - 7" EXPOSURE: (SW 2846 ROYCROFT BRONZE GREEN)
7. PAINTED FIBER CEMENT CLAPBOARD - 7" EXPOSURE: (SW 2845 BUNGLEHOUSE GRAY)
8. PRECAST BASE
9. PRECAST PILASTERS AND LINTEL
10. WALL SCONCE: TECH LIGHTING ASH 12, BRONZE, CLEAR LENS
11. WALL SCONCE: TECH LIGHTING ASPEN WEDGE 26, BRONZE
12. (2) CORBELED BRICK SOLDIER COURSE - DARKEST BRICKS CULLED FROM OLD PORT BLEND
13. PAINTED MOHOGANY ENTRY DOOR SW 6994 GREENBLACK
14. PAINTED FIBER CEMENT PANEL: SW 6994 GREENBLACK
15. PAINTED 4/4 x 7.25" HARDIE SMOOTH TRIM
16. DECORATIVE BRICK PATTERN- DARKEST BRICKS CULLED FROM OLD PORT BLEND
17. PAINTED 4/4 X 5.5" HARDIE SMOOTH TRIM
18. PAINTED 4/4 X 3.5" HARDIE SMOOTH TRIM



1 DANFORTH ST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



5 REAR CORNER ELEVATION
1/8" = 1'-0"

Prepared For:
Developers Collaborative
Address
City, State

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
155 DANFORTH STREET
PORTLAND, ME 04101

Revisions:

Scale: As indicated

Date: FEB 2021

BUILDING ELEVATIONS

A2.01

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
66 STATE STREET

TO:	Chair Sheridan and Members of the Historic Preservation Board
FROM:	Rob Wiener, Preservation Compliance Coordinator
	Deb Andrews, Historic Preservation Program Manager
DATE:	July 25, 2019
RE:	August 7, 2019 **PUBLIC HEARING – Final Review of New Multi-Unit Residential Construction**

Address: 66 State Street (northwest corner of State & Danforth)
(The project fronts on Danforth Street)

Applicant: Developers Collaborative

Project Architects: David Lloyd and Sam Berry, Archetype

Introduction

On behalf of Developers Collaborative, architects David Lloyd and Sam Berry have requested a public hearing to review final plans for new construction on the rear portion of the lot at 66 State Street. In conjunction with the new building, Developers Collaborative will be renovating the former school building on the corner of Danforth and State for additional units of transitional housing. That part of the project, however, is not under review at this time.
The subject property is located at the northwest corner of State and Danforth and is occupied by an existing 2 ½ story historic brick structure that fronts onto State Street. The building – a former boys' school affiliated with St. Dominic's Catholic Church - currently serves as the headquarters of Amistad. The balance of the property, fronting onto Danforth Street, is a surface parking lot. The new owner of the property, Developers Collaborative, proposes to construct a new multi-unit residential structure on part of the parking lot, with access from Danforth and some parking at the first-floor level of the building.

Board members will recall that workshops were held on September 19, 2018, and April 17, 2019 at which the applicants were given feedback on plans for a four-story building with thirty units of subsidized housing. The plans submitted by Archetype for the second workshop were more

developed than the concepts reviewed last September, and they included significant changes that responded to a number of Board concerns. The final plans submitted by Mr. Lloyd are again responsive to Board feedback. New sheets include a revised site plan that locates the proposed building approximately three feet back from the sidewalk – a Board request that was shared by all members.

Mr. Lloyd has provided a new project description, and plans, elevations, site photos, and renderings have been supplied. Staff is including excerpts from the last workshop for reference, and because some time has elapsed since then, this memo includes much of the background information about the property and its context supplied to the Board at that time. If there are additional details needed to be comfortable with the proposed construction the Board can perhaps make clear whether to delegate final review to staff or to seek Board consent.

Project Context

The property at 66 State Street is located at the northwest corner of State and Danforth and is occupied by a historic brick school building (St. Dominic's Parochial School for Boys, built in 1923) that faces State and a large surface parking lot behind the school that is accessed from Danforth. The school was part of the larger St. Dominic's complex of buildings that dominates the east end of the block bordered by Gray, State and Danforth Streets. (A second school building is located immediately west of the church on Gray Street.) The school building is a contributing property in the Western Promenade District.

The proposed infill structure is to be built on what is now the surface parking lot and will face Danforth Street. (A portion of the existing parking lot will remain at the interior of the block.) As the school building's facade is oriented towards State Street, its long side elevation faces Danforth. It is the building's side elevation that is most relevant in this review. This elevation is dominated by a steady march of closely-spaced, tall, multi-light windows at the basement, first and second story levels. The basement level of the building is separated from the upper floors by a stone belt course and a projecting metal cornice separates the upper floors from the roof parapet. These strong horizontal elements provide an organizing element to the façade and add visual interest. The brick exterior is enlivened by patterning between the first and second floor windows and stone sills beneath the windows. At the western end of this elevation, the building steps back slightly and is slightly lower. This westernmost bay features a side entrance with projecting hood and a single second floor window.

On the west side of the project site is the Danforth Inn, known historically as the Joseph Holt Ingraham House. The building is one of several early residential structures that remain along this section of Danforth Street. Built in 1823, the building is an exceptional example of Federal Style architecture with some later, high-quality additions. A 3-story structure with simple boxy massing, the building's top floor is shorter than the lower floors, as are its windows. The building exhibits a symmetrical façade and multi-light windows with keystone granite lintels. Its center bay dominates the façade and is emphasized by a formal entry set behind a colonnaded portico

and balustrade. Above the entrance is a tri-partite window on the second floor and an elliptical fanlight above.

An Italianate cupola was added to the building's original hipped roof some years after the building's original construction and John Calvin Stevens designed several compatible Colonial Revival additions and alterations in 1902, including the sunporch on the east side and the rear porch. Although the product of several renovations, the building is outstanding in terms of its formal presence on the street, its symmetry and proportions, and its quality of architectural detail, materials and craftsmanship.

In terms of relationship to the street, the St. Dominic's School building is set close to the sidewalk and is level with the street, whereas the Ingraham House is perched above the street on a knoll, with tall granite curbing separating the property from the sidewalk. A long flight of granite steps and iron railing emphasize the formality of the residence.

Many of the basic development characteristics of the Ingraham House are repeated in buildings to the west of the Danforth Inn. Just across Winter Street on the same side of Danforth is another a brick double house with the same boxy massing, hipped roof and symmetrical façade composition. It is also set back from the street with a tall curb defining the sidewalk edge of the property. While built some years later than the Ingraham house (1848) and featuring Greek Revival / Italianate details, it shares a strong visual relationship to the Ingraham house. Its neighbor to the west, while rendered in clapboard, also follows this basic development pattern.

Immediately across from the project site on Danforth Street are two more brick residential structures, one Greek Revival / Italianate and the other Second Empire style. These buildings, like those described above, are 2 ½ - 3 stories, exhibit a simple boxy form, symmetrical façade composition and tall windows. The main entries are centered on the front façade. As with the other buildings along this section of Danforth Street, the buildings are stately and high style expressions of their respective development periods.

At the corner of State and Danforth on the south side of the street is a large brick structure that, like the St. Dominic's School building, is oriented toward State. This building was constructed in 1835 as a Federal Style residence. In 1870, it became a female orphan asylum and a large ell was added on the south side of the building, facing State. Like the St. Dominic's school building property, this property features a large surface parking lot that fronts onto Danforth. The side elevation of the building shares many of the same architectural characteristics as the other buildings described above.

Unifying characteristics of the immediate context include the general scale of development, the exterior material palette, the simple massing, the symmetrical façade composition and the overall quality and formality of architectural expression and detail. While the two buildings at the corner of State and Danforth have their side elevations facing Danforth, all of the buildings beyond the corner have their main entries facing Danforth. In all cases, the entries are dominating elements and focal points on the front façade.

Board Response at April Workshop

The plans presented last April showed significant improvements in responding to the site, the context, and to the Board's comments at the initial review in September 2018. In September Mr.'s Lloyd and Bunker were urged to create a quality design for a building worthy of the context. Members agreed last year that a narrower, less bulky building with greater sensitivity to the Danforth Street context and *without* a prominent garage door at the center of the primary face would better satisfy the Standards for New Construction, and the new scheme was generally supported at the April workshop.

The April plans were, in Mr. Lloyd's paraphrased words, a concept designed to be contemporary and fairly humble, with historic and contextual references. Specific comments made by Board members in April included:

- If the building could move back from the sidewalk on Danforth Street it would be more contextually appropriate. The existing 66 State school building is close to the sidewalk, but the residential structures on Danforth are not.
- Several Board members suggested adding a base to the building, for a more contextual and formal approach to the design.
- It was suggested that more attention be called to the front entry, in a way that used some contextual vocabulary rather than the more contemporary-appearing canopy shown in April.
- Once again, applicants were encouraged to refer to the residential context of Danforth Street in the design, not a more institutional appearance.
- Proportions of windows were improved in April, with more verticality and a more residential feel, but the architects were urged to graduate the sizes as is common in many historic buildings, with the tallest windows on the lowest floor and the shortest at the top.
- Board members again urged the use of quality materials throughout the building, including a general preference for brick – for the front and wrapped generously on the sides. Some members urged that more brick be used to face the east side of the building, before shifting to fiber cement panels, but at least one member was comfortable with skin on the east elevation as presented.
- A section of historic fencing at the southwest corner of the property was noted, and the architects were urged to preserve and incorporate the fence into the site design.

During the public comment period speakers urged that the building be moved back from the street, and urged that the front entrance be well considered and responsive to the Danforth Street development patterns.

Revised Final Design for August 7 Hearing

Please refer to Mr. Lloyd's summary letter, listing the changes incorporated in the new iteration of the design. New decorative features on which the Board should comment were requested by the property owner: a decorative brick detail, under the third floor windows, that is inspired by the patterned panels at the 66 State Street school building. There are also brick reveals near the corners of the front façade that further enliven and help relate the building to the context. Staff notes that the front entry is neither recessed nor protruding, but is detailed in such a way that it is fairly prominent.

Staff reminds the Board that Mr. Lloyd said in the workshops that a geo-thermal heating and cooling system would avoid the need for rooftop units, with only an ERV (energy recovery ventilation) unit proposed on the roof – centrally located to be hidden. The ERV, if feasible, would take care of ventilation for kitchens and baths as well.

Recommended Review Approach

To repeat what was written for the September 2019 workshop: In assessing the question of compatibility, the Board should first study the project's context and identify the visual qualities of the context. In most settings, there will be some strong, unifying visual characteristics and some that are more subtle and less obvious. Some settings are decidedly eclectic. Usually, however, there will be one or more definite and easily discernable traits that should serve as a basis for a design solution. These may include the general scale/form of structures in the surrounding context, specific architectural characteristics or proportions, unifying development patterns such as orientation to the street or rhythm of spacing between buildings or all of the above. Building characteristics which can be used to gauge visual compatibility of infill construction with an existing context include the following:

Scale and Form
- *Height*
- *Width*
- *Proportions of principal facades*
- *Roof Shapes*
- *Scale of the structure*

Compositions of Principal Facades
- *Proportion of Openings*
- *Rhythm of solids to voids in facades*
- *Rhythm of entrance porch and other projections*
- *Relationship of materials, texture and color*
- *Presence of signs, canopies and awnings*

Relationship to the Street
- *Walls of continuity*
- *Rhythm of spacing and structures on streets*
- *Directional expression of principal elevations*

Using these basic compatibility factors as a guide, the Board should consider what visual characteristics dominate or define the proposed project's context, such that they should be honored in any new design solution. Does the proposed design incorporate, reinforce and/or reinterpret some or all of these characteristics? Are there important characteristics of the context that are ignored in this design solution? Are there aspects of the proposal that are inconsistent with established development patterns or will negatively impact the overall character and quality of the setting? As you will note in the project context section of this report, staff has offered thoughts about some of the surrounding area's unifying visual characteristics.

Staff Comments

The proposed design responds to a number of building characteristics exhibited in the surrounding context (symmetrical façade composition, vertically-proportioned windows, etc.) and aligns with some key datum lines of its immediate abutters. In an area distinguished by high style buildings with formal facades, most of the building entries are the most dominant architectural feature of the façade. Thus, replacing the front-and-center garage door with a clearly defined main is an enormous improvement.

Staff believes the restrained simple details on the primary faces of the proposed building to be quietly responsive to the context. The transition to the alternate siding is understandable given building costs, but staff expects the Board to urge as much continuous brick as possible, and smooth - not jarringly abrupt - transitions if the treatment must change on the less visible surfaces. Detailing and material/colorpalette will be important – this will apply to the window and door detailing and cornices as well.

There needs to be enough of a relationship between the two wall types to avoid the feeling of a dichotomy in the aesthetic approach. Both the west and east elevations would benefit from more extensive use of brick; on the east, the elevation drawing may display more of the dominant rear section of fiber-cement than will actually be visible from the street, but it would helpful to avoid the appearance of a large, totally different mass attached to the back of the front block that is only two bays deep on that side.

Other questions the Board may wish to discuss include:

- The front entrance canopy and front entrance door system will require more study and detailing. They need to be appropriate to a residential façade, and not appear incongruous or overly motivated by economy.
- Would it be beneficial to vary the windows in the brick wall sections – perhaps gradually decrease the height on upper floors in a traditional manner? (If the windows are too small, double-hung windows will not satisfy escape requirements.)
- What configuration would be most appropriate for the windows? Should the relationship between window types be further studied, especially the differences between the sections with fiber-cement cladding, and the more traditional brick sections?

- What type of windows are proposed for the fourth floor? One assumes they will have to be casements to accommodate the need for escape openings, at least in the bedrooms.

Finally, in an area distinguished by such architecturally notable buildings, any new infill structure should be commensurate in overall quality of design, material palette and execution of architectural details.

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the August 7, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed new construction at 66 State Street meets (fails to meet) the historic preservation ordinance's Standards for Review of Construction (subject to the following conditions.....)

Attachments:

1. Photos of project site and context
2. July 23 letter from project architect
3. Site plan
4. Final elevations, details and floor plans
5. Catalogue cuts
6. Renderings
7. Excerpts from April 2019 proposal

Image Landsat / Copernicus

Attachment 2

July 23, 2019

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: 66 State Street

Dear Ms. Andrews,

We are pleased to submit our final designs to the board for their review and hopeful approval on August 7th. Following is a listing of adjustments completed and incorporated since our last meeting.

1. Windows along Danforth Street, adjusted per board comments, get smaller as they go up and the windows over entry are now two windows connected by a panel, in keeping with a node to the federalist style.

2. The original fence now incorporated and extended along Danforth Street.

3. The building property lines were changed to allow the building to slide back approximately 3 feet.

4. The front doors redesigned to be more in keeping with neighborhood style. Also, in evaluating the entry, we eliminated the canopy in favor of a precast surround and ran the precast as a base.

5. We have selected an Old Port Blend then called that the darker bricks be used for the soldier course and horizontal bands.

6. We are also submitting for board review some added details that has been requested by our building owner. We will call this out as alternative design elements. They consist of a new brick pattern between the second and third floor windows, this brick pattern is a similar detail used on the existing building next door. We have also incorporated a brick reveal detail, breaking down the front elevation into 3 parts and creating a more interesting façade.

Please call or email with any questions .

Respectfully,

David Lloyd
Maine Licensed Architect

BUILDING
CONC. WALL
EM
4 SP.
2 SP.
PAVED
STOCKADE FENCE
BLOCK WALL
LAND TRANSFER
AREA=1,359 SF
5' SIDE YARD
SETBACK
VERTICAL GRANITE
CURB, TYP.
R2'
R20'
LANDSCAPED ISLAND
BRICK
PORCH
TM 44-H-4
N/F
ST. DOMINIC'S CONDOMINIUM
PLAN BOOK 202 PAGE 757
BRICK
BUILDING
10'
TANK ON
CONC.
STOCKADE
FENCE
STUDIO
UNIT
WELL/
MEP (MH)
13.5'
8
5'
21
COMPACT
22
COMPACT
16' TYP.
8'
EM
4"PVC
CONC.
PILLAR
(TYPICAL)
CONC. WALK
26'
22'
20'
14'
WOOD
SIGN
7
6
5
4
3
2
1
9' TYP.
18' TYP.
8'
8'
8'
8'
TYP.
18'
TYP.
R10'
R2'
20'
D
9
10
11
12
13
14
15
16
17
18
19
20
8'
7'
CONC. WALK
SHRUBS
METAL FENCE
SF
BIKE HITCH
3"
BENCH
#6
LANDSCAPED ISLAND
BUILDING ABOVE
9.7'
ADA PARKING
SPACE SIGN
CONC.
N/F
DC 66 STATE LLC
BOOK 34935 PAGE 60
22,137 SF (0.508 ACRES)
BRICK
BUILDING
5' FRONT YARD
SETBACK
CONC.
BRICK SIDEWALK
LAWN
BENCH
12"
ROUTE 77
SIGN
DO NOT ENTER
& TRAFFIC SIGNS
STATE STREET
(PAVED - PUBLIC 99' WIDE)
TBM: BONNET
BOLT HYDRANT
ELEV.= 92.89
10"
#17
10' CONSERVATION
EASEMENT
ROW OF TREES
VAN ACCESSIBLE
ADA PARKING
SPACE SIGN
20' RELOCATED
ACCESS
EASEMENT
REMOVE AND
REPLACE ROW
OF TREES
10' REAR YARD
SETBACK
TRASH
NEW BIT. PAVEMENT, TYP.
WELL/
MEP
WELL
MANAGER
OFFICE
MAILBOX
LOBBY
LAUNDRY
JANI
STORAGE
BUILDING
MOUNTED
LIGHT, TYP.
LANDSCAPING
LANDSCAPING
20'
CONC.
SPRINKLER
LAWN & L/S
BRICK
2%
5.8'
7.2'
GRANITE CURB
GAS METER
w/BOLLARDS
PARKING
SIGN
BRICK SIDEWALK
BLOCK WALK
M.MON.
HELD
#5
w/UGP
SIGNAL
POLE
RESET HISTORICAL METAL FENCE
INSTALL METAL FENCE TO MATCH EXISTING
SF
SF
RECONSTRUCT BRICK SIDEWALK
NEW OR RESET VERTICAL
GRANITE CURB
24'
BRICK DRIVEWAY APRON WITH 1'
WIDE BITUMINOUS STRIP WITH 1" LIP
REPAIR PAVEMENT
AT UTILITY TRENCH,
SEE DETAIL
BIKE HITCH,
TYP.
REPAIR BRICK
SIDEWALK
OHE
DANFORTH STREET
(PAVED - PUBLIC 66' WIDE)
GRID
NORTH
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PROGRESS PLOT

DATE:
P.E.: MICHAEL E. TADEMA-WIELANDT

NO.	DATE	REVISIONS	APP'D BY
1	7-9-2019	REVISED PER CITY STAFF COMMENTS	MTW

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
PROPOSED BUILDING AND BUILDING RENOVATION
66 STATE STREET
PORTLAND, ME 04101

SHEET TITLE
SITE PLAN

CLIENT:
DC 66 STATE LLC
100 COMMERCIAL STREET, SUITE 414
PORTLAND, MAINE 04101

DATE:	6/3/2019
SCALE:	1"=10'
DESIGNED:	ARF
JOB NO:	1824
FILE:	1824-BASE.DWG
SHEET	C-3.0

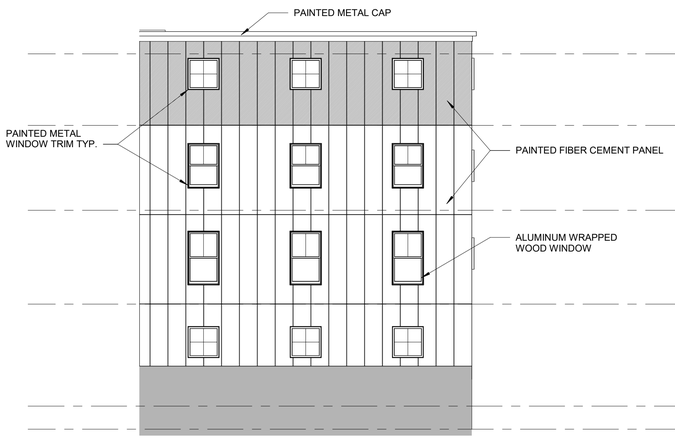
1 DANFORTH ST ELEVATION
1/8" = 1'-0"

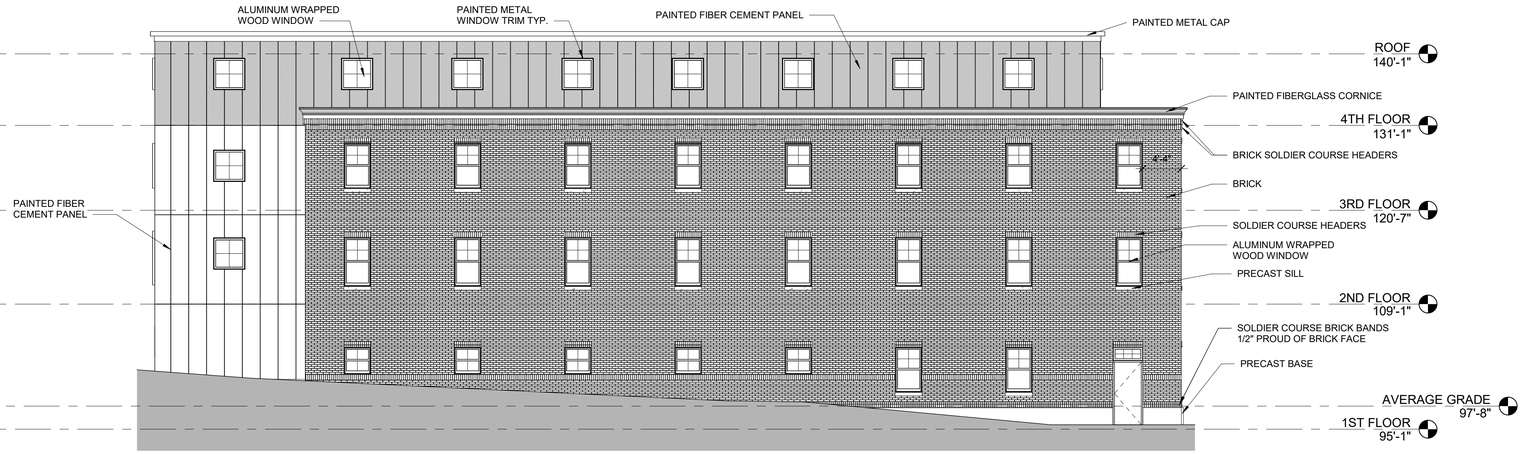
66 STATE STREET NEW BUILDING

PORTLAND, ME 04101

15 JULY 2019

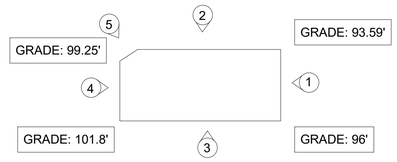
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101





4 REAR ELEVATION
1/8" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"



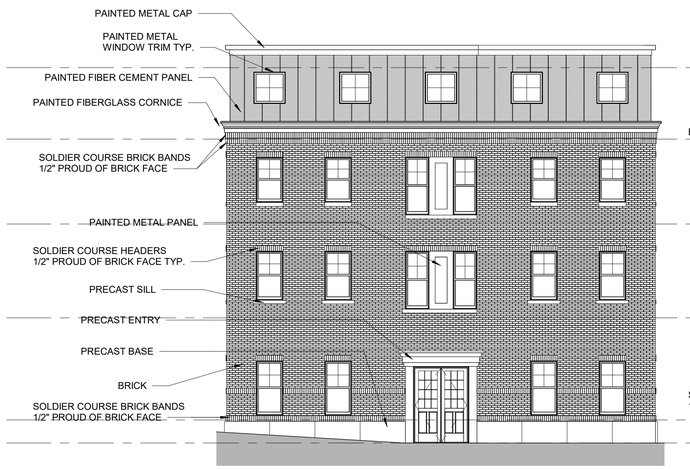
GENERAL NOTE:

1. DARKEST BRICKS CULLED FROM OLD PORT BLEND TO BE USED FOR ALL SOLDIER COURSES.

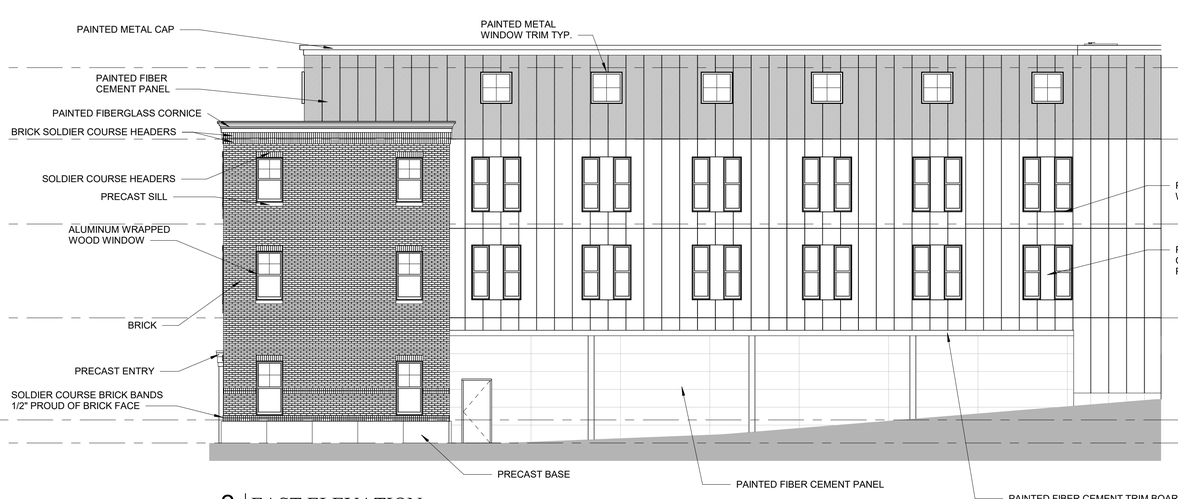
GENERAL NOTES:

1. AVERAGE GRADE BY DEFINITION: GRADE TAKEN AT THE FOUR (4) BUILDING CORNERS DIVIDED BY FOUR (4) - 96.00" + 93.59' +101.8' + 99.25'= 390.64' /4 = 97'8"

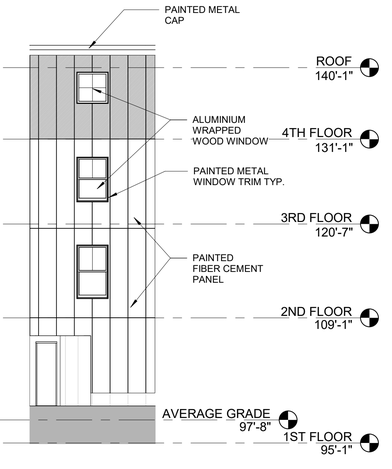
2. BUILDING HEIGHT: THE VERTICAL MEASUREMENT FROM AVERAGE GRADE TO HIGHEST POINT OF THE ROOF BEAMS = 43' - 9 3/4"



1 DANFORTH ST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



5 REAR CORNER ELEVATION
1/8" = 1'-0"

Prepared For: Owner
Address
City, State

Consultant:

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

Project: 66 STATE STREET NEW BUILDING
PORTLAND, ME 04101

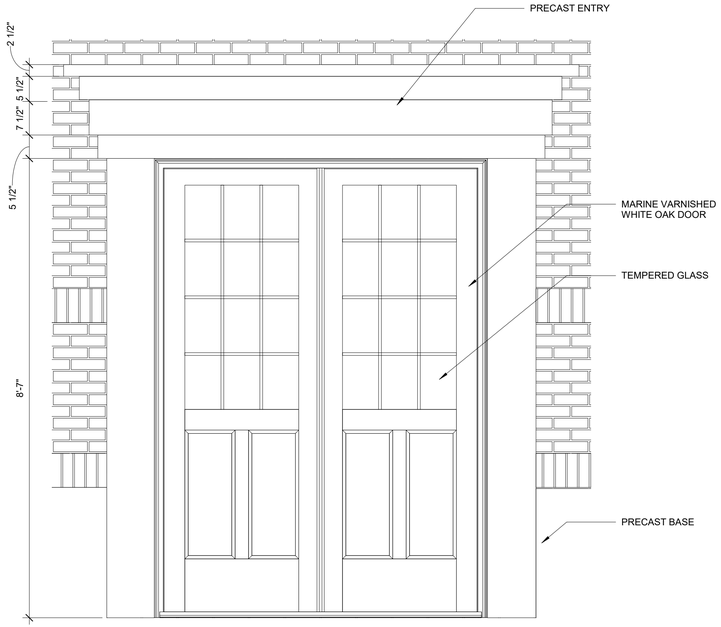
Revisions:

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

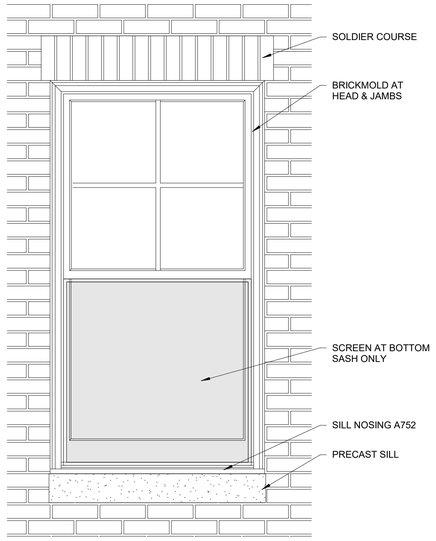
Date: 22 JULY 2019

Building Elevations

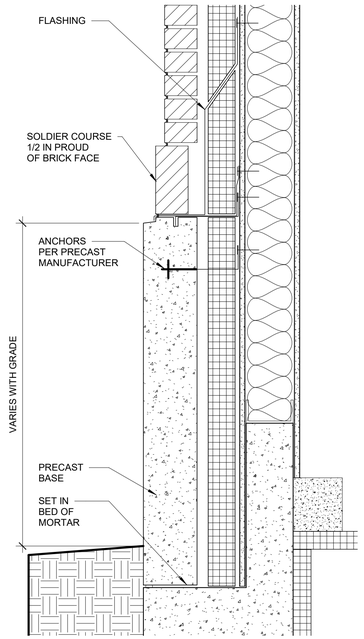
A2.01



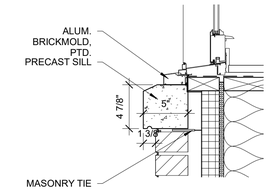
11 | ENTRY DOOR ELEVATION
3/4" = 1'-0"



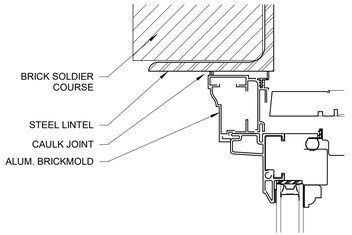
4 | WINDOW ELEVATION
1" = 1'-0"



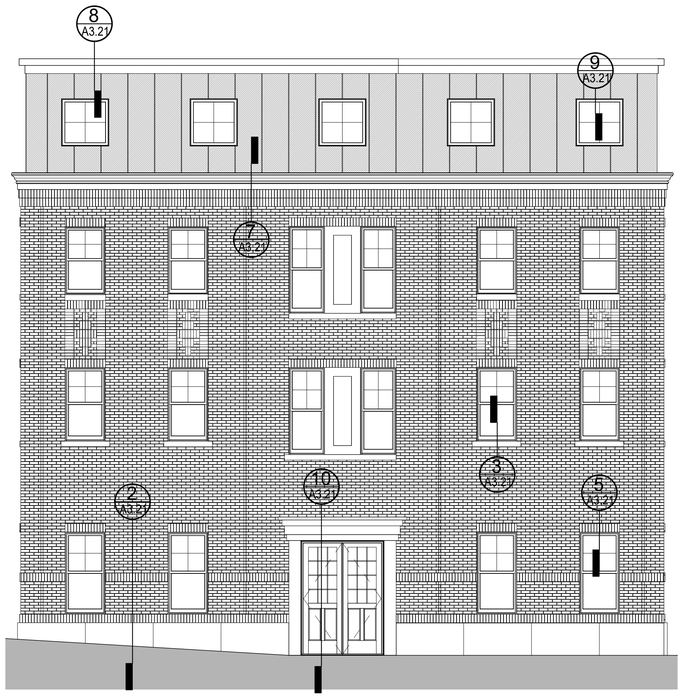
2 | PRECAST BASE DETAIL
1 1/2" = 1'-0"



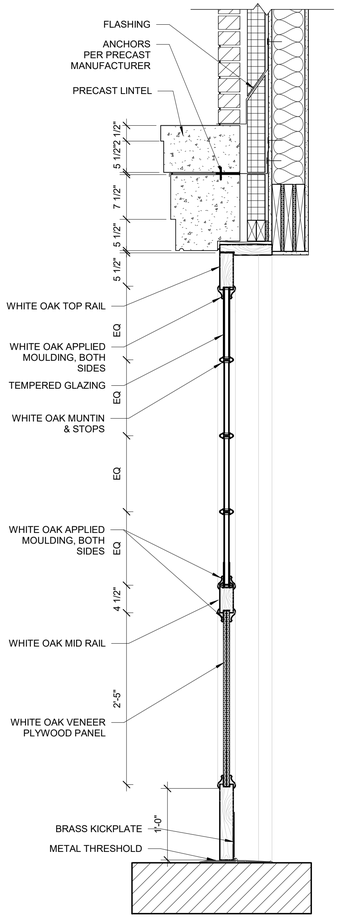
3 | SILL DETAIL
1 1/2" = 1'-0"



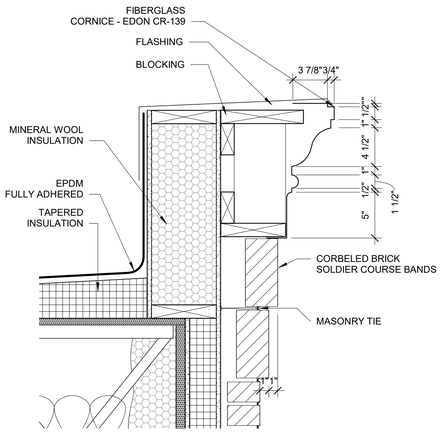
6 | BRICKMOLD DETAIL
6" = 1'-0"



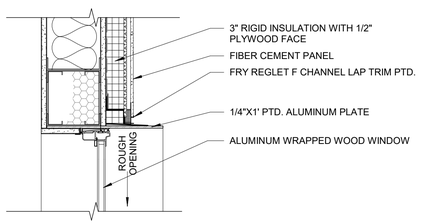
1 | DANFORTH ST ELEVATION SECTION KEY
3/16" = 1'-0"



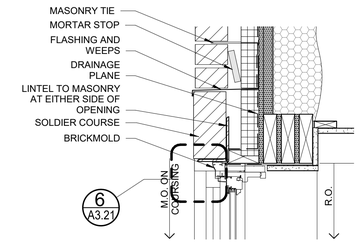
10 | ENTRY DOOR SECTION
1" = 1'-0"



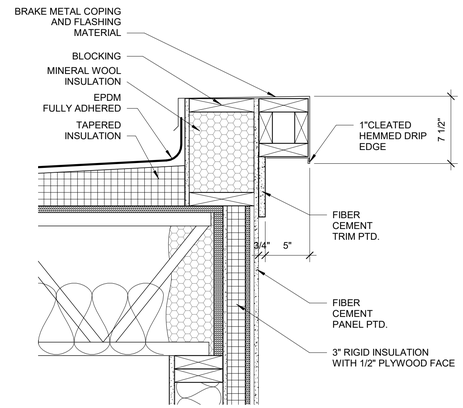
7 | CORNICE DETAIL
1 1/2" = 1'-0"



9 | 4TH FLOOR WINDOW
1 1/2" = 1'-0"



5 | LINTEL DETAIL
1 1/2" = 1'-0"



8 | ROOF CORNICE DETAIL
1 1/2" = 1'-0"

Prepared For:
Owner
Address
City, State

Consultant:

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

Project:
66 STATE STREET
NEW BUILDING
PORTLAND, ME 04101

Revisions:

Scale: As indicated

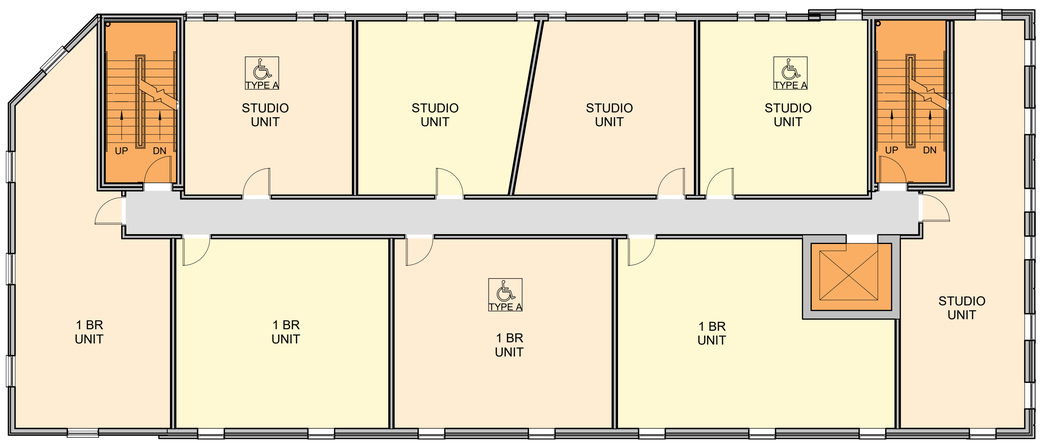
Date: 22 JULY 2019

Exterior Details

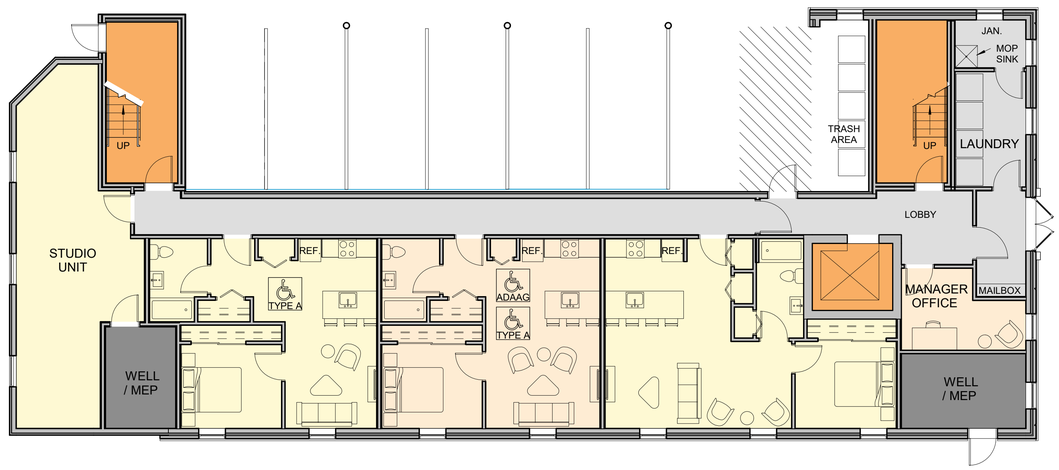
A3.21

3 | 4TH FLOOR
1/8" = 1'-0"

2 | 2ND FLOORS
1/8" = 1'-0"



4 | 3RD FLOOR
1/8" = 1'-0"



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

Prepared For: Owner

Consultant:

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

Project: 66 STATE STREET NEW BUILDING
PORTLAND, ME 04101

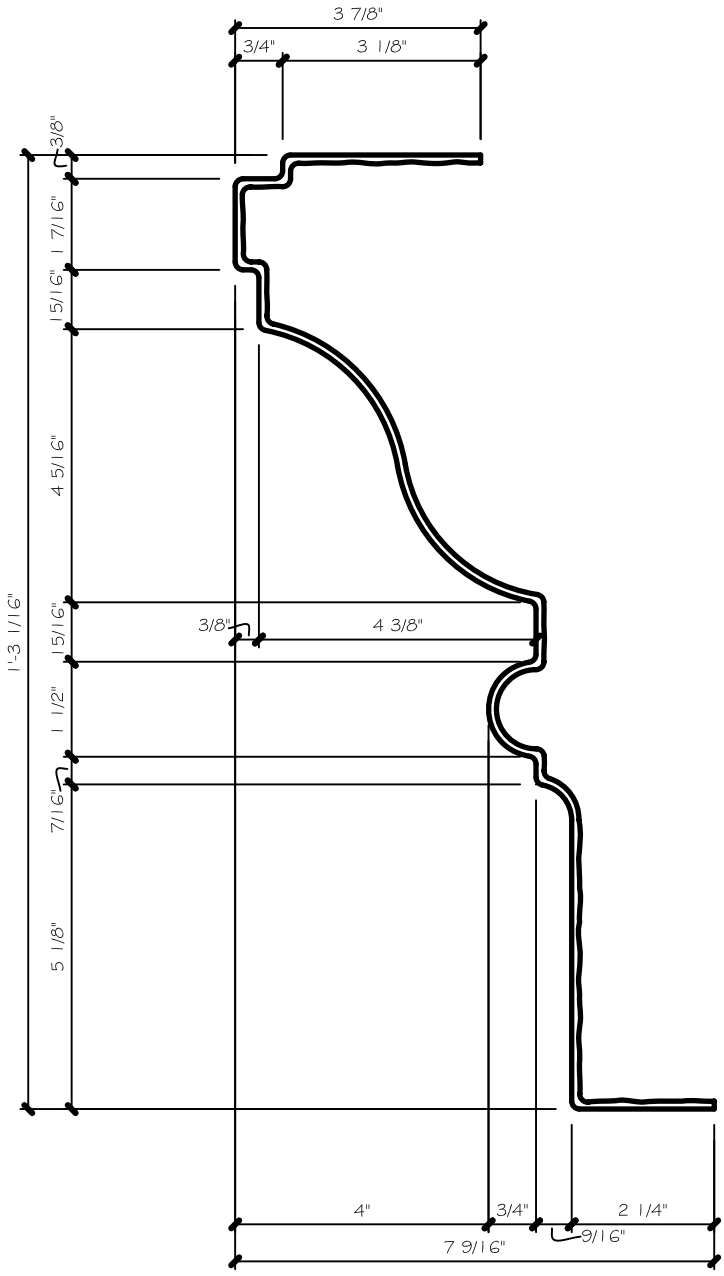
Revisions:

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

Date: 15 JULY 2019

FLOOR PLANS

A1.01



PDF

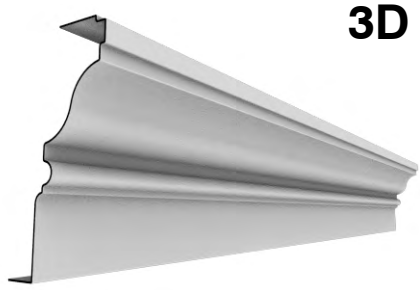
MODEL: CR-139

LENGTH: 8'-0"

TO VIEW OUR CAD FILES IN .DWG FORMAT, VISIT US ONLINE AND FILL OUT A SHORT FORM TO GAIN ENTRY.

fiberglass
EDON
EDON CORP.
1160 EASTON RD.
HORSHAM, PA 19044
PH: 215/672-8050
TOLLFREE: 800/523-2539
FAX: 215/672-9014
EMAIL: info@edon.com
VISIT US @ www.edon.com

3D



Talon® **Double-Hung Windows**

Frame & Sash

❶ Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

❷ Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing

❸ High-performance Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

❹ Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

❺ Compression bulb weather strip is applied on the bottom sash, head jamb, at the check rail and on side jambs for a maximum weather seal.

Hardware

❻ Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

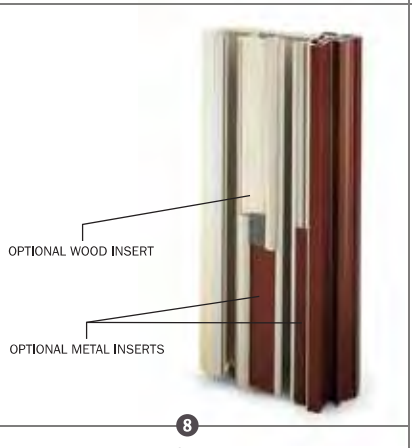
Hardware is available in finishes of bronze, polished brass, gold, white, black, antique brass, pewter, oil-rubbed bronze, satin chrome and bright chrome.

Features & Options

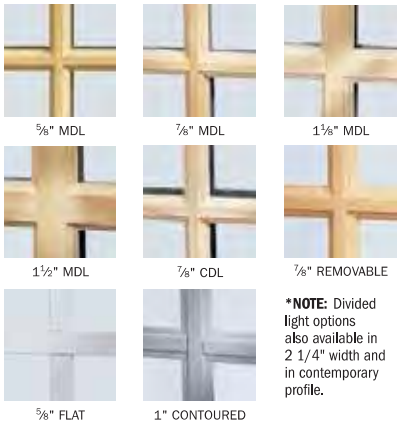
Visit our website to see larger images of our features and options.

6 Sash Locks

7 Rigid Jamb Liners



9 Divided Lights



***NOTE:** Divided light options also available in 2 1/4" width and in contemporary profile.

MDL = Modern Divided Lights* **Flat** = Between-glass grilles
CDL = Classic Divided Lights* **Contoured** = Between-glass grilles
Removable = Removable wood grilles

See page 24 for more information on our divided light options.

Sash Lifts

8 Insect Screens

10 VeriLock™ Sensors

E-Series/Eagle® double-hung windows with VeriLock™ sensors use a different sash lock. Available in all hardware finishes.

Jamb Liner & Balance System

❼ Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.

Jamb liners encase balance assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

Window Anchorage

Optional folding vinyl nailing fins are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

❽ Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens.

Aluminum screen mesh is available as an option.

TruScene® insect screens available in all 50 exterior colors and seven anodized finishes.

See page 26 for more information on our insect screen options.

❾ Divided Lights

Modern Divided Lights. Fixed interior and exterior grilles with internal spacers between two panes of glass. Available in ⅝", ⅞", 1⅛", 1½" or 2¼" widths and colonial or contemporary profiles.

Classic Divided Lights. Fixed exterior and interior grilles without an internal spacer. Available in ⅝", ⅞", 1⅛", 1½" or 2¼" widths and colonial or contemporary profiles.

Between-glass grilles. Available in ⅝" flat or 1" contoured aluminum profiles. Two-tone colors of colony white/pebble tan, colony white/sierra bronze or colony white/forest green are available on the 1" profile.

Removable wood grilles. Removable wood grilles are available in a ⅞" width and colonial or contemporary profiles. Optional surround and fixed exterior grilles also available.

❿ VeriLock™ Sensors

Innovative technology that integrates wireless security sensors into select double-hung windows. These exclusive sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. See pages 6–7 for details.

*When properly configured and maintained with a professionally installed Honeywell® security system.

Printing limitations prevent exact finish duplication. Please see your local dealer for actual samples.

NO LOITERING
POLICE ENFORCED
66
Catholic Charities
Support and Recovery

BUILDING
CONC. WALL
EM
4 SP.
PAVED
2 SP.
4 SP.
STOCKADE FENCE
BLOCK WALL
TM 44-H-4
N/F
ST. DOMINIC'S CONDOMINIUM
PLAN BOOK 202 PAGE 757
GRID NORTH
R2'
LANDSCAPED ISLAND
BRICK
PORCH
BRICK
BUILDING
5' SIDE YARD SETBACK
R20'
10'
TANK ON CONC.
VERTICAL GRANITE CURB, TYP.
STOCKADE FENCE
16.5'
R2'
8
5'
LAUNDRY
COMMON ROOM
MH
17 COMPACT
18 COMPACT 16' TYP.
EM
4"PVC
8'
CONC.
PILLAR (TYPICAL)
#6
CONC. WALK
8'
26'
22'
20'
8'
16
7
8' TYP.
R10'
LAWN
WOOD SIGN
6
5
4
3
2
1
19'
18' TYP.
9
10
11
12
13
14
15
BUILDING ABOVE
LANDSCAPED ISLAND
10'
BIKE HITCH
3"
BENCH
CONC.
CONC. WALK
SHRUBS
METAL FENCE
N/F
DC 66 STATE LLC
BOOK 34935 PAGE 60
22,137 SF (0.508 ACRES)
10' CONSERVATION EASEMENT
ROW OF TREES
18' TYP.
19.4'
6'
9' TYP.
BRICK BUILDING
5' FRONT YARD SETBACK
CONC.
BRICK SIDEWALK
12"
LAWN
ROUTE 77 SIGN
DO NOT ENTER & TRAFFIC SIGNS
BENCH
STATE STREET
(PAVED - PUBLIC 99' WIDE)
REMOVE AND REPLACE ROW OF TREES
10' REAR YARD SETBACK
WELL
MEP
LOBBY
TBM: BONNET BOLT HYDRANT ELEV.= 92.89
10"
20'
CONC.
SPRINKLER
LAWN & L/S
CONC.
BLOCK WALK
2%
5.8'
BRICK
BIKE HITCH
RECONSTRUCT BRICK SIDEWALK
GAS METER w/BOLLARDS
BRICK SIDEWALK
M MON. HELD
#5
w/UGP
#17
7.2'
GRANITE CURB
PARKING SIGN
SIGNAL POLE
NEW OR RESET VERTICAL GRANITE CURB
24'
BRICK DRIVEWAY APRON WITH 1' WIDE BITUMINOUS STRIP WITH 1" LIP
OHE
OHE
DANFORTH STREET
(PAVED - PUBLIC 66' WIDE)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

DATE:
P.E.: MICHAEL E. TADEMA-WIELANDT

NO.	DATE	REVISIONS	APP'D BY
1	3-14-2019	ISSUED TO CLIENT FOR REVIEW	MTW

565 CONGRESS STREET
SUITE 410
PORTLAND, ME 04102
OFFICE: (207) 221-1317 FAX: (207) 221-1317
www.terradynconsultants.com
41 CAMPUS DRIVE
SUITE 105
NEW GLOUCESTER, ME 04260
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
PROPOSED BUILDING AND BUILDING RENOVATION
66 STATE STREET
PORTLAND, ME 04101

SHEET TITLE:
SITE PLAN

CLIENT:
DEVELOPERS COLLABORATIVE
100 COMMERCIAL STREET, SUITE 414
PORTLAND, MAINE 04101

DATE:	7/16/2018
SCALE:	1"=10'
DESIGNED:	ARF
JOB NO:	1824
FILE:	1824-B.DWG
SHEET	C-3.0

Attachment 7

Prepared For:
Owner
Address
City, State

Consultant:

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

Project:
66 STATE ST
PORTLAND, ME 04102

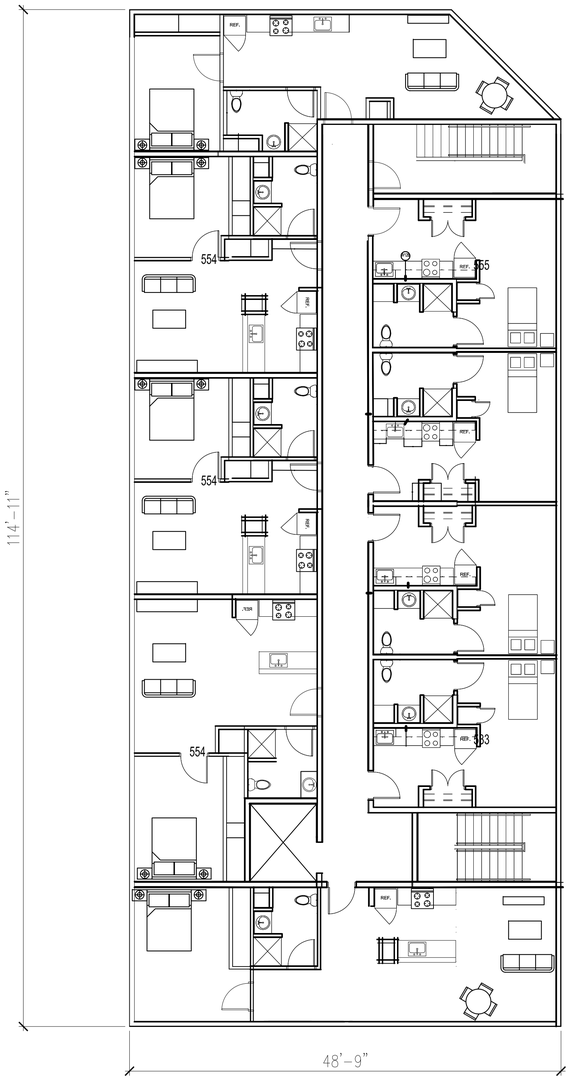
Revisions:

Scale:
3/32" = 1'-0"

Date:
5 APR 2019

Danforth Street Overall Elevation

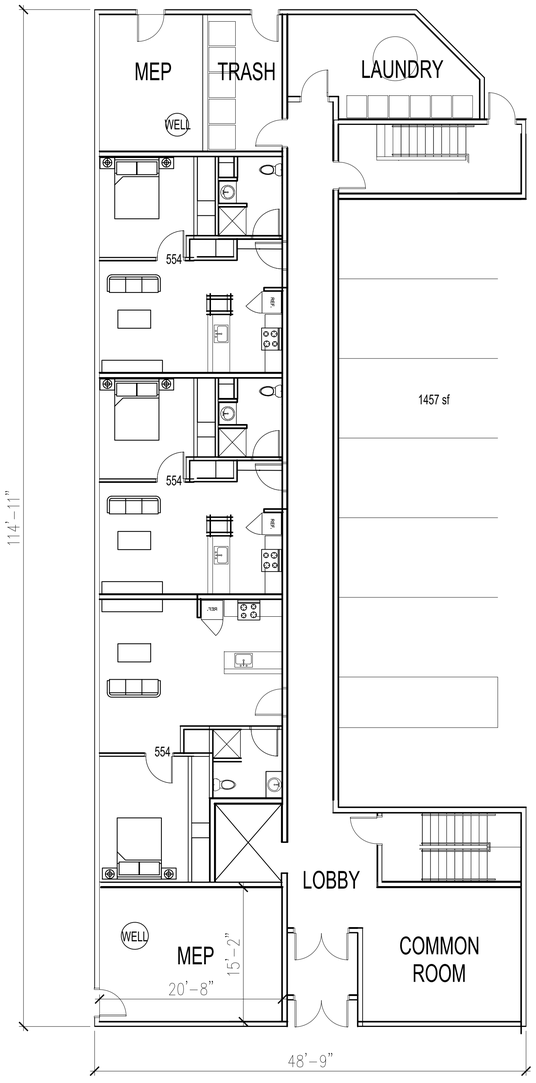
A2.01



SECOND FLOOR PLAN

BUILDING 5527 sf

1 BED UNITS = 5
EFFICIENCY UNITS = 4
TOTAL 2ND = 9



FIRST FLOOR PLAN

PARKING 1457 sf
BUILDING 4070 sf

1 BED UNITS = 3
TOTAL 1ST = 3

Prepared For:

Consultant:

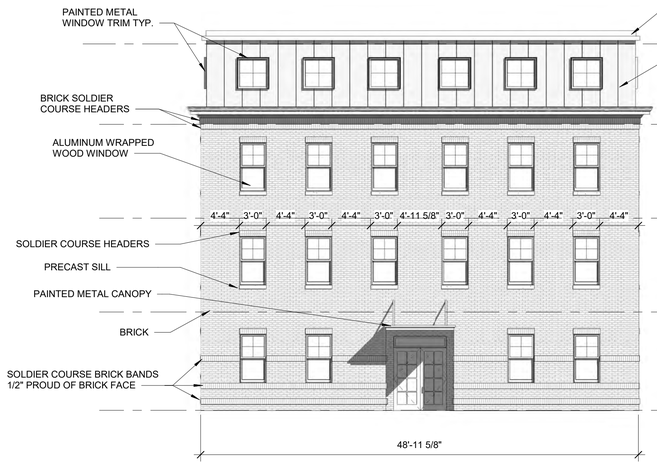
Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
134 Washington Ave, Portland, Me

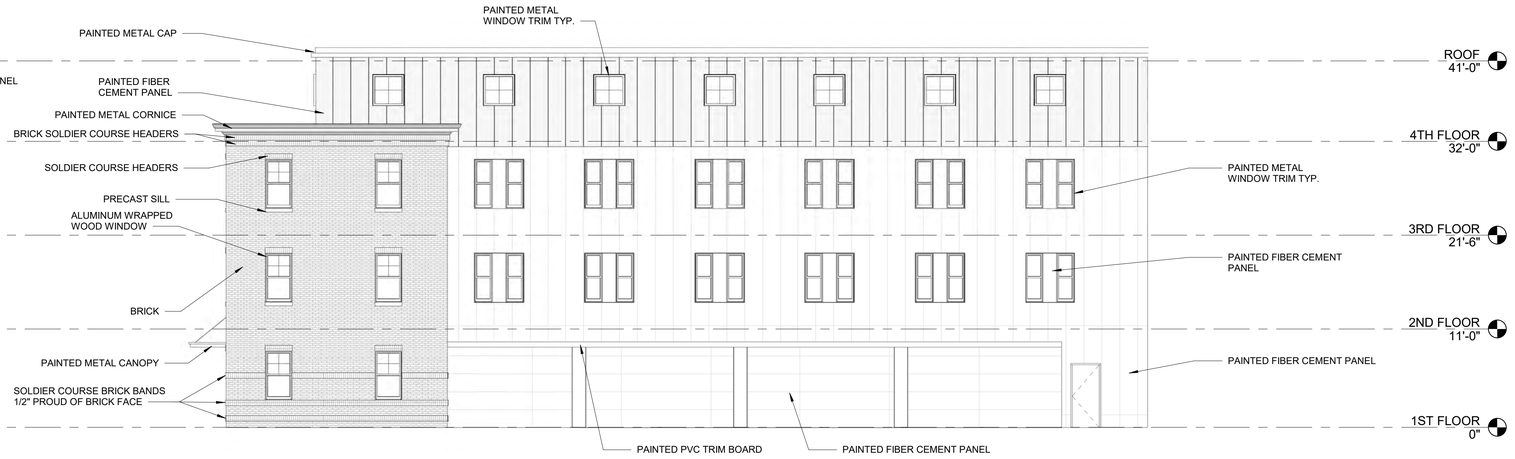
Revisions:

Scale: As indicated

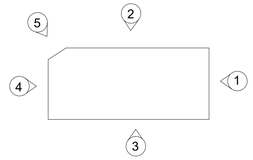
Date: 2014.09.23

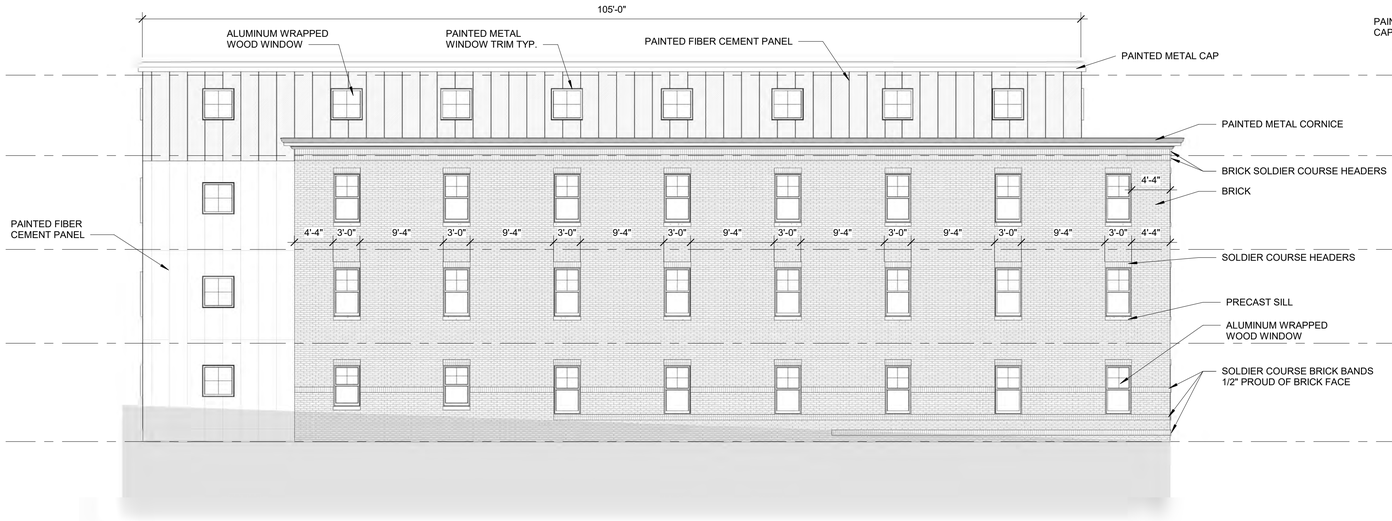


1 | DANFORTH ST ELEVATION
1/8" = 1'-0"

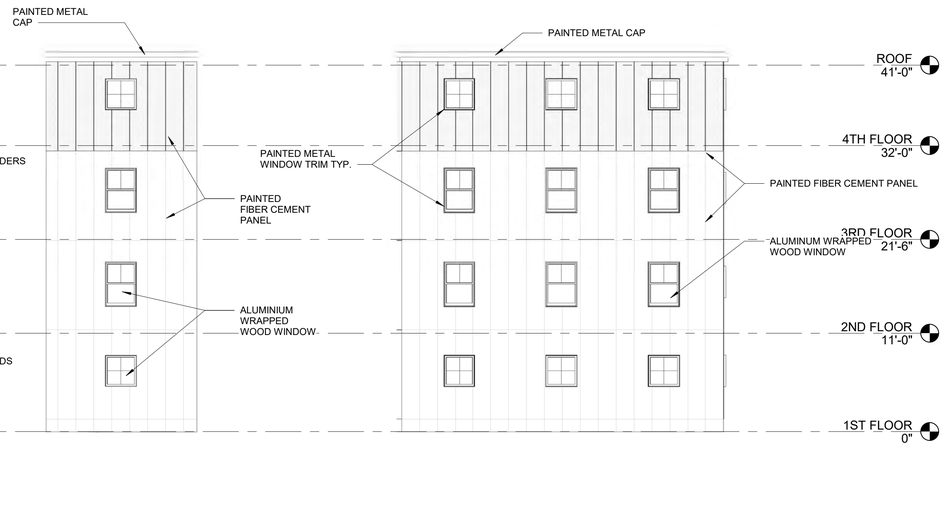


2 | EAST ELEVATION
1/8" = 1'-0"





3 | WEST ELEVATION
1/8" = 1'-0"



5 | REAR CORNER ELEVATION
1/8" = 1'-0"

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

Prepared For:
Owner
Address
City, State

Consultant:

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

Project:
66 STATE STREET
NEW BUILDING
PORTLAND, ME 04101

Revisions:

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

Date: 3 APR 2019

Building Elevations

A2.01

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

September 24, 2019

Kevin Bunker
Developers Collaborative 66 State LLC
100 Commercial Street, Suite 414
Portland, Maine 04101

Re: 66 State Street – New Construction

Dear Kevin:

On August 7, 2019, Portland's Historic Preservation Board approved your application (5-0, O'Brien and Turk absent,) to construct a new apartment building at 66 State Street. Approval was based on the application materials submitted for the August 7, 2019 public hearing, and is subject to the following conditions:

- The existing historic fence on the west side of the property is to be extended with a compatible design, to be reviewed by HP staff.
- Painted panels between the center windows (front façade) are to match the painted front doors.
- The decorative band of darker brick is to be eliminated from the front façade.
- Final elevations and details are to be submitted to HP staff for review and approval prior to construction, including:
    - Exterior lighting
    - Final details of decorative masonry panels, vertical reveals and extent of masonry on the east side
    - Window specifications – including configurations (windows are to be 2/1)
    - Colors – the color scheme is to be generally subtle, recessive and monochromatic

All improvements shall be carried out as shown on the materials submitted for the public hearing on 8/7/19, except as to comply with the conditions above. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or

which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

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

Sincerely,

Robert Wiener
Historic Preservation Compliance Coordinator

Cc: Deb Andrews, Historic Preservation Program Manager
David Lloyd, Archetype Architects

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
77 FREE STREET

TO:	Chair Pollard and Members of the Historic Preservation Board	
FROM:	Deb Andrews, Historic Preservation Program Manager	
DATE:	May 12, 2021	
RE:	May 19, 2021	**WORKSHOP – Preliminary Review of Request to Paint Mural**

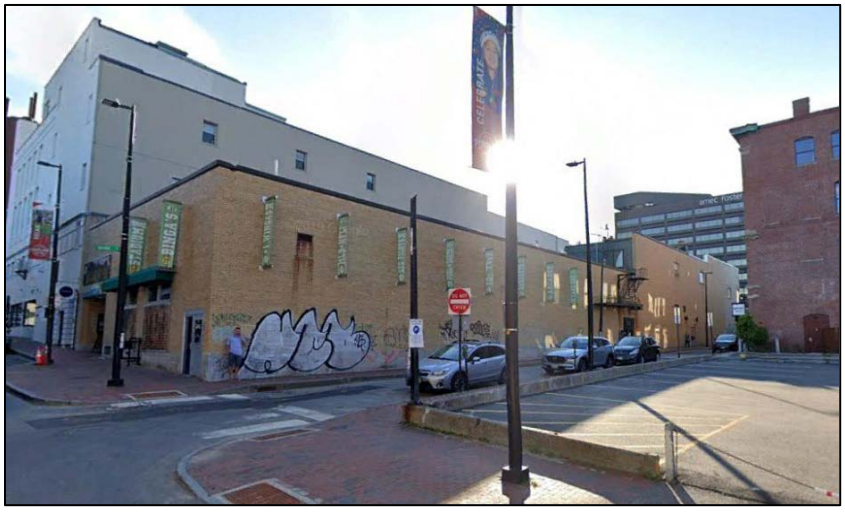
Address: 77 Free Street (Brown Street elevation)

Building Owner: Michael Kaplan

Applicant: Portland Downtown, Portland Buy Local and Local Image Co. represented by Cary Tyson, Portland Downtown Executive Director

Introduction

Portland Downtown Executive Director Cary Tyson, on behalf of three collaborating organizations (see above), is seeking the Board's preliminary authorization to commission a painted mural for the side elevation of 77 Free Street. The subject structure is located at the northwest corner of Free and Brown Streets, directly across the street from the Civic Center. Its east elevation, which faces Brown Street, is a mostly blank brick wall with only a door opening on the ground floor. The request for a mural is prompted by a desire to address repeated "tagging" of the wall. The collaborating organizations also see the project as a way to enliven this particular area of the downtown.



Mr. Tyson has provided a memo describing the initiative as well as several photos of graffiti on the subject wall. The photos document a pattern of tagging that has gone on for several years. Also enclosed are photos of some precedents for murals within downtown Portland.

Existing Building and Subject Elevation

The history of the existing structure at 77 Free Street is a bit complicated. As of the early 1940s, the southwest corner of Congress and Brown Streets was occupied by a 19th century brick commercial block, four stories tall. In 1949, it was separated into two distinct buildings (500 and 502 Congress), each remodeled and reduced in height. 500 Congress Street, the narrower and smaller of the two buildings, is located directly at the corner and extends approximately 90 feet deep along Brown Street. What is now 77 Free Street was part of the rear elevation of 502 Congress Street, the abutting building that, until recently, housed Port City Music. The fact that this was once a single structure is evident on Brown Street, where a yellow brick exterior extends across both buildings. Another puzzling fact is that the stepping at the roofline of Brown Street does not correspond with the break between buildings—see enclosed aerial view. Staff understands that the single, solid utility door on Brown Street marks the approximate end of 500 Congress Street.

The exterior of 77 Free Street is very simple and unadorned, consistent with its "back of house" role. The Brown Street elevation is for the most part a solid yellow brick wall. A fire escape leads from the roof and a set of two ground floor egress doors are located a considerable distance back from Free Street. As noted above, the yellow brick extends beyond the subject structure onto a portion of 500 Congress Street's side elevation.

Several years ago, the Board approved a request by then-tenant Binga's Winga's for a series of banners to be installed along the Brown Street frontage. The banners were intended to animate this otherwise blank elevation.

Request before the Board

At this time, the applicants are not submitting a specific mural proposal for approval. Instead, they are seeking authorization from the Historic Preservation Board to move forward with the effort to commission a mural for this location. As the building is located within the Congress Street Historic District, any mural proposal requires review and approval by the Board.

While the proposal describes the rationale for the mural, there a number of details that are not addressed in the submission, including:

- the size of the mural—whether it is to occupy the entire Brown Street elevation of 77 Free or only a section of it.
- The limit of 77 Free Street's Brown Street frontage
- the question of reversibility—will a substrate be applied between the existing exterior masonry and the mural to make future removal possible? If not, what will

be required to remove the paint, should removal be desired in the future?
- confirmation of general content. Presumably, the mural will not contain any signage or commercial content. This should be confirmed, however.
- Confirmation regarding permission from property owner

Staff Comments

The Board has no adopted formal policy on painted wall murals in historic districts, as there have been few requests for such since the historic preservation ordinance was adopted in 1990. Requests for murals have been considered on a case-by-case basis, taking into consideration the subject structure as well as the nature, visibility and condition of the specific wall proposed for a mural. Generally speaking, murals have only been approved for secondary elevations and for walls with a stucco or EIFS exterior or on brick walls that have already been painted.

In reviewing proposals for murals, Standards #2, #7 and #10 are applicable. Standard #2 states that the "alteration of any historic material...should be avoided when possible". Standard #10 states that "wherever possible....alterations...shall be undertaken in a manner that, if such....alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired." And Standard #7 addresses surface cleaning, requiring that the gentlest means possible be used. This standard would come into play when or if the mural were to be removed in the future. It is therefore appropriate to consider at this time what cleaning method would be effective in removing a painted mural.

As noted above, the Board also takes into consideration the subject structure and the particular elevation when evaluating the request for a mural. Appropriate questions to consider include: What is the relative significance of the subject building? How sensitive is the building, and in particular the specific elevation, to alteration? What is the existing condition of the wall surface? What is the surrounding context and what impact would the introduction of a mural have on the context?

For this proposal, the Board will also want to consider the responses to the questions raised in the previous section of this report. For example, if the 77 Free Street portion of the existing brick wall is painted with a mural and the balance of the wall that belongs to the abuttor is untouched, is it likely that the tagging will move to that portion of the wall?

While staff is generally supportive of the concept of introducing a mural in this location given the surrounding context and the pedestrian nature of the building, it would seem that a few questions need be addressed/resolved. If a mural is approved for this location, staff believes it is important that it be applied to a substrate to ensure its reversibility consistent with Standard #10. Should a future tenant want to introduce windows on this side elevation of the building, the brick should be in a condition to make that possible.

Applicable Ordinance Review Standards (from Standards for Review of Alterations)

(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.

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

(7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

(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. Google photos of subject building
2. Applicant submission

Google Earth
©2021 Google

SUBWAY
500
500
Google Earth
©2021 Google

77 Free St
Google Earth
© 2021 Google

EST. 1633
PORTLAND
DOWNTOWN

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Program Director

Adam MacDonald
Marketing Director

Taffy Eaton
Office Manager

MEMO

Subject: Mural Proposal

Introduction: Portland Downtown is collaborating with Portland Buy Local and Local Image Co., a downtown marketing firm, on the development of a vibrant community-focused mural to address the challenge of escalating graffiti vandalism within the Arts District of downtown. The collaborators seek the Historic Preservation Board's approval of the mural placement within the Congress Street Historic District, and hope the Board will agree with the necessity and urgency of the project.

Background: As in many urban environments, property in Portland's historic downtown core regularly falls victim to graffiti vandalism. This type of vandalism is costly to property owners and taxpayers, as well as property managers. Municipal workers are required by the City of Portland's Code of Ordinances (Chapter 17-6) to remove the unwanted paint, marker, stickers, and etchings. Surveillance cameras, lighting, murals, and graffiti-resistant coatings can add to these costs, but may prove more cost effective in the long run.

In response to this issue, Portland Downtown and the City of Portland have contracted with LearningWorks, focusing efforts on a graffiti removal partnership for the past decade. Through an agreement with the City, Portland Downtown's designated Department of Public Works (DPW) crew provides maintenance and improvement services in the downtown district, including graffiti removal from City-owned property. While cleaning graffiti from private property is the responsibility of the property owner, the collaborative arrangement between Portland Downtown, the City, and LearningWorks assists private property owners in addressing graffiti vandalism. DPW staff manages graffiti removal in public areas while the Police Department's Neighborhood Prosecutor manages graffiti removal on private property. In 2017, this graffiti removal partnership received an award from the International Downtown Association, which recognizes innovative solutions that are transferable to other urban places.

In January 2020, Portland Downtown hired a consultant to conduct a program audit. The consultant also worked closely with the partners to develop a customized action plan specific to Portland. As a result of the program audit, the partnership has worked collaboratively to develop a mural program to address graffiti hotspots. Internationally, public murals that have proven a highly effective means to deter graffiti, reduce litter, and enhance the urban streetscape.

Continued on Page 2

Demonstrated Need: The Brown Street facing elevation of 77 Free Street has been nominated as the first mural project location. Over the past several years, graffiti vandalism at the site has increased exponentially, and both property managers and the graffiti removal partners have to frequently use chemical treatment and pressure washing techniques to remove treatment-resistant spray paint from the building's brick surface. Since 2015, when the City began utilizing the Fix It! Portland application, hosted by SeeClickFix, 14 incidents of graffiti have been reported at this location. Several different images are provided with this memo. Additionally, images from Google Earth dating back to 2007 reveal more images of graffiti at the location, both freshly vandalized, and ghost images post-removal.

The repetitive processes utilized to remove the frequent graffiti include necessary abrasive cleaners and spraying with a pressure washer. This has been going on for years, if not decades. Not surprisingly, these treatments have taken their toll. As pointed out in Preservation Brief Six, this usage can and has caused permanent damage to the brick.

In the short term, placement of a mural over this deteriorating area is a cost effective solution and one that has an exponentially more impact in reducing the recurrence of graffiti. This will eliminate the need for further use of abrasive treatments. An additional benefit of the mural will be to enliven this area that is currently one of downtown Portland rare gaps of activity. This negative space node needs activating, and a mural is one of many little steps needed to improve this area.

Project Proposal: The project partners have collaborated two local artists to engage the community in creating a design for the mural. These artists are Maine College of Art (MECA) alumni Hugh McCormick and Carter Shappy, and community involvement will likely include MECA students, downtown residents, and community members. Fundraising for the project, an initiative of Local Image Co., is underway. Portland Downtown will be contributing financially to the project and is actively seeking additional funds to support the artists and mural installation.

Several professional artists experienced with mural installations in the City of Portland recommend latex paint with an appropriate primer as the most durable mural material. They take precaution to apply the paint during optimal weather conditions after confirming the building material is sufficiently dry, then apply a sealer to protect the artwork and the building material. As opposed to frequent application and removal of spray paint, this alternative deterrent to graffiti vandalism will protect the building rather than subject it to frequent pressure washing required and harsh chemicals. The partners have discussed temporary solutions as an alternative to applying latex paint to the historic property. These applications are generally less ideal for an entire wall and could inadvertently lead to more damage than a professionally applied mural. Ultimately, the artists recommend and the community desires, a vibrant mural to impact this economically vital area of the City currently struggling due to the impacts of the COVID-19 pandemic.

Historic District Mural Proposal

77 Free Street

March 2021

Google Earth: June 2019

Progressive Problem

Variety of Tags

Constant Treatment

Ghost Image

Google Earth: September 2007

Free Street mural of blueprint demolished during renovation

The architectural drawing featured prominently on the side of a downtown building for three decades.

By **BOB KEYES**
Staff Writer

"The Blueprint," a large-scale architectural drawing that has adorned the side of a building at 48 Free St. in Portland for 30 years, was covered in scaffolding and demolished Friday.

It may not be replaced.

Scarborough artist Chris Denison installed the artwork for the building's previous owner in 1986.

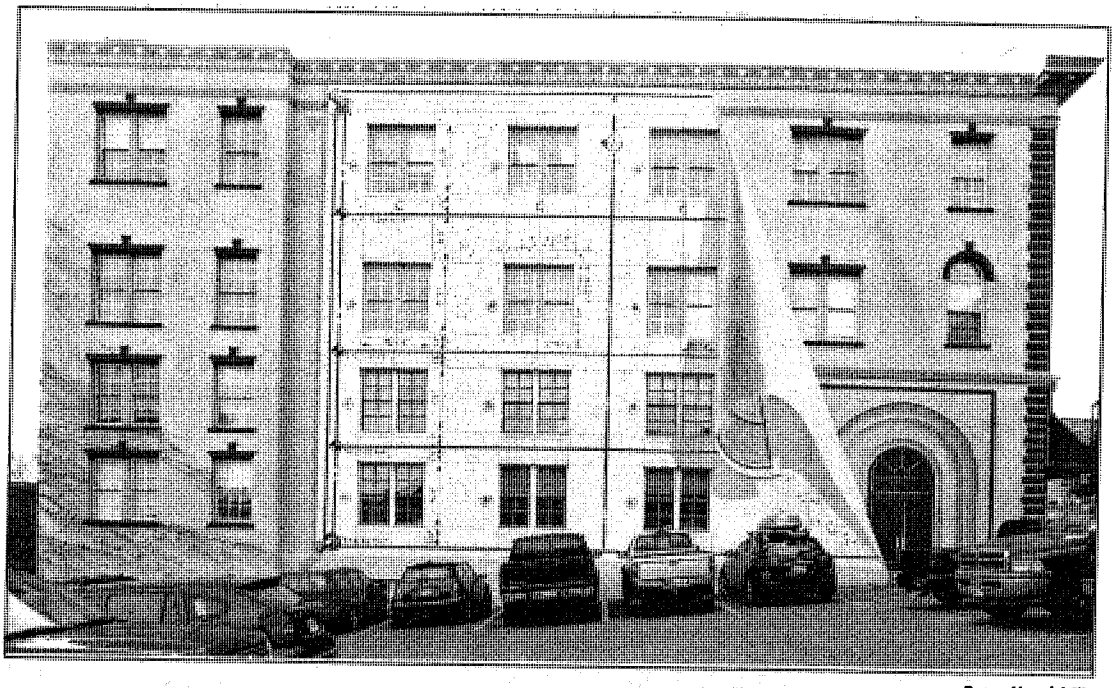
He said the current owners contacted him a month or so ago about repainting the mural, but he hasn't heard back.

"I certainly offered to do it again and I gave them a ballpark quote – and haven't heard a word since," he said. "I don't know if it scared the hell out of them."

The building is owned by J.B. Brown & Sons. CEO Vincent P. Veroneau could not be reached Friday to discuss his plan for the building and whether the mural

Please see **MURAL,** Page B2

PPH 6-28-16



Press Herald file

"The Blueprint" by Chris Denison adorned the building at 48 Free St. for 30 years, but was removed this week during renovation. The artist has offered to paint a new mural.

MURAL

Continued from **Page B1**

will be replaced.

The building is being repaired to fix moisture damage, a tenant said. Crews recently installed scaffolding and were seen removing material from the side of the building on Friday, taking large sections of the mural with them.

That was distressing to Susan Roux, who operates Roux and Cyr International Fine Art Gallery on the first floor of 48 Free St., on the opposite side of the building from the mural.

"I love the mural," she said. "It's a landmark. We're so sad it's coming down. I can't believe they can't rectify the problem without taking the mural down."

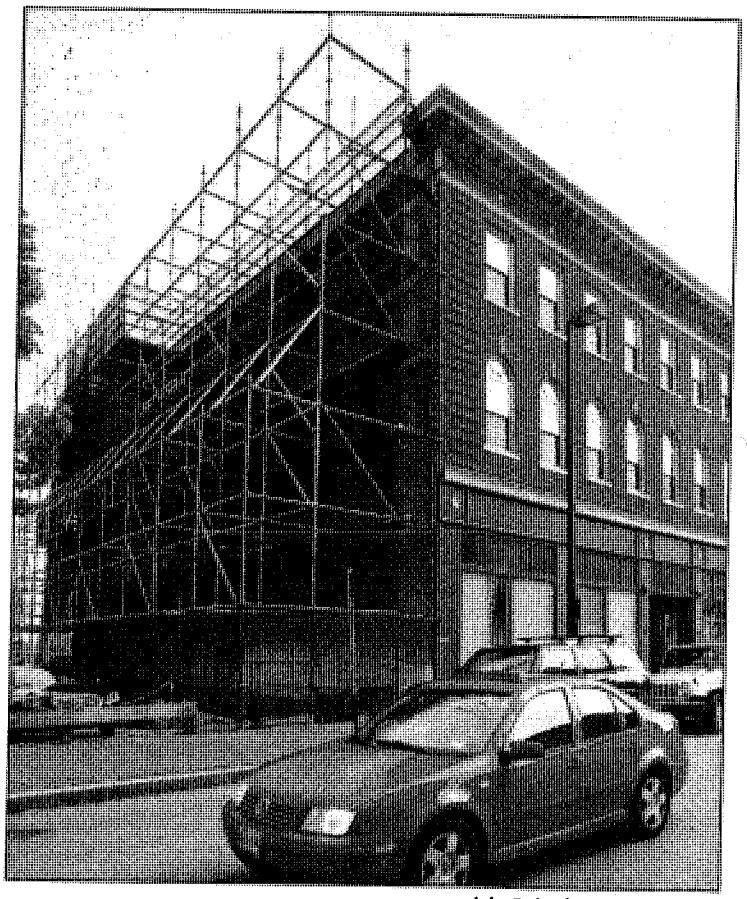
Portland resident Fran Houston had a similar reaction.

"I love seeing that," Houston said of the mural.

"It's big and different. It's something I wouldn't like to be without."

Denison, who painted murals on the sides of buildings at Tommy's Park in the Old Port, has painted 48 Free St. twice.

He painted it originally in 1986 as a blueprint – light blue paper with fuzzy blue lines – and again in the 1990s with white paper and sharp black lines to reflect changes in the way building plans are drawn.



John Ewing/Staff Photographer

The building at the corner of Free and Center streets is shown during repairs to fix moisture damage, according to one tenant. The mural came was removed in the process.

Bob Keyes can be contacted at 791-6457 or at:
bkeyes@pressherald.com
Twitter: pphbkeyes

85 Free 1969

87 Free 1969

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
132 BRACKETT STREET (REICHE SCHOOL)

TO: Chair Pollard and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: May 14, 2021

RE: May 19, 2021 **Workshop**

Application for: Certificate of Appropriateness for Addition and Alterations
HPBR-001560-2021

Address: Reiche School, 132 Brackett Street

Applicant: City of Portland Schools Department:
Steven Stilphen, Director of Facilities Planning, Management, & Maintenance
Doug Sherwood, Portland Public Schools Facilities Manager

Project Architects: Harriman Associates:
Howard Snyder, Landscape Architect
Lisa Sawin, Architect

Notices were sent to 132 property owners within 500' of the subject property. A legal advertisement of the 5/19/21 meeting was published in the Portland Press Herald on 5/6/21. Signs were posted at Reiche School on May 14, 2021, announcing the meeting on May 19.

Introduction

On behalf of Portland's Public Schools Department, Harriman Associates have requested a certificate of appropriateness for two small additions, and building and site alterations to the Brackett Street (northeast) face of the Reiche School in the West End. Reiche is one of the four schools included in the Buildings for our Future program approved by the City several years ago. Planned renovations also include a variety of interior renovations designed to update the building to better meet the educational goals set by the Department.

Exterior alterations that fall under the purview of the Historic Preservation Board include:

- A new main entrance, more prominent as seen from Brackett Street, and connected to the administrative offices for functionality and enhanced security
- An added two-story stairwell near the junction of the community center and the existing entrance doors facing Brackett Street
- An added conference room joined to the new administration area, to the southeast of the new main entrance, with an extension of the roof that will serve as a canopy over the new main entry
- Site improvements include upgrades to some concrete and asphalt walks, new walkways to the new main entrance and the community center stair tower, and stone seating and curbing at and adjacent to the new main entry plaza.

Several alternates are included with the plans, to be added should funding allow. Given current construction costs, the consultants expressed skepticism about the probability of these features being financially feasible:

- A new pergola over plaza at the approach to the new main entrance
- A fenced in, landscaped outdoor learning area outside the old entrance doors, northeast of the new administration and lobby areas

Harriman Associates has submitted a package of drawings including elevations, floor plans, a roof plan, and renderings. The consultants also supplied photos of the complex and product information sheets, including colors. Staff has added a view from Brackett Street and an aerial view to show the area proposed for the alterations.

Subject Structure

Reiche School is a noncontributing property in the West End Historic District – a two-story, modern institution constructed in the early 1970's. The northern end of the complex contains the cafeteria, gym, and other utilitarian functions, and is partly devoted to a community center with the gym, pool, and other community service amenities. School learning and administrative functions are concentrated in the block closest to Spring Street.

The school is a low (two-story) brick building with bands of concrete at the base, between floors, and below the unornamented roof. (Facing Bracket Street, the Community Center section and a short middle section of the school have only the top band of concrete.) Until it was removed in 2016 or 2017 a concrete ramp that started near the Brackett Street sidewalk led to an upper roof plaza between the community center and school. The ramp removals on both the Clark Street and Brackett Street sides made the entrance areas feel more accessible, but entrances were still quite recessive. Since the building is set back some distance from Brackett Street, with space for landscaping and the drop-off area, the desire for more prominent entrances is now proposed to be realized.

Some of the nearby windows are narrow, vertically oriented slices, interspersed with larger openings of multiple sections. Windows and doors all have mill finish aluminum frames for a

modern, storefront-like appearance. Metal ventilation louvers of the same color fill the spaces below the larger windows but not on the walls that are all glazing, as at the existing entrance facing Brackett.

Proposed Alterations

Please see the project summary provided by Mr. Snyder of Harriman Associates (Attachment 1.) The proposed additions expand the school's footprint in the direction of Brackett Street by slightly over 500 square feet for the office space, and 160 square feet for the stairs. The concrete panel walls of the additions are differentiated from the largely brick school building, and the grey and silver palette of metals and windows and doors is in keeping with the colors of non-brick elements. The ceiling on the underside of the entrance canopy is to be white metal. The existing entrance – a sort of hyphen between the school and the community center – is mostly storefront glazing and doors, grey metal, and concrete.

Because the entrance is moving toward the south, the concrete area in front of the existing doors is to be landscaped, with the part closest to the building to be a fenced outdoor learning space should funding make the add-alternate possible. A new concrete plaza will be in front of the new entrance, with possibly a large pergola over it as another add-alternate. Most of the existing mature trees are outside of the construction area, and will be retained. A new raised granite curb will enclose additional landscape beds to the southeast of the entry plaza. More lightly-used walks are to be bituminous, as is the case now, and brick walkway pavement will be reset along the edge of the drop-off lane.

Staff notes that the interior renovations will necessitate the siting of several portable classrooms on the grounds to the southwest of the building, some distance away from the Brackett Street frontage. As these are both necessary and temporary (one to two years,) staff has reviewed them administratively.

Staff also requested a roof plan from the architects, because some low air handling units are to be added to the roof – at some distance from roof edges would be most preferable.

Staff Comments

The proposed additions are relatively small masses compared to the sprawling, modern institution, and the proposed project does not represent a major review for the Board. Nonetheless, the school represents a significant presence in the neighborhood, with its own character and the additions are fairly minor disruptions to the original design.

Staff finds the possible pergola more disruptive than any of the other proposals. With the one-story addition and canopy behind the pergola, the scale as seen in the rendering is somewhat jarring. Perhaps alternate means of making the new main entrance both welcoming and prominent could be explored.

The removal of the dated ramps several years ago represented a major change to the Brackett Street and Clark Street facades, revealing more of the inset entrance areas that they shaded. In considering finishes, staff believes the Board will want to weigh the appropriate balance of recessive qualities that are compatible with the existing structure, with differentiation befitting new work that houses entrances and stairs.

Board members will want to review and discuss the choice of materials, notably:

- Color choice; the cement panel walls appear to be a random pattern of three different grey tones, while the majority of the school is brick with light grey concrete accents.
- It is unclear how reflective the finish might be on the metal components at the roof edge, fascia, and column facing on the possible pergola. Staff suggests the Board might whether recessive matte finishes would be most compatible, if they are not already specified.

Applicable Review Standards

The following ordinance Standards for Review of Alterations apply in the review of this application:

> *(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.*
>
> *(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.*

Please also see Attachment 6, the introduction to the Standards for New Construction.

Attachments:

1. Project Summary and Description
2. Architects' plans, including site plan, floor plan, roof plan, and elevations
3. Renderings (2) with one showing the pergola that is an add-alternate feature
4. Photos supplied by applicants
5. Product information
6. Google views provided by staff
7. Standards for New Construction – Introduction page

HARRIMAN

April 1, 2021

Deb Andrews dga@portlandmaine.gov
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, ME 04101

Re: Reiche Elementary School
No. 19152
Historic Preservation Application

Dear Deb:

The existing Reiche Elementary School consists of a building constructed in 1972 that is dedicated mostly for educational use with a small portion of the building used as a community center. This building and property are situated within the central portion of the City's West End Historic District.

The purpose of this letter is to provide a description of the renovation project proposed for the Reiche Elementary School portion of the building. Supporting documents are provided to support this letter in describing the design and modifications to a small portion of the grounds and exterior of the Reiche Elementary School.

PROJECT OVERVIEW

Harriman has been engaged by the City to establish and implement in an equitable manner the necessary physical and infrastructure improvement at Reiche Elementary School to meet Portland Public Schools' education standards. The designed solution is one that meets current demands while adaptable to potential future projects with guidance by "pillars" developed by the Elementary School Capital Needs Task Force (ESCNTF) in 2010 and subsequent amendments outlined in a 2018 project overview document created by Oak Point Associates. In brief, those pillars consider for the school capacity, accessibility, separate gym, school security, music and art rooms, fire systems, vehicular and pedestrian circulation, learning and special education spaces, as well as performance space.

With consideration of budget constraints, the extent of improvements at Reiche Elementary were tailored through a series of meetings with the principal, staff, district and building level advisory committees and Portland Public Schools Facilities Staff to reflect the unique needs of the school. The outcomes were priorities that informed the design solution and consist of construction of interior walls, securing building entries, relocation of the main entrance and administration area, upgrades to interior systems such as fire alarm, sprinkler, and emergency lighting with a goal to achieve LEED Silver accreditation.

ARCHITECTURAL SUMMARY

The renovation project includes exterior architecture related improvements consisting of a new single-story administration addition on the northeast side and an exterior stairwell between the school and community center portion of the building. Interior renovations include new walls between program spaces while maintaining the collaborative nature of the Reiche culture. Other portions of the existing building will receive varying levels of renovations spanning from major renovation to light renovations in keeping with the established priorities for the project.

An overview of other interior and exterior elements of the architectural changes include:

- Relocation and designation of the Brackett Street entrance as the main point of entry. Along with a secure vestibule and small office expansion for administration purposes. This change would create better visibility and monitoring from a reconfigured main office.
- Reconfiguration of spaces on both floors of the school would create uniform sizing of classrooms and allow for the addition of pre-kindergarten.
- Addition of a second-floor corridor that would permit relocation of the health clinic is documented as Add Alternate No. 1. This alternate is not shown in the elevations provided in this submission.
- Construction of full height partitions will provide sound isolation at instructional spaces.
- Reconfigured existing student restrooms, new student toilet rooms, and an accessible toilet room with an ADA-compliant shower in the nurse's office will be provided.
- Improvements to create new music and art classrooms with proper storage.
- ADA doors, hardware, and signage will be provided throughout the Reiche School portion of the building.

ARCHITECTURAL EXTERIOR WORK

Specific base bid and add alternate bid improvements to the building's exterior are comprised of the following:

- New exterior walls:
  - Brick veneer and/or architectural ultra-high-performance concrete panels with 3" of exterior polyiso insulation, air vapor barrier, 5/8" gypsum board, 8" metal studs with 3 1/2" of mineral wool batt insulation. Refer to enclosed elevations for location of materials.
- Windows:
  - New dual pane operable windows low e glazing. Refer to the enclosed floor plan for amount of glazing and locations.
  - Aluminum storefront thermally broken entry system with insulated glazing. Interior vestibule door similar. At administration interior vestibule door provide School Guard (SG4) glazing with card reader access at four doors.
- Add Alternate No.6: Learning Courtyard
  - New learning courtyard with ornamental fence outside of the administration addition and add alternate Pre-K classroom. Refer to the Civil Engineering and Landscape Architectural Summary for narratives regarding this site improvement.

CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL SUMMARY

The renovation project includes exterior civil engineering and landscape architecture related improvements consisting primarily of a reconfigured pedestrian approach to a new main building entry. The new single-story administration addition is situated on the northeast side corner of the existing school with views across this approach. A secondary approach to the building is situated to the northeast and is comprised of a concrete sidewalk connection to the community center portion of the building and the proposed exterior stairwell. These pedestrian routes are designed to meet the "pillars" mentioned in the Project Overview while accommodating and preserving as much of the established landscape character as possible. Mature trees are preserved and the brick pavers at the drop-off along Brackett Street are to be reinstalled. An annotated site plan graphic is enclosed for reference.

Additional site improvement elements of the design include:

- Adjustment is made to site grades in the vicinity of the architectural improvements to improve pedestrian circulation and ADA accessibility to the new main entry.
- Removal of deteriorated bituminous pavement and installation of more durable concrete and resetting of existing brick pavers at the drop-off will facilitate pedestrian flow from Bracket Street and the drop-off to the new main building entry to the school.
- Main entry approach will be enhanced with stone block seating and native plant material to supplement the existing landscape character existing between Brackett Street and the school portion of the building.
- Design of this area allows for construction of Add Alternate No.6: Learning Courtyard as part of this project or in the future.
- Modifications to the stormwater drainage system to accommodate the new walkway to the community center portion of the building and construction of Add Alternate No.6: Learning Courtyard.
- Improvements to the site do not include changes to the site lighting or reconfiguration of the drop-off/pick-up area along Brackett Street.
- Existing signage is reinstalled and a sign to allow 15-minute parking added.
- Site improvements do not include the playground, rehabilitation of lawn/play field areas, hardcourt area, or planting areas to the east, south or west of the school building.

CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE WORK

Specific base bid and add alternate bid site improvements consider the following:

- Pavements:
  - Asphalt paving is proposed in locations of secondary pedestrian circulation and where either existing asphalt pavement is degraded and in need of repair or a new route to the community center is created.
  - Concrete pavement is designated for the pedestrian approach to the new main entry to the school. This material was chosen due to the demands of the location that include slope and ADA accessibility and storm water control.

  - Brick pavers existing along the drop-off/pick-up are being removed and reset.

- Hardscape Elements:
  - Stone block seating is proposed at the drop-off and along the pedestrian approach. This seating is of material similar to other seating situated around the school building and is provided so students have opportunities to rest and gather before entering the school or waiting to be picked-up.

- Plant Material:
  - The site layout preserves notable trees and plantings. The new addition is configured to limit impact to an existing deciduous tree 15" in caliper in size and an existing conifer tree 13" in caliper size. Existing plantings in the existing raised planter and foundation plantings are protected and foundation plantings along the building remain except for in the location of the small new addition.
  - Specified plant material is primarily of native species and selected to complement the landscape character existing around the school building. Coordination with the Reiche Green Team and school staff benefited the selection of plant material.
  - Plant material was also selected for durability and ease of maintenance while appropriate to conditions and activity expected of an elementary school.
  - Planting area between the pedestrian route to the school and the route to the community center is designed as a swale and educational opportunity. Grades allow for creation of a shallow swale to collect surface storm water and that leads to area drains in a fenced in outdoor classroom area.

CITY REVIEW

The project is currently before the City of Portland in the Site Plan Review process. The small additions to the building in terms of ground coverage area is approximately 510 square feet. While the upper limit for an Administrative Review is 500 square feet of building addition, discussions with the City Planning Staff have determined the Site Plan Review process will be done administratively.

This letter and supporting documents are assembled to create a submission to the Historic Preservation Board. We have reviewed the submission checklist and we believe the application illustrates and describes the design to initiate your review. If you have any comments or requests for additional materials to facilitate your review, please let us know by email so we may best respond.

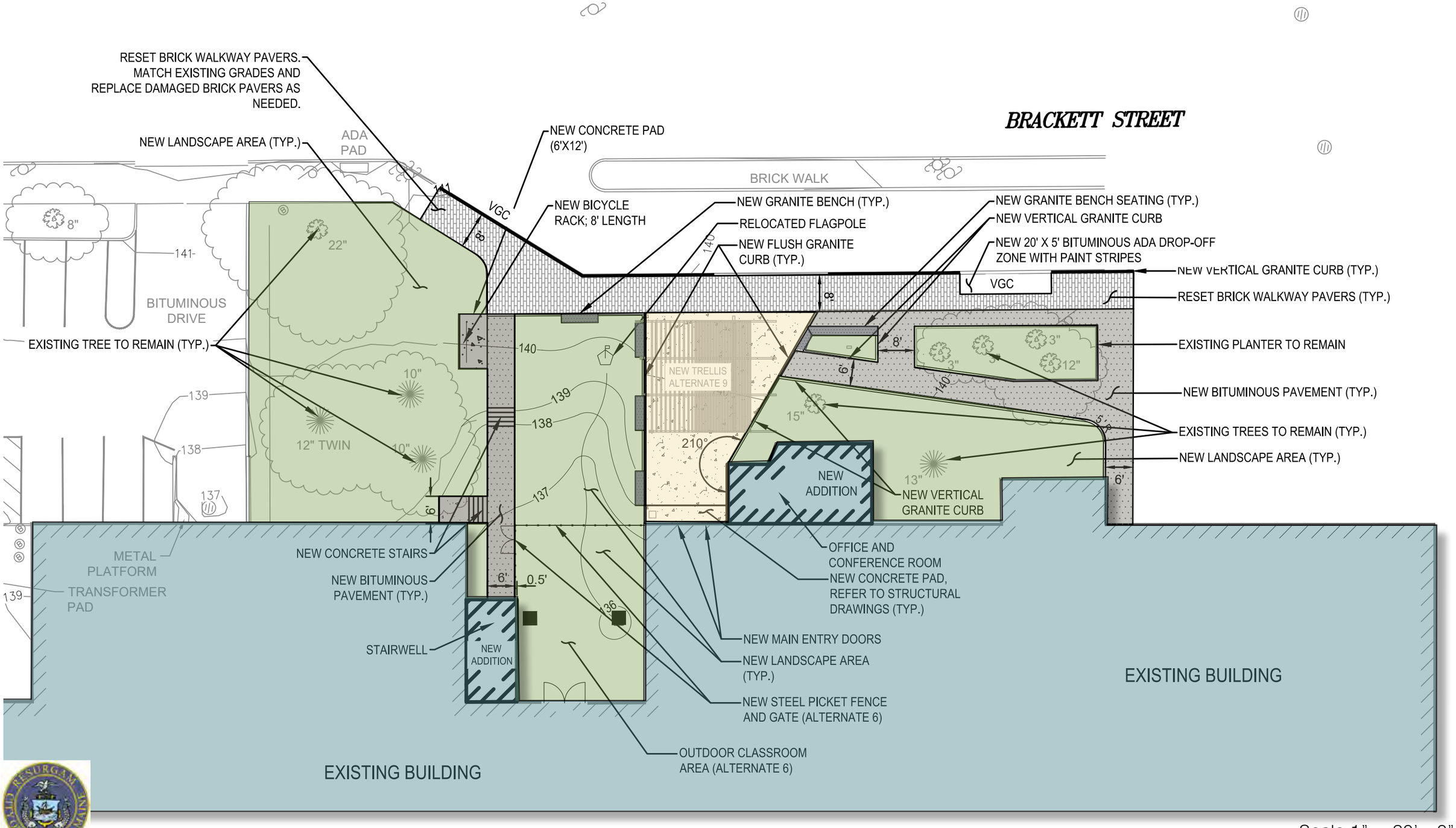
Sincerely,
Harriman

Howard A Snyder ASLA, CLARB
Senior Landscape Architect
hsnyder@harriman.com

JEG

Enclosures: Submission checklist, exterior images, site plan, floor plan, exterior elevations, architectural product information

SITE: ANNOTATED PLAN



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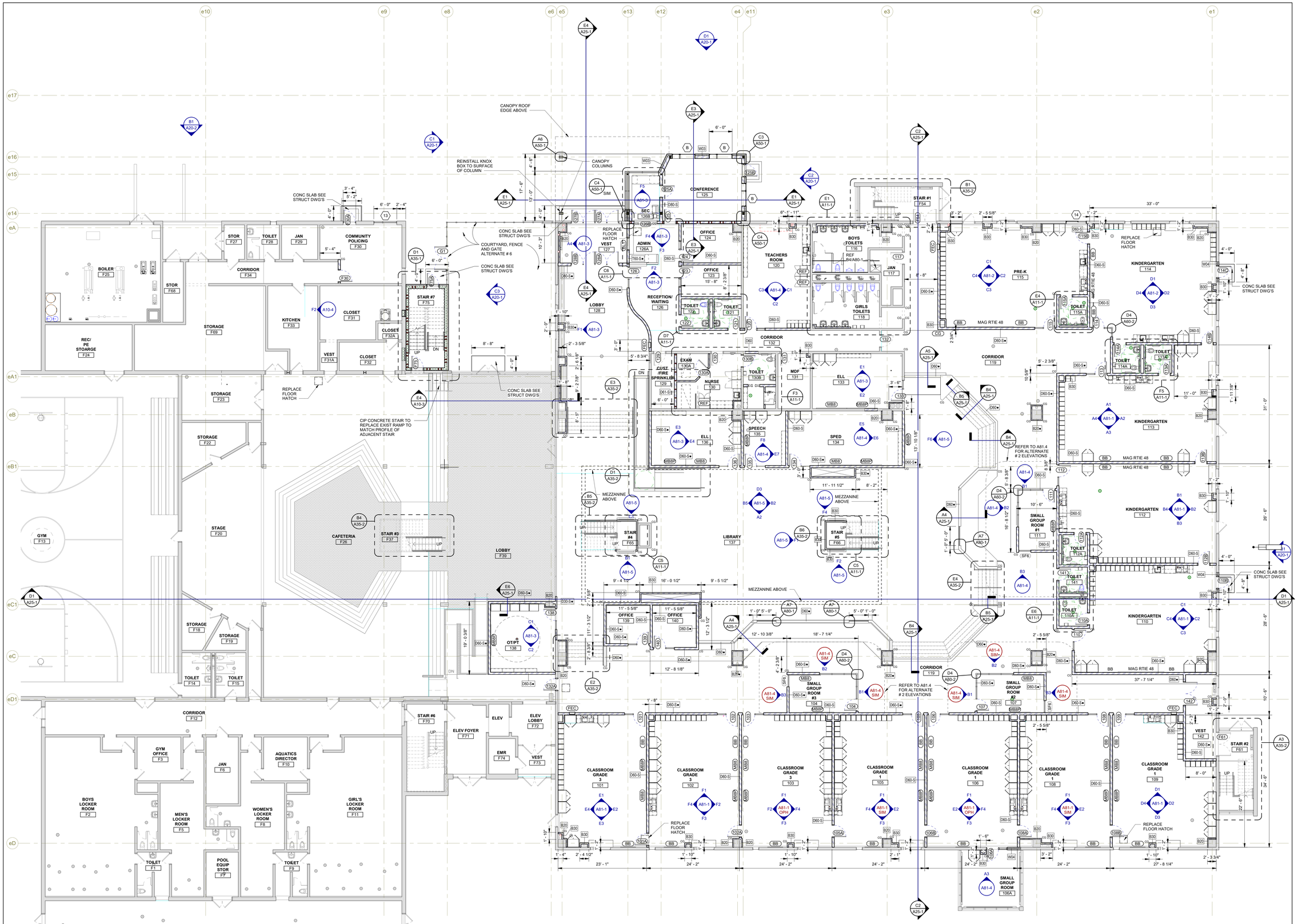

A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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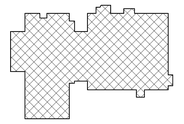
REICHE ELEMENTARY SCHOOL

PORTLAND, MAINE

Harriman Project No.	19152

Key Plan



GENERAL NOTES

1. SEE DRAWING A40-1 FOR PARTITION TYPES.
2. DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO FACE OF GPDW OR CMU UNLESS NOTED OTHERWISE.
3. SEE DRAWING A60-1 FOR DOOR SCHEDULE.
4. SEE DRAWING A61-1 FOR ROOM FINISH SCHEDULE. NEW WALL/PTNS AND PATCHING OF EXISTING WALL/PTNS NOT LABELED SHALL BE PAINTED TO MATCH EXISTING ADJACENT WALLS. U.N.O.
5. SEE EXTERIOR ELEVATIONS ON DRAWINGS A20-1, & A20-2 FOR WINDOW TYPES.
6. PROVIDE CONTROL JOINTS IN GPDW PARTITIONS AT A MAX SPACING OF 30'-0" UNLESS NOTED OTHERWISE. MAX SPACING AT ABUSE GPDW IS 26'-0" UNO. LOCATE AT EDGE OF DOOR FRAME UP TO CEILING WHERE PRACTICAL. REVIEW LOCATIONS WITH THE ARCHITECT.
7. AT REMOVED FIXTURES, PARTITIONS, EQUIPMENT, CASEWORK, ETC., THAT WILL BECOME EXPOSED TO VIEW, PATCH AND PARGE PARTIONS TO CREATE A SMOOTH SURFACE. PAINT TO MATCH EXISTING ADJACENT U.N.O.
8. PATCH ALL OPENINGS CREATED FOR INSTALLATION OF NEW MECH., PLUMB., ELEC., ETC. WITH MATERIALS TO MATCH ADJACENT CONSTRUCTION.
9. REFER TO A01-1 CODE PLAN FOR DH, CR, AND ADA PUSH BUTTON LOCATIONS.

SYMBOLS LEGEND

216	PARTITION TAG SEE A40.1 FOR PARTITION TAG KEY & PARTITION DEFINITION DETAILS
ROOM NAME 101	ROOM NAME AND NUMBER SEE A61.1 FOR SCHEDULE
201	DOOR & BORROWED LITE NUMBERS SEE A60.1 FOR SCHEDULE
72	MISCELLANEOUS ITEMS MARKER SEE SCHEDULE ON A80.1

CONSTRUCTION DOCUMENTS

APRIL 1, 2021

Rev Date	Revision Description

PRELIMINARY NOT FOR CONSTRUCTION

0 4' 8' 12'
1/8" = 1'-0"

PA / PE: MDL
Drawn By: SJF

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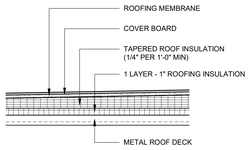
FIRST FLOOR PLAN

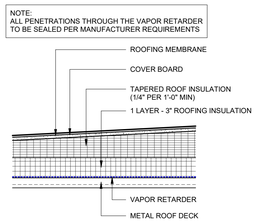
A10-1



ROOF SYSTEM - R1
(AT CANOPY)

NOTE: CRICKET INSULATION AT DRAINS IS AT 1/2" PER 1'-0"

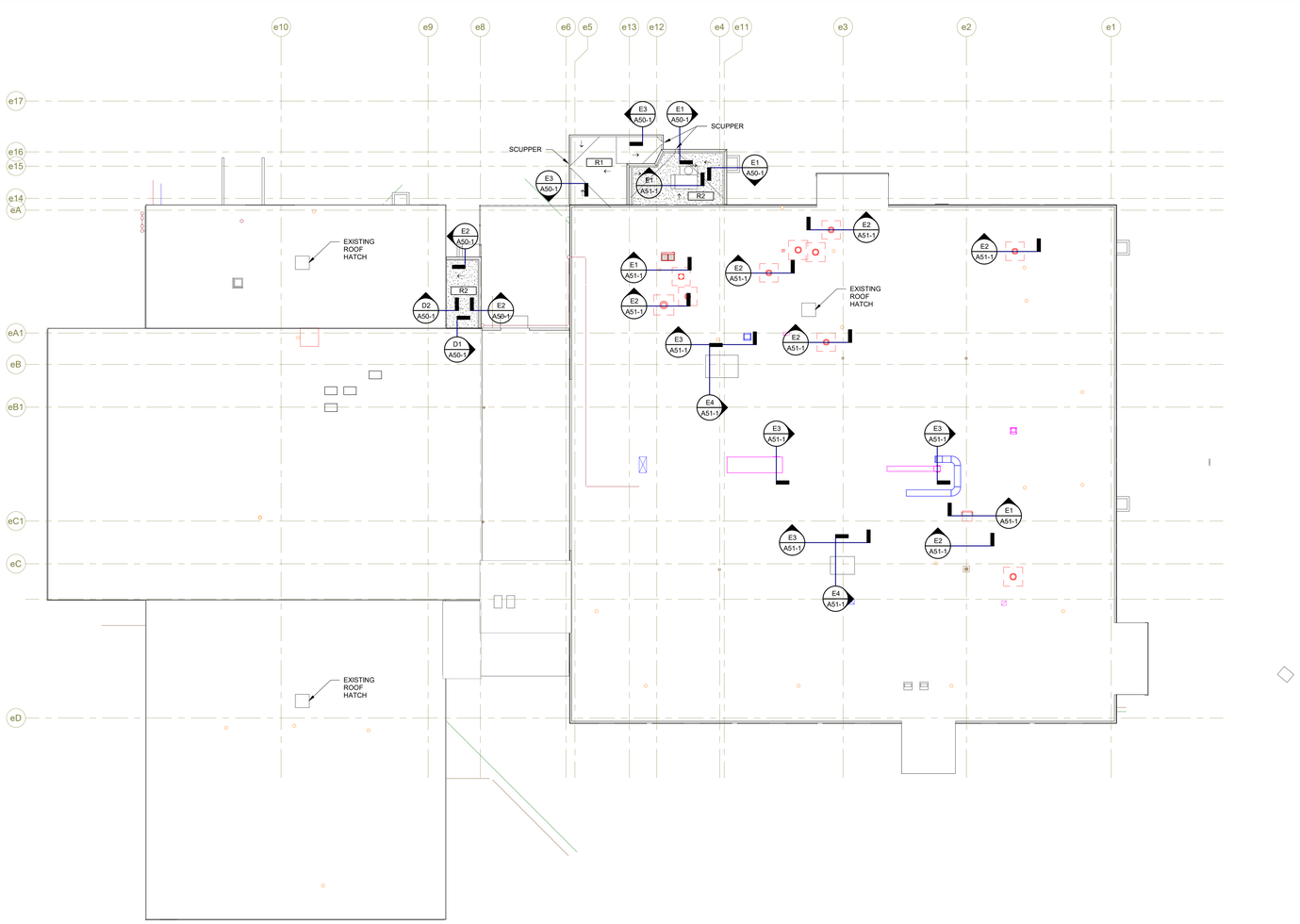
E1 ROOF TYPE R1
SCALE: 1 1/2" = 1'-0"



ROOF SYSTEM - R2
(AT FLAT STEEL LOCATIONS)

NOTE: CRICKET INSULATION AT DRAINS IS AT 1/2" PER 1'-0"

E2 ROOF TYPE R2
SCALE: 1 1/2" = 1'-0"



A3 ROOF PLAN
SCALE: 1/16" = 1'-0"

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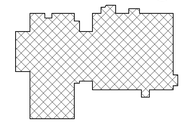
REICHE ELEMENTARY SCHOOL

PORTLAND, MAINE

Harriman Project No.	19152

Key Plan Proj North



GENERAL NOTES

1. PROVIDE CRICKET INSULATION AT MECHANICAL CURB LOCATIONS WHERE UNIT IS BETWEEN HIGH POINT OF ROOF AND ROOF DRAINS.
2. COORDINATE ALL ROOF PENETRATIONS WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
3. COORDINATE ALL PATCHES AND REPAIRS NECESSARY WHERE MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT IS REMOVED.
4. ROOF TIE-OFFS ARE DELEGATED DESIGN. TIE-OFFS TO BE INSTALLED ON ALL NEW EPDM LOW SLOPE ROOFS (CANOPIES EXCLUDED) REFER TO A50 SERIES DWG'S.

- DIRECTION OF SLOPE
- MECHANICAL CONDENSER
- MECHANICAL UNIT
- MECHANICAL VENTILATOR
- EXHAUST FAN
- VTR ROOF VENT
- RD ROOF OF DRAIN
- WALKWAY PADS
- TAPERED INSULATION CRICKET
- ROOF SYSTEM - R2 F7 / A15.1
- 1 HR FIRE RATED CONSTRUCTION WITH SPRAY-ON FIRE PROOFING ROOF SYSTEM R5
- REPLACED PORTION OF STANDING SEAM METAL ROOFING TO MATCH EXISTING

CONSTRUCTION DOCUMENTS
APRIL 27, 2021

Rev Date	Revision Description

LICENSED ARCHITECT MARK D. LEE 5340 STATE OF MAINE

0 8' 16' 24' 1/16" = 1'-0"
0 4" 8" 1' 1 1/2" = 1'-0"

PA / PE: MDL
Drawn By: SJF

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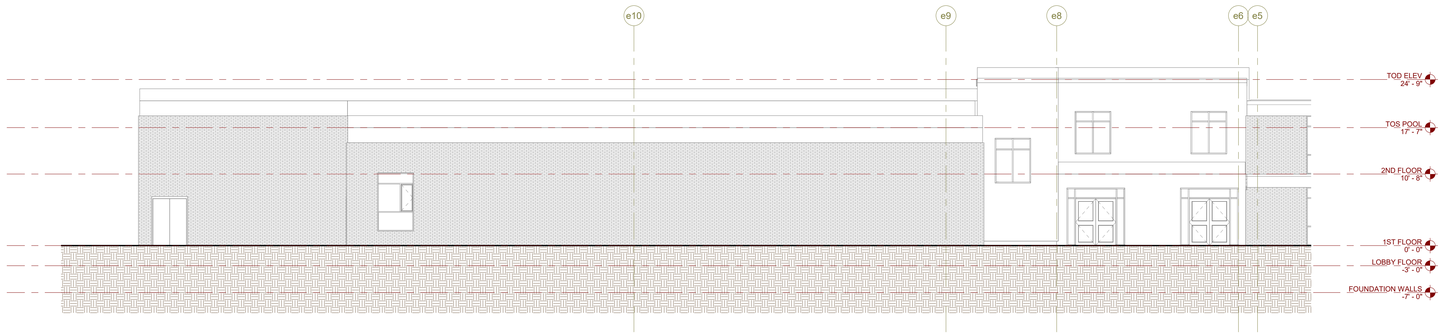
ROOF PLAN

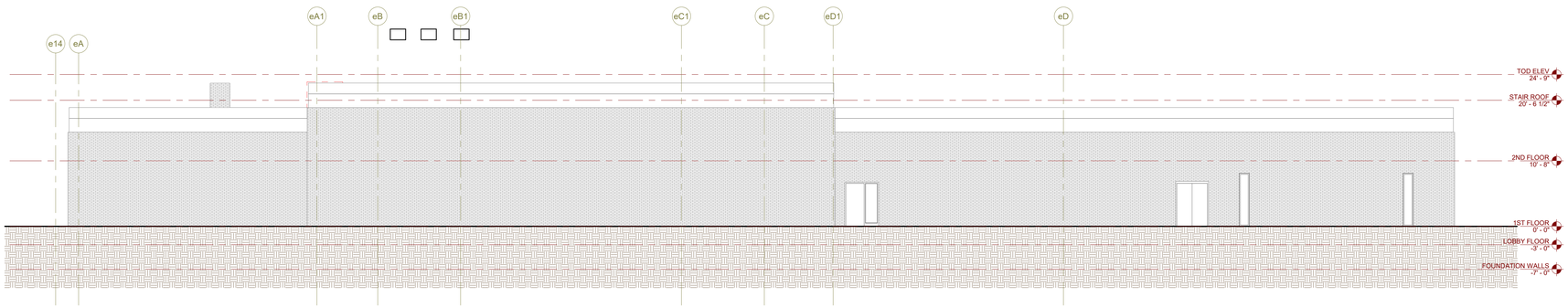
A15-1



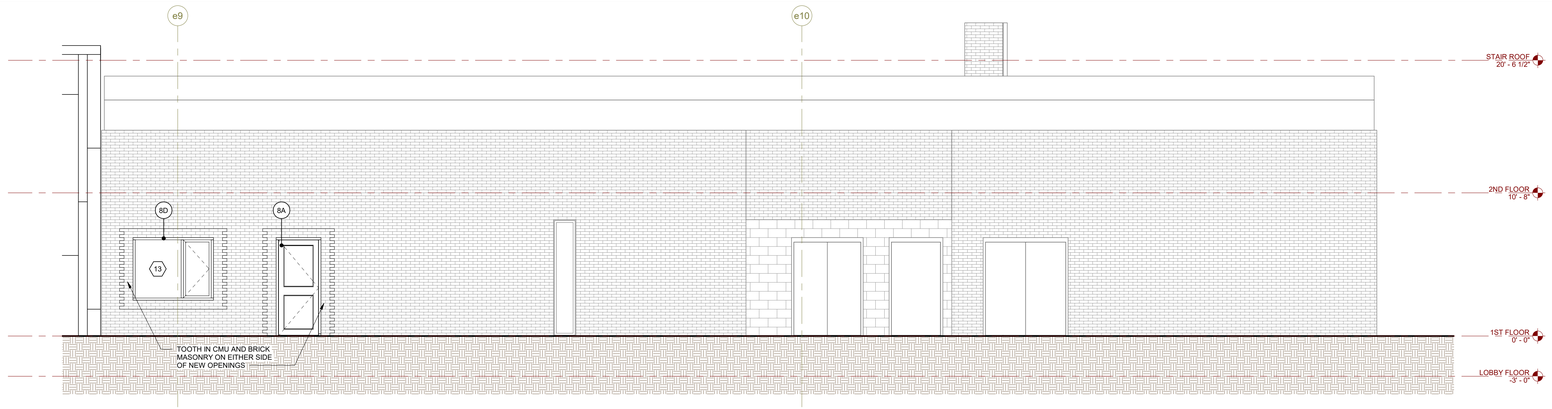
D1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

#	MATERIAL	MFR / COLOR
4A	BRICK VENEER	MATCH EXISTING RED BRICK
5A	GALVANIZED TUBE STEEL	
5B	CANOPY COLUMN COVERS	ALUCABOND SILVER METALIC - 500
7A	UHPC WALL PANELS (ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE PANELS)	TAKTL - PLATINUM 75,TITANIUM 63 AND GREY 52
7B	METAL ROOF EDGE	FIRESTONE SILVER METALLIC
7C	ALUMINUM COMPOSITE FASCIA	ALUCABOND SILVER METALIC - 500
7D	LINEAR METAL CANOPY CEILING	ARMSTRONG - WHITE WH
8A	ALUMINUM STOREFRONT FRAME, DOOR AND TRANSOM	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8B	HOLLOW METAL DOOR AND FRAME	SHERWIN WILLIAMS SILVERPOINT - SW 7653
8C	ALUMINUM WINDOW	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8D	ALUMINUM STOREFRONT FRAME	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8E	ALUMINUM SPANDRAL	ALUCABOND SILVER METALIC - 500
8F	INSULATED GLAZING	CLEAR GLASS WITH LOW-E FILM
8G	ALUMINUM CASEMENT WINDOW	KAWNEER CLEAR MILL FINISH ALUMINUM #14



C1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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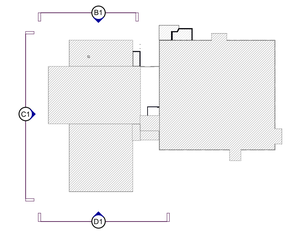

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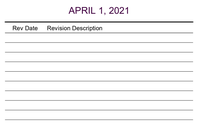
REICHE ELEMENTARY SCHOOL

PORTLAND, MAINE

Harriman Project No.	19152

Key Plan



Proj North

CONSTRUCTION DOCUMENTS

APRIL 1, 2021

Rev Date	Revision Description

PRELIMINARY
NOT FOR
CONSTRUCTION

0 4' 8' 12'
1/8" = 1'-0"

PA / PE: MDL

Drawn By: SJF

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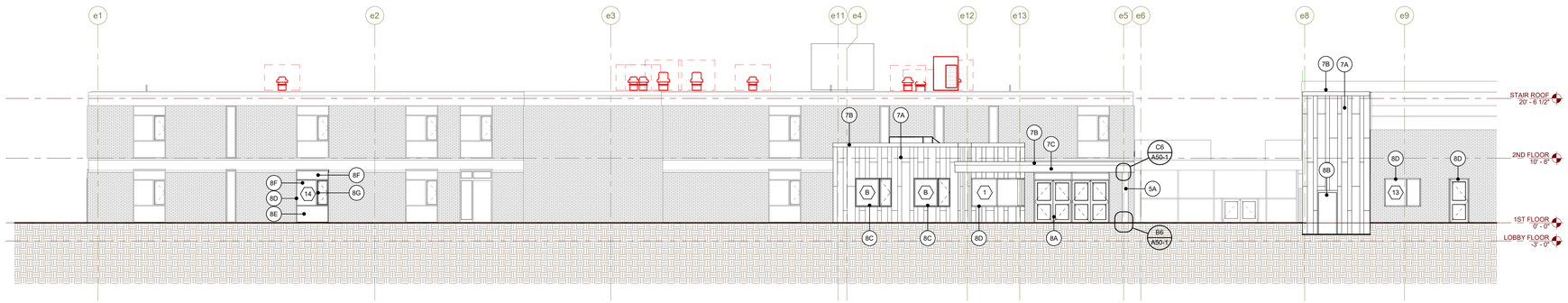
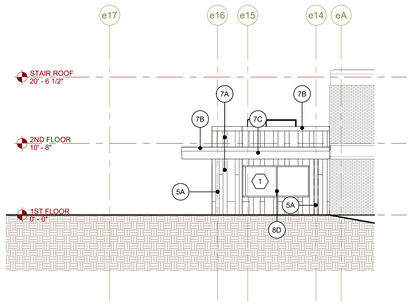
EXTERIOR ELEVATIONS

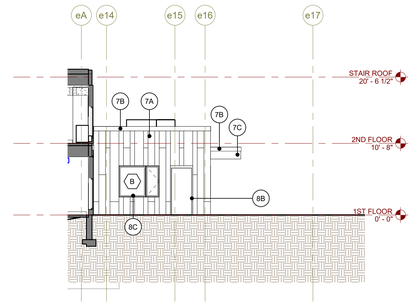
A20-2



D1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



C1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



C2 EXTERIOR ELEVATION
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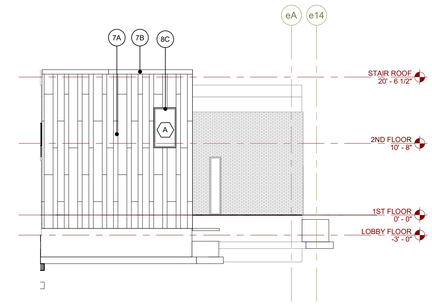

C3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

#	MATERIAL	MFR / COLOR
4A	BRICK VENEER	MATCH EXISTING RED BRICK
5A	GALVANIZED TUBE STEEL	
5B	CANOPY COLUMN COVERS	ALUCABOND SILVER METALIC - 500
7A	UHPC WALL PANELS (ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE PANELS)	TAKTL - PLATINUM 75,TITANIUM 63 AND GREY 52
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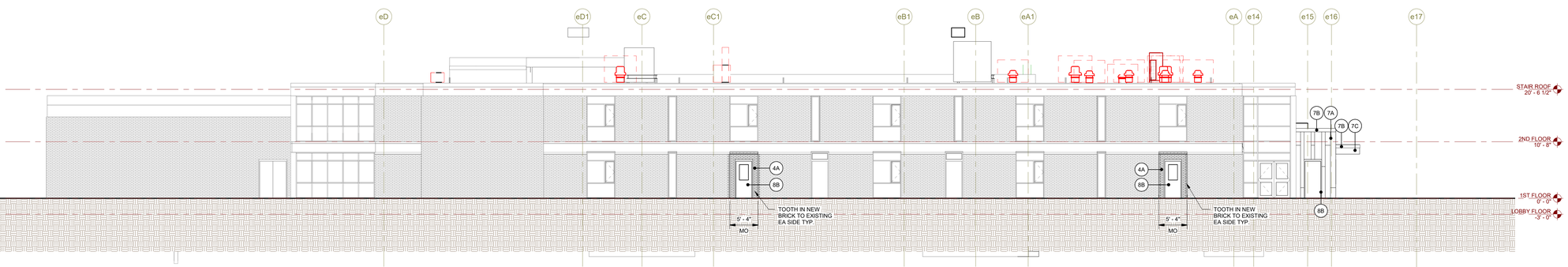
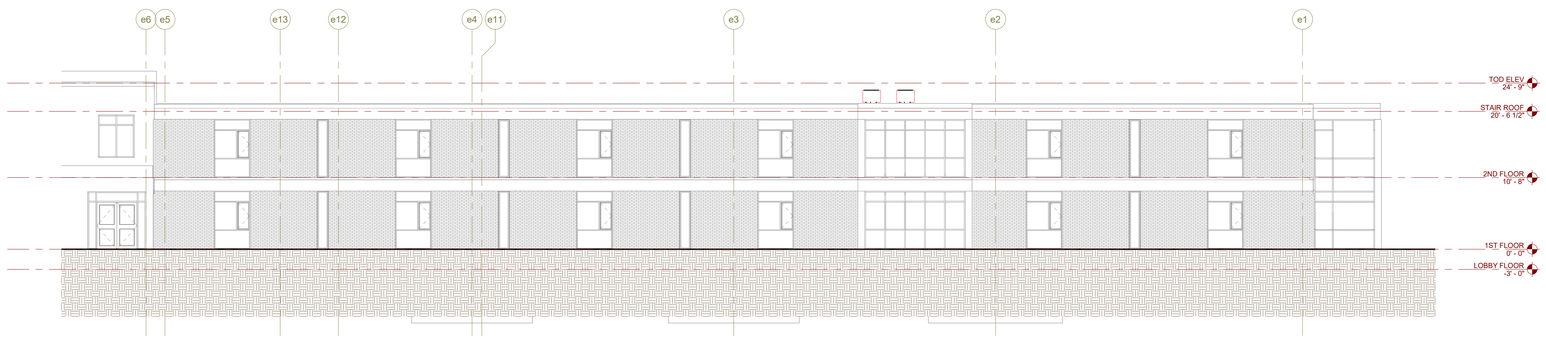
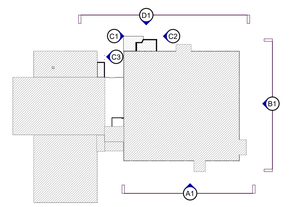


B1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



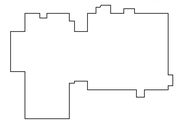
HARRIMAN

REICHE ELEMENTARY SCHOOL

PORTLAND, MAINE

Harriman Project No.	19152

Key Plan



Proj North

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CONSTRUCTION

0 4' 8' 12'
1/8" = 1'-0"

PA / PE: MDL

Drawn By: SJF

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EXTERIOR ELEVATIONS

A20-1

LINCOLN BROWN ILLUSTRATION

LINCOLN BROWN ILLUSTRATION

SITE AND BUILDING: CONTEXT

SITE AND BUILDING: CONTEXT IMAGES

View from Clark Street looking Northeast

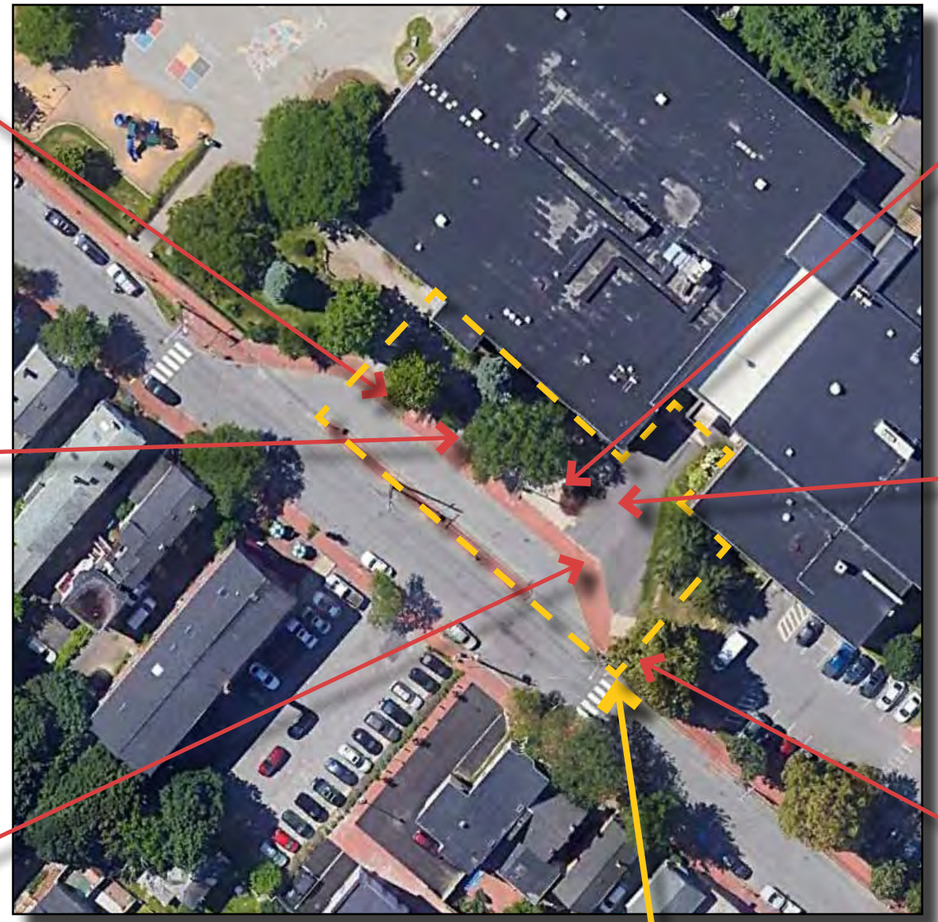
View from Brackett Street looking Southeast

SITE AND BUILDING: CONTEXT IMAGES

View from Brackett Street looking Southwest

View from Spring Street looking Northwest

SITE AND BUILDINGS: EXISTING CONDITION IMAGES



Extent of site improvements

ALUCOBOND®

WORLD OF COLOURS

Outstanding quality colours and surfaces

3A COMPOSITES

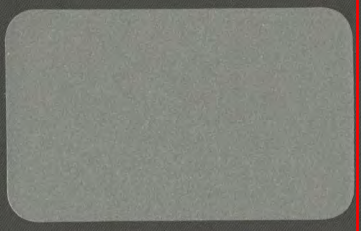
YOUR FAVOURITES

"These are your most favourite colours. You have been choosing them over and over again. And millions of square metres installed are meeting millions of people each day.
One can not go wrong with this selection of solid and metallic colours. Select solid ones to achieve a tuned down, uniform effect. Or play with different appearance of metallic colours and gloss under various light conditions and viewing angles. Both schemes are proven. Both are the foundation and starting point of the colours scheme you are contemplating for your building."

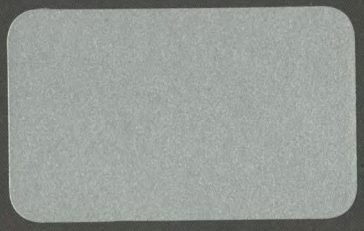
METALLIC COLOURS

ALUCABOND COMPOSITE PANELS AT CANOPY FASCIA AND COLUMN COVERS

Dark grey metallic | 505



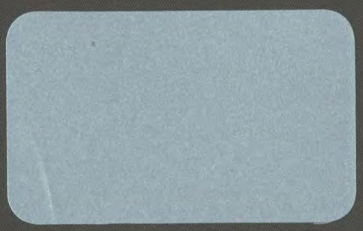
Smoke silver metallic | 501



Silver metallic | 500

Champagne metallic | 503

Grey metallic | 502



Grey blue metallic | 603

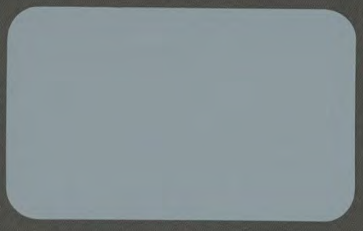
Sunrise silver metallic | 600

Brilliant metallic | 602

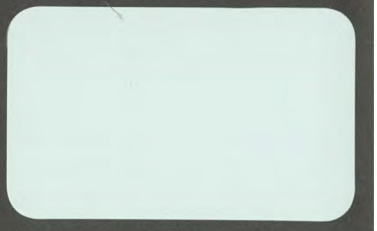
SOLID COLOURS

Black | 326

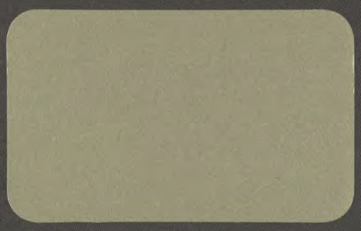
Anthrazit grey | 105



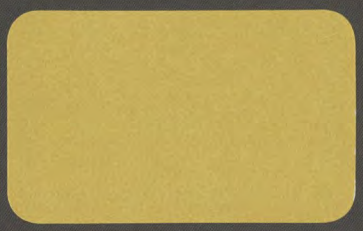
Fashion grey | 460



Light grey | 104



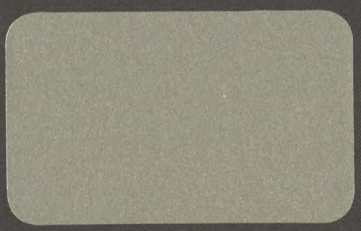
Bronze metallic | 504



Daytona gold | 8703

Nevada copper | 8705

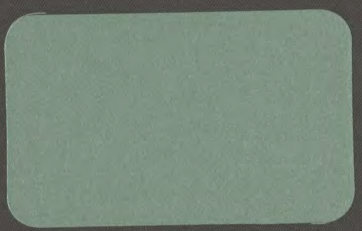
Jade green metallic | 9329



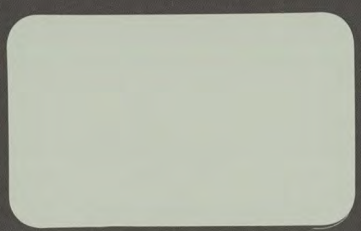
Classic bronze metallic | 9604

Gold metallic | 601

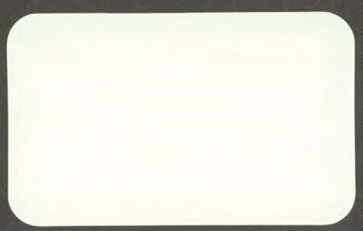
Copper metallic | 8704



Seafoam green metallic | 604



Beige | 103



Cream | 102

Pure white 10 | 100

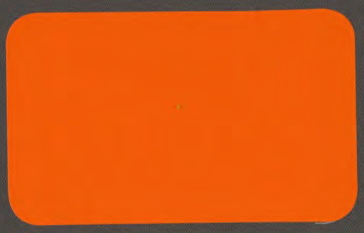
White 16 | 101

ADD SOME SPICE

"These colours are rarely used to clad an entire building. But why not use them to play, accentuate and create distinction? Whether it is a daring Lemon, a flashy Red or an Intense Blue, use these colours and effects to create unique appearance, moods and reactions of the users or bypassers. Create the Difference."

VIBRANT COLOURS

Ruby | 8202



Orange | 8210

Emerald green | 691

Navy blue | 9336

Red | 8201

Lemon | 8200

Lime | 8313

Intense blue | 3191

GENERAL INFORMATION

The fluorocarbon (PVDF) coating is applied to the aluminium coil prior to lamination into ALUCOBOND®, using a continuous coil coating process. The multiple layers are individually cured at temperatures of between 200 - 260 °C. The quality of the coating is tested according to standards established by E.C.C.A. (European Coil Coating Association) of which 3A Composites is a member. Fluorocarbon (PVDF) coating systems combine good formability and excellent surface durability. They are extremely resistant against weathering, strong solar radiation and pollution attack. The colour reproduction in this chart is subject to printing limitation. For exact colour matching, request for actual colour samples.

The standard gloss for colours is between 30%- 40% according to Gardner Scale.

Minimum order quantities apply.
For more information and available specification please refer to the manufacturer or your nearest ALUCOBOND® representative.

ONLY FOR METALLIC COLOURS

To avoid possible reflection differences, it is recommended to install the panels in the same direction as marked on the protective peel-off-foil. Colour variations may occur between panels originating from different production batches. To ensure colour consistency, the total requirement for a project must be placed in one order.

WE'LL DO IT FOR YOU

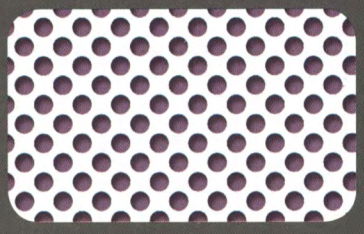
"Haven't found what you're looking for? Let us know what it is and we'll create it for you. We regularly match the colours you need, even if they're not on our charts. After all, our mission is to help your vision to materialise. We'll work hard to make anything possible."

WHATEVER YOU WANT IT TO BE

"Have you ever thought why you should be restricted to using one-coloured-panels all the time? Wasn't there this project where you wanted a specific pattern to be visible across the facade? Why should you accept the limitation of traditional colour application technologies? The time has come for you to design the facade and not have to select it. The ultimate creativity toolset- look no further."

Dream

Red tiger



Perforated look

Granite relief

ALUCOBOND® design

NOT ONLY COLOURS, BUT ALSO EXCLUSIVE FINISHES

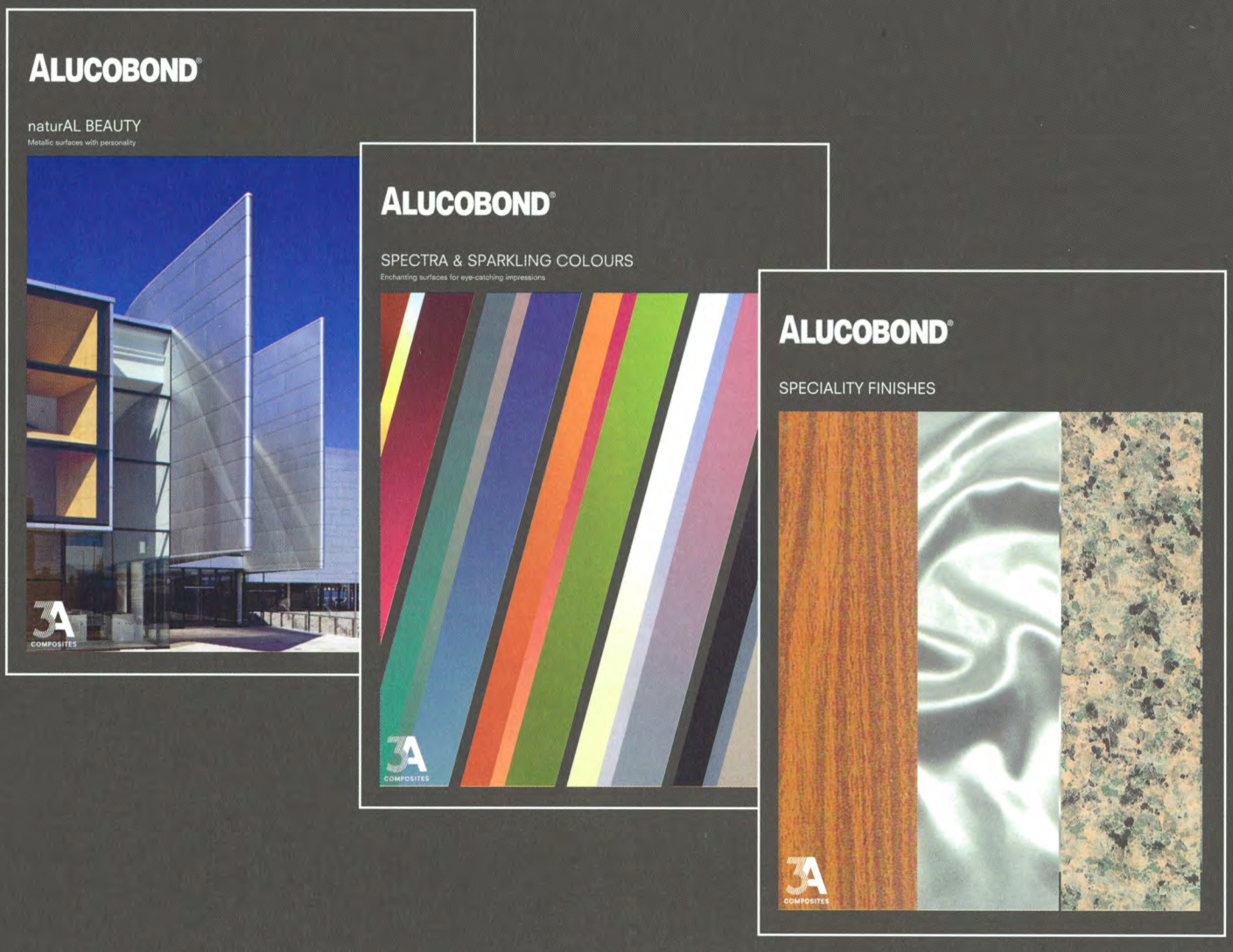
"There is this idea in your mind about a building that has a very strong character and message to send. But what to dress it in?"

Wood look: When an earthy, warm tone is needed. It will reveal its woodlook to the close spectator and deliver a soft appearance all around.

NaturAL: This is not a colour, this is the real thing. Raw Aluminium at its best.

Anodised look: Isn't the world too glossy and shiny already? This series will give you a very matt metallic look.

Spectra: What if you created a building that looks different to every single person looking at it even at the same point in time? Chameleons would want that!



Create the difference.

ALUCOBOND

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Statesville, N.C.28625
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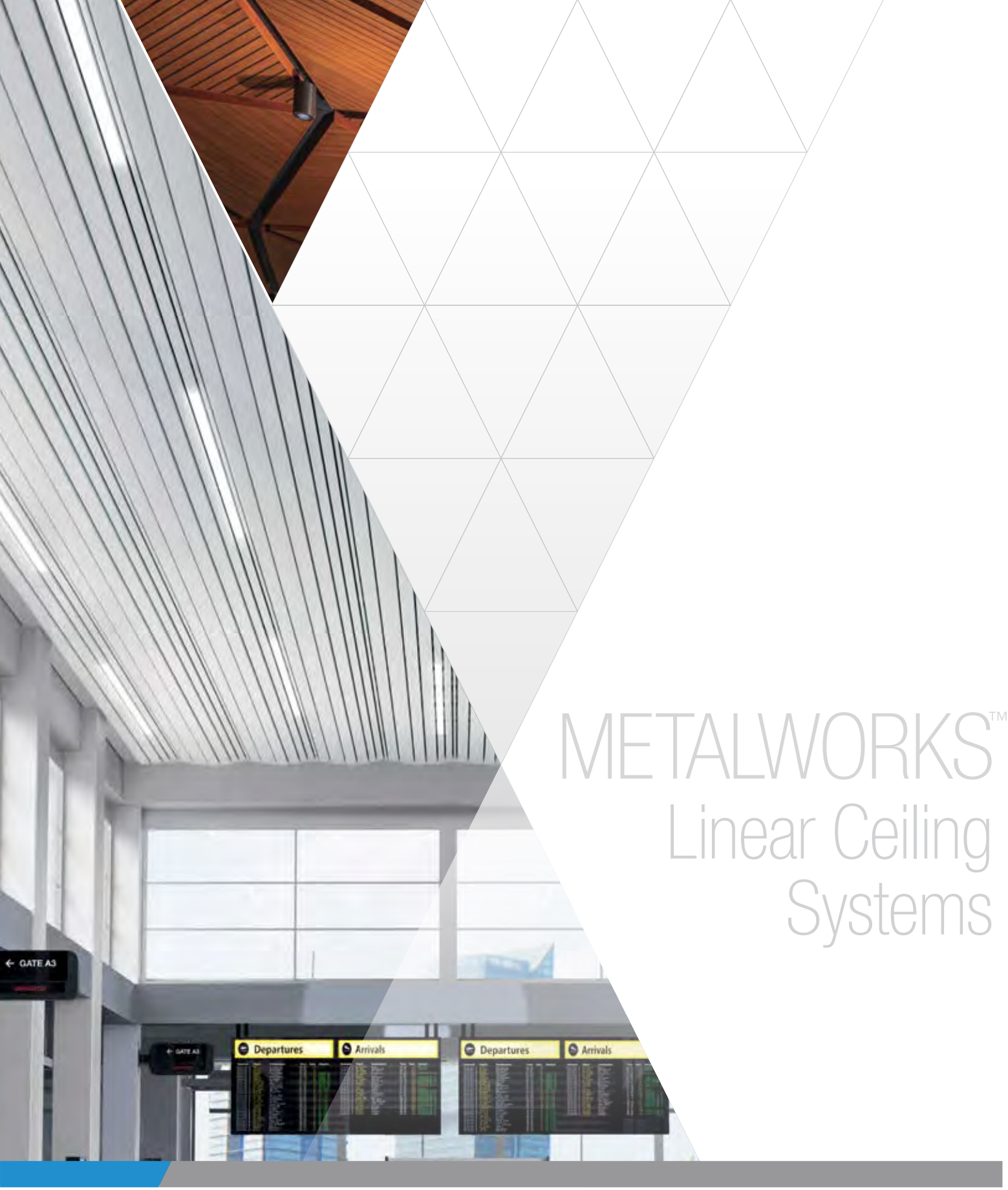
Fax: (1) 704 878-2708
Email: info.usa@3AComposites.com
www.AlucobondUSA.com

3A COMPOSITES



METALWORKS™
Linear Ceiling Systems

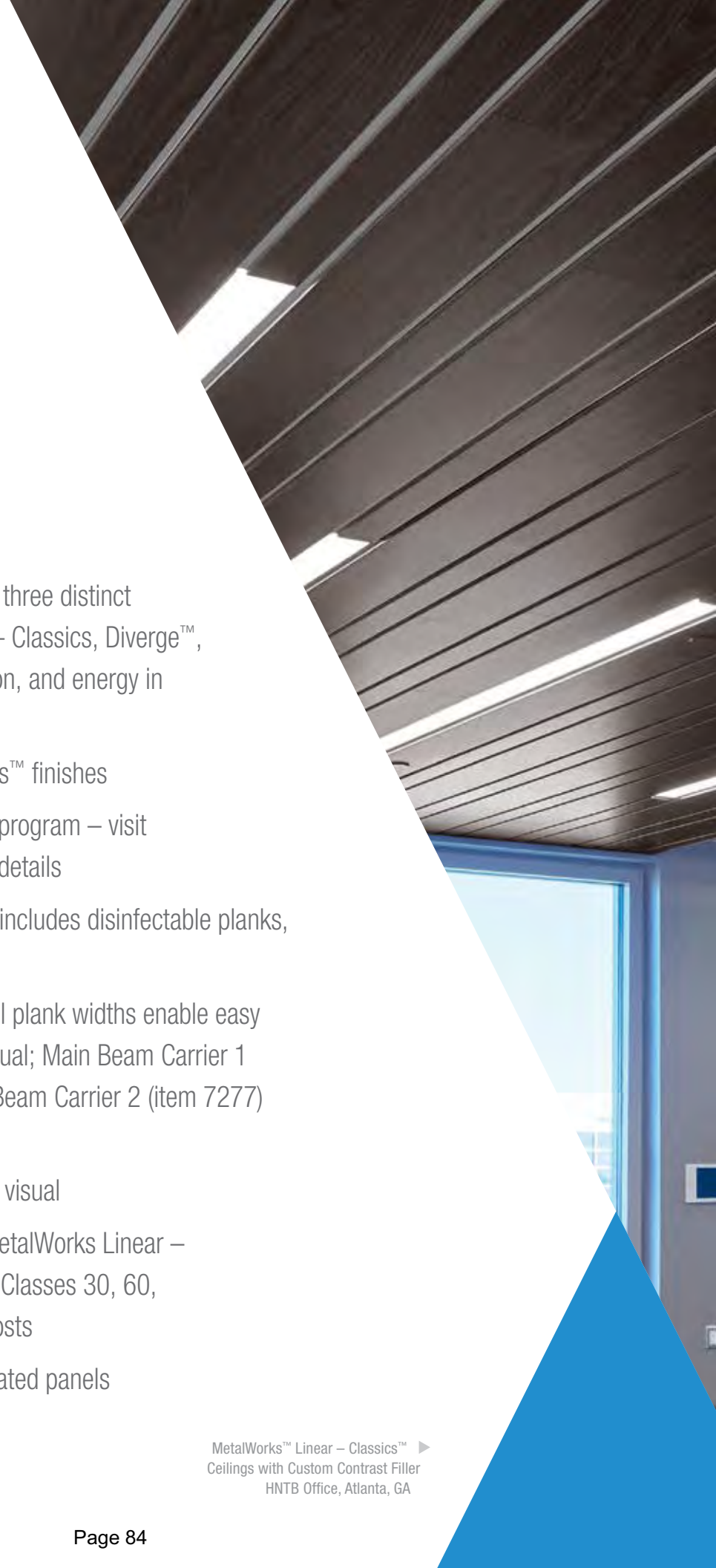
Inspiring Great Spaces®

Armstrong®
CEILING & WALL SOLUTIONS

ALIGN
Your Design

Take linear design to a new level with three distinct MetalWorks™ Linear ceiling systems – Classics, Diverge™, and Synchro™ – bringing depth, motion, and energy in countless configurations.

- Now available in 17 standard Effects™ finishes
- Linear planks included in the FAST program – visit armstrongceilings.com/fast134 for details
- CleanAssure™ family of products – includes disinfectable planks, suspension systems, and trim
- Universal suspension systems for all plank widths enable easy installation and a clean, finished visual; Main Beam Carrier 1 (item 7177) for Classics and Main Beam Carrier 2 (item 7277) for Synchro and Diverge
- Mix and match widths for a striated visual
- Exterior applications available for MetalWorks Linear – Classics, tested to meet wind uplift Classes 30, 60, and 90 using fewer compression posts
- Acoustical options with microperforated panels



MetalWorks™ Linear – Classics™ ▶
Ceilings with Custom Contrast Filler
HNTB Office, Atlanta, GA

▲ MetalWorks™ Linear – Classics™ perforated and unperforated; Dallas Love Field Airport, Dallas, TX; CH2M Hill, Dallas, TX

FLOWING WAVES

Undulating forms composed of straight lines create the illusion of movement.

STRETCH YOUR WINGS

Expand your reach with linear designs that bring dramatic movement throughout the space.

▼ MetalWorks™ Linear – Classics™ Effects™ with Axiom® Classic Trim; Cleveland Institute of Art, Cleveland, OH; Stantec, Cleveland, OH

INSIDE OUT

Add sophistication with straight lines and undulating waves.

▼ MetalWorks™ Linear – Classics™ Exterior™; Sundial St. Pete; St. Petersburg, FL; Harvard Jolly, St. Petersburg, FL

▲ MetalWorks™ Linear - Classics Effects™ planks; Winter Park Health Foundation, Winter Park, FL; Duda/Paine Architects, Durham, N.C.

SUPERIMPOSITION

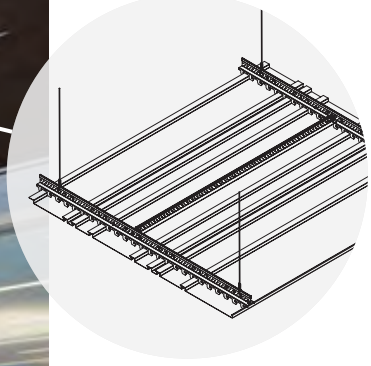
Create a new profile with lineal curves for a unique visual.

METALWORKS™ Linear – Classics™ Interior & Exterior

smooth texture

Custom looks with Standard Products

CAD/Revit® drawings at:
armstrongceilings.com/cadrevit



plus capabilities to do more

armstrongceilings.com/capabilities
See more photos at:
armstrongceilings.com/photogallery

▲ MetalWorks™ Linear – Classics™ Ceiling System in Effects™ Wood Looks Walnut Espresso with custom color filler strips

Durable, metal planks in more widths for a variety of flexible and unique acoustical interior/exterior solutions.

KEY SELECTION ATTRIBUTES

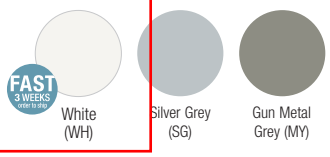
- new • Now available in 17 standard Effects™ finishes for both interior and exterior applications
- Nominal 2", 4", 6", 8", 10", and 12" wide planks, including nominal 1" reveal (contact ASQuote for custom capabilities at asquote@armstrongceilings.com)
- new • Standard planks in WH, SG, and MY finishes included in FAST3 program
- new • CleanAssure™ family of products – includes disinfectable planks, suspension systems, and trim
- Discontinuous ceilings possible with Effects™ trim or Axiom® trim, using the Adjustable Trim Clip
- Mix and match widths for a striated visual
- Install in the ceiling, on the wall, or create 90º angled or curved ceiling-to-wall transitions
- Available for exterior applications, tested to meet wind uplift Classes 30, 60, and 90
- Achieve high sound absorption for increased acoustical performance with microperforated planks
- Fast and easy installation
- new • Integrate with pre-engineered Axiom® Field Light Coves for Specialty Ceilings to achieve predictable lighting performance

CANOPY CEILING

COLORS

Due to printing limitations, shade may vary from actual product.

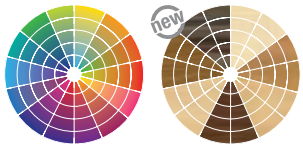
MetalWorks™ (Interior, Exterior)



White (WH) | Silver Grey (SG) | Gun Metal Grey (MY)

Effects™ Classic (Interior, Exterior)

Effects Cherry (FXCH, FXCH2) | Effects Dark Cherry (FXDC, FXDC2) | Effects Oak (FXOK, FXOK2) | Effects Walnut (FXWN, FXWN2) | Effects Walnut Espresso (FXWE, FXWE2)



Custom Colors Available | Natural Reflections Finishes with SUSTAIN™ performance available as Custom color

new Effects™ Bold (Interior, Exterior)

Effects Sea Salt (FXSS, FXSS2) | Effects Ginger (FXGR, FXGR2) | Effects Nutmeg (FXNM, FXNM2)

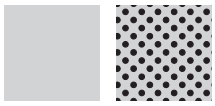
Effects Poppy Seed (FXPS, FXPS2) | Effects Peppercorn (FXPC, FXPC2) | Effects Almond (FXAL, FXAL2)

new Effects™ Subtle (Interior, Exterior)

Effects Sesame (FXSE, FXSE2) | Effects Macadamia (FXMA, FXMA2) | Effects Cinnamon (FXCM, FXCM2)

Effects Flax (FXFL, FXFL2) | Effects Cocoa Bean (FXCB, FXCB2) | Effects Coriander (FXCO, FXCO2)

PERFORATION OPTIONS (1:2 scale shown)



M1 (Unperforated) | M2 (Microperforated)

METALWORKS™ Linear – Classics™ Interior & Exterior

smooth texture

LEED® | WELL™ | LBC

UP TO 25% RECYCLED CONTENT

Calculate sustainability with GreenGenie™ armstrongceilings.com/greengenie

energy management; construction waste mgmt; regional materials (▲ LOCATION DEPENDENT); design for flexibility; EPD; recyclable/ extended producer resp.; biobased materials; recycled content; sourcing of raw materials; material ingredient reporting; low emitting/ materials; lighting quality; acoustics (▲ WITH INFILL PANEL)

VISUAL SELECTION

PERFORMANCE

Dots represent high level of performance.

	Item No. ◆	Description	Dimensions Nominal W x L x H (Inches) Custom Sizes Available	Fire Performance	Light Reflect (M1 White only)	CleanAssure™ Disinfectable Panels: Fog	Spray	Wipe	DURABILITY: Wash	Scrub	Impact	Scratch	Soil	Acoustics
METALWORKS™ Linear – Classics™ Planks	**8120**_ _ _ _ _	2" Unperforated	2 x 96 x 5/8"	Class A	0.73	•	•	•	•	•	•	•	•	N/A
	5490_ _ _ _ _	4" Unperforated	4 x 96 x 5/8"	Class A	0.73	•	•	•	•	•	•	•	•	N/A
	7160_ _ _ _ _	6" Unperforated	6 x 96 x 5/8"	Class A	0.73	•	•	•	•	•	•	•	•	N/A
	5491_ _ _ _ _	8" Unperforated	8 x 96 x 5/8"	Class A	0.73	•	•	•	•	•	•	•	•	N/A
	8122_ _ _ _ _	10" Unperforated	10 x 96 x 5/8"	Class A	0.73	•	•	•	•	•	•	•	•	N/A
	5570_ _ _ _ _	12" Unperforated	12 x 96 x 5/8"	Class A	0.73	•	•	•	•	•	•	•	•	N/A
	8121_ _ _ _ _	2" Microperforated (with plain border and acoustical fleece)	2 x 96 x 5/8"	Class A	N/A	•	•	•	•	•	•	•	•	N/A
	5492_ _ _ _ _	4" Microperforated (with plain border and acoustical fleece)	4 x 96 x 5/8"	Class A	N/A	•	•	•	•	•	•	•	•	0.70 0.85* •
	7161_ _ _ _ _	6" Microperforated (with plain border and acoustical fleece)	6 x 96 x 5/8"	Class A	N/A	•	•	•	•	•	•	•	•	0.70 0.85* •
	5493_ _ _ _ _	8" Microperforated (with plain border and acoustical fleece)	8 x 96 x 5/8"	Class A	N/A	•	•	•	•	•	•	•	•	0.70 0.85* •
	8123_ _ _ _ _	10" Microperforated (with plain border and acoustical fleece)	10 x 96 x 5/8"	Class A	N/A	•	•	•	•	•	•	•	•	0.70 0.85* •
	5571_ _ _ _ _	12" Microperforated (with plain border and acoustical fleece)	12 x 96 x 5/8"	Class A	N/A	•	•	•	•	•	•	•	•	0.70 0.85* •

FAST 3 WEEKS order to ship

Made-to-order items ready to ship from manufacturer to shipping location in 3 weeks or less. For more information visit: armstrongceilings.com/fast134

◆ When specifying or ordering, include the appropriate 2-, 3-, 4-, or 5-letter color suffix (e.g., 5490 W H, 5490 W H 2, 5490 F X C H, 5490 F X C H 2).

* NRC 0.85 with optional fiberglass infill.

PHYSICAL DATA

Material
Electrogalvanized Steel – thickness 0.028"

Surface Finish
Available in White, Silver Grey, Gun Metal Grey, and Effects™ Wood Looks powder-coated, post-production finishes. Planks are finished on both sides for exterior applications. Custom colors also available. Contact TechLine for custom color matching requests at 1 877 276 7876.

Edge Detail
Square with extended flange. To create contrast visual, flange is covered with 1-1/4" Black Contrast Filler Strip Item 5494.

Fire Performance
Class A: ASTM E84 and CAN/ULC S102.
Flame Spread Index 25 or less. Smoke Developed Index 50 or less.

ASTM E1264 Classification
Fire Class – Class A
Unperforated – Type XX, Pattern G
Perforated – Type XX, Pattern C

Seismic Restraint
MetalWorks™ Linear – Classics™ planks have been engineered, tested, and approved for application in all seismic areas when installed per Armstrong Ceilings installation instructions.

Wind Uplift Performance
All planks tested for wind uplift Classes 30, 60, and 90. Specific installation recommendations to meet these wind classes are available. There is no acoustical fleece on exterior planks. For more information, contact TechLine at 1 877 276 7876.

Cleaning and Disinfecting
Cleaning and CDC approved disinfecting options available on armstrongceilings.com/cleaning

Warranty
Details at armstrongceilings.com/warranty

FAST1, 3, 4 Considerations
Size of Job Matters: Big jobs, over 2500 SF or 50 pieces for shapes/vertical elements may have longer lead times.

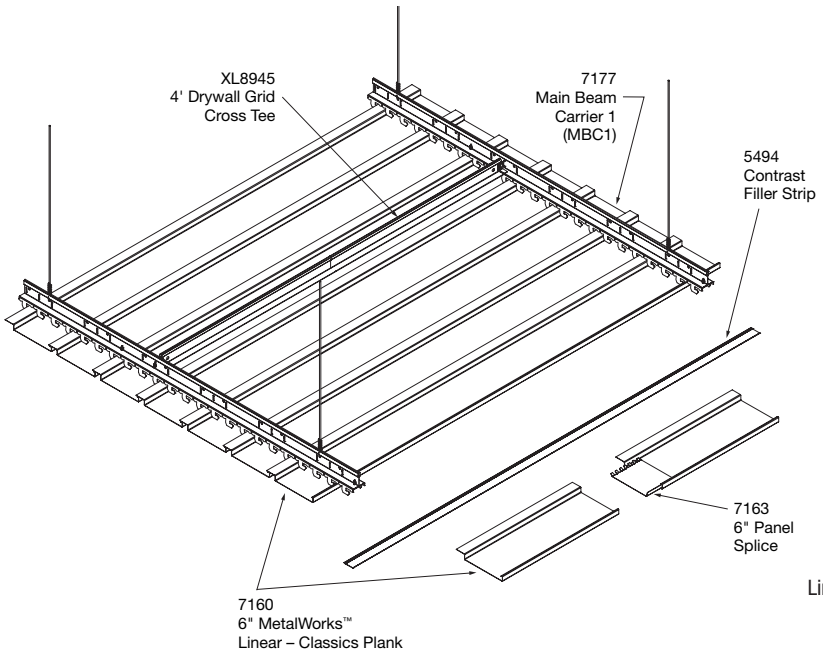
Location Matters: Transit time not included. We are ready to ship FAST1 products, but for Western U.S. (Wyoming and west) shipments, assume +1 week.

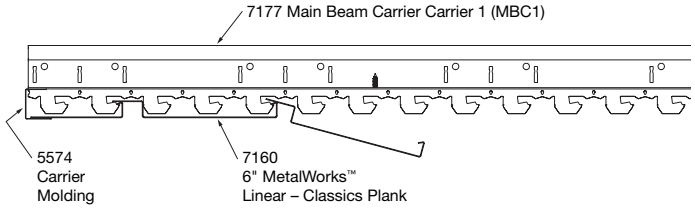
Distributor Truck Schedule Matters: We rely on distribution to help move products around the country. When speed matters, work with your local distributor to ensure FAST service.

Stock vs Made-to-Order Matters: FAST3 & FAST4 items are made-to-order and will ship direct. FAST1 (stocked items) will go through distribution and depend on distributor truck schedules.

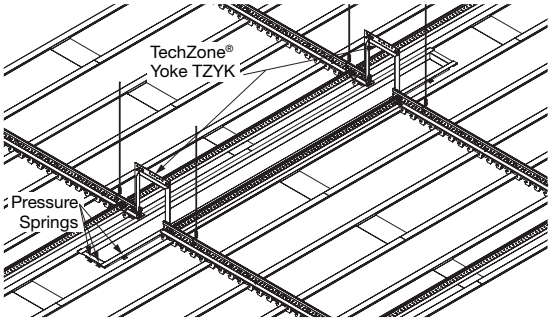
Weight; Square Feet/Carton
8120, 8121 – 1.61 lbs/SF; 24 pcs/ctn or 192 LF/ctn; 32 SF/ctn
5490, 5492 – 1.61 lbs/SF; 16 pcs/ctn or 128 LF/ctn; 43 SF/ctn
5491, 5493 – 1.61 lbs/SF; 10 pcs/ctn or 80 LF/ctn; 53 SF/ctn
5570, 5571 – 1.61 lbs/SF; 6 pcs/ctn or 48 LF/ctn; 48 SF/ctn
8122, 8123 – 1.61 lbs/SF; 8 pcs/ctn or 64 LF/ctn; 53 SF/ctn
7160, 7161 – 1.61 lbs/SF; 12 pcs/ctn or 96 LF/ctn; 48 SF/ctn

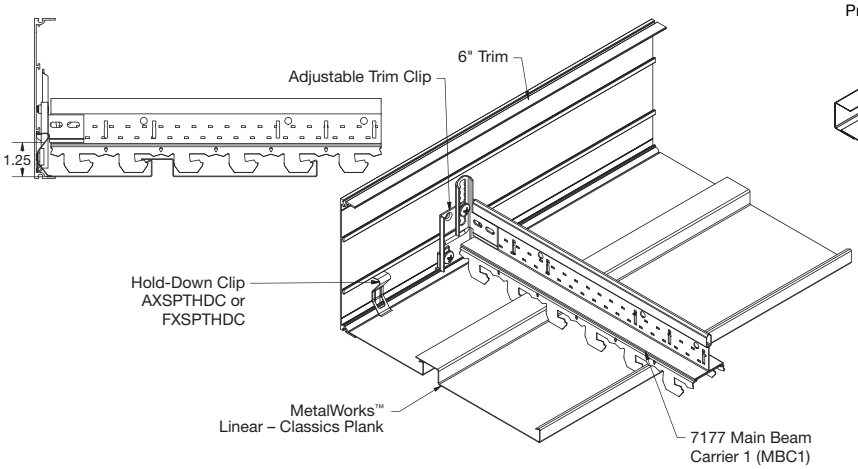
INSTALLATION DETAILS

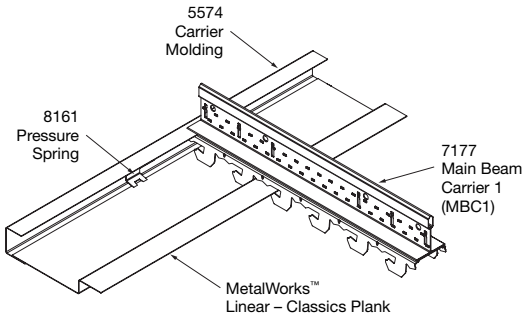




Linear Light Integration







METALWORKS™ Linear – Classics™
Interior & Exterior
smooth texture

ACCESSORIES

Item No. ◆	Description	Dimensions Nominal L x W x H (Inches)	Pieces/ Carton	Colors
8161	Pressure Spring	3/4 x 3/4 x 1-1/8"	50	N/A
8138_ _ _ _ _	2" End Cap	1 x 2 x 5/8"	50	Interior/Exterior Colors
5581_ _ _ _ _	4" End Cap	1 x 4 x 5/8"	50	Interior/Exterior Colors
7162_ _ _ _ _	6" End Cap	1 x 6 x 5/8"	50	Interior/Exterior Colors
5582_ _ _ _ _	8" End Cap	1 x 7 x 5/8"	50	Interior/Exterior Colors
8139_ _ _ _ _	10" End Cap	1 x 10 x 5/8"	50	Interior/Exterior Colors
5583_ _ _ _ _	12" End Cap	1 x 12 x 5/8"	50	Interior/Exterior Colors
8159	2" Panel Splice	4 x 2 x 1/2"	50	N/A
5495	4" Panel Splice	4 x 3-1/4 x 9/16"	50	N/A
7163	6" Panel Splice	4 x 6 x 1/2"	50	N/A
5496	8" Panel Splice	8 x 7-1/4 x 9/16"	50	N/A
7237	Cut Plank Support Bracket	2-1/2 x 2-1/2 x 1-1/4"	50	N/A
7239	Adjustable Trim Clip	–	25	N/A
5494	Contrast Filler Strip	96 x 1/4 x 1/16"	50	Black

◆ When specifying or ordering, include the appropriate 4- or 5-letter color suffix (e.g., 5583 F X C H, 5583 F X C H 2).

TRIM Required clips must be ordered separately

Item No. ◆	Description	Dimensions Nominal L x W x H (Inches)	Pieces/ Carton	Colors
AX6VESTR_ _	Axiom® Vector Trim – 6" Straight	3/4 x 120 x 6"	–	WH, SG, MY, BL
AX4STR _ _ _	Axiom® Classic Trim – 4" Straight	3/4 x 120 x 4"	–	WH, SG, MY, BL
5346_ _ _ _	6" Effects™ Wood Looks Trim	Nominal 120" length	6	All Wood Looks Effects™ Finishes

◆ When specifying or ordering, include the appropriate 2- or 4-letter color suffix (e.g., AX6VESTR W H, 5346 F X C H).

SUSPENSION SYSTEM COMPONENTS

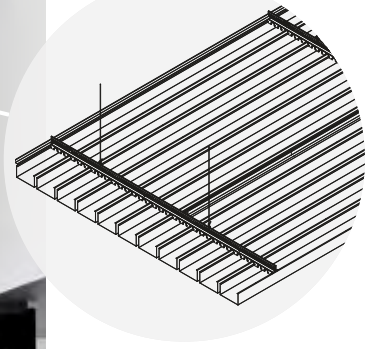
Item No. ◆	Description	Dimensions Nominal L x W x H (Inches)	Pieces/ Carton
7177	Main Beam Carrier 1 (MBC1)	144 x 1-3/4 x 2-3/4"	10
5574_ _ _ _ _	Carrier Molding	120 x 1 x 1"	10
XL8945P	4' Drywall Cross Tee (for interior installations)	48 x 1-1/2 x 1-1/2"	36
XL7936G90	3' Drywall Cross Tee (for exterior installations)	36 x 1-1/2 x 1-1/2"	36
XL8926G90	2' Drywall Cross Tee (for exterior installations)	24 x 1-1/2 x 1-1/2"	36

NOTE: Due to the non-standard suspension system of this product, call TechLine at 1 877 276 7876 to place an order.

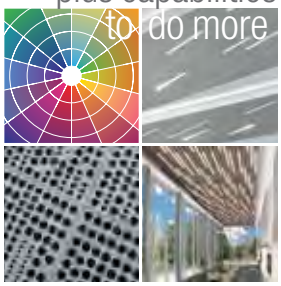
METALWORKS™ Linear – Diverge™

smooth texture

CAD/Revit® drawings at:
armstrongceilings.com/cadrevit



plus capabilities to do more



armstrongceilings.com/capabilities
See more photos at:
armstrongceilings.com/photogallery

▲ MetalWorks™ Linear – Diverge™ planks in Effects™ Poppy Seed and Gun Metal Grey

Dimensional metal planks deliver an upscale, open reveal visual with countless configuration possibilities.

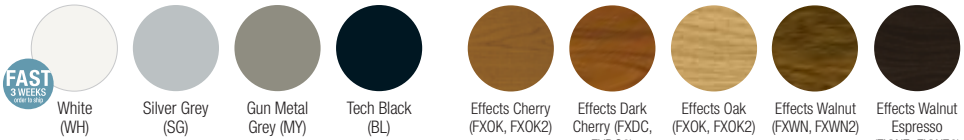
KEY SELECTION ATTRIBUTES

- New Main Beam Carrier 2 (item 7277BL) for use with two unique systems: Linear – Synchro™ and Linear – Diverge™
- Nominal 2", 4", 6", 9", 11", and 13" wide planks with 1", 2", 3", or 4" depths, available in four standard metal finishes and 17 Effects™ finishes
- 4" and 6" White planks with 2" depth only included in the new FAST3 program
- Discontinuous ceilings possible with Axiom® trim or coordinating Effects trim using the Adjustable Trim Clip
- Mix and match various plank widths and depths in the same installation to add drama with dimension to interiors
- CleanAssure™ family of products – includes disinfectable planks, suspension systems, and trim
- Planks and suspension system tested and approved for seismic areas per ASTM E580, AC 156 Acceptance Criteria for Seismic Qualification Testing of Non-structural Components, and ASTM 3118
- Integrated downlighting solutions from USAI® sit perfectly flush with the plank face for a sleek visual and can be supported by linear suspension system
- Planks easily snap into lower hooks of MBC2 carrier for fast installation
- Achieve high sound absorption for increased acoustical performance with microperforated planks – 0.70 NRC
- Integrate with pre-engineered Axiom Indirect Field Light Coves for Specialty Ceilings to achieve predictable lighting performance

COLORS

Due to printing limitations, shade may vary from actual product.

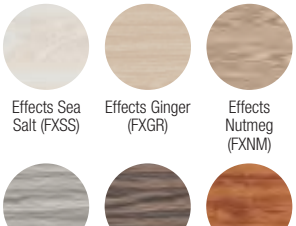
Effects™ Classic



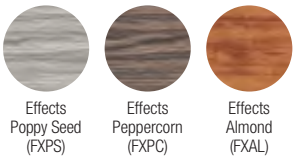
FAST 3 WEEKS order to ship

White (WH) | Silver Grey (SG) | Gun Metal Grey (MY) | Tech Black (BL) | Effects Cherry (FXOK, FXOK2) | Effects Dark Cherry (FXDC, FXDC2) | Effects Oak (FXOK, FXOK2) | Effects Walnut (FXWN, FXWN2) | Effects Walnut Espresso (FXWE, FXWE2)

new Effects™ Bold



Effects Sea Salt (FXSS) | Effects Ginger (FXGR) | Effects Nutmeg (FXNM)



Effects Poppy Seed (FXPS) | Effects Peppercorn (FXPC) | Effects Almond (FXAL)

new Effects™ Subtle

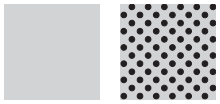
Effects Sesame (FXSE) | Effects Macadamia (FXMA) | Effects Cinnamon (FXCM)

Effects Flax (FXFL) | Effects Cocoa Bean (FXCB) | Effects Coriander (FXCO)

Custom Colors Available

PERFORATION OPTIONS

(1:2 scale shown)



M1 (Unperforated) | M2 (Microperforated)

new METALWORKS™ Linear – Diverge™

smooth texture

LEED® | WELL™ | LBC

UP TO 25% RECYCLED CONTENT

Calculate sustainability with GreenGenie™ armstrongceilings.com/greengenie

energy management; construction waste mgmt; regional materials; design for flexibility; EPD; recyclable/ extended producer resp.; biobased materials; recycled content; sourcing of raw materials; material ingredient reporting; low emitting/ materials; lighting quality; acoustics

▲ LOCATION DEPENDENT

▲ WHITE ONLY

▲ WITH INFILL PANEL

VISUAL SELECTION

PERFORMANCE

Dots represent high level of performance.

	Item No. ◆	Description	Dimensions Nominal W x L x D (Inches) Custom Sizes Available	Fire Performance	(M1 White only) Light Reflect	CleanAssure™ Disinfectable Planks: Fog	Spray	Wipe	DURABILITY: Wash	Scrub	Impact	Scratch	Soil	(M2 Perf only) Acoustics
METALWORKS™ Linear – Diverge™ Planks	8222A21 _ _ _ _ _ _	2" wide, 1" depth plank	2 x 96 x 1"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A22 _ _ _ _ _ _	2" wide, 2" depth plank	2 x 96 x 2"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A41 _ _ _ _ _ _	4" wide, 1" depth plank	4 x 96 x 1"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A42 _ _ _ _ _ _	4" wide, 2" depth plank	4 x 96 x 2"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A43 _ _ _ _ _ _	4" wide, 3" depth plank	4 x 96 x 3"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A44 _ _ _ _ _ _	4" wide, 4" depth plank	4 x 96 x 4"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A61 _ _ _ _ _ _	6" wide, 1" depth plank	6 x 96 x 1"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A62 _ _ _ _ _ _	6" wide, 2" depth plank	6 x 96 x 2"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A63 _ _ _ _ _ _	6" wide, 3" depth plank	6 x 96 x 3"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A64 _ _ _ _ _ _	6" wide, 4" depth plank	6 x 96 x 4"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A91 _ _ _ _ _ _	9" wide, 1" depth plank	9 x 96 x 1"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A92 _ _ _ _ _ _	9" wide, 2" depth plank	9 x 96 x 2"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222A93 _ _ _ _ _ _	9" wide, 3" depth plank	9 x 96 x 3"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222AB1 _ _ _ _ _ _	11" wide, 1" depth plank	11 x 96 x 1"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222AB2 _ _ _ _ _ _	11" wide, 2" depth plank	11 x 96 x 2"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222AD1 _ _ _ _ _ _	13" wide, 1" depth plank	13 x 96 x 1"	Class A	0.83	•	•	•	•	•	•	•	•	0.70
	8222AD2 _ _ _ _ _ _	13" wide, 2" depth plank	13 x 96 x 2"	Class A	0.83	•	•	•	•	•	•	•	•	0.70

◆ When specifying or ordering, include the appropriate 2-letter perforation suffix and 2- or 4-letter color suffix (e.g., 8222A21 M 1 F X C H, 8222A62 M 2 S G).

FAST 3 WEEKS order to ship

Made-to-order items ready to ship from manufacturer to shipping location in 3 weeks or less. For more information visit armstrongceilings.com/fast134.

PHYSICAL DATA

Material
Electrogalvanized Steel – thickness 0.028"

Surface Finish
Available in White, Silver Grey, Gun Metal Grey, Tech Black, and Effects™ Wood Looks powder-coated, post-production finishes. Natural Reflections finishes and other colors are available as custom. Contact ASQuote@armstrongceilings.com for custom requests.

Plank Reveal
There is a 3/4" reveal between MetalWorks™ Linear – Diverge™ planks providing an open reveal dynamic visual.

Fire Performance
Class A: ASTM E84 and CAN/ULC S102.
Flame Spread Index 25 or less. Smoke Developed Index 50 or less.

Cleaning and Disinfecting
Cleaning and CDC approved disinfecting options available on armstrongceilings.com/cleaning

ASTM E1264 Classification
Fire Class – Class A
Unperforated – Type XX, Form 2, Pattern G
Perforated – Type XX, Form 2, Pattern C

Seismic Restraint
MetalWorks Linear – Diverge planks have been engineered, tested, and approved for application in all seismic areas when installed per Armstrong Ceilings installation instructions. When installed properly, both panels and suspension have been tested to stay in place through vibrations and other seismic events.

Cleaning and Disinfecting
Cleaning and CDC approved disinfecting options available on armstrongceilings.com/cleaning

Warranty
Details at armstrongceilings.com/warranty

FAST1,3,4 Considerations

Size of Job Matters: Big jobs, over 2500 SF or 50 pieces for shapes/vertical elements will have longer lead times.

Location Matters: Transit time not included. We are ready to ship FAST1 products, but for Western U.S. (Wyoming and west) shipments, assume +1 week.

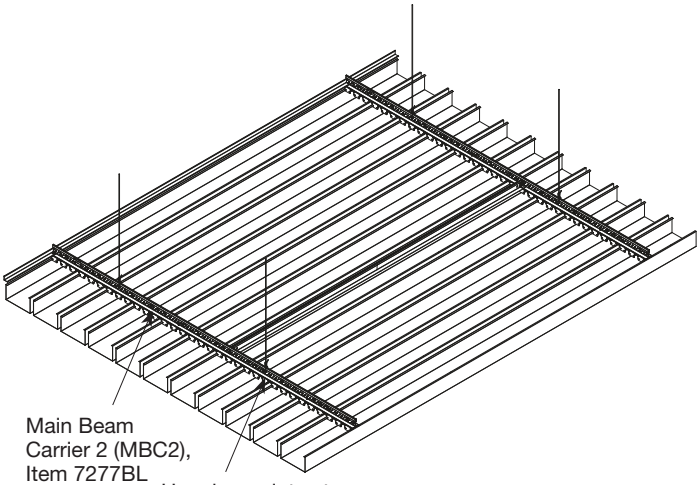
Distributor Truck Schedule Matters: We rely on distribution to help move products around the country. When speed matters, work with your local distributor to ensure FAST service.

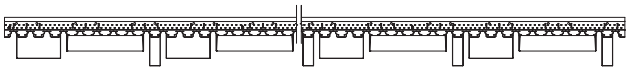
Stock vs Made-to-Order Matters: FAST3 & FAST4 items are made-to-order and will ship direct. FAST1 (stocked items) will go through distribution and depend on distributor truck schedules.

Weight; Square Feet/Carton
8222A21 – 3.3 lbs/SF; 16 pcs/ctn; 16 SF/ctn
8222A22 – 4.7 lbs/SF; 8 pcs/ctn; 8 SF/ctn
8222A41 – 4.8 lbs/SF; 8 pcs/ctn; 20 SF/ctn
8222A42 – 6.3 lbs/SF; 8 pcs/ctn; 20 SF/ctn
8222A43 – 7.8 lbs/SF; 6 pcs/ctn; 15 SF/ctn
8222A44 – 9.3 lbs/SF; 6 pcs/ctn; 15 SF/ctn
8222A61 – 6.5 lbs/SF; 8 pcs/ctn; 32 SF/ctn
8222A62 – 8.1 lbs/SF; 6 pcs/ctn; 24 SF/ctn
8222A63 – 9.4 lbs/SF; 4 pcs/ctn; 16 SF/ctn
8222A64 – 10.4 lbs/SF; 4 pcs/ctn; 16 SF/ctn
8222A91 – 8 lbs/SF; 6 pcs/ctn; 33 SF/ctn
8222A92 – 9.2 lbs/SF; 6 pcs/ctn; 33 SF/ctn
8222A93 – 10.3 lbs/SF; 4 pcs/ctn; 22 SF/ctn
8222AB1 – 9.3 lbs/SF; 4 pcs/ctn; 28 SF/ctn
8222AB2 – 11.1 lbs/SF; 4 pcs/ctn; 28 SF/ctn
8222AD1 – 10.8 lbs/SF; 4 pcs/ctn; 34 SF/ctn
8222AD2 – 12.6 lbs/SF; 4 pcs/ctn; 34 SF/ctn

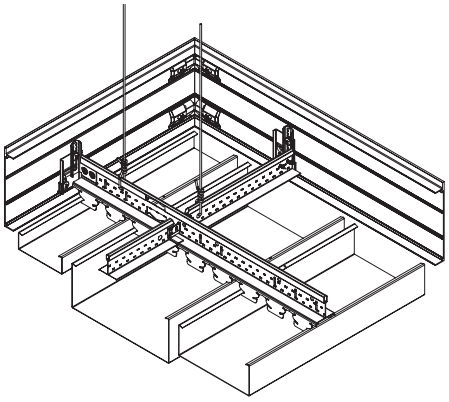
INSTALLATION DETAILS

MBC2 Carrier for Diverge™ installed 48" O.C.

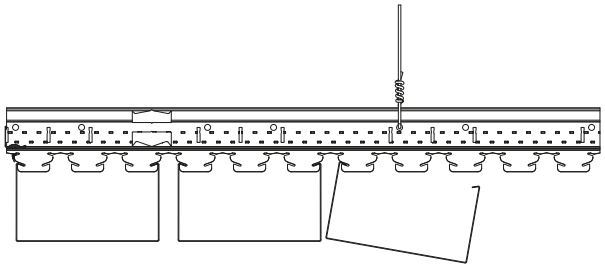




Varying Diverge plank widths on MBC2
in a pattern of 2", 6", and 11"



MetalWorks Linear - Diverge Discontinuous
Ceiling with Axiom® Trim



Diverge Planks
snap into lower
hooks of MBC2
carrier

ACCESSORIES – END CAPS

Item No. ◆	Description	Pieces/ Carton	Finish Selection
8232A21M1_ _ _ _	2" x 1" End Cap	10	WH, SG, MY, BL, and all Effects™ Wood Looks
8232A22M1_ _ _ _	2" x 2" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A41M1_ _ _ _	4" x 1" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A42M1_ _ _ _	4" x 2" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A43M1_ _ _ _	4" x 3" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A44M1_ _ _ _	4" x 4" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A61M1_ _ _ _	6" x 1" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A62M1_ _ _ _	6" x 2" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A63M1_ _ _ _	6" x 3" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A64M1_ _ _ _	6" x 4" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A91M1_ _ _ _	9" x 1" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A92M1_ _ _ _	9" x 2" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232A93M1_ _ _ _	9" x 3" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232AB1M1_ _ _ _	11" x 1" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232AB2M1_ _ _ _	11" x 2" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232AD1M1_ _ _ _	13" x 1" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8232AD2M1_ _ _ _	13" x 2" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks

◆ When specifying or ordering, include the appropriate 2- or 4-letter color suffix (e.g., 8232A21M1 B L, 8232A21M1 F X C H).

ACCESSORIES – SPLICE PLATES

Item No. ◆	Description	Pieces/ Carton	Finish Selection
8242A21	2" x 1" Splice Plate	10	N/A
8242A22	2" x 2" Splice Plate	10	N/A
8242A41	4" x 1" Splice Plate	10	N/A
8242A42	4" x 2" Splice Plate	10	N/A
8242A43	4" x 3" Splice Plate	10	N/A
8242A44	4" x 4" Splice Plate	10	N/A
8242A61	6" x 1" Splice Plate	10	N/A
8242A62	6" x 2" Splice Plate	10	N/A
8242A63	6" x 3" Splice Plate	10	N/A
8242A64	6" x 4" Splice Plate	10	N/A
8242A91	9" x 1" Splice Plate	10	N/A
8242A92	9" x 2" Splice Plate	10	N/A
8242A93	9" x 3" Splice Plate	10	N/A
8242AB1	11" x 1" Splice Plate	10	N/A
8242AB2	11" x 2" Splice Plate	10	N/A
8242AD1	13" x 1" Splice Plate	10	N/A
8242AD2	13" x 2" Splice Plate	10	N/A

TRIM Required clips must be ordered separately

Item No. ◆	Description	Dimensions Nominal L x W x H (Inches)	Pieces/ Carton	Finish Selection
AX6VESTR_ _	Axiom® Vector Trim – 6" Straight	3/4 x 120 x 6"	–	WH, SG, MY, BL
AX4STR _ _ _	Axiom® Classic Trim – 4" Straight	3/4 x 120 x 4"	–	WH, SG, MY, BL
5344 _ _ _ _	4" Effects™ Wood Looks Trim	Nominal 120" length	6	All Effects Wood Looks
5346_ _ _ _	6" Effects Wood Looks Trim	Nominal 120" length	6	All Effects Wood Looks

◆ When specifying or ordering, include the appropriate 2- or 4-letter color suffix (e.g., AX6VESTR W H, 5346 F X C H).

SUSPENSION SYSTEM COMPONENTS

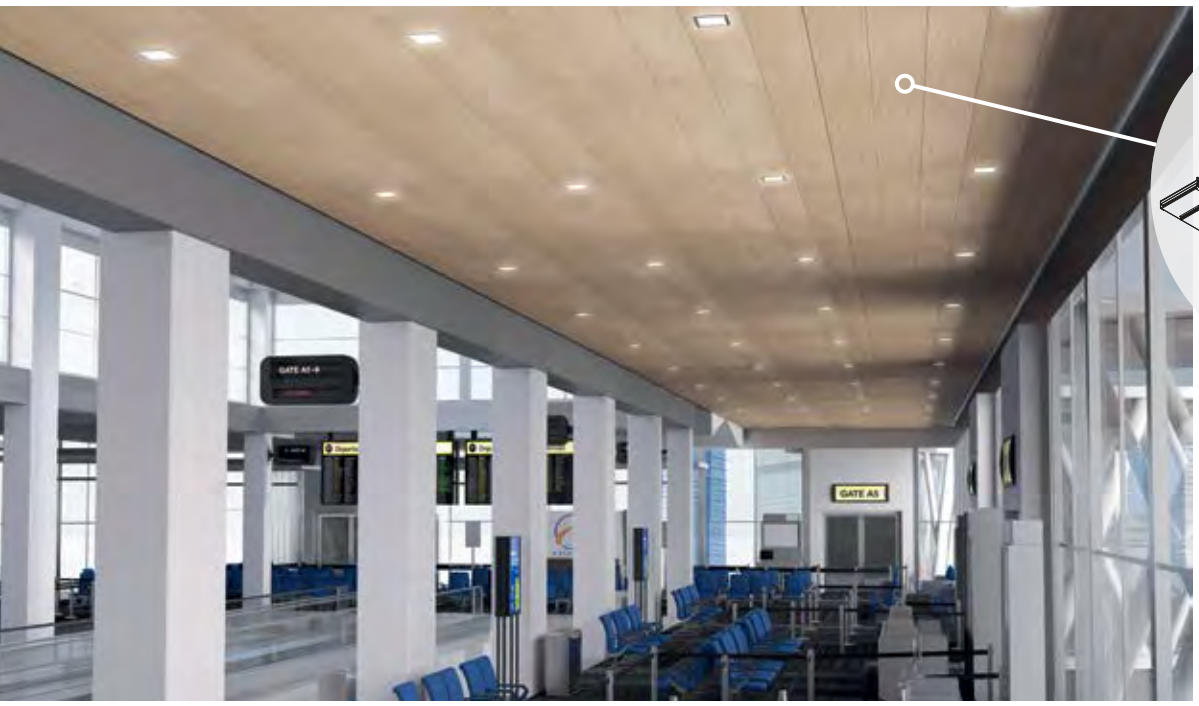
Item No. ◆	Description	Dimensions Nominal L x W x H (Inches)	Pieces/ Carton
7277BL	Main Beam Carrier 2 (MBC2) – Tech Black	144 x 1-3/4 x 2-3/4"	10
5574_ _ _ _ _	Carrier Molding (optional)	120 x 1 x 1"	10
XL8945PBL	4' Drywall Cross Tee – Tech Black	48 x 1-1/2 x 1-1/2"	36
XL8926BL	2' Drywall Cross Tee – Tech Black	24 x 1-1/2 x 1-1/2"	36

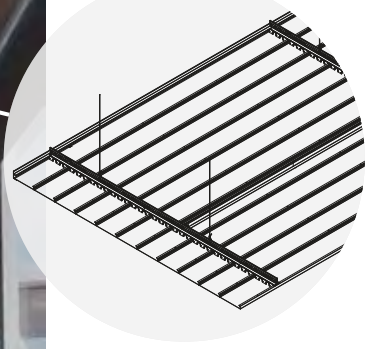
NOTE: Please contact ASQuote or ASOrder@armstrongceilings.com for this system.

new METALWORKS™ Linear – Synchro™

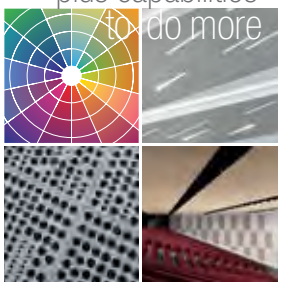
smooth texture

CAD/Revit® drawings at:
armstrongceilings.com/cadrevit





plus capabilities to do more



armstrongceilings.com/capabilities
See more photos at:
armstrongceilings.com/photogallery

▲ MetalWorks™ Linear – Synchro™ perforated planks in Effects™ Ginger with USAI® BeveLED 2.2 light fixtures

Smooth, durable, and accessible system provides a monolithic, no reveal look in a variety of sizes and finishes.

KEY SELECTION ATTRIBUTES

- New Main Beam Carrier 2 (item 7277MF) for use with two unique systems: Linear – Synchro™ and Linear – Diverge™
- Nominal 2", 4", 6", 9", 11", and 13" wide planks, available in four standard metal finishes and 17 Effects™ finishes
- 4" and 6" White planks only included in the new FAST3 program
- Discontinuous ceilings possible with Axiom® trim or coordinating Effects trim using the Adjustable Trim Clip
- Smooth, monolithic visual with durable metal planks for high traffic spaces
- CleanAssure™ family of products – includes disinfectable planks, suspension systems, and trim
- Planks and suspension system tested and approved for seismic areas per ASTM E580, AC 156 Acceptance Criteria for Seismic Qualification Testing of Non-structural Components, and ASTM 3118
- Integrated downlighting solutions from USAI® sit perfectly flush with the plank face for a sleek visual and can be supported by linear suspension system
- Planks easily snap into upper hooks of MBC2 carrier for fast installation
- Achieve high sound absorption for increased acoustical performance with microperforated planks – 0.70 NRC
- Integrate with pre-engineered Axiom® Indirect Field Light Coves for Specialty Ceilings to achieve predictable lighting performance

COLORS Due to printing limitations, shade may vary from actual product.

Effects™ Classic

FAST 3 WEEKS order to ship

White (WH)
Silver Grey (SG)
Gun Metal Grey (MY)
Tech Black (BL)
Effects Cherry (FXCH)
Effects Dark Cherry (FXDC)
Effects Oak (FXOK)
Effects Walnut (FXWN)
Effects Walnut Espresso (FXWE)

new Effects™ Bold

Effects Sea Salt (FXSS)
Effects Ginger (FXGR)
Effects Nutmeg (FXNM)
Effects Poppy Seed (FXPS)
Effects Peppercorn (FXPC)
Effects Almond (FXAL)

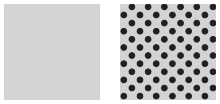
new Effects™ Subtle

Effects Sesame (FXSE)
Effects Macadamia (FXMA)
Effects Cinnamon (FXCM)
Effects Flax (FXFL)
Effects Cocoa Bean (FXCB)
Effects Coriander (FXCO)

Custom Colors Available

PERFORATION OPTIONS

(1:2 scale shown)



M1 (Unperforated)
M2 (Microperforated)

new METALWORKS™ Linear – Synchro™

smooth texture

LEED® | WELL™ | LBC

UP TO 25% RECYCLED CONTENT

Calculate sustainability with GreenGenie™ armstrongceilings.com/greengenie

energy management; construction waste mgmt; regional materials; design for flexibility; EPD; recyclable/ extended producer resp.; biobased materials; recycled content; sourcing of raw materials; material ingredient reporting; low emitting/ materials; lighting quality; acoustics

▲ LOCATION DEPENDENT

▲ WHITE ONLY

▲ WITH INFILL PANEL

VISUAL SELECTION

PERFORMANCE

Dots represent high level of performance.

	Item No. ◆	Description	Dimensions Nominal W x L x D (Inches) Custom Sizes Available	Fire Performance	(M1 White only) Light Reflect	CleanAssure™ Disinfectable Planks: Fog	Spray	Wipe	DURABILITY: Wash	Scrub	Impact	Scratch	Soil	(M2 Perf only) Acoustics
METALWORKS™ Linear – Synchro™ Planks	**8223W02** _ _ _ _ _ _	2" Plank	2 x 96 x 1"	Class A	0.83 •	•	•	•	•	•	•	•	•	0.70
	8223W04 _ _ _ _ _ _	4" Plank	4 x 96 x 1"	Class A	0.83 •	•	•	•	•	•	•	•	•	0.70
	8223W06 _ _ _ _ _ _	6" Plank	6 x 96 x 1"	Class A	0.83 •	•	•	•	•	•	•	•	•	0.70
	8223W09 _ _ _ _ _ _	9" Plank	9 x 96 x 1"	Class A	0.83 •	•	•	•	•	•	•	•	•	0.70
	8223W11 _ _ _ _ _ _	11" Plank	11 x 96 x 1"	Class A	0.83 •	•	•	•	•	•	•	•	•	0.70
	8223W13 _ _ _ _ _ _	13" Plank	13 x 96 x 1"	Class A	0.83 •	•	•	•	•	•	•	•	•	0.70

◆ When specifying or ordering, include the appropriate 2-letter perforation suffix and 2- or 4-letter color suffix (e.g., 8223W04 M 1 F X C H, 8223W11 M 2 S G)

FAST 3 WEEKS order to ship

Made-to-order items ready to ship from manufacturer to shipping location in 3 weeks or less.
For more information visit armstrongceilings.com/fast134

PHYSICAL DATA

Material
Electrogalvanized Steel – thickness 0.028"

Surface Finish
Available in White, Silver Grey, Gun Metal Grey, Tech Black, and Effects™ Wood Looks powder-coated, post-production finishes. Natural Reflections finishes and other colors are available as custom. Contact ASQuote@armstrongceilings.com for custom requests.

Plank Reveal
MetalWorks™ Linear – Synchro™ planks have a butt joint installation with no reveal between planks for a monolithic visual.

Fire Performance
Class A: ASTM E84 and CAN/ULC S102. Flame Spread Index 25 or less. Smoke Developed Index 50 or less.

ASTM E1264 Classification
Fire Class – Class A
Unperforated – Type XX, Form 2, Pattern G
Perforated – Type XX, Form 2, Pattern C

Seismic Restraint
MetalWorks Linear – Synchro planks have been engineered, tested, and approved for application in all seismic areas when installed per Armstrong Ceilings installation instructions.

When installed properly, both planks and suspension have been tested to stay in place through vibrations and other seismic events.

Cleaning and Disinfecting
Cleaning and CDC approved disinfecting options available on armstrongceilings.com/cleaning

Warranty
Details at armstrongceilings.com/warranty

FAST134 Considerations
Size of Job Matters: Big jobs, over 2500 SF or 50 pieces for shapes/vertical elements may have longer lead times.

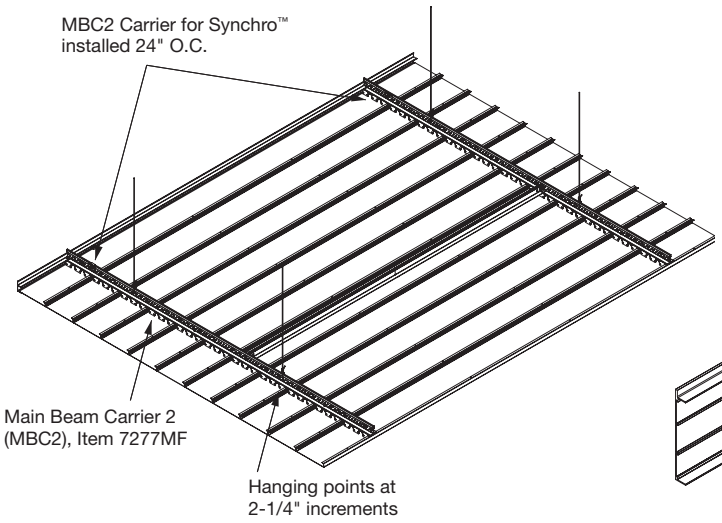
Location Matters: Transit time not included. We are ready to ship FAST1 products, but for Western U.S. (Wyoming and west) shipments, assume +1 week.

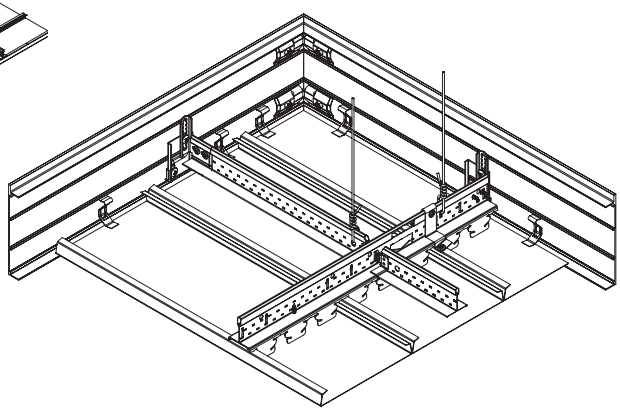
Distributor Truck Schedule Matters: We rely on distribution to help move products around the country. When speed matters, work with your local distributor to ensure FAST service.

Stock vs Made-to-Order Matters: FAST3 & FAST4 items are made-to-order and will ship direct. FAST1 (stocked items) will go through distribution and depend on distributor truck schedules.

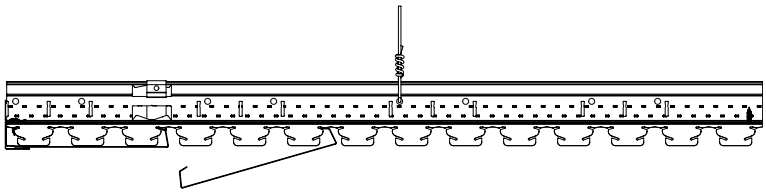
Weight; Square Feet/Carton
8223W02 – 3.5 lbs/SF; 16 pcs/ctn; 24 SF/ctn
8223W04 – 4.45 lbs/SF; 12 pcs/ctn; 36 SF/ctn
8223W06 – 6.05 lbs/SF; 8 pcs/ctn; 36 SF/ctn
8223W09 – 7.95 lbs/SF; 6 pcs/ctn; 36 SF/ctn
8223W11 – 9.6 lbs/SF; 4 pcs/ctn; 30 SF/ctn
8223W13 – 10.85 lbs/SF; 4 pcs/ctn; 33 SF/ctn

INSTALLATION DETAILS

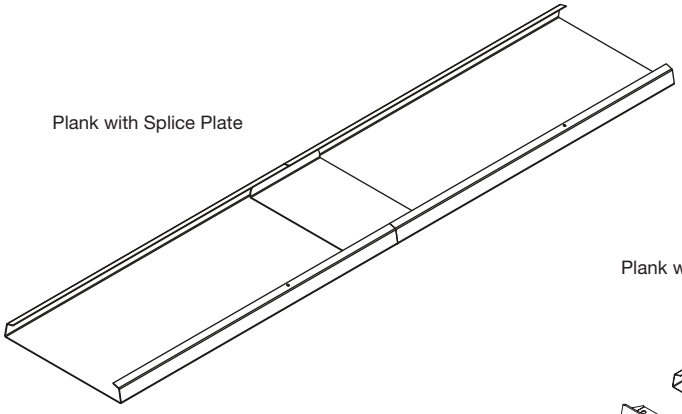


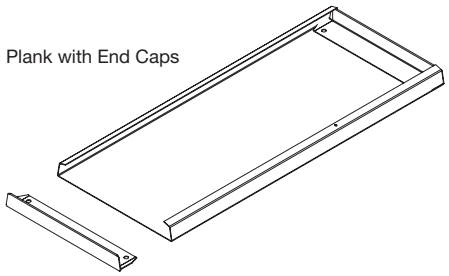


MetalWorks Linear – Synchro
Discontinuous Installation
with Axiom® Trim



Carrier Side View with
Installed Planks





ACCESSORIES

Item No. ◆	Description	Pieces/ Carton	Finish Selection
8161	Pressure Spring	50	N/A
8233W02M1_ _ _ _	2" End Cap	10	WH, SG, MY, BL, and all Effects™ Wood Looks
8233W04M1_ _ _ _	4" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8233W06M1_ _ _ _	6" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8233W09M1_ _ _ _	9" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8233W11M1_ _ _ _	11" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8233W13M1_ _ _ _	13" End Cap	10	WH, SG, MY, BL, and all Effects Wood Looks
8243W02	2" Splice Plate	10	N/A
8243W04	4" Splice Plate	10	N/A
8243W06	6" Splice Plate	10	N/A
7113	Spreader Hold Down	40	N/A

TRIM Required clips must be ordered separately

Item No. ◆	Description	Dimensions Nominal L x W x H (Inches)	Pieces/ Carton	Colors
AX6VESTR_ _	Axiom® Vector® Trim – 6" Straight	3/4 x 120 x 6"	–	WH, SG, MY, BL
AX4STR _ _ _	Axiom® Classic Trim – 4" Straight	3/4 x 120 x 4"	–	WH, SG, MY, BL
5344_ _ _ _	4" Effects Wood Looks Trim	Nominal 120" length	6	All Effects Wood Looks
5346_ _ _ _	6" Effects Wood Looks Trim	Nominal 120" length	6	All Effects Wood Looks
7239	Adjustable Trim Clip	2-1/2 x 2-1/2 x 1-1/4"	25	N/A

SUSPENSION SYSTEM COMPONENTS

Item No. ◆	Description	Dimensions Nominal L x W x H (Inches)	Pieces/ Carton
7237	Cut Plank Support Bracket	2-1/2 x 2-1/2 x 1-1/4"	25
7277MF	Main Beam Carrier 2 (MBC2) – Mill Finish	144 x 1-3/4 x 2-3/4"	10
5574_ _ _ _ _	Carrier Molding	120 x 1 x 1"	10
7800_	Hemmed Angle Molding (Seismic installations only)	144 x 7/8 x 7/8"	30
XL8926	2' Drywall Cross Tee	24 x 1-1/2 x 1-1/2"	36

◆ When specifying or ordering, include the appropriate letter color suffix (e.g., 8233W02M1 B L, 8233W02M1 F X C H).

TAKE THE NEXT STEP

1 877 276 7876

Customer Service Representatives
7:45 a.m. to 5:00 p.m. EST
Monday through Friday

TechLine – Technical information, detail drawings, CAD design assistance, installation information, other technical services – 8:00 a.m. to 5:30 p.m. EST, Monday through Friday. FAX 1 800 572 8324 or email: techline@armstrongceilings.com

armstrongceilings.com/commercial

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Online catalog

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A Ceiling for Every Space® Visual Selection Tool

Product literature and samples – express service or regular delivery

Contacts – reps, where to buy, who will install

YOU INSPIRE™ SOLUTIONS CENTER

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email: solutionscenter@armstrongceilings.com
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Design Assistance

Collaborative design

Detail drawings

Specifications

Planning and budgeting

Pre-construction Assistance

Layout drawings for standard and premium products

Project installation recommendations

Contractor installation assistance

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helping to bring your one-of-a-kind ideas to life

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armstrongceilings.com/metalworks

On the cover: ▶
MetalWorks™ Linear – Diverge™ planks in Silver Grey, varying widths and depths

Inspiring Great Spaces®

Armstrong® CEILING & WALL SOLUTIONS

UNA-CLAD™ METAL

COLOR SELECTION

Stone White

Bone White

Almond

Sandstone

Sierra Tan

Slate Gray

Aged Zinc*

Cityscape

Charcoal Gray

Matte Black

Mansard Brown

Burnished Slate*@

Medium Bronze

Dark Bronze

Extra Dark Bronze

Brandywine

Regal Red

Colonial Red

Terra Cotta

Hartford Green

Award Blue*@

Regal Blue

Sky Blue

Electric Blue*@

Teal

Sherwood Green

Dark Ivy

Patina Green

Helmlock Green

Tropical Patina

Vintage*@

Silver Metallic*@

Classic Copper*@

Champagne Metallic*@

Colors shown are as close to actual painted steel as allowed by the printing process.
For finish warranty information and actual metal samples, please contact your local Sales Rep.
SRI numbers available by request.
* = Denotes premium color.
@ = Due to the unique nature of the product, color may vary slightly from batch to batch.
Batches should not be mixed on projects.

ROOF EDGE
TRIM FLASHING

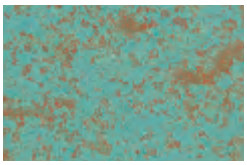
Firestone
firestonebpco.com

Item #1185

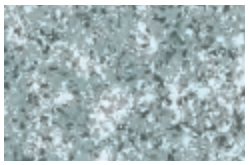
UNA-CLAD™ METAL

PREMIUM PATTERNS

STOCK PATTERN COLORS


Antique Copper

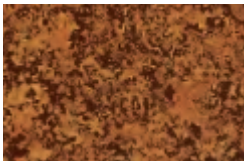
Natural Antique Copper

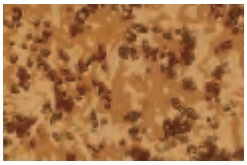

Weathered Zinc

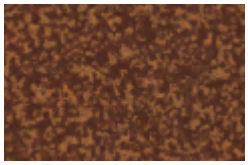
Natural Rust

NON-STOCK PATTERN COLORS

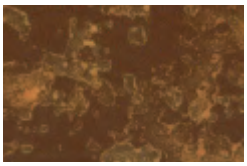
Contact your local Sales Rep for availability.

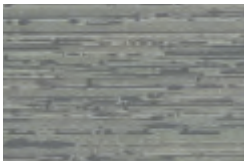

Burnt Rust

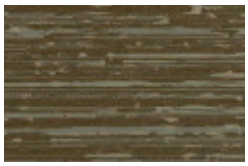

Ponderosa Rust


Sedona Rust

Tamarack Rust

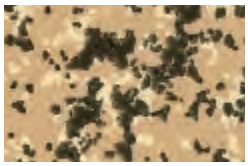

Rustic Copper


Timeless Silver

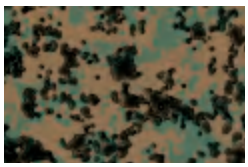

Timeless Bronze

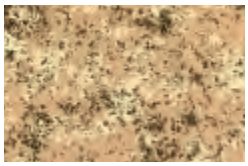
Timeless Copper

Arctic CAMO


Desert CAMO

Marshland CAMO


Woodland CAMO


Sand Dune

Driftwood

Pine

Red Cedar

Colors shown are as close to actual painted steel as allowed by the printing process.
Contact your local Sales Rep for actual metal samples.

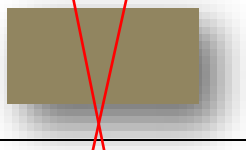
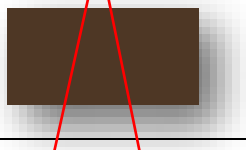
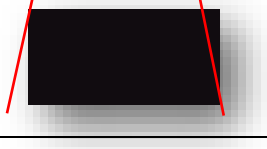
Due to the unique nature of the product, color may vary slightly from batch to batch.
Batches should not be mixed on projects.
SRI numbers available by request.

KAWNEER
AN ARCONIC COMPANY

Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

ALL ALUMINUM WINDOWS, ENTRANCE DOORS AND STOREFRONT MILL FINISH ALUMINUM TO MATCH EXISTING.

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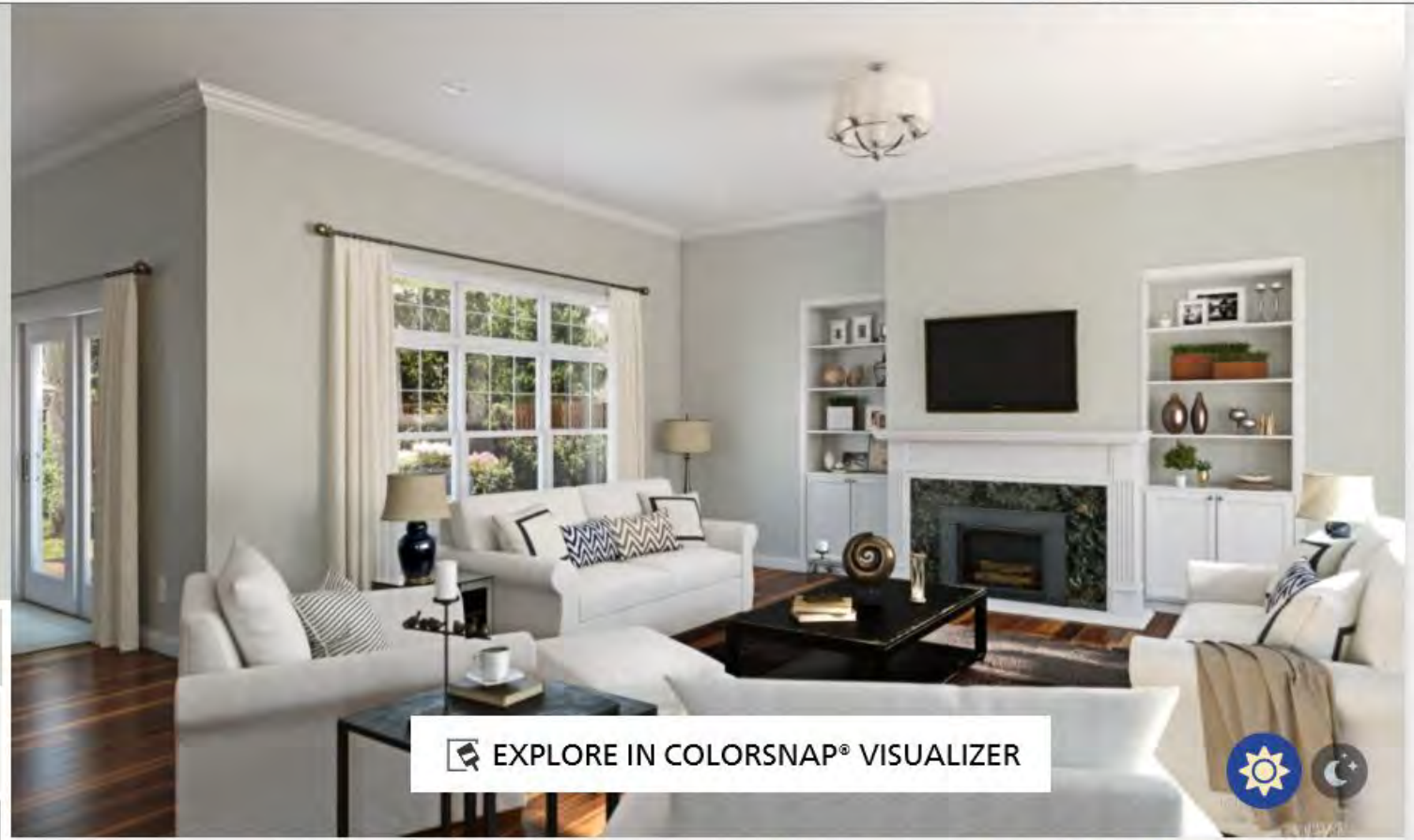
Rev. 2017-06-22

SW 7653
Silverpointe

Interior / Exterior

Location Number: 239-C1

239	Silverpointe



COORDINATING COLORS | SIMILAR COLORS | DETAILS

SW 7005
Pure White

SW 7058
Magnetic Gray

SW 7014
Eider White

- TAKTL Standard material is cast to order. Minimum order quantity is 7,000 square feet per color.
- Lead time for material shipment is 12-14 weeks, starting upon receipt of approved submittal samples, shop drawings, and deposit.

TAKTL Standard is now available with TAKTL SC+.

Reiche from Brackett, Google 2021
Write a description for your map.
132 Brackett St
Google Earth
100 ft

Reiche from Brackett, Google 2019
Write a description for your map.
REICHE
Google Earth
©2021 Google
8.13 ft

STANDARDS: REVIEW OF CONSTRUCTION 5

New Construction Standards

Preamble

The placement of a new building or building addition into an existing historic context presents design problems often quite different from those for new construction on open sites. The challenge, simply put, is one of designing a building which is both distinct from and compatible with the buildings that surround it.

Striking a balance between continuity and change is especially important within historic districts. On the one hand, a commitment to historic preservation should not stifle dynamic, creative contemporary architecture. On the other hand, ill-conceived new construction can easily diminish the visual qualities which led to an historic district's special designation.

The purpose of the following standards is to provide guidance in 1)identifying the visual qualities of a given site's context and 2)assessing whether or not a proposed design is likely to compliment that context. The replacement of historic fabric with new construction can, especially in the aggregate, alter the appreciation of an area as a historic district. Therefore, new construction in such a setting must be carried out with extreme care and respect for that context.

The central idea behind good design in a historic context is a simple one. To a large degree, the scale, mass, orientation and articulation of an infill building or addition should be compatible with that of the buildings that surround it. Broadly stated, compatiblility refers to the recognition of patterns and characteristics which exist in a given setting, and a responsiveness in new design or renovation which respects these established patterns and characteristics. Although similarity of design is one way or achieving compatibility in a historic context, a creative and distinctly contemporary design response is both permitted and encouraged. The modern designer is allowed the freedom of individual expression -- within parameters established by the new building's context.

While a specific solution for a given setting cannot be anticipated in a simple set of guidelines, there are a number of building characteristics which can be used to guage visual compatibility of new construction in an existing context. These characteristics are:

Scale and Form

Height.
Width.
Proportion of principal facades.
Roof shapes.
Scale of the structure.

Composition of Principal Facades

Proportion of openings.
Rhythm of solids to voids in facades.
Rhythm of entrance porch and other projections.
Relationship of materials, texture and color.
Signs, canopies and awnings.

Relationship to the street

Walls of continuity.
Rhythm of spacing and structures on streets.
Directional expression of principal elevations.