CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

AGENDA
HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, November 17, 2021, 5:00 PM. Due to the existence of an emergency or urgent issue, the Historic Preservation Board will conduct this meeting by remote methods/technology at the Zoom link provided below in accordance with the requirements of 1 M.R.S. section 403-B and the City Council's Remote Participation Policy.

Public comments will be taken for each item on the agenda during the allotted time and written comments should be submitted to hp@portlandmaine.gov. Please note that the placement of this item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item's approximate start time.

When participating via Zoom, allow your computer to install the free Zoom app to get the best meeting experience. **For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the moderator when it is time for public comment.** For more information on how to use Zoom, please go to: https://www.portlandmaine.gov/remotePUD

You are invited to a Zoom webinar.
When: Nov 17, 2021 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Board Public Hearing 11/17/2021

Please click the link below to join the webinar:
https://us02web.zoom.us/j/81215197563
Or One tap mobile : US: +13017158592,,81215197563# or +13126266799,,81215197563#
Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833
Webinar ID: 812 1519 7563
International numbers available: https://us02web.zoom.us/u/kdYEu1Kpqd

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 3, 2021

i. Certificate of Appropriateness for Amendment to Previously Approved Plans; One Congress Square, Pacific & Southern Company Inc., Applicant. The Board voted 7-0 to approve the amended application as submitted.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING

i. Certificate of Appropriateness for New Infill Construction; 32 ATLANTIC STREET; Kestrel, LLC, Applicant.

ii. Certificate of Appropriateness for Garden Fence Modifications; 425 CONGRESS STREET; First Parish Church Trustees, Applicant.

5. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
30-32 ATLANTIC STREET

TO:	Chair Pollard and Members of the Historic Preservation Board	
FROM:	Rob Wiener, Historic Preservation Compliance Coordinator	
DATE:	November 12, 2021	
RE:	November 17, 2021	**PUBLIC HEARING – Final Review of Proposed Multifamily Residential Infill Construction HPBR-001790-2021**

Address:	30-32 Atlantic Street
Applicant/Building Owner:	Kestral LLC
Architect:	Lauren Reiter

A sign announcing the Historic Preservation Board's hearing on November 17, 2021 was posted at the property on November 6, 2021. A legal ad was published in the Portland Press Herald on 11/5/21, and 223 notices were sent to neighboring property owners within 500 feet of the subject property.

Introduction

Architect Lauren Reiter, on behalf of developer Kestral LLC, has requested a public hearing for final review of a proposal for the construction of a multi-unit residential structure at 30-32 Atlantic Street. On October 6, 2021 the Board held a preliminary workshop on this project, at which members were generally supportive of Ms. Reiter's design approach and her detailed analysis of and response to the site's context. A number of Board and staff comments raised concerns about specific design details, the biggest one being the height of a stair enclosure on the roof that would exceed the zone's height limit; this was flagged in the staff report, and it was apparent that zoning limits would have to be met. The width of the building filled enough of the lot to inspire remarks about the massing and scale in relation to the prevailing pattern of buildings on the street, but on the whole feedback was positive in terms of the new building's compatibility, depending on adjustments to meet zoning standards.

Board members will recall that plans call for the construction of a three-story, four-unit residential building on a currently vacant lot, with parking for three or four vehicles at the ground floor level (depending on the need for a handicap van space.) Parking is to be accessed from a narrow curb cut and driveway at the southeast side of the property. The project was before the Planning Board on November 9 for a first workshop session in the major site plan review, and plans have evolved since both Board workshops (Planning and HP) in significant ways. Most notably, at the public hearing on the 17th Ms. Reiter will present plans that will not exceed height limits, and will not include unenclosed exterior stairs, thus addressing the most serious zoning concerns affecting the final design.

Revised plans address many of the concerns expressed by the Board at the workshop, and Ms. Reiter has summarized the plan changes in her updated project summary. Staff includes pages from the workshop plans, for comparison.

Preliminary Workshop Submission

For the October 6 workshop, Ms. Reiter provided a very thorough project narrative that included a detailed description of the project's context and the basis for the proposed design solution. The narrative also included responses to each of the design principles and review standards applicable to new construction in the R-6 residential zone. Staff noted in the report that the R-6 design principles and standards address the same basic compatibility factors as those used in the Historic Preservation Board's design review process (e.g. scale and form, composition of principal façade, etc.).

As noted above, the building will accommodate four housing units. (It's not clear whether they're proposed as apartments or condominiums.) One unit is proposed for the ground floor level in front of the parking area. Two units are proposed for the second floor; there is rear deck at the second-floor level that serves the rear unit. The owner and developer's unit will occupy the third floor. The building will be served by an elevator that leads to the third-floor level; the elevator does not lead to the roof.

In the preliminary plans access to the rooftop deck was from the third-floor unit only, with a proposed stairway bulkhead that exceeded the 35' height limit of the Munjoy Hill Neighborhood Conservation District overlay. (It appeared that the other rooftop elements, including the deck railing would be within the 35' allowable height.) The top floor unit also has a deck off the back of the building that extends across the full width of the building.

Preliminary Staff Comments and Questions

Prior to the October workshop, staff posed a number of questions and comments for consideration:

- Is there sufficient detail or relief to provide adequate visual interest?
- Is the entrance undersized and downplayed for a building of this size?

- Trim details will be especially important.
- The band separating the 2nd and 3rd floor was sitting directly on top of mulled windows, accentuating the inverse hierarchy of window sizes and ceiling heights.
- Window placement patterns may warrant re-examination.
- Perhaps consideration should be given to a horizontal division in the windows, particularly the mulled windows in the bay, to provide a level of detail/visual interest.
- There was a significant size difference between mulled three-lite windows in bay and other windows on front façade. Staff suggested making the smaller single windows larger, or the large windows shorter.
- Staff questioned the use of rooftop plantings as a screen for mechanical units.
- Staff noted that the north side of the proposed building is 5 ½" from side property line and abutting residence is very close to the boundary, at the front corner.
- Staff noted that the north elevation is very spare, few windows.
- The masonry base stops at the recessed entry and does not continue on the north elevation. Does this read as a convincing base?
- The front entrance is low to provide handicap access. The prevailing development pattern in the area is raised entry stoops. Staff noted that handicapped access is also possible through the garage.

Workshop, October 6, 2021 – Board Comments

At the October 6 workshop, Historic Preservation Board members expressed general support for the proposal and noted that Ms. Reiter had provided both a thorough analysis of the surrounding context as well as a detailed explanation of the basis for her design solution. Given the eclectic nature of the surrounding context, Board members found the proposed structure to be generally compatible with its context in terms of height and design expression, which was drawn from the typology of the triple decker, a common building type on Munjoy Hill. Some members did note that the building filled more of the overall width of the lot than was typical of the area. This deviation from the prevailing rhythm of spacing between buildings contributed to the building appearing large for its site. At the front corner (northeast) the proposed building is sited approximately 5'-6" from the property line, and the neighboring house at 36 Atlantic Street is less than a foot from the boundary.

With regard to other aspects of the proposal, the staff report for the workshop flagged the fact that the elevator overrun did not meet zoning. It was understood that this threshold issue would need to be addressed in any future proposal. Most of the Board discussion focused on specific details of the proposal; Board members suggested that the design would benefit from further study and refinement in terms of architectural details. Among the elements cited for further study were:

- Members questioned the use of roof trees for screening.
- The entry and the design could benefit from greater prominence for the entry.

- The banding accentuates the atypical floor scaling.
- A taller, more robust base that wrapped around the sides would help emphasize it and make it more contextual.
- It was suggested that the planting bed walls in front be lowered, and made of a different material than brick.
- Several members requested a re-examination of fenestration patterns and sizes of windows, questioning the degree of size contrast between large and small windows, and wall to window ratios.

Revised Plans for November 17, 2021 Public Hearing

Ms. Reiter summarizes the design changes since the preliminary review in her project description letter.

Staff Comments

Many design details have been revised in response to Board and staff comments, resulting in what staff considers to be a more successful final design. Most importantly, the building does not exceed height limits, and does not feature unenclosed exterior stairs. It appears those zoning concerns have been met. Staff will not discuss the Planning Board's review comments in this report, unless they bring about design or site treatments that might significantly change the appearance of the proposed development.

Staff notes that the proposed new construction at 30-32 Atlantic Street meets most of the Standards for New Construction (as well as the Munjoy Hill Conservation overlay R-6 standards,) but closer adherence to some of the standards would not be possible without major design changes. For example, for the building to fit more comfortably in the rhythm of its Atlantic Street context, it would have to be narrower, which would improve the spacing and distance to neighboring structures. Board comments at the October workshop noted that given a scale and a mass that appear to be the maximum allowable on the lot, it would be very important to use refined, well-calculated design details. In her summary of design changes, Ms. Reiter enumerates how the final submission responds to Board and staff concerns.

Among the items Board members may want to discuss, staff suggests:

- The front entrance has gained a degree of greater prominence since the workshop. Would it be worth considering giving it greater emphasis? Would a more substantial cornice over the entry help?
- Staff believes that on the front (east) facade the changes to the brick base, the window sizes, the horizontal trim bands, and the front planter have all contributed to a better-balanced composition that more successfully meets the Standards. Do Board members think more should be done to make it a compatible façade?
- On the north and south facades, the contrast between the smaller, single windows and large, mulled units is pronounced when seen in the elevations. On these

secondary faces, perhaps it is not as important to achieve the same balance and rhythm as on the front façade.

- On the north face, two fixed windows opposite the elevator (2nd and 3rd floors) are slightly wider than the other single windows. These seem to be the only two windows of this type, but on this less visible face the break with the pattern may be of little consequence.
- On the south face, a new window type has been introduced quite far from the front of the building: a wide window adds light to the newly added interior stairs to the roof. This may be minimally visible from the street, but if there are concerns about the pronounced horizontal orientation of this opening, perhaps it could be divided into two units, either mulled or separated.
- Staff appreciates that the architect has clarified the cornice details. It is quite a wide cornice (1'-11") but is only articulated on the front face, with short "returns" and the north and south front corners. On the other three sides of the building, there is a wide, flat fascia (also 1'-11") that hides the minimal roof slope and the gutter that slopes toward the rear. Do Board members think the weight, width, and level of articulation of the cornice and fascia are compatible with the rest of the building?

Applicable Ordinance Review Standards (from Standards for Review of Construction)
Following are the building characteristics used to gauge visual compatibility of infill construction within an existing context. The infill building need not follow the pattern set by its neighbors in each and every category, but should relate to a number of the easily discernable traits.

Scale and Form:

Height – The height of the proposed building shall be visually compatible with surrounding structures when viewed from any street or open space.

Width – The width of a building shall be visually compatible with structures and open spaces to which the building is visually related.

Proportion of principal facades – The relationship of the width to the height of the front elevation shall be visually compatible with structures to which the building is visually related.

Roof shapes – The roof shape of a structure, including rooftop additions, shall be visually compatible with the structures to which it is visually related.

Scale of the structure – The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structure, public ways, and places to which they are visually related.

Composition of Principal Facades

Proportion of openings – The relationship of the width to height of windows and doors and the location of windows and doors within the façade shall be visually compatible with structures, public ways and places to which the building is visually related.

Rhythm of solids to voids in facades – The relationship of solids to voids in the facade shall be visually compatible with the structures, public ways, and places to which it is visually related.

Rhythm of entrance porch and other projections – The rhythm of entrances and other façade projections or recesses shall be visually compatible with the structures, public ways, and places to which it is visually related.

Relationship of materials, texture and color – The relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

Signs, canopies and awnings – Any new sign, and any change in the appearance of an existing sig located within a historic district, or historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual

Relationship to the street

Walls of continuity – Facades and site structures such as masonry walls, fences, and landscape masses shall when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.

Rhythm of spacing and structures on streets – The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.

Directional expression of principal elevations – A building shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical, horizontal, or nondirectional character.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the November 17, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed new construction at 30-32 Atlantic Street **meets (fails to meet)** the historic preservation ordinance's Standards for Review of New Construction (subject to the following conditions.....)

Attachments:

1. Summary letter from architect
2. Plans, elevations and renderings
3. Site Plan, 11-9-21
4. Siding specification
5. Window specification
6. Lighting fixture cut sheets
7. Planter wall system
8. Pages from 10/6/21 Preliminary Workshop

Lauren J. Reiter Architect
RA, LEED™ Accredited Professional

November 12, 2021

Chair Pollard and Historic Preservation Board
Ms. Deb Andrews, Mr. Rob Wiener
City of Portland, Maine

Re: 30-32 Atlantic Street, design changes since 10/06/21 HP workshop

Dear Chair Pollard and HP Board, Deb, Rob,

There have been many discussions with Rob and Deb since the 10/06/21 workshop, and we have made a number of changes to the proposed design for 30-32 Atlantic Street in response to the Board's comments. First let me say that these have been positive refinements to the project and that we have appreciated Deb's and Rob's insight and comments along the way.

Although we do have a drawing included in the new submission that summarizes the changes between the earlier submission and the current submission (see Drawing A301(C)), we thought it helpful to re-state and expand a bit on those changes in this letter. To that end, please see the description of changes below.

Rooftop changes

1. The *Stair Bulkhead* has been deleted. The access to the roof is now provided by a roof hatch over an internal stair and will be a low bulkhead hatch on the roof (top of hatch at 12"+/- above the main roof level). For all intents and purposes, this hatch would not be seen from the street from any vantage point. The available space for photovoltaic panels is now expanded as a result of deleting the roof stair bulkhead.
2. The *Rooftop Deck* is now simplified to be a simple rectangle and has shifted to the west by a few feet.
3. The *Rooftop Planters* between the raised Bay Roof and the mechanical equipment have been eliminated; the remaining planters at the roof deck will have low perennials or herbs (not visible from the street).
4. *Mechanical Units* on the roof are now screened with a simple lattice wall that will be similar to the vertical siding.
5. A *Cornice* detail has been added to clarify the dimensions of the cornice. Please note that the overall height of the cornice is required to conceal the slope of the roof from its high point at the center to its low points along the north and south walls; while technically a flat roof, it is slightly pitched to north and south sides for run-off. See detail 4/A403.
6. The *Fascias* along the north and south elevations have been simplified and clarified; the fascias conceal sloped gutters within, to pick up all of the roof run-off and direct the water to leaders at the west end of the building that are then connected to the rain garden in the west/rear yard. See detail 5/A403.

East Elevation changes

1. A new *Drawing, A403,* has been added to provide details at the Front Porch, including general dimensions, the cornice around the porch roof and the railing (in lieu of a solid side wall). As shown in the rendering, we have changed the horizontal siding in this area to white, so that the entrance porch stands out as a brighter element in the overall composition.

2. The *Front Bay Window* heights have been revised: the 1st floor is now taller at 5' h.; the 2nd & 3rd floors are now the same height at 6'. The single-unit front windows have been increased in height from 4' to 4'-6" h. The overall impact is an increase from 265 SF of window/door area to 280 SF = 9% additional window area on the east elevation.
3. The *Brick Wall Base* has been raised to be approximately 30" - 34" high (height changes with grade; the datum is that top of brick at 30" above entrance porch floor/first floor level).
4. The on-grade *Planter* is lower and revised to be granite-like block with the top surface at the entrance porch /first floor level; with sloping grade, the top of the planter will be level and approximately 6" high at the north end and approximately 20" high at the south end. We have attached a cut-sheet of the proposed material, which has the structural retaining properties required for the application.
5. The *Horizontal Banding* at the vertical siding at the central bay is now aligned with the bottom of the triple bay windows. A band has been added below the first floor bay windows, between the top of brick and the window sill. (Please note that banding is required because the vertical siding panels come in maximum 10' lengths' so the banding covers the horizontal joints between panels.)

<u>Miscellaneous</u>

1. The *Brick Wall Base* has been extended to wrap around the full extent of the north elevation and extends on the south elevation up until the wall break at the garage doors.
2. The *Exterior Light Fixture* submission to the Planning Board is also included in this submission for reference.
3. An additional *3D View from "Up the Street"* has been added; see Drawing 4/A302.
4. The rooftop of the neighboring building, #28, has been corrected (best efforts based on aerial GPS photos!).

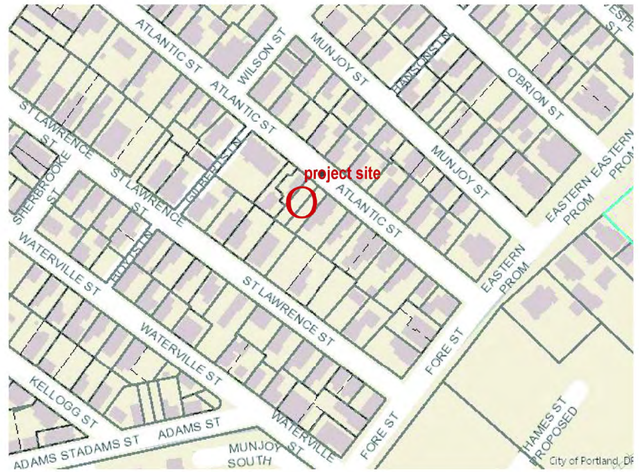
As stated above, we are very pleased with the above-noted revisions to the design and are optimistic that you will agree that the building is an appropriate new member of the Munjoy Hill neighborhood.

Thank you for your on-going input, and best regards,

Lauren J. Reiter
Architect

Attachments:
Section O. Exterior Lighting dated May 15, 2021
Cut Sheet for Anchor Diamond Pro-Stone

1 3D view from SouthEast



30-32 Atlantic Street / CBL 016 F003001 & 016 F025001 / Zoning: R6

DRAWING LIST

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Revision Schedule

Revision Number	Revision Description	Revision Date

Issued for Major Site Plan Application
May 15, 2020
NOTE: Selected drawings area included with this submission (not all drawings listed)

Revised in response to Planning Board & Historic Presererervation Comments
Oct. 25, 2021

Issued Nov. 12, 2021 for Historic Preservation Public Hearing
NOTE: Selected drawings area included with this submission (not all drawings listed)

Kestral LLC

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Cover Sheet

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

A100

Scale

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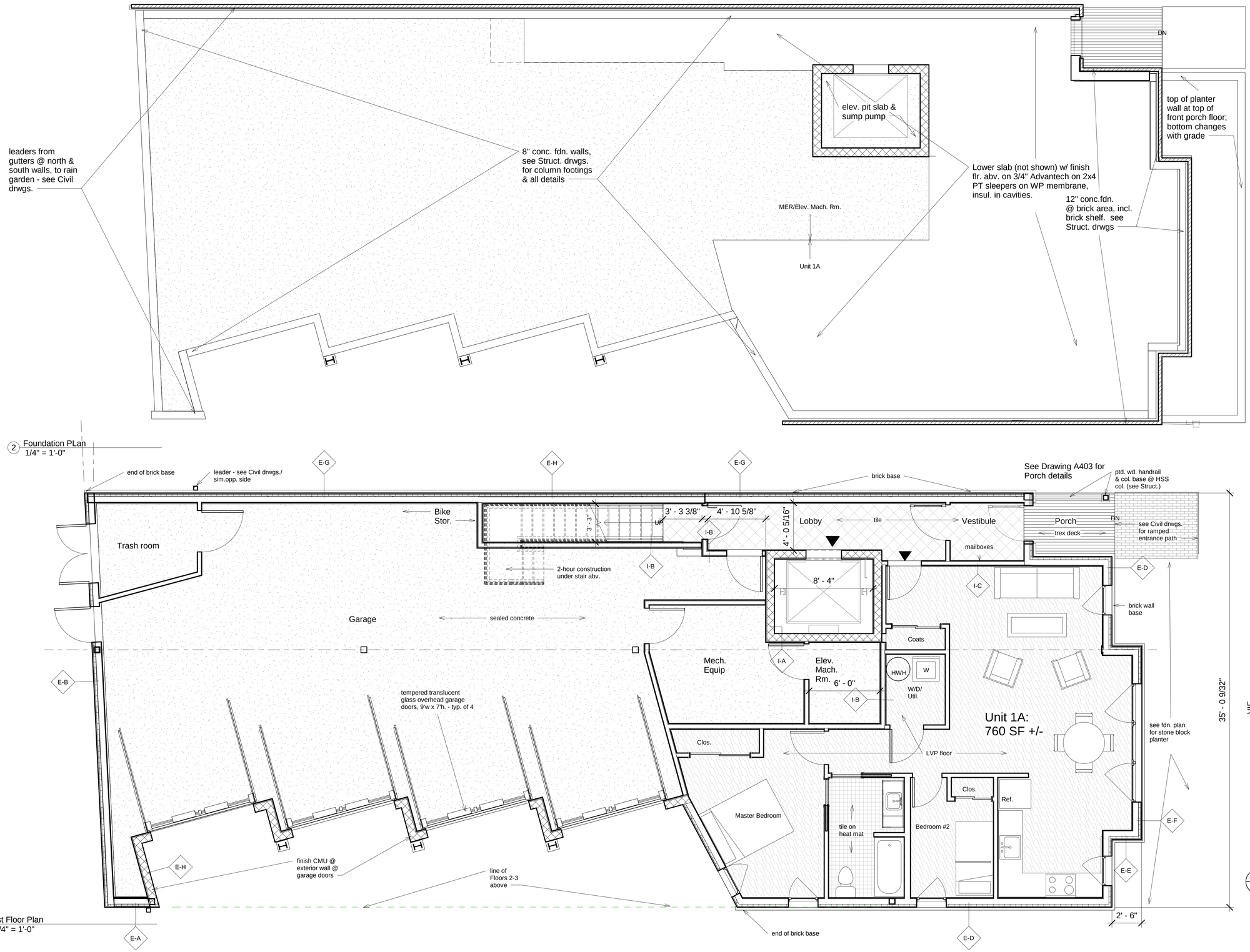

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Kestral LLC

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Foundation & First Floor Plans

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

A201

Scale	1/4" = 1'-0"

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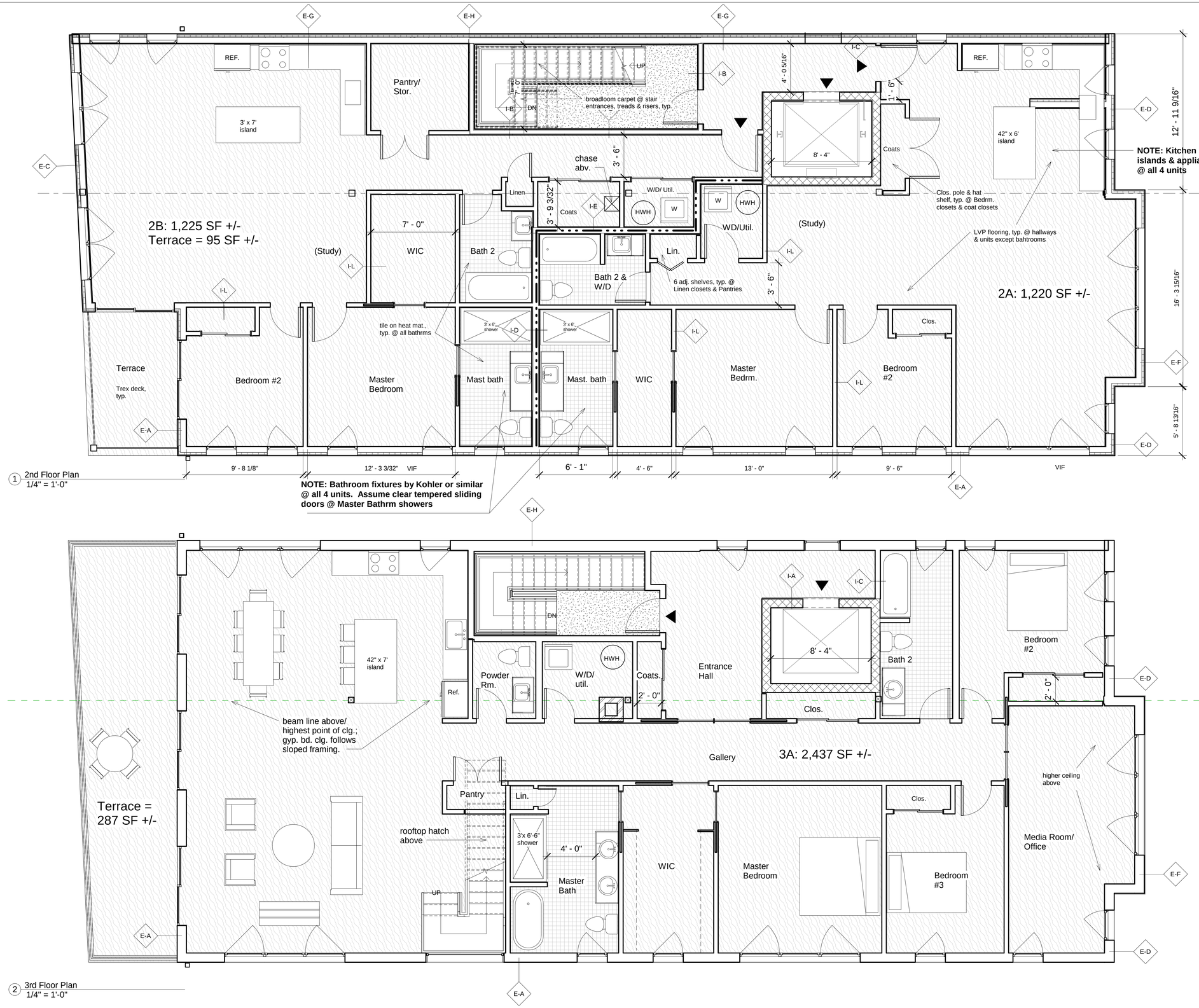

1 2nd Floor Plan
1/4" = 1'-0"

2 3rd Floor Plan
1/4" = 1'-0"

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Public Hearing

Kestral LLC

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Second & Third Floor Plans

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

A202

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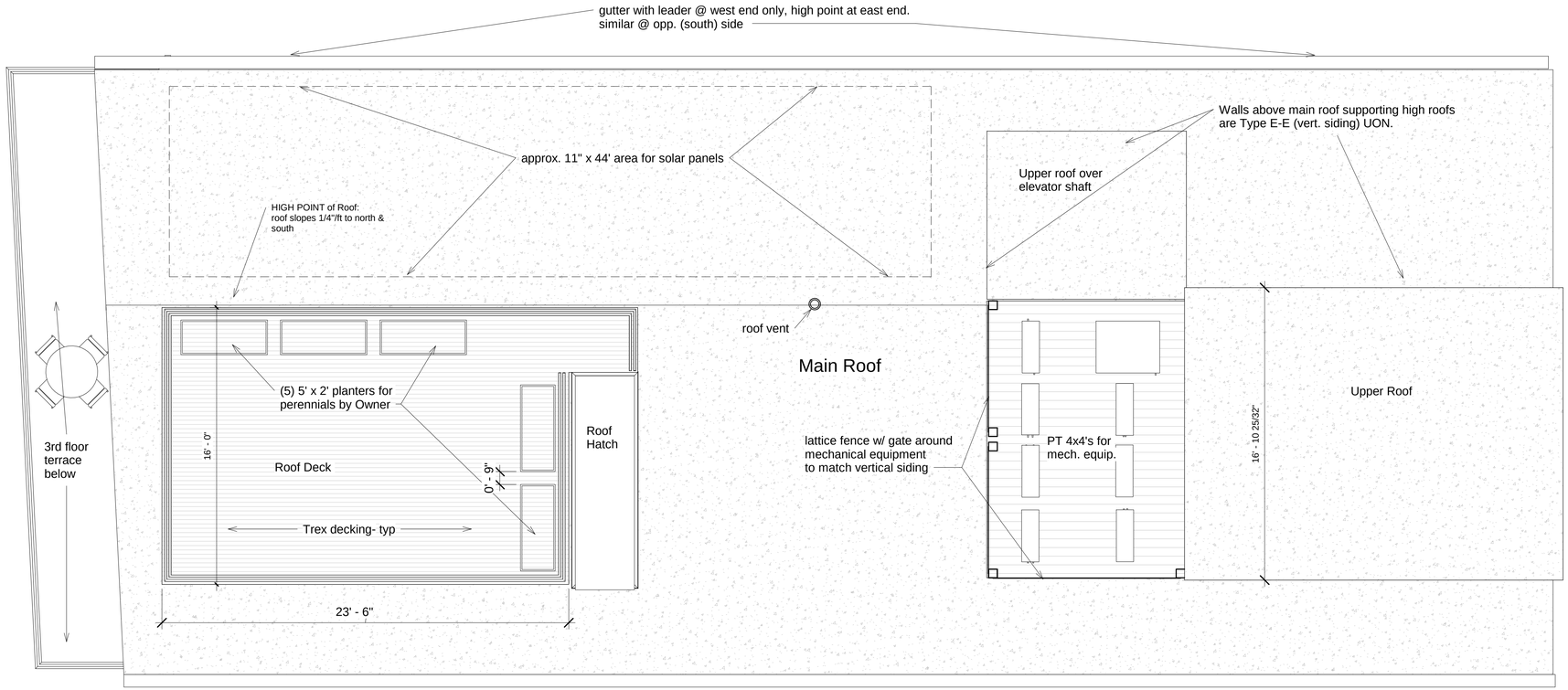

1 Roof Plan
1/4" = 1'-0"

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Kestral LLC

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Roof Plan

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

A203

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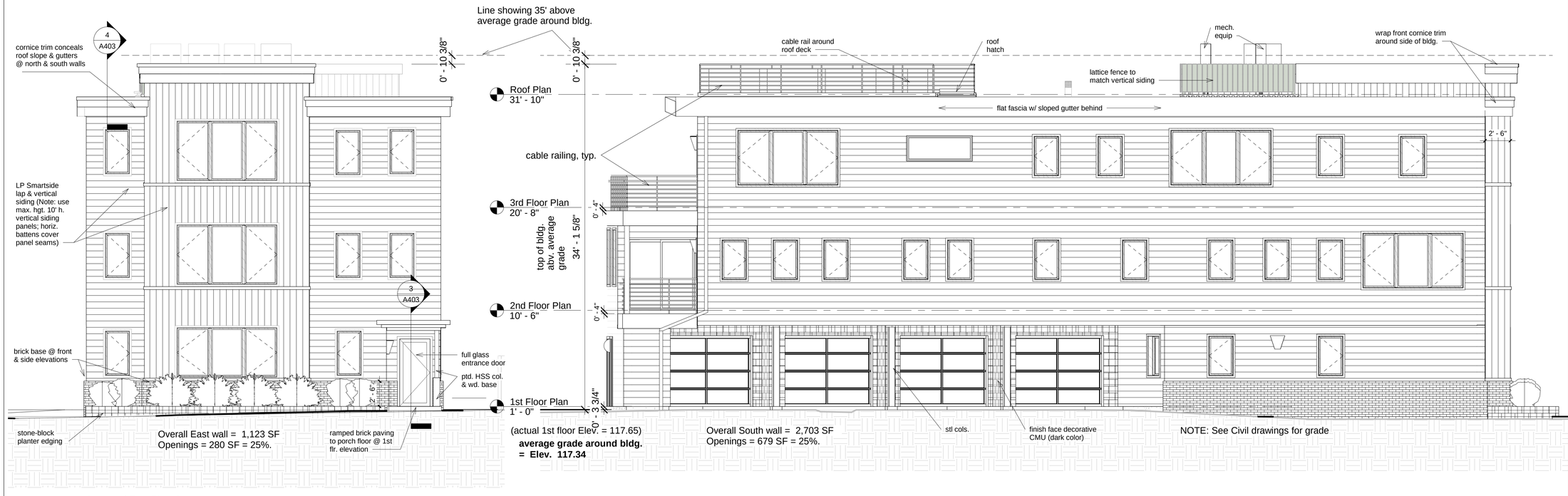

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Kestral LLC

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Exterior Elevations

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

A301

Scale 3/16" = 1'-0"

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Proposed East (Atlantic Street) Elevation with Neighbors

3D View from South-East (without neighbors)

Aerial View from South-East

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30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Rendered Elevations

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

A301 (R)

Scale

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First Presentation to Historic Preservation - June 2021 (Workshop review October 6, 2021)

- Proposed Stair Bulkhead higher than 35' alowable height.
- Front Bay windows increase height with ascending level (4'-6"h. @ 1st Flr; 5'-6"h. @ 2nd Flr; 6'-6"h. @ 3rd Flr).
- Brick wall base is approximately 18" high.
- Planter is brick & approximately 1' high .
- Rooftop planters have tall coniferous shrubs/trees.
- Banding at vertical siding at bay is aligned with top of bay windows.
- Mechanical equipment is exposed at side views.
- Horizontal banding at bay is aligned with top of windows.

Second Presentation to Historic Preservation - November 17, 2021

- Stair Bulkhead has been removed; access to roof now via low roof hatch bulkhead.
- Front Bay window heights revised (1st Flr. is now 5' h.; 2nd & 3rd flrs are 6' h.). Other front windows increased in height from 4' to 4'-6" h. Overall impact is increase from 265 SF of window/door area to 280 SF = 9% additional window area.
- Brick wall base raised to be approximately 30" - 34" high (grade changes; top of brick is 30" above entrance porch floors).
- Planter is lower and revised to be granite-like block and is approximately 6" high (grade changes slightly over length).
- Front rooftop planters have been eliminated; remaining planters have low perennials or herbs (not visible).
- Mechanical units on roof are now screened with lattice wall similar to vertical siding.
- Banding at vertical siding at bay is now aligned with bottom of bay windows and added below first floor windows. (Please note that banding covers horizontal joints between max. height 10' vertical siding panels.)
- Front Porch cornice and other elements have been better defined (see Drawing A403).

Cornerstone Building & Restoration / Lauren J. Reiter Architect
72 Pine St., Portland, ME 04102
tel. 917-502-2225
email: lreiter@cornerstonebr.com

Consultants

Structural Engineer
Trillium Engineering
189 Main St., Yarmouth ME 04096
207-227-3479
Attn: Tony Dumais

Civil Engineer
Acorn Engineering
PO Box 3372, Portland, ME 04104
207-775-7655
Attn: Will Savage, Sam Lebel

Mechanical Engineer
Bennett Engineering
7 Bennett Rd., Freeport ME 04032
207-865-9475
Attn. Will Bennett

Revision Schedule		
Revision Number	Revision Description	Revision Date

Issued Nov. 12, 2021 for Historic Preservation Public Hearing

Kestral LLC

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Comparative Elevations (1st to 2nd presentations)

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

A301 (C)

Scale

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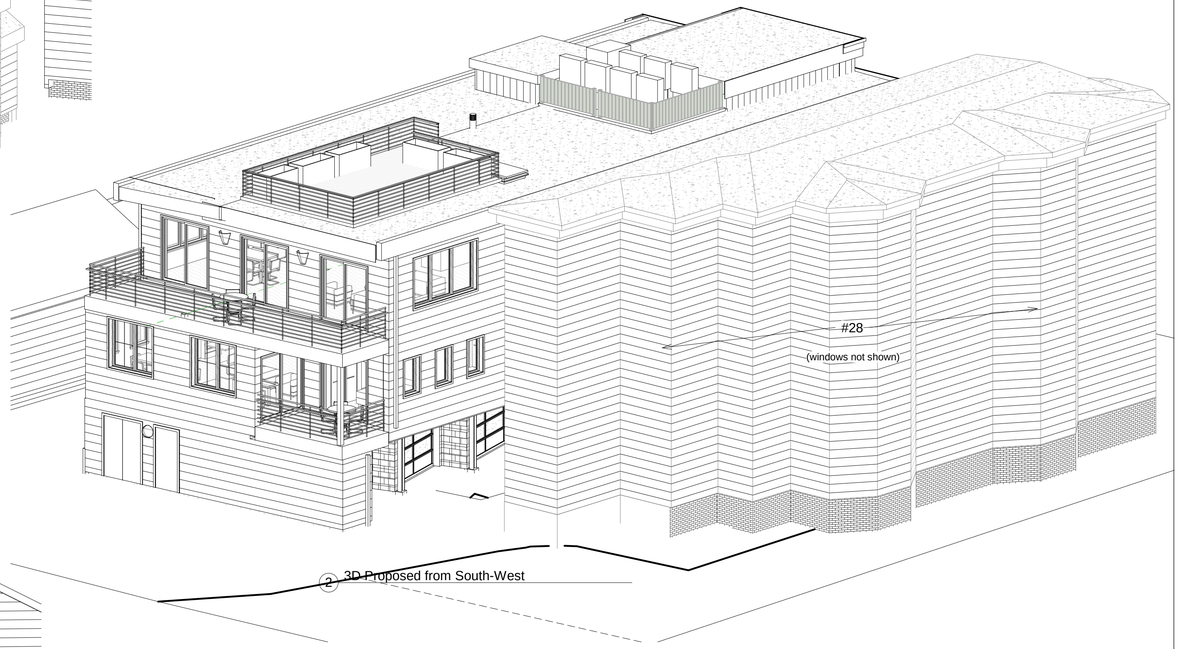
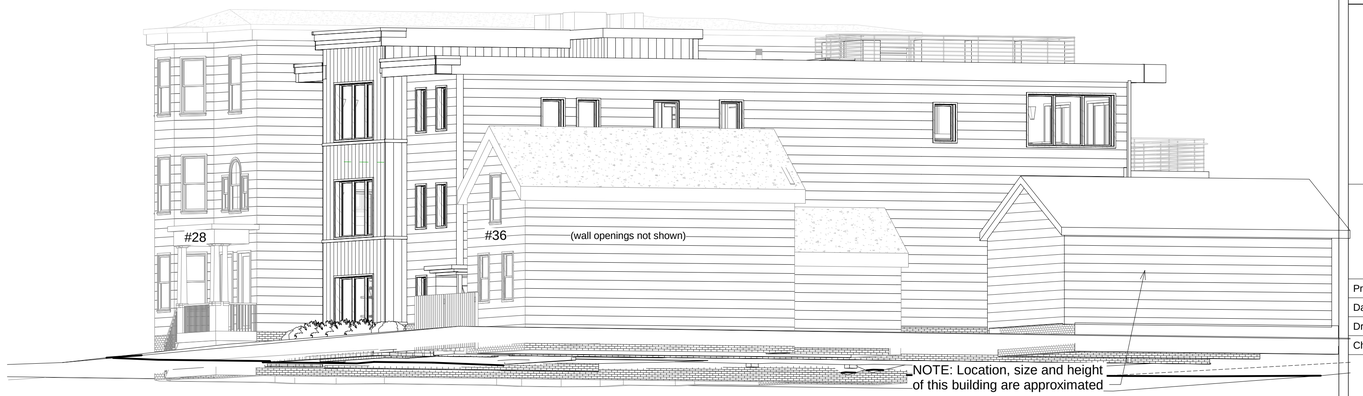
1 3D Proposed from North_East



2 3D Proposed from South-West

3 3D Proposed from South-East for render



4 3D View from "Up the Street"

Cornerstone Building & Restoration / Lauren J. Reiter Architect
72 Pine St., Portland, ME 04102
tel. 917-502-2225
email: lreiter@cornerstonebr.com

Consultants

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Civil Engineer
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207-775-7655
Attn: Will Savage, Sam Lebel

Mechanical Engineer
Bennett Engineering
7 Bennett Rd., Freeport ME 04032
207-865-9475
Attn. Will Bennett

Revision Schedule

Revision Number	Revision Description	Revision Date

Issued for Major Site Plan Application
May 15, 2020

Revised in response to Planning Board & Historic Preserervation Comments
Oct. 25, 2021

Issued Nov. 12, 2021 for Historic Preservation Public Hearing

Kestral LLC

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

3D Views

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

A302

Scale

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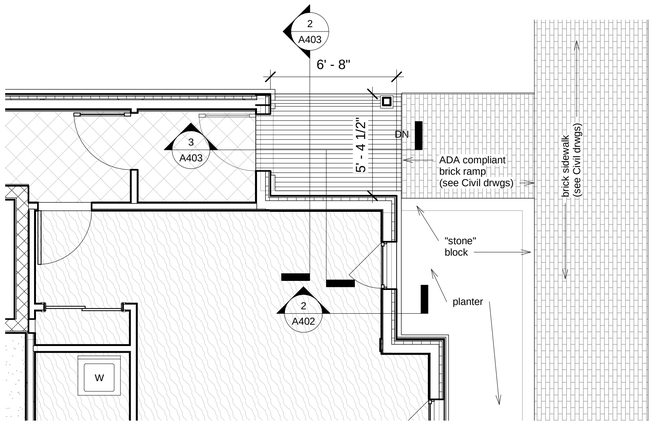
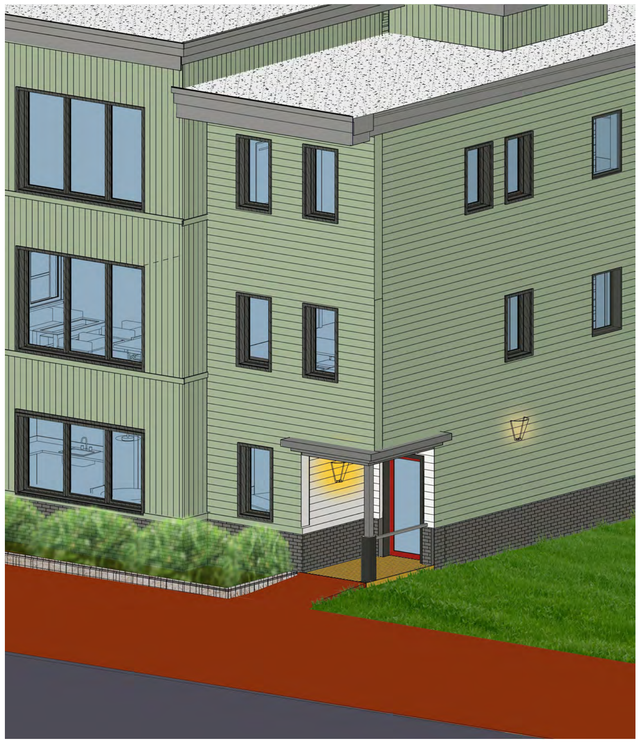
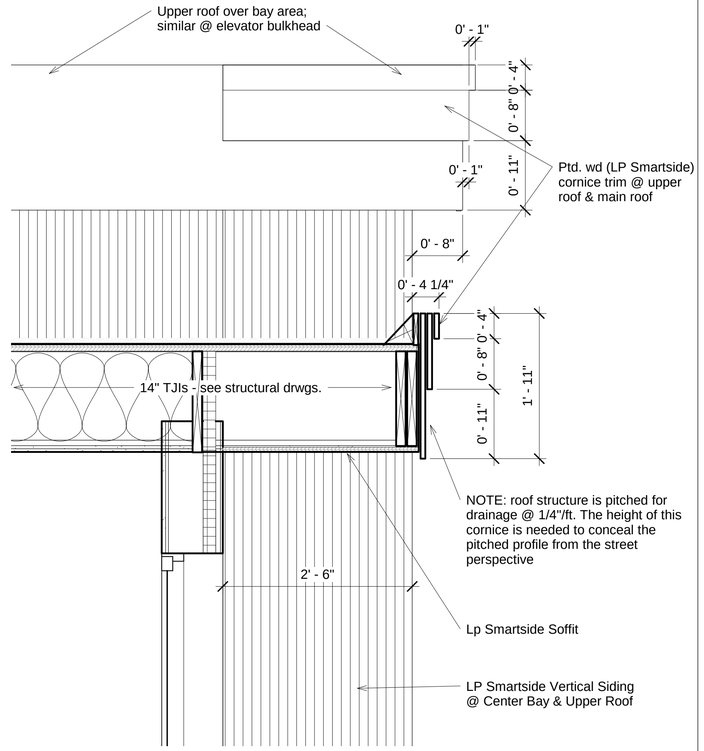


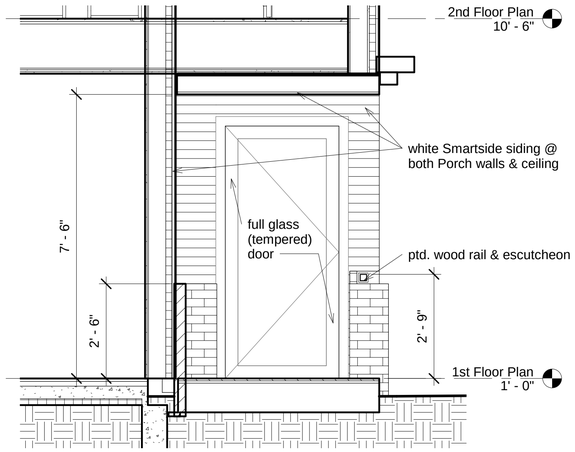
1 1st Floor Entrance Plan Detail
1/4" = 1'-0"



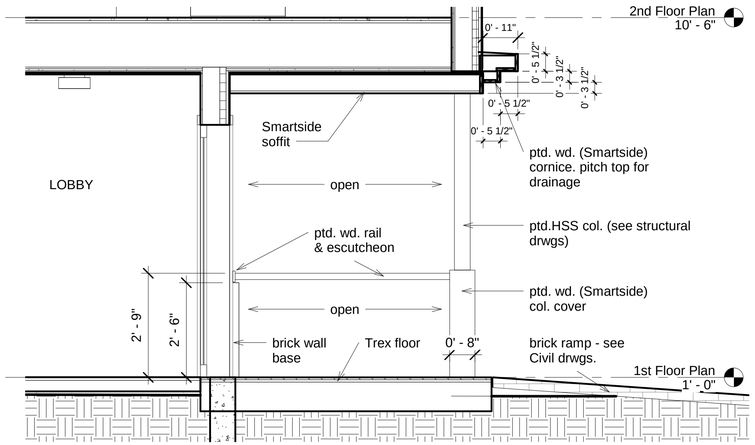
3D View of Entrance Porch



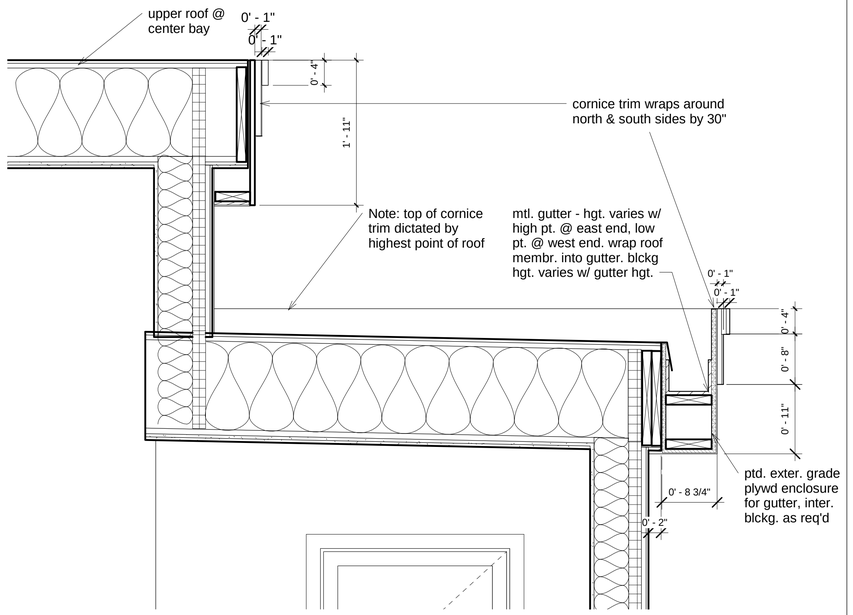
4 Section thru Cornice @ Main Roof
1" = 1'-0"



2 Section the Entrance Porch looking west
1/2" = 1'-0"



3 Section thru Entrance Porch faing north
1/2" = 1'-0"



5 Section @ south roof gutter (north side sim.)
1" = 1'-0"

Cornerstone Building & Restoration /
Lauren J. Reiter Architect
72 Pine St., Portland, ME 04102
tel. 917-502-2225
email: lreiter@cornerstonebr.com

Consultants

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Mechanical Engineer
Bennett Engineering
7 Bennett Rd., Freeport ME 04032
207-865-9475
Attn. Will Bennett

Revision Schedule

Revision Number	Revision Description	Revision Date

Issued Nov. 12, 2021 for Historic Preservation Public Hearing

Kestral LLC

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Entrance Porch, Cornice & Gutter Details

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

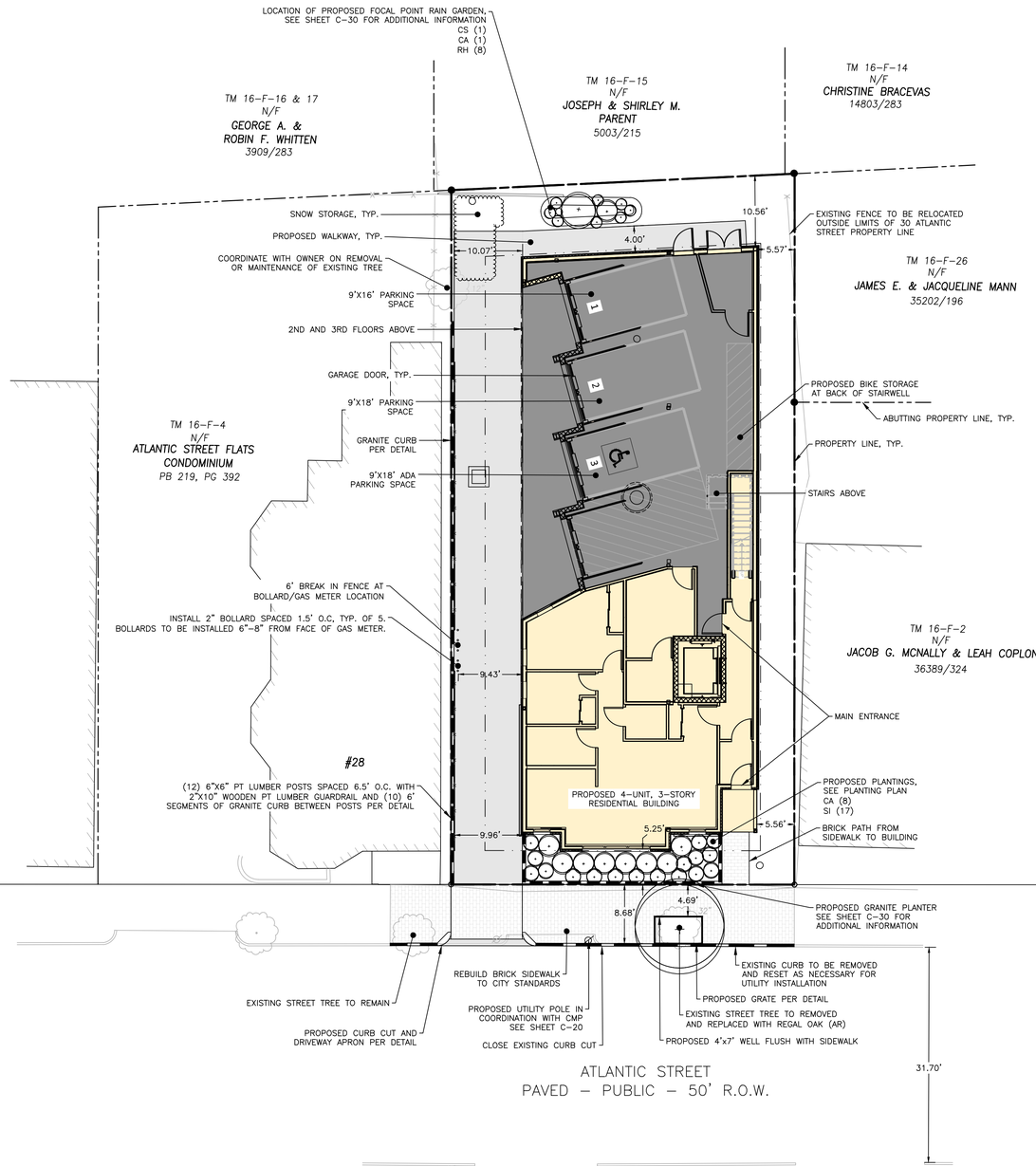
A403

Scale: As indicated

11/12/2021 9:22:59 AM

GENERAL NOTES:

1. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. PLAN REFERENECES
   8.1. PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY OWEN HASKELL, INC. DATED DECEMBER 14TH, 2020



SPACE AND BULK STANDARDS		
ZONING: R6 RESIDENTIAL & MUNJOY HILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2000 SF	5235 SF
MINIMUM STREET FRONTAGE	20'	51'
MINIMUM FRONT YARD SETBACK	5'	5.25'
MINIMUM SIDE YARD SETBACK	5'	5.56'
MINIMUM REAR YARD SETBACK	10'	10.56'
MAXIMUM LOT COVERAGE	60%	58.2%
SIDE YARD STEPBACK	10'	N/A
REAR YARD STEPBACK	7.5'	N/A
MINIMUM LOT WIDTH	20'	51'
MAXIMUM BUILDING HEIGHT	35'	< 35'
MINIMUM LANDSCAPED OPEN AREA	20%	20.4%
MAX IMPERVIOUS AREA	80%	79.6%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 7 UNITS	4 UNITS
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 1 SPACE	3 SPACES
MINIMUM INTERNAL RESIDENT BICYCLE STORAGE SPACES	2 SPACES/5 UNITS = 1.6	2

PARKING SUMMARY	
	# PARKING SPACES
STANDARD (9'X18')	1
COMPACT (9'X16')	1
ADA (9'X18')	1
TOTAL PROPOSED SPACES	3

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES				
QR	QUERCUS ROBUR X BICOLOR LONG	REGAL PRINCE OAK	1	2" CAL.
SHRUBS				
CS	CORNUS SERICEA	RED TWG DOGWOOD	1	3 GAL.
CA	CLETHRA ALNIFOIA	RUBY SPICE SUMMERSWEET	9	3 GAL.
SI	SALIX INTEGRA 'HAKURO NISHIKI'	DAPPLED WILLOW	17	3 GAL.
PERENNIALS				
RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	8	1 GAL.

PERMISSIBLE VEHICLE SUMMARY			
SPACES	MAX WHEEL BASE	MAX LENGTH	MAX WIDTH
1	9.2'	15.5'	6.3'
2,3	9.2'	16'	6.3'

10 0 10 20
SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
SCHEMATIC DESIGN/ISSUE FOR BUDGET ESTIMATE	SJL	3/8/21
MAJOR SITE PLAN	SJL	9/22/21
COMMENT RESPONSE	SJL	10/22/21

DRAWING NAME: SITE & LANDSCAPE PLAN
PROJECT NAME/ADDRESS: 30-32 ATLANTIC STREET DEVELOPMENT
CLIENT/OWNER OF RECORD: KESTREL LLC. 72 PINE STREET SUITE #16, PORTLAND, MAINE 04102

ACORN ENGINEERING, INC.
CIVIL ENGINEERING - LAND PLANNING
THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND SHALL BE RETURNED UPON REQUEST. ALL RE-USE OF THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3422 PORTLAND, MAINE 04101
(207) 775-2655

FILE: 1109.5_CIVIL
JN: 1109.5
SCALE: AS NOTED
DESIGNED BY: SJL
DRAWN BY: ZMS
CHECKED BY: SJL/WHS

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
REGISTERED PROFESSIONAL ENGINEER
10/15/21

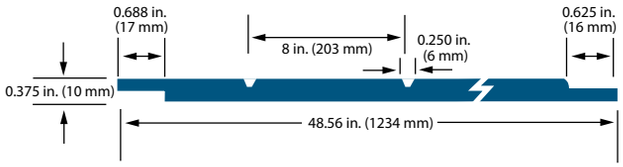
DRAWING NO.
C-10

Smooth Panel

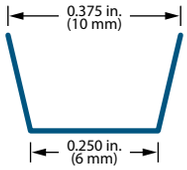
Designed For Ease And Performance

- The shiplap edge makes it easy to install
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Smooth finish
- Treated engineered wood fiber substrate

76 Series Smooth Panel 8" o.c. (fiber)

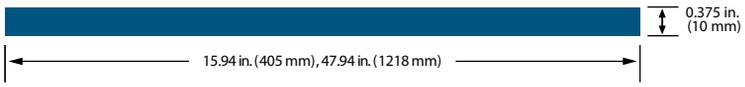


Groove Detail



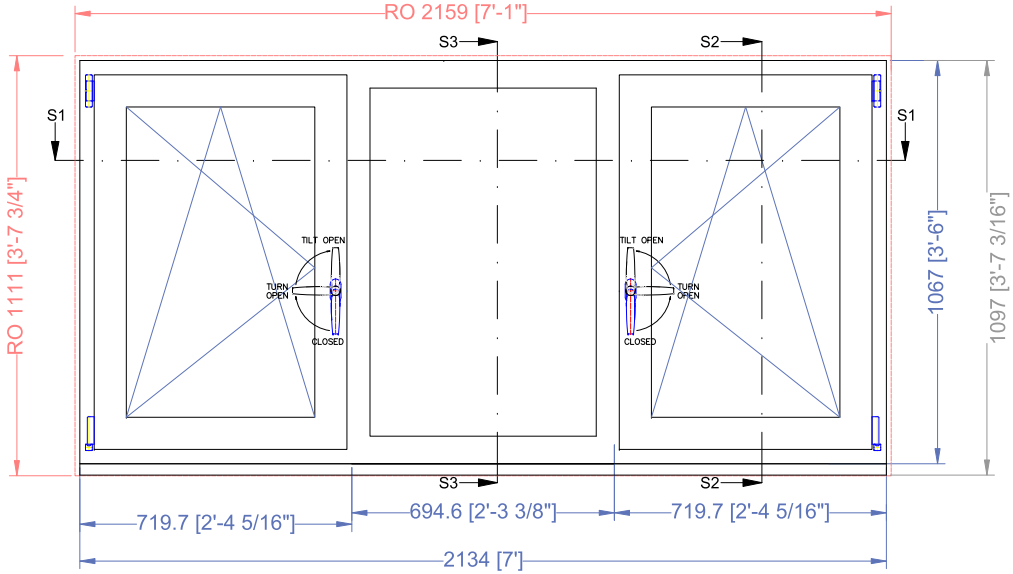
Smooth finish

76 Series Smooth Panel - Square Edge (fiber)

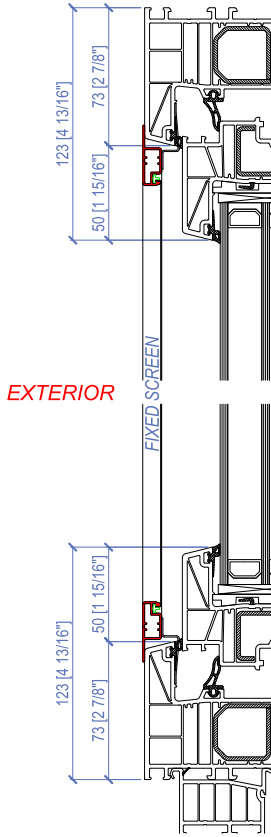


DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
76 Series Smooth Panel 8" o.c. (fiber)	8ft. (96 in.)(2438 mm)	8 in. o.c.	1/4 in. (6 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25932
76 Series Smooth Panel – Square Edge (fiber)	8ft. (96 in.)(2438 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25926
	9ft. (108 in.)(2743 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25927

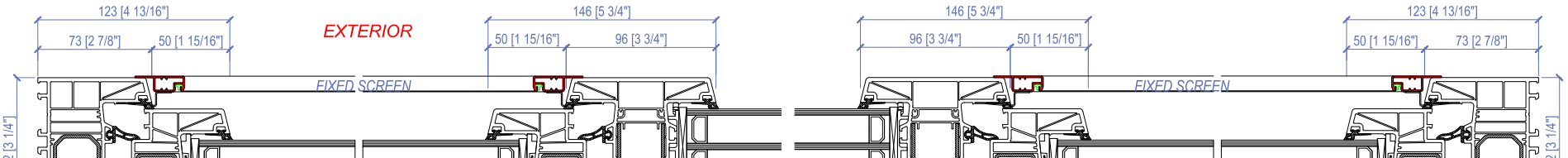
Metric units are rounded to the nearest millimeter.



UNIT W2- QUANTITY 1
TRIPLE TILT/TURN LEFT+ FIXED + TILT/TURN RIGHT WINDOW
KITCHEN
(SCALE 1:20)



SECTION
(SCALE 1:



310 School St. Suite A | Acton, MA 01720 | Tel: (781) 647-4432

TECHNICAL INFORMATION	Bruegmann BE 82
Construction depth	3.23 in
Visual width	4.84 in
Glazing (thickness)	Up to 2.05 in
Heat transition coefficient DIN EN 12412-2 / 10077-2**	U_f = 0.173 Btu/hr.ft^2.K
Air permeability DIN EN 12207(Class)	To Class 4
Resistance to pelting rain DIN EN 12208 (Class)	Class 9A
Wind resistance under wind load DIN EN 12210**	C5/B5
Operating forces DIN EN 13115 / 12247 (Class)	1
Mechanical load DIN EN 13115 (Class)	4
Burglary protection DIN EN 1627 - 1630	RC2
Sound insulation DIN EN 4109 (Class)	To Class 5
Sound Reduction in accordance with DIN EN ISO 140-3*	-

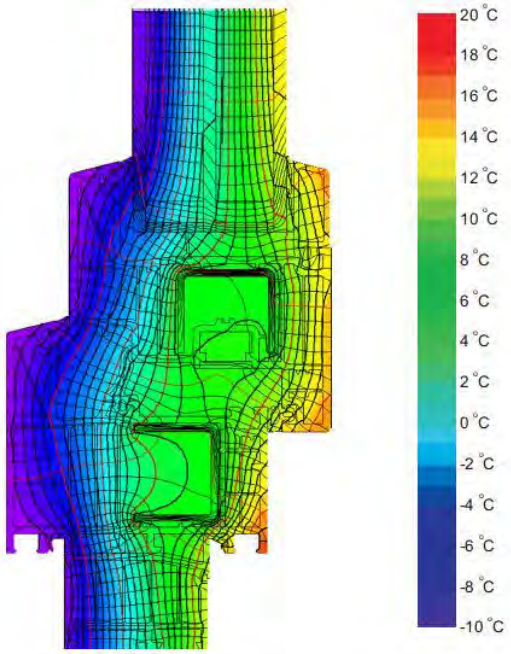
*Depending on profile and glazing

**Depending on profile

Frame Thermal Values		Bruegmann BE 82			
		Frame width b_f [in]	U-value Frame U_f [Btu/hr.ft^2.F]	Ψ-panel edge Ψ_g** [Btu/hr.ft.F]	Temp. Factor f_{Rsi}=0.25 [-]
Operable window (top, side, bottom*)		4.84	0.173	0.013	0.70
Fixed window (top, side, bottom*)		2.87	0.173	0.013	0.70
Mullion fixed/fixed (horizontal, vertical)		3.80	0.173	0.013	0.70
Mullion fixed/oper (horizontal, vertical)		5.75	0.173	0.013	0.70
Mullion oper/oper (horizontal, vertical)		7.72	0.173	0.013	0.70

*without the base profile

**with triple-pane glass and Swisspacer Ultimate



Glazing thermal values	U_g-value [Btu/hr.ft^2.F]	SHGC [-]	VT [-]
SGG CLIMATOP XN TRIPLE PANE	**0.088**	**0.54**	**0.74**

CalumenLive

18 Oct 2018

SGG CLIMATOP 4 (18 ARGON 90) 4 (18 ARGON 90) 4
PLANITHERM XN F2 PLANITHERM XN F5

Pane 1	PLANICLEAR 4 mm
Coating 2	PLANITHERM XN
Cavity 1	18 ARGON 90%
Pane 2	PLANICLEAR 4 mm
Cavity 2	18 ARGON 90%
Coating 5	PLANITHERM XN
Pane 3	PLANICLEAR 4 mm

Name : European Architectural Supply
Country : United States

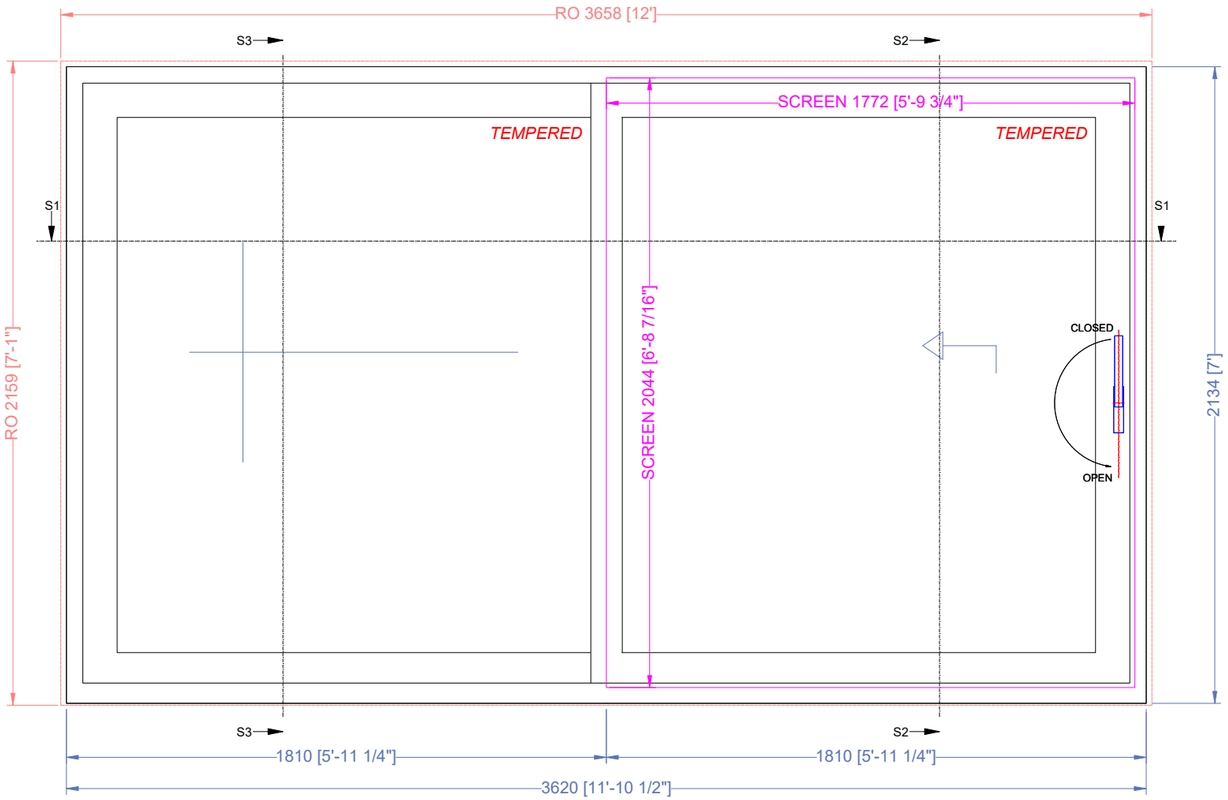
Notes:

LUMINOUS FACTORS	EN410-2011
Light Transmittance (TL)	74%
Outdoor Reflectance (RLe)	14%
Indoor Reflectance (RLi)	14%
THERMAL TRANSMISSION	**EN673-2011**
Ug	0.5 W/(m^2 .K)
0° related to vertical position	
MANUFACTURING SIZES	
Nominal Thickness	48.00 mm
Weight	30 kg/m^2
UV FACTORS	**EN410-2011**
TUV	28%
SAFETY CLASS	**EN 12600**
Pendulum Body Resistance	NPD

ENERGY FACTORS	EN410-2011
Transmittance (TE)	48%
Outdoor Reflectance (Ree)	32%
Indoor Reflectance (REi)	32%
Absorptance A1(AE1)	11%
Absorptance A2	4%
Absorptance A3	5%
SOLAR FACTORS	**EN410-2011**
Solar Factor (g)	54%
Shading Coefficient (SC)	0.62
COLOR RENDERING	
Ra Light Transmittance	97
Ra Outdoor Reflectance	94
ANTI-BURGLARY	**EN356**
Burglar Resistance	NPD

These values are calculated according to EN410-2011 and EN673-2011 standards, the international standard ISO 9050, the Japanese standard JIS R 3106/3107, the Korean standard KS L 2514/2525 and the NFRC-2010 standards. For European norms, tolerances are defined according to EN1096-4 standard. Nevertheless, user must check the feasibility of the combination of glazing, particularly in terms of thickness and color. Furthermore, it is the user's responsibility to check that the resulting combination of glazing meets regulatory requirements at national, local or regional level. Computed values standards are indicative. Please use NFRC certified software for certified values. Calculation rules for EN410-2011, EN673-2011, ISO 9050 (2003) m1.5 and ISO 9050 (1990) m1.0 standards and functional output of Calumen Live use Calumen 1.2.4 calculation engine, and have been validated by TUV Rheinland Quality Report 11923R-11-33705. Sg Values are calculated according to the French thermal regulation 2012 (RT2012). Acoustic indexes are representative of performances tested in laboratory conditions of a glazing of size 1.23x1.48m (EN ISO 10140-3 and EN 12758). In situ measurements may differ depending on the glazing size, environment, quality of the window frame, of the installation, source of noise, etc. The accuracy of the given indexes is in the range +/- 1dB (EN 12758).All glazing images are illustrative.

SAINT-GOBAIN

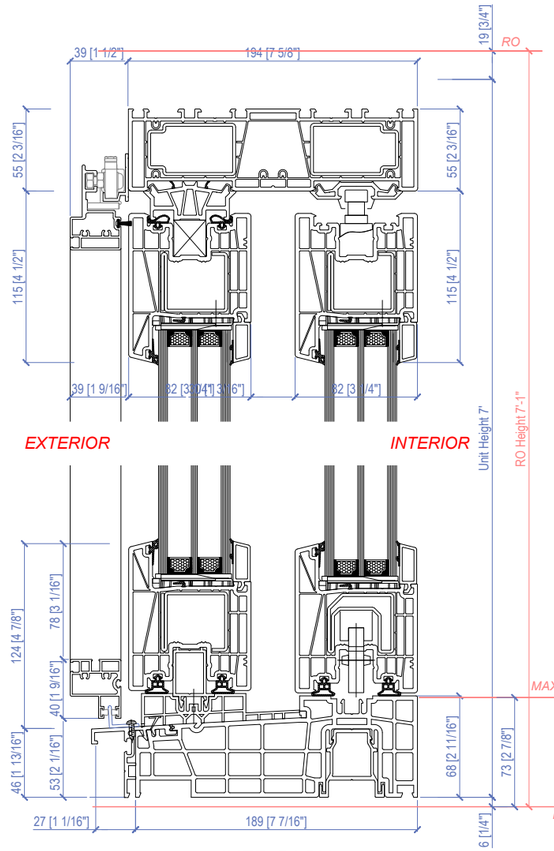


UNIT D4 - QUANTITY 1

FIXED+LIFT/ SLIDE LEFT DOOR

LIVING ROOM

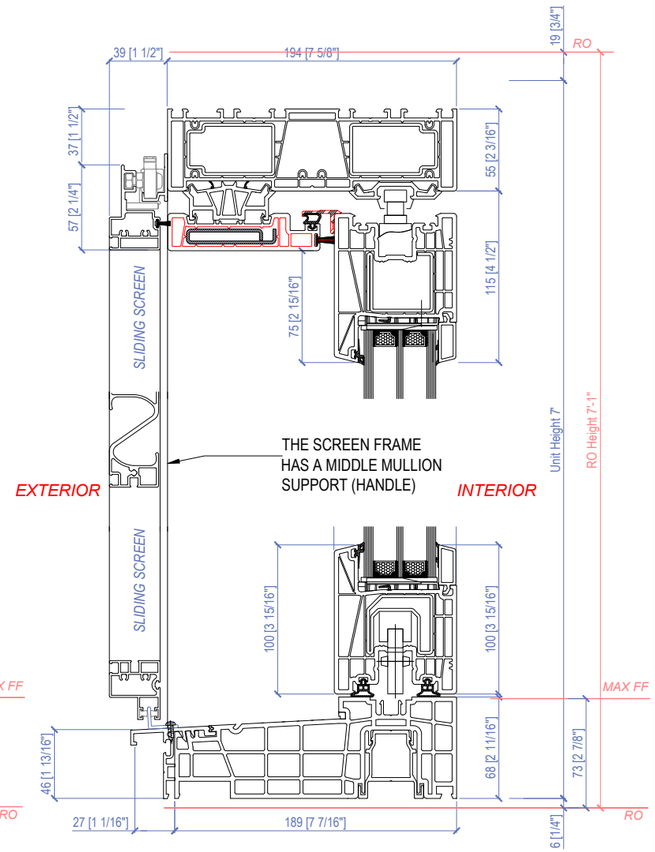
(SCALE 1:20)



FIXED SASH

SECTION S3

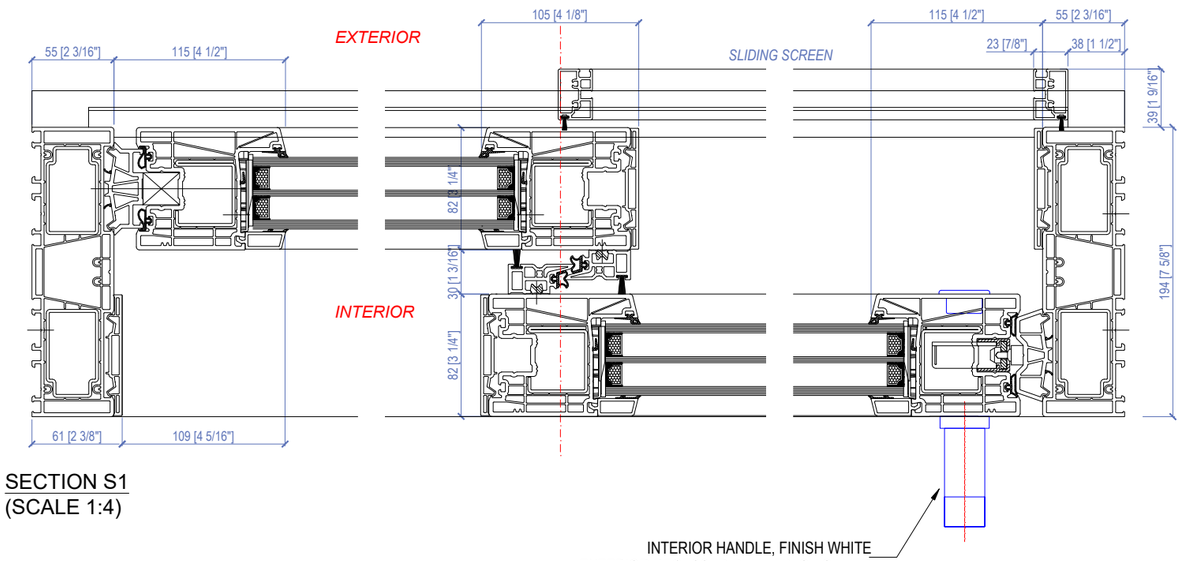
(SCALE 1:4)



SLIDING SASH

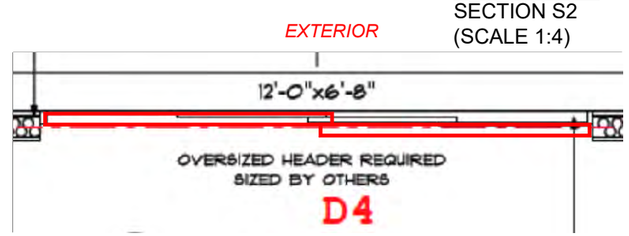
SECTION S2

(SCALE 1:4)



SECTION S1

(SCALE 1:4)



PARTIAL FLOOR PLAN - SLIDE DIRECTION

TAKEN FROM SHEET 4 OF 8

(CN201659 SET 10/15/2020)

EUROPEAN ARCHITECTURAL SUPPLY

European Architectural Supply, LLC
310 School St
Suite A
Sudbury, MA 01720

Tel: (781) 647-4432
Fax: (781) 207-0788

SHEET TITLE: D4: Fixed+ Lift/Slide Left Lift/ Slide Door

SHEET No: A-21

PROJECT: Fenestration Shop Drawings

[redacted]

SCALE: 1:20 1:4

DRAWN BY: Demagos/Cheimonaki

DATE: 11/10/2020

SECTION O: EXTERIOR LIGHTING

May 15, 2021

Exterior lighting will be placed around the perimeter of the building, as per attached plan. The plan, showing photometric calculations, indicates that amount of light at the property line is maximum 0.1 footcandles, as required by code. All of the lamping will be 3000K (max) LED lighting.

Cut sheets are attached for the four types of fixtures, which are described below:

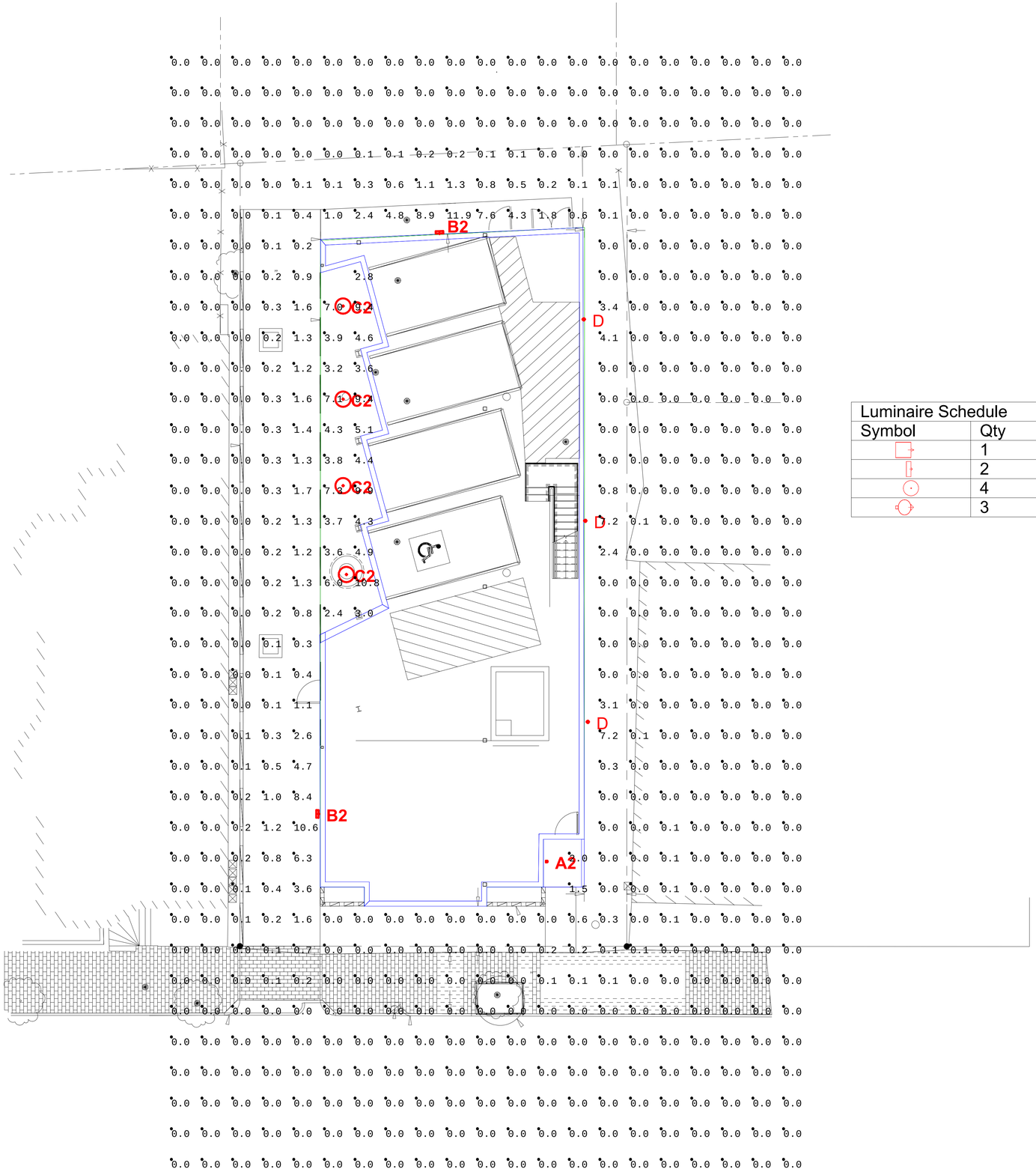
"A2": **Kichler "Toman"**: Wall-mounted sconce at covered entrance porch: up-down lighting, LED 7 watts. This will be controlled by a time clock.

"B2": **Compass Cuso**: Wall-mounted sconce at perimeter walls, down-lighting only, LED 17 watts. These fixtures will be motion detector fixtures.

"C2": **Halo "ML 56":** Recessed downlights in soffit above garage doors, down-lighting only, LED 9.6 watts. These fixtures will be controlled by a time clock.

"D": **Bega 33580**: Wall-mounted fixture, LED 4 W, with very narrow light distribution. These fixtures will be motion detector fixtures.

Attachments:
Photometric calculation plan
cut sheets for light fixtures



Luminaire Schedule				
Symbol	Qty	Label	Tag	Description
	1	A2	Kichler	49687BK/7W LED LAMP MAX
	2	B2	Compass	CUSO XX
	4	C2	HALO	ML5606930-692SC
	3	D	BEGA	33 580 K3 XX

Kichler 49687BKL18

Toman LED 14 inch Black Outdoor Wall, Medium

$189.99 PER EACH

6 IN STOCK
Updated 05/05/2021

Original List Price: ~~$286.05~~ (You Save 33%)

Finish
Black

Bulb Type
LED

Related Product

Product Information | General Information | Manufacturer's Catalog(s) | Questions

General Information

ı LED 14 inch Black Outdoor Wall, Medium

This 1 light Outdoor Wall from the Toman collection by Kichler will enhance your home with a perfect mix of form and function. The features include a Black finish applied by experts. This item qualifies for free shipping!

Brand Informa

- Brand: Ki

COMPASS®

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

CUSO

SLIM LED AC/EMERGENCY OUTDOOR LIGHT

tradeSELECT®

FEATURES

- Includes self-diagnostic/self-test feature to monitor proper operation
- Quick installation
- Universal 120-277VAC input, 60Hz.
- Includes long-life 7.2V Nickel Cadmium battery for UL recognized 90 minute operation
- Full re-charge within 24 hours
- Provided with water-proof test switch and AC-On indicator
- 0°C to 50°C Standard Model, -25°C to 50°C with optional heater
- UL924 and Wet Location Listed

UL924 NFPA 70 NFPA 101

RELATED PRODUCTS

- Exit & Message Signs
- Emergency Lighting Units
- Battery Packs
- Remote Heads & Fixtures

SPECIFICATIONS

DESCRIPTION

- The CUSO Series is an architectural, low-profile outdoor light, offering “normally On” AC and emergency lighting with powerful LED illumination
- The housing is fully sealed and gasketed, and has an IP65 rating
- Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes
- Includes a single ½” NPT conduit entry in the top, center of the housing
- Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency
- Available in 3000K or 4000K color temperature
- Models at 3000K include a photo-sensor and PIR(passive infra-red) motion detector which cannot be altered
- The unit will only turn on in AC mode when motion is detected. Models at 4000K include a photo-sensor and do not include motion detector
- The unit can be controlled by a switch, timer or the photo-cell

APPLICATION

- The CUSO Series can be applied in areas that are susceptible to rain and severe moisture like parking decks, and outdoor commercial applications to meet all Path of Egress requirements

COMPLIANCES

- UL924 Listed for Wet Location
- NFPA 101
- NFPA 70
- OSHA

WARRANTY

- 5 year full unit warranty
- See HLI Standard Warranty for additional information

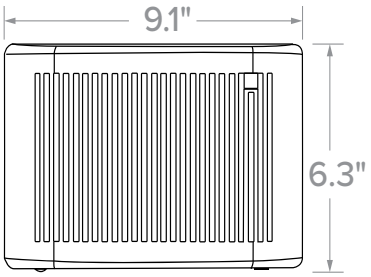
ENERGY CONSUMPTION

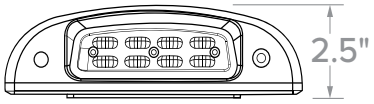
	Max.	Max. with heater
120VAC, 60Hz	3.59W	3.40W
277VAC, 60Hz	3.59W	3.40W

ORDERING GUIDE

Catalog Number	Description
CUSO DB	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Dark Bronze
CUSO DB-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Dark Bronze, Heater
CUSO BK	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Black
CUSO BK-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., Black, Heater
CUSO WH	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., White
CUSO WH-H	Outdoor AC/EM, 3000K, Photo-sensor and PIR Motion Detect, Self-Diag., White, Heater
CUSO4DB-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Dark Bronze
CUSO4DB-H-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Dark Bronze, Heater
CUSO4BK-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Black
CUSO4BK-H-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., Black, Heater
CUSO4WH-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., White
CUSO4WH-H-ND	Outdoor AC/EM, 4000K, Photo-sensor, Self-Diag., White, Heater

DIMENSIONS





Single Carton Weight	4 lbs.
Master Carton Quantity	6 each

HUBBELL Lighting

Type:
BEGA Product:
Project:
Modified:

Application
Designed to provide down lighting effects for interior and exterior locations featuring narrow beam light distribution.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 3.5 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-40° C
LED module wattage	4.0 W
System wattage	6.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	318 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

☐ 4000K - Product number + **K4 (*EXPRESS*)**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3 (*EXPRESS*)**
○ 2700K - Product number + **K27**
○ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage	4.5 W (Amber)
System wattage	8.8 W (Amber)
Luminaire lumens	90 lumens (Amber)

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

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

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

Wall luminaires with light in downward direction

	LED	β	A	B	C
33 580	4.0 W	23°	4 3/8	7 1/2	5

β = Beam angle

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

Updated 03/20/19

Description

The Halo ML56 LED Downlighting System is a series of modular LED Modules for use with designated 5" or 6" ML56 LED trims in new construction, remodel and retrofit installation. Compatible with Halo 5" H550 and 6" H750, H2750 Series LED housings. And in retrofit of existing housings the ML56 Series fits 5" or 6" Halo and others. ML56 Modules are offered in 600 Series, 900 Series, and 1200 Series, 90CRI, and four color temperatures 2700K, 3000K, 3500K, 4000K. ML56 Modules are universal voltage 120V – 277V and dimmable at 120V. The ML56 lens provides uniform diffuse illumination standard.

Catalog #		Type
Project		
Comments		Date
Prepared by		

Specification Features

Mechanical

Light Module
- Module includes LED package, LED driver, heat sink, and lens
- Durable die-cast aluminum construction.
- Heat sink designed to conduct heat away from the LED keeping the junction temperatures below specified maximums, including insulated ceiling environments

Lens
- Impact-resistant polycarbonate
- Convex form for lamp-like appearance
- High lumen transmission
- Diffusing for even illumination

Mounting
- Modules attach to reflector and baffle trims via locking tabs, and attach to eyeballs via keyed twist-to-lock mating bosses
- The complete module and trim assembly installs into housings with precision formed torsion springs located on the trim
- Friction Blade mounting is an alternate option using the accessory 6" Friction Blade Kit model ML56CLIP (order separately). Friction blades provide alternative to torsion springs for retrofit in 6" housings without torsion mounting tabs. ML56CLIP is compatible with 6" baffle and reflector trims only (691, 692, 693, 695, 696 series). For eyeball trim (694 series) use ML7RAB retrofit adapter band.

Housing Compatibility

A complete ML56 system includes a LED Module, LED trim, and a compatible housing (new construction, remodel, or existing retrofit). Housing compatibility in the ML56 System is determined by the ML56 trim dimensions. ML56 trims are available in 5" and 6" aperture (5" = 59xx series and 6" = 69xx series trims). Refer to Housing – Trim Section in this document.

LED
- 900 Series = 900 design lumens typical.
- Delivered lumens vary depending upon 5" or 6", color temperature, and trim finish.
- Color Temperature options: 2700K, 3000K, 3500K, 4000K
- CRI: 90, R9>50
- L70 at 50,000 hours, projected in accordance with IES TM-21
- LED is a chip on board design consisting of a multiple LED package to create one virtual light source for a productive "cone of light"

Color Specification & Quality Standards
- A tight chromaticity specification to ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED color uniformity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI C78.377- 2008.
- High color performance with 90CRI minimum, and R9 greater than 50.
- Every Halo LED Module is quality tested and performance measured, and then serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement process ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time
- Halo ML56 LED Modules include lumen, CRI, and CCT designations in the model number Example: **ML5609930**
  56 = 5" / 6" aperture series
  09 = 900 lumen series
  9 = >90 CRI
  30 = 3000K nominal CCT

Electrical Power Connections
- LED connector is a non-screw base luminaire disconnect offering easy installation with the matching Halo 5" H550 series and 6" H750 and H2750 series housings (housing selected depends upon LED trim 5" or 6").
- LED Connector meets high-efficacy luminaire requirement for a non-screw base, and where required.
- The included E26 medium screw-base

  Edison adapter* provides easy retrofit of incandescent housings (see Housing Section).

Ground Connection

Separate grounding cable included on the module for attachment to the housing during installation.

LED Driver
- Driver is universal voltage 120V-277V, and may be controlled from a switch in this range of main inputs (switchable at 120V, 220V, 230V, 240V, and 277V)
- Driver is dimmable at 120V operation when connected to a compatible dimmer.
- Driver is a high efficiency, electronic power supply providing DC power to the LED.
- Driver meets FCC EMI/RFI Consumer Level limits on 120V main inputs, and is compliant for use in residential and commercial installations.
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure.
- Driver is replaceable, if replacement should be required.

Dimming

Designed for dimming capability to nominal 5% in normal operation with standard 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers (Consult dimmer manufacturer for dimmer compatibility and details. Note, some dimmers require a neutral in the wallbox.)

Warranty

Cooper Lighting Solutions provides a (5) five year limited warranty on the Halo ML56 LED Module.

LED Module in New or Retrofit Existing Construction – Housings other than Halo
- If used in recessed housings other than Halo the Cooper Lighting Solutions 5-year limited warranty applies to the LED Module and Trim only.
- As with any electrical installation, a qualified electrician must ensure compatibility of use with a particular housing; this includes all applicable national and local electrical and building codes. Installer is responsible to properly and securely retain the LED Module and LED Trim in the housing at time of installation.

D2W™

ML56 LED System

900 Series / 90 CRI

ML5609927
ML5609930
ML5609935
ML5609940

5-Inch and 6-Inch 900 Lumen LED Module for New Construction, Remodel and Retrofit

For use with 59x and 69x Series Trims

FOR USE IN INSULATED CEILING AND NON-INSULATED CEILING RATED HOUSINGS

HIGH EFFICACY LED WITH INTEGRAL DRIVER - DIMMABLE

Energy Data
ML56 900/90 Series
(Values at non-dimming line voltage)
Minimum Starting Temp: -30°C (-22°F)
EMI/RFI: FCC Title 47 CFR, Part 15, (Consumer)
Sound Rating: Class A
Input Voltage: UNV 120V-277V
Power Factor: >0.95 @ 120V and >0.9 @277V
Input Frequency: 50/60Hz
THD: <20%
Input Power: 9.4W
Input Current at 120V: 0.15A
Input Current at 277V: 0.08A
Driver Compliance: UL8750, Class II rated
Maximum IC (Insulated Ceiling) Ambient Continuous Operating Temperature: 25°C (77°F)
Maximum Non-IC Ambient Continuous Operating Temperature: 40°C (104°F)

ML5609927
5" or 6" LED 900 Series

ML5609930
5" or 6" LED 900 Series

ML5609935
5" or 6" LED 900 Series

ML5609940
5" or 6" LED 900 Series

gray color to be used------>

Diamond Pro Stone Cut® Retaining Wall System

Renowned for its rough-hewn face and earthen tones, our Diamond Pro Stone Cut® retaining wall system imparts a rich, faceted appearance not commonly found in commercial retaining walls. The performance characteristics of this concrete cut stone wall block make it the proven solution for tall walls, Department of Transportation projects, commercial developments, water applications and other critical wall needs. DOT approvals vary by state.

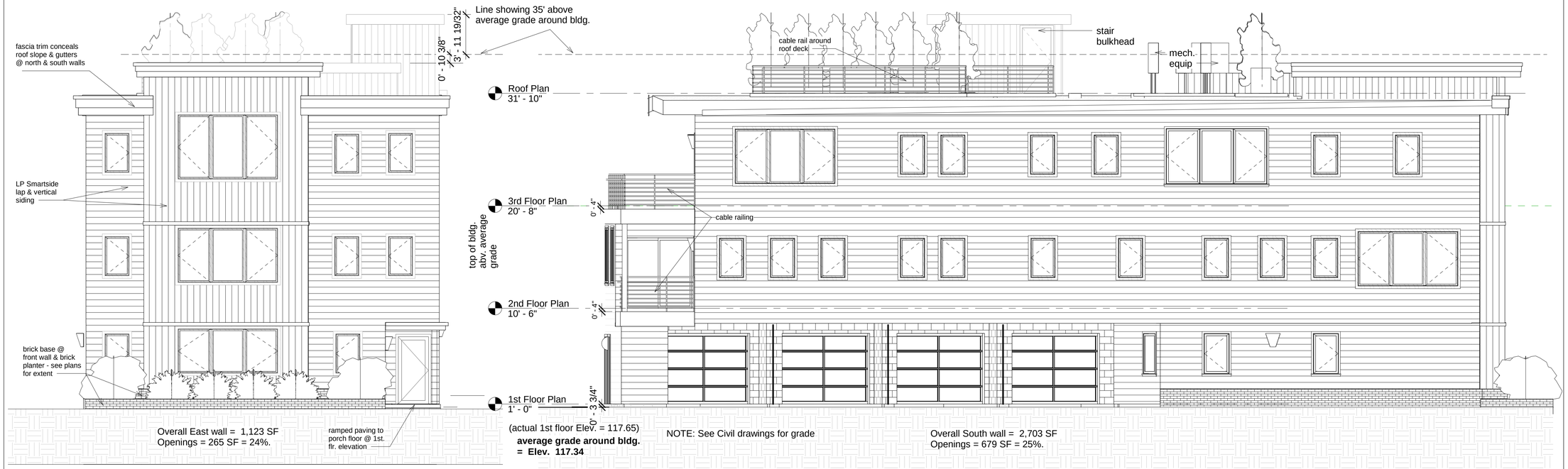
Project Applications

- DOT
- Terraced Walls

WHERE TO BUY

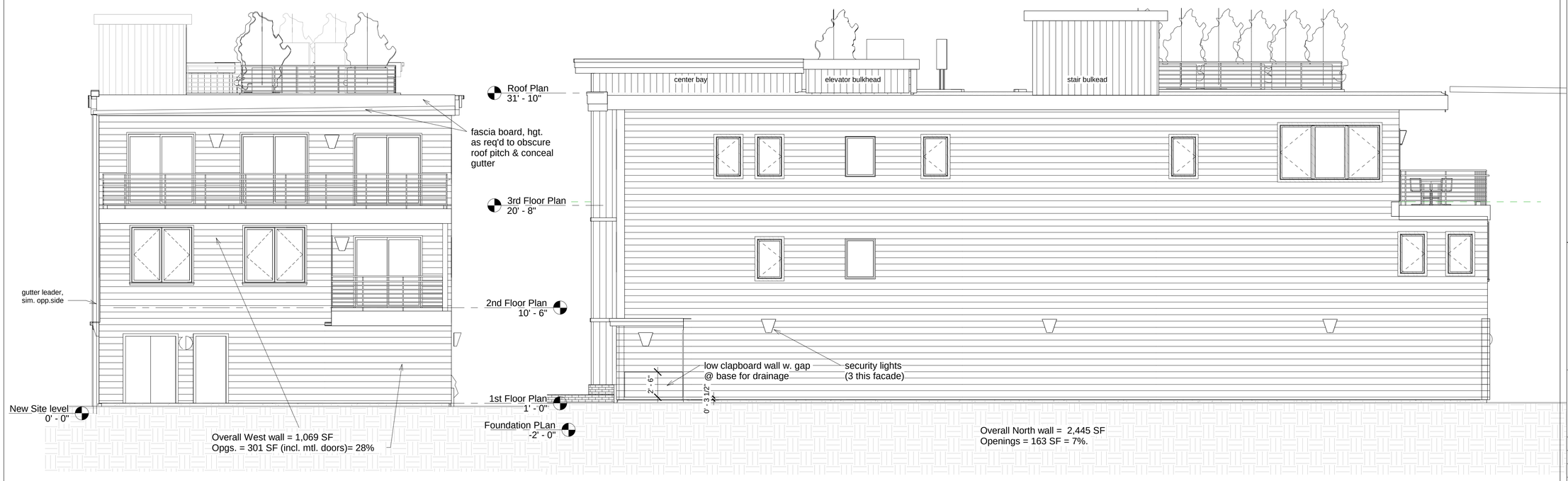
ESTIMATE NOW

System Performance



1 Proposed East Elevation
3/16" = 1'-0"

2 Proposed South Elevation
3/16" = 1'-0"



4 Proposed West Elevation
3/16" = 1'-0"

3 Proposed North Elevation
3/16" = 1'-0"

Cornerstone Building & Restoration / Lauren J. Reiter Architect
72 Pine St., Portland, ME 04102
tel. 917-502-2225
email: lreiter@cornerstonebr.com

Consultants

Structural Engineer
Casco Bay Engineering
424 Fore St., Portland ME 04101
207-842-2800
Attn: Tony Dumais

Civil Engineer
Acorn Engineering
PO Box 3372, Portland, ME 04104
207-775-7655
Attn: Will Savage, Sam Lebel

Mechanical Engineer
Bennett Engineering
7 Bennett Rd., Freeport ME 04032
207-865-9475
Attn. Will Bennett

Revision Schedule

Revision Number	Revision Description	Revision Date

Schematic Design Set/Issue for Estimating
March 16, 2020

Issued for Major Site Plan Application
May 15, 2020

K. PARSON

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Exterior Elevations

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

A301

Scale 3/16" = 1'-0"

6/7/2021 10:31:37 AM

#28 #30-32 #36

Proposed East (Atlantic Street) Elevation with Neighbors

3D View from South-East (without neighbors)

Aerial View from South-East

Cornerstone Building & Restoration / Lauren J. Reiter Architect
72 Pine St., Portland, ME 04102
tel. 917-502-2225
email: lreiter@cornerstonebr.com

Consultants

Structural Engineer
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PO Box 3372, Portland, ME 04104
207-775-7655
Attn: Will Savage, Sam Lebel

Mechanical Engineer
Bennett Engineering
7 Bennett Rd., Freeport ME 04032
207-865-9475
Attn. Will Bennett

Revision Schedule		
Revision Number	Revision Description	Revision Date

Issued for Major Site Plan Application
May 15, 2020

K. PARSON

30-32 Atlantic Apartments

30-32 Atlantic Street

Portland, ME 04101

Rendered Elevations

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

A301 (R)

Scale

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HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
FIRST PARISH CHURCH, 425 CONGRESS STREET

TO:	Chair Pollard and Members of the Historic Preservation Board	
FROM:	Rob Wiener, Historic Preservation Compliance Coordinator	
DATE:	November 12, 2021	
RE:	November 17, 2021	PUBLIC HEARING – Certificate of Appropriateness for Fence Modifications HPBR-001841-2021

Address:	425 Congress Street – First Parish Church
Applicant:	Ted Oldham, for the Trustees of First Parish Church
Contractor:	Bob Menard, Ball and Chain Forge

A sign announcing the Historic Preservation Board's hearing on November 17, 2021 was posted at the property on November 2, 2021. A legal ad was published in the Portland Press Herald on 11/5/21, and 30 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

On behalf of the Trustees of the First Parish Church, Trustee Ted Oldham has applied for a Certificate of Appropriateness for modifications to the historic fence surrounding the grounds of the First Parish Church at 425 Congress Street. Portland's oldest standing house of worship is a local and national landmark, and though parts of the wrought iron and granite fence have been damaged and some repaired, it is thought to be an original feature dating from the 1820's.

As Mr. Oldham's project description explains, security issues have become more pressing in recent years and the trustees sought to make intrusions into the garden area on the west side of the church more difficult in a manner that respected the historic fabric of the fence. Historic Preservation staff met with Mr. Oldham in the garden to discuss the design, and he has worked with iron worker Bob Menard to establish a plan.

Plans call for adding a supplementary layer of fencing atop the existing iron fence along the west side of the garden, with a similar rail and picket design, except that the new level will be differentiated by being more widely spaced. Other than repairs, the existing fence is not planned to be altered except for attaching the new fence on top of the existing rail; removal of boards from the alley side of the fence, added years ago and intended to

protect the pickets from damage by trucks travelling in the alley, is also planned. In the rear of the garden, the brick and concrete wall that is currently surmounted by a chain-link fence will get a new, shorter iron fence to match the new height of the alley side fence.

Mr. Oldham has submitted a cover letter describing the project, and drawings showing existing conditions and the proposed new sections. Staff photos are also included with the packet, showing existing conditions. A photo showing the eastern side of the church in 1890, taken prior to the addition of the parish hall, shows the fence as it appeared then.

Subject Property

As noted above, the fence surrounding the Church grounds is thought to be original. It is apparent that it has been damaged and repaired on a number of occasions; there is a slight difference between the newer pickets and the original ones, and as Mr. Oldham notes, a concrete wall was poured around the base of the pickets on the alley years ago. Some of the large iron capitals on the iron piers have been damaged.

Proposed Fence Alterations

Please see Mr. Oldham's description and drawings. Last month staff met with Mr. Oldham at the garden to discuss the most appropriate way to increase the height of the fence on the west side of the garden without interfering with the original fabric. Like the existing top rail, the new bottom rail will have square perforations to fit over the existing pickets. Staff believes the picket design will imitate the original pickets, which exceed the later ones in number. Spacing of the new upper pickets will be twice the spacing of the original, lower fence.

At the Congress Street end of the alley the fence is slightly more than 4' above the sidewalk, but the alley rises somewhat in elevation towards the rear of the lots. The new fence on top would bring the height up to just over 6' near the front, and the removal of the buffering planks will make it more difficult to climb over the new height.

The opportunity to see the damaged parts of the fence repaired, including the impressive capitals, is a great benefit of this project. Removal of the chain-link fence separating the rear of the garden from the Portland High School complex will be another big improvement.

Staff Comments

Faced with the challenge of increasing the security at one of Portland's most important landmarks, it is essential to preserve and maintain the integrity and visibility of the original fencing. Even with repairs to the worst of the damaged pickets, the new sections will not look as old as the antique lower fence. It will be apparent that the top sections have been added, and the wider spacing of the upper pickets will further emphasize the differentiation. Staff also believes that the proposed work will be sufficiently reversible to meet Standard 10.

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

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.

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

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(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.

(8) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that

characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the November 17, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed fence alterations at 425 Congress Street meet (fail to meet) the historic preservation ordinance's Standards for Review of Alterations (subject to the following conditions.....)

Attachments:

1. Project Description
2. Drawings
3. Staff Photos
4. First Parish Church in 1890 (mainememory.net)

Project Description – Fence Additions and Repairs
First Parish Church Memorial Garden, 425 Congress Street

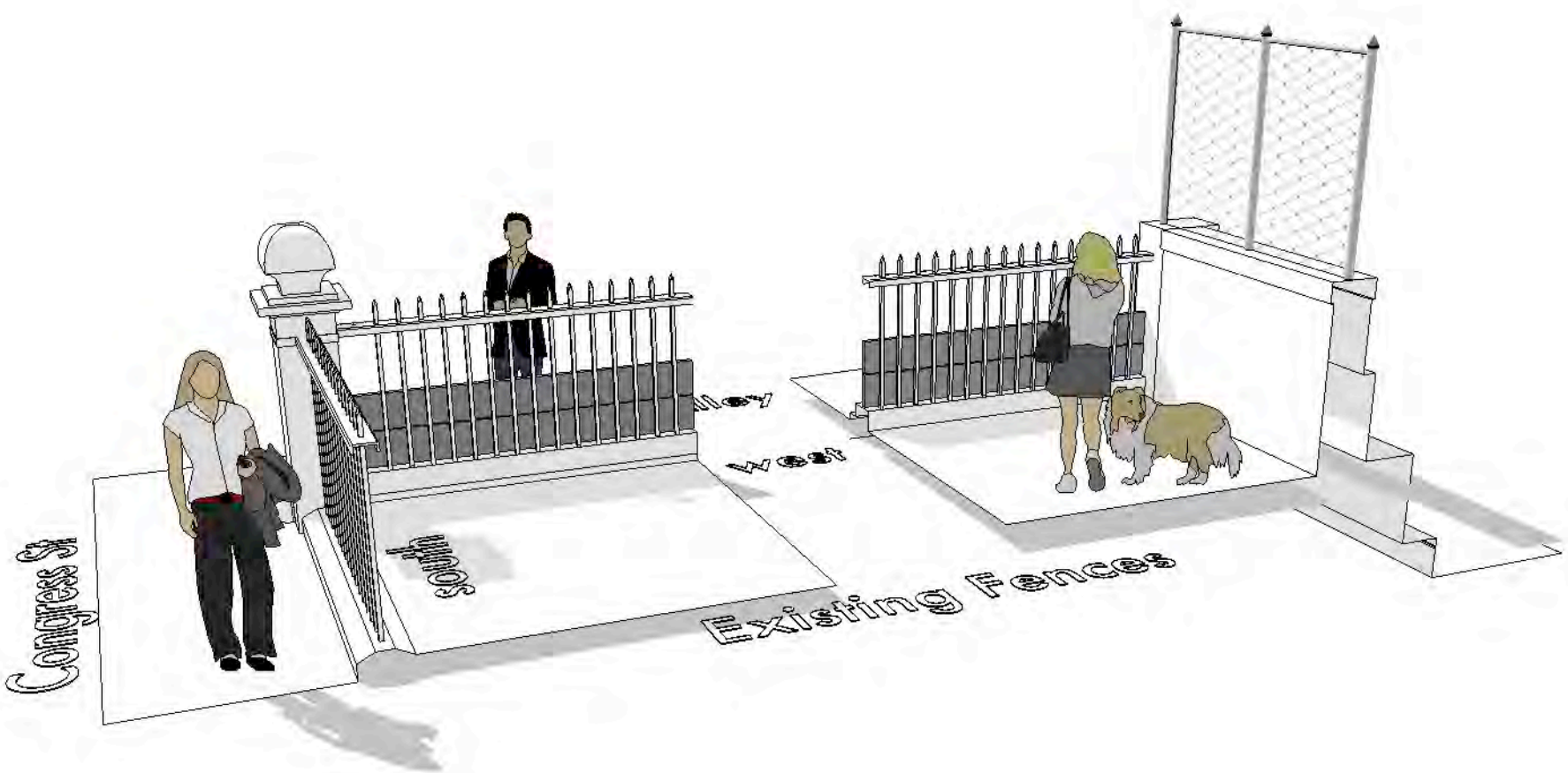
The First Parish in Portland campus has been subjected to increasing vandalism, criminal intrusion and property destruction in the last few years. It was stated by the Portland Police, after investigating a break-in, that because the church supports activities not supported by some portions of the Portland population and because of local poverty issues the church has experienced this increase.

The Church was asked to apply for FEMA (MEMA) Non-profit Security Funds so that the Church could “Harden" the buildings physically and add Security Systems and Security Personnel at events. The church was awarded the security funds and has decided to repair and amplify the iron fence on the Memorial Garden's west and north sides as one of the projects. The alley side iron fence has been made less effective at providing security over the years by a concrete curb being cast at the bottom of the original fence effectively shortening it by 6 to 8 inches as well as the horizontal truck buffer boards installed to buffer the trucks from hitting and damaging the fence which actually provides a stepping for going over the fence.

The church has recently completed an accessibility project that provided a ramp and removed steps at the gate of the garden. This will allow the church to use the garden for exterior events but the garden must be adequately secure to use it. We have proposed to remove the horizontal boards and add an iron top fence extension to increase its height and security effectiveness. The chain-link fence on top of the north wall of the garden will be removed and replaced with a 12” high iron top of similar design and character to the west side fence height extension. The additions to the existing fence and wall will match the existing historic fence in materials and design but will double the spacing of the pickets to clearly separate it from the original fence but yet be compatible with it. The steel channel onto which the new pickets will be attached will have holed punched through the top flat side so that the existing fence pickets will slip through the punched holes. We have been working with Bob Menard of Ball & Chain Forge to work out construction details of this project and he will repair the existing fence, as best he can, as well as produce and install the new fence additions.

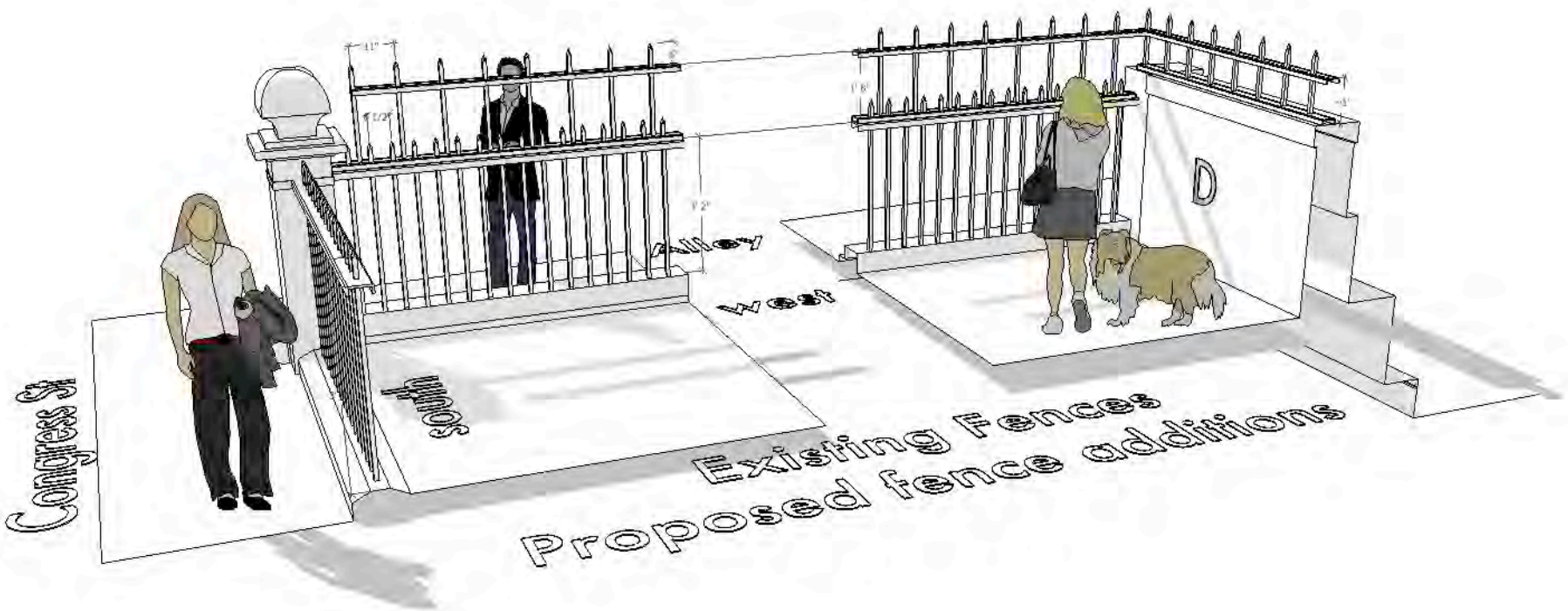
I hope this description along with the site photos and design images are sufficient to illustrate the project.

Ted Oldham, Trustee



First Parish in Portland

10/27/21



First Parish in Portland

10/27/21


FIRST PARISH
IS SMOKE FREE.


POST OFFICE SQUARE


(207) 805-1698